

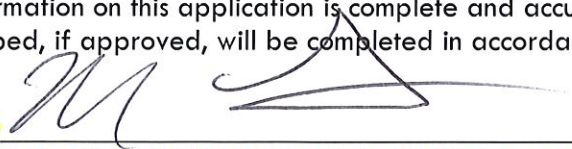
ZONING/RE-ZONING APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 4297 and 4301 Johnstown Road, Columbus, Ohio 43230		Project Name/Business Name (if applicable):
Parcel ID No.(s): 027-000142 & 027-000098	Current Zoning: ER-2, Estate Residential	Total Acreage: 2.87 +/- Acres
Proposed Use/Reason for Request: To allow for the construction and operation of one or more medical office buildings.		Proposed Zoning: SO, Suburban Office and Institutional
APPLICANT Name (primary contact) -do <u>not</u> use a business name: 4297 Johnstown Road LLC, c/o Underhill & Hodge LLC		Applicant Address: 8000 Walton Pkwy., Ste. 260, New Albany, OH 43054
Applicant E-mail:		Applicant Phone No.:
BUSINESS Name (if applicable):		
ATTORNEY/AGENT Name: Aaron L. Underhill, Esq., Underhill & Hodge LLC		Attorney/Agent Address: 8000 Walton Pkwy., Ste. 260, New Albany, OH 43054
Attorney/Agent E-Mail: aaron@uhlfirm.com		Attorney/Agent Phone No.: 614.335.9320
ADDITIONAL CONTACTS (please list all applicable contacts)		
Name(s): Contractor N/A at this time Developer Architect	Contact Information (phone no./email):	
PROPERTY OWNER Name: (if different from Applicant) Same as applicant.	Property Owner Contact Information (phone no./email): Dr. Michael Fleitz, (614) 537-3619	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: 

Date: 11-12-2018

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. 2-275-2018
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 11-13-18

PAID: 500.00
DATE: 11-13-18
CHECK#: 14

ZONING/RE-ZONING APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Have you gone through the Area Commission process? Area Commission Meeting date held: <u>TBD</u>				
	2. Review Gahanna Code Section 1133 & 1152 for Limited Overlay & ROD Applicants (visit www.municode.com)		✓		
	3. Pre-application conference with staff	✓			
	4. Area map identifying the subject property in relation to surrounding properties.	✓			
	5. Survey of property certified by registered surveyor (11"x17" copy)	✓			
	6. Legal description of property certified by registered surveyor (11"x17" copy)	✓			
	7. List of contiguous & directly across the street from property owners mailing address	✓			
	8. Two (2) sets of pre-printed mailing labels for all contiguous & directly across the street from property owners.	✓			
	9. Limitation Text (Limited Overlay or ROD zoning applicants only)		✓		
	10. Elevation Drawings (Limited Overlay or ROD zoning applicants only)		✓		
	11. Traffic Impact Study (labeled as such) - if any use permitted in the requested zoning district could generate 100+ peak hour directional trips, or 1,000+ vehicle trips/day; the traffic study should contrast the daily peak hour trip generation rates for representative use in the requested zoning district.	✓			
	12. Conceptual plan (labeled as such) - demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers, access spacing, any requested service drives and other site design factors.	✓			
	13. Site analysis plan (labeled as such) - illustrating existing conditions on the site and adjacent properties such as soil conditions; drainage patterns; views; existing buildings; any sight distance limitations; and relationship to other developed sites and access points in the vicinity of the property.	✓			
	14. Environmental assessment (labeled as such) - describing site features & anticipated impacts created by the host of uses permitted in the requested zoning district.	✓			
	15. Written statement on a separate sheet responding to the six (6) elements listed in Zoning Code Section 1133.03(b). - the City's Land Use Plans can be found at www.gahanna.gov under the Planning & Development Department	✓			
	16. Application fee (in accordance with the Building & Zoning Fee Schedule)	✓			
	17. Application & all supporting documents submitted in digital format	✓			
	18. Application & all supporting documents submitted in hardcopy format	✓			
	19. Zoning Sign posted on property in accordance with Zoning Code Section 1133.02 no less than 2 weeks prior to the public hearing date. Sign shall be consistent with diagram shown in 1133.02 - the City Logo is available online by visiting www.gahanna.gov under the Zoning Division	✓			
	20. Authorization Consent Form Complete & Notarized (see page 3)	✓			

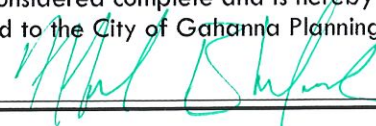
THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning & Zoning Administrator Signature: _____



Date: _____

2/26/19

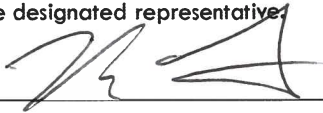
AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.


AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *If the applicant is not the property owner, this section must be completed & notarized.*

I, 4297 Johnstown Road LLC, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Attorneys at Underhill & Hodge LLC to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: , president Date: 11/6/18

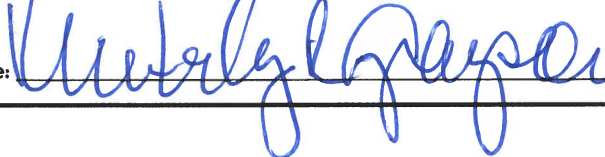
AUTHORIZATION TO VISIT THE PROPERTY

I, 4297 Johnstown Road LLC, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: , president Date: 11/6/18

NOTARY

Subscribed and sworn to before me on this 6th day of November, 2018
State of Ohio County of Franklin


Notary Public Signature: 



KIMBERLY R. GRAY
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

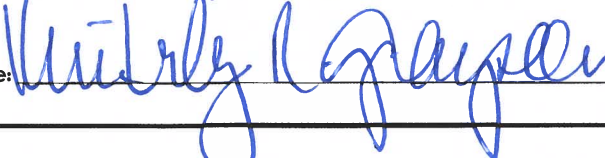
AGREEMENT TO COMPLY AS APPROVED

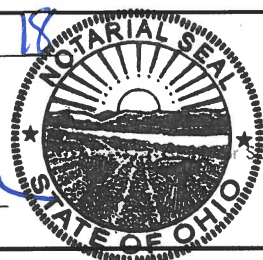
I, 4297 Johnstown Road LLC, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: , president Date: 11/6/18

NOTARY

Subscribed and sworn to before me on this 6th day of November, 2018
State of Ohio County of Franklin

Notary Public Signature: 



KIMBERLY R. GRAY
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

APPLICANT:

4297 Johnstown Road LLC
7266 Ashcombe Court
New Albany, Ohio 43054

PROPERTY OWNER:

4297 Johnstown Road LLC
7266 Ashcombe Court
New Albany, Ohio 43054

ATTORNEY:

Aaron L. Underhill
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Vipinchandra and Jyotika Patel, Tr.
991 McCarron Court
Columbus, Ohio 43230

Justin and Diana Sponseller
999 McCarron Court
Columbus, Ohio 43230

Mitchell and Rachel Klein
1007 McCarron Court
Columbus, Ohio 43230

Darin and Jenny German
1015 McCarron Court
Columbus, Ohio 43230

Benchmark Bank
461 Beecher Road
Gahanna, Ohio 43230

King Avenue 1.0 LLC
4251 Johnstown Road
Gahanna, Ohio 43230

Mifflin Township
155 Olde Ridenour Road
Columbus, Ohio 43230

JTH Enterprises LLC
470 Silver Lane
Columbus, Ohio 43230

MD United LLC
470 Silver Lane
Columbus, Ohio 43230

From: Franklin Co Tax Map

6145256245

05/20/2016 10:31

#697 P.002/002

From: Title Dept Fax: (688) 678-8582

To: 6145256245@rcfax.com Fax: +16145256245

Page 2 of 2 05/20/2016 9:18 AM

EXHIBIT "A"
(File #12-5141)

Situated in the County of Franklin, Township of Jefferson, and in the State of Ohio:

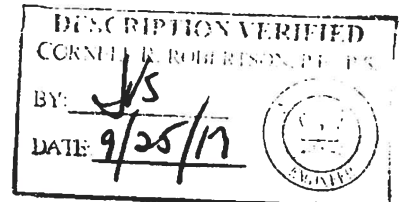
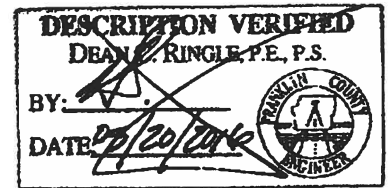
Being located in the north part of Lot No. 2 of the Jonathan Dayton Subdivision of Quarter Township 2, Township 1, Range 16, United States Military Lands and being a parcel off the entire southerly side of the 3.56 acre tract conveyed to Thelma Mahr by Administrative Deed recorded in Deed Book 2249, Page 466, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a nail in the center line of U.S. Route 62 (Johnstown Road) said nail being at the southeasterly corner of said 3.56 acre tract, being also the northeasterly corner of the Charles E. Gibson 2.80 acre tract; thence along the northerly line of the said Charles E. Gibson 2.80 acre tract, North 84° 49' 30" West (passing an iron pin at 34.71 feet), 461.70 feet to an iron pin at the southwesterly corner of the said 3.56 acre tract and the northwesterly corner of the said Charles E. Gibson 2.80 acre tract; thence along the westerly line of the said Thelma Mahr 3.56 acre tract and the easterly line of the John M. & Shirley A. McLurg 3.164 acre tract, North 5° 00' East 122.52 feet to a point in the westerly line of the said tract; thence across said tract in a general easterly direction, South 84° 49' 30" East 533.38 feet to a point in the centerline of said Johnstown Road; thence along the centerline of said road, South 35° 23' West 141.76 feet to the place of beginning, containing 1.399 acres, more or less. Subject to all legal highways and/or rights of way of previous record.

