

# Application for Zoning Change

City of Gahanna, Ohio ■ Planning Commission ■ 200 S. Hamilton Road, Gahanna, OH 43230  
 Phone: (614) 342-4025 ■ Fax: (614) 342-4117

**\*REQUIRED INFORMATION:** All correspondence will be addressed to the applicant. Planning Commission members or City staff may conduct a site visit prior to a Planning Commission Public Hearing.

\*Applicant Name: BROOKWOOD CONST CO \*Phone: 614-475-5511  
 \*Applicant Address: 120 N HIGHT ST GAHANNA \*Fax: 614-475-5085  
 \*Applicant Email: DOUG@BROOKWOODBUILDERS.COM  
 \*Applicant's Relationship to Project: Land Owner  Option Holder  Cont. Purchaser  Agent

\*Address for proposed Zoning Change: 351 & 357 CLIFFVIEW & 272 ROCKY FORK DR S.  
 \*Parcel ID#(s): 025-000625 1025-000601 \*Total Acreage: .588  
 \*Current Zoning: R1D 025-000624 \*Proposed Zoning: SF-3  
 \*Proposed Use: SINGLE FAMILY RESIDENTIAL

\*Property Owner Name: CHRISTIAN CENTER \*Phone: 614-471-3036  
 \*Property Owner Address: 296 ROCKY FORK DR \*Fax: 614-471-7635  
 \*Contact Name: BILL SWAD JR \*Email: chrctr@yahoo.com

Developer Name: BROOKWOOD CONST CO/INC Phone: 614-475-5511  
 Developer Address: 120 N HIGHT ST GAHANNA Fax: 614-475-5085  
 Contact Name: DOUG MADDY Email: DOUG@BROOKWOODBUILDERS.COM

\*Applicant's Signature: [Signature] \*Date: 7-30-15  
 \*Property Owner's Signature: Christiane Center Christ \*Date: 7-27-15  
Yvonne Cordova, Board Member

**\*SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

1. Three (3) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
2. For a Limited Overlay or ROD Re-Zoning, three (3) copies of the limitation text and elevation drawings.
3. One (1) digital copy of completed application and associated documents.
4. A list of property owners, contiguous and directly across the street, and their mailing addresses.
5. Pre-printed mailing labels for all property owners, contiguous and directly across the street.
6. Application fee of \$400 for the first acre, \$50 for each additional acre. \$1,000 maximum.
7. The property must be posted in accordance with Section 1133.02 within seven (7) days of application acceptance. The sign shall be consistent with the attached Zoning Change Sign diagram. Information on the sign must be approved by the Planning and Zoning Administrator (PZA) prior to installation.
8. A request for inspection of the Zoning Change Sign must be made to the PZA within three (3) days of installation.

**For Internal Use:**  
 SunGard File No. 15080005 - 351 Cliffview Dr  
 PC File No. 15080001 - 272 Rocky Fork Dr  
 Public Hearing Date: 2C-S-2015  
Sept 9

(Received)

(Paid)

(Accepted by PZA)

**PAID**  
 JUL 31 2015

**RECEIVED**  
 JUL 31 2015

BY: SW CC #291d

BY: SW

## **Application for Zoning Change - Additional Submission Requirements**

- Street address of the subject property, together with an area map identifying the subject property in relation to surrounding properties.
- The name, signature, and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, or proof of consent from the property owner.
- The existing and proposed zoning district designation of the subject property.
- A site analysis plan 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.
- A conceptual plan 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.
- A written environmental assessment describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district.
- A traffic impact analysis should be provided if any use permitted in the requested zoning district could generate 100 or more peak hour directional trips, or 1,000 or more vehicle trips per day; the traffic study should contrast the daily peak hour trip generation rates for representative use in the current requested zoning district; the determination of representative uses shall be made by the Planning Commission with input from City staff and/or consultants.
- A written description of how the requested zoning meets Section 1133.03 Public Hearing of the zoning ordinance. This can be achieved by addressing the Rezoning Criteria of this application form, which can be completed separately and attached to this form along with the materials listed above.

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### **Rezoning Criteria**

The applicant must provide written responses on a separate sheet to demonstrate how the proposed rezoning designation will meet the following criteria in Section 1133.03.

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.
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 (1) of the uses permitted under the current zoning.
4. Availability of sites elsewhere in the City that are already zoned for the same proposed uses.
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 ( a five percent or more material reduction) in the value of existing abutting lands or approved developments.
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 types 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.

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In accordance with Section 1133 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this amendment as stated above has been recommended for approval by the City of Gahanna Planning Commission on \_\_\_\_\_.

This application can now be forwarded to City Council for Final Approval.

