

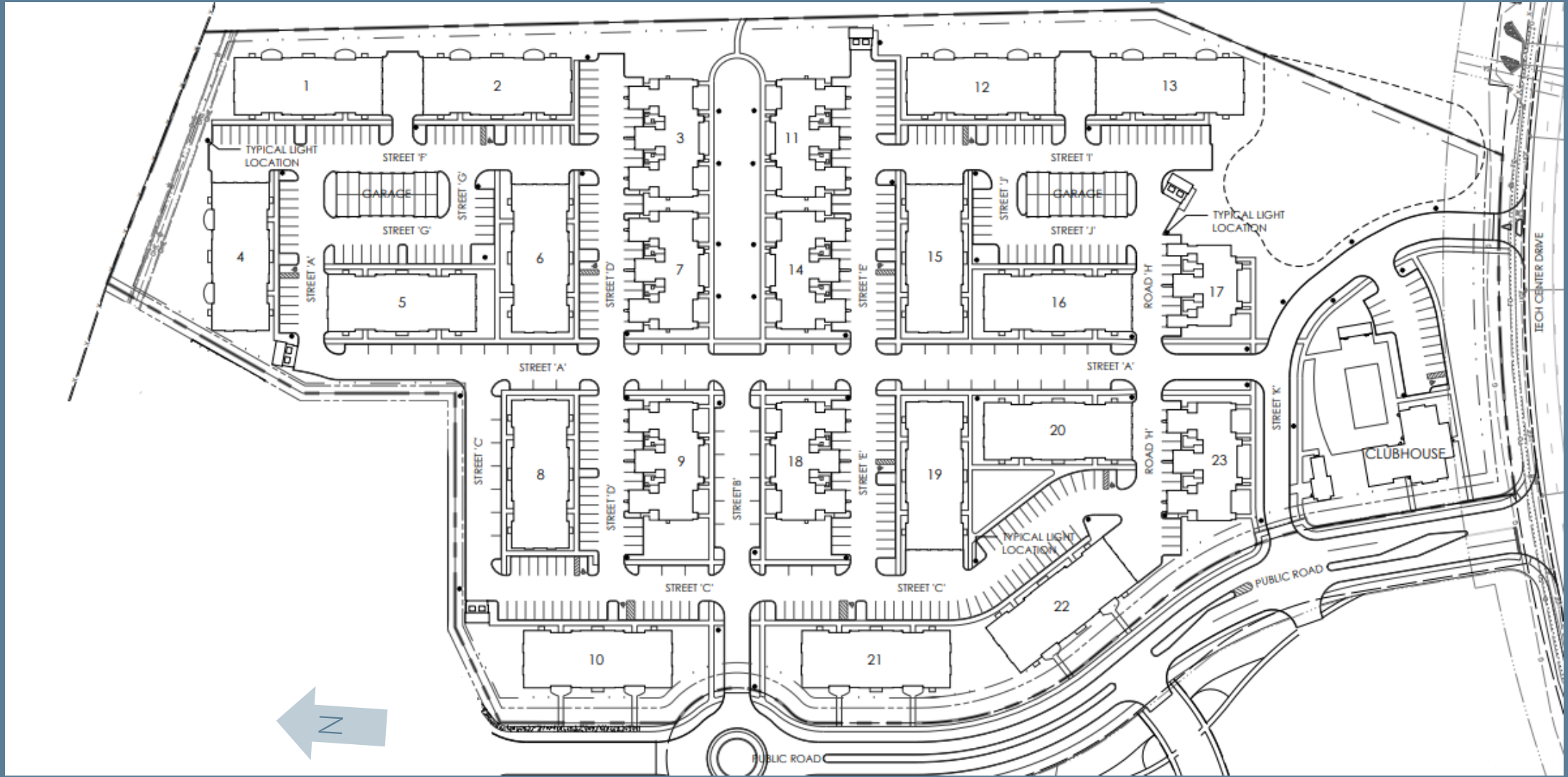
Request Summary

- Requesting approval of Final Development Plan, Design Review, Variances, Conditional Uses, and Rezoning for an apartment complex at the Crescent at Central Park
 - Mostly zoned L-MFRD – Multifamily Residential with Limited Overlay
 - Southern portion zoned SCPD – Select Commercial Planned District
- Rezoning, FDP, DR, CU, and Variances approved in 2020 and 2021
 - Rezoned from SCPD to L-MFRD
 - Current application for southern portion of site
 - The Conditional Uses allowed for increased density and building height, accessory buildings, and a flexible arrangement of buildings
 - CUs must be re-approved due to change in project boundaries/scope
 - The Variances were for signage and screening requirements
 - Most Variances must be re-approved due to change in project boundaries/scope