Parcel No.: 170-001499-00

Prior Deed Reference: OR Vol. 28407, Page E10 of the Franklin County, Ohio records

0-037-A
ALL OF
(170)
001499



Situated in the County of Franklin, in the State of Ohio and the City of Gahanna:

Being located in the north part of Lot No. 2 of the JONATHAN DAYTON SUBDIVISION of Quarter Township 2, Township 1, Range 16, United States Military Lands, and being 3.0 acres off the entire southerly side of the 3.56 acre tract conveyed to Thelma Mahr by Administrative Deed recorded in Deed Book 2249, Page 466, Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at a nail in the centerline of U.S. Route 62 (Johnstown Road) said nail being at the southeasterly corner of said 3.56 acre tract; thence along the northerly line of the said Charles E. Gibson 2.80 acre tract; thence along the northerly line of the said Charles E. Gibson 2.80 acre tract, North 84°49'30" West (passing an iron pin at 34.71 feet) 461.70 feet to an iron pin at the southwesterly corner of the said 3.56 acre tract and the northwesterly corner of the Charles E. Gibson 2.80 acre tract; thence along the westerly line of the said Thelma Mahr 3.56 tract and the easterly line of the John M. and Shirly A. McLurg 3.164 acre tract, North 5°00' East, 245.03 feet to an iron pin; thence across said 3.56 acre tract South 84°49'30" East (passing an iron pin at 570.35 feet) 605.06 feet to a nail in the centerline of said Johnstown Road; thence along the centerline of said Johnstown Road, South 35°23' West 283.53 feet to the place of beginning, containing 3.00 acres more or less. Subject to all legal highways and/or rights of way of previous record.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the County of Franklin, in the State of Ohio and the City of Gahanna and bounded and described as follows:

Being located in the North part of Lot No. Two (2) of the JONATHAN DAYTON'S SUBDIVISION of Quarter Township 2, Township 1, Range 16, United States Military Lands, and being a parcel off the entire southerly side of the 3.56 acre tract conveyed to Thelma Mahr by Administrative Deed recorded in Deed Book 2249, Page 466, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a nail in the center line of U.S. Route 62 (Johnstown Road) said nail being at the southeasterly corner of said 3.56 acre tract, being also the northeasterly corner of the Charles E. Gibson, 2.80 acre tract; thence along the northerly line of the said Charles E. Gibson 2.80 acre tract, North 84°49'30" West, (passing an iron pin of 34.71 feet) 461.70 feet to an iron pin at the southwesterly corner of the said 3.56 acre tract and the northwesterly corner of the said Charles E. Gibson 2.50 acre tract; thence along the westerly line of the said Thelma Mahr 3.56 acre tract; and the easterly line of the John M. and Shirley A. McLurg 3.164 acre tract, North 5°00' East 122.52 feet to a point in the westerly line of the said tract; thence across said tract in a general easterly direction, South 84°49'30" East 533.38 feet to a point in the centerline of said Johnstown Road; thence along the centerline of said road, South 35°23' West 141.76 feet to the place of beginning, containing 1.399 acres more or less. Subject to all legal highways and/or rights of way of previous record.

AND FURTHER EXCEPTING THEREFROM THE FOLLOWING:

Situated in the County of Franklin, in the State of Ohio and the City of Gahanna being in Lot Two (2), Quarter Township 2, Township 1, Range 16, United States Military Lands and being part of an original 3.00 acre tract conveyed to Helen Koker by O.R. 31150, Page A20 of the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a point at the northeasterly corner of a 1.399 acre tract conveyed to J. Ernest Wells, D.C. by O.R. 28407, Page E10, in the centerline of Johnstown Road (U.S. 62) said point being THE TRUE POINT OF BEGINNING.

Thence N. 84°28'24" W. a distance of 46.17 feet leaving said centerline and along the northerly line of said 1.399 acres tract to a point;

Thence N. 35°29'52" E. a distance of 141.55 feet leaving said northerly line and across the grantor's property to a point;

Thence S. 84°42'38" E. a distance of 46.29 feet along the southerly line of a 0.134 acre tract conveyed to the City of Gahanna, Ohio by O. R. 14663, Page J05 to a point;

Thence S. 35°29'52" W, a distance of 141.77 feet leaving said southerly line and along said centerline to the true point of beginning and containing 0.130 acres, more or less, from Auditor's Parcel Number 170-001395, including the present road which occupies 0.098 acre, more or less, leaving a net take of 0.032 acres, more or less. Subject to all legal highways, easements and restrictions of record.

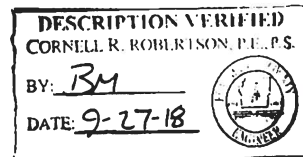
The bearing of N. 35°29'52" E. is based on the centerline of Johnstown Road (U.S. 62) as shown in Rose Run Subdivision Plat Book 68, Page 76 of the Franklin County Recorder's Office.

This description is based on a survey made for the City of Gahanna for construction of U.S. 62 under the direction and supervision of Abdul Wadood A. Haider, P.S. #6350 of Clyde E. Williams & Associates, Inc., December, 1997.

Grantor claims title by instrument of record in OR 31150, page A20 of the Franklin County Records.

Parcel: 027-000098-00
Property Address: 4301 Johnstown Rd., Columbus, Ohio 43230

All of
(027)
000098



REZONING CRITERIA

ADDRESS: 4297 and 4301 East Johnstown Road
PARCEL: 027-000142 and 027-000098
SIZE: +/- 2.87 acres
CURRENT: ER-2
PROPOSED: SO
APPLICANT: 4297 Johnstown Road, LLC
ATTORNEY: Aaron Underhill
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

The Site is located in the “South Triangle,” between East Johnstown Road, Beecher Road, and North Hamilton Road. The Site is currently zoned ER-2. The Site is bordered on the north by property zoned RID (fire station), on the east and across East Johnstown Road by property zoned SF-3 (single-family residential dwellings), on the south by property zoned CC (medical office), and on the west by property zoned CC-2 (medical office and bank).

Applicant proposes rezoning the Site from ER-2 to SO to accommodate a development for medical office uses. SO is the Suburban Office and Institutional District under Chapter 1153 – General Commercial District of the Gahanna Zoning Code. The rezoning will be the first step in facilitating the development of one or more new office buildings from the dental practice of Dr. Michael Fleitz, D.D.S. will operate, along with other tenants that are anticipated to include other medical office and general office uses. This rezoning application is filed in companion with a conditional use application to permit: 807-Medical and dental laboratories, 8099-Health and allied services, not elsewhere classified, and 899-Services, not elsewhere classified.

In accordance with Gahanna zoning code Section 1133.03 the Applicant submits the following Rezoning Criteria responses:

(1) Consistency with the goals, policies and Land Use Plan of the City of Gahanna, including any corridor plans, or subarea plans. If conditions have changed since the City of Gahanna Land Use Plan was adopted, the consistency with recent development trends in the area shall be followed.

The proposed development is a use which is compatible with Gahanna’s 2002 Land Use Plan. That Plan calls for commercial uses on this Site. Per the Plan: “Commercial areas should complement the existing residential, office, and industrial development and should be limited to areas with access to major thoroughfares. Commercial areas may include all forms of retail and food services, as well as service uses. In most areas, office uses are compatible with commercial uses.” (emphasis added.)

The Applicant will conform the property to the goals and objectives established in the City's approved Land Use Plan and observe the following principles:

- a) Assure the compatibility of commercial and office development with adjacent development by providing adequate buffer areas, limiting access to the Site, and providing appropriate setbacks.
- b) Assure logical access to goods and services by integrating commercial areas with surrounding uses of compatible size.
- c) Promote desirable, productive commercial land development by providing street access developed in harmony with surrounding land uses in the area.
- d) Promote attractiveness by incorporating landscaping and buffering standards within the development process.
- e) Provide compatibility of style and scale of commercial office with adjacent development through establishment and retention of adequate buffer areas and control of access to the Site.
- f) Ensure harmonious relationships of commercial and office development with traffic and pedestrian ways other land uses by locating the proposed office on a major thoroughfare and adhering to sound traffic principles.