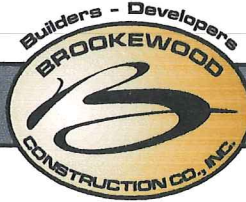
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Signature of Planning & Zoning Administrator

Date



120 North High Street  
Gahanna, Ohio 43230



Phone: (614) 475-5511  
Fax: (614) 475-5085

## Rocky Fork Drive Rezoning Application

We, Brookwood Construction Company, Inc. located at 120 North High Street in Gahanna, Ohio are submitting this application to request a rezoning of the properties located at 357 Cliffview Drive, 351 Cliffview Drive, and 272 Rock Fork Drive South Gahanna, Ohio. The current zoning on the said property is RID-restricted institutional district. The zoning that is being requested is Single Family -3. The original zoning for these properties was SF - 3 when the property originally platted and approved although over the years the City of Gahanna had requested that Church owned property contain RID-zoning. It is Brookwood Construction's desire to purchase the property from The Christian Center to construct three single family living homes and therefore this necessitates a zoning change back to the original zoning.

Since these lots were platted with the original subdivision, there is no additional impact on sewer services, water services, or local streets. We have confirmed with Jeff Feltz that there is adequate capacity and supply in the water and sewer services.

No traffic study has been submitted with this application. Since this is part of a platted subdivision, there is no additional impact on the city infrastructure. In fact, the city will benefit from the additional fees created by the rezoning of the property.

We respectfully request your consideration to rezone these properties to SF - 3.

Sincerely,

Doug Maddy

120 North High Street  
Gahanna, Ohio 43230



Phone: (614) 475-5511  
Fax: (614) 475-5085

## **Rocky Fork Drive Rezoning Criteria (1133.03)**

The request to rezone the properties located at 357 Cliffview Drive, 351 Cliffview Drive, and 272 Rock Fork Drive South , Gahanna Ohio to permit the construction of single family homes as originally intended and platted for the said properties. The properties are located on the north side of Rocky Fork Drive and the west side of Cliffview Drive. This proposal will allow for three new single family homes within the City of Gahanna that will be comparable to the neighboring homes. These homes will be utilizing existing municipal water and sewer services which were installed when the subdivision was originally built.

These three home sites are compatible with the existing physical and environmental features as these site considerations were accounted for with the original planning and plating of the Rocky Fork Subdivision.

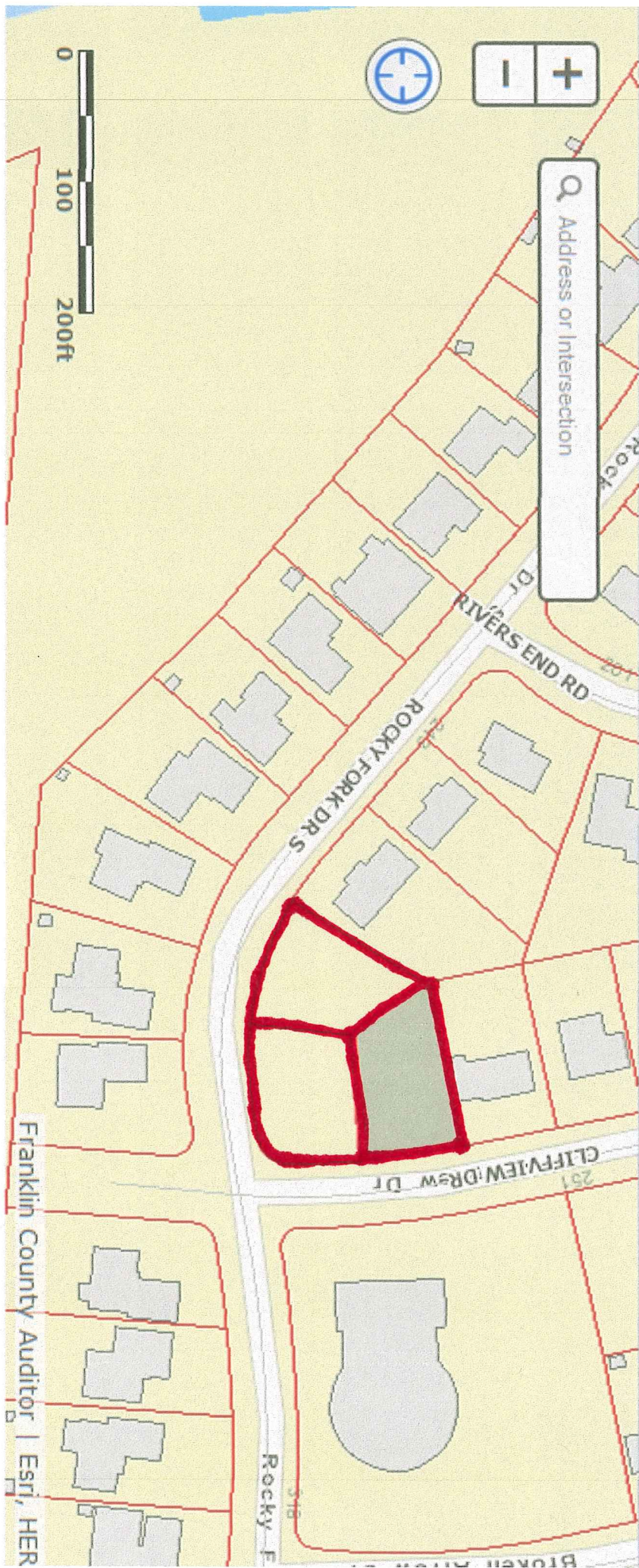
These home sites are unique in today's economic environment in that they will allow for a price point of new home that is not typically available in the City of Gahanna. These new homes will be marketed for approximately \$190,000 to \$200,000. Although there are some existing home sales in this price range, it has been several years since single family homes have been available at this price point. These lots will be likely to appeal to empty nester type persons given their close proximity to the new Shoppes at Rocky Form that are a short five minute walk away. The proximity to other shopping, restaurants and churches in the area are mutual benefits as well. We feel this offers a unique opportunity to off a new product for sale in Gahanna that doesn't currently exist. We are confident with this location and price point and that these homes will be received well by the Gahanna community and others in the surrounding homes.

