

ZONING/RE-ZONING APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 488 E. Johnstown Rd., Gahanna OH 43230		Project Name/Business Name (if applicable): Paulina Place
Parcel ID No.(s): 025-001930-00	Current Zoning: SF-2	Total Acreage: 4.5 acres
Proposed Use/Reason for Request: MR-1 rezoning pursuant to GCO Chapter 1147 with Conditional Use granted pursuant to GCO §1147.04(a)(1) permitting detached single family dwellings will permit the Property to be developed into a 15 lot single family home subdivision including the existing single family home currently situated on the Property. The proposed use and reason for request is to develop the Property consistent with neighboring uses and generally in accordance with the Gahanna Land Use Plan for properties in this area.		Proposed Zoning: MK-1 Residential District MR-1 KAW 9-24-18
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Loreto Canini		Applicant Address: 29 Keswick Drive, New Albany OH 43054
Applicant E-mail: larry@caniniassociates.com		Applicant Phone No.: 614-296-3872
BUSINESS Name (if applicable): Canini & Associates		
ATTORNEY/AGENT Name: David W. Fisher, Kephart Fisher LLC		Attorney/Agent Address: 207 N. Fourth Street, Columbus OH 43215
Attorney/Agent E-Mail: davidfisher@kephartfisher.com		Attorney/Agent Phone No.: 614-469-1882
ADDITIONAL CONTACTS (please list all applicable contacts)		
Name(s): Contractor Developer Romanelli and Hughes Building Company Architect		Contact Information (phone no./email): Jim Ohlin - 330-283-7795 johlin@rh-homes.com
PROPERTY OWNER Name: (if different from Applicant) Jason L. Stevens & Kristin M. Stevens		Property Owner Contact Information (phone no./email): cell: 614-313-9446 email: jlselink@gmail.com

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:  Date: August 28, 2018

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. Z-212-2018
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 8-29-18

PAID: \$575.00
DATE: 8-29-18
CHECK#: CK#1924

ZONING/RE-ZONING APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents received and approved by the Planning & Zoning Administrator.

STAFF USE INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Have you gone through the Area Commission process? Area Commission Meeting date held: <u>August 2, 2018</u>	✓			
	2. Review Gahanna Code <u>Section 1133 & 1152</u> for Limited Overlay & ROD Applicants (visit www.municode.com)	✓			
	3. Pre-application conference with staff	✓			
	4. Area map identifying the subject property in relation to surrounding properties.	✓			
	5. Survey of property certified by registered surveyor (11"x17" copy)	✓			
	6. Legal description of property certified by registered surveyor (11"x17" copy)	✓			
	7. List of contiguous & directly across the street from property owners mailing address	✓			
	8. Two (2) sets of pre-printed mailing labels for all contiguous & directly across the street from property owners.	✓			
	9. Limitation Text (Limited Overlay or ROD zoning applicants only)		✓		
	10. Elevation Drawings (Limited Overlay or ROD zoning applicants only)		✓		
	11. Traffic Impact Study (labeled as such) - if any use permitted in the requested zoning district could generate 100+ peak hour directional trips, or 1,000+ vehicle trips/day; the traffic study should contrast the daily peak hour trip generation rates for representative use in the requested zoning district.		✓		
	12. Conceptual plan (labeled as such) - demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers, access spacing, any requested service drives and other site design factors.	✓			
	13. Site analysis plan (labeled as such) - illustrating existing conditions on the site and adjacent properties such as soil conditions; drainage patterns; views; existing buildings; any sight distance limitations; and relationship to other developed sites and access points in the vicinity of the property.	✓			
	14. Environmental assessment (labeled as such) - describing site features & anticipated impacts created by the host of uses permitted in the requested zoning district.	✓			
	15. Written statement on a separate sheet responding to the six (6) elements listed in Zoning Code Section 1133.03(b). – the City's <u>Land Use Plans</u> can be found at www.gahanna.gov under the Planning & Development Department	✓			
	16. Application fee (in accordance with the <u>Building & Zoning Fee Schedule</u>)	✓			
	17. Application & all supporting documents submitted in digital format	✓			
	18. Application & all supporting documents submitted in hardcopy format	✓			
	19. Zoning Sign posted on property in accordance with Zoning Code Section <u>1133.02</u> no less than 2 weeks prior to the public hearing date. Sign shall be consistent with diagram shown in <u>1133.02</u> – the <u>City Logo</u> is available online by visiting www.gahanna.gov under the Zoning Division	✓			
	20. Authorization Consent Form Complete & Notarized (see page 3)	✓			

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning & Zoning Administrator Signature: _____

Date: 9/28/18

(Designer)

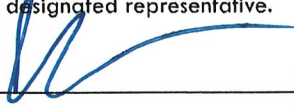

AUTHORIZATION CONSENT FORM

(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.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *If the applicant is not the property owner, this section must be completed & notarized.*

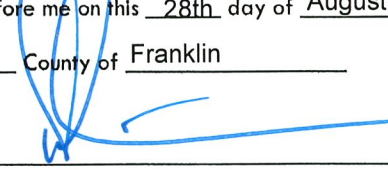
I, Jason L. Stevens and Kristin M. Stevens, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Loreto Canini and David W. Fisher to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

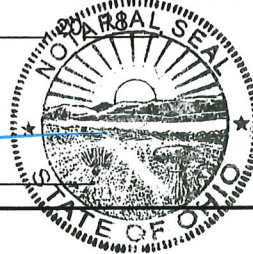
Property Owner Signature:   Date: August 28, 2018

AUTHORIZATION TO VISIT THE PROPERTY

I, Jason L. Stevens and Kristin M. Stevens, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice *(if applicable)* on the property as described in this application.

Property Owner Signature:   Date: August 28, 2018

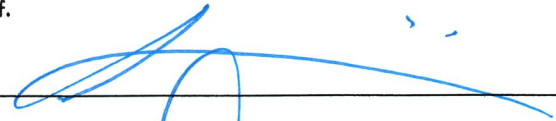
NOTARY
Subscribed and sworn to before me on this 28th day of August
State of Ohio County of Franklin
Notary Public Signature: 

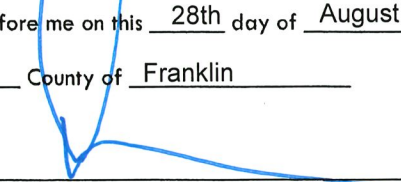


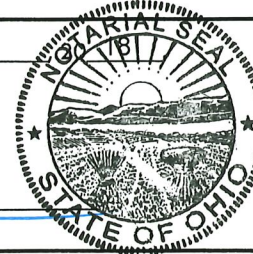
David W. Fisher
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

AGREEMENT TO COMPLY AS APPROVED

I, Loreto Canini, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature:  Date: August 28, 2018

NOTARY
Subscribed and sworn to before me on this 28th day of August
State of Ohio County of Franklin
Notary Public Signature: 



David W. Fisher
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

ENVIRONMENTAL ASSESSMENT

This Environmental Assessment is provided in connection with a Rezoning Application dated August 28, 2018 for Franklin County Permanent Parcel # 025-001930-00 located at 488 E. Johnstown Road, Gahanna, Ohio (the "Property"), as required by the Submission Requirements, Item 14, of the Rezoning Application.