(2) Compatibility of the physical features of the site with the potential uses allowed within the proposed zoning district.

Development of the property will occur in accordance with a site plan and architecture that will be reviewed by the City as part of its development plan and certificate of appropriateness process once the rezoning is completed. A conceptual site plan and was prepared by professional land planners and/or civil engineers and accompanies this rezoning application. This proposal is compatible to the physical features of the site and lends itself well to the proposed use.

(3) Evidence the property cannot receive a reasonable return on investment being developed with one of the allowed uses permitted under the current zoning district.

Development of the property with the proposed uses is appropriate and consistent with reasonable investment backed expectations for the real estate. Office uses are appropriate for this property. Significantly, the Site's current zoning district and permitted uses are inconsistent with Gahanna's 2002 Land Use Plan. Not only is the proposed development that which has the best potential for return on investment but it is also most appropriate for the area.

(4) Availability of sites within the City that are already zoned to allow for the proposed uses.

There are several sites within the City which would allow the proposed medical office use. Indeed, the adjacent property to the west and south are commercially zoned and several properties north of Beecher Road are zoned SO. It is because the adjacent property is compatible and because Gahanna's 2002 Land Use Plan calls for commercial uses on the Site that rezoning of this Site to

SO is appropriate regardless of other availability. The City of Gahanna has been supportive of expanding office development opportunities in the City due their positive financial impact.

(5) The compatibility of all potential uses allowed in the proposed zone district with surrounding uses and zonings. Factors to be considered include land suitability, impacts on environment, traffic, density/intensity, uses, aesthetics, etc.

The uses surrounding the subject property are a fire station, single-family residential dwellings, medical office, and a bank. The proposal here is compatible with adjacent development, particularly the recently developed parcel to the south. The impact on the environment and traffic are expected to be minimal and the immediate area should remain largely unaffected.

(6) Capacity of infrastructure and services to accommodate demand generated of the allowed uses within the proposed zone district.

This is a low-impact proposal and existing City infrastructure is more than adequate to serve the land use.

(7) Demand for allowable uses within the proposed zone district in relation to the amount of land zoned to accommodate the demand.

The Applicant believes that there is demand for the proposed use on this Site and that it is the most economically viable direction considering the recommendation of Gahanna's 2002 Land Use Plan.

This rezoning request is consistent with the recommended land use of the 2002 Future Land Use Plan and with stated goals of promoting capital investment and quality development in Gahanna. As such, the Applicant respectfully requests a recommendation of approval from the Gahanna Planning Commission, and approval of the request by Gahanna City Council.

Respectfully submitted,



Aaron L. Underhill
Attorney for Applicant/Owner

ENVIRONMENTAL ASSESSMENT – 4297 AND 4301 JOHNSTOWN ROAD

The proposed rezoning will permit the development and operation of office uses and therefore will have minimal environmental impacts. Storm water management will be undertaken in accordance with all applicable laws and will be detailed in the development plan review submittal that will follow the approval of the rezoning application. The site is not heavily treed but does contain several mature trees. Trees will be removed as a result of the development, but the locations of such trees will not be determined until the time of development plan review. It is the goal of the Applicant to preserve trees where practical, as they will serve as a site amenity.

There will be no significant long-term noise issues, other than typical of an office development. The nature of the permitted uses is such that no abnormal or objectionable noises, odors, or other nuisances will be present.

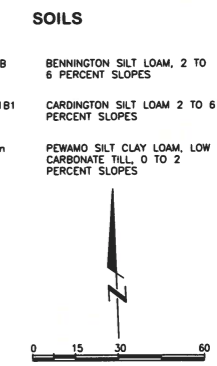
There are no known historical areas associated with this property that will be impacted.

The Applicant is submitting a rezoning in furtherance of the City of Gahanna's goal of promoting office development that creates income tax revenue for the City. These uses happen to be some of the least impactful to property from an environmental standpoint.

Respectfully submitted,



Aaron L. Underhill
Attorney for Applicant/Owner



M:\1159001_GasLightSquare-AdvanceConstruction\DWG\Exhibits\Conceptual Plan.dwg -Site Analysis Plan LAST EDITED By:ghamrbeck ON 11/17/18

REVISIONS	DATE	BY	CHK

E. P. FERRIS
AND ASSOCIATES
INC

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

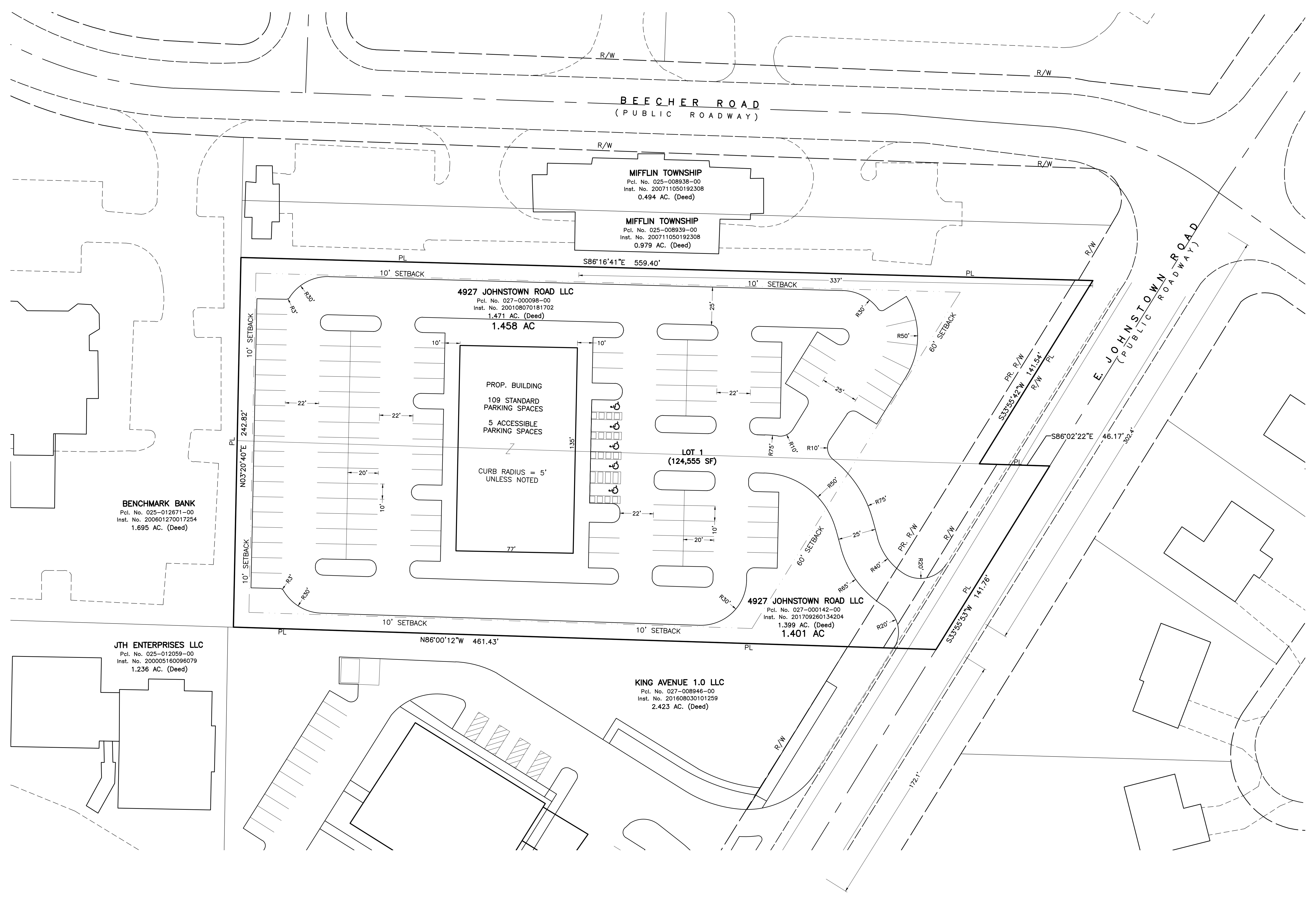
Consulting Civil Engineers and Surveyors

CITY OF GAHANNA
GAS LIGHT SQUARE
FRANKLIN COUNTY, OHIO

JOB NO.	1143.001
DESIGNED BY:	DAS
DRAWN BY:	DAS
CHECKED BY:	CLL
APPROVED BY:	CLL
DATE:	11/08/18

SCALE:		1" = 30'	
SHEET NO.		1	OF 2
SITE ANALYSIS PLAN			

M:\1159001_GasLightSquare-AdvanceConstruction\DWG\Exhibits\Conceptual Plan.dwg -Layout Plan_LAST_EDITED By:ahmshock on 1/31/19



REVISIONS	DATE	BY	CHK.

