

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: 4207 Clotts Road		Project Name/Business Name (if applicable): Pinnacle Pointe Village
Parcel ID No.(s): 025-001877 et al.	Current Zoning: ER-2	Total Acreage: Total 7.1+/- (6.6 SF-3 / .49 NC)
Proposed Use/Reason for Request: To provide for residential development with detached single-family condominiums in accordance with land use plan recommendation for property. To provide for a NC - Neighborhood Commercial outlot to provide for an office or neighborhood oriented commercial use along Johnstown Road.		Proposed Zoning: SF-3 NC
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Doug Maddy	Applicant Address: 120 North High Street, Gahanna, Ohio 43230	
Applicant E-mail: doug@brookewoodbuilders.com	Applicant Phone No.: 614.475.5511	
BUSINESS Name (if applicable): Brookewood Construction Co., Inc.		
ATTORNEY/AGENT Name: David Hodge	Attorney/Agent Address: 8000 Walton Parkway, Suite 260, New Albany, OH 43054	
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) George Parker	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: September 25, 2017

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

INTERNAL USE

Zoning File No. 17080016
PC Meeting Date: _____
PC File No. _____

RECEIVED: FIN
DATE: 8-11-17

PAID: 707.75
DATE: 8-11-17
CHECK#: 5429

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: <u>Anticipating July 6th</u>	✓			
	2. Review Gahanna Code <u>Section 1133</u> & <u>1152</u> 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 <u>1133.03(b)</u> . - the City's <u>Land Use Plans</u> can be found at www.gahanna.gov under the Planning & Development Department	✓			
	16. Application fee (in accordance with the <u>Building & Zoning Fee Schedule</u>)	✓			
	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 <u>1133.02</u> no less than 2 weeks prior to the public hearing date. Sign shall be consistent with diagram shown in <u>1133.02</u> - the <u>City Logo</u> is available online by visiting www.gahanna.gov under the Zoning Division	✓			
	20. Authorization Consent Form Complete & Notarized (see page 3)	✓			

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

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: 10/24/17

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, Doug Maddy, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize David Hodge 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.

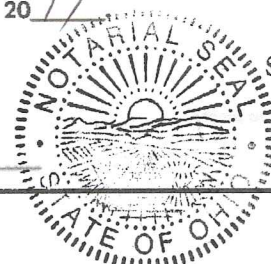
Property Owner Signature: [Signature] Date: 6-21-17

AUTHORIZATION TO VISIT THE PROPERTY

I, Doug Maddy, 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: 6-21-17

Subscribed and sworn to before me on this 21 day of JUNE, 2017.
State of Ohio County of Franklin
Notary Public Signature: [Signature]



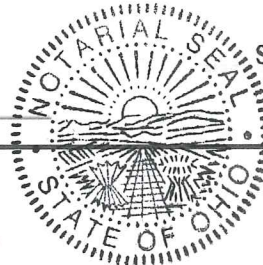
SANDRA A. MADDY WEBER
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 4/11/18

AGREEMENT TO COMPLY AS APPROVED

I, Doug Maddy, 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: 6-21-17

Subscribed and sworn to before me on this 21 day of JUNE, 2017.
State of Ohio County of Franklin
Notary Public Signature: [Signature]



SANDRA A. MADDY WEBER
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 4/11/18

David Peat
4171 Clotts Rd
Columbus, OH 43230

Brad Primm
4183 Clotts Rd
Columbus, OH 43230

Christian Voice of
Central Ohio Inc
881 Johnstown Rd
Columbus, OH 43230

Ohio State University
920 N Hamilton Rd
Columbus, OH 43230

Forum Center, LLC
PO Box 495
Marion OH 43302

900-906 OH, LLC
549 Empire Blvd
Brooklyn, NY 11225-3121

Rodger Coey
3975 Clotts Rd
Columbus, OH 43230

Heartland Bank
850 N Hamtilon Rd
Columbus, OH 43230

Mark Reed
3963 Clotts Rd
Columbus, OH 43230

Andrew Boyd
3951 Clotts
Columbus, OH 43230

William Kauble
3939 Clotts
Columbus, OH 43230

Herbert Wilke
720 N Hamilton Rd
Columbus, OH 43230

James Boyd
740 N Hamilton Rd
Columbus, OH 43230

Leader Development, LLC
790 Johnstown Rd E
Columbus, OH 43230

Leader Development, LLC
830 Johnstown Rd E
Columbus, OH 43230

Pinnacle Pointe Villas

Phase 2

Rezoning Criteria

Brookewood Construction Co., Inc. seeks to rezone the balance of the Walker property from the ER-2 zoning district to the SF-3 and NC zoning districts to accommodate detached single-family dwelling units as an additional phase to the two-family dwelling units approved in 2016. The request includes approximately .5 acre area along the Johnstown Road frontage of the property to be in the NC district to accommodate either neighborhood oriented commercial uses or an office use. The applicant has requested a variance to allow site plan approval, however the applicant has submitted a conceptual plan and proposes a redevelopment in substantial conformance with that site plan.

The property is located southeast of the intersection of Johnstown and Clotts Road. In 2016 the adjacent property (at the corner) was rezoned to the MR-1 district for 12 two-family condominium units. The proposal here is for an additional phase of that development requesting detached single-family units and appropriately located neighborhood oriented commercial uses. Surrounding properties to the north are developed with office and residential uses, the southeast is developed with residential uses in Jefferson Township and the southwest with commercial uses in Gahanna, the east is primarily single-family residential, and the west is commercial, professional, and retail uses. Surrounding Gahanna zoning districts are ER-2, SO, and CC.

In accordance with Gahanna zoning code Section 1133.03 the applicant Brookewood Construction Co., Inc., 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 plan to develop this property with detached single-family condominiums is consistent with the residential recommendation for the property of the 2002 Land Use Plan. The proposal furthers the planning goal of providing consistency of development accommodating existing adjacent land uses with an eye towards some level of densification. The commercial node is appropriately located along what is in this vicinity a commercial corridor along Johnstown Road. The expectation is that the dwellings will attract empty-nesters who are downsizing, and the anticipated floor plans are geared towards this type of end user. The commercial will attract either a neighborhood oriented commercial use or an office-type user.

- (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 perfectly appropriate and consistent with reasonable investment backed expectations for the real estate. This provides for a needed residential type and is appropriate for this property.

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

Zoning to the SF-3 and NC to accommodate a controlled low-impact development promotes a desired diversity of housing product types in Gahanna and provides an additional area of commercial or office development along Johnstown Road.

(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 varied in nature. 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.

(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 zoned the property would develop with single-family residential uses, and either a neighborhood commercial or office use. Development in the ER-2 district which exists is neither the highest and best use of the real estate, nor would it be consistent with the long-term goals or land use plan recommendation for the property.

This rezoning request is consistent with the recommended land use of the 2002 Future Land Use Plan, and with stated goals of promoting a variety of housing types in Gahanna, and increasing neighborhood commercial and / or office uses 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.

Pinnacle Pointe – Rezoning Parcels

025-001877

025-003185

025-013749

025-013750

025-013758

As this rezoning proceeds there will be a parcel combination to include the property being rezoned to the SF-3 designation. Further, there will be a lot split for the NC zoned property along the Johnstown Road frontage.

Environmental Plan

October 6, 2017

Brookewood Construction Company, Inc. (the "Applicant") is submitting for rezoning of property east of Johnstown Road, south of Clotts Road for development with 25 single-family condominiums targeting the empty-nester demographic and providing an underserved unit type to create a diversity of housing types in the City of Gahanna. The zoning district being requested includes the SF-3 district and a .5 acre neighborhood-oriented commercial parcel along the Johnstown Road frontage.

The purpose of the SF-3 district is provided to recognize and identify section of the City with medium density residential development and land which appear appropriate for such development. The Applicant has further requested a variance to subject this development to an additional level of scrutiny through the Final Development Plan process. The purpose of a Final Development Plan is to 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.

The companion variance request, in effect, establishes commitments above and beyond codified commitments to ensure these, and other principles.

The development plan requirements are extensive and ask an applicant to provide a much greater level of detail regarding the development. As such, drawings and information fulfilling the development plan requirements are being submitted in conjunction the rezoning request. The Environmental Plan is a Preliminary Plat requirement, not required under this application type but being provided nonetheless, and its required contents are provided in Section 1109.02 of the Gahanna Codified Ordinances.

1) Description of the general nature of the proposed action/development.

Submitted with the Rezoning Application to the SF-3 district is a development plan which is incorporated herein by reference. The property consists of 6.6+/- acres and is located east of Johnstown Road, south of Clotts Road. The request is to develop in accordance with the land use plan of Gahanna providing a diversity of housing product at a density of 3.7 homes per acre. The development will target the "empty-nester" demographic and will provide housing in the range of \$500,000 per unit. The site is presently wooded, and all care will be given to tree preservation and maintenance where feasible. The site is also bisected by a stream, which will be respected by the developer as depicted on the Site Plan. The applicant will also provide perimeter buffers within a Preservation Zone as screening respectful of existing adjacent owners.

2) Description of the existing environmental features on the property, such as woodlands, ravines, floodplains, streams, lakes, ponds and/or steep slopes.

Sycamore Run stream bisects the site, its floodplain will be respected by the development, appropriate setbacks implemented, and trees maintained whenever feasible. The stream corridor will be in a Preservation Zone as depicted in the development plan. Further the site is wooded, an inventory is being taken and trees will be maintained throughout the site as a natural amenity to the development – along with the stream.

3) Description of the potential environmental impact of the action / development.

There will be no significant detrimental environmental impacts as a result of the development. The property will go through full engineering using sound engineering principles and in accordance with all requirements of the City of Gahanna. The stream will be respected, as indicated on the development plan, and trees will be maintained and preserved as natural amenities to the property.

4) Description of alternatives and other proposed actions to avoid, minimize and mitigate any potential short-term or long-term adverse impacts.

The environment, and potential impact thereon, has been a consideration for the potential development of this property since the applicant first contemplated its development. The development plan is the result of consultation with the Gahanna Land Use Recommendation for the property, and consultation with City development officials regarding the appropriate way for the property to develop. The best alternative is to use the SF-3 district, incorporating the requested variance allowing the plan to become a commitment, which is what is being done here. In the situation of a “straight” zoning district certain entitlements are created that are outside of the City’s control. Here there is a plan commitment, coming with all of the heightened development detail not otherwise required, as well as existing requirements of the Gahanna Code of Ordinances regarding tree preservation, not to mention the engineering requirements associated with any development which take into consideration the specific conditions of the site.

Precisely what “adverse” impacts are is a matter of debate, NIMBY attitudes can often be inserted into development processes, and there is an anti-development contingency in most jurisdictions. There are processes already in place to ensure there are no adverse impacts that occur as a result of this development. Those processes will be adhered to here, and the applicant is requesting to be have this proposed subjected to a higher level of scrutiny. Private property and development rights are an important concept, government has the authority to make reasonable requests regarding development, and landowners have the right to make reasonable use of their private property. The development proposed here is infinitely reasonable.

Impact Statement

The subject development will have minimal environmental impacts. The developer is making use of the appropriate zoning classification for the development, and requesting a variance allow further assurances and commitments be made regarding the development form.