The Property is located on the south side of E. Johnstown Road, west of Larry Lane. The Property consists of approximately 4.5 acres with an existing home along the E. Johnstown Road frontage and an outbuilding and is otherwise undeveloped and consists primarily of an open field. The Property is an oblong shaped parcel running north to south between single family residential subdivisions on either side and to the rear, except for large lots with homes on either side of the Property along E. Johnstown Road.

The Property is generally flat open field except along the southernmost portion of the site which has some slope along the eastern and western boundaries, and consists of soil types consistent with adjacent developed areas. The anticipated development of the Property will include:

- Installation of a 24' wide private street to serve as access to E. Johnstown Road for all dwelling units located on the Property, including the existing home;
- Removal of existing driveway to E. Johnstown Road serving the existing home located on the Property;
- Installation of curb and gutter along the private street;
- Storm water management in accordance with best engineering practices and required governmental approvals, with all storm water managed on site such that there will be no increase in storm water runoff to adjacent properties and in all likelihood, improvement of storm water runoff to adjacent properties;
- Subdivision of the Property into 15 single family home lots;
- Retention and renovation of the existing dwelling unit and the development and construction by Romanelli and Hughes Building Company ("R&H") of 14 new single family homes constructed as patio homes designed to appeal to empty nesters;
- Site balancing, removal and stockpiling of topsoil and minor (if any) cut and fill activities along the southern boundary of the Property to permit walkouts for the patio homes situated in that area, but it is not anticipated that any of the foregoing will be significant or adversely impact adjacent properties;
- A significant open space (approx. 13,000 sf) along the eastern boundary of the development, adjacent to Valerio Heights No. 3 Subdivision.

The Property as developed will have limited impact on adjacent properties and the City as a whole due to the limited size of the development, the fact that it will generate very little traffic and the fact that patio homes as proposed are designed, marketed and sold primarily to empty nesters with few if any school age children and who travel for the most part at times other than high traffic times of the day because they are able to do so.

The proposed development of the Property is in keep with the standards, goals and objectives of the City of Gahanna Land Use Plan (see “Objectives and Supporting Principles-Section 1. Residential” located at pages 10-11 of Land Use Plan) for the following reasons:

- This geographic area of the City is designated for continued residential occupancy and development;
- At a density of 3.334 units/acre, the proposed development is in keeping with recommended gross densities of 3-5 dwelling units per acre;
- The proposed development is in keeping with the objectives and supporting principles of the Land Use Plan by promoting residential development that provides quiet and privacy; that is safe, convenient, and attractive; that preserves the City’s distinctive natural environment; that ensures stable property values and that is complemented by a full range of public services;
- The proposed development will permit a rate of residential growth that does not exceed the ability of the City to provide adequate services, so as to avoid undue congestion or undesirable conditions brought on by development that is too dense or that occurs too rapidly;
- The proposed development will assure adequate living space for all citizens by providing lots of adequate size while taking into account existing development patterns and demands for public services;
- The proposed development will provide a variety of dwelling unit types throughout the community;
- The proposed development will provide a sound framework for neighborhoods by preventing them from being bisected by major traffic ways or isolated from necessary community services;
- The proposed development will maintain the integrity of neighborhoods by locating inconsistent land uses outside neighborhoods rather than in the interior;
- The proposed development will avoid the creation of isolated pockets of residential development that are too small to serve with the full complement of public services and/or that create unplanned demands upon existing public investments.;
- The proposed development will provide needed facilities, including reasonable access to services, health, education, recreation, and police and fire protection;
- The proposed development will ensure thoroughfares and utilities (water, sewage and storm drainage) are adequate;
- The proposed development will assure traffic safety through the design of street systems that discourage through traffic in residential neighborhoods and by severely limiting uses that generate non-residential traffic;
- The proposed development will encourage development of neighborhoods that are attractive through the careful preservation of existing topography, trees, and other natural attributes; and the promotion of other measures aimed at maintaining an aesthetically desirable environment;

- The proposed development will provide bicycle and pedestrian accessibility throughout and will encourage safe and efficient connections to the non-auto circulation system;
- The proposed development will reduce automobile orientation by requiring paths between developments and encouraging use of other pedestrian/bikeway linkages within and between developments; and
- The proposed development will recognize that owner-occupied housing produces the best incentive for property maintenance in accordance with community standards.

While the Land Use Plan suggests that the Property be designated as Parks/Recreation Area, such a use is not feasible or appropriate given the small size of the Property, its private ownership and its lack of access or connectivity.

GCO §1133.03(b) STATEMENT

This GCO §1133.03(b) Statement is provided in connection with a Rezoning Application dated August 28, 2018 for Franklin County Permanent Parcel # 025-001930-00 located at 488 E. Johnstown Road, Gahanna, Ohio (the “Property”), as required by the Submission Requirements, Item 15, of the Rezoning Application.

GCO §1133.03(b) ELEMENTS AND APPLICANT RESPONSES:

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

Applicant Response: As further provided and detailed in the Environmental Assessment accompanying the Application, the proposed rezoning and development of the Property is in keeping with the standards, goals and objectives of the City of Gahanna Land Use Plan by being in an area of the City designated for residential occupancy and development, having a density consistent with the Land Use Plan and promoting residential development that provides quiet and privacy; that is safe, convenient and attractive; that preserves the City’s distinctive natural environment; that ensures stable property values and the is complemented by a full range of public services. While the Land Use Plan suggests that the Property be designated as Parks/Recreation Area, such a use is not feasible or appropriate given the small size of the Property, its private ownership and its lack of access or connectivity.

ELEMENT 2 – Compatibility of the site’s physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.

Applicant Response: Development of the Property as proposed will not have any adverse physical, geological, hydrological or other environmental impacts to the Property, adjacent lands or the City at large. Development of the Property will be in keeping with sound engineering and development practices that will result in best practices for storm water management and site development.

ELEMENT 3 – Availability of sites elsewhere in the City that are already zoned for the proposed use.

Applicant Response: While there are no doubt other areas within the City zoned or available to be rezoned for a comparable use, the Property is ideally situated for the proposed use and is in a highly desirable area of the City for such development.

ELEMENT 4 – 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 (a five percent or more material reduction) in the value of existing abutting lands or approved developments.

Applicant Response: The proposed development will be compatible with surrounding uses and zoning because it will continue residential zoning in this area, will have no adverse impact on the environment, is at a density permitted under the Land Use Plan and not materially more dense than adjacent or nearby neighborhoods, will have limited impact on traffic, will have no negative effect on infrastructure, and will be developed with high quality housing stock by a preeminent Central Ohio builder, Romanelli and Hughes Building Company, all of which will result in no adverse impact on adjacent neighborhoods and in fact will enhance property values and sustainability of such neighborhoods.

ELEMENT 5 – 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.

