

via Bill Miller
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Proposed Zoning Overlay Restrictions

Rezoning Application, 5061 Shagbark Road, Gahanna, Ohio

BY: _____
COUNCIL OFFICE

1. The maximum number of single-family residences allowed on the site shall be limited by the physical constraints of the access points and slopes.
2. Buildings shall be sited to avoid disruption or degradation of steep slopes.
3. Removal of trees and vegetation on steep slopes shall be avoided to prevent and deter erosion. A tree survey of large caliper trees over 8" showing species, size and location is required to identify the ones that can be included and preserved as part of the overall development plan.
4. Maximum height of buildings on the site shall be limited to two stories.
5. The only access points to the site shall be through the existing curb cut from the south side of Shagbark Road and through the access easement provided on the south side of the Valvoline site.
6. All roads and driveways on the site shall have concrete curbs.
7. At least two visitor parking spaces shall be provided on the site.
8. Garages shall be double width, to accommodate two cars parked side by side.
9. Exterior materials on all buildings shall consist of horizontal vinyl siding, stucco or imitation limestone, similar to materials found on adjacent and surrounding properties.
10. Exterior materials shall have muted colors such as off-white or light beige to harmonize with the surrounding properties.
11. If the single-family residences are to be sold and deeded as separate independent residences, a homeowners organization shall be established in the deeds to ensure the continued proper maintenance of infrastructure and to maintain proper quality appearance standards.
12. The owners of the property are responsible for any damage resulting from construction traffic or as a result of the ongoing use of Shagbark Road by the residents or visitors after construction is complete. This includes, but is not limited to, gates, pavement, curbs, fences, plantings and gardens, sprinkler systems, electrical conduits and lights. The Woods at Shagbark Condominium Association is responsible for the maintenance of Shagbark Road, and the owners of, or the homeowners organization established for the property, shall reimburse the Condominium Association for any of the abovementioned damages and also contribute to the ongoing maintenance of the road.
13. The residents of and visitors to the 5061 Shagbark Road property shall not be allowed to drive or walk through the Woods at Shagbark Condominium property past the security gate on Shagbark Road.
14. The stormwater detention system shall be designed in a way to be unobtrusive on the site.
15. Roadways shall be designed in a way to allow passage of large trucks, including fire engines.

Commentary on Exhibits

Rezoning Application, 5061 Shagbark Road, Gahanna, Ohio

Exhibit A: Proposal

- This plan appeared on page 9 of the rezoning application.
- We have added the location of the Woods at Shagbark buildings and the Valvoline easement from drawings that were included in the easement appendix.
- All were adjusted in size to conform to a scale of 1"=60'.

Exhibit B: Slopes

- This plan shows the location of the steepest slopes on the site, a 20' difference in elevation from the top to the bottom, all in a distance of around 55' at a critical area.
- This is a 36% slope.
- A 10% slope is considered very steep for a road, and railroads typically restrict grades to 1 or 2%.
- The southernmost portion of the slope has been cleared, but the eastern portion contains most of the trees and large vegetation on the site.

Exhibit C: Buildable area

- The upper area of the site is level within 2 or 3'
- The area has about .9 acres, exclusive of setbacks and other restrictions

Exhibit D: Site Access

- The access from Shagbark Road is located by an existing curb cut.
- The location of the curb cut is limited by the gate and gate control box locations.
- The Valvoline easement is located along the south edge of the Valvoline property.

Exhibit E: Buildings Overlay

- The overlay shows potential conflicts between the Valvoline easement and one of the proposed buildings
- 4 of the units are located on the steepest part of the site
- Building on the steep slopes could exacerbate an erosion problem in the watershed, already an issue in the Woods at Shagbark.
- The plan would eliminate most of the mature trees and natural vegetation remaining on the site.

RECOMMENDATIONS:

- Limit locations of buildings to the flat area of site
- Decrease number of units to fit comfortably in the area available
- Keep as much of the natural environment as possible, especially on the hillside, to minimize erosion and provide an attractive atmosphere for potential buyers.
- Adopt the zoning overlay items included in this package.

