



TO: Members of City Council

FROM: Jeremy A. VanMeter, *Clerk of Council*
Pam Ripley, *Deputy Clerk of Council*

Cc: Raymond J. Mularski, Esq., *City Attorney*
Laurie A. Jadwin, *Mayor*

DATE: July 7, 2022

SUBJECT: Planning Commission Recommendation for Approval of Final Plat: The Crescent at Central Park Section 2, Lareto "Larry" Canini, Applicant

ACTION ITEMS

ACTION ITEM # 1: AN ORDINANCE TO APPROVE FINAL PLAT WITH WAIVER AND EMERGENCY

The Council Office, on recommendation of the Planning Commission, submits for Council's consideration and approval of the Final Plat for The Crescent at Central Park Section 2. This Final Plat consists of 13 acres, 4 lots and reserves "B" and "C" located on Buckles Court North (Parcel ID No. 025-013773). The current zoning is Select Commercial Planned District (SCPD). The Planning Commission recommended to Council for approval of the Final Plat application on June 22, 2022. A record of action was certified and transmitted via the Deputy Clerk of Council to the Clerk of Council on June 29, 2022. The record of action was transmitted via the Deputy Clerk of Council to the applicant on July 1, 2022.

The applicant, Lareto "Larry" Canini, requests Council's approval of the measure with a Waiver of Second Reading and Declaration of an Emergency due to volatility of construction labor and material costs and the need to facilitate robust development of Gahanna's medical corridor in a timely manner.

Council's authority in this matter is derived from [Code Section 1105.06](#). The Code stipulates as follows:

(a) An application for final plat recommended to Council for approval by the Planning Commission shall be considered by Council within sixty days of receipt of such recommendation. Council shall approve such application unless it is determined that one or any of the following conditions exist:

- (1) The granting of the application shall adversely affect the health and safety of persons living or working within the area of the proposed plat.*
- (2) The granting of the application shall be materially detrimental to the public welfare or injurious to property or improvements within the general area of the proposed plat.*
- (3) The granting of the application shall be contradictory to existing City development standards, zoning ordinances or development plans of the City.*

(b) In the event an application for final plat approval is denied by Council the specific reasons for such action shall be documented and made a part of the file.

Once an application for final plat is approved by the Council, a landowner is required by [Code Section 1105.09](#) to file and record the plat with the County Recorder within six months of the date of the approval. Failure by the owner to do so shall cause approvals by the Planning Commission and Council to become null and void.

Additionally, pursuant to [Code Section 1105.10](#), "no permits for construction or improvements of any kind relating to the proposed development shall be issued by the City prior to approval of the application for final plat by Council." Therefore, the next steps in the development process cannot proceed without Council's approval of the Final Plat.

City staff also recommended the Final Plat for approval. Lots meet zoning requirements for lot size and frontage. Reserve "B" is a retention stormwater basin. Reserve "C" is an easement area reserved for signage. Included in the Final Plat is a waiver for onsite stormwater quantity control, which has been supported by the City Engineer and is in accordance with [Code Section 1193.05](#). Prior development agreement with the City gives authority to discharge directly into the Big Walnut Creek.

Requested Legislation and Funding

- Legislation Needed: Ordinance
- Emergency/Waiver: **Waiver of Second Reading & Declaration of Emergency**
- Vendor Name: NA
- Vendor Address: NA
- Already Appropriated: NA
- Supplemental/Transfer: NA

Attachments

- CN-ATT-A (Transmittal of Record of Action from Deputy Clerk to Applicant and Applicant's request for Waiver and Emergency)

Related Files

- [FP-0001-2022](#) Final Plat as recommended to Council for approval by Planning Commission June 22, 2022