



ZONING DIVISION  
 200 S. Hamilton Road  
 Gahanna, Ohio 43230  
 614-342-4025  
 zoning@gahanna.gov  
 www.gahanna.gov

**ZONING CHANGE APPLICATION**

Project/Property Address or Location: <b>Hamilton Road</b>		Project Name/Business Name: <b>Crescent at Central Park</b>
Parcel ID No.(s): <b>025-013767</b>	Zoning Designation: Select Commercial Planned District	Total Acreage: <b>+/- 17.90</b>
Proposed Use/Reason for Request: Development of site with multi-family residential development.		Proposed Zoning: Limited Multi-Family Residential Development.
APPLICANT Name -do <u>not</u> use a business name: <b>Larry Canini</b>		Applicant Address: <b>132 Preston Road, Columbus, Ohio 43209</b>
Applicant E-mail: <b>larry@caniniassociates.com</b>		Applicant Phone No.: <b>614.296.3872</b>
BUSINESS Name (if applicable): <b>Crescent at Central Park LLC</b>		
<b>ADDITIONAL CONTACTS Please list Primary Contact Person for Correspondence (please list all applicable contacts)</b>		
Name(s): <b>David Hodge, Attorney for Applicant</b>		Contact Information (phone no./email): Underhill and Hodge 8000 Walton Parkway, Suite 260 New Albany, Ohio 43054  614.335.9320 david@uhlfirm.com
PROPERTY OWNER Name: (if different from Applicant) <b>Crescent at Central Park LLC</b>		Property Owner Contact Information (phone no./email): <b>larry@caniniassociates.com, 614.296.3872</b>

**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED** (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: David Hodge Date: 5-29-20

INTERNAL USE

Zoning File No. 2-0118-2020 RECEIVED: KAW PAID: 750.00  
 DATE: 6-9-2020 DATE: 6-9-2020



# AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

PROPERTY OWNER

## IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

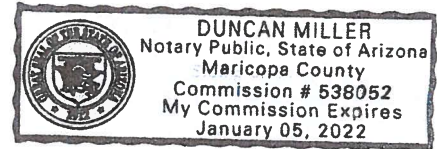
Crescent at Central Park, LLC, Andre M. Buckles, Manager

By: Andre M. Buckles (property owner name printed) 3-9-2020 (date)  
(property owner signature)

Subscribed and sworn to before me on this 9 day of March, 20 20.

State of Arizona County of Maricopa

Notary Public Signature: Duncan Miller



Applicant/Property Owner/Representative

**AGREEMENT TO COMPLY AS APPROVED** As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

**AUTHORIZATION TO VISIT THE PROPERTY** I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

**APPLICATION SUBMISSION CERTIFICATION** I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Loreto V. Canini

Loreto V. Canini (applicant/representative/property owner name printed)  
[Signature] (applicant/representative/property owner signature) \_\_\_\_\_ (date)

David Hodge

\_\_\_\_\_ (applicant/representative/property owner name printed)  
\_\_\_\_\_ (applicant/representative/property owner signature) \_\_\_\_\_ (date)

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

State of \_\_\_\_\_ County of \_\_\_\_\_

Notary Public Signature: \_\_\_\_\_

Stamp or Seal

**ZONING DESCRIPTION**  
**17.9 +/- ACRES**

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Quarter Township 3, Township 1, Range 16, United States Military Lands, being part of a 61.962 acre tract conveyed to Crescent at Central Park, LLC in Instrument Number 201711280167556, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

**BEGINNING** at the northwesterly corner of a RESERVE "A" as delineated in Crescent At Central Park Section 1, as recorded in Plat Book 125 page 25, also being the northeasterly corner of the remainder of said 61.962 acre tract and on the southerly limited access right-of-way line of Interstate 270, as conveyed to the State of Ohio in Deed Book 3255, Page 559;

Thence along the easterly line of the remainder of said 61.962 acre tract and the westerly line of said Reserve "A", the following two (2) courses:

South 05°51'35" East, 943.66 feet to an angle point in aforesaid line;

South 18°21'04" West, 112.00 feet to a point;

Thence across said 61.962 acre tract, the following eleven (11) courses:

South 85°29'25" West, 362.01 feet to a point;

North 32°00'14" West, 26.09 feet to a point;

South 63°17'29" West, 123.46 feet to a point;

Along a curve to the left having a radius of 521.28 feet, a delta angle of 22°56'08", an arc length of 208.67 feet, and a chord bearing and distance of North 37°49'27" West, 207.28 feet to a point;

North 49°03'10" West, 107.68 feet to a point;

Along a curve to the right having a radius of 265.00 feet, a delta angle of 44°32'36", an arc length of 206.02 feet, and a chord bearing and distance of North 26°46'53" West, 200.87 feet to a point;

North 04°30'35" West, 27.45 feet to a point;

Along a curve to the right having a radius of 50.00 feet, a delta angle of 44°54'02", an arc length of 39.18 feet, and a chord bearing and distance of North 17°56'26" East, 38.19 feet to a point;

Along a curve to the left having a radius of 70.00 feet, a delta angle of 104°54'02", an arc length of 128.16 feet, and a chord bearing and distance of North 12°03'34" West, 111.00 feet to a point;

North 04°30'35" West, 168.38 feet to a point;

North 85°29'25" East, 185.00 feet to a point;

North 04°30'35" West, 449.74 feet to a point being on the northerly line of said 61.962 acre tract, and the southerly limited access right-of-way of said Interstate 270;

Thence along the northerly line of said 61.962 acre tract and the southerly limited access right-of-way line of said Interstate 270, the following three (3) courses:

North 85°11'53" East, 149.92 feet to an angle point in aforesaid line;

South 76°46'04" East, 202.24 feet to an angle point in aforesaid line;

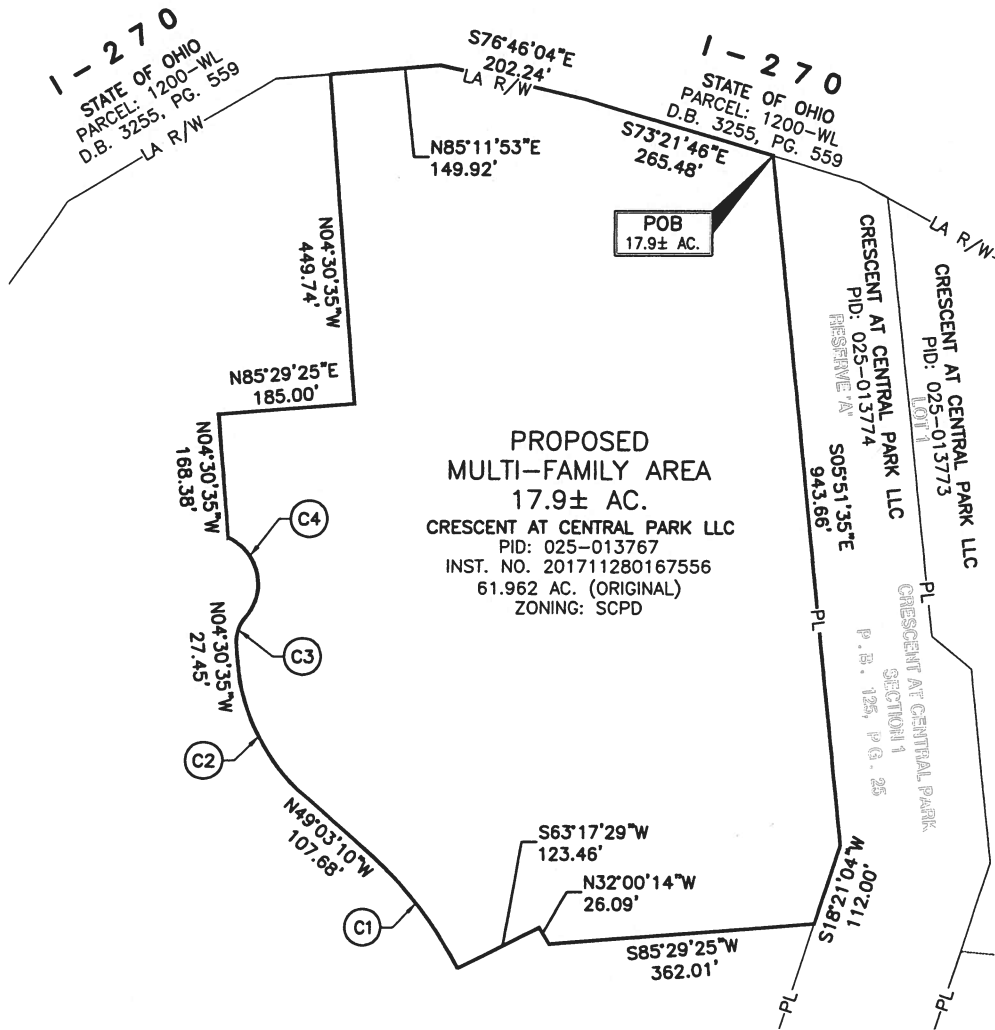
South 73°21'46" East, 265.48 feet to the **POINT OF BEGINNING**, containing 17.9 acres, more or less.