Stormwater 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, stormwater mitigation will be subject to the review and approval of the Gahanna Engineer. At a minimum stormwater will be treated on-site for quantity and quality and will not have any off-site impact by law.

The Sycamore Run stream is being respected in terms of no buildings being located within its floodplain, as well as the applicant committing to a Preservation Zone within the entirety of the floodplain.

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 residential neighborhood. 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 possibly could be some wildlife relocation, though none is specifically known to the applicant. Squirrels, deer, possibly owls make use of the property and post-development will certainly continue to do so, and may also make use of the 1000's of acres of undeveloped undisturbed property that remains in relatively close proximity to the property.

There are no known historical areas associated with this property that will be impacted.

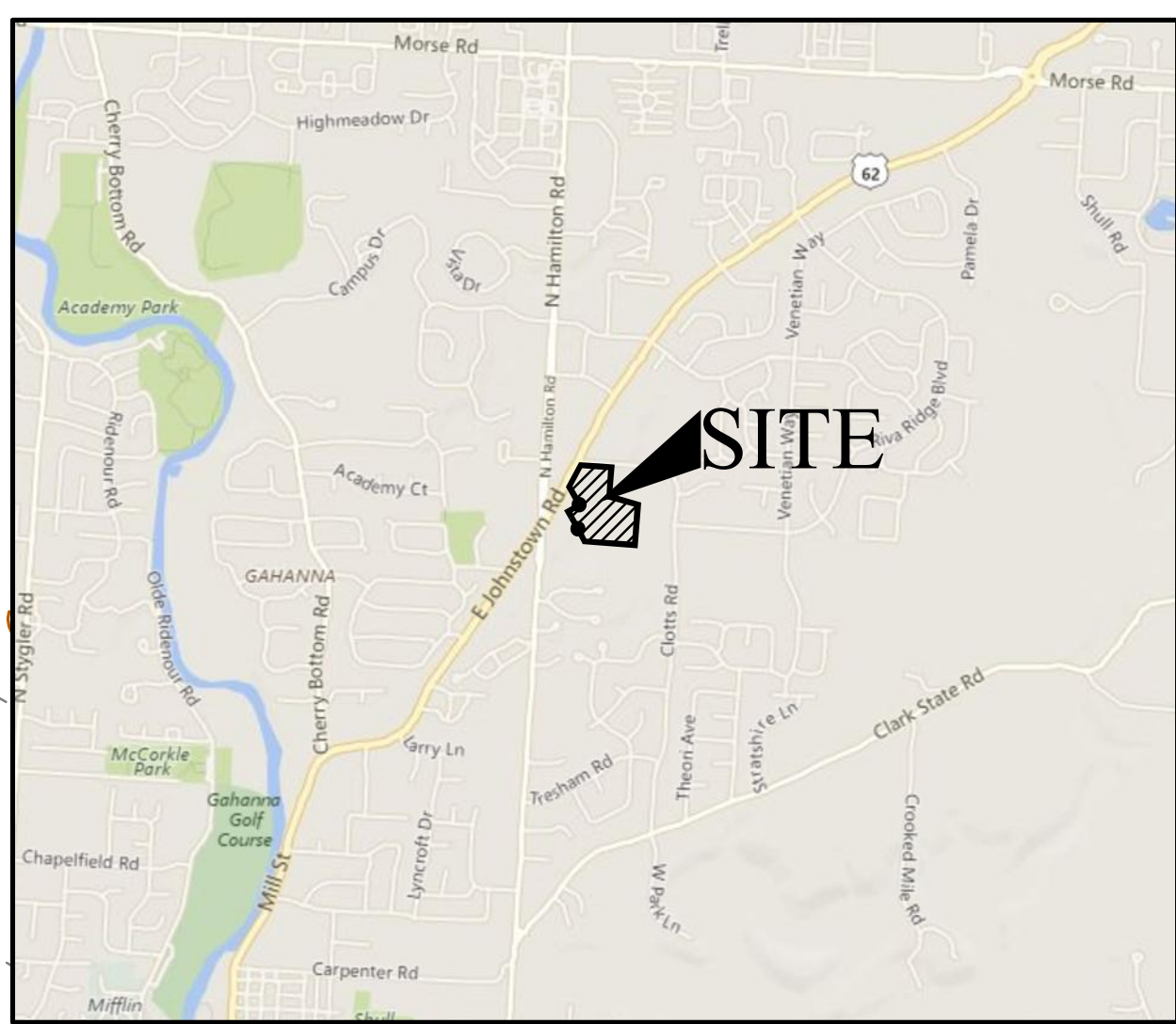
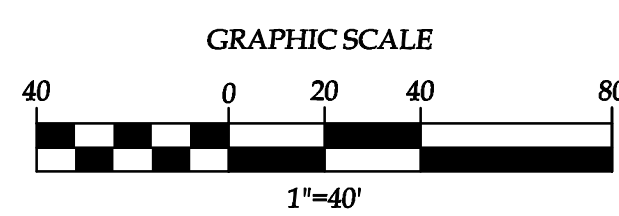
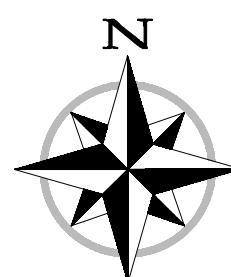
The applicant is submitting a sensitive plan in furtherance of stated goals of the City of Gahanna. All regulations will be adhered to and permitting will proceed in accordance with those regulations. The purpose of those regulations, and permitting in accordance therewith, is to provide assurances to the City of Gahanna and its residents that perceived impacts by development are mitigated.

RE-ZONING / PRELIMINARY PLAN
FOR:

Pinnacle Pointe Villas

SECTIONS 2 & 3

GAHANNA, OHIO



LOCATION MAP

TABLE OF CONTENTS

Page 1 REZONING / PRELIMINARY PLAT
Page 2 SITE ANALYSIS / AERIAL OVERLAY
Page 3 SOILS PLAN



COMMERCIAL SITE STATISTICS

TOTAL ACREAGE: 0.498 AC.
EXISTING ZONING: ER-2
PROPOSED ZONING: NC
PARKING REQUIRED: 15 SPACES
PARKING PROVIDED: 16 SPACES
PROP. BUILDING SIZE: 3,648 Sq. Ft.
LOT COVERAGE: 0.231 AC. (47%)

CONDOMINIUM SITE STATISTICS

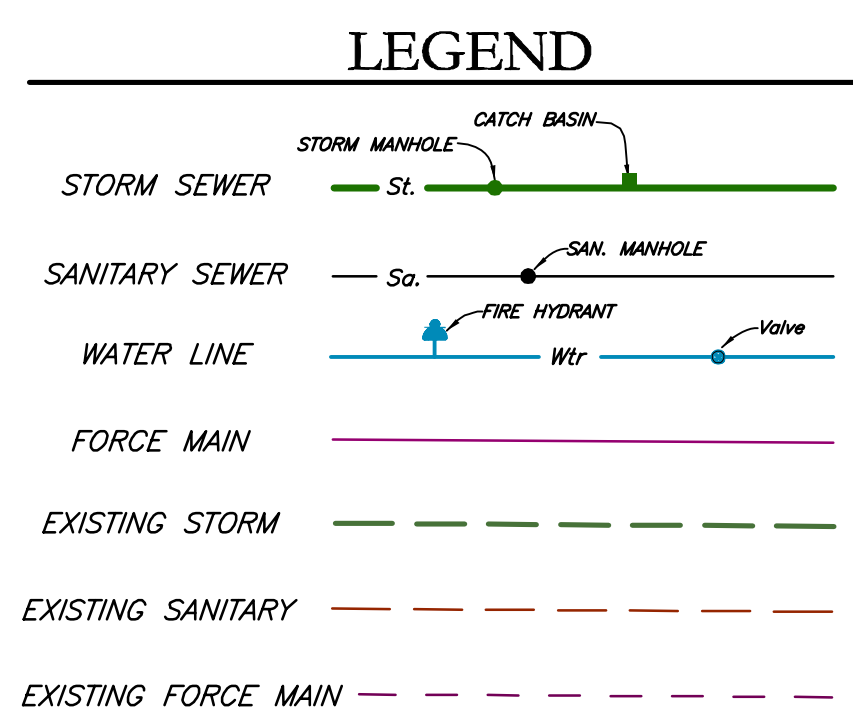
TOTAL ACREAGE: 6.659 AC.
NUMBER OF UNITS: 25
GROSS DENSITY: 3.78 UNITS/ACRE
TOTAL FLOODPLAIN AREA: 1.36 ACRES
TOTAL OPEN SPACE AREA: 2.48 ACRES (Outside Floodplain)
TOTAL OPEN SPACE: 4.04 ACRES
EXISTING ZONING: ER-2
PROPOSED ZONING: SF-3
TOTAL ON-SITE PARKING: 124 SPACES
(4 Spaces Per Unit + 24 Additional)
PROP. BUILDING SIZE: 2000-2800 SQ. FT.
SITE ADDRESS: 4207 CLOTTS ROAD
COLUMBUS, OH 43230
SF-3 FRONT: 35'
SETBACKS: SIDE: 7.5' Each Side
REAR: 25'

NOTES

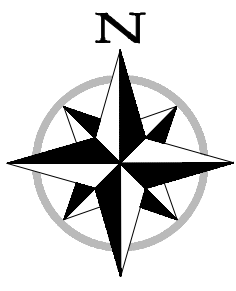
Note "A" - All of Pinnacle Pointe Villas is located within the Flood Hazard Zone X and A as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39049C0211 K, effective date June 17, 2008.

Note "B" - All Open Space and Paved areas are to be owned and maintained by the Pinnacle Pointe Homeowners Association.

