

Big Sky Realty
307-319 W Johnstown Rd

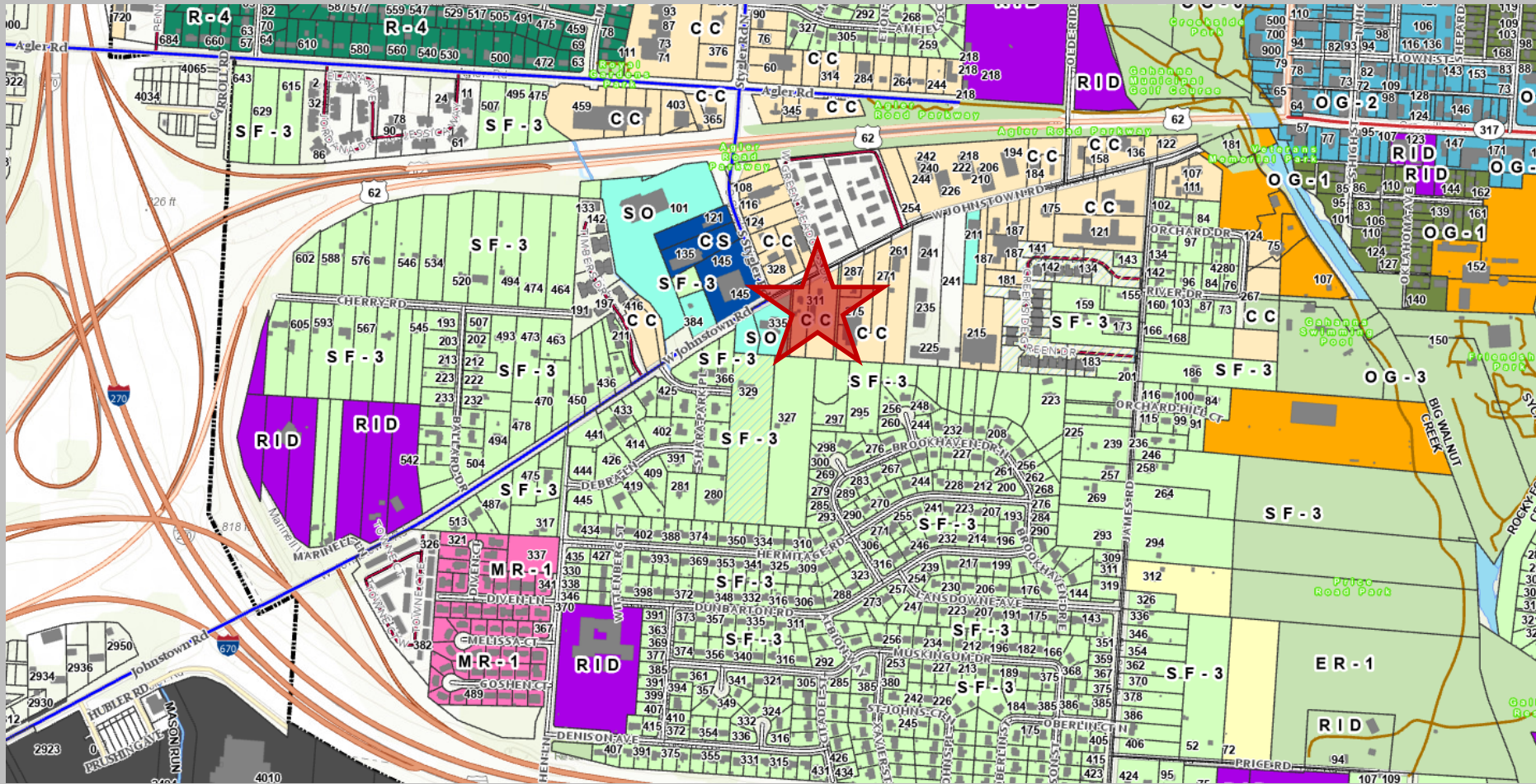
Z-02-2020

CU-03-2020

V-17-2020

V-18-2020

Location/Zoning Map



Summary

- Rezoning from CC to MFRD
 - 2.65 acres
 - 60 apartments proposed
 - 22.64 units/acre
 - Current zoning permits office, retail, automotive, and similar uses
- Land use plan designates as medium density residential
 - 5-20 units/acre appropriate
 - Encourage residential uses that create a neighborhood character

