

Application for Zoning Change

City of Gahanna, Ohio ■ Planning Commission ■ 200 S. Hamilton Road, Gahanna, OH 43230
Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION: All correspondence will be addressed to the applicant. Planning Commission members or City staff may conduct a site visit prior to a Planning Commission Public Hearing.**

*Applicant Name: Susan Prescott *Phone: 614-939-9900
 *Applicant Address: 1085 E. Johnstown Rd, Gahanna, OH *Fax: 614-939-5424
 *Applicant Email: drsusanprescott@gmail.com
 *Applicant's Relationship to Project: Land Owner Option Holder Cont. Purchaser Agent
 *Address for proposed Zoning Change: 5069 Morse Rd, Gahanna, OH
 *Parcel ID#(s): 025-0037A -014-00 *Total Acreage: one
 *Current Zoning: ER-1 *Proposed Zoning: CC
 *Proposed Use: Medical office

*Property Owner Name: Susan Prescott *Phone: 614-939-9900
 *Property Owner Address: 1085 E. Johnstown Rd, Gahanna, OH *Fax: 614-939-5424
 *Contact Name: Susan Prescott *Email: drsusanprescott@gmail.com

Developer Name: The McKnight Group Phone: 614-875-1689
 Developer Address: 3351 McDowell Rd, Grove City, OH Fax: 614-875-7006
 Contact Name: Dave McKnight Email: davidmcknight@mcknightgroup.com

*Applicant's Signature: [Signature] *Date: 4/28/15
 *Property Owner's Signature: [Signature] *Date: "

***SUBMISSION REQUIREMENTS: Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.**

- Three (3) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
- For a Limited Overlay or ROD Re-Zoning, three (3) copies of the limitation text and elevation drawings.
- One (1) digital copy of completed application and associated documents.
- A list of property owners, contiguous and directly across the street, and their mailing addresses.
- Pre-printed mailing labels for all property owners, contiguous and directly across the street.
- Application fee of \$400 for the first acre, \$50 for each additional acre. \$1,000 maximum.
- The property must be posted in accordance with Section 1133.02 within seven (7) days of application acceptance. The sign shall be consistent with the attached Zoning Change Sign diagram. Information on the sign must be approved by the Planning and Zoning Administrator (PZA) prior to installation.
- A request for inspection of the Zoning Change Sign must be made to the PZA within three (3) days of installation.

For Internal Use:

SunGard File No. 15040032
 PC File No. 20-2015
 Public Hearing Date: 5/27/15

RECEIVED
 (Received)
 APR 28 2015
 By [Signature]

PAID
 (Paid) APR 28 2015 (Accepted by PZA)
 BY: [Signature] 447

Application for Zoning Change - Additional Submission Requirements

- Street address of the subject property, together with an area map identifying the subject property in relation to surrounding properties.
- The name, signature, and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, or proof of consent from the property owner.
- The existing and proposed zoning district designation of the subject property.
- A site analysis plan 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.
- A conceptual plan 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.
- A written environmental assessment describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district.
- A traffic impact analysis should be provided if any use permitted in the requested zoning district could generate 100 or more peak hour directional trips, or 1,000 or more vehicle trips per day; the traffic study should contrast the daily peak hour trip generation rates for representative use in the current requested zoning district; the determination of representative uses shall be made by the Planning Commission with input from City staff and/or consultants.
- A written description of how the requested zoning meets Section 1133.03 Public Hearing of the zoning ordinance. This can be achieved by addressing the Rezoning Criteria of this application form, which can be completed separately and attached to this form along with the materials listed above.

Rezoning Criteria

The applicant must provide written responses on a separate sheet to demonstrate how the proposed rezoning designation will meet the following criteria in Section 1133.03.

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.
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 (1) of the uses permitted under the current zoning.
4. Availability of sites elsewhere in the City that are already zoned for the same proposed uses.
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 (a five percent or more material reduction) 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 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.

In accordance with Section 1133 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this amendment as stated above has been recommended for approval by the City of Gahanna Planning Commission on _____.