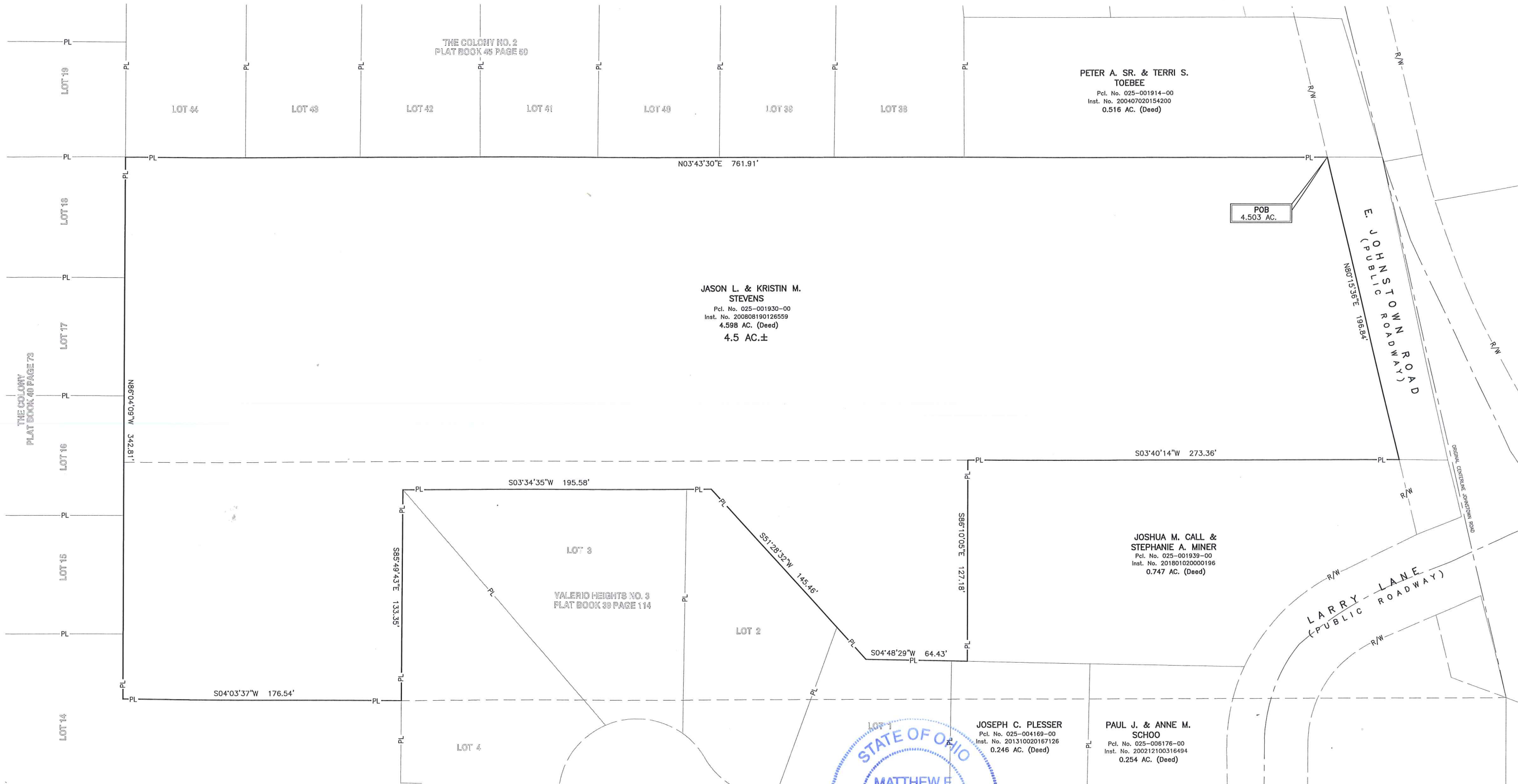
Applicant Response: Given the small size and limited nature of the proposed development, it will have no material impact on the City’s infrastructure and services and will promote the health, safety and welfare of the City and its residents by providing high quality housing stock by a preeminent Central Ohio builder in a highly desirable area of the City, while catering primarily to empty nesters who will have minor impact on schools and traffic.

ELEMENT 6 – The apparent demand for the types 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.

Applicant Response: While there are other areas of the City currently zoned to permit housing stock similar to that being proposed, the demand for patio homes catering to empty nesters is a very vibrant segment of the housing market throughout Central Ohio and beyond. The type of housing being proposed allows current residents of the City to remain in the City after raising their families and desiring to downsize and will also attract new residents to the City due to its reputation, services, amenities and close proximity to other Central Ohio attractions.

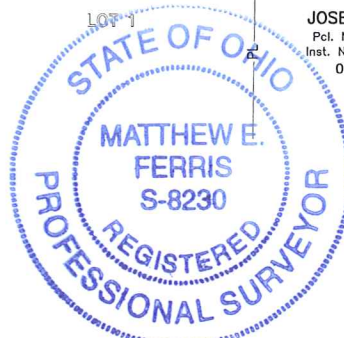
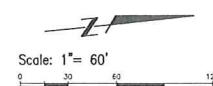
ZONING EXHIBIT 488 JOHNSTOWN ROAD

QUARTER TOWNSHIP 1,
TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY DISTRICT
City of Gahanna
Franklin County, Ohio



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



BY: *Matthew E. Ferris* 08-28-18
Matthew E. Ferris, P.E., P.S.
Registered Surveyor No. 8230

NOTE:
This exhibit was created from GIS information provided by the Franklin County Auditor's Office and not from field surveys. This exhibit is to be used for planning purposes only and not for construction. This is not a Boundary Survey.

ZONING DESCRIPTION
4.5 +/- ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, being a part of Quarter Township 1, Township 1, Range 17 of the United States Military District, and being all of that 4.503 acre tract as conveyed to Jason L. and Kristen M. Stevens in Instrument Number 200808190126559, 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 said 4.503 acre tract, also being the northeasterly corner of a 0.516 acre tract conveyed to Peter A. Sr. and Terri S. Toebee in Instrument Number 200407020154200, and being in the southerly right of way line of East Johnstown Road (60');

Thence along the northerly line of said 4.503 acre tract and the southerly right of way line of said East Johnstown Road, North 80° 15' 36" East, 196.84 feet to a point in the northeasterly corner of said 4.503 acre tract, also being the northwesterly corner of a 0.747 acre tract as conveyed to Joshua M. Call and Stephanie A. Miner in Instrument Number 201801020000196;

Thence along an easterly line of said 4.503 acre tract and the westerly line of said 0.747 acre tract, South 03° 40' 14" West, 273.36 feet to a point on the southwesterly corner of said 0.747 acre tract;

Thence along a northerly line of said 4.503 acre tract and the southerly line of said 0.747 acre tract, South 86° 10' 05" East, 127.18 feet to a point on the southeasterly corner of said 0.747 acre tract, also being on the westerly property line of a 0.246 acre tract as conveyed to Joseph C. Plesser in Instrument Number 201310020167126;

Thence along an easterly line of said 4.503 acre tract, the westerly line of said 0.246 acre tract, and the westerly line of Lot 1 of Valerio Heights No. 3 subdivision, delineated in Plat Book 39 Page 114, South 04° 48' 29" West, 64.43 feet to a point;

Thence along an easterly line of said 4.503 acre tract, the westerly line of said Lot 1, and the westerly line of Lot 2 of said Valerio Heights No. 3 subdivision, South 51° 28' 32" West, 145.46 feet to a point;

Thence along an easterly line of said 4.503 acre tract, the westerly line of said Lot 2, and the westerly line of Lot 3 of said Valerio Heights No. 3 subdivision, South 03° 34' 35" West, 195.58 feet to a point on the southwest corner of said Lot 3;

Thence along the property line of said 4.503 acre tract and the southerly line of Lot 4 of said Valerio Heights No. 3 subdivision, South 85° 49' 43" East, 133.35 feet to a point on the northwesterly corner of Lot 14 of The Colony subdivision, delineated in Plat Book 40 Page 73;


Thence along an easterly line of said 4.503 acre tract and a westerly line of said Lot 14, South 04° 03' 37" West, 176.54 feet to a point on the southeasterly corner of said 4.503 acre tract;

Thence along the southerly line of said 4.503 acre tract and a northerly line of Lots 14-18 of said The Colony subdivision, North 86° 04' 09" West, 342.81 feet to a point on the southwesterly corner of said 4.503 acre tract, also being on the northwesterly corner of said Lot 18, also being the northeasterly corner of Lot 19 of said The Colony subdivision;

Thence along the westerly line of said 4.503 acre tract, the easterly line of Lots 38-44 of The Colony No. 2 subdivision delineated in Plat Book 45 Page 50, and the easterly line of said 0.516 acre tract, North 03° 43' 30" East, 761.91 feet to the **POINT OF BEGINNING**, containing 4.5 acres, more or less.