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
 - Buildings exceeding 2 full stories
 - 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
 - Public dog park
 - Staff evaluated and does not object
 - 1149.03 – Lot width
 - 675' lot width required based on number of units
 - 285' provided
 - 1149.02/03 – Density
 - Maximum density of 18 units per acre
 - 22.64 units per acre

Summary

- Variances
 - 1149.03 – Parking location
 - Parking shall not be closer than 25' to the front or rear of a building
 - 10' proposed
 - 1163.02 – Minimum parking
 - 120 parking spaces required (2 per unit)
 - 105 spaces provided

Summary

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

Site Plan



Elevations

Conceptual



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

- 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

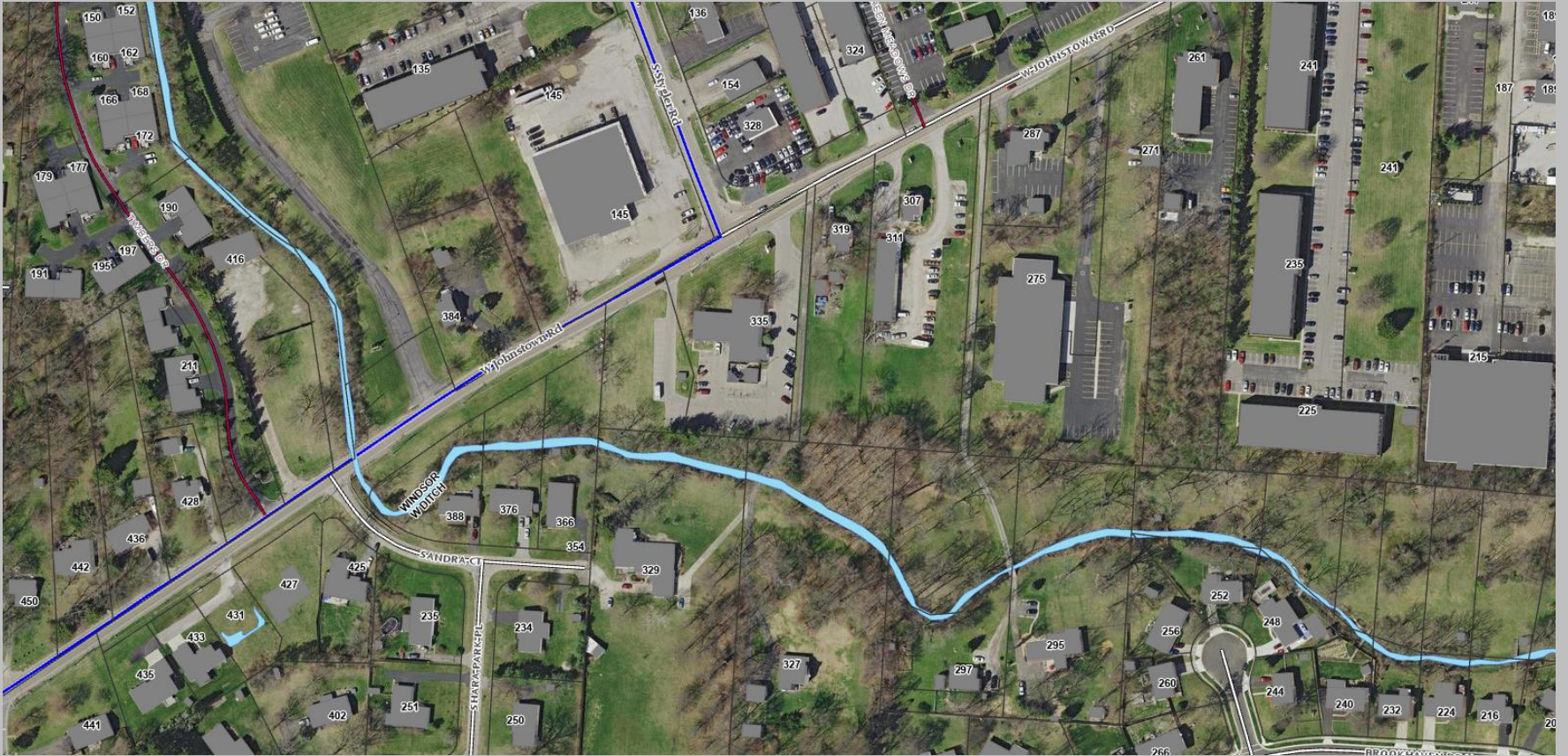
Summary

- 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

- Staff recommends approval
 - Land use plan identifies Gahanna needs additional multifamily
 - Trends in multifamily evolving
 - Renters by choice
 - Want attractive, high quality developments in proximity to amenities
 - 3.7% of multifamily units built in last 10 years
 - Property well buffered from residential
 - Minimal to no impacts
 - Similar uses in area
 - City wants investment on west side