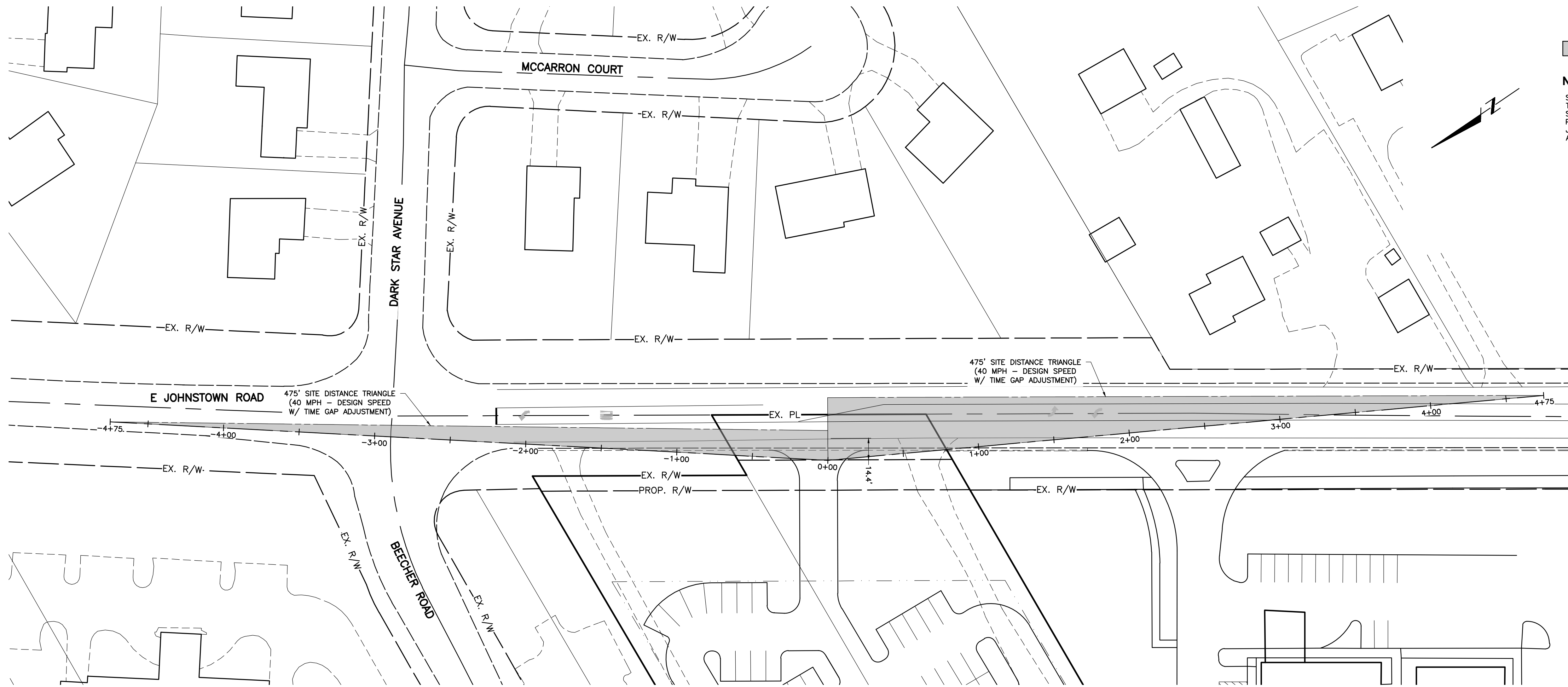
E. P. FERRIS
AND ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF GAHANNA
GAS LIGHT SQUARE
FRANKLIN COUNTY, OHIO

JOB NO.	1143.001
DESIGNED BY:	DAS
DRAWN BY:	DAS
CHECKED BY:	CLL
APPROVED BY:	CLL
DATE:	01/31/19

SCALE: 1" = 30'	
SHEET NO.	OF
2	2



LEGEND

█ SITE DISTANCE AREA

NOTES:

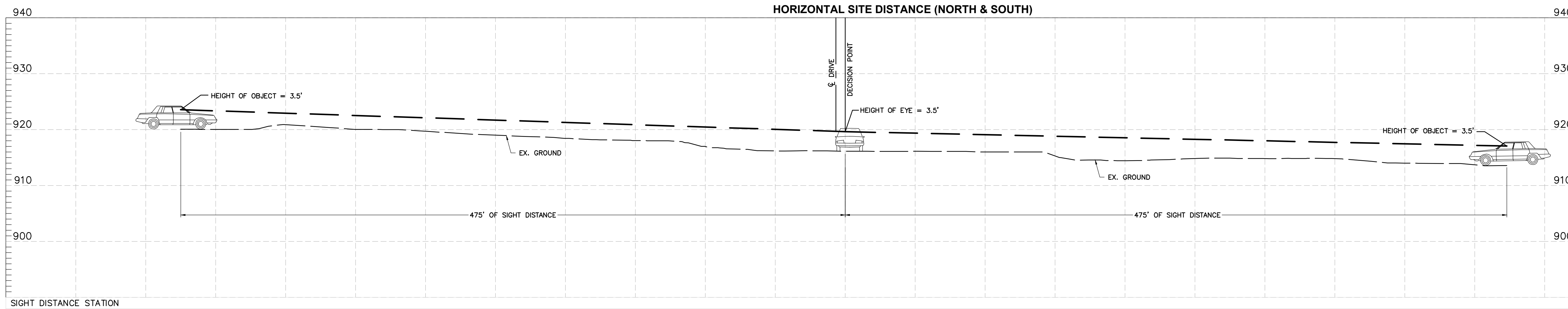
SIGHT DISTANCE VALUES ARE OHIO DEPARTMENT OF TRANSPORTATION, INTERSECTION SITE TRIANGLES SECTION 201-4E TO 201-5E. AT INTERSECTIONS POSTED SPEED LIMIT IS 35 MPH ALONG E. JOHNSTOWN ROAD. DESIGN SPEED IS 40 MPH WITH A TIME GAP ADJUSTMENT.



HOR. SCALE: 1" = 40'



VERT. SCALE: 1" = 10'



VERTICAL SIGHT DISTANCE (NORTH & SOUTH)

REVISIONS	DATE	BY	CHK.

E. P. FERRIS
AND
ASSOCIATES
INC.

Consulting Civil Engineers and Surveyors

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF GAHANNA
GAS LIGHT SQUARE
FRANKLIN COUNTY, OHIO

JOB NO.	1143.001
DESIGNED BY:	DAS
DRAWN BY:	DAS
CHECKED BY:	CLL
APPROVED BY:	CLL
DATE:	01/23/19

HORIZONTAL & VERTICAL SIGHT DISTANCE EXHIBIT

SCALE	
1" = 40' H	1" = 10' V
SHEET NO.	OF
1	1

NOTES:

- THIS ALTA SURVEY IS BASED UPON RECORDED DATA, AN ACTUAL FIELD SURVEY OF THE SITE, AND INFORMATION FURNISHED BY WESTCOOR LAND TITLE INSURANCE COMPANY AND LANDSEL TITLE AGENCY, INC., AS LISTED IN THE TITLE COMMITMENT FILE NUMBER GH-35246, EFFECTIVE DATE: AUGUST 3, 2018 @ 06:00 A.M.
- THIS ALTA SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN THE TITLE BLOCK OR CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITY WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITY.
- PROPERTY IS WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING), PER FEMA FLOOD INSURANCE RATE MAP NO. 39049C 0213 K, EFFECTIVE DATE JUNE 17, 2008.
- BENCHMARKS:
 - REFERENCE BENCHMARK - FRANKLIN COUNTY SURVEY CONTROL DATABASE, MONUMENT DESIGNATION: NA-17, BEING AN ALUMINUM DISK IN THE SOUTH END OF A CULVERT WINGWALL ON THE WEST SIDE OF HAMILTON ROAD, 0.50 MILES SOUTH OF MORSE ROAD AND 75' WEST OF THE CENTERLINE OF HAMILTON ROAD, AS CONFIRMED BY VRS-GPS SURVEY UTILIZING MOUNTPOINT ODOT_NAD83(2011)_RTCM30, (GEOID 12A) IN AUGUST OF 2018.
 - ELEV. 894.17 (NAVD 88)
 - BENCHMARK 1 - TOP OF IRON PIN FOUND WITH CAP LOCATED AT THE NORTHWESTERLY CORNER OF THE SITE.
 - ELEV. 914.97 (NAVD 88)
 - BENCHMARK 2 - TOP OF IRON PIN FOUND WITH CAP LOCATED AT THE SOUTHEASTERLY CORNER OF THE SITE.
 - ELEV. 911.08 (NAVD 88)