This application can now be forwarded to City Council for Final Approval.

Signature of Planning & Zoning Administrator

Date

4-30-15

Request to rezone 5069 Morse Road, Gahanna, Oh from residential to community commercial.

Goal is to build a one story Dogs Only Medical Center here and sell my existing two story building for a probably other medical doctor use.

This land was purchased with deed restrictions by The New Albany Co. on building design, etc.

Zoning Criteria

1. Consistency with goals of land use.....

The goal for the Triangle North is suburban office and community commercial, not the residential it currently is.

2. Compatibility of site physical features for use....

There is no compatibility problem for physical, geological or environment issues for the use under community commercial.

3. Evidence current use could not be used for return on investment...

The existing old house has been vacant six years and an eyesore and danger to the community. Vagrants have been into the house at some point prior to my ownership.



025-011224 03/10/2014

4. Availability of sites elsewhere

There is very little commercial space to choose from in the area.

5. Compatibility of use with surrounding use...

Property next door to the north (Katie Hixon Interior Design) is zoned CC thus this would be consistent with current zoning.

6. Capacity of city infrastructure to support...

City supports large apartment next to the property. This apartment complex will use much more infrastructure than our proposed use.

7. Demand of services for this use....

Existing business model of 16 years is ongoing contribution to the city.

Katie Hixon
5061 Morse Rd.
Gahanna, OH 43230

Christopher & Sara Bennett
1387 Underwood Farms Blvd.
Gahanna, OH 43230

Denise St Cyr
594 Buckthorn Way
Gahanna, OH 43230

Arthur Kloes
1397 Underwood Farms Blvd.
Gahanna, OH 43230

Perkins Bass
1383 Underwood Farms Blvd.
Gahanna, OH 43230

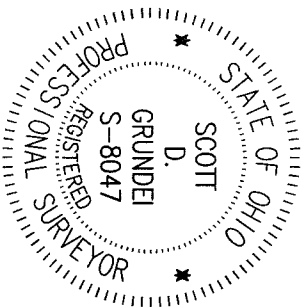
Thomas & Cathy Ryan
1382 Grey Oaks Dr.
Gahanna, OH 43230

