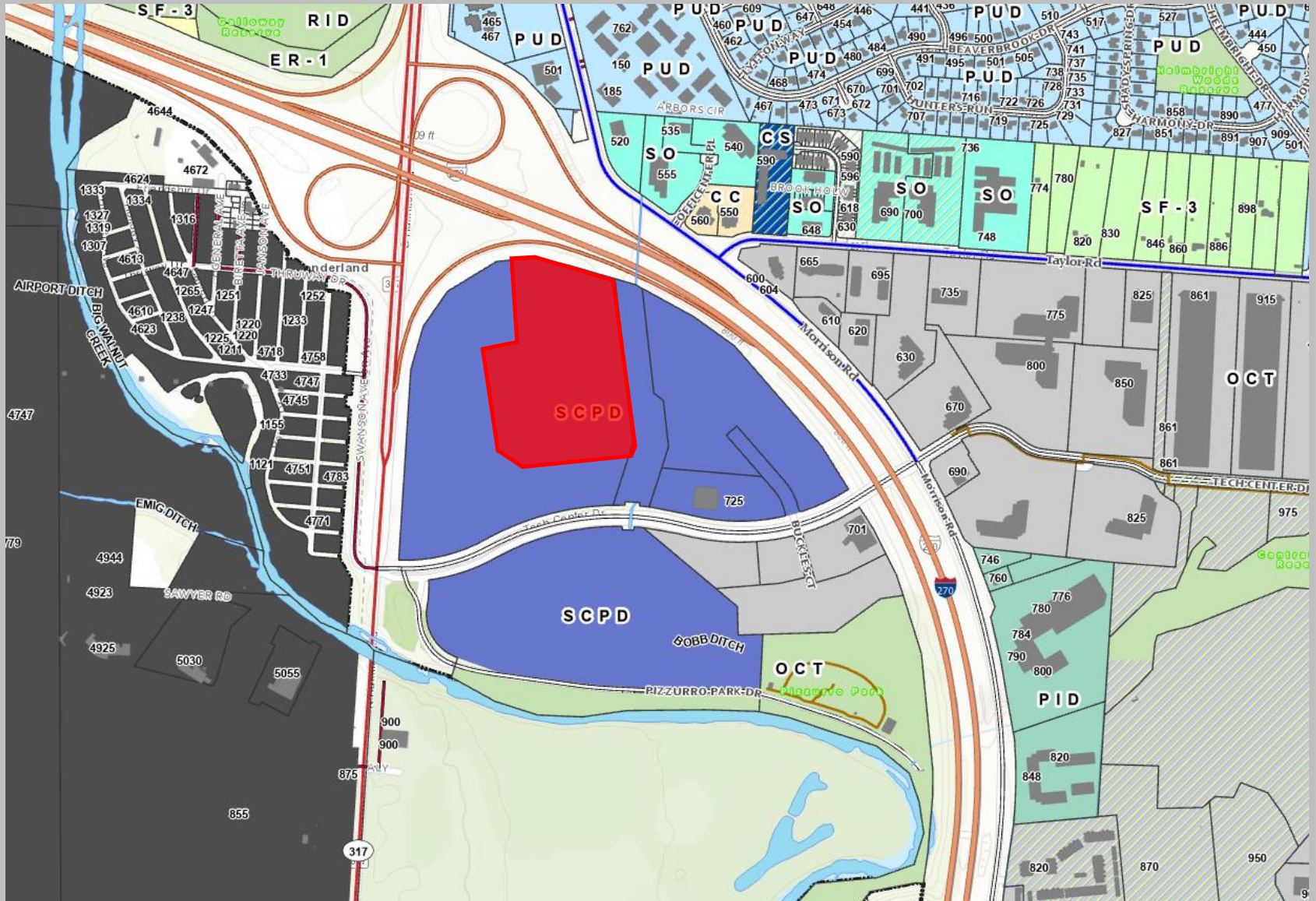


Crescent at Central Park Tech Center Dr

ORD-85-2020

ORD-86-2020

Location/Zoning Map



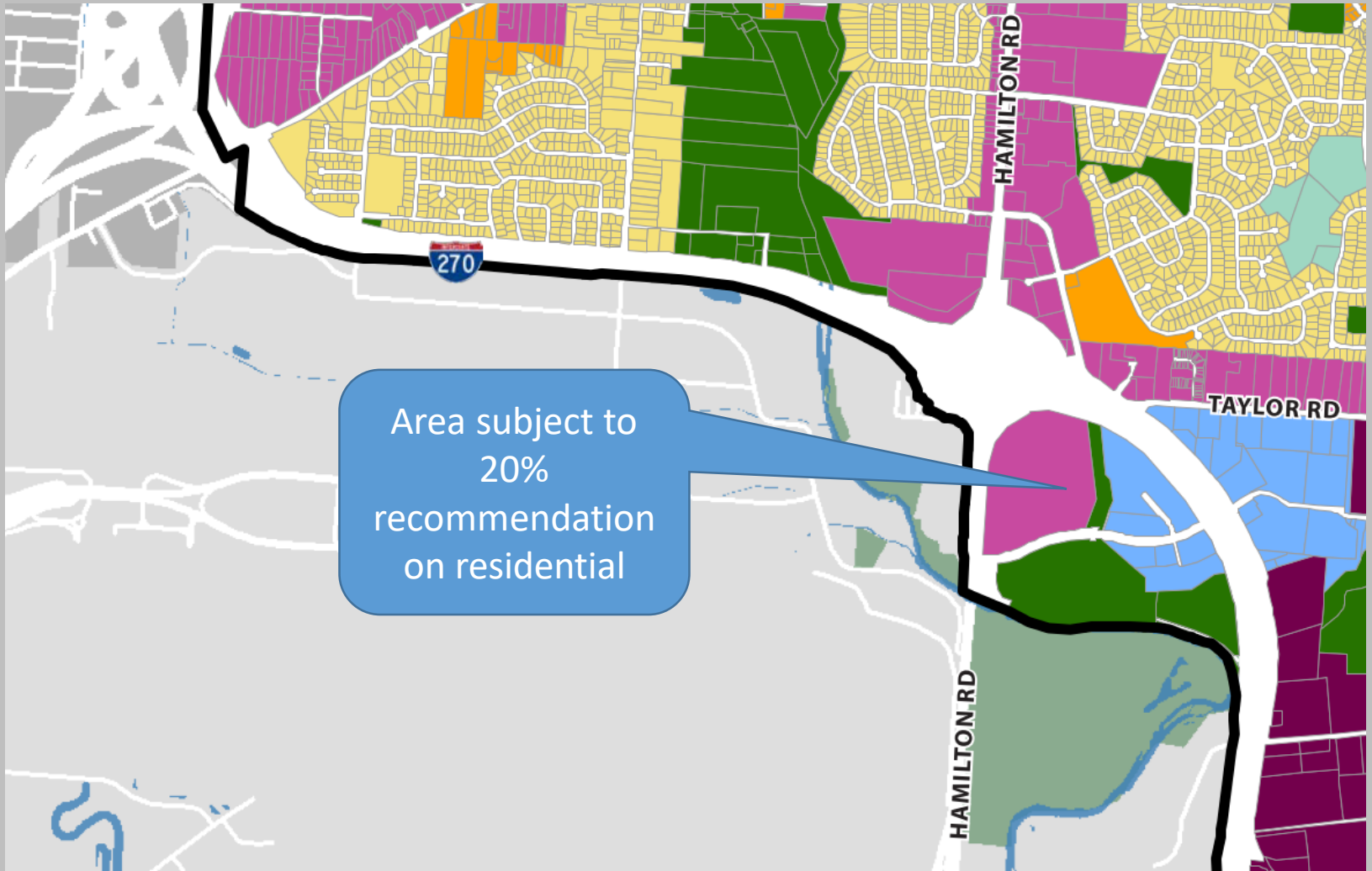
Summary

- Rezoning from SCPD to L-MFRD
 - 17.5 acres
 - 312 apartments proposed
 - 17.43 units/acre
 - Current zoning permits variety of commercial and office uses
 - Overlay text
 - Multifamily permitted
 - Site shall develop similarly to site plan
 - Conceptual building elevations
 - Primary materials are vinyl and brick veneer

Summary

- Land use plan designates as mixed use
 - Multifamily permitted use
 - 10-30 units/acre appropriate
 - 70' building height
 - Vertical mix of uses not required
- South Gateway Focus Area
 - Mixed use portion of property limited to 20% residential
 - 43% proposed

Land Use Map



Summary

- Variance
 - 1109.08 – Onsite recreation/open space or fees in lieu
 - Code would require 4.3 acres of onsite land dedication
 - Dedicating 34 acres of offsite land for parks/open space
 - National average – 9.6 acres of parkland per 1,000 residents
 - Gahanna average – 23 acres of parkland per 1,000 residents
 - Staff evaluated and supports
 - Park fee required
 - 15% open space required
 - Offsite acreage preferable

Summary

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

Site Plan



Renderings



Building A Front Elevation
1/8" = 1'-0"



Building A Rear Elevation
1/8" = 1'-0"



Building A Side Elev 1
1/8" = 1'-0"

Building A Side Elev 2
1/8" = 1'-0"

Crescent Park

Summary

- September 23 Planning Commission
 - 7-0 vote to recommend rezoning
 - Multifamily ideal use of property
 - Materials will be evaluated in more detail during design review
 - Approved conditional use(s) and variance(s)
 - Recommendation of approval of variance to Chapter 1109.08

Summary

- Staff comments

- Land use plan recommends limiting residential uses to 20%
 - 43% proposed
 - Property seen first and foremost as a job corridor
- Multifamily is appropriate and needed
 - Need for additional housing opportunities
 - 65% of surveyed agreed we need more apartments
 - Renters by choice
 - 3.7% of mf units built in last 10 years
 - Region growing
 - Gahanna needs to grow along with region
 - Businesses want/need housing options in close proximity



Gahanna