



## **Report for Council – February 27, 2017**

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### **Planning & Development Department Agenda Items:**

**None at this time.**

### **Planning & Development Department Updates:**

#### **Land Use Plan Update**

The Department has been working on completing a pivotal step in the process of accomplishing two Strategic Results in the Go Forward Gahanna initiative. Strategic results 1.4 (Updated and Accessible Development Plans) and 4.2 (Updated Architectural Standards) both require a review of existing land use and area plans in order to assess our current vision for the City. In addition to Go Forward Gahanna, the 2015 Economic Development Strategy and the Mayor's Commitment to Gahanna Initiative make the review of these documents paramount.

Staff reviewed and analyzed the following documents: West Gahanna Development Study, Heartland Concept Plan, Olde Gahanna Vision Plan, Olde Gahanna Design Guidelines, Hamilton Road Corridor Plan, North Triangle Plan, South Triangle Plan, 2002 Future Land Use Plan, and the 2015 Economic Development Strategy.

To accomplish this goal, staff prepared a PowerPoint presentation on each document and held discussion with Planning Commission. The main purpose of the presentations were to provide an overview of each document, discuss accomplishments, review permitting history and discuss plan relevancy. Staff discussed key components of each plan such as the geographic area covered by the document, the date created, key recommendations or purpose, development since approval, and other relevant information.

After review of the plans, staff and Planning Commission agreed that a new, comprehensive land use plan was required. The age of the plans meant many of the recommendations were achieved or are no longer relevant and/or desirable. Additionally, many of the principles and recommendations of the plans have been further refined by newer documents such as the Economic Development Strategy, Go Forward Gahanna, and the Mayor's Commitment to Gahanna Initiative. With that said, some key principles, recommendations, or objectives within the existing plans are still relevant. It would be staff's intent that those objectives found still to be relevant get carried forward to a new comprehensive land use plan. Staff anticipates that a new comprehensive land use plan would create a new vision for the City by taking existing recommendations and

augmenting those with new recommendations born out of discussion with elected officials, staff, community leaders, and the public.

One of the primary benefits from this effort would be the consolidation of eight documents into one. This approach will benefit the residents and development community alike. One of the main challenges identified in the review of the existing plans was that many of the plans had overlapping boundaries. When there are overlapping plans there can be competing priorities. This can create a significant challenge for all parties when attempting to determine applicable objectives. A consolidated document will remove this impediment while still allowing for unique objectives throughout the City.

It is staff's and Planning Commission's recommendation that the City move forward with the process of selecting a consultant to lead the effort of consolidating existing plans and creating a new comprehensive land use plan that will help achieve the goals of Strategic Results 1.4 (Updated and Accessible Development Plans) and 4.2 (Updated Architectural Standards). It is important to note that the creation of a new comprehensive land use plan alone will not achieve the desired results of these initiatives. After a new comprehensive land use plan is adopted, the relevant zoning code will require updating in order to reflect the desired outcomes of the plan. This step ensures the built environment is consistent with the City's established vision.

#### **Upcoming Meetings & Events:**

- *Gahanna Area Chamber of Commerce: The Business Builder Breakfast – State of the City will be held on Tuesday, March 7, 7:30am, at the Creekside Conference & Event Center, 101 Mill Street – Suite 300. Mayor Kneeland will provide an update on his 10-Point Plan and share what's ahead for 2017. The cost is \$18 for members and \$23 for guests. Register online at [www.gahannaareachamber.com](http://www.gahannaareachamber.com) or RSVP to Lisa Colosimo at (614) 471-0451 or [lisa@gahannaareachamber.com](mailto:lisa@gahannaareachamber.com).*