Note "C" - See Zoning Text for definition of "Preservation Zone"



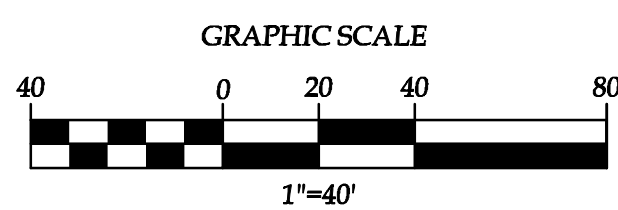
Prepared By:
WATCON
CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979



Pinnacle Pointe Villas

SECTIONS 2 & 3

G A H A N N A , O H I O

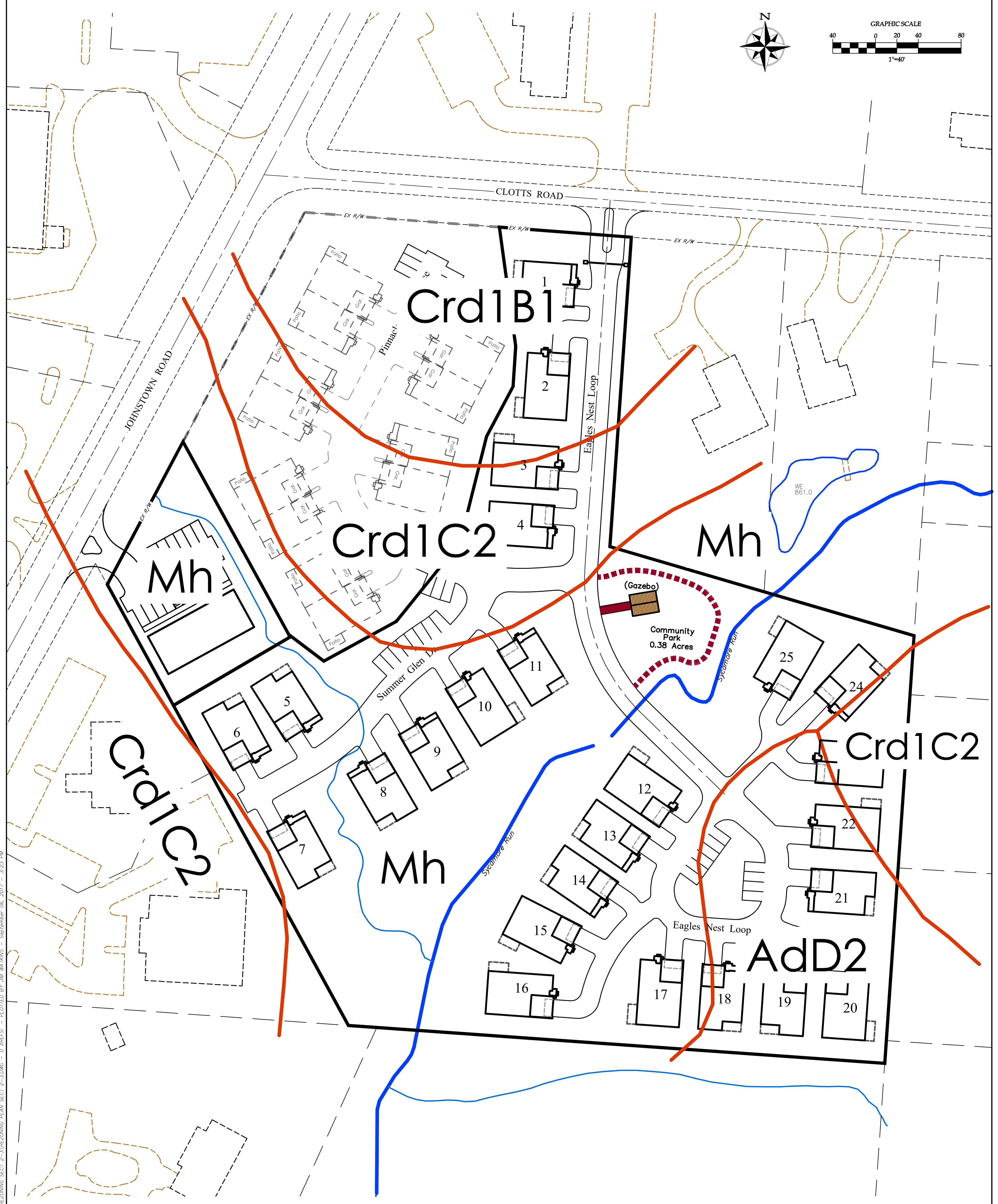
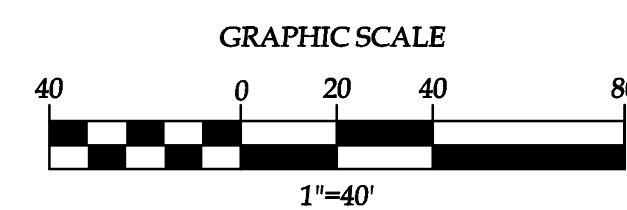
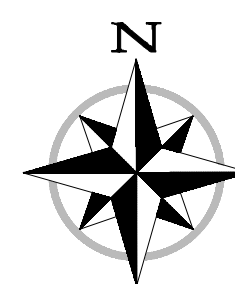


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Pinnacle Pointe Villas

SECTIONS 2 & 3

G A H A N N A , O H I O



SOILS

- AdD2: Alexandria silt loam, 12 to 18 percent slopes, eroded
- Crd1B1: Cardington silt loam, 2 to 6 percent slopes
- Crd1C2: Cardington silt loam, 6 to 12 percent slopes, eroded
- Mh: Medway silt loam, occasionally flooded

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DESCRIPTION of a 6.659 acre parcel of land for zoning

Situated in the State of Ohio, County of Franklin, City of Gahanna, Section 2, Township 1, Range 16, United States Military Lands and being 6.659 acres that consists of 6.556 acres out of a 7.206 acre parcel conveyed to George E Jr & Vivian M Parker Co-Trustees of record in Instrument Number 199810140262398, all of a 0.072 acre parcel and a 0.029 acre parcel conveyed to a George E Jr & Vivian M Parker Co-Trustees of record in Instrument Number 201703290042009, and all of a 0.003 acre parcel conveyed to Brookewood Construction Company, Inc. of record in Instrument Number 201708210115809, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 6.659 acre parcel being more fully described herein;

Beginning for reference at the centerline intersection of Johnstown Road, US 62, (r/w varies) and Clotts Road, (r/w varies);

Thence S 83°34'06" E, with the centerline of said Clotts Road and crossing a 1.37 acre parcel conveyed to Franklin County Commissioner of record in Deed Book 856, Page 124, a distance of 246.04 feet to a point, on the centerline of said Clotts Road;

Thence S 4°24'08" W, leaving the centerline of said Clotts Road and crossing said 1.37 acre parcel, a distance of 25.00 feet to a point, being a northwest corner of said 7.206 acre parcel and the northeast corner of said 0.003 acre parcel, on the southerly right-of-way line of said Clotts Road, the southerly line of said 1.37 acre parcel and being the True Point of Beginning;

Thence S 85°34'06" E, with the northerly line of said 7.206 acre parcel, the southerly right-of-way line of said Clotts, and the southerly line of said 1.37 acre parcel, a distance of 100.00 feet to a point, being a northeast corner of said 7.206 acre parcel and the northwest corner of a 0.017 acre parcel conveyed to Brad J Primm of record in Instrument Number 201408040100392;

Thence S 3°45'45" W, with an easterly line of said 7.206 acre parcel, the westerly of said 0.017 acre parcel and the westerly line of a 1.031 acre parcel conveyed to Brad J Primm of record in Instrument Number 201307050112884, a distance of 294.33 feet to a point, being a northeast corner of said 7.206 acre parcel and the southwest corner of said 1.014 acre parcel;

Thence S 73°47'18" E, along a northerly line of said 7.206 acre parcel, the southerly line of said 1.014 acre parcel, and the southerly line of a 1.115 acre parcel (Parcel 1) conveyed to David A Peat & Robert E Goodman of record in Instrument Number 200904130051145, a distance of 297.16 feet to a point, being a northeast corner of said 7.206 acre parcel and the southeast corner of said 1.115 acre parcel and on the westerly line of a 2.662 acre parcel conveyed to Rodger A Coey of record in Instrument Number 201504300055376;

Thence S 3°43'36" W, with the easterly line of said 7.206 acre parcel, the westerly line of said 2.662 Coey parcel, the westerly line of a 2.662 acre parcel conveyed to Mark R Reed of record in Instrument Number 201203010028976, the westerly line of a 2.681 acre parcel conveyed to Andrew J Boyd of record in Instrument Number 199803250067629 and the westerly line of a 2.681 acre parcel conveyed to William H & Cynthia L Kauble of record in 200709040155671, a distance of 401.15 feet to a point, being the southeast corner of said 7.206 acre parcel and the northeast corner of a 4.581 acre parcel conveyed to Herbert P & Joan Wilke of record in Official Record 3050, Page B05;

Thence N 86°17'06" W, with the southerly line of said 7.206 acre parcel, the northerly line of said 4.581 acre parcel and the northerly line of a 1.956 acre parcel conveyed to James R Boyd of record in Official Record 3049, Page H11, a distance of 501.69 to a point, being a southwest corner of said 7.206 acre parcel and the southeast corner of a 1.501 acre parcel conveyed to Leader Development, LLC of record in Instrument Number 200605230100086;

Thence N 28°39'23" W, with the southwesterly line of said 7.206 acre parcel, the northwesterly line of said 1.501 acre parcel and a northwesterly line of a 1.047 acre parcel conveyed to Leader Development, LLC of record in Instrument Number 200605230100086, a distance of 343.09 feet to a point;

Thence N 61°20'37" E, crossing said 7.206 acre parcel, a distance of 129.22 feet to a point, on the southwesterly line of a 0.112 acre parcel conveyed to Brookewood Construction Company, Inc. of record in Instrument Number 201703290042005;

Thence with three (3) courses following the southeasterly line of said 0.112 acre parcel;

1. S 50°51'16" E, a distance of 30.03 feet to a point;
2. N 61°35'26" E, a distance of 77.12 feet to a point;
3. N 39°16'32" E, a distance of 94.51 feet to a point;

Thence N14°24'15" E, with the southeasterly line of said 0.112 acre parcel and the northwesterly line of said 0.072 acre parcel, a distance of 102.21 feet to a point, being on the northwesterly line of said 0.072 acre parcel;

Thence N 28°55'47" E, with the northwesterly line of said 0.072 acre parcel, a distance of 53.02 feet to a point, being the north corner of said 0.072 acre parcel on the westerly line of said 7.206 acre parcel;

Thence N 3°45'25" E, with the westerly line of said 7.206 acre parcel and the easterly line of said 1.077 acre parcel, a distance of 35.13 feet to a point, being the southerly corner of said 0.029 acre parcel;

Thence N 7°28'30" W, with the westerly line of said 0.029 acre parcel and the west line of said 0.003 acre parcel, a distance of 120.64 feet to a point, being the northwest corner of said 0.003 acre parcel, on the southerly line of said 1.370 acre parcel;

Thence S 85°34'06" E, with the northerly line of said 0.003 acre parcel and the southerly line of said 1.370 acre parcel, a distance of 23.56 feet to a point, to the True Point of Beginning, containing 6.659 acres of land, subject to all easements and documents of record.