This description is based on records obtained by E.P. Ferris and Associates in 2018 and is intended to be used for zoning purposes only.




Matthew E. Ferris, P.E., P.S.
Registered Surveyor No. 8230

08-28-18
Date

**LIST OF CONTIGUOUS
AND
DIRECTLY ACROSS THE STREET
PROPERTY OWNERS
AND
MAILING ADDRESSES**

1. Glenn R. & D. Arlene Miller TR
489 E. Johnstown Rd.
Gahanna, OH 43230

2. Daniel A. & Darlene E. Watts
493 E. Johnstown Rd.
Gahanna, OH 43230

3. Sherri L. Landrum & David R. Draghi
519 E. Johnstown Rd.
Gahanna, OH 43230

4. Joshua M. Call & Stephanie A. Miner
492 Johnstown Rd.
Gahanna, OH 43230

5. Joseph C. Plessner
461 Anthony Ct.
Gahanna, OH 43230

6. Virginia E. & Theodore W. JR MCCann
451 Anthony Ct.
Gahanna, OH 43230

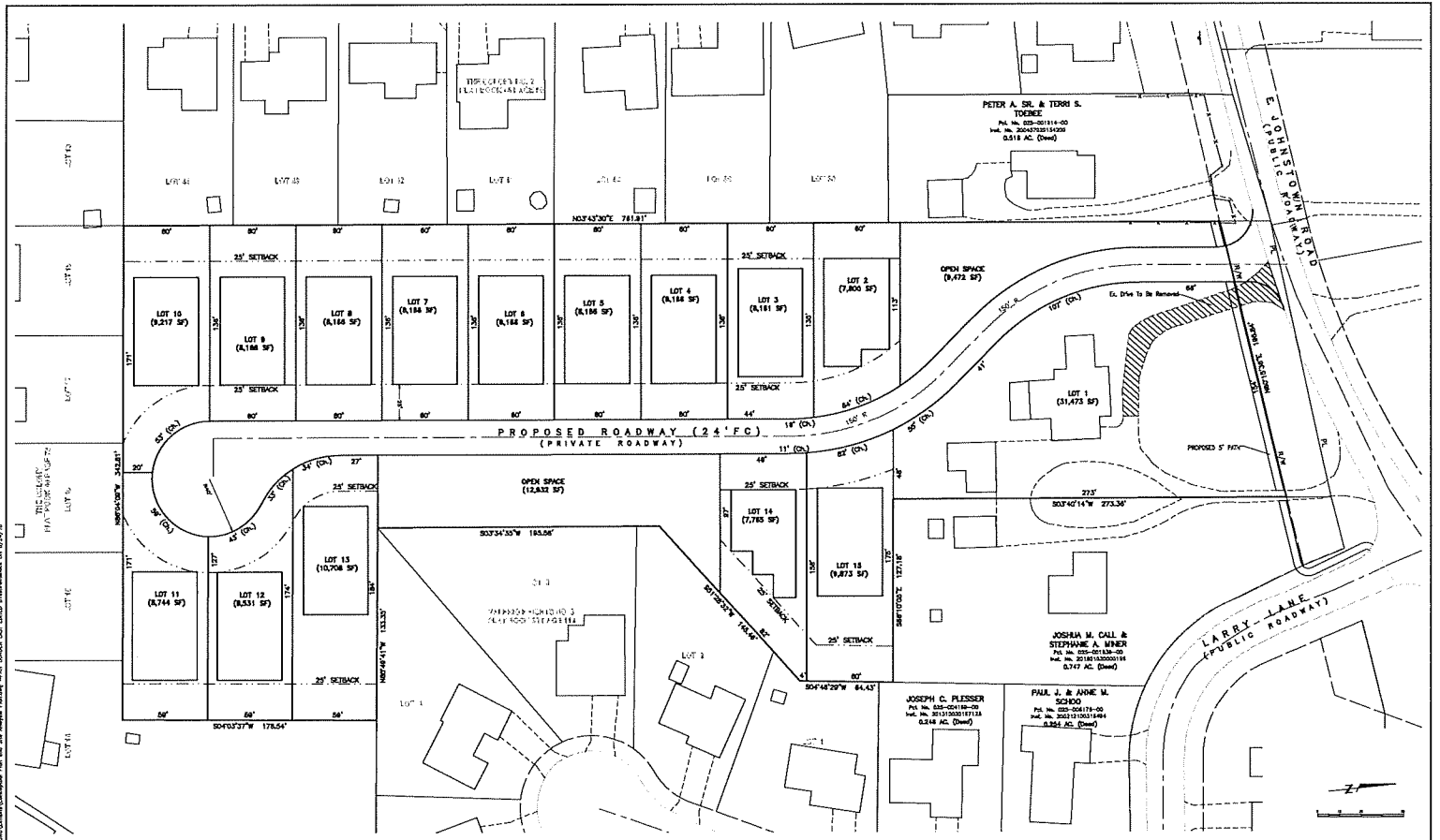
7. George R. & Melissa A. Brant
443 Anthony Ct.
Gahanna, OH 43230

8. Richard J. & Heather D. Oder
6601 Cooper Meadows Rd.
Westerville, OH 43081

9. Russell W. Strobe
431 Anthony Ct.
Gahanna, OH 43230

10. Michael C. & Denise A. Helbig
260 Colony Ct.
Gahanna, OH 43230
11. Callie M. McInturf
252 Colony Ct.
Gahanna, OH 43230
12. John A. & Ann P. Melaragno
244 Colony Ct.
Gahanna, OH 43230
13. Nikki K. Johnson
236 Colony Ct.
Gahanna, OH 43230
14. Ronald & Jeanette Deacon
228 Colony Ct.
Gahanna, OH 43230
15. Sandora S. Martin
220 Colony Ct.
Gahanna, OH 43230
16. James W. & Susan W. Bugenstein
408 Colony Pl.
Gahanna, OH 43230
17. Travis & Danae Sperk
416 Colony Pl.
Gahanna, OH 43230
18. Burton L JR & Patricia Wilson
3001 Hackberry Rd.
Irving TX 75063-0156
19. David R. & Cathy J. Crowder
432 Colony Pl.
Gahanna, OH 43230
20. Stanley S. & Susan R. Copeland
440 Colony Pl.
Gahanna, OH 43230

21. Darren W. Lynda S. Lucas
446 Colony Pl.
Gahanna, OH 43230
22. Terry B. & Holly A. Sandridge
454 Colony Pl.
Gahanna, OH 43230-2134
23. Peter A. SR & Terri S. Toebbe
484 E. Johnstown Rd.
Gahanna, OH 43230



