

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: 0 Ridenour Road		Project Name/Business Name (if applicable): National Church Residences
Parcel ID No.(s): 025-013236	Current Zoning: L-SO	Total Acreage: +- 4.19
Proposed Use/Reason for Request: Development of facility with 93 suits as indicated on the Site Plan package.		Proposed Zoning: L-MFRD
APPLICANT Name (primary contact) -do <u>not</u> use a business name: National Church Residences c/o George Tabit, VP		Applicant Address: 2245 North Bank Drive
Applicant E-mail: gtabit@nationalchurchresidences.org		Applicant Phone No.:
BUSINESS Name (if applicable): National Church Residences		
ATTORNEY/AGENT Name: David Hodge, Underhill & Hodge, LLC		Attorney/Agent Address: 8000 Walton Parkway, Suite 260, New Albany, Ohio
Attorney/Agent E-Mail: David@uhlfirm.com		Attorney/Agent Phone No.: 614-335-9320
ADDITIONAL CONTACTS (please list all applicable contacts)		
Name(s):		Contact Information (phone no./email):
Contractor		
Developer		
Architect		
PROPERTY OWNER Name: (if different from Applicant) Christian Meeting Room, Inc.		Property Owner Contact Information (phone no./email):

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 - attorney Date: 10/5/18

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

INTERNAL USE

Zoning File No. 2-250-2018
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 10-5-18

PAID: 600.00
DATE: 10-5-18
CHECK#: 1723



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

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: _____	✓		✓	
✓	2. Review Gahanna Code Section 1133 & 1152 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 Land Use Plans can be found at www.gahanna.gov under the Planning & Development Department	✓		✓	
✓	16. Application fee (in accordance with the Building & Zoning Fee Schedule)	✓		✓	
✓	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 1133.02 no less than 2 weeks prior to the public hearing date. Sign shall be consistent with diagram shown in 1133.02 - the City Logo is available online by visiting www.gahanna.gov under the Zoning Division	✓		✓	
✓	20. Authorization Consent Form Complete & Notarized (see page 3)	✓		✓	

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: 11/2/18

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, Brian Kenimer, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Underhill & Hodge, LLC 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: [Signature] Date: 10/5/2018

AUTHORIZATION TO VISIT THE PROPERTY

I, Brian Kenimer, 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: [Signature] Date: 10/5/2018

Subscribed and sworn to before me on this 5TH day of OCTOBER, 2018.
State of OHIO County of FRANKLIN
Notary Public Signature: [Signature]



P. Frederick Kenimer, Notary Public
In and For the State of Ohio
My Commission Expires January 14, 2022

AGREEMENT TO COMPLY AS APPROVED

I, National Church Residences, 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: [Signature] Date: 10-5-18

Subscribed and sworn to before me on this 5 day of October, 2018.
State of OH County of Franklin
Notary Public Signature: [Signature]



AGNES CISCO
Notary Public, State of Ohio
My Commission Expires 07-10-2022

4.190 Acres

Situate in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 1, Township 1, Range 17, United States Military Lands and being part of the 11.026 acre tract conveyed as Reserve "A" of "IMPERIAL RISE PLAT No. 3", a subdivision of record in Plat Book 46, Page 82, to S.S. Realty, LLC by deed of record in Instrument No. 199901290024434, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at an iron pin found in the southerly right-of-way line of McCutcheon Road at the northwesterly corner of said Reserve "A";

The following two (2) courses and distances along said southerly right-of-way line of McCutcheon Road and northerly line of said Reserve "A":

1. Thence South 85° 34' 11" East, a distance of 462.88 feet, to an iron pin found at a point of curvature;
2. Thence along the arc of said curve to the right having a central angle of 86° 55' 01", a radius of 20.00 feet and a chord bearing South 42° 06' 40" East, a chord distance of 27.51 feet, to an iron pin found at a point of tangency in the westerly right-of-way line of Ridenour Road and easterly line of said Reserve "A";

Thence South 01° 20' 50" West, a distance of 300.82 feet, along said westerly right-of-way line of Ridenour Road and easterly line of said Reserve "A", to an iron pin set;

The following three (3) courses and distances across said Reserve "A":

1. Thence North 87° 21' 03" West, a distance of 292.54 feet, to an iron pin set;
2. Thence South 00° 03' 16" West, a distance of 115.30 feet, to an iron pin set;
3. Thence North 81° 54' 34" West, a distance of 215.87 feet, to an iron pin set in the westerly line of said Reserve "A";

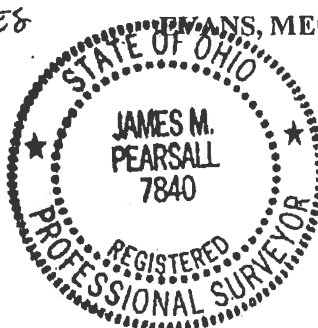
Thence North 04° 25' 49" East, a distance of 429.58 feet, to the POINT OF BEGINNING. Containing 4.190 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

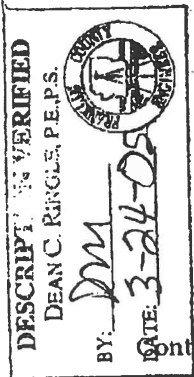
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings in the above description are based on the same meridian as the centerline of McCutcheon Road as shown on the recorded plat of Imperial Rise Plat No. 3 as shown in Plat Book 46, Page 82, Recorder's Office, Franklin County, Ohio, having a bearing of South 85° 34' 11" East.