Julane Dempsey
1393 Underwood Farms Blvd.
Gahanna, OH 43230

Donna Amstutz
3737 Brightwell Lane
Gahanna, OH 43230

Scott D. Grunde
SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

4/17/15
DATE

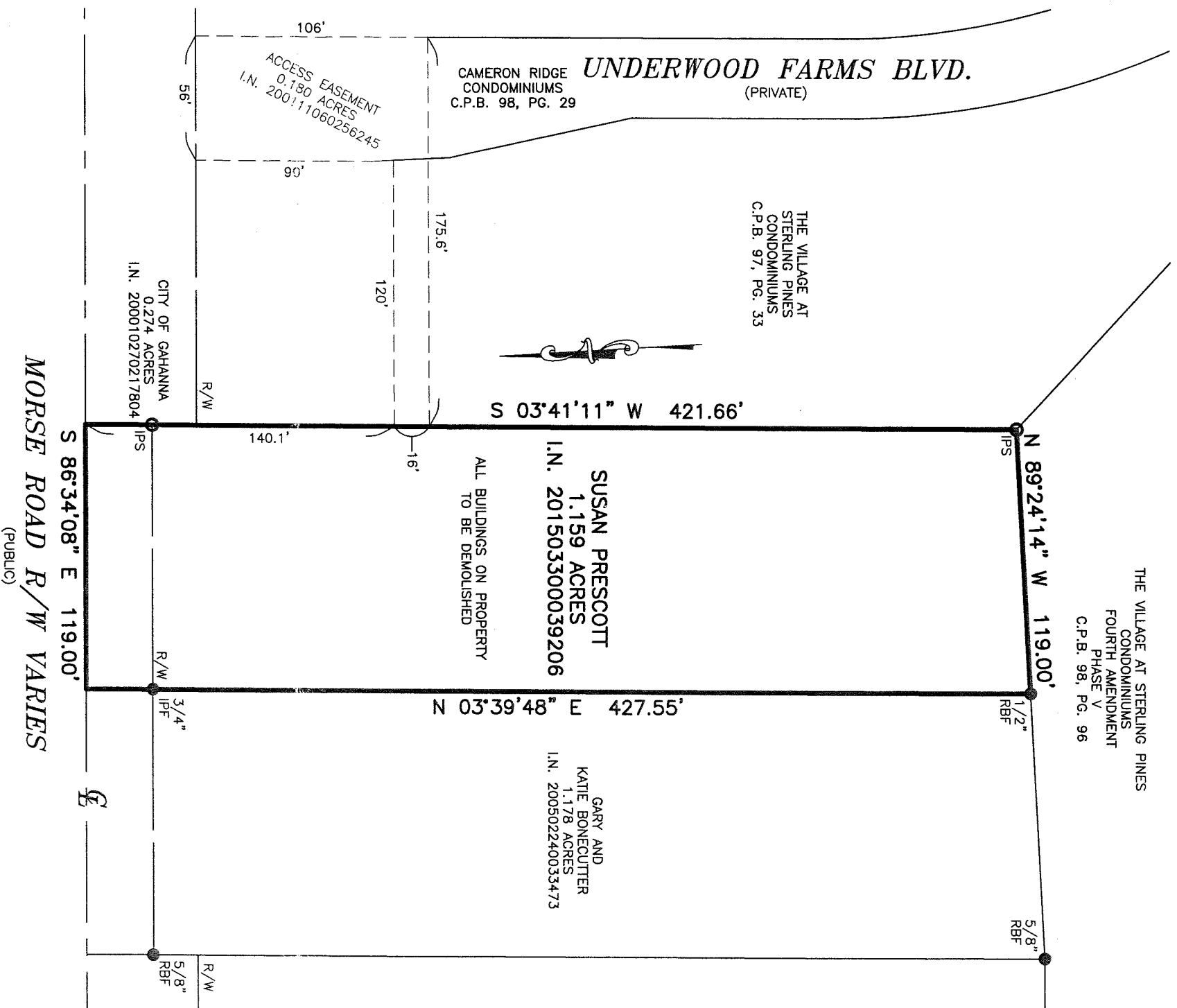


- LEGEND**
- RBF REBAR FOUND
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

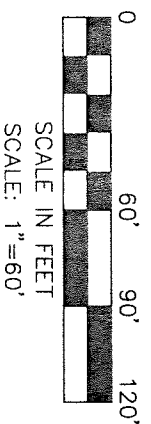
NOTE:
THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL IRON PINS SET ARE 3/4" I.D. IRON PIPES 30" LONG, WITH RED PLASTIC CAP STAMPED "LANDMARK SURVEY".

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN APRIL OF 2015 AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



SURVEY OF
1.159 ACRES
LYING IN

LOT 1, QUARTER TOWNSHIP 2,
TOWNSHIP 1, RANGE 18
UNITED STATES MILITARY LANDS
CITY OF GAHANNA, COUNTY OF FRANKLIN,
STATE OF OHIO



SCALE IN FEET
SCALE: 1"=60'

LS LANDMARK SURVEY
GT GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003
REV: 4/15/15 DATE: 4/8/15
FILE NO. 167979



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Dr. Susan Prescott
Project Address: 5069 Morse Road

Planning and Development

Request Summary

The applicant is requesting to rezone 1.16 acres from Estate Residential (ER-1) to Community Commercial (CC). The proposed use is medical office for a veterinary clinic, however, all the permissible uses within the CC zone district are permissible. Future applications for site plan and design review will be required prior to any construction activities. The applicant, Dr. Prescott, currently has a facility located at 1085 E. Johnstown Road.

2007 Economic Development Plan

The Economic Development Division performs analysis for rezoning requests. While a definitive plan of development has not been submitted, the requested zone district of CC should have a substantially greater financial impact than the current zoning of ER-1. Typical uses within ER-1 consist of single family residential. Generally speaking, single family residential has minimal financial impact to the City. Typical uses within CC include retail establishments, banks, professional and medical offices, and veterinary offices. The change from ER-1 to CC would allow for more intense uses that are consistent with the 2007 Economic Development Plan. Goals of the Plan include maximizing revenue per acre of land development and seeking development proposals that create more jobs.