Bearings as described herein are based on are based on the bearings shown on Crescent at Central Park, Section 1 subdivision plat, of record in Plat Book 125, Page 25.

This description is based on records obtained by E.P. Ferris and Associates, Inc. in May, 2020 and is intended to be used for zoning purposes only.

# 17.9 ACRE ZONING BOUNDARY

STATE OF OHIO, COUNTY OF FRANKLIN,  
CITY OF GAHANNA, QUARTER TOWNSHIP 3,  
TOWNSHIP 1, RANGE 16, UNITED STATES  
MILITARY LANDS



CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	208.67'	521.28'	22°56'08"	207.28'	N37°49'27"W
C2	206.02'	265.00'	44°32'36"	200.87'	N26°46'53"W
C3	39.18'	50.00'	44°54'02"	38.19'	N17°56'26"E
C4	128.16'	70.00'	104°54'02"	111.00'	N12°03'34"W



**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS  
SHOWN ON CRESCENT AT CENTRAL PARK, SECTION 1  
SUBDIVISION PLAT, OF RECORD IN PLAT BOOK 125, PAGE 25.

**E. P. FERRIS**  
AND  
ASSOCIATES  
INC.

Consulting Civil Engineers and Surveyors

880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
[www.EPFERRIS.com](http://www.EPFERRIS.com)

DRWN BY DAS CHK BY MJA DATE 05-29-20

958.011



## REZONING CRITERIA

**ADDRESS:** Hamilton Road  
**PARCEL:** 025-013767  
**SIZE:** +/- 17.90 acres  
**CURRENT:** SCPD  
**PROPOSED:** L-MFRD  
**OWNER:** Crescent at Central Park, LLC  
**APPLICANT:** Crescent at Central Park, LLC c/o Larry Canini  
**ATTORNEY:** David Hodge, Underhill & Hodge, LLC  
**DATE:** August 4, 2020

The site is located southeast of the South Hamilton Road and Interstate 270 interchange and north of Tech Center Drive. The site is undeveloped property and currently zoned in the Select Commercial Planned District (SCPD). The Applicant proposes rezoning the property from SCPD to Limited Multi-family Residential District (L-MFRD) to permit the development of a multifamily residential development as the initial component to a mixed-use development. The Applicant proposes a total of 312 units on 17.90 acres for a density of 17.43 dwelling units per acre.

In accordance with Gahanna zoning code Section 1133.03 the Applicant submits the following Rezoning Criteria responses:

*(1) Consistency with the goals, policies and Land Use Plan of the City of Gahanna, including any corridor plans, or subarea plans. If conditions have changed since the City of Gahanna Land Use Plan was adopted, the consistency with recent development trends in the area shall be followed.*

Gahanna conducted a survey in preparation of the *2019 Gahanna Land Use Plan*. The survey participants generally believe that Gahanna needs more apartment and mixed-use developments. Notably, at least 60% of respondents in each age category believe that more apartments are needed. These results align with *Insight 2050* which projects Central Ohio's population to increase by a half a million to a million people by 2050. The proposed development will provide the desirable apartment use and spur commercial development in the immediate area.

Also, the Plan recommends mixed-use for the site. This is a classification which recommends retail, office, and residential uses together. The Plan's development characteristics of this mixed-use classification include a height of 60-70 feet, building coverage of 30-70%, and a residential density of 10-30 dwelling units per acre. In terms of height, coverage, and density, the Applicant's proposed development complies. This development is the first phase of a mixed-use master plan and this residential phase, notably, is much less intense than the top end of recommendations for mixed use development characteristics. This will result in a higher quality development for the residential elements.

Development principle number five of the South Gateway focus area states that mixed-use development should be master planned with residential uses limited to 20% of the development area for MU properties south of Taylor Road fronting I-270. This first phase of the Applicant's master plan proposes residential uses which total approximately 43% of the total development area. The proposed residential development area is not a significant increase over the development principle number 5 because the ultimate project conforms to the desired vision of the focus area. The Applicant's plan for this property is a mixed-use site with office, commercial, and residential uses which will attract employees and business which are interconnected with residents. The purpose of this development principle is to ensure that commercial uses are a substantial component of a development plan. The Applicant's master plan achieves that principle. The Applicant's project is designed to reach the highest standard of residential development possible. Increasing the height of residential development at the same density would reduce the total residential development area, but it would result in a worse development. Therefore, the Applicant's development achieves most of the goals, principles, and standards set forth in the Plan.

*(2) Compatibility of the physical features of the site with the potential uses allowed within the proposed zoning district.*

The Site and much of the surrounding area is vacant land. Development of the property will be substantially similar to the submitted Residential Master Plan and was prepared by professional land planners and/or civil engineers. This proposal is compatible to the physical features of the site and lends itself well to the proposed use.

*(3) Evidence the property cannot receive a reasonable return on investment being developed with one of the allowed uses permitted under the current zoning district.*

The Site and neighboring properties are currently zoned SCPD, Select Commercial Planned District. This is a district which does not permit residential uses. The Plan recommends mixed-use for this site and properties in the immediate vicinity. Allowing this site to be rezoned to a multifamily residential district will allow it to contribute the residential element to the larger area's mixed-use classification. The proposed residential use will spur surrounding commercial uses and increase all return on investment.

*(4) Availability of sites within the City that are already zoned to allow for the proposed uses.*

As discussed in the Plan, there is both a desire and need for multifamily residential development in Gahanna. Further, the site is located in south Gahanna. Most of the sites currently zoned for multifamily use are located in north Gahanna. The proposed development will not only address the general need for multifamily in Gahanna, but it will rectify the specific lack of multifamily zoned property in south Gahanna.

*(5) The compatibility of all potential uses allowed in the proposed zone district with surrounding uses and zonings. Factors to be considered include land suitability, impacts on environment, traffic, density/intensity, uses, aesthetics, etc.*

The site and the surrounding properties are all zoned SCPD. Rezoning the site to allow multifamily use will allow the site and surrounding properties to develop with a mix of uses according the Plan. Accordingly, the proposed development would complement the surrounding properties' commercial development.

*(6) Capacity of infrastructure and services to accommodate demand generated of the allowed uses within the proposed zone district.*

This is a low-impact proposal and existing City infrastructure is more than adequate to serve the land use.

*(7) Demand for allowable uses within the proposed zone district in relation to the amount of land zoned to accommodate the demand.*

As stated above, there is a desire and need for multifamily residential uses and there is a specific need in south Gahanna. The proposed development will address the lack of apartments and complement surrounding commercial uses as proscribed by the Plan.

Respectfully submitted,



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David Hodge

## REZONING CRITERIA

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**PROPOSED:** L-MFRD  
**OWNER:** Crescent at Central Park, LLC  
**APPLICANT:** Crescent at Central Park, LLC c/o Larry Canini  
**ATTORNEY:** David Hodge, Underhill & Hodge, LLC  
**DATE:** ~~May 29~~August 4, 2020

The site is located southeast of the South Hamilton Road and Interstate 270 interchange and north of Tech Center Drive. The site is undeveloped property and currently zoned in the Select Commercial Planned District (SCPD). The Applicant proposes rezoning the property from SCPD to Limited Multi-family Residential District (L-MFRD) to permit the development of a multifamily residential development as the initial component to a mixed-use development. The Applicant proposes a total of 312 units on 17.90 acres for a density of 17.43 dwelling units per acre.

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Respectfully submitted,



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David Hodge

## LIMITATION TEXT

**ADDRESS:** Hamilton Road  
**PARCEL:** 025-013767  
**SIZE:** +/- 17.90 acres  
**CURRENT:** SCPD  
**PROPOSED:** L-MFRD  
**OWNER:** Crescent at Central Park, LLC  
**APPLICANT:** Crescent at Central Park, LLC c/o Larry Canini  
**ATTORNEY:** David Hodge, Underhill & Hodge, LLC  
**DATE:** May 29, 2020

### I. Background

The site is located southeast of the South Hamilton Road and Interstate 270 interchange and north of Tech Center Drive. The site is undeveloped property and currently zoned in the Select Commercial Planned District (SCPD). The Applicant proposes rezoning the property from SCPD to the Limited Multi-family Residential District (L-MFRD) to permit the multifamily residential component to a mixed-use development . The Applicant proposes a total of 312 units on 17.90 acres for a density of 17.43 dwelling units per acre.

