



CITY OF GAHANNA

STAFF COMMENTS

*****Updated 2/15/17*****

Project Name: Access Energy
Project Address: 121 James Rd & 175 W Johnstown Rd

Planning & Development

Comments have been updated to reflect the revised application which no longer seeks a variance and which includes an additional piece of property, 175 W. Johnstown Rd.

Conditional Use Criteria

Planning Commission shall approve an application for Conditional Use if the following conditions are met:

1. The proposed use is a conditional use of the zone district and the applicable development standards established in this zoning ordinance are met.

It has been determined by the City Attorney that the proposed use is a conditional use of the Community Commercial zone district. It is staff's opinion that the request is consistent with this condition.

2. The proposed development is in accord with appropriate plans for the area.

The question has been raised if the application is considered "development" or not. It has been stated by the applicant that the request is not "development" and therefore the conditions which refer to "development" are not applicable. To answer this question we must review the Code. The Code does not define the term "development". In cases where words are not defined in the Code, then the definitions found in The Latest Illustrated Book of Development Definitions shall be used. The Latest Illustrated Book of Development Definitions defines Development as "The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; or any use or extension of the use of land".

The application clearly qualifies as development as the application is for a use and would result in the reconstruction, conversion and/or structural alteration of any structure. The applicant has previously stated that the budget for renovations has been estimated at \$1,000,000. Therefore,



"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

conditions #2, 3, and 4 found within Section 1169 are applicable to this request and must be met in order to be approved.

West Gahanna Development Study

The site is designated Commercial/Office by the West Gahanna Development Study. Principles of these land uses include identifying that more consumer service, retail, and professional offices are needed in the study area. A redevelopment principle includes that new development should be both aesthetically pleasing and beneficial to existing residents.

The requested use is considered a Health Services use by SIC. Therefore, the proposed use is not in-line with the principles of the West Gahanna Development Study. It should be noted that the Study is meant to be a guide. It does not mandate uses and principles be adhered to.

Economic Development Strategy

The project site is located within Priority Development Area (PDA) #1 but is not located within a Target Site. Target Sites have a conceptual site plan and recommended uses. The primary uses identified as being appropriate and having a need in PDA #1 include retail, office, and medium to high density residential. Medium and high density residential have been defined as traditional residential uses such as townhomes, apartments, and condominiums. Residential as used in the Strategy does not include inpatient treatment facilities.

The requested use is not in line with the recommendations of the Strategy. It should be noted that the Strategy does not mandate a particular development type but rather depicts development capacities based on property size and need as determined by market research.

2002 Land Use Plan

The project site is located within the Mixed Use Future Land Use designation. The 2002 Land Use Plan discusses redevelopment opportunities within Mixed Use areas. Although this specific property wasn't identified, the Plan states that areas within Mixed Use should be developed in a manner that involves a mixed use development consisting of commercial, office, and high density residential. The goal is to avoid a complete dependency on automobiles and incorporate a mix of uses with pedestrian connections. Encouraging a broad array of activities helps create a destination for living, employment, and shopping.

The proposed plan of development does not incorporate a mix of uses. It is a single use. Approval does not further the goal of encouraging and creating a broad array of activities. Approval may exacerbate the development trend that the Land Use Plan is trying to avoid, the proliferation of greyfields. Historically greyfields have most commonly occurred on properties that are single use and heavily rely on the automobile. The subject property appears to fit the



"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

definition of a greyfield. It is staff's opinion that the request is not consistent with the 2002 Land Use Plan.

3. The proposed development will not have undesirable effects on the surrounding area.

The subject property is located in an area that contains a mix of commercial, residential, and recreational uses. There has been significant discussions on the character of the area from residents. There has also been testimony from the Gahanna Police Department and the Mifflin Fire Department regarding the type and frequency of calls received from similar facilities. The nature of calls for a drug rehabilitation facility are in stark contrast to the typical calls for a residential neighborhood. It appears from the testimony received that the proposed use would have an undesirable effect on surrounding uses by creating a greater demand for police and fire protection.

The properties immediately to the south of the subject property are zoned and developed with residential uses. The property at 143 James Road is single family while the other adjacent property, Creekside Green, is multifamily. An unusual situation exists in that the inpatient building is located less than 40 feet from residential property lines. The proximity of uses can lead to undesirable effects. The most common negative impacts are noise, lighting and traffic. It is extremely difficult to mitigate these negative effects given the proximity of uses.

