

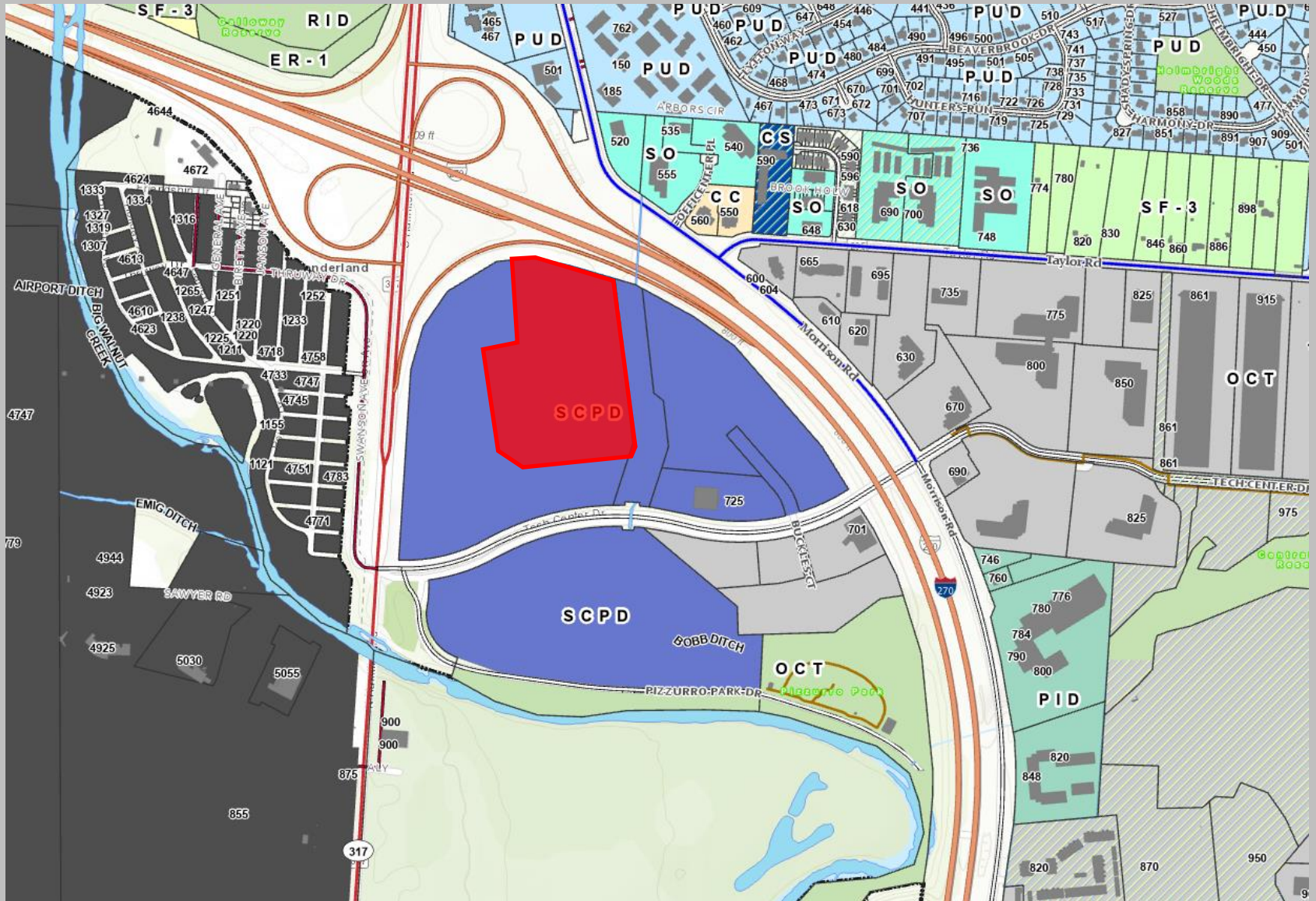
Crescent at Central Park Tech Center Dr

Z-03-2020

CU-04-2020

V-20-2020

Location/Zoning Map



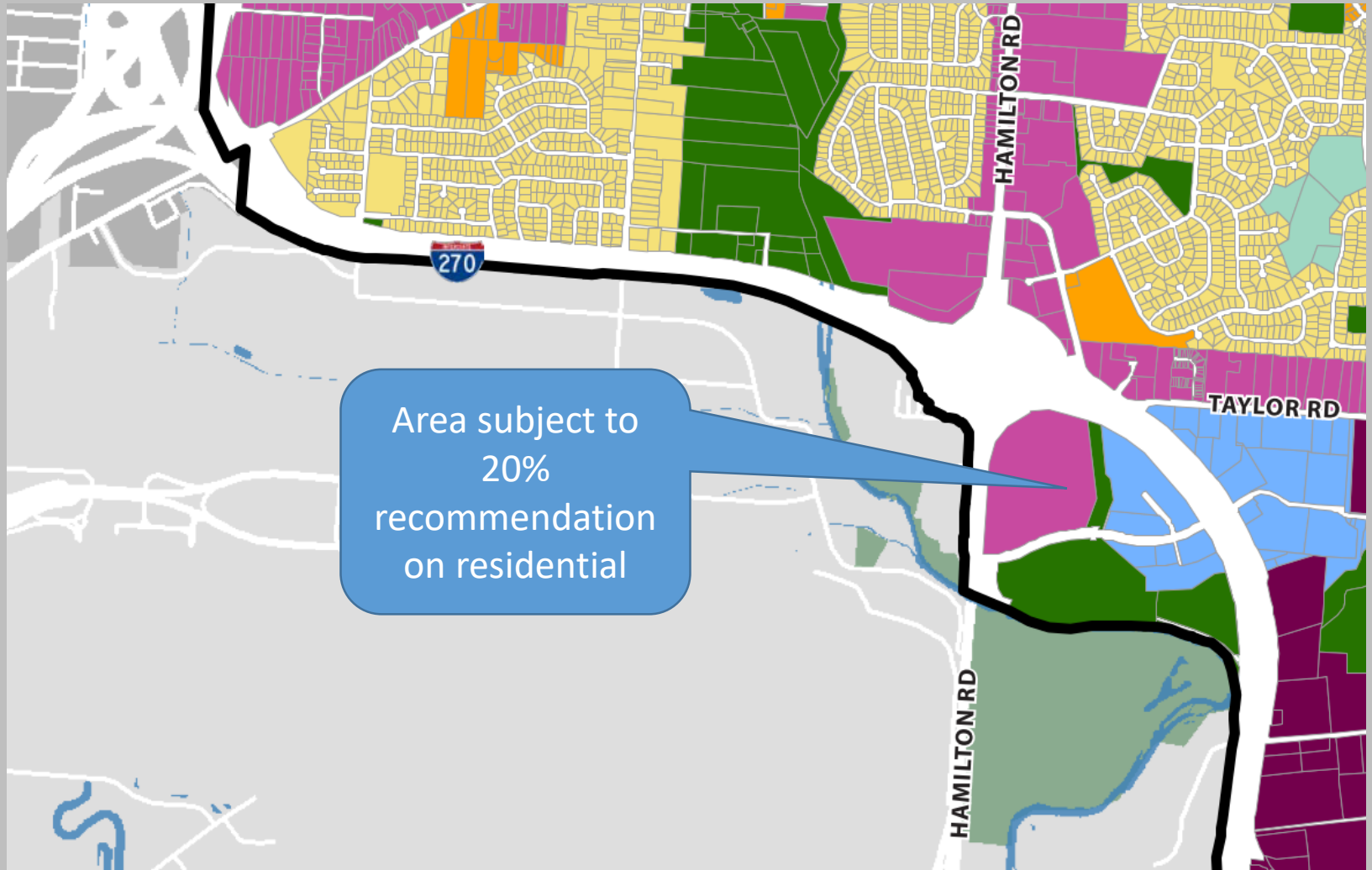
Summary

- Rezoning from SCPD to L-MFRD
 - 17.5 acres
 - 312 apartments proposed
 - 17.43 units/acre
 - Current zoning permits variety of commercial and office uses
 - Overlay text
 - Multifamily permitted
 - Site shall develop similarly to site plan
 - Conceptual building elevations

Summary

- Land use plan designates as mixed use
 - Multifamily permitted use
 - 10-30 units/acre appropriate
 - 70' building height
 - Vertical mix of uses not required
- South Gateway Focus Area
 - Mixed use portion of property limited to 20% residential
 - 43% proposed
- Property located within 65 decibel noise contour map
 - Airport recommends no new residential
 - Recommendation only

Land Use Map



Area subject to
20%
recommendation
on residential

Summary

- Conditional use
 - Buildings containing more than eight units
 - Two or more buildings on a lot
 - Additional density of 6 units per acre
 - Variance to increase
 - Accessory use building
- MFRD zoning has conditional use criteria unlike other zone designations
 - Site planning in nature; not traditional “uses”

Summary

- Variances
 - 1109.08 – Onsite recreation/open space or fees in lieu
 - Requires Council approval
 - Dedicating 34 acres of offsite land for parks/open space
 - Staff evaluated and does not object
 - 1149.03 – Lot width
 - 3,185' lot width required based on number of units
 - 777' provided
 - 1149.03 – Rear yard setback
 - 25' required
 - 10' proposed

Summary

- Variances
 - 1149.03 – Parking location