N-160-EF
ALL OF 4.190 ACRES
ON SPLIT FROM
(02S) 4803



James M. Pearsall 4/29/03
 James M. Pearsall Date
 Registered Surveyor No. 7840



APPLICANT:

National Church Residences Development Corporation
2335 North Bank Drive
Columbus, Ohio 43220

PROPERTY OWNER:

Christian Meeting Room, Inc.
396 Sandburr Drive
Columbus, Ohio 43230

ATTORNEY:

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

AREA COMMISSION/CIVIC ASSOCIATION:

SURROUNDING PROPERTY OWNERS:

Robert and Georgia Kelley
396 Antcliff Court
Columbus, Ohio 43230

Michael Wolfe
343 Flint Ridge Drive
Columbus, Ohio 43230

Ivan Stefanov and Elina Vayntraub
380 Antcliff Court
Columbus, Ohio 43230

Juan Sanchez and Paloma Pena
374 Antcliff Court
Columbus, Ohio 43230

Pavilion Midland LLC
c/o 10866 Wilshire Boulevard, Suite 1250
Los Angeles, California 90024

Kyle and Danielle Fabing
153 McCutcheon Road
Columbus, Ohio 43230

Paul and Angel Lacey
161 McCutcheon Road
Columbus, Ohio 43230

City of Gahanna
200 South Hamilton Road
Columbus, Ohio 43230

Village of Gahanna
200 South Hamilton Road
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200 South Hamilton Road
Columbus, Ohio 43230

Village of Gahanna
200 South Hamilton Road
Columbus, Ohio 43230

ENVIRONMENTAL ASSESSMENT

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 by Gahanna engineers with extensive experience working in the immediate area, and familiarity with all regulatory requirements. 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.

The soils of the property are provided in the Soils Plan submitted to the City and all soils are conducive to development.

There will be no significant long-term noise issues, other than typical of a neighborhood commercial establishment. If there are issues during the construction phase this is a Gahanna developer who is willing and able to work with surrounding property owners to address specific concerns.

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

REZONING CRITERIA

ADDRESS: 0 Ridenour Road
PARCEL: 025-013236
SIZE: +/- 4.19 acres
CURRENT: L-SO
PROPOSED: L-MFRD
OWNER: Christian Meeting Room, Inc.
APPLICANT: National Church Residences, c/o George Tabit
ATTORNEY: David Hodge, Underhill & Hodge, LLC
DATE: October 4, 2018
CASE: _____

The Site is located at the south-west corner of Old Ridenour Road and McCutcheon Road. The Site was rezoned in October of 2005 from SO, Suburban Office, to RID, Restricted Institutional District and then again in 2015 to the L-SO, Limited Suburban Office District. The Site is bordered by McCorkle Park to the north, the Gahanna Municipal Golf Course to the east, property zoned SO, Suburban Office, and used as a substance abuse treatment center to the south, and property zoned SF3, Single Family Residential, to the west.

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.

The 2002 Land Use Plan calls for institutional uses within the neighborhood adjacent to the Site. The Applicant will conform the property to the goals and objectives established in the City's approved Land Use Plan, observing principles including:

- a) Encouraging the orderly and harmonious development of the area in a manner keeping with the overall character of the community.
- b) Protecting adjacent residential area from a potential nuisance.
- c) Preservation of natural features, avoidance of areas of environmental sensitivity, and minimizing negative impacts and alteration of natural features.
- d) Reduction of cut and fill, avoidance of unnecessary impervious cover, flood prevention, and adverse effects of shadow, noise, odor, traffic, drainage, and utilities on neighboring properties.

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

Development of the property will be substantially similar to the submitted conceptual site 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. The property has significant natural beauty which is being incorporated as a passive element in the design of the property.

(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.

Development of the property as proposed is appropriate and consistent with reasonable investment backed expectations for the real estate. Senior living uses are appropriate for this property.

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

There are no similarly zoned properties within the vicinity. Multifamily residential districts are generally located around the north-central border and the south-east border of Gahanna. The proposed senior living multifamily development is an excellent opportunity to develop a terrific living option for seniors which is more centrally located within 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 uses surrounding the subject property are park, substance abuse treatment center, and single family residential. The proposal here fits beautifully on the property, considers appropriate buffers and setbacks, and has been planned to take advantage of the natural beauty of the property. Being a development for seniors, this development will have minimal impact on traffic and general intensity.

(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 are no similarly zoned properties which are centrally located. There is a need and a desire for this type of development.

This rezoning request is not directly opposed to the recommended land use of the 2002 Future Land Use Plan, and with stated goals of promoting a variety of housing types in Gahanna. As such,

the Applicant respectfully requests a recommendation of approval from the Gahanna Planning Commission, and approval of the request by Gahanna City Council.

