



TO: Gahanna City Council
Clerk of Council

FROM: Nate Green, The Montrose Group, Economic Development Consultant
Mayor Laurie A. Jadwin

Cc: Priya Tamilarasan, City Attorney
Joann Bury, Director of Finance

DATE: April 24, 2025

SUBJECT: Dept. of Economic Development - Request for Council Action (April 28, 2025
COTW)

ACTION ITEMS

ACTION ITEM #1: ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A PRE-ANNEXATION AGREEMENT WITH JIMMIE TONEY, DARLENE TONEY AND TRIVIUM DEVELOPMENT, LLC FOR PARCELS 170-000068-00 AND 170-000069-00.

The City of Gahanna has been approached by representatives on behalf of the Jimmie Toney and Darlene Toney, property owners of 4722 and 4736 East Johnstown Rd., regarding a request to enter into a pre-annexation agreement that would annex their properties into Gahanna from Jefferson Township. In total, the two properties are eight (8) acres in size. Representatives of the property owners and the Administration discussed the basics of the request with Council at an executive session on December 16, 2024.

The Pre-Annexation Agreement states that the intended uses are a potential mix of commercial and multifamily. Although uses at this stage are preliminary and subject to market changes, the developer intends to pursue General Commercial (GC) zoning with a limited overlay district after the annexation. GC zoning permits a variety of retail and office uses by right and residential by conditional use. If annexed, the developer will be required to submit applications for the zoning change, as well as additional information including proposed uses, building heights, intensity/density, economic impacts, traffic generation and more. Per Gahanna Code, the planning and zoning process will require several opportunities for public hearing and input.

Although these parcels are not currently located in Gahanna, the Gahanna Land Use Plan includes them and designates the properties as Community Commercial. Preferred uses of Community Commercial include retail, office, and hotels. The uses proposed in the Pre-Annexation Agreement are complementary to existing developments in the Johnstown Rd/Morse Rd area.

For these reasons, the Administration respectfully requests that Council issue an ordinance authorizing the Mayor to execute the attached Pre-Annexation Agreement.

Requested Legislation and Funding:

Legislation Needed:	Ordinance
Emergency/Waiver:	Emergency
Vendor Name:	N/A
Vendor Address:	N/A
Already Appropriated:	N/A
Supplemental/Transfer:	N/A

Attachments:

DEV-ATT-Parcel Maps
DEV-ATT-Pre-Annexation Agreement – Johnstown Road

Contract Approvals:

This item has been approved by the Mayor.
This item has been approved by the Director of Finance.
This item has been approved by the City Attorney.