This limitation text is filed in companion with a conditional use application to permit buildings containing more than eight dwelling units and to increase maximum density pursuant to GCC 1149.02(a)(1) and (3).

### II. Use and Development Standards

This limitation text is intended to provide further restrictions and limitations with respect to uses and development standards that would otherwise apply to the site with a zoning designation of MFRD. To the extent that any provision of this limitation text conflicts with the underlying standards of the City's zoning code or should the City's zoning code not address a matter or standard that is addressed in a provision of this text, then the provision in this text shall govern. Where this text is silent on any standard set forth in the zoning code, the standard contained in the zoning code will continue to apply to the site.

### III. Permitted and Conditional Uses

Unless expressly prohibited below, the site shall permit those uses permitted by Section 1149.01 of the City of Gahanna Zoning Code. Conditional uses contained in Section 1149.02(a) of the City of Gahanna Zoning Code shall be permitted to this zoning district, provided, however, that conditional uses shall be reviewed and approved in accordance with the procedures set forth in the zoning code.



IV. Additional Development Restrictions

The Applicant submits with this Limitation Text and Residential Master Plan. The site shall be developed substantially similar to that represented on the Residential Master Plan and Conceptual Building Elevations.

Respectfully submitted,



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David Hodge

## ENVIRONMENTAL ASSESSMENT

**ADDRESS:** Hamilton Road  
**PARCEL:** 025-013767  
**SIZE:** +/- 17.90 acres  
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**PROPOSED:** L-MFRD  
**OWNER:** Crescent at Central Park, LLC  
**APPLICANT:** Crescent at Central Park, LLC c/o Larry Canini  
**ATTORNEY:** David Hodge, Underhill & Hodge, LLC  
**DATE:** May 29, 2020

The subject development will have minimal environmental impacts. The developer is making use of the appropriate zoning classification for the development.

Storm water mitigation will be engineered in accordance with all regulatory requirements by local engineers with extensive experience working in the immediate area, ultimately reviewed and approved by the Gahanna Engineer. Final engineering, including but not limited to, storm water mitigation will be subject to the review and approval of the Gahanna Engineer. At a minimum, storm water will be treated on-site for quantity and quality and will not have any off-site impact by law.

Trees will be removed as a result of the development. It is the goal of the Applicant to preserve as many trees as possible in an effort to not just provide a perimeter screening buffer, but also a wooded feel of the development as a positive attribute and as an amenity to future residents. Incorporating this natural amenity mitigates the possibility of either reflected or generated light and is clearly important to the visual aesthetics both within and outside of the property.

There will be no significant long-term noise issues, other than typical of a mixed-use area – it should further be noted that property resides in the flight path of John Glenn International Airport. Construction phase issues, if any, will be mitigated by community engagement.

There are no known historical areas associated with this property that will be impacted.

The Applicant is submitting a sensitive plan in furtherance of stated goals of the City of Gahanna. All regulations will be adhered to and permitting will proceed in accordance with those regulations. The purpose of those regulations, and permitting in accordance therewith, is to provide assurances to the City of Gahanna and its residents that perceived impacts by development are mitigated.

Respectfully submitted,

David Hodge

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David Hodge

**APPLICANT:**

Crescent at Central Park LLC  
132 Preston Road  
Columbus, OH 43209

**PROPERTY OWNER:**

Crescent at Central Park LLC  
132 Preston Road  
Columbus, OH 43209

**ATTORNEY:**

Aaron L. Underhill  
Underhill & Hodge LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054

**SURROUNDING PROPERTY OWNERS:**

Walnut Creek Mob LLC  
65 Hidden Ravine Drive, Suite 100  
Powell, OH 43065

Andre Buckles  
132 Preston Road  
Columbus, OH 43209

Columbus Regional Airport  
Authority (City of Columbus)  
4600 International Gateway  
Columbus, OH 43219

MMAC HT II Gahanna OH LLC  
495 E. Rincon Street, #208  
Corona, CA 92879

Preston Development of Columbus  
LLC  
2807 Delmar Drive  
Columbus, OH 43209

KVS Real Estate Holdings LLC  
24020 W. Riverwalk Ct., #114  
Plainfield, IL 60544

Douglas Wrightsel  
Weston Investments LLC  
3220 Riverside Drive, #C-1  
Columbus, OH 43221

RCS-COP II LLC  
c/o RCS  
371 Centennial Plaza, Suite 200  
Louisville, CO 80027

City of Gahanna  
200 South Hamilton Road  
Columbus, OH 43230

National Retail Properties LP  
8111 Smiths Mill Road  
New Albany, OH 43054

501 Gahanna LLC  
2950 E. Broad Street  
Columbus, OH 43209

LFT Development LLC  
or current occupant  
560 Office Center Place  
Gahanna, OH 43230

Hickory's Properties LLC  
or current occupant  
550 Office Center Place  
Columbus, OH 43230

Kemba Financial Credit Union, Inc.  
P.O. Box 307370  
Columbus, OH 43230

DeMatteo Properties, Inc.  
or current occupant  
520 Morrison Road  
Gahanna, OH 43230

Star Group Ltd.  
251 Crossing Creek Way  
Columbus, OH 43230



**LEGEND**

- (A) 16-UNIT GARDEN APARTMENT
- (B) CLUBHOUSE
- (C) AMENITY AREA
- (D) DETACHED GARAGES
- (E) RETENTION POND
- (F) GREENWAY CONNECTION
- (G) PARK AMENITY
- (H) PRESERVED TREES
- (I) COMMUNITY ID FEATURE

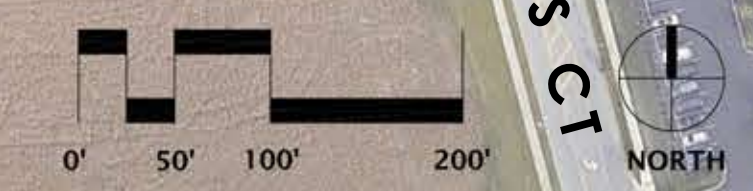
HAMILTON ROAD

SWANSON AVE



MORRISON RD  
I-270 NB  
I-270 SB

SITE DATA	
GROSS AREA:	+/-17.7 AC.
TOTAL UNITS:	312 DU
1BR UNITS:	144 DU
2BR UNITS:	168 DU
TOTAL PARKING:	610 SPACES
SURFACE:	486 SPACES
GARAGE ATTACHED:	60 SPACES
GARAGE DETACHED:	64 SPACES
*Parking shall not be closer than 8 feet to the front or rear of a main building.	
LOT COVERAGE:	
MAXIMUM ALLOWED:	35%
PROPOSED:	24.3%
LOT WIDTH:	777 FEET
*The minimum lot width shall be 75 feet plus 2.25 feet for each dwelling unit.	
OPEN SPACE:	
REQUIRED:	15%
PROVIDED:	22.8%







PAUL W. KELLY



- WHITE VINYL TRIM
- VINYL SIDING - 4" EXPOSURE - MISTY SHADOW BY PLY GEM MASTIC OVATION
- CAST STONE WATERTABLE
- CASTSTONE LINTEL
- WHITE VINYL WINDOW W/ SIMULATED DIVIDED LITES
- CAST STONE VENEER - TAN HERITAGE BY STONECRAFT