Respectfully submitted,


David Hodge

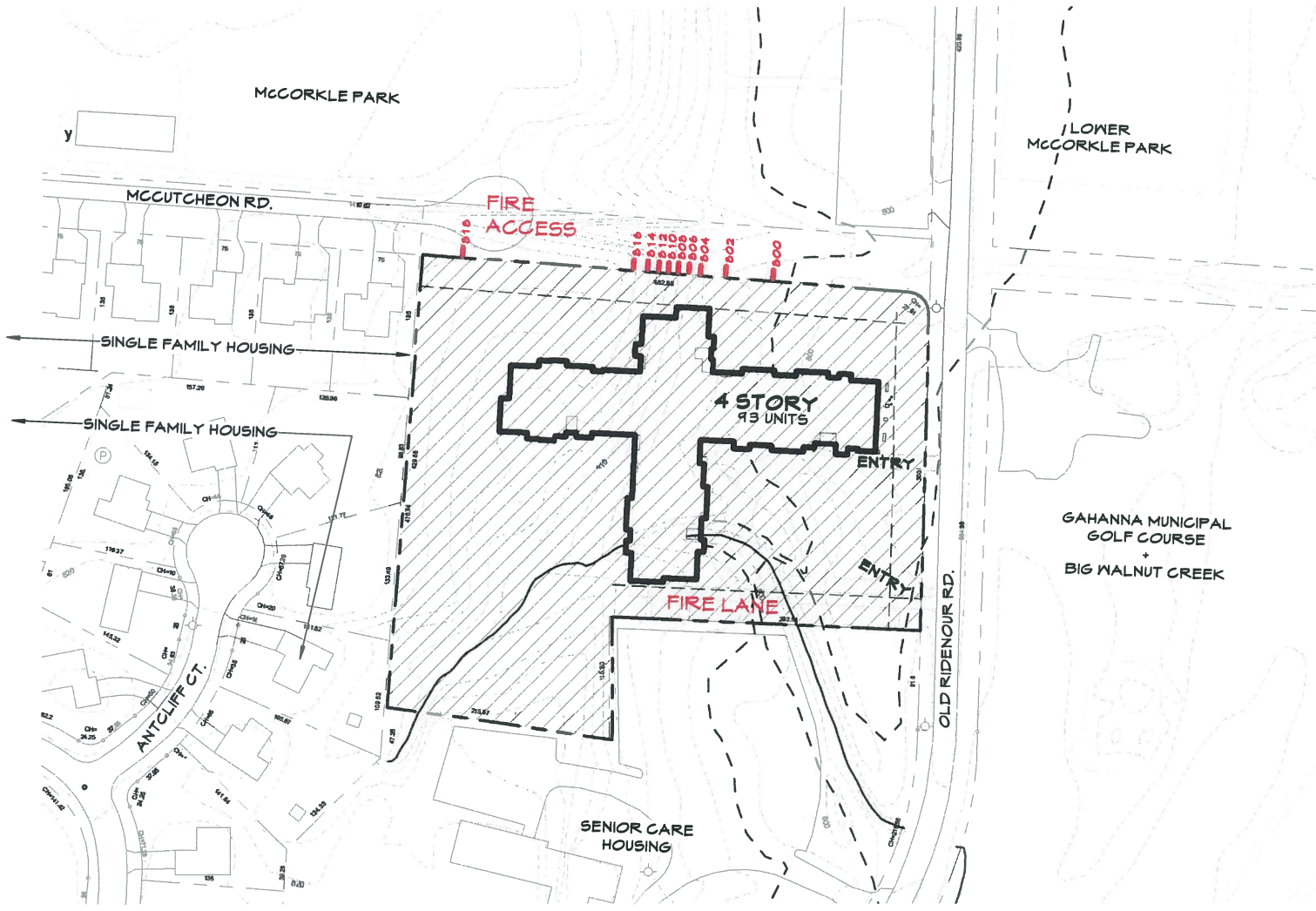
LIMITATION TEXT

ADDRESS: 0 Ridenour Road
PARCEL: 025-013236
SIZE: +/- 4.19 acres
CURRENT: L-SO
PROPOSED: L-MFRD
OWNER: Christian Meeting Room, Inc.
APPLICANT: National Church Residences, c/o George Tabit
ATTORNEY: David Hodge, Underhill & Hodge, LLC
DATE: October 30, 2018

This statement is provided in accordance with the provisions of Gahanna City Code Section 1152.02 Limited Overlay District. The purpose of this use limitation is to protect the compatibility of land uses with the neighborhood.

Only the following use is permitted: Those uses provided by SIC 805, Nursing and personal care facilities. The use is a senior congregate care living facility with health care provided to residents at variant levels depending upon individual resident need. Health care uses to be provided include:

- 24-hour response
- Homemaking service
- Service coordination
- Personal care
- Hospice
- Adult day services
- Meals and dining



**NCR
GAHANNA**

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SITE DATA SUMMARY

SITE AREA:	4.188 ACRES
BUILDING AREA:	
FOOTPRINT:	25,400 SF
PARKING COUNT:	116 SPACES
SURFACE COVERED:	58
	48
UNIT COUNT:	93 UNITS

