



**Report for Council – July 28, 2014**

**Planning & Development Department Action Items:**

**Final Plat for Oak Grove of Gahanna (4185 Stygler Road)**

The applicant seeks Council approval of a final plat for the Oak Grove subdivision. The request is for 13 lots on 4.5 acres of property zoned SF-3 (Single Family Residential). The final plat, which is attached to this report, is consistent with the preliminary plat that was included with the Variance request approved by Council on March 3, 2014. Planning Commission recommended approval of the final plat by a unanimous vote on July 9, 2014.

Chapter 1105.06 provides that Council shall approve an application for final plat unless it is determined that any of the following conditions exist:

1. The granting of the application shall adversely affect the health and safety of persons living or working within the area of the proposed plat.
2. The granting of the application shall be materially detrimental to the public welfare or injurious to property or improvements within the general area of the proposed plat.
3. The granting of the application shall be contradictory to existing City development standards, zoning ordinances or the master development plan of the City.

**Park Fees**

The park fee code change would be assessed to the following project types: single family, two family, multi-family, extended stay hotels, family care homes, and independent senior living facilities. The current fee is \$500 per unit. At this time, there are three projects that have received final development plan approval from Planning Commission and one project that is currently in the review process.

Name	Location	Unit Type	PC Approval	Units	Fee Impact
Taylor Pointe Extended Stay	799 Cross Pointe Road	Extended Stay	Yes	96	\$48,000
Creekside District Apartments	152 Mill Street	Multi-family	Yes	29	\$14,500
Park Crossing	433-531 N. Hamilton Road	Multi-family	Yes	180	\$90,000
Spectrum	Morse Road	Independent Senior Living	No	60	\$30,000

## **Planning & Development Department Updates:**

### **Planning Commission Update**

On July 23, Planning Commission approved the following items:

5495, 5505, 5511 and 5515 Morse Road, Parcel No. 025-011234, and 4721 E. Johnstown Road (New Albany Company)

- Zoning Change for 4.63+/- acres from ER-1 (Estate Residential) to NC (Neighborhood Commercial)

5435 and 5445 Morse Road and parts of 5495 and 5505 Morse Road (Spectrum Acquisitions)

- Conditional Use to allow professional use for a senior living facility; current zoning ER-1 (Estate Residential) to be zoned SO (Suburban Office and Institutional)

5445 Morse Road and parts of 5495 and 5505 Morse Road (Spectrum Acquisitions)

- Zoning Change for 5.178+/- acres from ER-1 (Estate Residential) to SO (Suburban Office and Institutional)

376 Agler Road (Speedway LLC)

- Variance to allow an existing building to encroach into the rear yard setback, and to allow two cooler additions to be built with 0 rear yard setback.
- Certificate of Appropriateness for site plan and signage

926 Taylor Road (City of Gahanna)

- Variance to vary the minimum distance between the building setback line and the street right-of-way from 35 feet to 30 feet.
- Final Development Plan for the Taylor Road Booster Station
- Certificate of Appropriateness for site plan and building design for a water booster station.

971 Claycraft Road (Computer Point)

- Final Development Plan for property located at 971 Claycraft Road.
- Certificate of Appropriateness for site plan, landscaping, and building design for an expansion of the existing facility (workshop and storage).

801 Lindenhaven Road (Gary K. Dunn)

- Variance to allow less than the required two space garage facility.

On July 23, Planning Commission disapproved the following item:

376 Agler Road (Speedway LLC)

- Variance to allow an electronic price panel on two existing signs.

### **Upcoming Meetings & Events:**

- *Olde Gahanna Community Partnership: Paws in the Plaza will be held on Thursday, August 7, 4:30pm to Dusk, at the Creekside Park and Plaza.*