**Building A Front Elevation**  
1/8" = 1'-0"



**Building A Rear Elevation**  
1/8" = 1'-0"



**Building A Side Elev 1**  
1/8" = 1'-0"



**Building A Side Elev 2**  
1/8" = 1'-0"

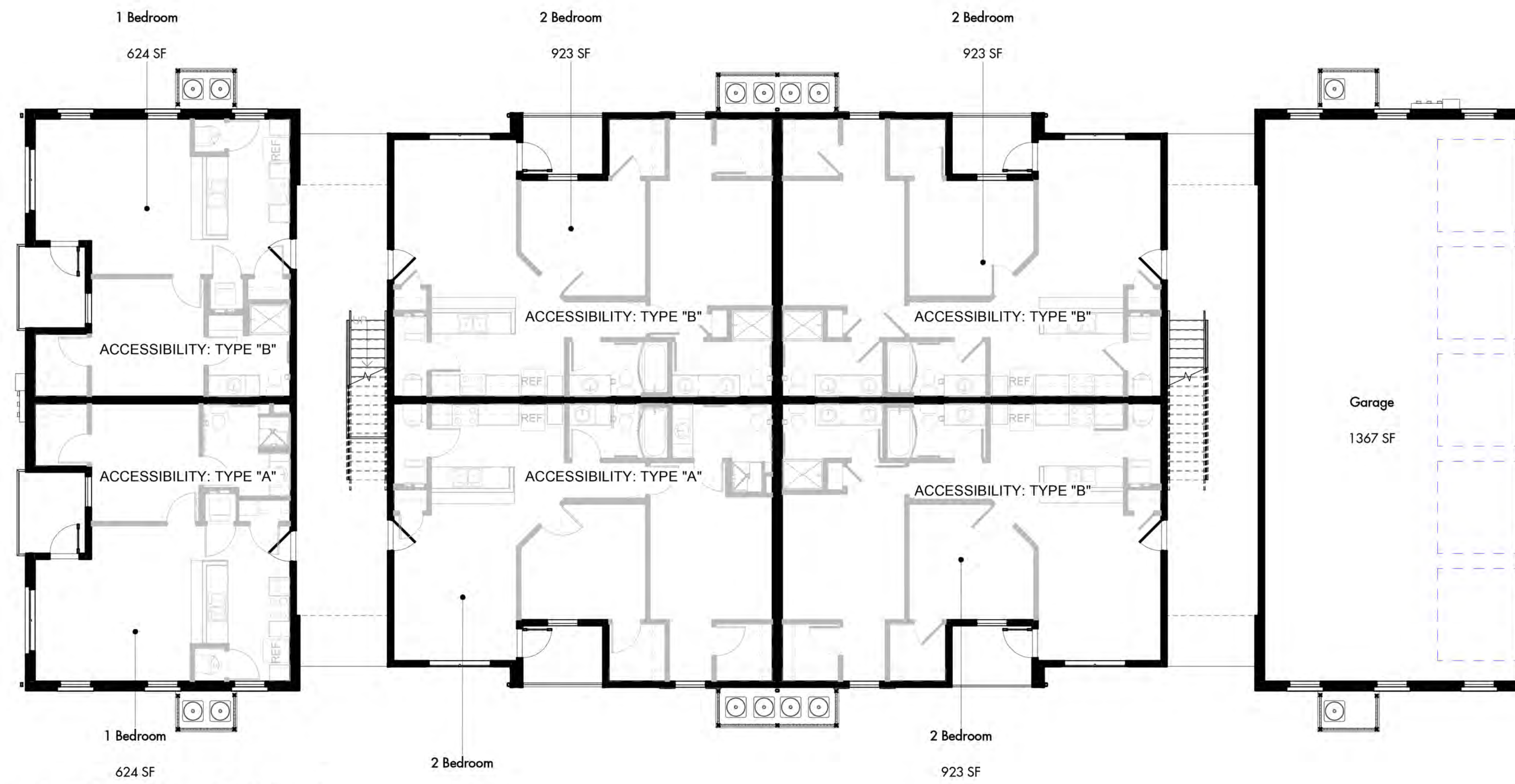
# Crescent Park

Gahanna, Ohio  
2020/07/14

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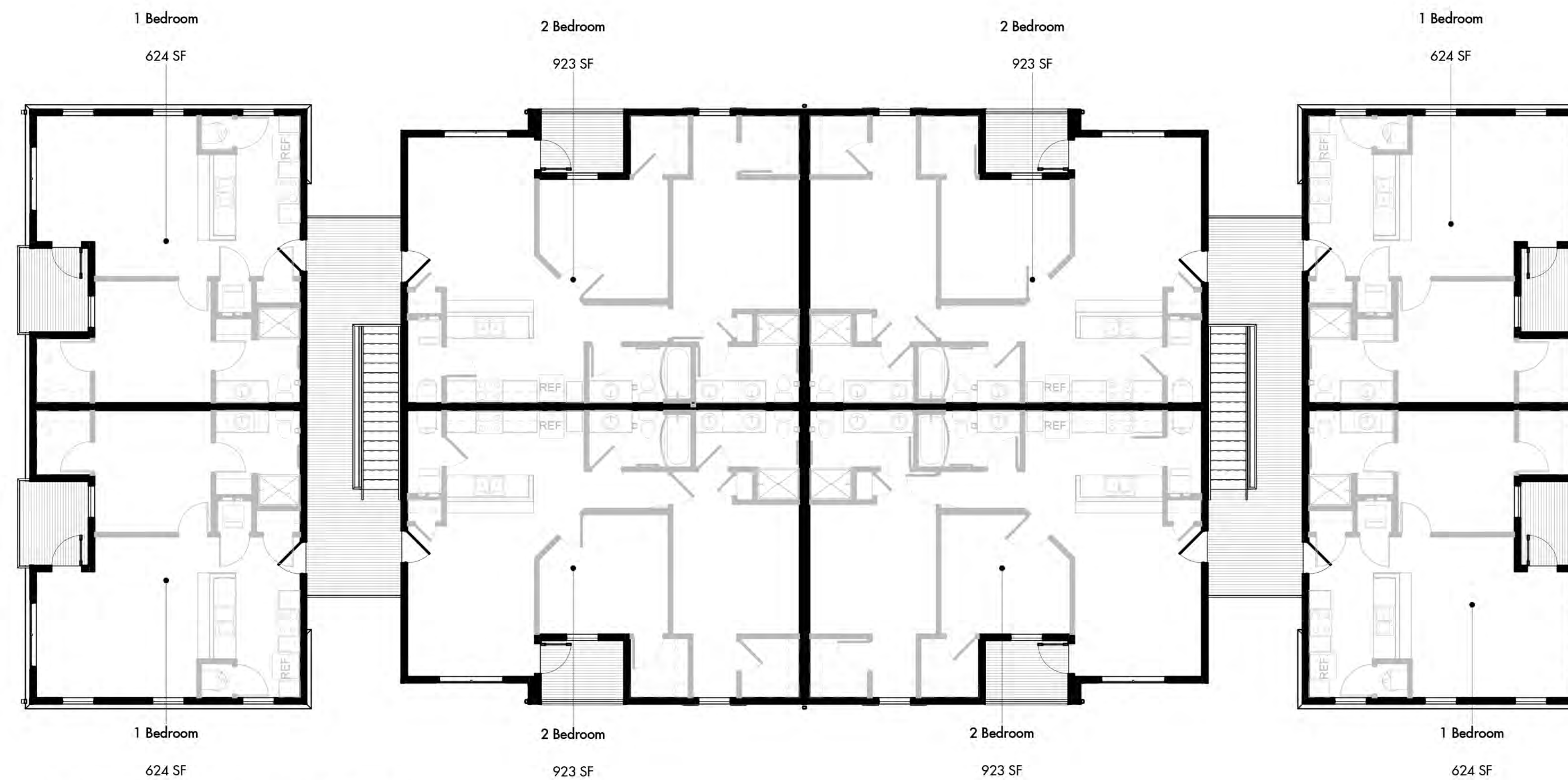






First Floor Plan - Building A

1/8" = 1'-0"



Second Floor Plan - Building A

1/8" = 1'-0"

# Crescent Park

Gahanna, Ohio  
2020/07/14

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- WHITE VINYL TRIM
- VINYL SIDING - 4" EXPOSURE - HARBOR GRAY BY PLY GEM
- MASTIC OVATION
- BRICK ROWLOCK WATERTABLE
- SOLDIER COURSE BRICK LINTEL
- WHITE VINYL WINDOW W/ SIMULATED DIVIDED LITES
- BRICK VENEER - RUNNING BOND - OLDAHM BY GENERAL SHALE