SCHEMATIC

DATE: 9/18/2018
 PROJECT #: 18161

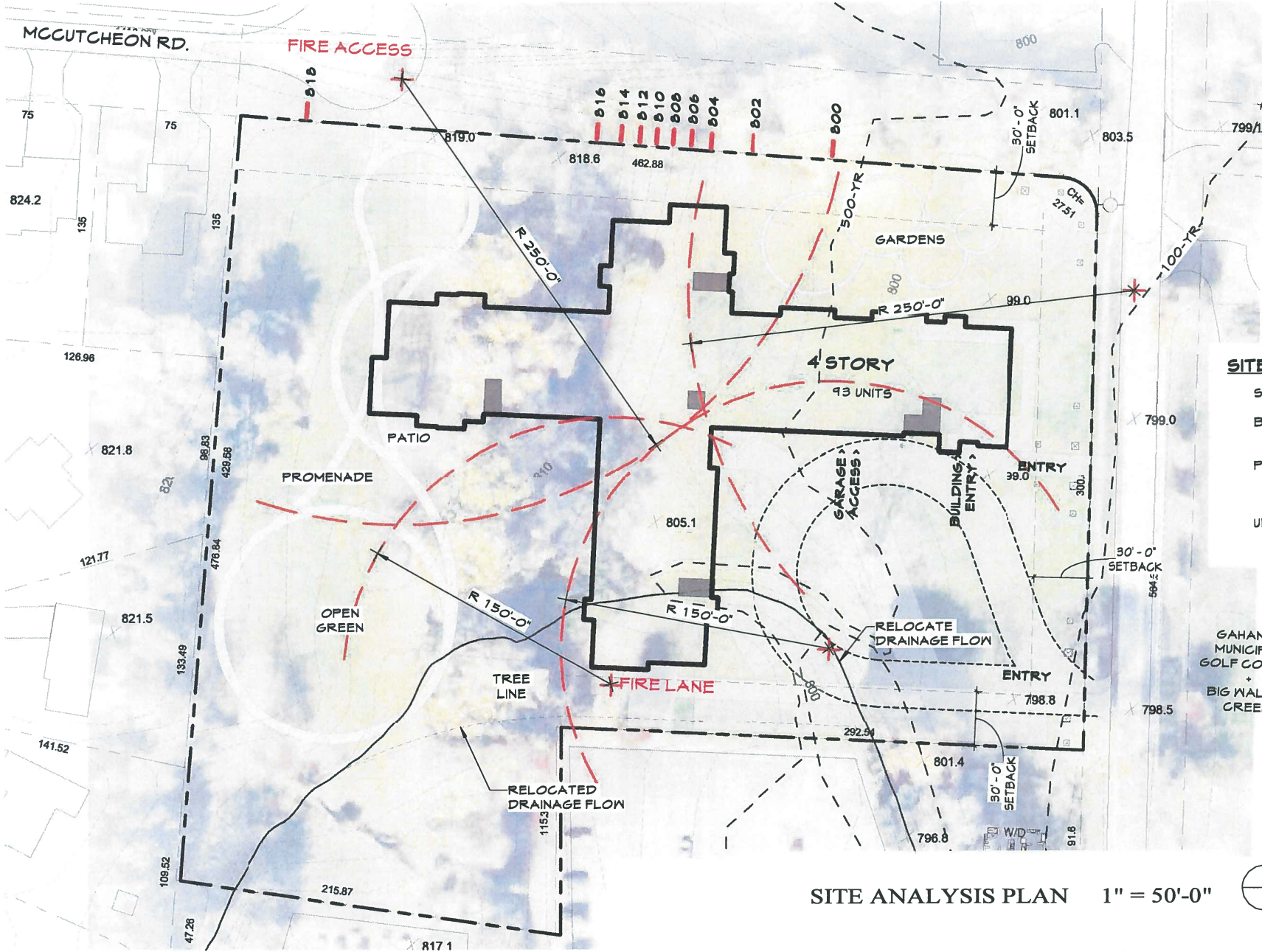
**PRELIMINARY
SITE PLAN**

SD-100a

CONTEXT PLAN - AREA MAP 1" = 100'-0"



BERARDI+
 ARCHITECTS AND ENGINEERS
 1000 W. MAIN ST., SUITE 1000, COLUMBUS, OH 43260
 P: 614.221.1170 berardi@berardi.com



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GAHANNA

GAHANNA, OH

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SITE DATA SUMMARY

SITE AREA: 4.188 ACRES

BUILDING AREA:
FOOTPRINT: 25,400 SF

PARKING COUNT: 116 SPACES
SURFACE 58
COVERED 48

UNIT COUNT: 93 UNITS

SCHEMATIC

DATE: 9/18/2018
PROJECT #: 18161

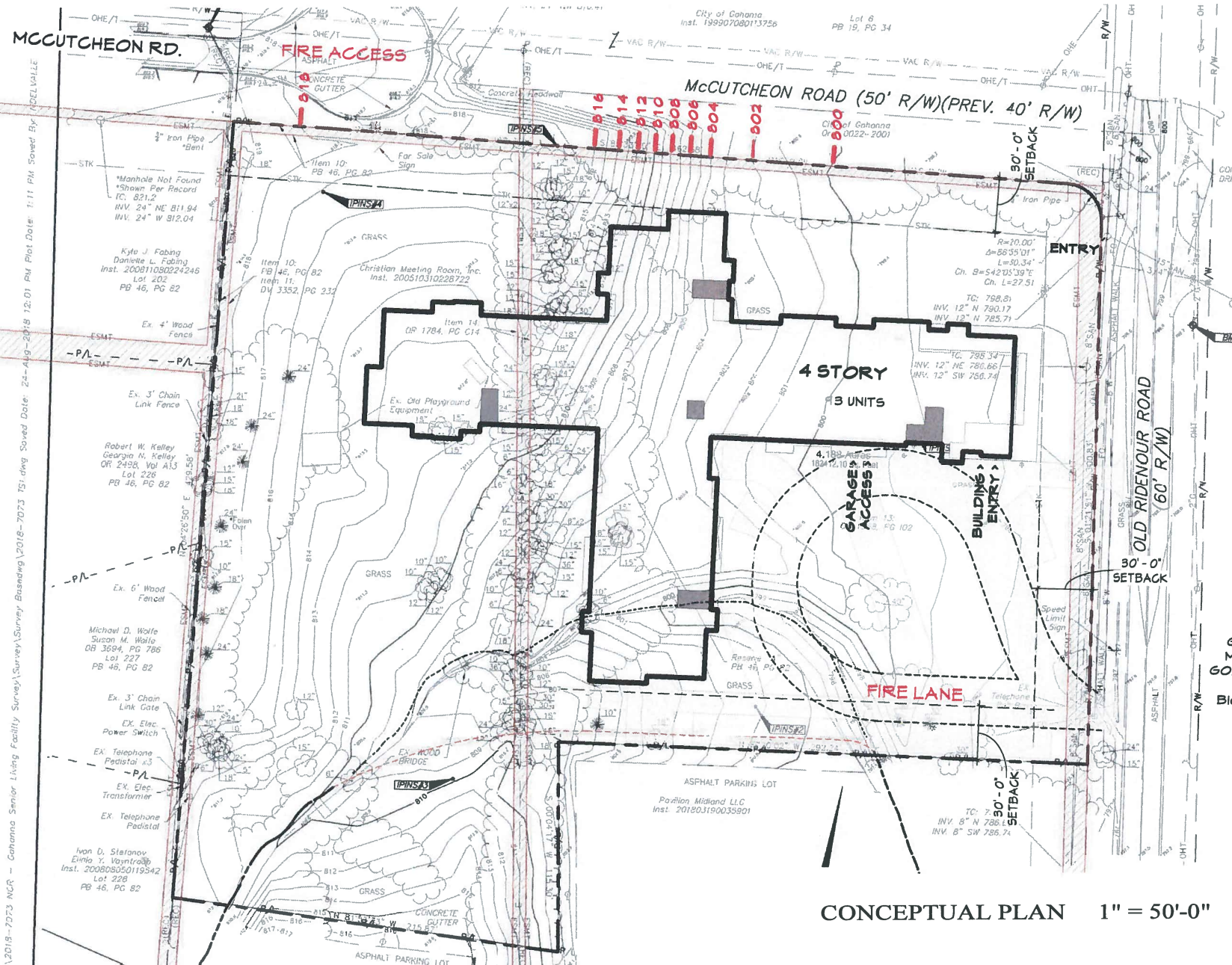
**PRELIMINARY
SITE PLAN**

SD-100b

SITE ANALYSIS PLAN 1" = 50'-0"



