



Report for Council – September 8, 2014

Planning & Development Department Action Items:

Rezoning of 5495/5505/5511/5515 Morse Road and 4721 East Johnstown Road

The applicant seeks Council approval to rezone 4.806 acres from ER-1 (Estate Residential) to NC (Neighborhood Commercial). ER-1 is a residential zone district which also allows for single family, parks and agricultural uses. NC zoning allows for retail stores such as grocery and drug stores, personal services, and business and professional offices by conditional use. A specific use has not been identified for these parcels. Any development proposal will be required to meet the development standards of Chapter 11 of the Codified Ordinances.

Rezoning of 5445/5495/5505 Morse Road

The applicant seeks Council approval to rezone 5.006 acres from ER-1 (Estate Residential) to SO (Suburban Office and Institutional). Permitted uses within the SO zone district include but aren't limited to administrative and business offices, professional offices, and institutions such as libraries and museums. Uses permitted by conditional use include family care homes, schools, and day care centers. A senior living facility has received conditional use approval from the Planning Commission; however, zoning approval is required prior to development of the site. The facility is 94,000 square feet, two stories, with 154 units of independent, assisted, and memory care. Access to the facility is via Morse Road with interconnectivity with the property to the east.

Please note that the PowerPoint presentations provided at the September 2, 2014 public hearing are attached.

Planning & Development Department Updates:

Economic Development Literature on Swimming Pools

Per the request of City Council, the Department has reviewed the economic development industry literature and has identified one report that speaks to the topic of swimming pools. Please note that the discussion below is referenced on page 110 of the attached document.

In February of 2014, the International Economic Development Council (IEDC) published a document entitled "Making it Count: Metrics for High Performing EDOs". The purpose of this document is to provide a comprehensive look at how economic development organizations (EDOs) throughout the county measure their performance. As part of this report, they surveyed

hundreds of EDOs to determine what performance measurement metrics are being used and how important these metrics are to determining their success.

The “Quality of Life” (QOL) section of this analysis is the most relevant to the topic of swimming pools. There were a total of 222 survey respondents to the section on QOL metrics.

The five most frequently used QOL measures by EDOs throughout the country are listed below:

- 1) Median/average household/family incomes
- 2) Crime rates
- 3) Healthcare (# of hospitals, quality of healthcare offered, options for elderly care, etc)
- 4) Population Diversity
- 5) **Access to sports and recreation**

The five most important QOL measures used by EDOs throughout the country are listed below:

- 1) Access to broadband internet
- 2) Median/average household/family incomes
- 3) Healthcare (# of hospitals, quality of healthcare offered, options for elderly care, etc)
- 4) Population Diversity
- 5) Crime rates

Access to sports and recreation was ranked #6 as the most important QOL indicator.

Although this survey doesn’t specifically quantify the impact that having access to sports and recreation has on a community, it does highlight how economic development professionals throughout the country view this component as part of their efforts to advance communities.

Upcoming Meetings & Events:

- *Gahanna Area Chamber of Commerce: A Board Meeting will be held on Tuesday, September 9, 7:30am, at C-Suites, 1000 Creekside Plaza.*
- *Olde Gahanna Community Partnership: A General Meeting will be held on Wednesday, September 10, 8:15am, at the Olde Gahanna Sanctuary, 82 N. High Street.*
- *Gahanna Area Chamber of Commerce: The September Membership Breakfast will be held on Thursday, September 11, 7:30am – 9:00am, at the Creekside Conference & Event Center, 101 Mill Street – Suite 300. The speakers will be State Representative Anne Gonzales and Anthony Jones, Director of Planning & Development for the City of Gahanna. The cost is \$15 for members and \$18 for guests. RSVP by Monday, September 8, to Becky Whittington at (614) 471-0451 or becky@gahannaareachamber.com or register online at www.gahannaareachamber.com.*
- *Gahanna Convention and Visitor’s Bureau: A Board meeting will be held on Thursday, September 11, 4:00pm, at Gahanna City Hall, 200 S. Hamilton Road.*

- *Gahanna Community Improvement Corporation: A Board Meeting will be held on Tuesday, September 16, 7:30am, at Gahanna City Hall, 200 S. Hamilton Road.*

ANTHONY JONES

Director

Planning & Development