VINYL SHUTTER - DARK SPRUCE BY PLY GEM

**Building B Front Elevation**  
1/8" = 1'-0"



**Building B Rear Elevation**  
1/8" = 1'-0"



**Building B Side Elev 1**  
1/8" = 1'-0"

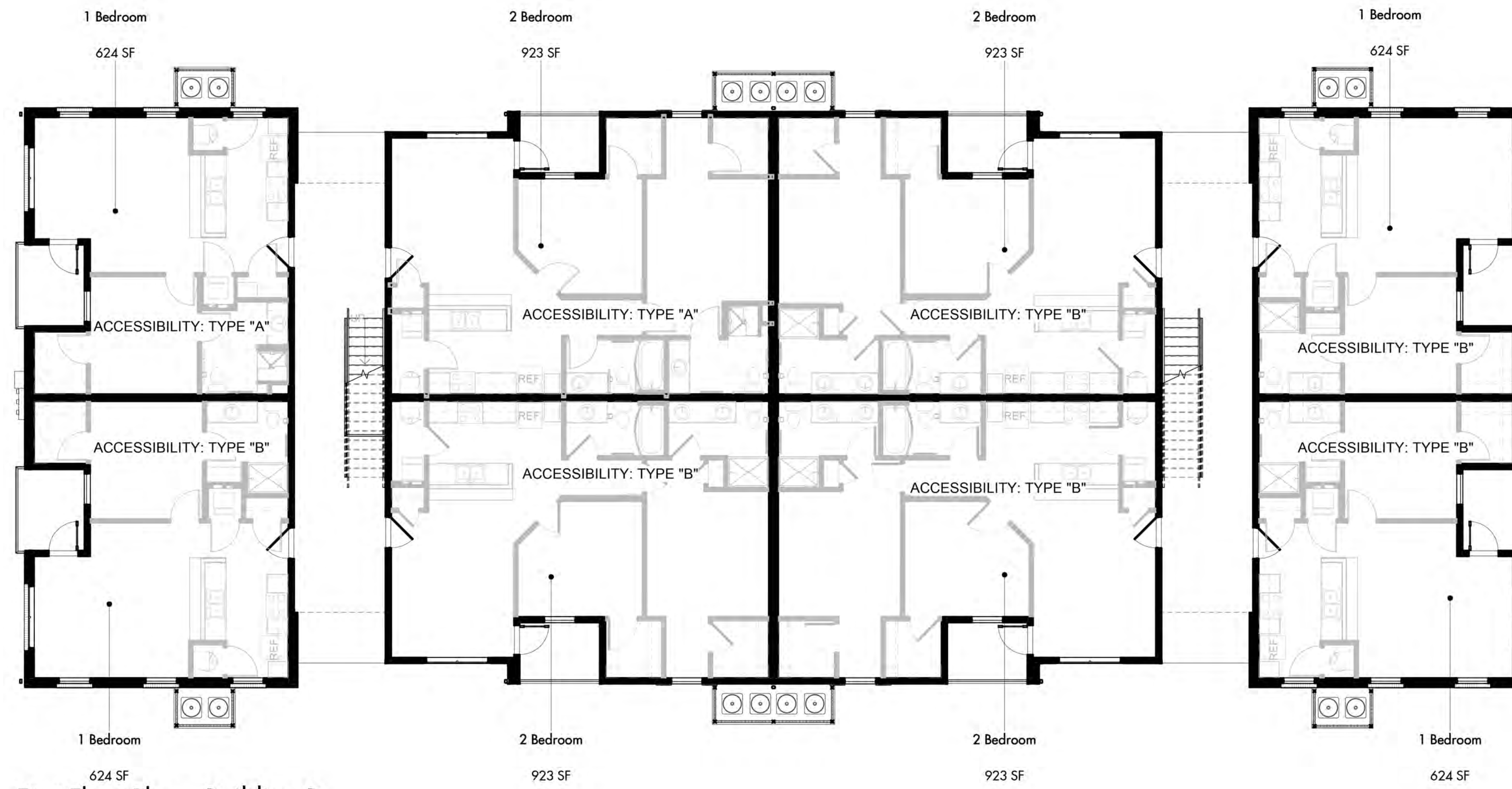
**Building B Side Elev 2**  
1/8" = 1'-0"

# Crescent Park

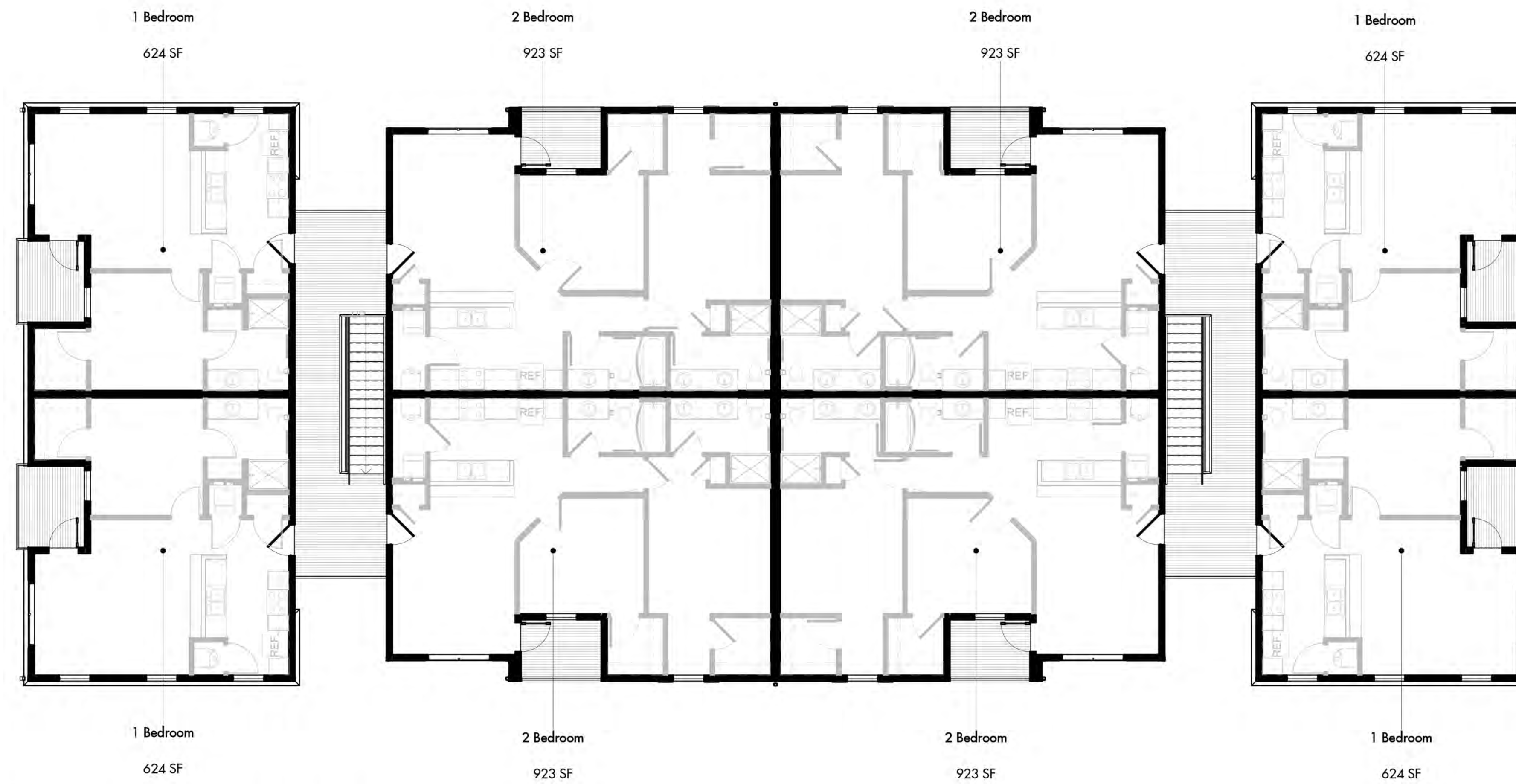
Gahanna, Ohio  
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First Floor Plan - Building B  
1/8" = 1'-0"



Second Floor Plan - Building B  
1/8" = 1'-0"

