

From: Eric Zartman <eric@uhlfirm.com>  
Sent: Wednesday, May 24, 2023 4:58 PM  
To: Jeremy VanMeter  
Cc: Aaron Underhill; Kolby Turnock; Griffin Caldwell; Laurie Jadwin; Michael Blackford; Kevin Schultz  
Subject: Rezoning Application Z-0001-2023, Request for Emergency Legislation  
Attachments: Rezoning Application Z-0001-2023, Request for Emergency Legislation.pdf

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Good afternoon Jeremy,

The Ordinance for rezoning application Z-0001-2023 is up for first and second reading before City Council in June. The parties in this email had a meeting this morning and the Applicant would respectfully request that this legislation be considered for adoption as an emergency. Please see the attached request. I don't believe the agenda for June 5 has been published, so I do not know the ordinance number, but hopefully you can accept this with the referenced zoning application number.

Please let me know if you have any questions or comments.

Thanks,

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May 24, 2023

Gahanna City Council  
c/o Jeremy VanMeter, Clerk of Council  
200 South Hamilton Road  
Gahanna, Ohio 43230  
Via email: [Jeremy.vanmeter@gahanna.gov](mailto:Jeremy.vanmeter@gahanna.gov)

**Re: Crescent Woods Apartments  
Rezoning Application Z-0001-2023  
Applicant Casto Communities**

To the Members of Gahanna City Council:

This ordinance concerns a 16.666-acre site located southeast of the South Hamilton Road and Interstate 270 interchange and north of Tech Center Drive. The Applicant proposes rezoning this site to Limited Multi-family Residential District (L-MFRD) to permit the construction of a multifamily residential development. This site is the residential component of a larger 40.807-acre master plan which will generate office and commercial uses in the existing Select Commercial Planned District (SCPD). The Applicant submits this letter to respectfully request that this rezoning ordinance be adopted as emergency legislation.

The residential component of this master plan has been in the works for over three years. This site was rezoned to L-MFRD in September of 2020 (Z-003-2020) to permit the development of a multifamily residential site which was substantially similar to the current proposal. That project was disrupted by a number of factors including the pandemic which had a devastating effect on development. When the project was picked up again, there were slight changes to the proposal which warranted rezoning the property again.

This application was presented to the Planning Commission on May 10, 2023. The Planning Commission voted to recommend approval of the rezoning application and there was no public opposition. This application is scheduled for its first reading as City Council on June 5<sup>th</sup> with its second reading on June 19<sup>th</sup>. Again, this proposal has been years in the works, the Applicant has entered into development agreements with the City of Gahanna, and there has not been any public opposition.

The Applicant respectfully submits that approval of this ordinance by emergency would benefit the public, health, safety, and welfare of the citizens of the City of Gahanna. With respect to this specific 16.666-acre site, the proposed development will provide 294 dwelling units. Central Ohio is experiencing a population boon and housing stock has become a serious concern. More

housing options are necessary to accommodate existing residents and attract new residents while keeping housing costs manageable. This is a sentiment supported by the recommendations of the 2019 Gahanna Land Use Plan. The proposed residential development will contribute to the public, health, safety, and welfare of Gahanna residents by directly addressing Central Ohio's housing shortage as soon as possible.

Further, this site is part of a larger 40.807-acre master plan. There are essentially three subareas to this plan: (1) 16.666-acre multifamily residential development, (2) 7.545-acre office development, and (3) 15.010-acre future commercial development. These subareas are interconnected by various sitewide development considerations. Most significantly, the residential subarea and the office subarea have a single grading and fill plan and work cannot commence until after this rezoning is effective and final development plans are approved. The office subarea did not need to be rezoned and its final development plan was approved by the Planning Commission at its May 10 meeting. However, this residential subarea is lagging behind as far as entitlements and final development plans are concerned.

The office site already has an end user and it will be a tremendous job creator for the City of Gahanna. However, that office user is running out of time for its development schedule and it threatens the entire development. Passing this zoning legislation as an emergency will allow the site to become entitled and allow the final development plan to be approved in time for the grading and fill plan to commence for the office user's development schedule. Approving this zoning legislation as an emergency will benefit the health, safety, and welfare of the Citizens of Gahanna because it will generate jobs for Gahanna's growing population.

We respectfully request that you approve this ordinance as emergency legislation for the public health, safety, and welfare of the citizens of the City of Gahanna.

Sincerely,

A handwritten signature in blue ink that reads "Eric Zartman". The signature is written in a cursive style with a large, looped "Z" and "M".

Eric Zartman

Cc:

Mayor Laurie Jadwin, [laurie.jadwin@gahanna.gov](mailto:laurie.jadwin@gahanna.gov)

Director of Planning Michael Black, [michael.blackford@gahanna.gov](mailto:michael.blackford@gahanna.gov)

Senior Director of Operations Kevin Schultz, [kevin.schultz@gahanna.gov](mailto:kevin.schultz@gahanna.gov)