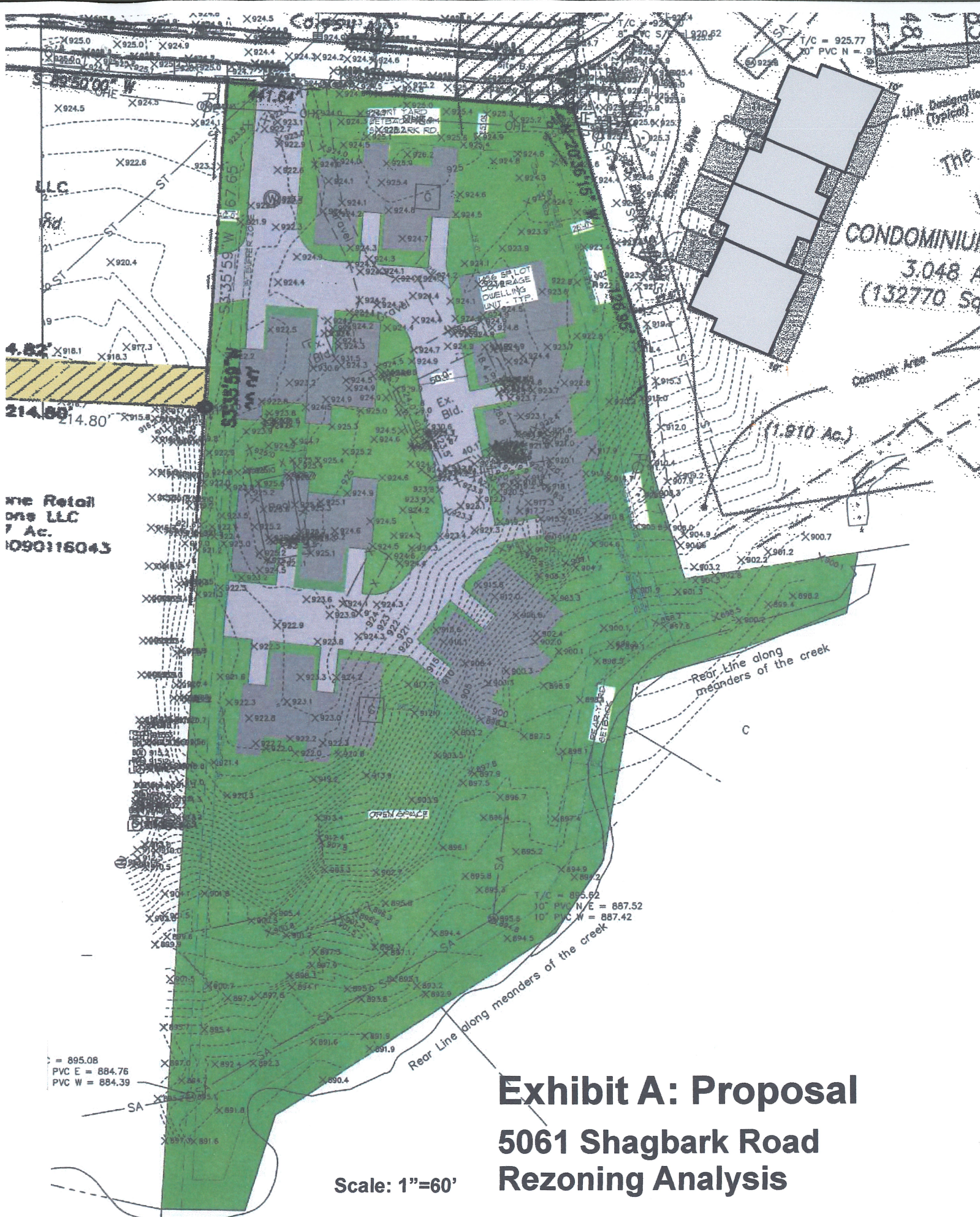
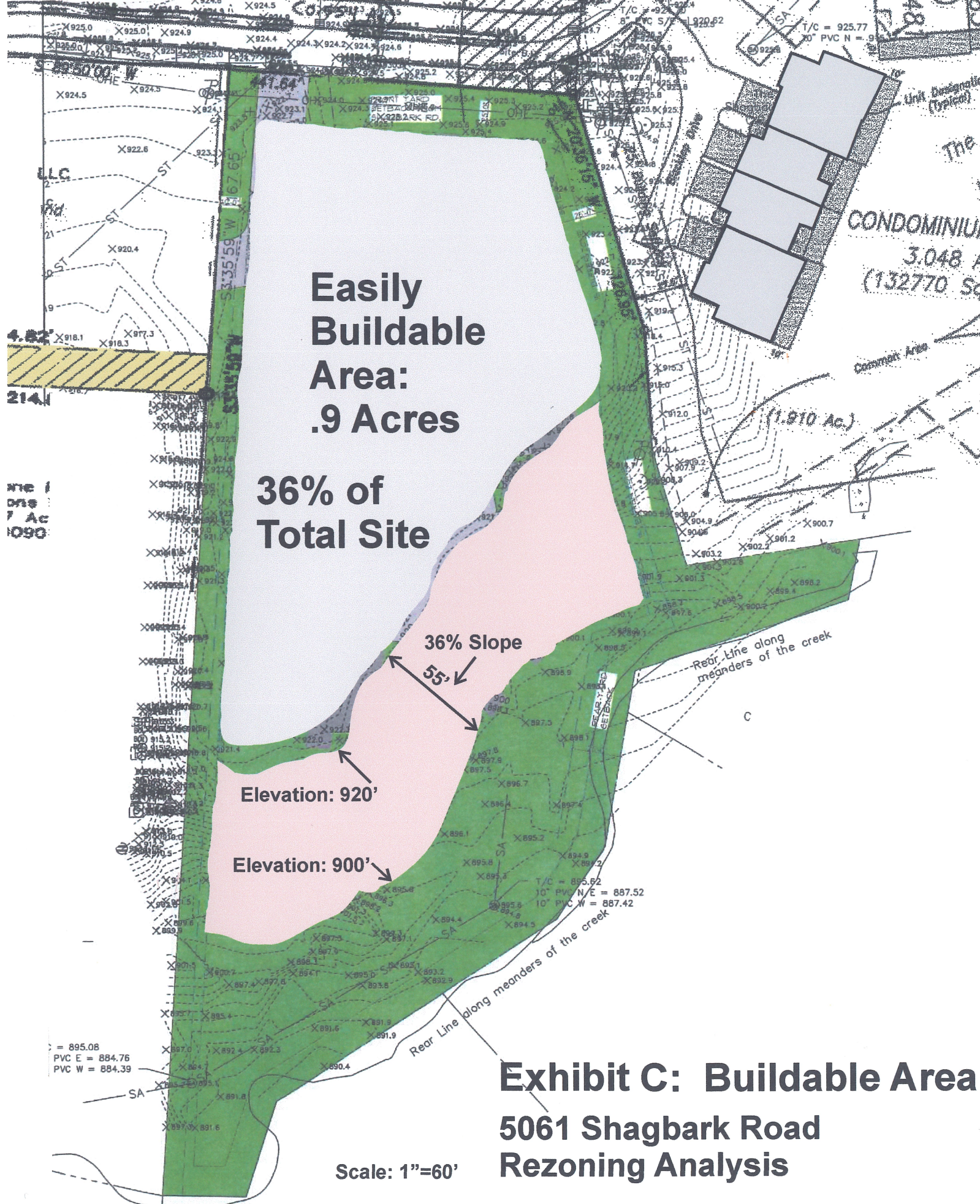