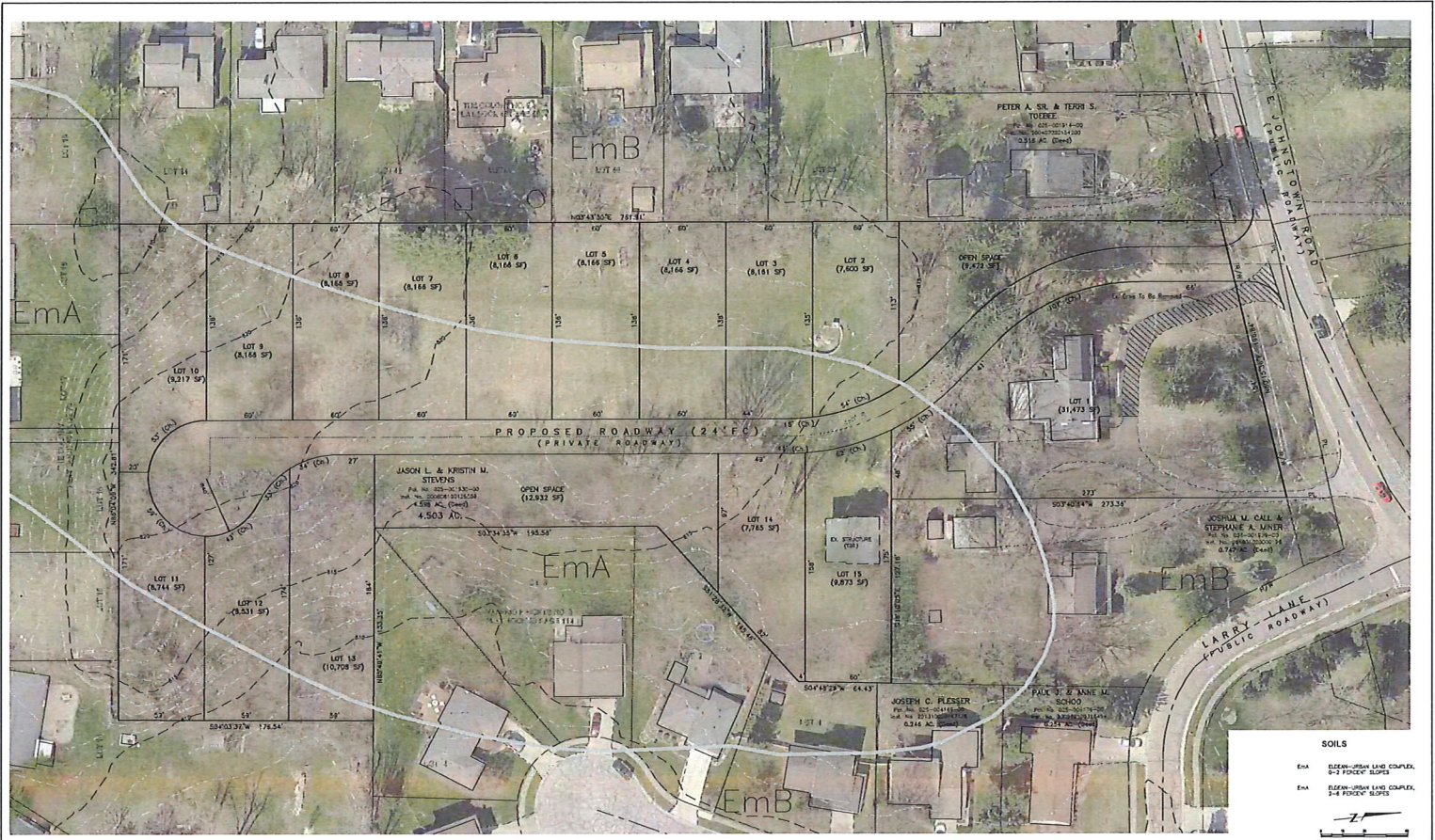
REVISIONS	DATE	BY	CHK

E. P. FERRIS
ASSOCIATES
 Consulting Civil Engineers and Surveyors
 800 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 292-2525
 (614) 298-2992 (Fax)
 www.EPFERRIS.com

CITY OF GAHANNA, OHIO
PAULINA PLACE
 CANINI & ASSOCIATES

JOB NO. 1142.003
 DESIGNED BY: DAS
 DRAWN BY: GLL
 CHECKED BY: GLL
 APPROVED BY: GLL
 DATE: 02/24/10

CONCEPTUAL PLAN
 SHEET NO. 2 OF 2
 SCALE: 1" = 30'



M:\1142000_PaulinaPlace\DWG\1142000_PaulinaPlace.dwg (Download) Plot and Site Analysis Per City Ordinance 627.018

REVISIONS	DATE BY	CHK

E. P. FERRIS
 & ASSOCIATES
 Consulting Civil Engineers and Surveyors
 580 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 239-2999 (Fax)
 (614) 239-2992 (Tel)
 www.EPFERRIS.com

CITY OF GAHANNA, OHIO
PAULINA PLACE
 CANINI & ASSOCIATES

JOB NO.	1142.033
DESIGNED BY	DAS
DRAWN BY	DAS
CHECKED BY	CLL
APPROVED BY	CLL
DWG.	08/24/18

SITE ANALYSIS PLAN		SCALE:	1" = 30'
SHEET NO.	OF	DATE	BY
1	2		

E.P. FERRIS & ASSOCIATES INC



September 10, 2018

Larry Canini & Associates LLC
P.O. Box 887
New Albany, OH 43054

RE: Project 488 E Johnstown Rd Rezoning Application

Dear Larry Canini & Associates 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.

Building

1. No comments.

Parks

2. No Comment

Public Safety

3. No comments or concerns from the police department

Soil & Water Conservation District

4. No Comment Received.

Community Development

5. The application package appears to be complete. Staff will prepare a staff report that addresses elements of consistency with land use plans, compatibility, etc.

Fire District

6. The roadway for the development is of adequate width. Fire apparatus roadways for private developments are required to be 20 feet in width and the roadway in Paulina Place is 24 feet wide.

There were no hydrants displayed on the plans, but there appears to be a public hydrant within approximately 20 feet of the private roadway. Below are the fire hydrant requirements for private developments according to the fire code.

507.5 Fire hydrant issues systems. Fire hydrant systems shall comply with paragraphs (G)(5)(a)(507.5.1) to (G)(5)(f) (507.5.6) of this rule.

(a) 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with paragraph (C)(3)(a)(i) (903.3.1.1) or (C)(3)(a)(ii)(903.3.1.2) of rule 1301:7-7-09 of the Administrative Code, the distance requirement shall be 600 feet (183 m).