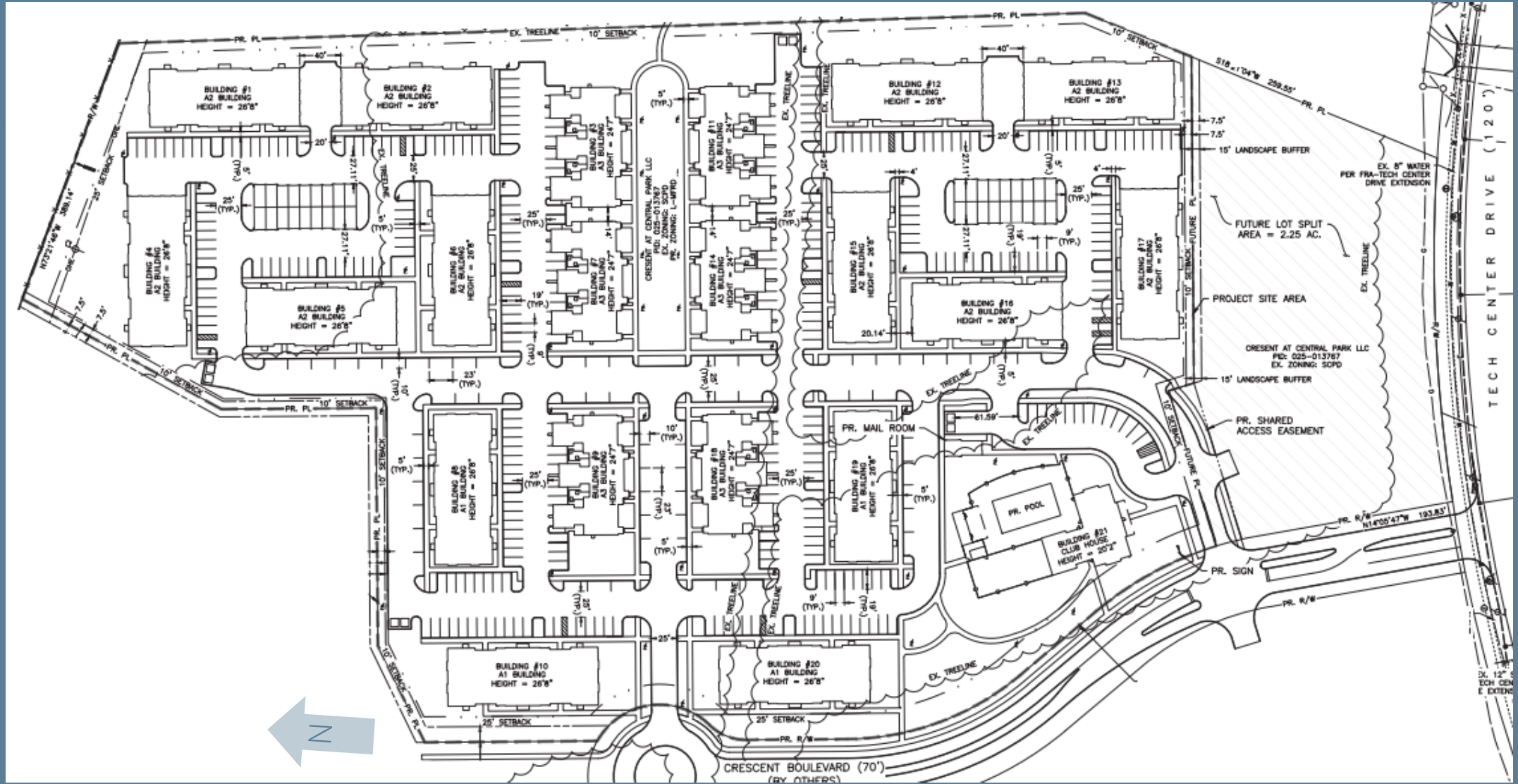
Request Summary

- 294 units on 16.67 acres or 17.6 du/acre
 - Permitted with requested CUs
 - 2020 project included 312 units
 - 2021 project included 240 units
- Includes 23 residential buildings, 2 garages, one clubhouse, and community pool
- 550 proposed parking spaces (~1.9/unit); 588 required (2/unit)
 - 408 uncovered spaces and 142 garage spaces
 - Variance requested
- 317 caliper inches of proposed trees; 271 required

