

File No. _____
Date Received: _____
Scheduled Public Hearing Date: _____

Fee: _____
Initials: _____
Check or Receipt No. _____

APPLICATION FOR ZONING CHANGE CITY OF GAHANNA PLANNING COMMISSION

*Applicant's Name: Spectrum Acquisition Gahanna, LLC
Address: 200 Spruce Street, Suite 200, Denver, CO 80230
Company: Spectrum Acquisition Gahanna, LLC Phone: 303-360-8812
Fax: 303-360-8814
Status: _____ Land Owner _____ Option Holder xxx Cont. Purchaser _____ Agent _____
Property Location: 5495, 5511 & 5505 Morse Road, Columbus, OH 43230
Proposed Use: Professional Use - Independent Senior Living
Proposed Zoning: Suburban Office and Institutional Current Zoning: NC - Neighborhood Commercial Total Acreage: 2.14+/-
Parcel ID#(s): 025-011235; 025-011236; 025-011239
Developer: Same as applicant Phone: 303-360-8812
Contact: Clinton Enyeart Title: Senior Project Manager
Address: 200 Spruce Street, Suite 200, Denver, CO 80230
Landowner: The New Albany Company LLC Phone: 614.939.8000
Address: 8000 Walton Parkway, Suite 120, New Albany, OH 43054
Signature of Landowner The New Albany Company LLC. By:

*Note: Planning Commission and/or City Staff may visit the property prior to hearing.
Spectrum Acquisition Gahanna, LLC

By: 
Applicant's Signature John M. Sevo, manager

9-30-2016
Date

Submission Requirements

1. 10 copies of a Legal Description of the property certified by registered surveyor.
2. For a Limited Overlay or ROD Re-zoning, you must submit 10 copies of proposed plan **folded** (not rolled) to 8 1/2 X 11 inch size prior to submission, Limitation Text, and Elevation drawings.
3. A list of property owners, contiguous and directly across the street and their mailing addresses.
4. Application Fee: \$400 for first acre, \$50 for each additional acre. \$1000.00 maximum.
5. Reduced drawing to an 8 1/2 x 11 inch size.
6. Property must be posted in accordance with Section 1133.02 within seven (7) days after the application is accepted. Information on the sign must be approved by the Planning & Zoning Administrator prior to installation. See Figure 1 on the third page of Application Form

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 _____. A copy of the minutes is hereby attached. This application can now be forwarded to City Council for Final Approval.

Planning & Zoning Administrator

Date

*Note: All correspondence will be to applicant above unless otherwise stated.

Revised October 2012