Additional requirements and comments shall follow after plans are submitted and the review process starts

Public Service & Engineering

7. If fee lots are preferred, the project will need to be platted with public right-of-way.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant



207 North Fourth Street Columbus, Ohio 43215
p: 614.469.1882 f: 614.469.1887
David W. Fisher, Esq.
davidfisher@kephartfisher.com

August 29, 2018

VIA HAND DELIVERY AND EMAIL (Sharefile)

Michael Blackford
Deputy Director
Planning and Development Department
City of Gahanna
200 S. Hamilton Road
Gahanna, Ohio 43230

Re: Paulina Place Subdivision Rezoning 488 E. Johnstown Road, Gahanna, Ohio

Dear Michael:

In connection with the requested rezoning for the Paulina Place Subdivision to be located at 488 E. Johnstown Road, Gahanna, Ohio ("Property"), attached are the following materials:

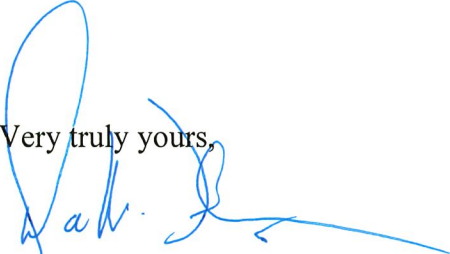
1. Three (3) checks payable to the City of Gahanna; one for \$575.00 for the Rezoning Application, one for \$150.000 for the Variance Application, and one for \$100.00 for the Conditional Use Application;
2. Fully executed Rezoning Application with attached executed and notarized Authorization Consent Form, Environmental Assessment and GCO §1133.03(b) Statement;
3. Fully executed Variance Application with attached executed and notarized Authorization Consent Form and Variance Application Required Statement of Reasons;
4. Fully executed Conditional Use Application with attached executed and notarized Authorization Consent Form and Conditional Use Application Required Statements;
5. Survey of the Property;
6. Legal Description of the Property;
7. List of contiguous and directly across the street from property owners and mailing addresses ("Adjacent Property Owners");
8. Six (6) sets (as requested) of pre-printed mailing labels for Adjacent Property Owners;
9. Conceptual Plan;
10. Site Analysis Plan;
11. Plot Plan (24x36) as required by Conditional Use Application (2 copies only included in our hand delivery to you);

12. Email correspondence between our project planner Chris Lescody at EP Ferris & Associates, Inc., and Robert S. Priestas, P.E. Director Department of Public Service and Engineering for the City of Gahanna, detailing Traffic Impact Study issues and resolution, it being our understanding that Mr. Priestas now has in his possession all required traffic information, subject to the requirement that the Applicant work with adjacent homeowner on any sight distance issues; and
13. A flashdrive containing this correspondence and all enclosed and referenced materials.

We trust that to the extent any of the foregoing material is required for more than one of the three submitted Applications, the materials provided will suffice for compliance with all Applications. If that is not the case, please advise immediately and we will arrange for additional materials to be provided.

Once you have reviewed the enclosed Applications and related materials and have accepted them for filing, please advise as to the date set for the public hearing on these Applications so that we may post the necessary signage on the Property.

We look forward to working with you on this matter. If at anytime you have questions or concerns, please feel free to contact me.

Very truly yours,


David W. Fisher

DWF

C: Loreto Canini
Jason and Kristen Stevens
Jim Ohlin
Vince Romanelli

David W. Fisher

From: Robert Priestas <Robert.Priestas@gahanna.gov>
Sent: Thursday, June 14, 2018 8:12 AM
To: Chris Lescody
Cc: Loreto Canini; tstanhope@smartservices-inc.com
Subject: RE: Paulina Place Traffic Access Study

Good Afternoon Chris,

I think that we can agree that the sight distance is a condition of the TIS approval.

With regards to the sight distance, since this could be an issue created by the proposed development, I think as good neighbors, it would be best for the developer to work with the homeowner to address any issues that could be present related to the sight distance. We are always willing to help, but this is a component of the development that should really be handled as part of the design and development of the project, which should include some coordination with adjacent property owners.

Let me know if you have any questions.

Thanks,

Rob

ROBERT S. PRIESTAS, P.E.

Director
Department of Public Service and Engineering



CITY OF GAHANNA
200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4055
614.342.4155(fax)
robert.priestas@gahanna.gov
www.gahanna.gov



Twitter@CityOfGahanna

From: Chris Lescody [mailto:Clescody@epferris.com]
Sent: Wednesday, June 13, 2018 5:22 PM
To: Robert Priestas <Robert.Priestas@gahanna.gov>
Cc: Loreto Canini <larry@caniniassociates.com>; tstanhope@smartservices-inc.com
Subject: RE: Paulina Place Traffic Access Study

Hi Rob,

I'm assuming there is no code violations at this time under current conditions.

The sight distance (vertical and horizontal) are stated to be met with a concern that the exiting vegetation may block sight lines to the west. In lieu of staking the sight distance at this time, can the TAS be approved with a condition that the sight line looking west be evaluated after the entry construction (prior to acceptance) for obstructions? We know the obstructions are within the public R/W; therefore, they would be a clear code violation. At that time, the City could remove or mandate the obstructions to be removed. Could we get your agreement that the City code enforcement would take action at that time?

I am concerned that we don't have the entry designed vertically and what would be staked is not the true as-built elevation...which the sight line would need to be reevaluated as an as-built condition anyway.

Thanks,

Christopher L. Lescody, PE

Vice President

E.P. Ferris & Associates, Inc.

880 King Ave

Columbus, Oh 43212

(614) 357-4086 m (614) 299-2999 ph (614) 299-2992 fax

www.epferris.com

From: Robert Priestas [<mailto:Robert.Priestas@gahanna.gov>]

Sent: Wednesday, June 13, 2018 8:33 AM

To: Chris Lescody <Clescody@epferris.com>

Cc: Loreto Canini <larry@caniniassociates.com>; tstanhope@smartservices-inc.com

Subject: RE: Paulina Place Traffic Access Study

Good Morning Chris,

Our code enforcement folks have looked at it and have not identified any violations at this time. I think that the best course of action would be for the developer to stake the sight distance and verify whether or not obstructions actually exist.

Thanks,

Rob

ROBERT S. PRIESTAS, P.E.

Director

Department of Public Service and Engineering



CITY OF GAHANNA

200 S. Hamilton Rd.

Gahanna, Ohio 43230

614.342.4055

614.342.4155(fax)

robert.priestas@gahanna.gov

www.gahanna.gov



Twitter@CityOfGahanna

From: Chris Lescody [<mailto:Clescody@epferris.com>]

Sent: Wednesday, June 13, 2018 8:26 AM

To: Robert Priestas <Robert.Priestas@gahanna.gov>

Cc: Loreto Canini <larry@caniniassociates.com>; tstanhope@smartservices-inc.com

Subject: FW: Paulina Place Traffic Access Study

Good morning Rob,

In looking through the TAS comments, Carpenter Marty has concerns with the existing vegetation blocking the sight lines. Based on our field survey, the property to the west of the project site has an existing fence, stone columns and a large amount of vegetation located within the R/W that is contributing to the blocked sight line.

We would like to request help from the City in getting the vegetation cleared (at a minimum) to reevaluate the sight lines.

Is this something the City can perform or mandate from the adjacent property owner?

Thanks,

Christopher L. Lescody, PE

Vice President

E.P. Ferris & Associates, Inc.

880 King Ave

Columbus, Oh 43212

(614) 357-4086 m (614) 299-2999 ph (614) 299-2992 fax

www.epferris.com

From: Todd Stanhope [<mailto:tstanhope@smartservices-inc.com>]

Sent: Wednesday, June 13, 2018 7:52 AM

To: Chris Lescody <Clescody@epferris.com>

Subject: FW: Paulina Place Traffic Access Study

From: Robert Priestas [<mailto:Robert.Priestas@gahanna.gov>]

Sent: Tuesday, June 12, 2018 4:51 PM

To: Todd Stanhope <tstanhope@smartservices-inc.com>

Subject: RE: Paulina Place Traffic Access Study

Good Afternoon Todd,

Please see attached in response to the traffic impact study.

Thanks,

Rob

ROBERT S. PRIESTAS, P.E.