Aerial



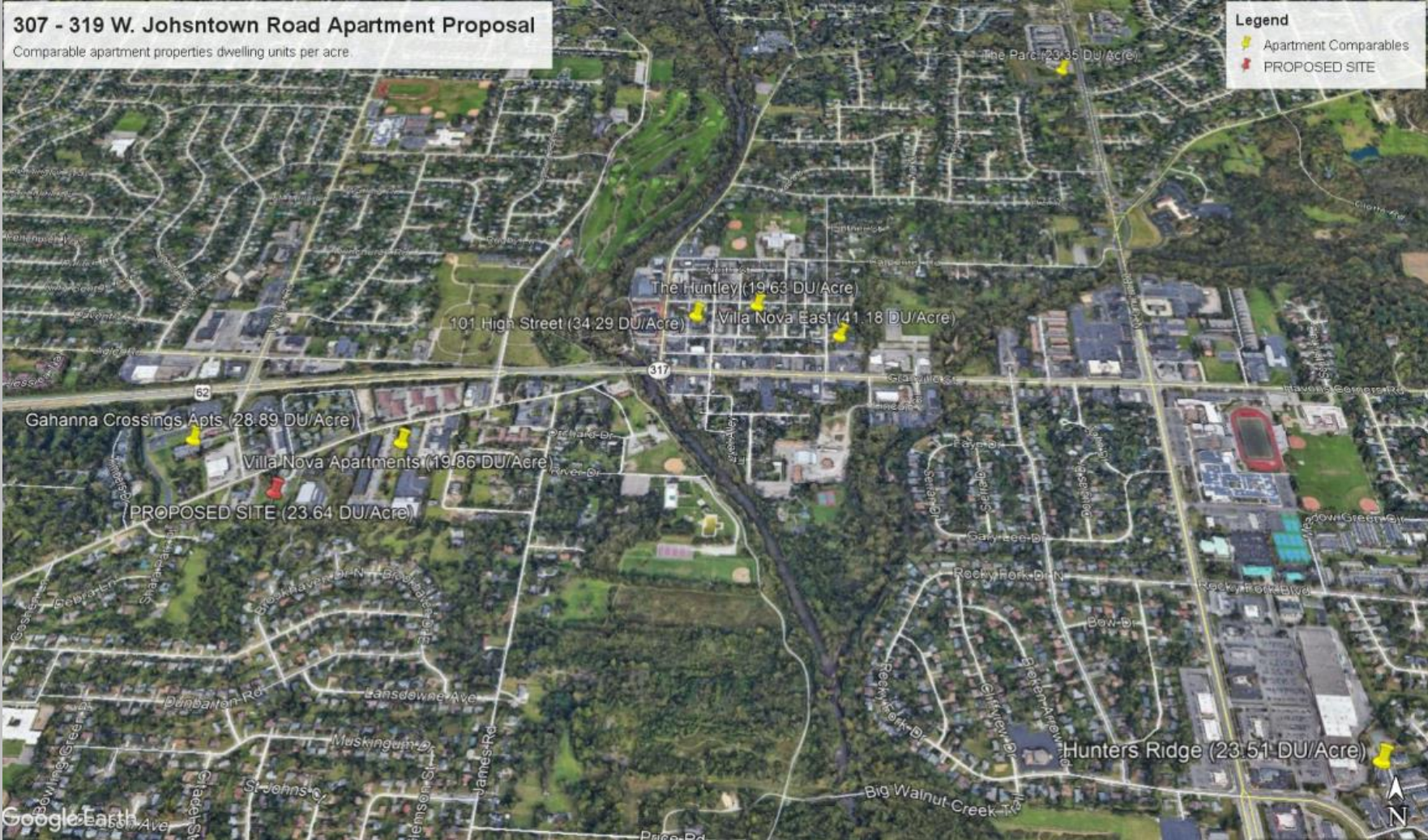
Density

307 - 319 W. Jhohnstown Road Apartment Proposal

Comparable apartment properties dwelling units per acre

Legend

- 📍 Apartment Comparables
- 📍 PROPOSED SITE





Gahanna