For the purpose of this description a bearing of S 85°34'06" E was held on the north line of a 7.206 acre parcel of land conveyed to GEORGE E JR & VIVIAN M PARKER CO-TRS of record in Instrument Number 199810140262398, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. All references to records being on file in the Office of the Recorder, Franklin County, Ohio

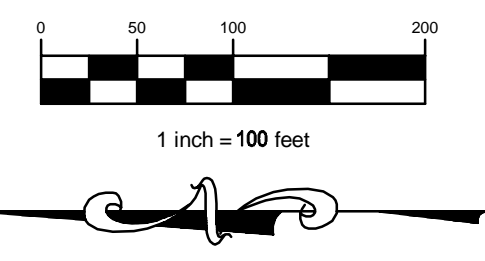


Robert W. Martin 10-18-17
Robert W. Martin Date
P.S. 8114

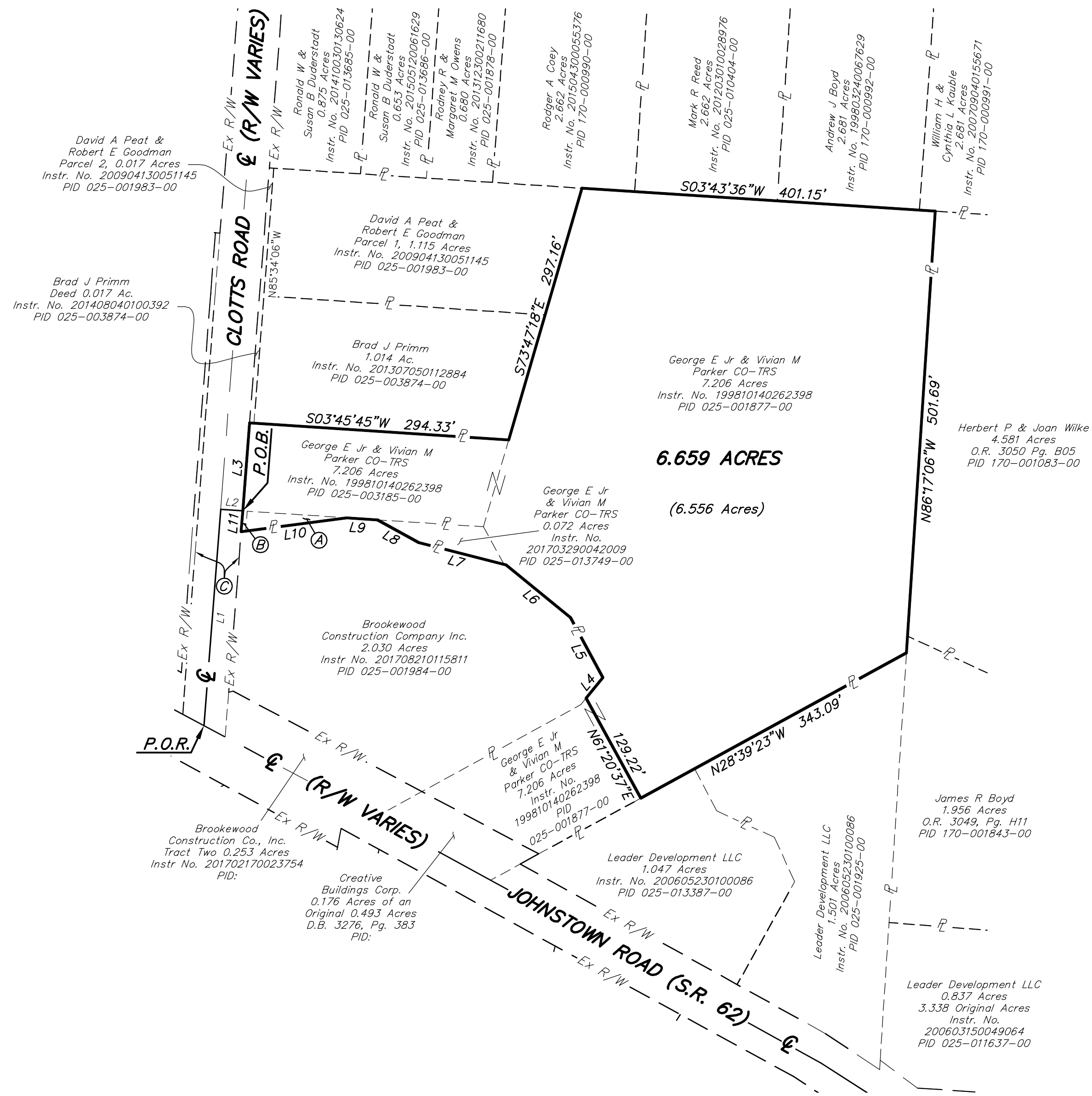
ZONING EXHIBIT of 6.659 ACRES

State of Ohio, Franklin County, City of Gahanna,
Sec 2, T 1, R 16, United States Military Lands

GRAPHIC SCALE



Z:\PINNACLE POINTE\WILLAS\DRAWINGS\SURVEY\CLOTT'S COND. BOUNDARY FOR ZONING.DWG - 0 XREFS: - PLOTTED BY NOLAN - October 18, 2017 - 1:47 PM



PROPERTY OWNER LEGEND

- (A) George E Jr & Vivian M Parker CO-TRS
0.029 Acres
Instr. No. 201703290042009
PID 025-013750-00
- (B) Brookwood Construction Company Inc.
0.003 Acres
Instr. No. 201708210115809
PID 025-013758-00
- (C) Franklin County Commissioners
1.37 Acres
D.B. 856, PG. 124

Line Table		
Line #	Direction	Length
L1	S85°34'06"E	246.04'
L2	S4°24'08"W	25.00'
L3	S85°34'06"E	100.00'
L4	S50°51'16"E	30.03'
L5	N61°35'26"E	77.12'
L6	N39°16'32"E	94.51'
L7	N14°24'15"E	102.21'
L8	N28°55'47"E	53.02'
L9	N3°45'25"E	35.13'
L10	N7°28'30"W	120.64'
L11	S85°34'06"E	23.56'



For the purpose of this exhibit a bearing of S 85°34'06" E was held on the north line of a 7.206 acre parcel of land conveyed to GEORGE E JR & VIVIAN M PARKER CO-TRS of record in Instrument Number 199810140262398, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. All references to records being on file in the Office of the Recorder, Franklin County, Ohio.

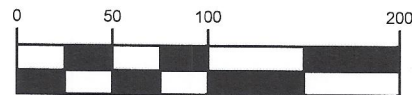
Robert W. Martin 10/18/2017
Robert W. Martin Date
Professional Surveyor No. 8114

Prepared By: CONSULTING ENGINEERS & SURVEYORS 83 Shull Avenue Gahanna, Ohio 43230 Ph. (614) 414-7979	ZONING EXHIBIT of 6.659 ACRES	
	ISSUE DATE: 10/18/2017 DRAWN BY: NEW CHECKED BY: RWM SCALE: 1" = 100' PROJECT NAME: PINNACLE POINTE	SHEET NO. 1 OF 1

ZONING EXHIBIT of 0.498 ACRES

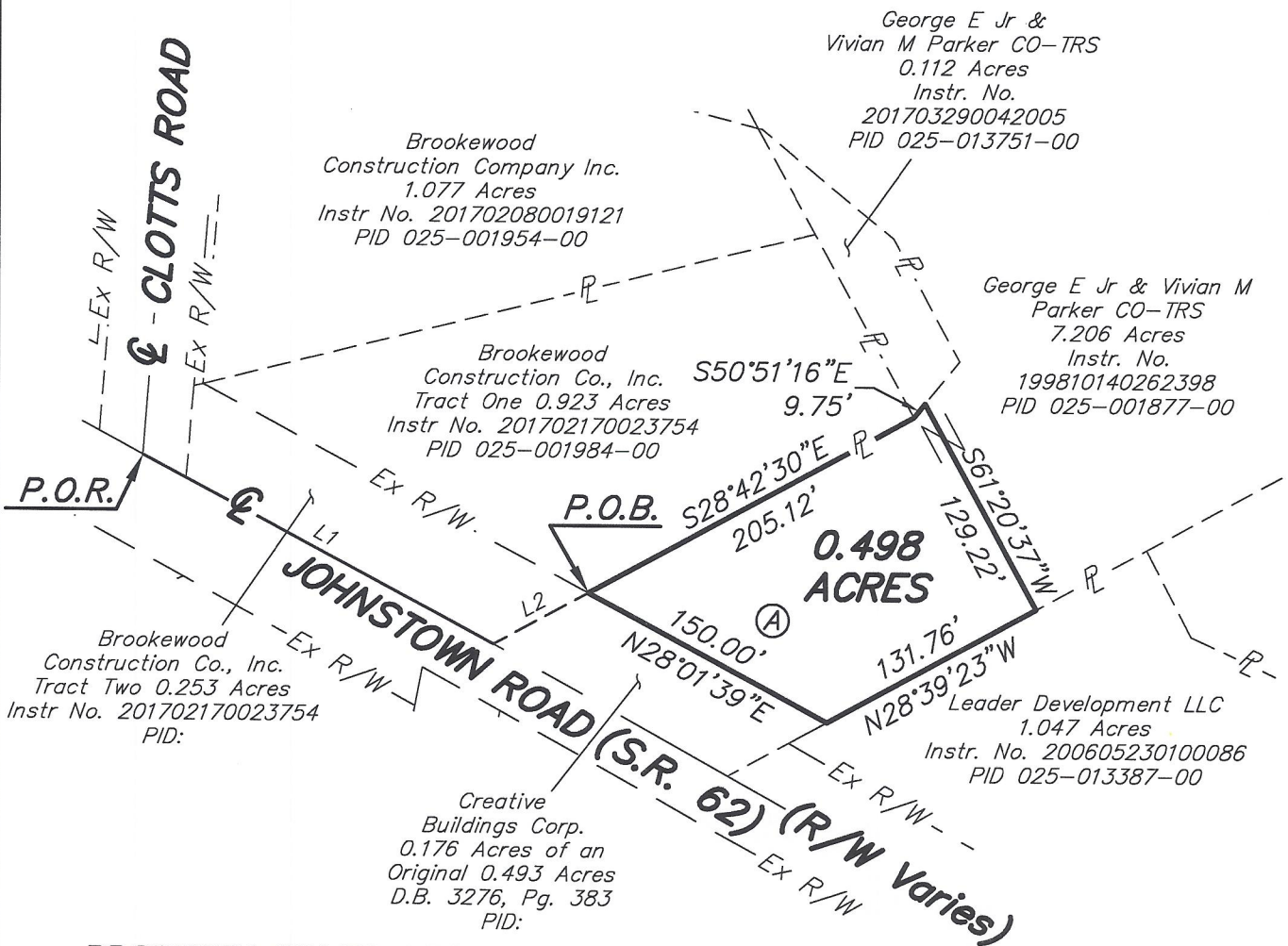
State of Ohio, Franklin County, City of Gahanna,
Sec 2, T 1, R 16, United States Military Lands

GRAPHIC SCALE



1 inch = 100 feet

Line Table		
Line #	Direction	Length
L1	S28°01'19"W	220.49'
L2	S28°42'30"E	59.80'



For the purpose of this exhibit a bearing of S 85°34'06" E was held on the north line of a 7.206 acre parcel of land conveyed to GEORGE E JR & VIVIAN M PARKER CO-TRS of record in Instrument Number 199810140262398, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. All references to records being on file in the Office of the Recorder, Franklin County, Ohio.