- UPS REFERENCE NUMBERS: A823203159 PHYSICAL MARKINGS
A822901650 RECORD PLANS
- THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT, HOWEVER THE CONTRACTOR SHALL INVESTIGATE AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OHO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. NON-MEMBERS MUST BE CALLED DIRECTLY.
- UTILITY CONTACTS:
 - WATER - CITY OF GAHANNA DIVISION OF WATER AND SEWER 200 S. HAMILTON ROAD GAHANNA, OHIO (614) 645-7677
 - JEFFERSON WATER AND SEWER DISTRICT 6455 TARD ROAD BLACKLICK, OHIO 43004
 - ELECTRIC - AMERICAN ELECTRIC POWER 850 TECH CENTER DRIVE GAHANNA, OHIO 43230-6605 (614) 883-6802
 - GAS - COLUMBIA GAS OF OHIO-COLUMBUS 939 W. GOODALE BLVD. COLUMBUS, OHIO 43212 (614) 280-7500
 - TELEPHONE - AT&T 1589 N. HIGH STREET COLUMBUS, OHIO 43215 (614) 291-2500
 - CABLE - TIME WARNER CABLE 15 W. MAIN STREET COLUMBUS, OHIO 43215 (614) 454-1605
 - WIDE OPEN WEST
 - COLUMBUS FIBERNET 1366 DUBLIN ROAD COLUMBUS, OHIO 614-274-8100 1-800-347-4351 TF 614-274-6794 FAX

- ZONING:
 - THIS SITE IS LOCATED IN THE ER-2 (ESTATE RESIDENTIAL DISTRICT) GENERAL REQUIREMENTS INCLUDE:

SETBACKS:	FRONT & REAR	SIDE
BUILDING	50'	20'
 - BUILDING AND PAVEMENT LOT COVERAGE SHALL NOT EXCEED 80% OF THE PARCEL
 - MAXIMUM BUILDING HEIGHT = 35'
- APPARENT ENCROACHMENTS: 1. ELECTRIC LINES AND POLE EXIST ON PROPERTY WITHOUT KNOWN EASEMENT.

- TITLE COMMITMENT NOTES:**
- THE FOLLOWING NOTES ARE NUMBERED AND CORRESPOND TO THE NUMBERING SYSTEM OF THE SURVEY RELATED EXCEPTIONS LISTED IN SCHEDULE B PART II OF WESTCOOR LAND TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER: GH-35246, EFFECTIVE DATE: AUGUST 3, 2018 AT 06:00 A.M., AND INDICATE AS TO WHETHER THE NUMBERED EXCEPTIONS APPLY, OR DO NOT APPLY TO THE 1.471 ACRE SUBJECT PARCEL, AND AS TO WHETHER THEY ARE SHOWN, OR NOT SHOWN ON THE SURVEY DRAWING.
- EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC CO., APPEARING OF RECORD IN VOL. 2838, PAGE 266, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO APPLIES TO THE SUBJECT PARCEL, BEING A FIVE (5) FOOT WIDE ELECTRIC EASEMENT ALONG THE NORTHERLY PROPERTY LINE, AND AS SHOWN HEREON.
 - EASEMENT GRANTED TO COLUMBIA GAS, APPEARING OF RECORD IN VOL. 23593, PAGE B19, OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, APPLIES TO THE SUBJECT PARCEL, BEING A TWENTY (20) FOOT WIDE GAS EASEMENT ALONG THE WESTERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD, AND AS SHOWN HEREON.

RECORD BOUNDARY DESCRIPTION:

WESTCOOR LAND TITLE INSURANCE COMPANY
SCHEDULE A
LEGAL DESCRIPTION

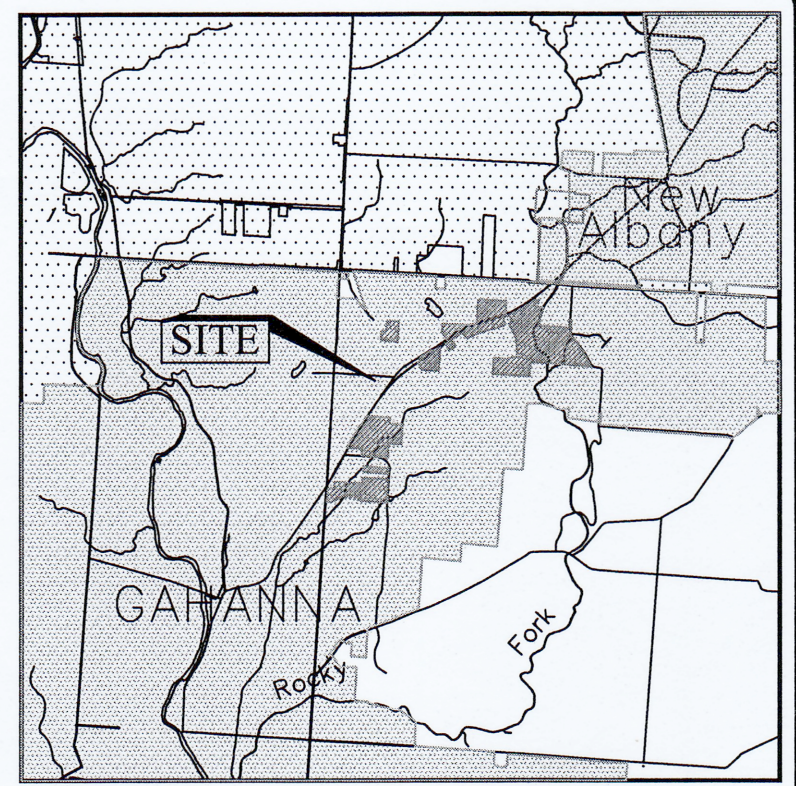
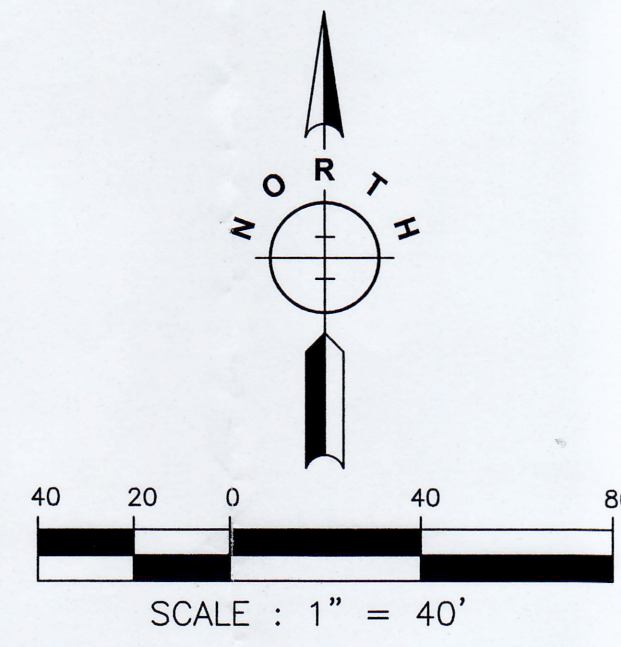
SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND THE TOWNSHIP OF JEFFERSON:
BEING LOCATED IN THE NORTH PART OF LOT NO. 2 OF THE JONATHAN DAYTON SUBDIVISION OF QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS, AND BEING 3.0 ACRES OFF THE ENTIRE SOUTHERLY SIDE OF THE 3.56 ACRE TRACT CONVEYED TO THELMA MAHR BY ADMINISTRATIVE DEED RECORDED IN DEED BOOK 2249, PAGE 466, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A NAIL IN THE CENTERLINE OF U.S. ROUTE 62 (JOHNSTOWN ROAD) SAID NAIL BEING AT THE SOUTHEASTERLY CORNER OF SAID 3.56 ACRE TRACT; THENCE ALONG THE NORTHERLY LINE OF THE SAID CHARLES E. GIBSON 2.80 ACRE TRACT, NORTH 84°49'30" WEST (PASSING AN IRON PIN AT 34.71 FEET) 481.70 FEET TO AN IRON PIN AT THE SOUTHWESTERLY CORNER OF THE SAID 3.56 ACRE TRACT AND THE NORTHWESTERLY CORNER OF THE SAID CHARLES E. GIBSON 2.80 ACRE TRACT; THENCE ALONG THE WESTERLY LINE OF THE SAID THELMA MAHR 3.56 ACRE TRACT AND THE EASTERLY LINE OF THE JOHN M. AND SHIRLEY A. MELURG 3.164 ACRE TRACT, NORTH 5°00' EAST, 245.03 FEET TO AN IRON PIN; THENCE ACROSS SAID 3.56 ACRE TRACT SOUTH 84°49'30" EAST (PASSING AN IRON PIN AT 570.35 FEET) 605.06 FEET TO A NAIL IN THE CENTERLINE OF SAID JOHNSTOWN ROAD; THENCE ALONG THE CENTERLINE OF SAID JOHNSTOWN ROAD, SOUTH 35°23' WEST 283.53 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.00 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS AND/OR RIGHTS OF WAY OF PREVIOUS RECORD.