Current Site Plan



2021 Site Plan



Elevations



Building A1

Building A2



Building A3



Elevations



Building A4

Building A5



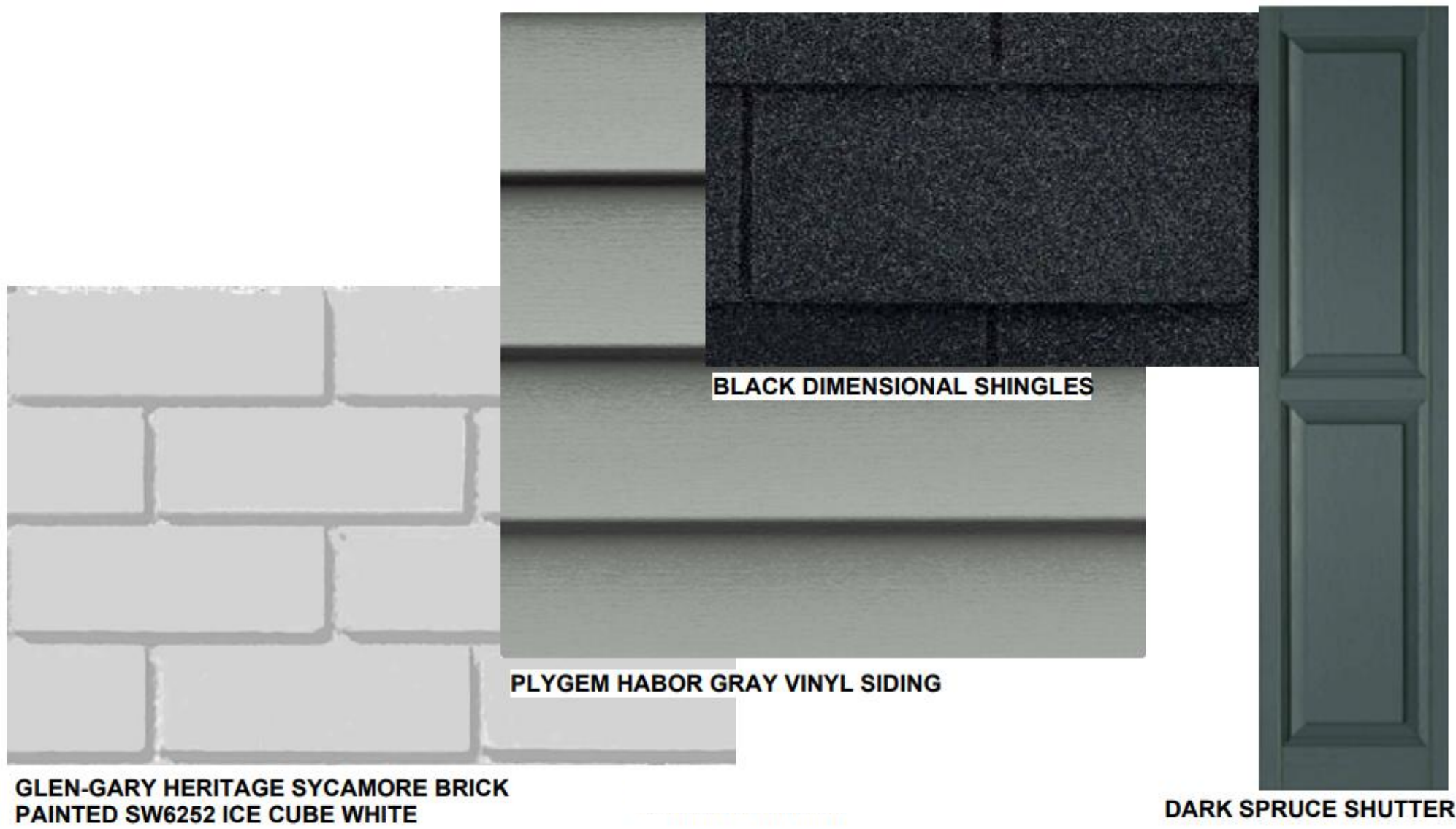
2021 Elevations



Color Palette A



Color Palette B



Request Summary

- Requested Variances
 - 1149.03(b)(1) – Lot Width
 - Required lot width for MFRD is 75 ft plus 10 ft per unit
 - 294 units = 3,015 ft wide; over ½ a mile
 - Required width is nearly impossible to meet and makes it difficult to develop higher density multi-family
 - 1149.03(e) – Rear Yard
 - Code requires a rear yard of at least 25 ft
 - Request to reduce setback to 20 ft
 - Variance is minor in nature and was approved for the site in 2020