BERARDI+
ARCHITECTS + INTERIOR DESIGN + ENGINEERS
100 UNIVERSITY SQUARE, SUITE 1000, CLEVELAND, OH 44115
PH: 216.251.1150 berardi@partners.com



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SITE DATA SUMMARY

SITE AREA:	4.188 ACRES
BUILDING AREA:	FOOTPRINT: 25,400 SF
PARKING COUNT:	116 SPACES
SURFACE COVERED:	48
UNIT COUNT:	43 UNITS

SCHEMATIC

GAHANNA
MUNICIPAL
GOLF COURSE
+
BIG WALNUT
CREEK

DATE: 9/18/2018
PROJECT #: 18161

**PRELIMINARY
SITE PLAN**

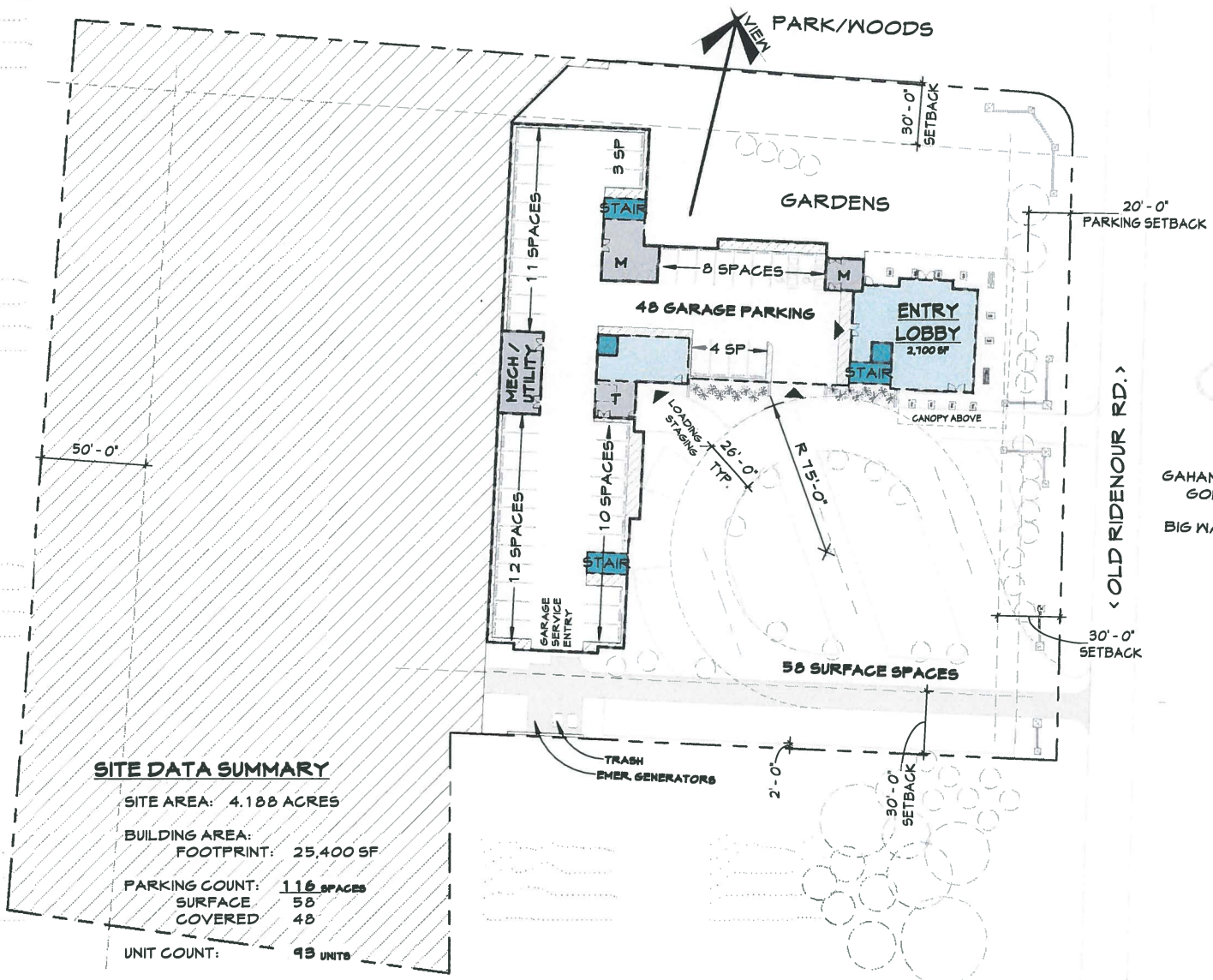
SD-100c

CONCEPTUAL PLAN 1" = 50'-0"



BERARDI+
ARCHITECTS AND ENGINEERS
1400 CENTRE STREET, SUITE 100
COLUMBUS, OHIO 43260
PH: 614.221.1310 BERARDI@BPTHE.COM

1/2018-7273 NCR - Gannona Senior Living Facility Survey, Baseline, 2018-7073 TS, dwg Saved Date: 24-Aug-2018 12:01 PM Plot Date: 1:11 PM Saved By: NICOL VALLE