EXCEPTING THEREFROM THE FOLLOWING:

SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND THE TOWNSHIP OF JEFFERSON AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEING LOCATED IN THE NORTH PART OF LOT NO. TWO (2) OF THE JONATHAN DAYTON'S SUBDIVISION OF QUARTER TOWNSHIP NO. 2, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS, AND BEING A PARCEL OFF THE ENTIRE SOUTHERLY SIDE OF THE 3.56 ACRE TRACT CONVEYED TO THELMA MAHR BY ADMINISTRATIVE DEED RECORDED IN DEED BOOK 2249, PAGE 466, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A NAIL IN THE CENTERLINE OF U.S. ROUTE 62 (JOHNSTOWN ROAD) SAID NAIL BEING AT THE SOUTHEASTERLY CORNER OF SAID 3.56 ACRE TRACT, BEING ALSO THE NORTHEASTERLY CORNER OF THE CHARLES E. GIBSON, 2.80 ACRE TRACT; THENCE ALONG THE NORTHERLY LINE OF THE SAID CHARLES E. GIBSON, 2.80 ACRE TRACT, NORTH 84°49'30" WEST, (PASSING AN IRON PIN OF 34.71 FEET) 481.70 FEET TO AN IRON PIN AT THE SOUTHWESTERLY CORNER OF THE SAID 3.56 ACRE TRACT AND THE NORTHWESTERLY CORNER OF THE SAID CHARLES E. GIBSON 2.80 ACRE TRACT; THENCE ALONG THE WESTERLY LINE OF THE SAID THELMA MAHR 3.56 ACRE TRACT AND THE EASTERLY LINE OF THE JOHN M. AND SHIRLEY A. MELURG 3.164 ACRE TRACT, NORTH 5°00' EAST 122.52 FEET TO A POINT IN THE WESTERLY LINE OF THE SAID TRACT; THENCE ACROSS SAID TRACT IN A GENERAL EASTERLY DIRECTION, SOUTH 84°49'30" EAST 533.38 FEET TO A POINT IN THE CENTERLINE OF SAID ROAD, SOUTH 35°23' WEST 141.76 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.399 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS AND/OR RIGHTS OF WAY OF PREVIOUS RECORD.

AND FURTHER EXCEPTING THEREFROM THE FOLLOWING:

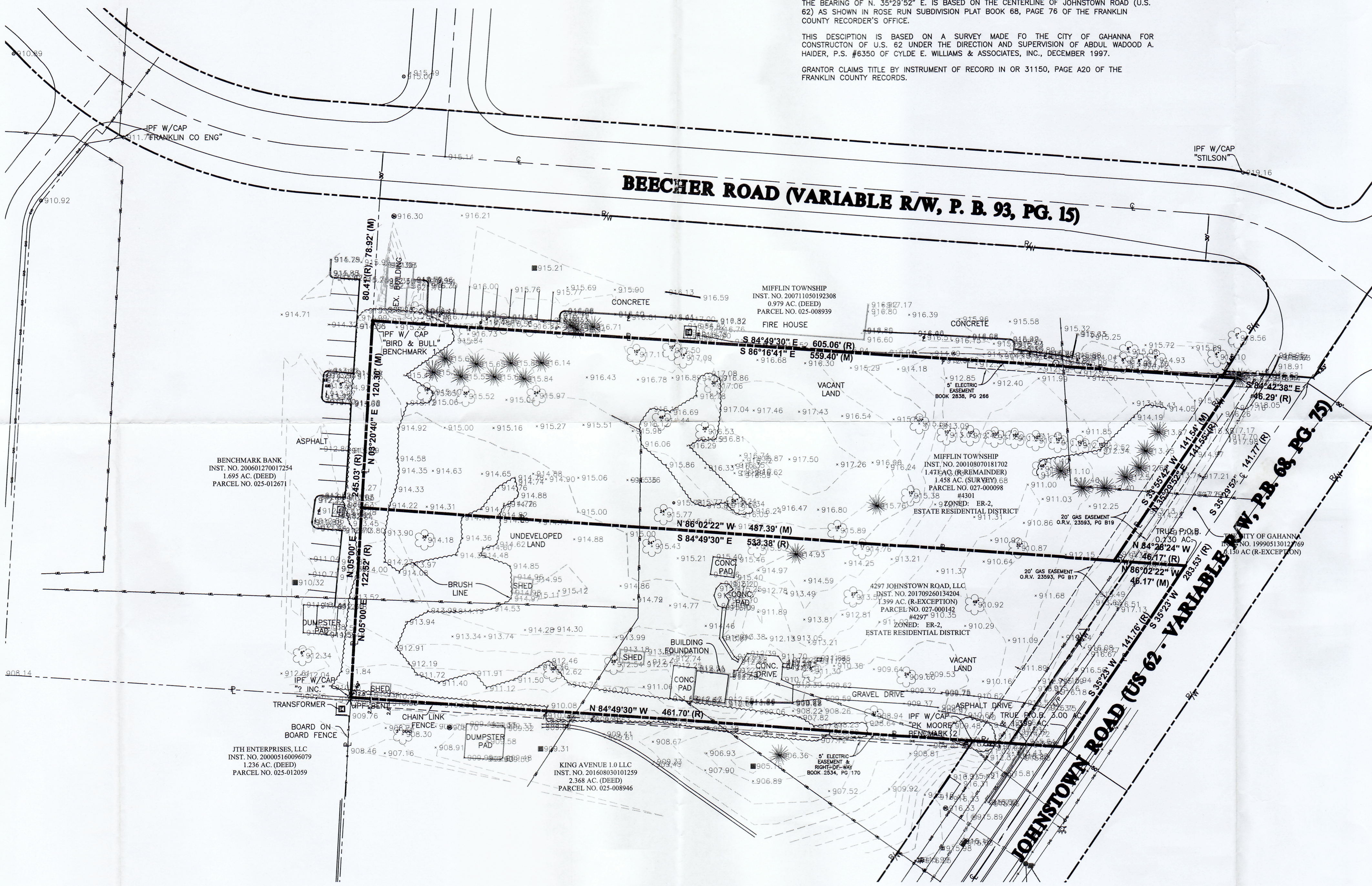
SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND THE TOWNSHIP OF JEFFERSON BEING IN LOT TWO (2), QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS AND BEING PART OF AN ORIGINAL 3.00 ACRE TRACT CONVEYED TO HELEN KOKER BY O.R. 31150, PAGE A20 OF THE FRANKLIN COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT AT THE NORTHEASTERLY CORNER OF A 1.399 ACRE TRACT CONVEYED TO J. ERNEST WELLS, D.C. BY O.R. 28407, PAGE E10, IN THE CENTERLINE OF JOHNSTOWN ROAD (U.S. 62) SAID POINT BEING THE TRUE POINT OF BEGINNING.
THENCE N. 84°28'24" W. A DISTANCE OF 46.17 FEET LEAVING SAID CENTERLINE AND ALONG THE NORTHERLY LINE OF SAID 1.399 ACRES TRACT TO A POINT;
THENCE N. 35°29'52" E. A DISTANCE OF 141.55 FEET LEAVING SAID NORTHERLY LINE AND ACROSS THE GRANTOR'S PROPERTY TO A POINT;
THENCE S. 84°42'38" E. A DISTANCE OF 46.29 FEET ALONG THE SOUTHERLY LINE OF A 0.134 ACRE TRACT CONVEYED TO THE CITY F GAHANNA, OHIO BY O.R. 14663, PAGE J05 TO A POINT;
THENCE S. 35°29'52" W. A DISTANCE OF 141.77 FEET LEAVING SAID SOUTHERLY LINE AND ALONG SAID CENTERLINE TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.130 ACRES, MORE OR LESS. FROM AUDITOR'S PARCEL NUMBER 170-001395, INCLUDING THE PRESENT ROAD WHICH OCCUPIES 0.098 ACRE, MORE OR LESS, LEAVING A NET TAKE OF 0.032 ACRES, MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.
THE BEARING OF N. 35°29'52" E. IS BASED ON THE CENTERLINE OF JOHNSTOWN ROAD (U.S. 62) AS SHOWN IN ROSE RUN SUBDIVISION PLAT BOOK 68, PAGE 76 OF THE FRANKLIN COUNTY RECORDER'S OFFICE.
THIS DESCRIPTION IS BASED ON A SURVEY MADE FOR THE CITY OF GAHANNA FOR CONSTRUCTION OF U.S. 62 UNDER THE DIRECTION AND SUPERVISION OF ABDUL MADDOOD A. HAIDER, P.S. #6350 OF CYLDE E. WILLIAMS & ASSOCIATES, INC., DECEMBER 1997.
GRANTOR CLAIMS TITLE BY INSTRUMENT OF RECORD IN OR 31150, PAGE A20 OF THE FRANKLIN COUNTY RECORDS.