The requested rezoning adheres to the majority of recommendations within the 2007 Economic Development Plan.

North Triangle Concept Plan

The site is located within the North Triangle Concept Plan. The Plan was adopted in 1997 and provides for general land use patterns, street patterns, and open space corridors. The land use is Office/Mixed Use. This designation allows for commercial, office, and residential uses. The Plan states that direct access to major streets shall be discouraged at intervals less than 600 feet. Access is not memorialized in a rezoning application, however, the site most likely will have to provide access through one or both of the adjacent properties to the east and west. A



CITY OF GAHANNA

development principle of the Plan includes an open space corridor of 150' as measured from the centerline of Morse Rd. The open space corridor will be depicted on future site plans.

Rezoning Criteria

Additional considerations and analysis for rezoning decisions is found within the 2002 Future Land Use Plan and Section 1133.03 of the Planning and Zoning Code. The 2002 Future Land Use Plan provides for a checklist to assist Planning Commission in reaching a decision. Certain answers would not mandate a particular decision. Relevant checklist questions include the following:

1. Is the proposed development consistent with the City's vision?

Staff believes that the proposed rezoning is consistent with the City's vision for this property. The area contains a mix of uses which includes multifamily residential and commercial uses. The proposed rezoning is consistent with the North Triangle Plan designation of Office/Mixed Use and the 2002 future land use plan designation of office.

2. Would the proposed development be contrary to the future land use plan?

The plan provides for a future land use designation of office. The objective of the office future land use is the same as commercial; to assure that it is appropriate in location, character, and that it is clean attractive and architecturally compatible. Staff is of the opinion that the proposed rezoning is consistent with the future land use plan.

3. Will the change adversely influence living conditions in the surrounding area?

- a. Create or appreciably increase traffic congestion;
- b. Seriously impact adjacent areas;
- c. Seriously affect the natural character of the land to the point of creating potential hazards.

Staff believes the request will not adversely impact adjacent areas or the natural character of the area. Without a definitive plan of development impacts are unknown, however, due to the limited size of the subject property, 1.16 acres, impacts, if any, are anticipated to be minimal.

4. Are there reasons why the property cannot be used as it is presently planned or zoned?

The property is occupied with a residential structure which has been vacant for many years. The transitioning area, as seen by the numerous developments and roadway



CITY OF GAHANNA

improvements, lends itself to redevelopment. Commercial appears to be more appropriate than single family residential.

1133.03 of the Planning and Zoning Code provides that the following shall be considered:

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

Staff believes the request is consistent with the policies of the land use plan and North Triangle Plan which includes achieving a compact land use pattern by avoiding leapfrog development. The subject property is adjacent to developed properties and is adjacent to adequate infrastructure to provide services for the intended uses.

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

Staff is of the opinion that potential uses are compatible with the environmental features of the site.

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

There are a limited number of properties zoned CC with frontage on Morse Road.

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 in the value of existing abutting lands or approved developments.

Staff is of the opinion that the rezoning is compatible and appropriate in this area.

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.

The request does not appear to create an unsafe situation for neighboring properties or the citizens of the City.

6. 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.

Staff has been approached by multiple parties about development opportunities of the subject property. All of the development scenarios would require a rezoning to CC.



CITY OF GAHANNA

Recommendation

It is staff's opinion that the proposed rezoning is consistent with the policies of the 2002 land use plan, Part 11 of the Planning and Zoning Code, North Triangle Concept Plan, and the 2007 Economic Development Plan. Therefore, approval is recommended.