Robert W. Martin 6-22-17
Robert W. Martin Date
Professional Surveyor No. 8114

ZONING EXHIBIT
OF
0.498 ACRES

Prepared By:
TAT WATCON
CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

DRAWN BY: NEW	SCALE: 1" = 100'	DATE: 6/22/2017
CHECKED BY: RWM	PROJECT: PINNACLE POINTE	SHEET NO. 1 OF 1

Z:\PINNACLE POINTE VILLAS\DRAWINGS\SURVEY\CLOTTS CONDO BOUNDARY FOR ZONING.DWG - 0 XREFS: - PLOTTED BY NOLAN - June 22, 2017 - 11:30 AM

DESCRIPTION of a 0.498 acre parcel of land for zoning

Situated in the State of Ohio, County of Franklin, City of Gahanna, Section 2, Township 1, Range 16, United States Military Lands and being 0.498 acres that consists of 0.498 acres out of a 7.206 acre parcel conveyed to George E Jr & Vivian M Parker Co-Trustees of record in Instrument Number 199810140262398, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 0.498 acre parcel being more fully described herein;

Beginning for reference at the centerline intersection of Johnstown Road, US 62, (r/w varies) and Clotts Road (r/w varies);

Thence S 28°01'19" W, with the centerline of said Johnstown Road, and the westerly line of a 0.253 acre parcel (Tract 2) conveyed to Brookewood Construction Company, Inc. of record in Instrument Number 201702170023754, a distance of 220.49 feet to a point on the centerline of said Johnstown Road;

Thence S 28°42'30" E, crossing said Johnstown Road, with the southerly line of said 0.253 acre parcel and the northerly line of a 0.176 acres of an original 0.493 acre parcel conveyed to Creative Buildings Corporation of record in Deed Book 3276, Page 383, a distance of 59.80 feet to a point being a northwest corner of said 7.206 acre parcel, the southwest corner of a 0.923 acre parcel conveyed to Brookewood Construction Company, Inc. of record in Instrument Number 201702170023754, the southeast corner of said 0.253 acre parcel and the northeast corner of said 0.176 acres of an original 0.493 acre, on the easterly right-of-way line of said Johnstown Road, and being the True Point of Beginning;

Thence S 28°42'30" E, with a northerly line of said 7.206 acre parcel, the southerly line of said 0.923 acre parcel, a distance of 205.12 feet to a point being the southeast corner of said 0.923 acre parcel and the southwest corner of a 0.112 acre parcel conveyed to George E Jr & Vivian M Parker Co-Trustees of record in Instrument Number 201703290042005;

Thence S 50°51'16" E with the southwesterly line of said 0.112 acre parcel, a distance of 9.75 feet to a point;

Thence S 61°20'37" W, crossing said 7.206 acre parcel, a distance of 129.22 feet to a point on a southerly line of said 7.206 acre parcel and the northerly line of said 1.047 acre parcel conveyed to Leader Development, LLC of record in Instrument Number 200605230100086;

Thence N 28°39'23" W, with the southerly line of said 7.206 acre parcel and the northerly line of said 1.047 acre parcel, a distance of 131.76 feet to a point being a southwest corner of said 7.206 acre parcel, the southwest corner of said 0.176 acres of an original 0.493 acre parcel on the easterly right-of-way line of said Johnstown Road;

Thence N 28°01'39" E, with the westerly line of said 7.206 acre parcel, the easterly line of said 0.176 acres of an original 0.493 acre parcel, and the westerly right-of-way line of said Johnstown Road, a distance of 150.00 feet to the True Point of Beginning, containing 0.498 acres of land, subject to all easements and documents of record.

For the purpose of this description a bearing of S 85°34'06" E was held on the north line of a 7.206 acre parcel of land conveyed to GEORGE E JR & VIVIAN M PARKER CO-TRS of record in Instrument Number 199810140262398, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. All references to records being on file in the Office of the Recorder, Franklin County, Ohio



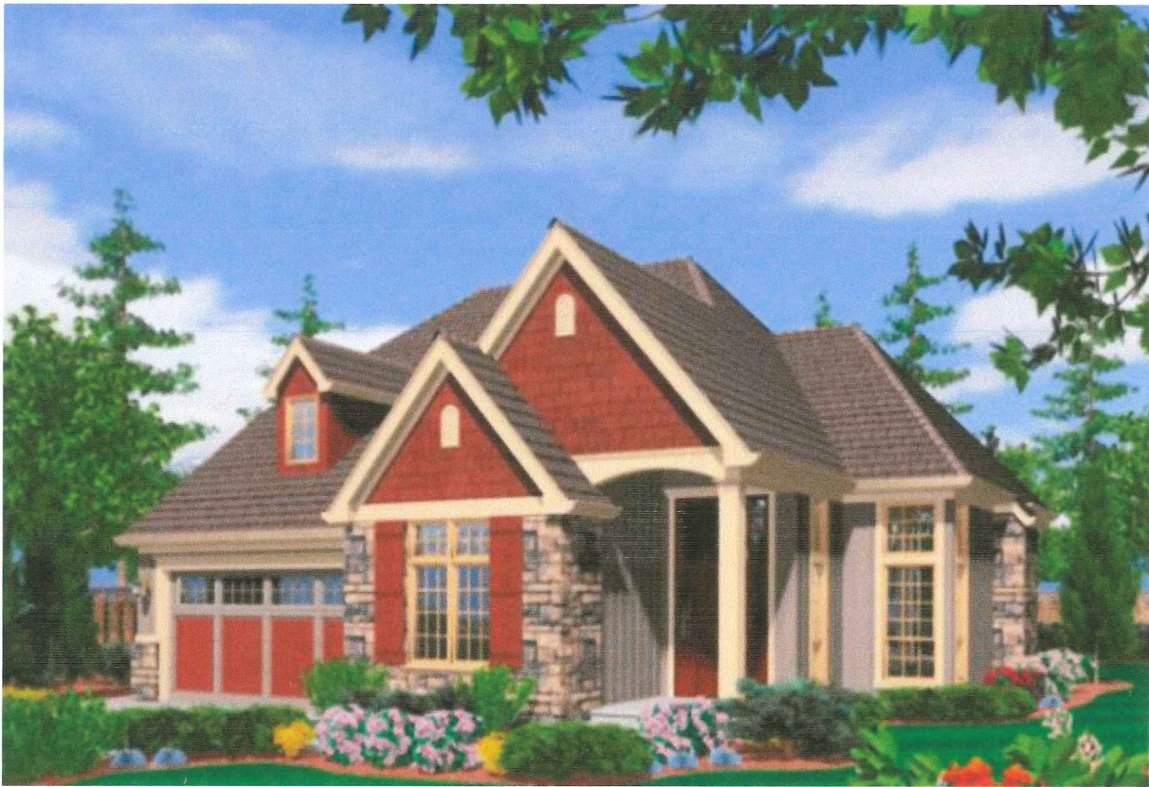
Robert W. Martin 6-22-17
Robert W. Martin Date
P.S. 8114



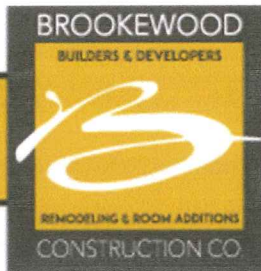
120 North High Street
Gahanna, Ohio 43230

Phone: (614) 475-5511
Fax: (614) 475-5085

The Sentinel



120 NORTH HIGH STREET
GAHANNA, OHIO 43230

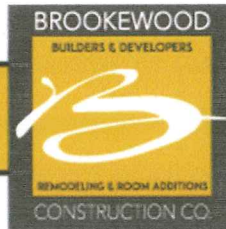


PHONE: 614.475.5511
FAX: 614.475.5085



FRONT ELEVATION

120 NORTH HIGH STREET
GAHANNA, OHIO 43230



PHONE: 614.475.5511
FAX: 614.475.5085

The Craftsman Ranch



Basement Sq Ft : 2084 sq ft

Bonus Sq Ft : 819 sq ft

Garage Sq Ft : 422 sq ft

Total Sq Ft : 2084 sq ft *

Main Floor Sq Ft : 2084 sq ft

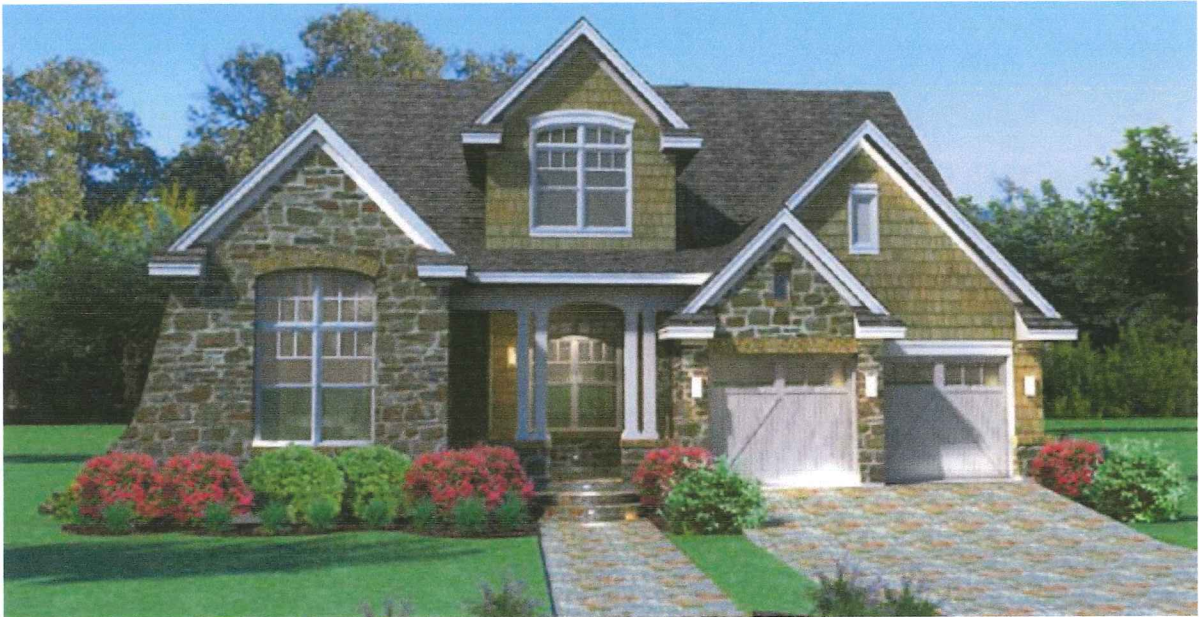
*Total Square Footage only includes conditioned space and does not include garages, porches, bonus rooms, or decks.

120 North High Street
Gahanna, Ohio 43230

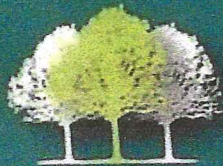


Phone: (614) 475-5511
Fax: (614) 475-5085

The Durrett – 2143 Sq. Ft.



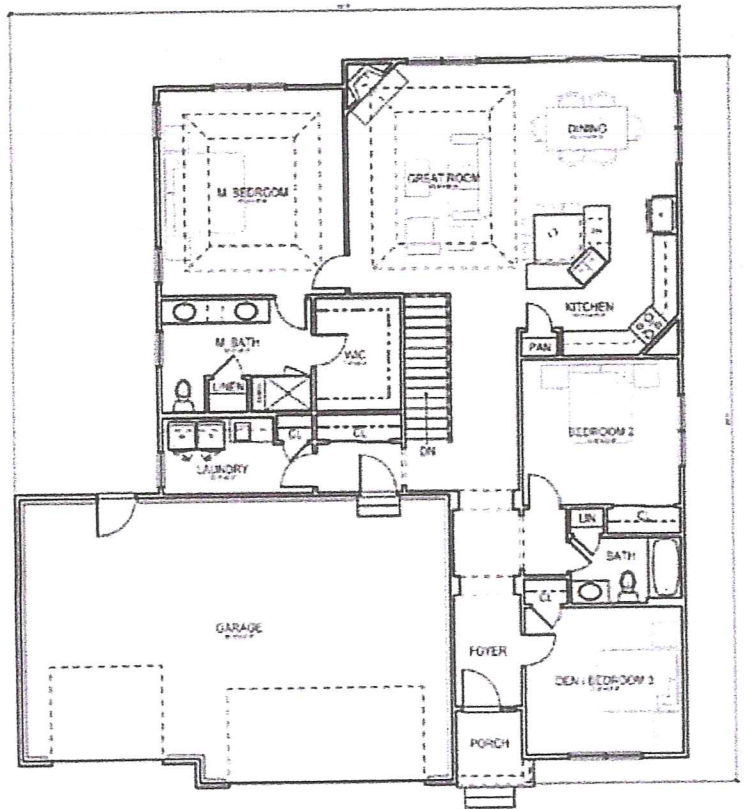
THE BRISTOL



MEADOWBROOKE
GREEN

Featured Plan

- Gahanna Schools
- 3012 Square Feet
- 3 or 4 bedrooms
- Option for 3 car garage
- Master Suite with deluxe bathroom and walk-in closet
- Optional finished basement



FIRST FLOOR PLAN
1,300 S.F.