SITE LOCATION MAP
SCALE: NOT TO SCALE

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE OF ROAD
- SETBACK LINE
- EASEMENT LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- CABLE LINE
- FIBER OPTIC CABLE LINE
- ELEVATION CONTOUR
- FENCE
- SWALE
- EDGE OF PAVEMENT
- RAILROAD SPIKE (FOUND)
- RAILROAD SPIKE (SET)
- IRON PIN (FOUND)
- IRON PIN (SET)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- BENCHMARK
- SPOT ELEVATION
- POWER POLE
- LIGHT POLE
- TELEPHONE POLE
- UTILITY POLE
- GUY WIRE
- TRAFFIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- ELECTRIC METER
- TELEPHONE PEDESTAL
- TELEPHONE MARKER
- GAS VALVE
- GAS MARKER
- WATER VALVE
- FIRE HYDRANT
- STORM CURB INLET
- STORM CATCH BASIN
- STORM MANHOLE
- STORM MANHOLE
- SANITARY MANHOLE
- CLEAN OUT
- SIGN
- MAILBOX
- CONCRETE
- BRUSH/TREE LINE
- BUILDING
- RECORD
- MEASURED



BASIS OF BEARINGS:

THE RECORD BEARINGS, AS SHOWN HEREON, ARE AS RECORDED IN THE DESCRIPTION OF THE ORIGINAL 3.00 ACRE PARCEL, THE 1.399 ACRE AND 0.130 ACRE EXCEPTION PARCEL IN INSTRUMENT NUMBER 200108070181702, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.
THE DESCRIPTION BEARINGS ARE REFERENCED TO THE CENTERLINE OF JOHNSTOWN ROAD, BEING SOUTH 35 DEGREES 23 SECONDS WEST (3.00 AND 1.399 AC) AND SOUTH 35 DEGREES 29 MINUTES 52 SECONDS WEST (0.130 AC), DOCUMENTS REFERRED TO ARE RECORDED IN THE FRANKLIN COUNTY RECORDERS OFFICE.
THE MEASURED BEARING SYSTEM, AS SHOWN HEREON, IS AS DETERMINED BY VRS-GPS SURVEY OF LOCAL CONTROL POINTS AND PROPERTY MONUMENTATION UTILIZING MOUNTPOINT-ODOT_NAD83(2011)_RTCM30 (GEOID 12A) IN AUGUST OF 2018.

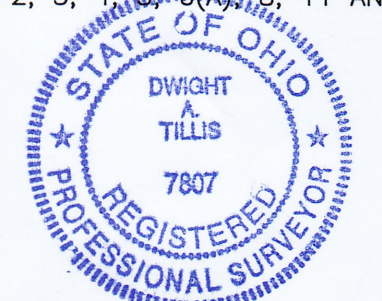
CERTIFICATION

TO: WESTCOOR LAND TITLE INSURANCE COMPANY AND PNC BANK
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1, 2, 3, 4, 5, 6(A), 8, 11 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN OCTOBER, 2018.

PRIME C M & S, INC.

Dwight A. Tillis
DWIGHT A. TILLIS, P.S. #7807

11/6/18
DATE



PRIME Construction Management Survey
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614-839-0251

Developer/Client
ADVANCED CONSTRUCTION
9313 LAKE OF THE WOODS DR.
GALENA, OHIO 43021

Project Name and Address
ALTA/NSPS SURVEY
GASLIGHT SQUARE
4301 E. JOHNSTOWN RD.
GAHANNA, OHIO
(4297 - TOPOGRAPHIC SURVEY ONLY)

Revisions

Date	19 OCTOBER, 2018
Scale	1" = 40'
Dwg. Title	SURVEY
Sheet	1-1



February 6, 2019

4297 Johnstown Rd LLC
8000 Walton Pkwy
New Albany, OH 43054

RE: Project 4297-4301 Johnstown Rd Zoning Change

Dear 4297 Johnstown Rd LLC:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a disposition of comments, revised plans, and/or other information as requested for further review. The disposition of comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

Soil & Water Conservation District

1. This site contains a very active ground water component in the Pewamo hydric soil type. This location and the adjacent parcel to the south have in the past been subject to prolonged inundation and surface runoff. The development to the south has drastically changed contours and installed underground storage to accommodate drainage. Changes to this site will likely include fill to match and potentially have an impact on both groundwater and surface runoff. Storm water development requirements may not account for some of these effects.
Site drainage will be important to the long term potential of this site and areas associated with this area of Pewamo soil.

Parks

2. No comment.

Fire District

3. No Comment per Chad Mast

Public Service & Engineering

4. A Traffic Impact Study shall be required. ***Our office is currently in the process of reviewing a TIS for this development.***
5. Please provide a plat for the provided legal description that describes and illustrates the properties to be rezoned. ***The provided survey needs to be signed by a registered professional surveyor.***

Community Development

6. Please be aware that a zoning change sign is required to be posted no less than two weeks prior to the planning commission public hearing date. Please review chapter 1133 for details regarding the specifications of the sign.
7. No comments related to the rezoning request. Please see forthcoming staff report for additional staff comments.

Building

8. No comments.

Public Safety

9. No Comment Received.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant



PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to rezone 2.87 acres from Estate Residential (ER-2) to Suburban Office and Institutional (SO). The intended use of the property is for medical and dental offices. A companion request, a conditional use permit, has been requested to allow for medical and dental laboratories, health and allied services not elsewhere classified, and services not elsewhere classified. The rezoning and conditional use does not limit uses to only those stated in the applications, but all uses allowed within SO would be permissible.

The conditional use request is to Standard Industrial Classification (SIC) code sections 807, 8099, and 899. Typical activities include but aren't limited to the following:

SIC Code	Typical Uses
807 – Medical and Dental Laboratories	X-ray labs; diagnostic labs; making of crowns, bridges, dentures
8099 – Health and Allied Services not elsewhere classified	Blood banks; health screening services; medical art and photography
899 – Services not elsewhere classified	Authors; music publishing; environmental consultants

Below is a comparison of the existing and proposed zoning categories in regards to uses, intensity, and setbacks. This is not a complete comparison, it is meant to provide an indication of some of the similarities and differences between the two zonings.

Zone District	Estate Residential (ER-2)	Suburban Office (SO)
Setbacks	Front yard = 50' Side yard = 20' Rear yard = 50'	Front yard = 60' Side yard = 10' (1/4 sum height and depth of the building if adjacent to residential) Rear yard = 10' (1/4 sum height and width of the building if adjacent to



PROJECT DETAILS

REZONING: FROM ER-2 TO SO

CONDITIONAL USE: SIC 807, 8099, AND 899

PROPERTY SIZE: 2.87 ACRES

FUTURE LAND USE:
COMMERCIAL

STAFF RECOMMENDATION:
REQUEST ALIGNS WITH PLAN
RECOMMENDATIONS



		residential)
Building Height	35'	Regulated by airport
Uses	Single family; park, kennel, and bed and breakfast by conditional use	Professional office; banks; medical and dental offices; libraries

Land Use Plans

The 2002 Land Use Plan designates the property commercial. The main objective of the commercial land use is to “assure that the development of commercial and office land is appropriate in location, character, and extent, that serves the residents and those persons who work in the area in a clean, attractive, architecturally compatible, safe, and convenient manner with goods and services they require”.

While not adopted, the City is in the process of creating a new comprehensive land use plan. This plan would replace all existing plans when adopted. It designates the property as community commercial. Permitted uses would include retail, office, hotel, medical office, and hospitals.

It should be noted that both plans mentioned are meant to guide growth and decision makers. They do not mandate a particular use, intensity, scale, etc.

Area Commission

The request was discussed at the December 6th Area Commission meeting. Attached to the report is feedback from the area commission meeting. Please note that Area Commission feedback is non-binding but provides insight in to the thoughts and concerns of area residents.

TIF

The project is located within the North Triangle tax increment finance district (TIF). The TIF will capture increased value of the property post construction. A projection of the impact of the project on the TIF was performed based on the development of a 10,000 square foot medical facility. The project is estimated to bring in approximately \$19,331 annually to the TIF. Potential infrastructure projects within the TIF include but aren't limited to the following:

- Intersection improvements at E Johnstown and Riva Ridge
- Morse Rd widening between Hamilton to Trellis
- Sidewalks
- Fiber optics

Economic Development Strategy

The subject property was identified as a portion of a target site within the 2015 Economic Development Strategy. It was included as target site 3E which recommends a series of office buildings one story in height and between 3,600 and 10,000 square feet in size. Access to Silver Land was recommended.



Rezoning

Planning Commission shall consider the following elements, among other criteria, when deciding the proposed change:

1. Consistency with the goals, policies and comprehensive land use plan of the City of Gahanna, including any corridor plans, or subarea plans.

The proposed rezoning to SO is consistent with the future land use designation of both the existing and the draft land use plan.