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GAHANNA MUNICIPAL
 GOLF COURSE
 +
 BIG WALNUT CREEK

SCHEMATIC

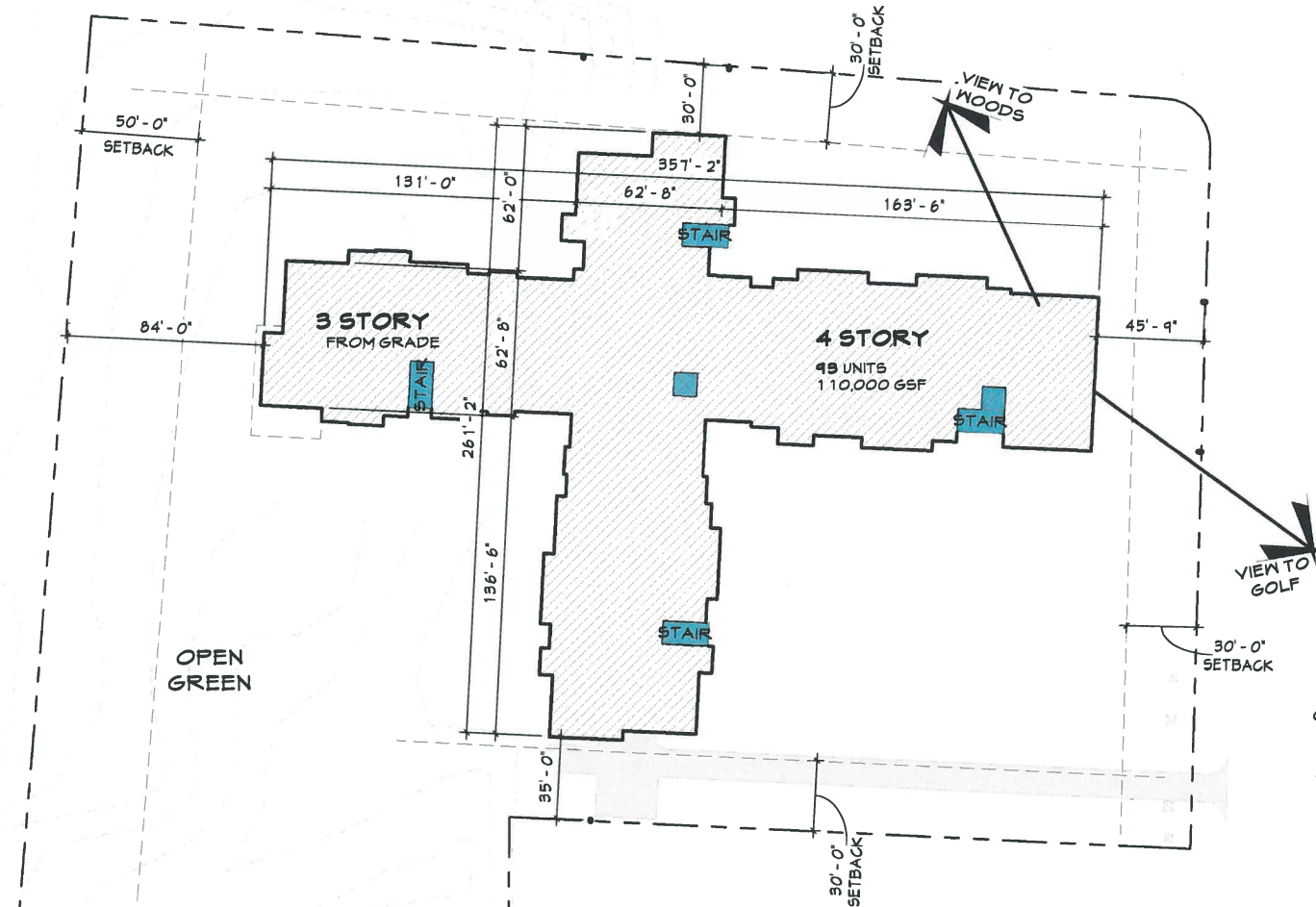
DATE: 9/18/2018
 PROJECT #: 18161

**PRELIMINARY
FLOOR PLAN**

SD-101

PRELIMINARY 1ST FLOOR 1" = 50'-0"

BERARDI+
 ARCHITECTS AND ENGINEERS
 1890 W. 12TH ST. COLUMBUS, OH 43221
 PH: 614.221.1110 berardi@berardi.com



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GAHANNA, OH

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GAHANNA MUNICIPAL
GOLF COURSE
+
BIG WALNUT CREEK
SCHEMATIC

SITE DATA SUMMARY

SITE AREA: 4.188 ACRES

BUILDING AREA:
FOOTPRINT: 25,400 SF

PARKING COUNT: **116** SPACES
SURFACE 58
COVERED 48

UNIT COUNT: **99** UNITS

DATE: 9/18/2018
PROJECT #: 1816

PRELIMINARY
FLOOR PLAN

SD-102

PRELIMINARY 2ND/3RD/4TH FLOORS 1" = 50'-0"



BERARDI+
ARCHITECTS AND ENGINEERS
1155 COLUMBIAN AVENUE, SUITE 200, COLUMBUS, OHIO 43217
PH: 614.221.1110 BERARDI+PARTNERS.COM

October 29, 2018

Christopher Fleming, PE, LEED AP
Civil Engineer / Associate
Korda Engineering
1650 Watermark Drive
Columbus, Ohio 43215

Re: **Gahanna Senior Living Project**
Certified Trip Generation Letter

Dear Mr. Fleming,

E.P. Ferris & Associates has prepared a trip generation analysis for the Senior Housing project located in Gahanna, Ohio. The development will consist of 81 attached units in a four story single structure. The development will be designed for and marketed to seniors.

Site generated trip ends were forecast using the methodology in Trip Generation, 10th Edition as published by the Institute of Transportation Engineers (ITE). The site was modeled as ITE Land Use 252, Senior Adult Housing-Attached, consisting of attached independent living units. AM and PM peak hour volumes and daily volumes were estimated using the fitted curve equations provided for the land use. As shown in Table 1 below, the proposed development is expected to generate 16 external trips in the AM peak (6 entering and 10 exiting) and 22 external trips in the PM peak (12 entering and 10 exiting). Daily volumes will total 300 trips (150 entering and 150 exiting).

