

# Request Summary

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- Rezoning from ER (formerly ER-2) to L-R-4 (formerly L-MFRD)
  - ER-2 and L-MFRD are essentially the same zoning districts as ER and L-R-4, they just changed with the Code update
    - Application filed under previous Code, but rezoning is to new multifamily district
- Overlay Text would limit site to residential only
- 14 townhome units on ~2.5 acres (5.42 du/acre)
- Land dedication or fees-in-lieu
  - Land or fees based on the size of the project
  - Parks and Recreation Board recommends fees-in-lieu
  - Fees-in-lieu approved for previous multifamily projects (e.g. Morse Rd)
- No variances required at this time



Polo Club Villas  
5.7 du/acre

The Villas of Gahanna  
6.8 du/acre

The Vista at Rocky Fork  
14.2 du/acre

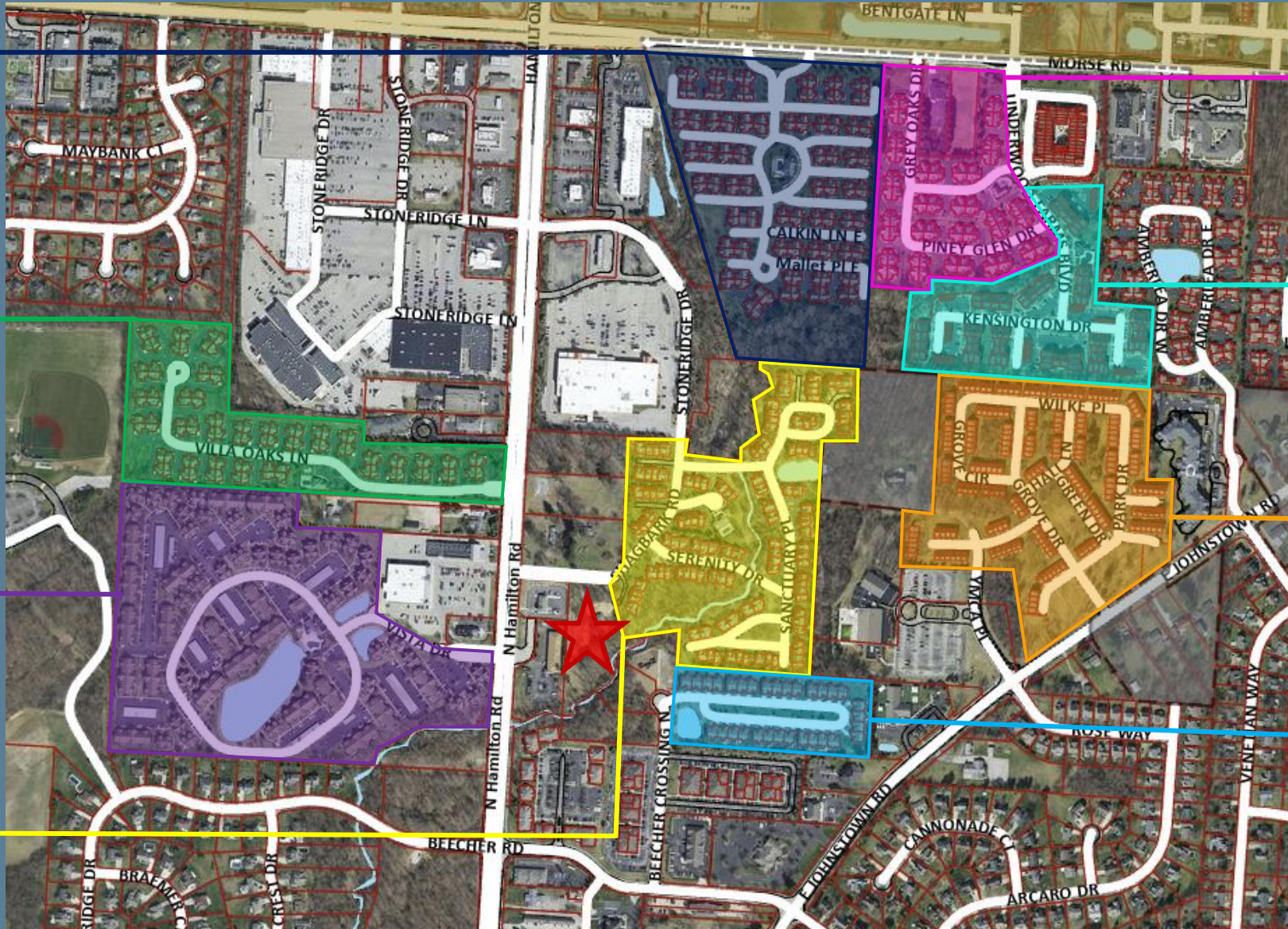
The Woods at Shagbark  
5.0 du/acre

The Village at Sterling Pines  
5.8 du/acre

Cameron Ridge  
16.3 du/acre

Gahanna Grove  
9.5 du/acre

Courtyard at Beecher Crossing  
4.9 du/acre



# Conceptual Site Plan



## Legend

— Front and east setbacks

— Buffer zone w/  
6 ft high screen



# Conceptual Elevation



# Request Summary

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- Limited Overlay Text included with rezoning
  - Only permits residential and prohibits childcare and nursing/personal care facilities
    - These are typically permitted or conditional uses in R-4
  - The site will be developed substantially similar to conceptual site plan

# Request Summary

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- Land Use Plan
  - Plan makes recommendations and is used as a guide
    - Adopted in 2019
  - Site designated as “Professional Office”
    - Only contemplates offices, medical offices, and hospitals/clinics
    - 50-60 ft building height
    - 30-50% building coverage
    - 10,000-20,000 SF/acre
    - More intense than proposed use
  - Need diverse housing options as the region grows

# Request Summary

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- Next steps for the project
  - If approval recommended to City Council
    - City Council will vote on Rezoning application
    - A Major Development Plan application required prior to site development
      - Conditional Use not required
      - Only requires PC approval
  - If denied by Planning Commission
    - Does not go onto City Council for a vote



# Request Summary

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- **Rezoning Criteria**
  - Consistency with goals of Land Use Plan
  - Physical compatibility of property with allowed uses
  - Availability of sites elsewhere already zoned for proposed use
  - Compatibility of all potential uses allowed in proposed zoning
  - Capacity of infrastructure
  - Apparent demand for permitted uses

# Request Summary

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- Staff recommends approval of the Rezoning
  - All rezoning criteria has been met
  - The use is limited to residential only through the Overlay Text
  - 14 units (5.42 du/acre) will not have a major impact
  - Multifamily is appropriate for the area and aligns with adjacent land uses
    - Office uses as recommended in the LUP generate higher traffic and would have more negative impacts on the area
  - Multifamily is in high demand and staff is not aware of other sites zoned R-4 that are available for development
  - The current site layout does not require any variances



Gahanna