Request Summary

- Requested Variances cont.
 - 1149.03(l)(3) – Relationship of Main Buildings to Each Other
 - Minimum distance of 15 ft between main buildings and MFRD boundary
 - Request to reduce to 10 ft
 - Proposed density makes it difficult to meet this requirement and variance is minor in nature
 - 1149.03(l)(5) – Relationship of Main Buildings to Each Other
 - Minimum 25 ft between parking and front/rear of main buildings
 - Request to reduce to 5 ft
 - Necessary to increase the amount of parking
 - Variance previously approved for the site in 2020

Request Summary

- Requested Variances cont.
 - 1163.02(a) – Number of Parking Spaces Required
 - Code requires 2 spaces/du
 - 1.9 spaces/du proposed (550 spaces proposed, 588 required)
 - Variance is minor in nature
 - 1167.20(b)(2) – Property Perimeter Requirements
 - When a residential zone abuts a commercial zone, Code requires a 15 ft buffer, 1 tree per 40 ft, and a continuous 6-foot-high screen
 - Buffering coordinated with adjacent site
 - Variance previously approved for the site in 2021
 - Must be requested again since project boundaries have changed

Request Summary

- **Variance Criteria**
 - There are special circumstances or conditions applying to the land, building or use referred to in the application.
 - The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
 - The granting of the application will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Request Summary

- Staff recommends approval of all 6 Variances
 - Many of the Variances were previously approved in 2020/2021 for this project but must be re-requested due to the project boundaries/scope changing
 - Variances are necessary to develop the site at this density
 - They will not have any adverse effects on the surrounding area

Request Summary

- Requested Conditional Uses
 1. 1149.02(a)(1) – Buildings containing more than 8 du
 2. 1149.02(a)(2) – 2 or more residential buildings on the same lot
 3. 1149.02(a)(3) – Additional density of up to 18 du/acre
 4. 1149.02(c) – Accessory buildings/uses in association with permitted residential buildings
 5. 1149.03(g) – Buildings more than 2 full stories above grade

Request Summary

- **Conditional Use Criteria**

- The proposed use is a conditional use of the zoning district
- The proposed development is in accord with appropriate plans for the area.
- The proposed development will not have undesirable effects on the surrounding area.
- The proposed development will be in keeping with the existing land use character.

- **Rezoning Criteria**

- Consistent with goals of Land Use Plan
- Physical compatibility of property with allowed uses
- No reasonable return on investment with current permitted uses
- Availability of sites elsewhere already zoned for proposed use
- Compatibility of all potential uses allowed in proposed zoning
- Capacity of infrastructure
- Apparent demand for permitted uses

Request Summary

- Staff recommends approval of all 5 Conditional Uses
 - MFRD Chapter regulates density, number of buildings, and accessory buildings through CUs
 - All are related to multi-family uses and are necessary to develop the site at this density
- Staff recommends approval of the Rezoning
 - Most of the site has already been rezoned to L-MFRD
 - The proposed rezoning is consistent with the Land Use Plan and current housing needs
 - Staff is not aware of other sites that are zoned MFRD and available for development

Request Summary

- **Design Review Criteria**
 - Compatibility with existing structures
 - Contributes to the improvement of the design of the district
 - Contributes to the economic and community vitality of the district
 - Maintain, protect, and enhance physical surroundings
- **DRD-2 Standards**
 - Colors shall foster harmonious relationships
 - “Natural, historic, earth tones or similar colors”
 - Recommended building materials are brick, slate, wood, cement, stucco, others consistent with surrounding area
 - Decorative stone and bricks preferred, but decorative wood or vinyl siding may be used if approved by Planning Commission

Request Summary

- **Final Development Plan Criteria**
 - Plan meets applicable development standards
 - Is in accord with appropriate plans for the area
 - Would not have undesirable effects on area
 - Consistent with land use character and development of the area

Request Summary

- Staff has no objection to the Design Review
 - Landscaping and materials meet DR requirements
 - Brick veneer, cast stone veneer, vinyl siding
 - Vinyl siding is permitted only if approved by Planning Commission
 - Code recommends “natural, historic, earthtones or similar colors”
 - Under purview of Planning Commission
- Staff recommends approval of the Final Development Plan
 - All applicable Code requirements are met with Variances



Gahanna