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12/20/17 W. KELLEY

# Crescent Park

Gahanna, Ohio  
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CASTO



SULLIVAN BRUCK  
ARCHITECTS



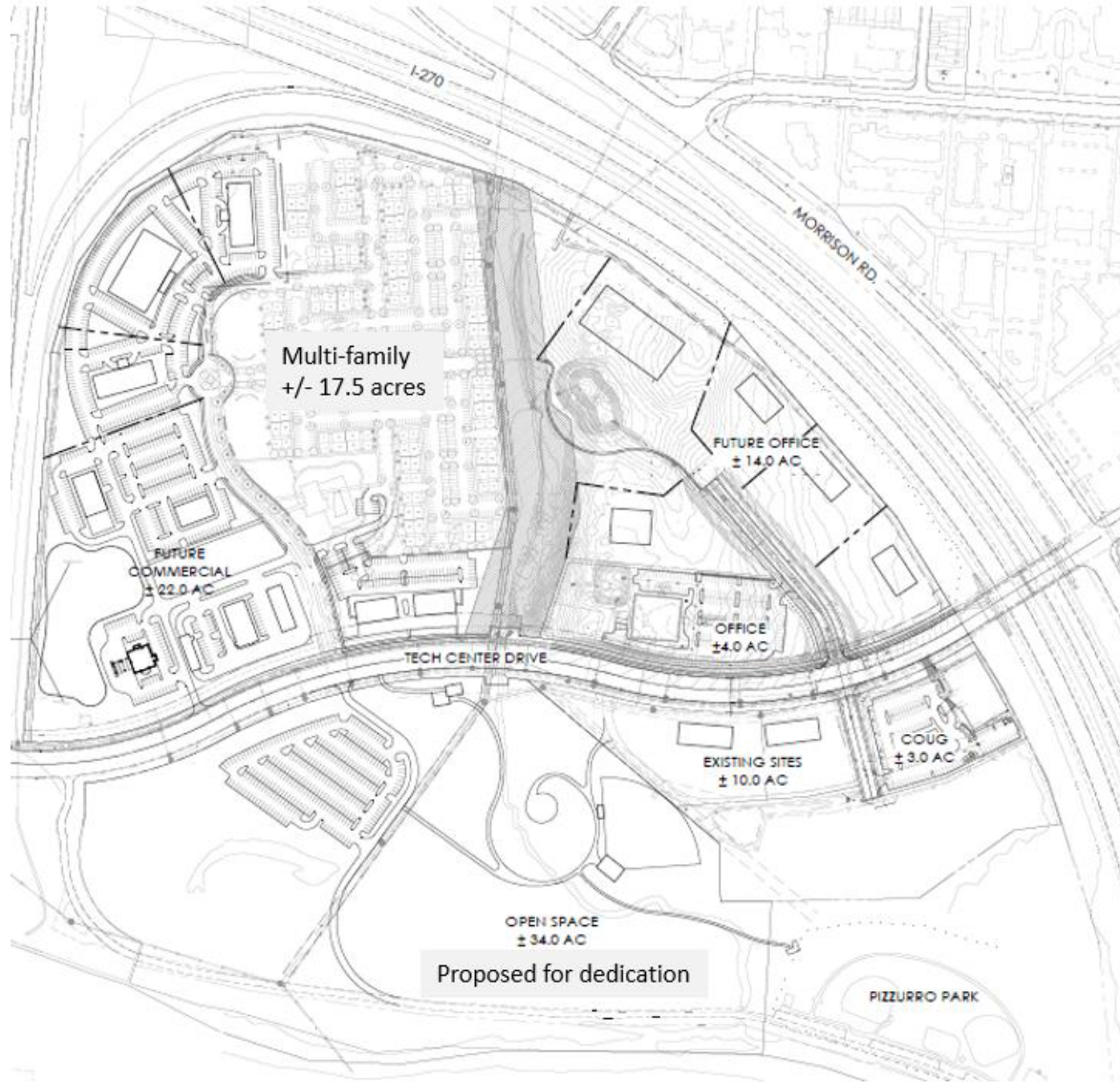
## **Evaluation of Public Areas Requirement of Gahanna Code Section 1109.08**

### **Crescent Park (Submitted by Casto Communities)**

**I. Background:** Casto Communities (“Casto”) has filed a rezoning application to facilitate the development of 312 multi-family residential units on 17.5+/- acres of property located to the southeast of the I-270/Hamilton Road interchange in Gahanna. Section 1109.08 of the City’s Codified Ordinances (the “Code”) provides certain requirements for the provision of open space and parkland for a multi-family development. More specifically, this section provides that, upon approval of a zoning application for this type of project, the applicant “must convey or dedicate to the City of Gahanna a reasonable amount of the land to be subdivided for public use as parks, recreational facilities, trails, or wetlands.”

The amount and type of land to be dedicated is to be determined using an assessment review process consisting of three parts as set forth in Section 1109.08(c). The process is undertaken by City staff. The applicant is providing this evaluation in an effort to assist with staff’s analysis and to propose the amount, location, and type of land that will be provided to the City.

**II. Evaluation:** While Casto’s application concerns 17.5+/- acres, its proposed community is part of a much larger tract that is owned or has been previously owned by the Buckles family. Including the Casto site, these properties consist of 104.5+/- acres of prime real estate. Casto and Buckles propose that 34.0+/- acres located to the south of and adjacent to Tech Center Drive and to the west of and adjacent to Pizurro Park will be dedicated to the City in order to fulfill the open space and parkland requirements of Code Section 1109.08. For the reasons explained below, while the provision of land in this manner does not meet the technical requirements of Section 1109.08 and therefore requires a variance, this proposal far exceeds the spirit and intent of that provision and yields a much better result for the City. The proposed conveyance of the acreage to the City should be viewed in the context of the entire development and not only through the lens of the application that is pending.



**A. Needs Assessment:** The first tier of the assessment process is to quantify the required amount of land to be dedicated as parkland. This is determined using the following calculation, provided that in no event is the required land dedication to exceed 25% of the acreage within the project:

$$(Number\ of\ units) \times (1.615\ individuals/unit) \times (.025\ acres/individual) = dedicated\ acres.$$

With respect to Casto’s development, this formula yields: 312 units x 1.615 individuals per unit x 0.025 acres/individual = 12.597 dedicated acres. This triggers the 25% maximum, which in this case is 4.375 acres (17.5 acres x 0.25 = 4.375 acres). The 34.0+/- acres is well in excess of this amount and, if accepted by the City, the applicant and property owner agree to exceed the Code’s maximum.

**B. Technical Assessment.** The second tier of the assessment process requires certain “technical” criteria to be reviewed. Each of these criteria are set forth below, along with a response as to how each of them will be met with a 34-acre donation.

1. **Suitability of soils and geology for the proposed use:** The soils and geology of the to-be-dedicated land are substantially similar to that which exists within the adjacent existing park. Pizzurro Park includes a paved leisure path, a dog park, restroom facility, and grassed areas. Certainly, these same types of uses and improvements could be continued westward given the similar natures of the sites. A stream runs through the eastern portion of the property and connects to the Big Walnut Creek, which is partially located within the southern portion of the site. While these features present some limitations with respect to improving affected areas, these watercourses provide a perfect amenity for a recreational area.

2. **Suitability of topography and drainage for the proposed use.** The site's topography and drainage lend itself to preservation rather than development. The site is generally flat. Floodway and floodplain are located throughout the site. Development of structures may occur within floodplain, which in this instance is located along the northern portion of the site nearest to Tech Center Drive. This provides opportunities for improvements to be made in these areas. For instance, an amphitheater, playground and walking trails have been mentioned as possible uses in this location. Much of the property is heavily wooded, leaving open various possibilities for passive uses.

3. **Location and impact of federally-designated floodways and floodway fringe areas relative to the proposed use.** As mentioned above, the property proposed for dedication as parkland contains floodways. However, these are related to the natural watercourse amenities on the property, which make the site attractive for public use. The existence of floodways on the property should be weighed in favor of using the 34+/- acres as the means to meet the requirement of Code Section 1108.09.

4. **Extent of natural vegetation and tree cover, with the preservation of wooded areas a priority.** The site is largely wooded, providing mature and continuous tree stands throughout. The dedication of this land to the City provides it with the means to protect these natural areas in perpetuity.



5. **The adequacy of the distribution of proposed areas within the proposed subdivision.** While the proposed multi-family development is not a subdivision, it would appear that the intent of this factor is to ensure that the parkland will be conveniently located to provides a direct benefit to residents. Casto's project will be immediately to the north of the parkland and all residents will be able to walk to it in a matter of minutes by way of a crosswalk which will be part of a proposed traffic control signal at the intersection of proposed Boulevard and Tech Center Drive. By adding it to the existing Pizzurro Park, the dedicated land also will be immediately accessible to the public at large and will serve employees in existing and future commercial developments in the immediate vicinity. The location of this property is preferable to providing the lesser amount of Code-required acreage for parkland (4.375 acres) within the multi-family development itself, as it will be open, available, and easily accessible by citizens of the City as opposed to being insulated and convenient only to local residents.

6. **The adequacy of the configuration of each proposed area.** As opposed to providing 4.375 acres of open space within the boundaries of the multi-family development, the proposal by the applicant and property owner provides a more widely accessible site that will more than double the size of Pizzuro Park. In addition, it will provide the City with greater than 7.5 times more land than is required by Code. The land extends more than 1,000 feet between its northern and southern boundaries, and just under 2,000 feet between the widest portions from east to west. Properties of this size and configuration are rarely dedicated to a municipality in conjunction with development.