Because we are constantly improving our product, we reserve the right to revise, change, and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustration purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate and calculated from inside partition.

BROOKWOOD BUILDERS



PINNACLE POINT - SCHOOL IMPACT ANALYSIS

October 12, 2017

Background:

6.6+/- acres currently zoned ER-2

Zoning to allow 25 homes that are “age-targeted”, meaning they will appeal to empty nesters.

Homes to have first-floor master bedrooms and will be sold subject to a condominium form of ownership with all exterior maintenance undertaken by an association.

Assumptions and Facts:

\$11,806 = Annual expenditure per student in Gahanna-Jefferson Public Schools (Source: School district “Quality Profile” for 2016-2017)

62% = Percentage of total expenditures covered by local revenue (Source: Ohio Department of Education 2016-2017 Annual Report Card)

$\$11,806 \times .62 = \$7,319$ local share of annual cost to educate one student

\$460,000 average value for homes under new zoning and current zoning

0.8 students per home generated under current zoning, and 0.2 students per home under proposed zoning

Analysis:

(A) Current zoning – allows 6 homes

Revenue:

$\$460,000$ value per home $\times .35 = \$161,000$ assessed value per home

$\$161,000$ assessed value $\times 0.08235$ millage rate = $\$13,258$ total annual property taxes per home

$\$13,258$ total annual property taxes $\times .5218 = \$6,918$ annual taxes to schools from one home

$\$6,918$ annual taxes per home $\times 6$ homes = $\$41,508$ annual revenue to schools from development under current zoning

Expenditures:

6 homes $\times 0.8$ students/home = 5 students

5 students $\times \$7,319$ annual local cost to educate one student = $\$36,595$ annual cost to educate students from development under current zoning

Annual net benefit to school district: $\$41,508$ annual revenue - $\$36,595$ annual cost = $\$4,913^*$

*Annual surplus will pay the annual local cost to educate 0.67 other students in the district

(B) Proposed zoning – 25 empty nester homes

Revenue:

\$460,000 value per home x .35 = \$161,000 assessed value per home

\$161,000 assessed value x 0.08235 millage rate = \$13,258 total annual property taxes per home

\$13,258 total annual property taxes x .5218 = \$6,918 annual taxes to schools from one home

\$6,918 annual taxes per home x 25 homes = \$172,950 annual revenue to schools from development under current zoning

Expenditures:

25 homes x 0.2 students/home = 5 students

5 students x \$7,913 annual local cost to educate one student = \$36,595 annual cost to educate students from development under current zoning

Net benefit to school district: \$172,950 annual revenue - \$36,595 annual cost = \$136,355**

** Annual surplus will pay the annual local cost to educate 17 other students in the district

PINNACLE POINT - GAHANNA: 30-YEAR RESIDENTIAL NON-SCHOOL TIF (No School Taxes Captured)

Year	Units Built-Year	Units Subject to TIF	Total Market Value of Improvements (1)	Total Market Value with Triennial Appreciation	Assessed Value of Improvements Subject to TIF (2)	Estimated Property Taxes Collected (3)	Taxes to County(4)	Non-TIF to Schools (5)	Annual TIF PILOTS (6)
2018	12	12	\$5,040,000	\$5,040,000	N/A	N/A	N/A	N/A	N/A
2019	13	25	\$10,500,000	\$10,500,000	\$1,764,000	N/A	N/A	N/A	N/A
2020	0	25	\$10,500,000	\$10,810,800	\$3,675,000	\$130,739	\$0	\$68,220	\$62,519
2021	0	25	\$10,500,000	\$10,810,800	\$3,783,780	\$272,373	\$0	\$142,124	\$130,249
2022	0	25	\$10,500,000	\$10,810,800	\$3,783,780	\$280,435	\$0	\$146,331	\$134,104
2023	0	25	\$10,500,000	\$11,459,448	\$3,783,780	\$280,435	\$0	\$146,331	\$134,104
2024	0	25	\$10,500,000	\$11,459,448	\$4,010,807	\$280,435	\$0	\$146,331	\$134,104
2025	0	25	\$10,500,000	\$11,459,448	\$4,010,807	\$297,261	\$0	\$155,111	\$142,150
2026	0	25	\$10,500,000	\$11,459,448	\$4,010,807	\$297,261	\$0	\$155,111	\$142,150
2027	0	25	\$10,500,000	\$11,459,448	\$4,010,807	\$297,261	\$0	\$155,111	\$142,150
2028	0	25	\$10,500,000	\$12,147,015	\$4,010,807	\$297,261	\$0	\$155,111	\$142,150
2029	0	25	\$10,500,000	\$12,147,015	\$4,251,455	\$297,261	\$0	\$155,111	\$142,150
2030	0	25	\$10,500,000	\$12,147,015	\$4,251,455	\$315,097	\$30,344	\$164,417	\$120,335
2031	0	25	\$10,500,000	\$12,875,836	\$4,251,455	\$315,097	\$30,344	\$164,417	\$120,335
2032	0	25	\$10,500,000	\$12,875,836	\$4,506,543	\$315,097	\$30,344	\$164,417	\$120,335
2033	0	25	\$10,500,000	\$12,875,836	\$4,506,543	\$334,002	\$32,164	\$174,282	\$127,556
2034	0	25	\$10,500,000	\$13,648,386	\$4,506,543	\$334,002	\$32,164	\$174,282	\$127,556
2035	0	25	\$10,500,000	\$13,648,386	\$4,776,935	\$334,002	\$32,164	\$174,282	\$127,556
2036	0	25	\$10,500,000	\$13,648,386	\$4,776,935	\$354,043	\$34,094	\$184,739	\$135,209
2037	0	25	\$10,500,000	\$14,467,289	\$4,776,935	\$354,043	\$34,094	\$184,739	\$135,209
2038	0	25	\$10,500,000	\$14,467,289	\$5,063,551	\$354,043	\$34,094	\$184,739	\$135,209
2039	0	25	\$10,500,000	\$14,467,289	\$5,063,551	\$375,285	\$36,140	\$195,824	\$143,321
2040	0	25	\$10,500,000	\$15,335,326	\$5,063,551	\$375,285	\$36,140	\$195,824	\$143,321
2041	0	25	\$10,500,000	\$15,335,326	\$5,367,364	\$375,285	\$36,140	\$195,824	\$143,321
2042	0	25	\$10,500,000	\$15,335,326	\$5,367,364	\$397,802	\$38,308	\$207,573	\$151,921
2043	0	25	\$10,500,000	\$16,255,446	\$5,367,364	\$397,802	\$38,308	\$207,573	\$151,921
2044	0	25	\$10,500,000	\$16,255,446	\$5,689,406	\$397,802	\$38,308	\$207,573	\$151,921
2045	0	25	\$10,500,000	\$16,255,446	\$5,689,406	\$421,670	\$40,607	\$220,028	\$161,036
2046	0	25	\$10,500,000	\$17,230,773	\$5,689,406	\$421,670	\$40,607	\$220,028	\$161,036
2047	0	25	\$10,500,000	\$17,230,773	\$6,030,770	\$421,670	\$40,607	\$220,028	\$161,036
2048	0	25	\$10,500,000	\$17,230,773	\$6,030,770	\$446,971	\$43,043	\$233,229	\$170,698
2049	0	25	\$10,500,000	\$18,264,619	\$6,030,770	\$446,971	\$43,043	\$233,229	\$170,698
Total	25						\$721,060	\$5,331,940	\$4,165,360
Value Per Unit									
Improvement Value		\$420,000					Franklin County Tax District 025		
Land Value		\$40,000							
Total Value		\$460,000							
Annual Appreciation		2.00%			County % Yrs 0-10	0.00%	Years for TIF	30	
County % of Total Tax		19.26%			County % Yrs 11-15	50.00%	Eff. Tax Rate	0.08235	
Schools % of Taxes*		52.18%			County % Yrs 16-30	50.00%	Begin	2018	
(1) # of Total Units Built x Value Per Unit in Present Dollars, Less Land Value									
(2) Total Market Value With Appreciation, Multiplied By 35%									
(3) Assessed Value For Prior Year Multiplied By District Millage Rate, Less 2.5% Homestead Exemption									
(4) Estimated Property Tax Payments Multiplied By County's Negotiated Share of Taxes to Agencies									
(5) Estimated Property Tax Payments Multiplied By Schools' Portion of Taxes									
(6) Estimated Property Tax Payments Less School and County Shares									



CITY OF GAHANNA

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary:

This is a request to rezone 7.1 acres from Estate Residential (ER-2) to Single Family (SF-3) and Neighborhood Commercial (NC). Approximately 6.6 acres will be zoned SF-3 while the remaining .5 acres fronting Johnstown Road will be zoned NC. Variances have also been requested. The variances are necessary in order to accommodate some of the unique aspects of the residential portion of the project.

The residential portion of the project is for 25 single family homes with condo style ownership. The code classifies this type of development as single family since each unit is in a separate building. Platting of the property is not required since it will not be subdivided.

25 units on 6.6 acres provides for a density of 3.78 units per acre. Development requests within SF-3 that subdivide must meet minimum lot requirements of 11,000 square feet. This standard is not applicable since the request will not be subdividing. The density of the project is in character with a traditional platted single family subdivision.

Since the project won't be platted, staff and the applicant have worked to ensure that the property develops as indicated in the application supporting materials. The typical method of achieving this would be to file an overlay. This is not possible as the residential overlay district (ROD) requires platting of the property. Variances have been requested by the applicant that subjects their request to additional requirements above and beyond what the code requires. Any future development of the property will be subject to the final development plan (FDP) and design review (DR) processes. This will ensure that the project develops with the appropriate character and density. An FDP and DR are not normally required for single family projects. The FDP will approve elements such as site layout while the DR will approve elements such as architectural style and materials.

It should be noted that a plan of development for the portion of the property to be zoned NC is not known at this time. Future commercial development is subject to the FDP and DR review process. No variance is necessary at this time.

Project Details

Property Size: 7.1 acres

Rezoning: From ER-2 to SF-3 and NC

Future Land Use: Single Family Residential

Density: 3.78 units per acre

Variance: To allow for private roads, reduced setbacks, require final development plan and design review

Staff Recommendation: Approval



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

Variance

Variances are subject to the criteria found in CH 1131.04. Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- a) There are special circumstances or conditions applying to the land, building, or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

It should be noted that staff supports the majority of variances; 1108.01, 1109.02, 1143.07, and 1197.05. They subject the property to increased scrutiny through the FDP and DR process. Staff is also supportive of the variance to allow for private roads. Private roads reduce the city burden for maintenance. An association would be responsible for construction and maintenance of infrastructure.