Table 1 – Trip Generation

Land Use	Independent Variable	ITE Code	Time Period	ITE Formula	Trips Entering	Trips Exiting	Total Trips
Senior Adult Housing-Attached	81 dwelling units	252	AM Peak Hour of Adjacent Street Traffic	$T = 0.20(X) - 0.18$	6	10	16
Senior Adult Housing-Attached	81 dwelling units	252	PM Peak Hour of Adjacent Street Traffic	$T = 0.24(X) + 2.26$	12	10	22
Senior Adult Housing-Attached	81 dwelling units	252	Weekday	$T = 4.02(X) - 25.37$	150	150	300

These total trips fall below the 100 trips/peak hour and 1000 trips/day thresholds. Observations at other senior communities have shown that trips usually occur off-peak, so the projected volumes will have minimal impact on the adjacent roadways.

Very truly yours,
E. P. FERRIS & ASSOCIATES, INC.

Heather L. Mackling



Heather Mackling, PE, PTOE
Traffic Engineer



David Hodge
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

P: 614.335.9320
F: 614.335.9329
david@uhlwfir.com

October 30, 2018

VIA E-MAIL TO:
michael.blackford@gahanna.gov

Mr. Michael Blackford
City of Gahanna
Deputy Director
Planning & Development Department
200 S. Hamilton Rd.
Gahanna, OH 43230

Re: National Church Residences
Olde Ridenour Rezoning

Dear Michael:

Below are the disposition of comments for the National Church Residences Olde Ridenour Road Rezoning Application. Applicant comments are provided in bold. Every comment that is not applicable to the Rezoning Application is excluded from this response.

COMMENT:

Any development that may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, will require that a Traffic Impact Study be completed and submitted to our office for review. If the project is not expected to meet and exceed that threshold a, letter must be submitted by a registered professional engineer certifying the site trip generation.

Engineer certification letter attached – trip generation does not warrant Traffic Impact Study.

COMMENT:

The limitation text only cites 8059 when the zoning code sites 805. You may want to consider revising it to 805 as it would permit skilled and intermediate care facilities in addition to nursing and personal care facilities not elsewhere classified.

Revised text attached to clarify use of the property, to provide additional specificity and clarity.

COMMENT:

The way the overlay text is written it could be interpreted to include traditional multifamily uses with nursing and personal care facilities or just nursing and personal care facilities. I believe the intent is to limit the use of the property to only nursing and personal care facilities. If that is the case, the text may need to be revised to more clearly state the permitted use.

Revised text attached to clarify use of the property, to provide additional specificity and clarity.

COMMENT:

Please be aware that a rezoning sign is required to be posted on the property a minimum of two weeks prior to the planning commission meeting. Please refer to CH 1133 for details regarding the sign.

Understood, sign will be made and installed upon confirmation of meeting date.

Please let me know if any additional information is required, we will see that you get it as soon as possible.

Very truly yours,



David Hodge



November 2, 2018

National Church
2335 North Bank Dr
Columbus, OH 43220-5499

RE: Project 0 Ridenour National Church Residences
0 Ridenour

Dear National Church:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Public Safety

1. The Division of Police would reflect any concerns or comments that the Division of Fire would have.

Parks

2. No Comment Per Julie Hussey

Public Service & Engineering

3. Zoning/Rezoning Application
 1. Any development that may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, will require that a Traffic Impact Study be completed and submitted to our office for review. If the project is not expected to meet and exceed that threshold a letter must be submitted by a registered professional engineer certifying the site trip generation.
 2. All proposed access points will be further analyzed during the final development plan process. They must comply with the City of Gahanna Access Management Guidelines.
 3. Sanitary Sewer Service for the development will need to be coordinated with the Engineer's Office as part of the Final Engineering Plan review process.
 4. Water service for the development will need to be coordinated with the Engineer's Office as part of the Final Engineering Plan review process.
 5. Stormwater Management for the site will be required in accordance to City Codes 1193 and 1195. The details of those measures will be reviewed as part of the Final Engineering Plan review process.

Fire District

4. 1.The fire department access roadway shall be located within 150 feet of all portions of the building in accordance with Section 503.1.1 of the 2017 Ohio Fire Code.

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.

Soil & Water Conservation District

5. No Comment Received.

Community Development

6. Please be aware that a rezoning sign is required to be posted on the property a minimum of two weeks prior to the planning commission meeting. Please refer to CH 1133 for details regarding the sign.

Building

7. No Comment Received.

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

Sincerely,

Kelly Wicker
Administrative Assistant



PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to rezone approximately 4.2 acres from Suburban Office and Institutional (SO) with an overlay to Multifamily Residential (MFRD) with an overlay. The overlay proposes to restrict uses to only permit nursing and personal care facilities. A companion request, a conditional use, has also been submitted. The conditional use is requested in order to permit nursing and personal care facilities as the zoning code only allows the use through a conditional use permit.

The rezoning and conditional use applications contain a preliminary site plan that depicts the general location and size of the facility. The site plan shows a four story, 93 unit building with 116 parking spaces. It should be noted that if the rezoning and conditional use are approved, that additional applications will be necessary. Future applications will formalize, setbacks, landscaping, building materials, etc.

The zoning code was amended in 2017 to move nursing and personal care facilities from SO to MFRD. The reason being is that these uses have individuals living onsite 24 hours a day and that they function more similarly to apartments than an office. The combined effects of the proposed overlay and conditional use would be to limit the use of the site to only permit nursing and personal care facilities.

In 2016 the property was rezoned from Restricted Institutional District (RID) to SO with an overlay. Discussion at that time focused on the use of nursing and personal care facilities being the most likely development of the property. The overlay did not permit certain uses but rather restricted uses. Although the intent of the rezoning was to permit a nursing and personal care facility, the overlay does not vest the property to this use since it wasn't specifically referenced as allowable. A rezoning is required in order to develop the property for the purposes of a nursing and personal care facility.