 - Parking shall not be closer than 25' to the front or rear of a building
 - 8' proposed

Summary

- Future applications necessary
 - FDP
 - Layout, setbacks, etc
 - DR
 - Landscaping, building design, lighting, etc

Site Plan



Renderings



Crescent Park

Renderings



Building B Front Elevation
1/8" = 1'-0"



Building B Rear Elevation
1/8" = 1'-0"



Building B Side Elev 1
1/8" = 1'-0"



Building B Side Elev 2
1/8" = 1'-0"

Crescent Park

Summary

- Rezoning
 - Consistency with goals of land use plan
 - Physical compatibility of property with allowed uses
 - Evidence that the property is not economically viable in current zoning
 - 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

Summary

- Conditional Use
 - Proposed use is a conditional use
 - Development is in accord with land use plan
 - Development will not have undesirable effect on surrounding area
 - Development will be consistent with land use character of area

Summary

- Variance
 - Special circumstances or conditions applying to the land, building or use
 - Variance necessary for the preservation and enjoyment of property rights
 - Variance will not adversely affect health or safety

Summary

- Staff concerns
 - Land use plan recommends limiting residential uses to 20%
 - 43% proposed
 - Property seen first and foremost as a job corridor
 - Multifamily is appropriate and needed
 - Need for additional housing opportunities
 - Renters by choice
 - 3.7% of mf units built in last 10 years
 - Region growing
 - Gahanna needs to grow along with region
 - Businesses want/need housing options in close proximity
 - Vinyl not a preferred material



Gahanna