The variance to section 1143.08 is necessary due to the layout of the project. SF-3 requires a front yard setback of 35', side yard of 7.5', and a rear yard of 25'. The applicant requests reductions based on anticipated unit placement. The impact from granting this variance should be largely mitigated by the large amount of natural vegetation that surrounds the property. Additionally, the side yard setback variance is adjacent to the developer's recently approved residential project. Granting this portion of the variance would not appear to create any negative impacts.

The variance to 1109.02 requires approval by City Council. Since one application has been filed for all variances, Planning Commission will provide a recommendation on all the variance requests to City Council.

Staff recommends approval of the variances with the condition that any future development of the SF-3 property referenced in the application must adhere to the requirement to file an FDP and DR application. In other words, the property will be subject to the FDP and DR process regardless of how or by whom develops it.

Rezoning

Rezoning is subject to the criteria of CH 1133.03. 1133.03 of the Planning and Zoning Code provides that the following shall be considered:

1. Consistency with the goals, policies and comprehensive land use plan of the City of Gahanna, including any corridor plans, or subarea plans.

Please see staff comments under the 2002 future land use plan.



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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.

Included in this staff report is a zoning map of the surrounding area. 71% of the properties depicted on the map are zoned SF-3. Almost all of those properties are platted lots that are developed with single family homes.

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.

Staff is of the opinion that the rezoning is compatible and appropriate with surrounding uses. The requested density is consistent with the land use plan and SF-3 zoning. NC is consistent with commercial development in the area. Uses in NC are generally more compatible with residential than other commercial zonings because uses are limited.

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.

Staff is frequently approached by developers with projects similar to what has been proposed. The majority of these requests do not materialize into a formal application as the City has little to no land available and/or appropriate for this type of development.

It is staff's opinion the proposed rezoning is generally consistent with the policies of the 2002 Land Use Plan and Part 11 of the Planning and Zoning Code. Therefore, staff recommends approval with the stipulation that the variances to subject the property to the FDP and DR process are approved and are a prerequisite to develop.

Area Commission

The request to rezone was discussed at the July 6th Area Commission meeting. Attached to the report is feedback from the area commission meeting from both commissioners and the public.



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North Triangle TIF

The property is located within the North Triangle TIF. The TIF will capture the increased value of the property post construction. The applicant estimates that each unit will sell for approximately \$460,000. Based on 25 units, this would create an annual revenue source of approximately \$148,000. Potential infrastructure projects within the TIF include but aren't limited to the following:

- Intersection improvements at E Johnstown and Riva Ridge
- Morse Rd widening between Hamilton to Trellis
- Sidewalks
- Fiber optics

2002 Land Use Plan

The property is designated Single Family Residential on the Future Land Use Map. The Single Family Residential classification accommodates both single family and attached residential housing units. The recommended density for the land use is three to five dwellings per acre. The proposal is for 3.78 units per acre.

The 2002 Future Land Use Plan provides a checklist to assist in reaching a decision for rezoning applications. The checklist is meant to assist in reaching a decision, certain answers do not mandate a particular decision. Relevant checklist questions include the following:

1. Is the proposed development consistent with the City's vision?

The vision for this area has not been identified beyond the land use plan's recommendation for single family residential. The subject property is not located within any subarea plans or identified as a target site within the Economic Development Strategy. The request appears to generally be consistent with the City's vision.

2. Would the proposed development be contrary to the future land use plan?

The requested use, detached condominiums, is consistent with the permitted housing types of the land use plan. A use for the NC portion of the property has not been identified at this time.

3. Is the development (change) contrary to the established land use pattern?

Developments in the area are varied but the predominate zoning classification is SF-3 and the majority of properties are developed with single family homes.

4. Will the change adversely influence living conditions in the surrounding area?

- a. Create or appreciably increase traffic congestion;



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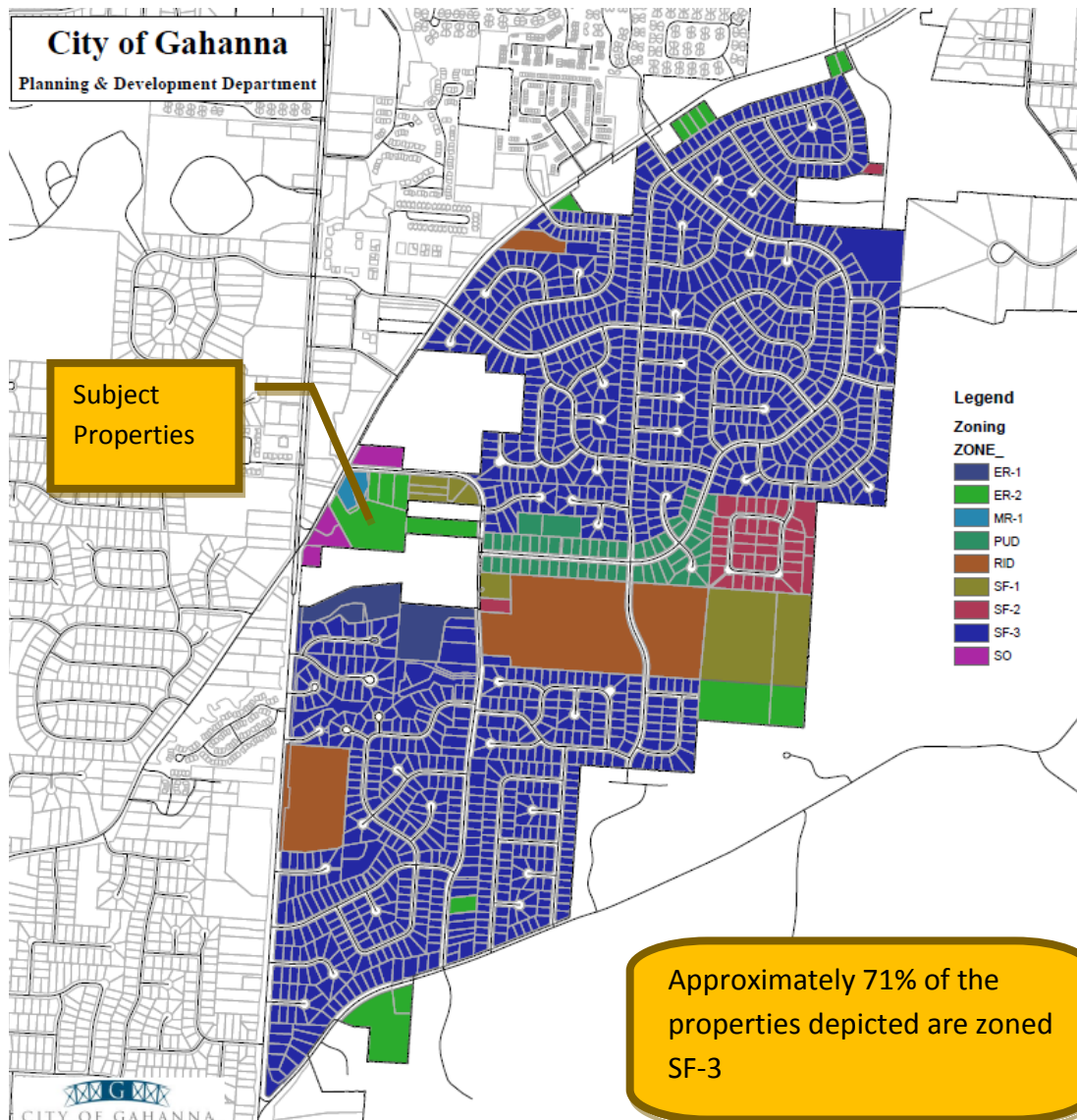


CITY OF GAHANNA

- b. Seriously impact adjacent areas;
 - c. Seriously affect the natural character of the land to the point of creating potential hazards.
5. Would the change create an isolated, unrelated district?

71% of the properties on the zoning map included in this report are zoned SF-3. NC is similar in allowed uses to other zonings along Johnstown Road. Approval of the request would not create an isolated or unrelated district(s).

Zoning Map



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CITY OF GAHANNA

Future Land Use Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



Area Commission Feedback

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Pinnacle Pointe Villas

Meeting date:

7/6/17

Project type:

- Annexation
 Conditional Use
 Zoning Change (rezoning)
 Other _____

Reviewer name:

Will Duderstadt

Reviewer status:

- Commission Member
 General Public

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

It is dissimilar to property on and around Clotts Rd.

How would you improve the proposal as submitted?

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

Consider a decrease to density, esp the units that sit directly on the 100 year floodline.

What are your overall comments or suggestions?

I generally do not see a strong need for a sidewalk, but if one is part of this project, I prefer it be on the north side of Clotts Rd.

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:

Meeting date:

7/6/17

Project type:

Reviewer name:

LCC Bailey

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

Reviewer status:

- Commission Member
- General Public

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

Yes.

How would you improve the proposal as submitted?

Work with City to extend sidewalks ~~to~~ along Clotts Rd

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

Another Nice Community in Gahanna!

What are your overall comments or suggestions?

Move forward.

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:

Pinnacle Pointe Villas

Meeting date:

7-6-17

Project type:

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

Reviewer name:

Brad J. Primm

Reviewer status:

- Commission Member
- General Public

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

How would you improve the proposal as submitted?

Remove Building 17 in the 100 year floodline area. It is too close to my septic system & it blocks my view downstream. (4183 Cloths Rd)

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

What are your overall comments or suggestions?

We need a sidewalk along Cloths Rd. The 25 mile speed limit is not honored. I like the idea of building the sidewalk on the N. side of Cloths Rd.

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

	1	2	3	4	5	N/A
Pedestrian friendliness						
Scale						
Compatibility with surrounding uses						
Vehicular circulation						
Traffic impact on neighboring streets						

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Pinnacle Pointe Villas Rezoning

Meeting date:

7/6/17

Project type:

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

Reviewer name:

Reviewer status:

- Commission Member
- General Public

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

No, this is much larger than the rest of the area in terms of density

How would you improve the proposal as submitted?

Remove far fewer trees, many fewer buildings
Thick walls of trees!

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

Hopefully a revision of the plan to remove less trees, build less condos

What are your overall comments or suggestions?

Include sidewalks on North side of Clotts Road

Already people speed excessively on clotts - this may increase that and the traffic
preserve a minimum of 30' setback

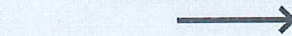
More trees may die after building because the roots get damaged when the driveways/houses are constructed.

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

	1	2	3	4	5	N/A
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:
Pinnacle Pointe Villas

Meeting date:
7/6/2017

Project type:
 Annexation
 Conditional Use
 Zoning Change (rezoning)
 Other _____

Reviewer name:
Margaret Owens

Reviewer status:
 Commission Member
 General Public

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

How would you improve the proposal as submitted?
Lower the number of units + maintain as much ~~as pos~~ of the original surroundings as possible - more green space.

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

What are your overall comments or suggestions?
Having completed a new build process and personally seeing the damage to trees even when there is an effort to keep as many trees as possible, we have had an additional 10-20 trees die as a result of the building process. Have a large concern about wildlife

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				

over →

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Pinnacle Pointe Villas

Meeting date:

July 6, 2017

Project type:

- Annexation
 Conditional Use
 Zoning Change (rezoning)
 Other _____

Reviewer name:

Jonathan Wolman

Reviewer status:

- Commission Member
 General Public

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

It seems to, but I would defer to more immediate neighbors on this.