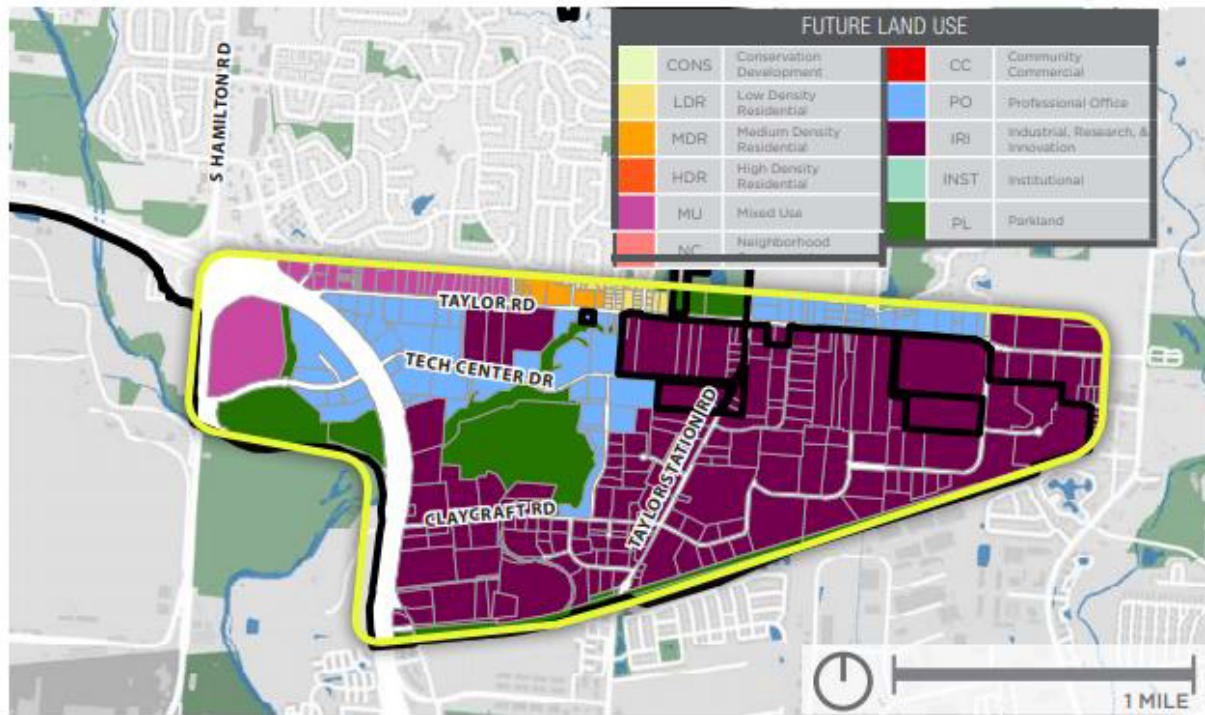
7. **The degree and quality of access to areas for pedestrians and vehicles, where appropriate.** The City previously has made a substantial investment in constructing Tech Center Drive, which runs along the northern boundary of the land that is proposed for dedication. This provides a direct means of vehicular access to the site, and the sidewalks on the north and south sides of the street provide for easy bicycle and pedestrian access as well. Virtually no additional public infrastructure is needed to be installed in order to gain access to the site except for the proposed traffic signal mentioned previously.

C. **Policy Assessment:** The third and final tier of the assessment of this proposal is one of policy. Each of these criteria are set forth below, along with a response.

1. **Land proposed to be dedicated for public purposes shall meet identified needs of the City as contained in the current parks and recreation Comprehensive Master Plan.** The recently updated City Comprehensive Plan identifies this site as parkland. See the future land use recommendation below, which is taken directly from that document:



FIGURE 5-15: FUTURE LAND USE



Furthermore, page 64 of the updated plan provides as follows:

When considering the development of large expanses of greenfield land, it is important to recognize the value of land remaining in its natural state. Residential neighborhoods and mixed-use developments often gain an even greater value when located in proximity to parks and open space.

The proposed land dedication accomplishes this goal. The Buckles’ land is greenfield that represents some of the best remaining development land in the City. The preservation of a large swath of green space nearby will only enhance the development land’s potential and value.

2. **To be eligible for park dedication credit, land dedicated is to be located outside of drain ways, floodplains or ponding areas.** While the land proposed for dedication is located within floodplain and floodway, with a small amount of fill an area well in excess of the 4.375 acres of parkland dedication that is required can be created within the acreage so that it is buildable.



3. **The dedicated public parkland may include waterways and ponds, provided the area of such waterways and ponds is not used to satisfy the amount of public parkland required.** See immediately preceding response.

**III. Request:** Casto requests that the City accept the dedication of the 34.0+/- acres of parkland in order to meet the requirements of Code Section 1108.09, and that it grant any required variance(s) to allow for the same. The dedication would be required to be made as a prerequisite to the issuance of the first building permit within the multi-family development.



September 3, 2020

Crescent AT Central Park LLC  
132 Preston Rd  
Columbus, OH 43209

RE: Project Crescent at Central Park  
Parcel: 025013767

Dear Crescent AT Central Park LLC:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a disposition of comments, revised plans, and/or other information as requested for further review. The disposition of comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

### Parks

1. No Comment Per Julie Prederi.

### Building

2. The project will be required to comply with all building codes.

### Community Development

3. The proposed development appears to generally be consistent with the FLUM designation of mixed use. The density, height, and use appear to be consistent with the development potential of the property and meets the goal of creating additional housing opportunities to meet the demands of current housing trends. However, the site is also located within the South Gateway. The South Gateway has a specific policy which applies to this property that states no more than 20% of the site should be developed for residential uses. Please provide details as to why 43% of the site should be developed for residential uses as proposed.

9/3/20 - The land use plan is very specific for this property in that no more than 20% of the site (only pertains to the property within the mixed use land use) should be developed with residential uses. This property more than any other was discussed and it was recommended by the steering committee to limit 20% of the site for residential instead of 0%. Staff will bring this concern forward to Planning Commission/City Council for discussion.

4. Please be aware that Chapter 1197 (DRD-2) provides for permitted building materials. It states that vinyl may be used but decorative stone and bricks are preferred. It also states wood, slate, cement, and stucco are permitted in order to add diversity to the district. Please be aware that vinyl has not been a preferred material for similar developments in the past. Please be aware that normally the issue of materials would be addressed after the rezoning but the overlay text provides that the site

shall be developed substantially similar to the conceptual building elevations. Please provide additional information as to why a substantial percentage of the elevations should be vinyl instead of a preferred material.

9/3/20 - No response received. Staff will bring this comment forward to Planning Commission for discussion.

## Fire District

5. A. Using the measurement scale on page 8 of the submittal, the apartments meet the 150 feet requirement of Section 503.1.1, thus a fire lane is not required in accordance with the 2017 Ohio Fire Code.

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with paragraphs (C)(1)(a)(503.1.1) to (C)(1)(c) (503.1.3) of this rule.

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with paragraph (C)(3)(a)(i) (903.3.1.1), (C)(3)(a)(ii)(903.3.1.2) or (C)(3)(a)(iii)(903.3.1.3) of rule 1301:7-7-09 of the Administrative Code.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

B. Comments on fire flow and fire hydrants shall be submitted when the fire division obtains whether the complex shall be suppressed or not.

**Page 3 of 3**  
**September 3, 2020**  
**Re: Project Crescent at Central Park**  
**Parcel: 025013767**

If you have any comments or questions, please contact me at [michael.blackford@gahanna.gov](mailto:michael.blackford@gahanna.gov) or (614) 342-4029.

Sincerely,

Michael Blackford  
City Planner/Zoning Administrator



## PLANNING STAFF REPORT

### Summary

A rezoning from Select Commercial Planned District (SCPD) to Limited Multiple Family Residential (L-MFRD) has been requested in order to develop the site with multifamily. The property is 17.5 acres but is only a portion of the property owned by the Buckles family and known and marketed as the Crescent at Central Park. Other portions of the property, approximately 46 acres, are being marketed for office and commercial uses. If approved, the rezoning would allow up to 312 apartments or a density of 17.43 acres per acre.

An overlay text has been provided that provides for uses, conceptual site layout, and building elevations. These elements are further refined through the final development plan (FDP) and design review (DR) process. However, if there are concerns with the proposed building elevations, materials, color, layout, these elements can be discussed and modified as part of the rezoning.