It is staff's opinion that the proposed development will result in negative impacts to several of the surrounding properties.

4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

Staff does not believe that the proposed development is consistent with existing land use character. The existing character of the surrounding area does not include inpatient rehabilitation facilities. Land uses are mixed and primarily consist of office, residential, and recreational uses.

The development potential of the area has been identified in the aforementioned planning documents. These documents strongly recommend retail, high density residential, and mixed use development. A single use facility that is neither retail nor high density residential meets the development potential of the area.

Planning and Development staff recommends denial of the request.



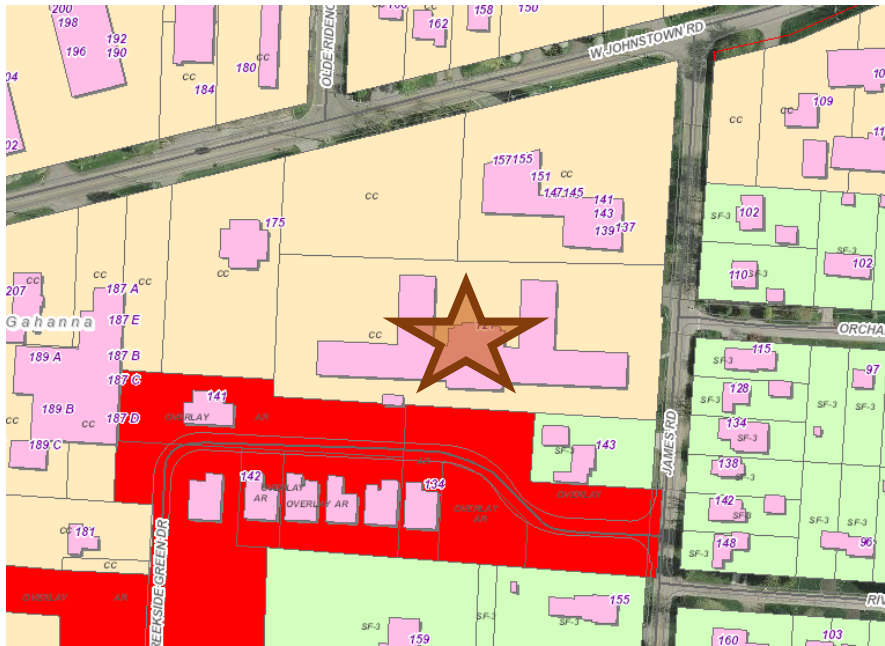
"HERB CAPITAL OF OHIO"

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

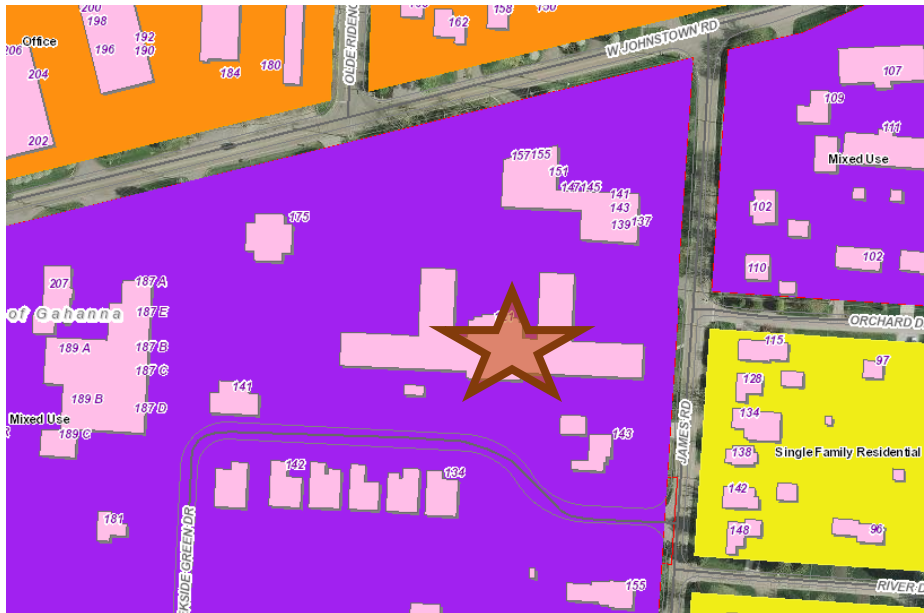


CITY OF GAHANNA

Zoning Map



Future Land Use Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director

