

# **VRG Residential Project**

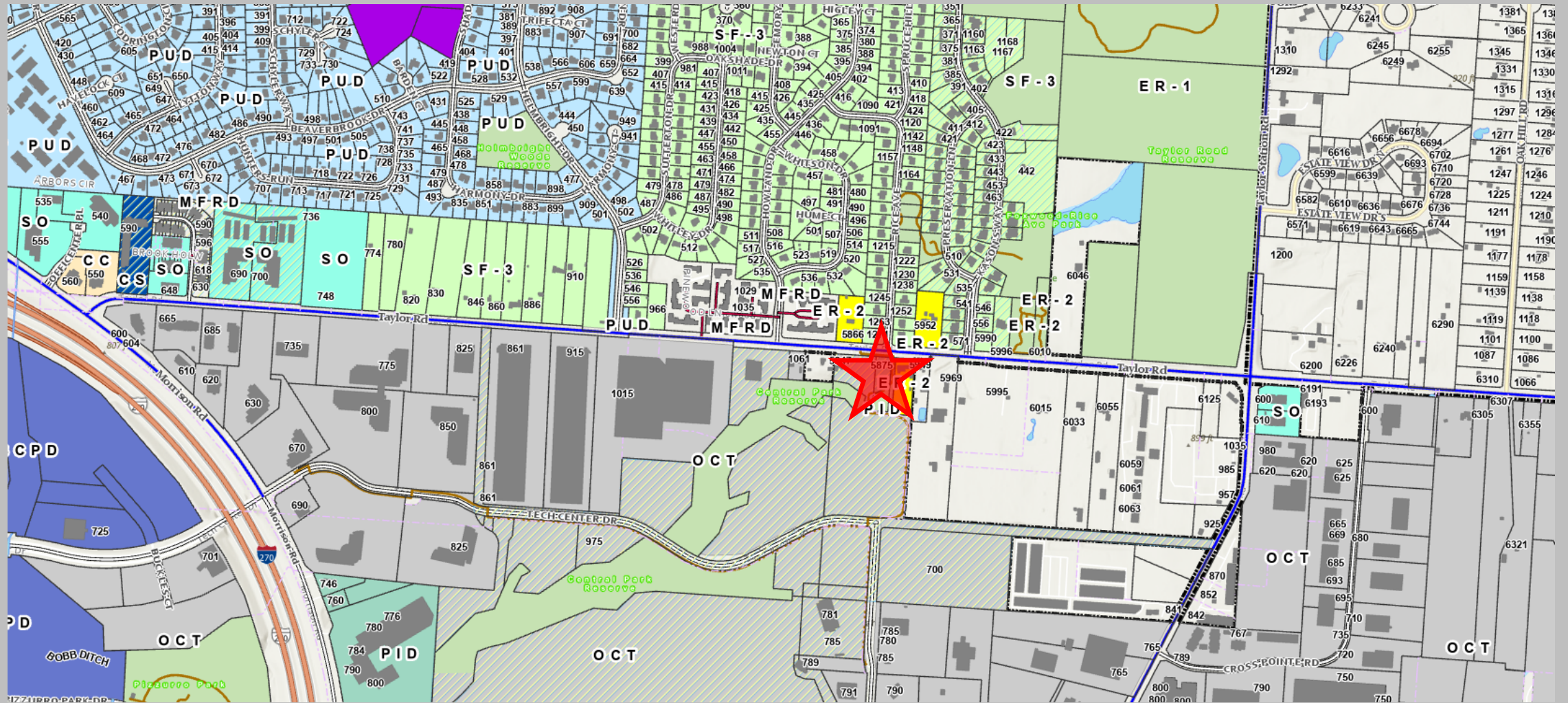
## **Taylor Rd**

**Z-1-2021**

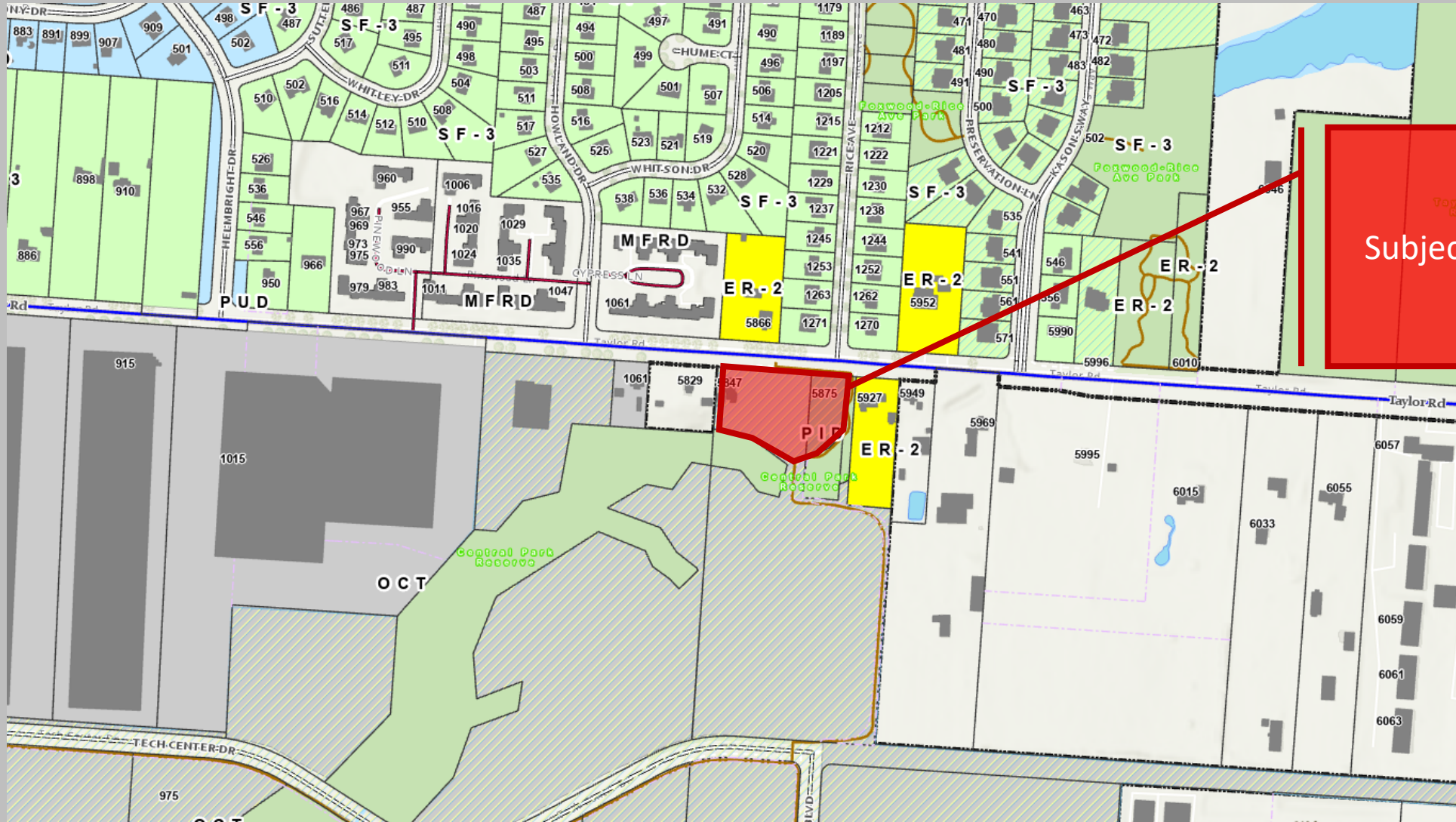
**CU-2-2021**

**V-39-2021**

# Location/Zoning Map



# Location/Zoning Map



Subject Property

# Summary

- Rezoning
  - OCT/PID to MR-1
  - 1.59 acres
  - Existing residential home
    - Non-conforming use
  - 2016 – home demolished
    - Fire department training
  - Anticipate four lots
    - 2.5 units acre
    - Minimum .36 acres lot size (15,500 sf)

# Summary

- OCT/PID uses
  - Allowed uses are too numerous to count
  - Typical uses
    - Office, medical, industrial, warehousing, manufacturing, logistics
- MR-1 uses
  - Two family residential
  - Single family residential allowed by conditional use
    - Must meet standards of R-4

# Summary

- Property not developable under current zoning
  - Property depth, topography, setbacks, parking, development footprint

Zone District	Front Yard Setback	Side Yard Setback	Rear Yard Setback
OCT/PID Industrial	75'	25'	30'
OCT/PID Commercial	60'	15'	15'
OCT/PID Office	40'	10'	10'
MR-1	30'	10'	30'
R-4	25'	5'	25'