Director

Department of Public Service and Engineering



CITY OF GAHANNA

200 S. Hamilton Rd.

Gahanna, Ohio 43230

614.342.4055

614.342.4155(fax)

robert.priestas@gahanna.gov

www.gahanna.gov



Twitter@CityOfGahanna

From: Todd Stanhope [<mailto:tstanhope@smartservices-inc.com>]
Sent: Wednesday, May 16, 2018 7:16 PM
To: Robert Priestas <Robert.Priestas@gahanna.gov>
Cc: Loreto V Canini <lcaini@aol.com>; Kathleen Krock <kkrock@smartservices-inc.com>
Subject: Paulina Place Traffic Access Study

Rob

Attached is the subject traffic study for your review. We can provide any hard copies you need so please let me know if you need hard copies at this point. Thank you.

Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

Smart Services, Inc. (Columbus Office)
A DBE / EDGE Certified Business

1900 Crown Park Court, Suite E
Columbus, Ohio 43235
Ph: 614-914-5543
www.SmartServices-Inc.com





PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to rezone approximately 4.5 acres from Single Family (SF-2) to Two Family Residential (MR-1). There are two companion applications. One is a conditional use to allow for single family homes within an MR-1 zoning. Single family development within MR-1 must meet the parameters of the R-4 district. The developer prefers R-4 to SF-2 since the zoning allows for a smaller lot size. A third application is for a variance to allow for private streets and to not require the project to submit a Final Development Plan (FDP). If approved, the project will be required to file a preliminary then a final plat. The platting process approves the number of lots, lot size, lot layout, etc.

Below is a comparison of the existing and proposed zoning categories in regards to setbacks, building height, and lot area. This is not a complete comparison, it is meant to provide an indication of some of the similarities and differences between the two zonings.



PROJECT DETAILS

REZONING FROM SF-2 TO MR-1

PROPERTY SIZE: 4.5 ACRES

DENSITY: 3.3 UNITS/ACRE

**STAFF RECOMMENDATION:
REQUEST ALIGNS WITH
PLAN RECOMMENDATIONS**

Zone District	Single Family Residential (SF-2)	Two Family Residential (MR-1) with R-4 Residential District Standards for Single Family
Setbacks	Front yard = 40' Side yard = 10' Rear yard = 25'	Front yard = 25' Side yard = 5' Rear yard = 25'
Building Height	32' and no more than 2 stories	25' and no more than 2 stories
Lot Area	15,000 square feet	7,200 square feet

15 lots are shown on the site plan, this includes the existing home. It is important to note that the site plan is not adopted with the rezoning. Future applications such as a final plat will be required that identifies the exact lot layout and size. The final plat requires a recommendation from Planning Commission and adoption by City Council.

Land Use Plans

The property is located within the Heartland Concept Plan which was adopted in 1999. The Plan recommends two land use designations for the property, residential and open space/parkland. The Plan



anticipated that open space would be acquired by the City as properties were available through sale or redevelopment opportunities.

The 2002 Land Use Plan designates the property parks and recreation. The objective of parks and recreation land use is to assure that the park system and community recreational facilities are planned, located, designed, and constructed to provide recreational opportunities. If the rezoning is approved, as part of the platting process, the property will be evaluated for the appropriateness for recreational opportunities. Onsite park space will be provided or fees in-lieu of onsite park space will be required. The City determines which option is preferable during review of the final plat.

While not adopted, the City is in the process of creating a new comprehensive land use plan. This plan would replace all existing plans when adopted. It designates the property as low density residential. Permitted uses include attached and detached single family homes at a density of 3-6 units per acre.

It should be noted that all three of the above mentioned plans are meant to guide growth and inform decision makers. They do not mandate a particular use, intensity, scale, etc.

Area Commission

The request was discussed at the August 2nd Area Commission meeting. Attached to the report is feedback from the area commission meeting. Please note that Area Commission feedback is non-binding.

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.

Applicable plans recommend a variety of uses, goals, and objectives for the property. The property appears to have been deemed appropriate for recreational uses in addition to residential uses because of how it is currently developed, one unit on 4.5 acres. And because it is centrally located in an area almost entirely developed with single family development. It is not typical to designate privately owned land as park and recreation.

The new land use plan, which has not yet adopted, designates the property as low density residential. The request is consistent with the recommendations of this plan as they are proposing single family lots at a density of 3.3 units per acre. The plan recommends 3-6 units per acre.

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 similarly sized and undeveloped parcels that are zoned MR-1. Many of the discussions staff has had with developers is on the availability of land appropriate to develop for residential uses. Typically these discussions result in the conclusion that Gahanna has little to no property suitable for development of a single family subdivision.

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.

Staff is of the opinion that the rezoning is consistent and appropriate with surrounding uses. The request is for single family development at a density of 3.3 units per acre. The areas surrounding the project site, which are zoned Single Family (SF-3), are developed at a similar density ranging from 2.7 -3.0 units per acre.

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.

Through conversations with various developers, analysis performed as part of the new land use plan, and data received through regional analysis such as Insight 2050, staff is aware that there is an extremely high demand for residential development. Demand appears to be highest for multifamily development such as apartments and for non-traditional large lot development such as condos and townhomes. The majority of residential zonings which allow single family development only permit the development on lots larger than a ¼ of an acre. These lot sizes, while still desirable by many, are not consistent with housing trends. This request would develop under the parameters of R-4 which allows for a smaller lot size than any other residential zone district. These lot sizes (7,200 square feet) are more in line with current housing trends. Even though the lot size is smaller than the surrounding development, density of the development is substantially similar.

It is Planning and Development staff’s opinion that the request to rezone to MR-1 with a conditional use to allow single family is consistent with the development patterns of the surrounding area and is in alignment with the vision of the property as set out by the land use plans.



Conditional Use

MR-1 zoning permits single family residential as a conditional use. Therefore, in order to construct detached homes, a conditional use permit is required. MR-1 states that the development standards of the R-4 district must be followed when developing single family.

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.

It is staff's opinion that the request meets the four conditions of approval and therefore recommends approval of the request.

Variance

Three variances have been requested from the code. Two of the variances, CH 1108.01 and 11.09.02(a), require approval by City Council.

1. Variance to CH 1108.01 which requires a final development plan (FDP) for any property other than those zoned single family. The property would be rezoned to MR-1 which is a two family zoning, therefore it would be required to file an FDP even though the request is for single family. This appears to be an oversight in the code. The code should require an FDP for all projects except single family. The applicant intends to file a plat in-lieu of the FDP.
2. Variance to CH 1109.02(a) which requires streets to be dedicated to public use. The developer proposes to have private streets.
3. Variance to CH 1145.05(a) which requires lots to front a public street. The developer proposes to have private streets.