How would you improve the proposal as submitted?

Would love to see a landscape plan as well. Also, if possible for developer to build a sidewalk along Johnston Rd.

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

Hopefully, there would not be any more removal of trees than absolutely necessary.

What are your overall comments or suggestions?

I think a few tweaks could be done (i.e. trees & sidewalks) to make it a phenomenal project. But as is, it is still a very good one, and I would support the zoning change.

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 <i>(current plan. A tweak</i>			✓			
Scale <i>would make it a 4 or 5)</i>				✓		
Compatibility with surrounding uses					✓	
Vehicular circulation				✓		
Traffic impact on neighboring streets					✓	

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name: Pinnacle Ponte Villas

Meeting date: 7/6/17

Project type:

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

Reviewer name: Megan Rogers!

- Reviewer status:
- Commission Member
 - General Public

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

Yes, in the sense that it a residential area, but no because the density of residents far exceeds the rest of the area.

How would you improve the proposal as submitted?

Guaranteed tree preservation, especially around the boarders and next to the stream. Guaranteed preservation of the stream. Less units (density) in the location

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

Loss of natural area, increased number of students going to our schools, increased traffic.

What are your overall comments or suggestions?

I think there are too many units for that small of an area. I also think it would be a shame to lose that much natural space when natural spaces are already limited.

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			3			
Scale	/					
Compatibility with surrounding uses	/					
Vehicular circulation	/					
Traffic impact on neighboring streets	/					

- Empty nesters
- "Increase tax base"
- "Expendable income"

- speed limit concern
- sidewalk on north or south side of cloths.
- set backs can be cleared → I think we keep it natural

= 2

Michael Blackford

From: Patricia Kovacs <pkovacs@att.net>
Sent: Friday, July 07, 2017 7:15 AM
To: Michael Blackford
Subject: Pinnacle Pointe questions and feedback

Dear Michael,

When I was walking out of the meeting, Doug and David said something about the property being in a TIF. Is that property in the North Triangle TIF? If so, what are the terms of the TIF, i.e. are property taxes forgiven and for how many years? Doug said the fact that it's in a TIF might make it higher priority for sidewalks to be added.

I was intrigued by Doug's suggestion that he could build a sidewalk on the north side of Clotts. That makes more sense and I had hoped that sidewalk would eventually be completed.

I was going to scan in my feedback, but they are so messy, I'll just email them.

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

How would you improve the proposal as submitted?

Sidewalks or multi-use sidepath on E side of Johnstown and N side of Clotts on property perimeter.

Is this property in the North Triangle TIF? If so, does that make sidewalk improvements higher priority?

Retain as many trees as possible. Andrew Boyd asked that buffer be kept between the project and his property (drawing shows patio within 20' buffer).

Worried about traffic safety. Mark Reed asked that streetlights be added on Clotts at the curve for safety. I ask that a permanent speed monitor be added (closer to MSE).

Could some units be made ADA accessible? When Doug mentioned residents like downstairs bedrooms, I was thinking for people with existing mobility problems or who develop short term or long term mobility problems.

What do you see as an outcome of the proposal?

I am concerned about the loss of trees and wildlife.

I am concerned about traffic conflicts at the Clotts driveway with backed up traffic from the Johnstown/Clotts traffic signal.

I am concerned about the diversion of the stream for the commercial building. I hope it will undergo an environmental review.

Please rate the following aspects of the proposal:

pedestrian friendliness: 2 now, if sidewalks/sidepaths added, then 5.

scale: 4

compatibility with surrounding uses: 4

vehicular circulation: 4

traffic impact on neighboring streets: 3

Thanks,

Tricia Kovacs

Michael Blackford

From: McLane, Susan <SMcLane@CCAD.EDU>
Sent: Friday, July 07, 2017 7:48 AM
To: Michael Blackford
Subject: Rezoning of property located off East Johnstown and Clotts Roads

Good Morning,

My husband and I were at the meeting last night we live at 3975 Clotts Road and had a few concerns. Our number one concern is the traffic on Clotts Road and Johnstown road near Clotts once this is all developed. Especially on our street which is Clotts. The speed limit down Clotts Road is 25 no one goes the speed limit now what is it going to be like with all the extra traffic and then they are talking putting shops, restaurants etc in there also. It is one thing to have the condos built there and destroying trees and wildlife habitat but now we are putting in shops etc.

We live on almost three acres and the wildlife is something we love also the trees we need to preserve some of this stuff for our children and grandchildren. My husband and I grew up in Gahanna and it is growing too fast in such a short period of time. I like the secluded area we have now but it seems that this is being taken away from us. Doug said that he would save trees etc. well look at the property next door to us that he built four houses on there are hardly any trees the only trees that are there are the ones dividing our property and the house that is almost on top of us now. Are the animals going to get relocated ? That would be to costly for the city to do.

I just have a few concerns about this project and feel that the builder is not being honest about everything. I know there is not much we can do about it but would like to voice my opinion and we are having our property surveyed and staked.

SUSAN MCLANE-COEY

Senior Student Services Associate/ Registrar's Assistant
Main phone 614.222.3295
personal phone: 614.222.4017
fax 614.222.4034

Michael Blackford

From: Jennifer Brickner-York <jbyspysky@gmail.com>
Sent: Thursday, June 29, 2017 12:09 PM
To: Michael Blackford
Subject: Re: July 6th Meeting

Follow Up Flag: Follow up
Flag Status: Completed

My thoughts on this are that I'm sure this will proceed given they have already cleared the trees to move forward. However, I am not in favor of Gahanna's trend to remove single family homes in favor of high density housing. Gahanna does not need more high density housing of this type and only serves to enrich the developer who then leaves once it is complete. The area residents then have to deal with properties like this near them. The corner this is on I drive past every day on my way to work.....while typically a quiet road now, Clotts is only 2 lanes...this will increase traffic in the area needlessly. I am not suggesting widening Clotts which would make it even more of a way through our neighborhood than it already is. I can only hope they add sidewalks fully along Clotts as there are none now---people frequently walk along this road to go to the CVS, OSU, etc. which is already dangerous. This will make it more so. Jennifer Brickner-York

On Tue, Jun 27, 2017 at 8:14 AM, Michael Blackford <Michael.Blackford@gahanna.gov> wrote:

Absolutely. I've attached a feedback form but an email with comments works as well. Whatever is easiest for you.

Many thanks!

MICHAEL BLACKFORD, AICP

Deputy Director

Department of Planning & Development



CITY OF GAHANNA

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 4207 Clotts Road

Project Name/Business Name: Pinnacle Pointe Village

SUBMITTED BY:

Name: Robert S. Priestas Title: City Engineer

Department: Public Service and Engineering

Zoning/Rezoning Application

1. The proposed development is not expected to generate 100 trips in the peak hour, therefore a traffic impact study is not expected to be required. The developer has provided a written statement signed and sealed by a registered professional engineer certifying the number of morning and evening peak hour trips for the development as well as the total 24 hour trip generation for the development. The trips generated do not warrant a traffic impact study.
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 development and 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 development and 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 development and review process.

Variance Application

1. By code, any lots resulting from this development shall have access to public right-of-way. Based on the provided plan, it appears that the intent is to not provide individual lots for each dwelling unit, thus the entire 6.659 acre tract will remain un-split and maintain the necessary access and frontage to the public right-of-way on Clotts Road. Private roads are acceptable to our office.

APPLICATION STAFF COMMENTS

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 4207 Clotts Road

Project Name/Business Name: Pinnacle Point Condos

SUBMITTED BY:

Name: Bonnie Gard **Title:** Planning & Zoning Administrator

Department: Service

As Gahanna has no specific zoning for stand-alone single family condos, the request for rezoning is to rezone the majority of the property to SF-3, with variances. A small portion of the property fronting E. Johnstown Road is requested to be rezoned to commercial.



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments - YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Pinnacle Pointe - Villas

Project Name/Business Name: Pinnacle Pointe Villas

SUBMITTED BY:

Name: Kenneth W. Fultz Title: Chief Building Official

Department: Building

No comments regarding building layout - provided the internal lot line / properties are combined into one parcel, since some proposed building locations are indicated without the required set back from a property line.

Kelly Wicker

From: Sheila Murphy
Sent: Wednesday, September 27, 2017 1:31 PM
To: Kelly Wicker
Subject: RE: Staff Comments Needed Pinnacle Point

Follow Up Flag: Follow up
Flag Status: Flagged

K
No comments from the PD.
Thanks
S

From: Kelly Wicker
Sent: Tuesday, September 26, 2017 1:52 PM
To: Staff Review Team - Mifflin <StaffReviewTeam-Mifflin@gahanna.gov>
Subject: Staff Comments Needed Pinnacle Point

Staff,
Please review the attached applications for comment. Comments are due Monday October 2, 2017 by 12:00pm.

The zoning application has been updated and previous comments addressed. Please review and revise comments.
<T:\Zoning\Applications IN PROGRESS\4207 Clotts Rd Pinnacle Point Z17\4207 Clotts Rd Pinnacle Point Z17.pdf>

The Variance for Pinnacle Point is in Lama and comments should be made in LAMA if you are a LAMA user.
<T:\Zoning\Applications IN PROGRESS\4207 Clotts Rd Pinnacle Point V17\4207 Clotts Rd Pinnacle Point V17.pdf>

APPLICATION STAFF COMMENTS September 26, 2017

DUE: Monday October 2, – 12 PM

If you are not a LAMA User, please Email to Kelly Wicker at kelly.wicker@gahanna.gov
Re: Staff Comments – Project Name

Project/Property Address or Location: 4207 Clotts Rd

Project Name/Business Name: 4207 Clotts Rd V17

SUBMITTED BY:

Name: _____ Title: _____

Department: _____

Comments:

Kelly Wicker

From: Rob Wendling
Sent: Monday, October 02, 2017 10:01 AM
To: Staff Review Team - Mifflin; Kelly Wicker
Subject: Re: Pinnacle Point Comments

Concerns; 1) 14 units are being proposed to be built on Mh soil which would require a lot of excavation and a impact to the trees trying to be saved along the riparian corridor. It would change the soil hydrology and that will impact tree roots. 2) if the areas kept natural are to be deeded to the City of Gahanna, steam areas and preserved areas should have hazard trees and invasive removed as part of construction.

On Sep 29, 2017 12:56 PM, Kelly Wicker <Kelly.Wicker@gahanna.gov> wrote:

Staff this is a reminder that Staff Comments are due on Monday October 2, by 12:00pm for the Variance and Rezoning for Pinnacle Point. <T:\Zoning\Applications IN PROGRESS\4207 Clotts Rd Pinnacle Point V17\4207 Clotts Rd Pinnacle Point V17.pdf>

<T:\Zoning\Applications IN PROGRESS\4207 Clotts Rd Pinnacle Point Z17\4207 Clotts Rd Pinnacle Point Z17.pdf>

Thank you if you have already done your comments. Have a great weekend.

KELLY WICKER

Zoning Clerk

Department of Public Service

Division of Building and Zoning



200 S. Hamilton Rd.
Gahanna, Ohio 43230
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Twitter @CityOfGahanna