Companion applications, variance and conditional use, have also been filed. These applications are necessary at this time to permit the requested density and to generally permit the site layout.

### Land Use Plan

The Comprehensive Land Use Plan designates the property as mixed use. Other portions of the property owned but not subject to this development proposal are Parkland and Professional Office. Density is recommended between 10-30 units per acre and building height at a maximum of 70 feet. Multifamily is a permitted use. Mixed use does not require a vertical mix of uses, meaning buildings may have a single use.

The property is also located with the South Gateway Focus Area. A development principle within this focus area is that the mixed use properties shall be limited to 20% of the development area. 43% of the mixed use portion of the site is proposed for residential.

The Land Use Plan makes recommendations. It does not mandate a specific use or intensity. The applicant has provided that additional land area for residential is necessary in order to keep building heights to no more than two stories. This is being done to mitigate aircraft noise.

### Airport Feedback

The property is located just east of the John Glenn Columbus International Airport. The airport has identified this property as being within the 65 decibel noise contour. The airport recommends that no new noise sensitive land uses be allowed. In this context, residential is a noise sensitive land use. As with the land use plan, this is a recommendation and not a requirement.

If desired, Planning Commission could consider adding sound mitigation elements related to construction to the overlay text.

## Rezoning

Planning Commission shall consider the following elements, among other criteria, when deciding the proposed change:

1. Consistency with the goals, policies and comprehensive land use plan of the City of Gahanna, including any corridor plans, or subarea plans.

*The proposed rezoning to MFRD is consistent with the recommendations of the Land Use Plan of Mixed Use. The proposed density of 17.43 dwelling units is consistent with the land use plan. However, the acreage devoted to residential is over twice as large as the plan recommends.*

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.
3. Evidence the applicant cannot receive a reasonable return in investment through developing the property with one of the uses permitted under the current zoning.
4. Availability of sites elsewhere in the City that are already zoned for the proposed use.

*Staff is not aware of many, if any, properties that are zoned MFRD and available for development. The Land Use Plan identified that 55.6% of all city properties are used for residential purposes and of those properties approximately 10% of those properties are multifamily. The land use plan also identified that housing trends in the region are shifting from traditional large lot single family to smaller lots and multifamily.*

5. The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence in the value of existing abutting lands or approved developments.
6. The capacity of City infrastructure and services to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of its citizens.
7. The apparent demand for the type of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

*Most inquiries that planning staff receives for development opportunities are for multifamily. These inquiries typically don't result in a development application as the City has few opportunities for development. It is staff's opinion that demand is high for multifamily and the availability of land is low.*

## Conditional Use

Several conditional uses are required to permit the application as presented. All of the conditional uses are related to multifamily uses. The MFRD code is written differently than most of the zoning code in that density, number of buildings, building height, accessory buildings, and number of units per building are all regulated by conditional use.

- Chapter 1149.02(a)(1) – Buildings containing more than eight dwelling units
- Chapter 1149.02(a)(2) – Two or more residential buildings on the same lot
- Chapter 1149.02(a)(3) – Additional density averaging six units per acre up to an average density of 18 units per acre
- Chapter 1149.02(c) – Accessory buildings and uses

Requests for a conditional use shall be approved if the following four conditions are met:

1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this zoning ordinance are met.
2. The proposed development is in accord with the appropriate plans for the area.
3. The proposed development will not have undesirable effects on the surrounding area.
4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

#### Variance

The applicant has requested the following variances in order to permit the development. It should be noted that the variance to Chapter 1109.08 requires City Council approval. Therefore, Planning Commission would provide a recommendation on that variance request.

- Chapter 1109.08 – Public areas
  - The code requires that multifamily projects donate land for recreation as part of the rezoning process. This requirement is in addition to requirements to pay a \$500 park fee and set aside land for open space. The applicant proposes to donate 34 acres of land to the City in lieu of the onsite dedication requirement. T
  - *Staff and the applicant have had numerous conversations regarding this unique provision. Staff prefers the offsite dedication of 34 acres to onsite recreation.*
- Chapter 1149.03(e) – Rear yard setback
  - MFRD requires a minimum rear yard setback of not less than 25'. The applicant proposes 10'.
  - Staff does not object to this variance. The rear of the property, as defined by the zoning code, would be the east property line. The east property line abuts a preserve that is a separate parcel but is owned and maintained by the applicant. This gives the appearance of a rear yard much greater than 25'.
- Chapter 1149.03(b)(1) – Lot width
  - MFRD requires lot width based on the number of units. 3,185' of lot width is required and 777' of lot width is provided.
  - *Staff does not object to this variance as the correlation between multifamily density and frontage is highly unusual to be addressed in a zoning code. Lot width is typically associated with single family development in order to ensure properties are large enough to support a residential unit while providing appropriate setbacks. Multifamily developments typically don't have a specific lot frontage requirement. It should be*

*noted that other development parameters such as setbacks and open space are required in order to ensure compatibility.*

- Chapter 1149.03(1)(5) – Parking location
  - Parking shall not be closer than 25’ to the front or rear of a main building. 8’ is proposed.

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

#### Recommendation

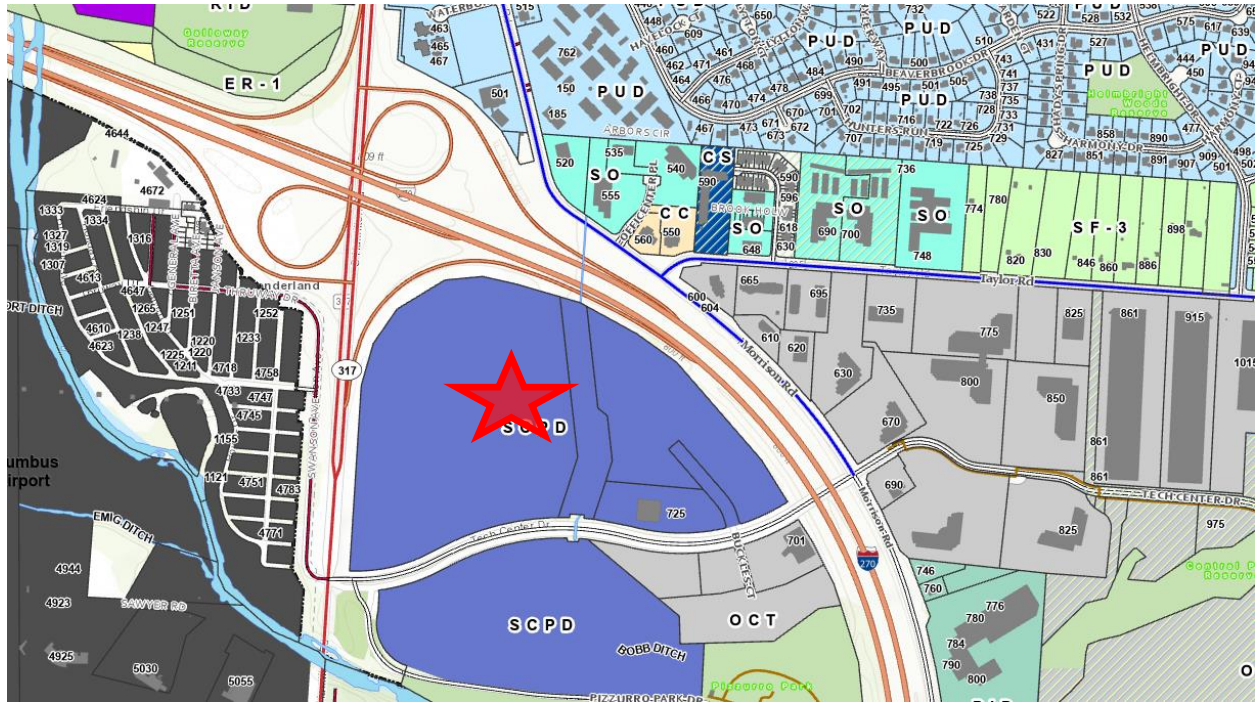
Staff is generally in favor of residential, however, staff believes that the number of units and/or the acreage devoted to residential is inconsistent with the recommendations of the land use plan.

This particular property received more discussion than any other property in the City as it related to land use. The core question was to permit residential or not. Eventually it was decided that residential is integral to promoting a healthy job center but that the land area devoted to residential should be restricted to no more than 20%. This was determined to be the appropriate balance between residential and non-residential uses in the largest undeveloped property within the City.

Staff does not have objections to the conditional use or variance requests.



Location/Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP  
City Planner/Zoning Administrator