Exhibit A: Proposal 5061 Shagbark Road Rezoning Analysis

Scale: 1"=60'

CONCEPTUAL SITE PLAN (OVERLAY GRADES)





**Easily
Buildable
Area:
.9 Acres**

**36% of
Total Site**

36% Slope

55'

Elevation: 920'

Elevation: 900'

**CONDOMINIUM
3.048 A
(132770 Sq)**

Common Area

(1.910 Ac.)

**Rear Line along
meanders of the creek**

Rear Line along meanders of the creek

**Exhibit C: Buildable Area
5061 Shagbark Road
Rezoning Analysis**

Scale: 1"=60'

CONCEPTUAL SITE PLAN (OVERLAY GRADES)



Shagbark Road Access Point

Valvoline Easement

Easily Buildable Area: .9 Acres

36% Slope

Elevation: 920'

Elevation: 900'

Rear Line along meanders of the creek

Rear Line along meanders of the creek

Exhibit D: Site Access
5061 Shagbark Road
Rezoning Analysis

Scale: 1"=60'

CONCEPTUAL SITE PLAN (OVERLAY GRADES)



Valvoline Easement

Easily
B **Buildable**
a:
.9 Acres

Elevation: 920'

Elevation: 900'

Exhibit E: Buildings

5061 Shagbark Road Rezoning Analysis

Scale: 1"=60'

CONCEPTUAL SITE PLAN (OVERLAY GRADES)





Exhibit #1 Looking East from Valvoline: Location of Easement



Exhibit #2 Looking East from Firestone Parking Lot: Wooded Slope