Land Use Plans

The property is not located within any area plans. It is designated as Single Family Residential in the 2002 Land Use Plan. An objective of the residential land use is to promote developments that provide quiet and privacy in a safe and attractive manner. Supporting principles include assuring adequate living space for all citizens, sustainable rate of residential growth, and maintaining the integrity of neighborhoods by locating inconsistent uses outside of a neighborhood rather than in the interior.

Area Commission

The request was discussed at the October 4th Area Commission meeting. Attached to the report is feedback from the area commission meeting. Please note that Area Commission feedback is non-binding.

PROJECT DETAILS

REZONING: FROM SO W/AN OVERLAY TO MFRD W/AN OVERLAY

PROPERTY SIZE: 4.2 ACRES

STAFF RECOMMENDATION:
THE USE IS CONSISTENT WITH PREVIOUS DISCUSSIONS REGARDING DEVELOPMENT OF THE SITE



TIF

The subject property is located within the Johnstown Rd tax increment finance (TIF) district. As such, the new incremental value of the development will be captured by the TIF. These dollars may be used to fund infrastructure improvements in the TIF district. Previously identified needs include construction and reconstruction of roads, utilities, stormwater, and parks. A preliminary look at the project indicates the project will generate an annual TIF revenue of \$197,000. This figure is an approximation based on industry standards for construction costs based on the projected size of the facility. This also assumes that the facility is not tax exempt.

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 property isn't located within any subarea plans. It is designated as single family residential on the 2002 land use plan. The property was zoned SO in 2002 in the land use plan was created. It should be noted that the land use plan provides for recommendations, it does not mandate a specific use of property.

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 MFRD. The requested use, nursing and personal care facility, is an activity that has been explored by several potential users within the city. All of these users have had difficulty finding appropriately zoned property.

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.

The overlay and conditional use would restrict uses to only nursing and personal care. Having the end use identified and limited in the rezoning makes it easier to understand potential



impacts to surrounding properties. The characteristics of nursing and personal care facilities, such as minimal noise and low traffic generation, make the use well suited for residential areas.

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, demand appears to be extremely high for this type and similar facilities.

It is Planning and Development staff’s opinion that the request to rezone to MFRD with an overlay and a conditional use to only allow nursing and personal care facilities is an appropriate use of the property. It is important to note that future applications such as a final development plan and design review application will be required. These applications approve specific site details such as building height and size, landscaping, building materials, etc.

Conditional Use

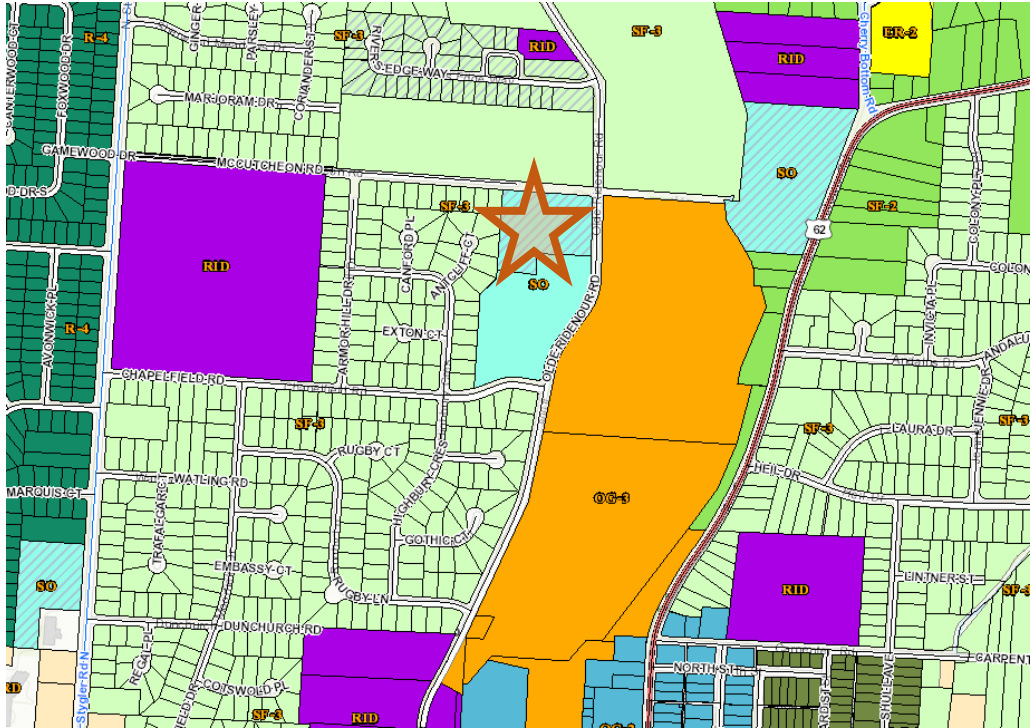
MFRD zoning permits nursing and personal care facilities as a conditional use. Therefore, in order to construct such a facility, a conditional use permit is required.

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.

Location/Zoning Map



Street View



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director

Area Commission Feedback

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

National Church Residences

Meeting date:

10-4-2018

Project type:

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

Reviewer name:

Paul Benson

Reviewer status:

- Commission Member
- General Public

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

This is a good use of the property. The height of the building is a concern. 4 stories seems excessive adjacent to SFR.

How would you improve the proposal as submitted?

Limit buildings to below tree line to the west.

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

A retirement care facility would be a good use. I think there will be a large amount of negative feedback.

What are your overall comments or suggestions?

Four stories is too much adjacent to single-family residential. I would prefer a 3 story design.

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					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: NCE - Ridenour

Meeting date: 10/4/18

Project type:

Reviewer name: Dave Poe

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

Reviewer status:

- Commission Member
- General Public

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

4 story might be too high for neighborhood but Applicant has tried to minimize impact by keeping trees and top

How would you improve the proposal as submitted?

None

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

newly funded

What are your overall comments or suggestions?

very good use of site

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				X		
Scale			X			
Compatibility with surrounding uses					X	
Vehicular circulation				X		
Traffic impact on neighboring streets			X			