Aerial Map





CITY OF GAHANNA

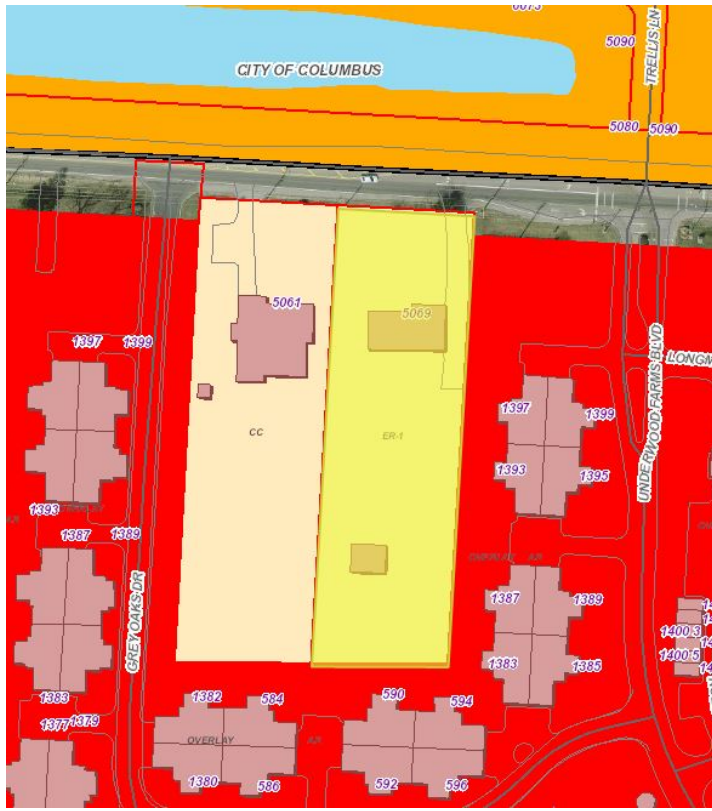
2002 Land Use Map





CITY OF GAHANNA

Zoning Map



Submitted By:

Michael Blackford

Deputy Director, Department of Planning & Development



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Dr. Susan Prescott

Project Address: 5069 Morse Road

The applicant seeks to rezone the abovementioned property from ER-1 (Estate Residential to CC (Community Commercial). The property is bordered on the west by a CC zoned parcel, and to the east and south by multi-family residential zoned parcels. The applicant proposes to construct a new office of veterinarian medicine, which is a permitted use in CC zoning. The request is appropriate for the area and is supported by the Zoning Division.

1133.03 PUBLIC HEARING.

(a) (1) Before submitting its recommendations concerning the application before it to Council, the Planning Commission shall hold at least one public hearing on such application.

(2) At such hearing, the applicant shall present a statement addressing the following criteria and adequate evidence in such form as the Planning Commission, and subsequently City Council, may require, aiding the Commission in its deliberation on the issue. The development department staff shall provide an administrative report that includes comments from both the Zoning Division and the Economic Development Division.

(b) In deciding on the change, the Planning Commission shall consider, among other criteria, the following elements of the application including but not limited to:

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

(2) Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.

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

(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.

(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.

(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.

Respectfully Submitted By:

Bonnie Gard
Planning and Zoning Administrator, Zoning Division



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA
STAFF COMMENTS

Project Name: Dr. Susan Prescott
Project Address: 5069 Morse Rd.

- Dedicate additional R/W along Morse road consistent w/ Thoroughfare Plan.
- Verify TIS requirements are met.
- Property is currently serviced by City of Columbus for water. Any changes to the existing water service shall be coordinated with our office.
- City of Gahanna can provide Sanitary Service.
- Stormwater and erosion control shall be provided per city code.

Respectfully Submitted By:

Robert S. Priestes





CITY OF GAHANNA
STAFF COMMENTS

Project Name: Dr. Susan Prescott
Project Address: 5069 Morse Rd.

No building department comments.

Respectfully Submitted By:

Kenneth W. Fultz, P.E.
Chief Building Official.





CITY OF GAHANNA
STAFF COMMENTS

Project Name: Dr. Susan Prescott
Project Address: 5069 Morse Rd.

NO COMMENTS ON ZONING CHANGE.

Respectfully Submitted By:

*FIRE MARSHAL
MIDDLETOWN TWP. DIVISION OF FIRE*