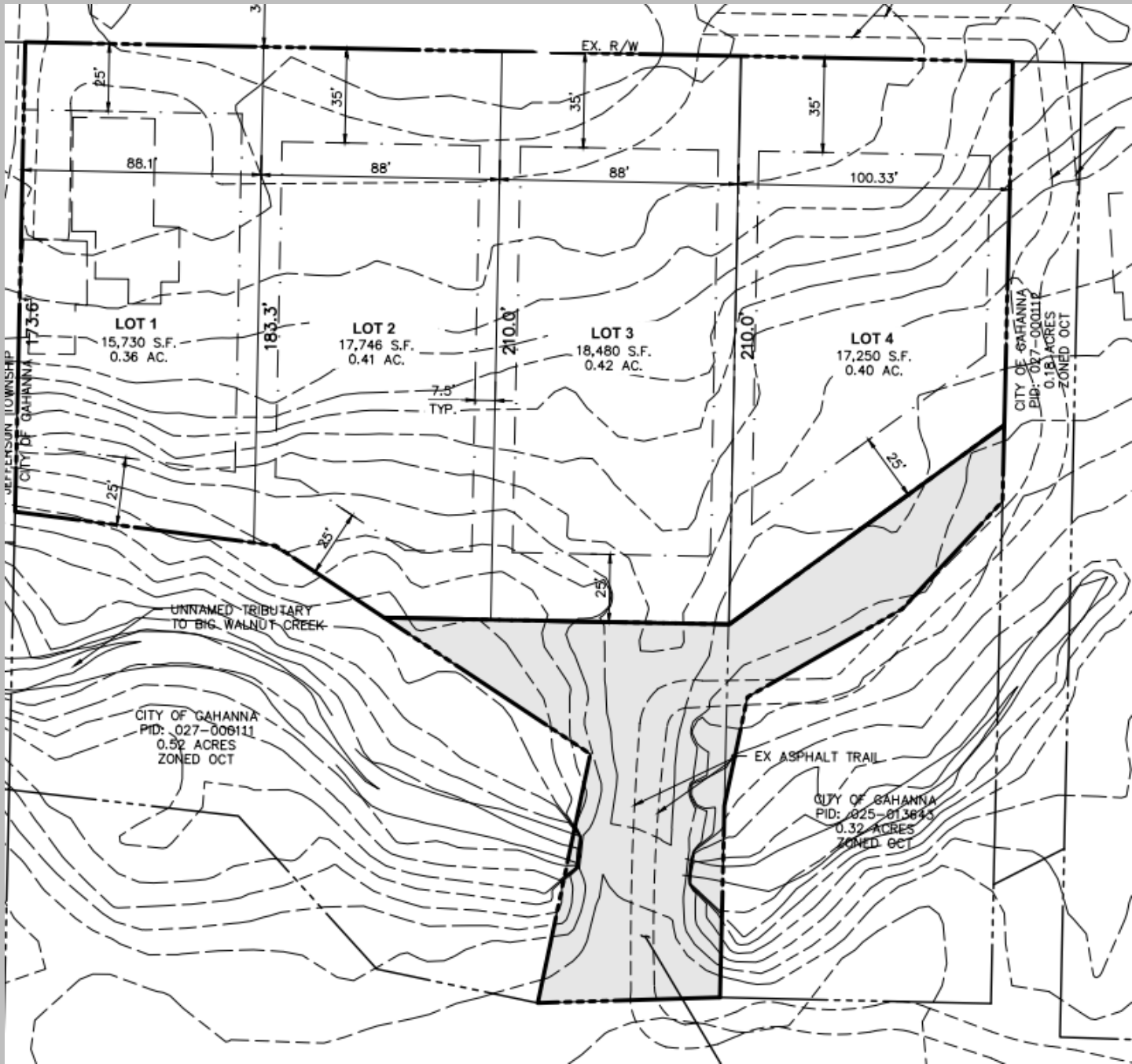
# Summary

- Variance
  - Front yard setback
    - 30' required
    - 27' requested for existing home
  - Side yard setback
    - 10' required
    - 1' requested for existing garage
  - Conditional use permit
    - 1 year to commence
    - 3 years requested

# Summary

- Staff Comments
  - Less impactful
    - Traffic, environmental, lighting, noise, etc
  - Consistent with historic use of property
    - Used for residential
    - Home built in 1915
  - Land Use Plan
    - Professional Office on FLUM
    - Discourage residential uses except when abutting neighborhoods
    - Plan recognizes need for new residential
    - Meant as a guide, not mandate a particular decision







Gahanna

---

DEPARTMENT OF PLANNING