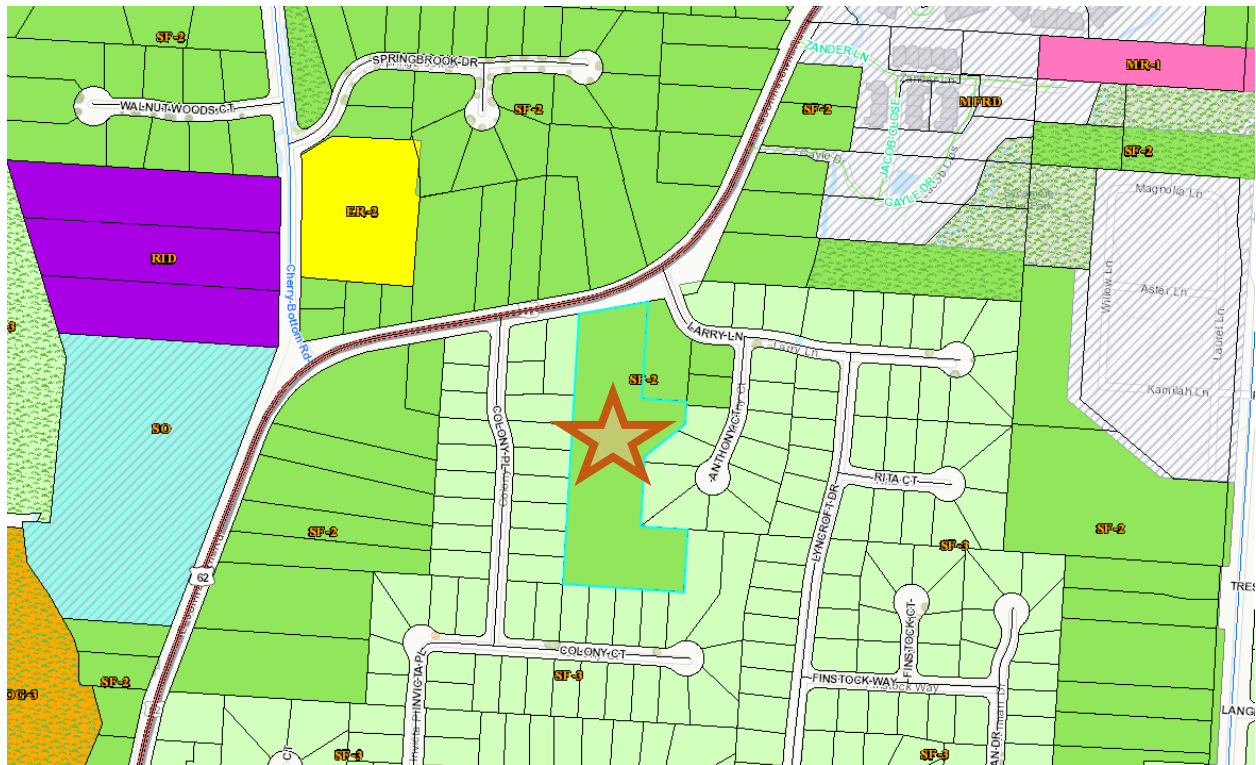
Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- 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.

Staff does not object to the requested variances. Private streets can be advantageous to the City as it reduces our costs associated with providing services to residential development. The developer proposes to file a plat instead of an FDP. This appears to be the proper permitting path for this type of development as the code states that single family zonings are exempt from the FDP process. Technically the zoning category requested is not a single family zoning but rather a two family zoning. The platting process is more appropriate than an FDP to capture lot size, location, etc.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director

Area Commission Feedback

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name: Paulina Place

Meeting date: 8/2/18

Project type:

- Annexation
- Conditional Use
- Zoning Change (rezoning)
- Other _____

Reviewer name: Bowers

Reviewer status:

- Commission Member
- General Public

MR-1 w/ conditional use
↳ 2 Family (duplex)

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes

How would you improve the proposal as submitted?

- ensure tree preservation

Sidewalks on street (Paulina) *
I like the multipurpose path on Johnstown

What do you see as some of the outcomes of the proposal?

increased revenue for schools,
better use of underdeveloped land

What are your overall comments or suggestions?

this is the same acreage as the
Spanovich property on Taylor + this/similar
project would have fit there too.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

	Not appropriate or desirable		Very appropriate and desirable			N/A
	←			→		
	1	2	3	4	5	
Pedestrian friendliness <u>- if sidewalk</u>				✓		
Scale				✓		
Compatibility with surrounding uses				✓		
Vehicular circulation						✓
Traffic impact on neighboring streets				✓		

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name: Paulina Place

Meeting date: 8/2/18

Project type:

- Annexation
 Conditional Use
 Zoning Change (rezoning)
 Other

Reviewer name: John Spunelli

Reviewer status:
 Commission Member
 General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes

How would you improve the proposal as submitted?

DON'T KNOW

What do you see as some of the outcomes of the proposal?

Expand property and income tax base

What are your overall comments or suggestions?

Let's help growing Gahanna grow more

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable		N/A
	← 1	2	3	4	
Pedestrian friendliness				X	
Scale					X
Compatibility with surrounding uses					X
Vehicular circulation					X
Traffic impact on neighboring streets				X	

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:
Farline Place

Meeting date:
August 2, 2018

- Project type:
- Annexation
 - Conditional Use
 - Zoning Change (rezoning)
 - Other _____

Reviewer name:
Diana M. Redman

- Reviewer status:
- Commission Member
 - General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

It seems to be appropriate

How would you improve the proposal as submitted?

more detail on some of the "yet to be decided" items
 How ensure that Condo Management Assoc is there for long-term

What do you see as some of the outcomes of the proposal?

Could be positive,

What are your overall comments or suggestions?

Basically has merit. Not sure price point will be realized
 Some concern over traffic from subdivision going in/out to
 Johnson Rd

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable			N/A
	←			→		
	1	2	3	4	5	
Pedestrian friendliness				✓		
Scale				✓		
Compatibility with surrounding uses				✓		
Vehicular circulation			?			
Traffic impact on neighboring streets			✓			

Michael Blackford

From: Jordan Fromm <jfromm@valuerecovery.com>
Sent: Friday, July 20, 2018 4:14 PM
To: Michael Blackford
Subject: RE: Area Commission #3 Meeting August 2nd

Categories: Public Hearing Item

Good afternoon sir!

I have a tight schedule that day. In the event I am not able to make it, I have the following observations and concerns:

- This is very clearly a residential area, and I believe that SFR is the highest and best use. I don't see any other use besides residential, agricultural, or parkland being compatible—particularly with this parcel being landlocked by single family residential.
- I am not pleased with the density. I believe it should be developed at the same SFR/acre as its surrounding neighborhoods.

From: Michael Blackford <Michael.Blackford@gahanna.gov>
Sent: Friday, July 20, 2018 3:58 PM
To: Carla Williams-Scott (crws40@aol.com) <crws40@aol.com>; Diana Redman (toddyr@aol.com) <toddyr@aol.com>; Gina Karasneh (ginakarasneh@gmail.com) <ginakarasneh@gmail.com>; Jay Mantle (mulhenny@gmail.com) <mulhenny@gmail.com>; John Spinelli (spincohio@gmail.com) <spincohio@gmail.com>; John Williams (johnwill5k@att.net) <johnwill5k@att.net>; Jordan Fromm <jfromm@valuerecovery.com>; Mallory Sribanditmongkol (malloryalexin@gmail.com) <malloryalexin@gmail.com>; Mark Seidelmann (mseidelmann@gmail.com) <mseidelmann@gmail.com>; Merisa Bowers (merisa.bowers@gmail.com) <merisa.bowers@gmail.com>; Ron Smith <rsmith@sohproductions.com>
Subject: Area Commission #3 Meeting August 2nd

Good afternoon,

We have an item for consideration for the August 2nd meeting. This item is time certain for 6:00 pm. It is a rezoning request at 488 Johnstown Road (between Colony Place and Larry Lane).

[August 2 Agenda](#)

Let me know if you have any questions. Please feel free to send me an email with any comments about the request if you can't make it to the meeting. Thanks.

When: 6:00 pm, August 2nd

Where: City Hall, Committee Room

What: Residential Rezoning

MICHAEL BLACKFORD, AICP
Deputy Director

Department of Planning & Development



200 S. Hamilton Rd.
Gahanna, Ohio 43230
614-342-4029
614-342-4129 (fax)
michael.blackford@gahanna.gov
www.Gahanna.gov

