

Charles T. (Tom) Liszkay
457 Tresham Road
Gahanna, Ohio 43230

April 3, 2019

Gahanna Planning Commission
City of Gahanna
200 South Hamilton Road
Gahanna, Ohio 43230

Re: Gahanna Land Use Plan (Draft)

Dear Gahanna Planning Commission:

I have read the Gahanna Land Use Plan (draft). I am concerned regarding the recommendation in the draft to change some of the residential lots in the Foxboro subdivision to be redefined as "mixed use" from the current residential use.

I urge you to maintain the existing low density housing land use currently in effect in Foxboro subdivision fronting the east side of North Hamilton Road from the south side of Allanby Court to the north side of Peale Court. The draft plan purposes a changed land use to "mixed use" on one to two residential lots from Hamilton going east on the four streets in Foxboro (Allanby, Langford, Tresham, and Peale).

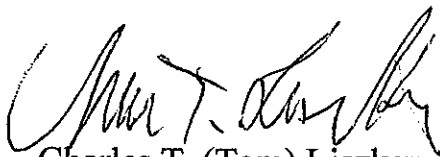
The encroachment into the subdivision would be detrimental to the remaining residents to the east on each of the four streets. By the plan's definition, "mixed use" may include buildings up to 70 feet high. Buildings of that size along the east side of North Hamilton road would block the visual access to the higher residential properties "up the hill" in Foxboro and would isolate our community.

Our subdivision building stock has not deteriorated and homes are selling at increasingly higher prices. Our homes are a good value. We do not need redevelopment in Foxboro. Our proximity to the airport, downtown via I-670, and the recently added COTA bus lines on Hamilton will ensure that this area will be in demand for families with children whose parents are mid management government employees, medical professionals, and downtown office workers.

If you want to see where mixed use has failed, look at the Columbus neighborhoods of Eastmoor, Berwick, Mayfair, and the City of Whitehall. The single family homes generally are in very good shape along the side streets, but the main corridor roads of East Broad, East Main, East Livingston, and Hamilton Road in Columbus and Whitehall built to mixed use and community commercial standard have a number of buildings that are abandoned and boarded. The same thing has happened on the north side of Columbus along Morse Road and Dublin Granville Road areas between Karl Road and Cleveland Avenue. I'd be happy to take you on a sightseeing trip so you can see what has happened to those corridors.

Foxboro subdivision has been a jewel in the Gahanna portfolio for almost 50 years. Let us keep Foxboro a family residential area where homes have been in demand as long as I have lived here. Just ask any real estate agent.

Sincerely,

A handwritten signature in cursive script, appearing to read "Charles T. Liszkay".

Charles T. (Tom) Liszkay
(Foxboro Resident since 1987)

Copy to: City Council, Mayor

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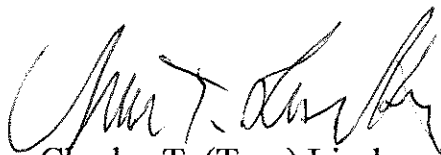
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Charles T. (Tom) Liskay
(Foxboro Resident since 1987)

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