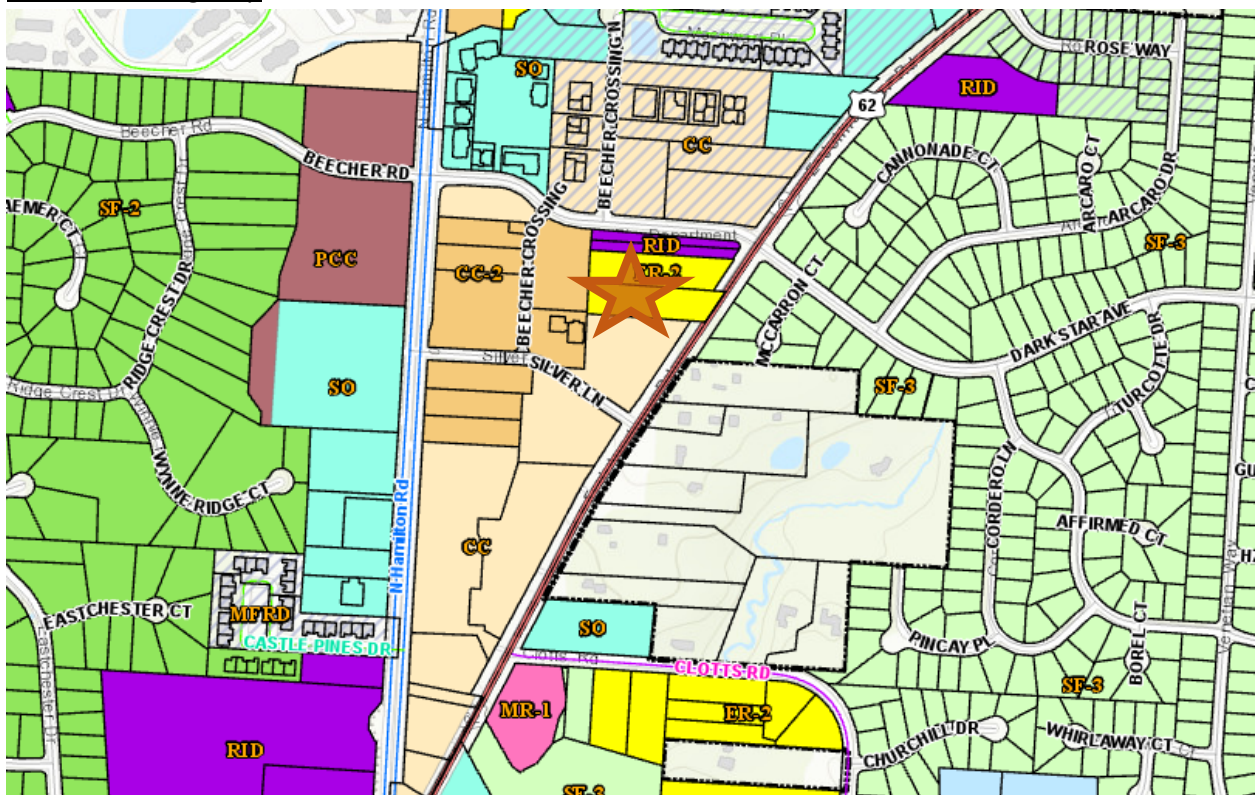
2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.
3. Evidence the applicant cannot receive a reasonable return in investment through developing the property with one of the uses permitted under the current zoning.
4. Availability of sites elsewhere in the City that are already zoned for the proposed use.
5. The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence in the value of existing abutting lands or approved developments.

The south triangle (properties between Hamilton, Johnstown, and south of Beecher) are all zoned commercial with the exception of these two properties and the property to the north (Mifflin fire station). All of the properties in this area are used for non-residential purposes with the main two uses being office and commercial. SO zoning would generally be considered less intense than the surrounding commercially zoned properties since permitted uses are more restrictive.

6. The capacity of City infrastructure and services to accommodate the uses permitted in the requested district without compromising the “health, safety, and welfare” of its citizens.
7. The apparent demand for the type of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

It is Planning and Development staff’s opinion that the request to rezone to SO is consistent with the recommendations of the land use plans and is consistent with development trends in the area.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director

**Area
Commission
Feedback**

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Meeting date:

12-6-18

Project type:

- Annexation
- Conditional Use
- Zoning Change (rezoning)
- Other _____

Reviewer name:

Margie Bressler

Reviewer status:

- Commission Member
- General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes

How would you improve the proposal as submitted?

Since bldg sits back from road and parking spaces ~~also~~ would be put to road, healthy landscaping would be recommended.

What do you see as some of the outcomes of the proposal?

Include sidewalk
Include access to Beecher

What are your overall comments or suggestions?

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable			N/A
	←		→			
	1	2	3	4	5	
Pedestrian friendliness						✓
Scale					✓	
Compatibility with surrounding uses					✓	
Vehicular circulation				✓		
Traffic impact on neighboring streets					✓	

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:
GAS LIGHT SQUARE

Meeting date:
12/6/18

- Project type:
- Annexation
 - Conditional Use
 - Zoning Change (rezoning)
 - Other _____

Reviewer name:
JAMIE MCKENNA

- Reviewer status:
- Commission Member
 - General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

YES

How would you improve the proposal as submitted?

BETTER ACCESS - ACCESS FROM JOHNSTOWN RD ONLY IS NOT GOOD
- POSSIBLE SIGNAGE NEEDED DUE TO DIFFERENT ACCESS POINTS

What do you see as some of the outcomes of the proposal?

What are your overall comments or suggestions?

GOOD USE OF PARCEL W/ SOME ACCESS CHANGES

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable			N/A
	←		→			
	1	2	3	4	5	
Pedestrian friendliness					<u>X</u>	
Scale					<u>X</u>	
Compatibility with surrounding uses					<u>X</u>	
Vehicular circulation					<u>X</u>	
Traffic impact on neighboring streets					<u>X</u>	

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:
Gas Light Square

Meeting date:
12/6/18

- Project type:
- Annexation
 - Conditional Use
 - Zoning Change (rezoning)
 - Other _____

Reviewer name:
Patricia Kovacs

- Reviewer status:
- Commission Member
 - General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?
Yes

How would you improve the proposal as submitted?
Require sidewalk on Johnston Rd.
 provide access from another adjacent property,
 preferably Union Bank.

What do you see as some of the outcomes of the proposal?
no opinion

What are your overall comments or suggestions?
no opinion

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable			N/A
	←		→			
	1	2	3	4	5	
Pedestrian friendliness <u>(if sidewalks)</u>					✓	
Scale			✓			
Compatibility with surrounding uses				✓		
Vehicular circulation			✓			
Traffic impact on neighboring streets			✓			

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:
Gas Light Square / Johnstown Rd

Meeting date:
12/6/18

- Project type:
- Annexation
 - Conditional Use
 - Zoning Change (rezoning)
 - Other _____

Reviewer name:
Michael Tamarin

- Reviewer status:
- Commission Member
 - General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes, This site should be commercial

How would you improve the proposal as submitted?

Connect to Kidney Center for in/out, Add sidewalks, Nice landscaping on Johnstown, Building closer to frontage, Parking in Back Access to Beecher? thru Fire Property. or thru Union Bank

What do you see as some of the outcomes of the proposal?

It should move forward!

What are your overall comments or suggestions?

This is a good project for this site and for Gahanna.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable			N/A
	←		→			
	1	2	3	4	5	
Pedestrian friendliness			X			
Scale					X	
Compatibility with surrounding uses					X	
Vehicular circulation			X			
Traffic impact on neighboring streets				X		

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:
4257 & 4301 Johnstown Rd.

Meeting date:
12-6-2018

Project type:
 Annexation
 Conditional Use
 Zoning Change (rezoning)
 Other _____

Reviewer name:
Paul Benson

Reviewer status:
 Commission Member
 General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes, that portion of the city is already a small medical center.

How would you improve the proposal as submitted?

With this site plan, I would reduce the amount of parking spaces and add more landscaping/tree preservation.

What do you see as some of the outcomes of the proposal?

This zoning change would fit the neighboring area and be a good addition.

What are your overall comments or suggestions?

I would prefer the site access to be from the southern property rather than adding to the traffic on Johnstown Rd.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable			N/A
	←		→			
	1	2	3	4	5	
Pedestrian friendliness				X		
Scale					X	
Compatibility with surrounding uses					X	
Vehicular circulation		X				
Traffic impact on neighboring streets			X			

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Meeting date:

1-2/18

Project type:

- Annexation
- Conditional Use
- Zoning Change (rezoning)
- Other _____

Reviewer name:

Lee Bailey

Reviewer status:

- Commission Member
- General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes.

How would you improve the proposal as submitted?

Get access to the north part West Road

What do you see as some of the outcomes of the proposal?

Project will be approved.

What are your overall comments or suggestions?

Good Meeting

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate or desirable

Very appropriate and desirable

N/A

← 1 2 3 4 5 →

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

1	2	3	4	5	N/A