Thank you for the positive consideration for this application.

Sincerely,

Doug Maddy





**Surrounding Property Owners to Rocky Fork Drive South Property**

Norgen Investment Group LLC  
PO Box 743  
New Albany, Ohio 43054

Ann Oswald  
876 Andover Drive  
Northville, Michigan 48167

Vicki Cannon  
261 Rocky Fork Drive South  
Columbus, Ohio 43230

Adam and Penny Jackman  
267 Rocky Fork Drive South  
Columbus, Ohio 43230

Patricia McKown and Rae Rooney  
273 Rocky Fork Drive South  
Columbus, Ohio 43230

Creative Housing Inc  
281 Rocky Fork Drive South  
Columbus, Ohio 43230

Christian Center  
296 Rocky Fork Drive  
Columbus, Ohio 43230





## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: Brookewood Construction

Project Address: 272 Rocky Fork Dr. S. / 351 & 357 Cliffview

#### Planning and Development:

This is a request to rezone approximately .58 acres from Restricted Institutional District (RID) to Single Family Residential (SF-3). The applicant is Brookewood Construction Company. The SF-3 zone district permits single family residential and customary accessory uses. The existing zoning, RID, permits government and institutional uses such as churches and schools. SF-3 requires a minimum lot size of 11,000 square feet, 80' lot frontage, 35' front yard setback, 25' rear yard setback and a 7'.5" side yard setback.

The majority of surrounding properties are developed with residential uses with the exception of Christian Center Church, which is located east of the subject property. The vast majority of residential properties are platted at a lot size less than 11,000 square feet. Most are approximately 8,500 square feet.

Rezoning requests are subject to the goals, standards and requirements found within the 2002 Land Use Plan, corridor plans, and Part Eleven of the Codified Ordinances.

#### 2002 Land Use Plan

The 2002 Future Land Use Plan provides a checklist to assist in reaching a decision for rezoning applications. The checklist is meant to assist in reaching a decision, certain answers do not mandate a particular decision. Relevant checklist questions include the following:

1. Is the proposed development consistent with the City's vision?

*The future land use designates this property as Institutional, however, the map is a recommendation, not a mandate. The subject properties were most likely designated Institutional on the land use map as they were owned by the church when the land use plan was adopted. It is important to note that the properties are not developed with Institutional uses nor at the time of the future land use maps adoption. Since the subject properties are adjacent to residential uses, the rezoning to SF-3 would create a uniform development pattern for this neighborhood.*



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2. Would the proposed development be contrary to the future land use plan?

*While the future land use is Institutional, the majority of surrounding properties are designated Residential. If successful, the rezoning would bring conformity to the block by designating all properties SF-3.*

*An additional principle which the 2002 land use plan espouses includes encouraging a compact land use pattern. To achieve a compact land use pattern, leapfrog development should be discouraged. The proposed zoning would not create leapfrog development, in fact, it would achieve the opposite by enlarging the footprint of residentially zoned properties.*

3. Will the change adversely influence living conditions in the surrounding area?

- a. Create or appreciably increase traffic congestion;
- b. Seriously impact adjacent areas;
- c. Seriously affect the natural character of the land to the point of creating potential hazards.

*Staff is of the opinion that the proposed rezoning will not adversely affect living conditions in the surrounding area. Traffic generation for three single family lots is substantially less than the potential traffic generated by a church or school.*

4. Would the change create an isolated, unrelated district?

*The majority of surrounding properties are zoned and developed with single family uses. The proposed rezoning is consistent with established development trends.*

### Section 1133 Planning and Zoning Code

1133.03 of the Planning and Zoning Code provides that the following shall be considered:

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

*The subject property is designated Institutional on the 2002 Future Land Use Map. Staff believes the request is consistent with the policies of the land use plan which includes achieving a compact land use pattern by avoiding leapfrog development. The subject*



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*property is adjacent to developed properties and is adjacent to adequate infrastructure to provide services for the intended uses.*

*The subject property is not located within a subarea plan.*

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.

*Staff is of the opinion that potential uses are compatible with the physical environment. A cursory review of the property did not indicate any environmental impediments to developing the site.*

3. Availability of sites elsewhere in the City that are already zoned for the proposed use.

*The majority of properties surrounding the subject property are zoned SF-3, however, few, if any properties are undeveloped.*

4. 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.

*Staff is of the opinion that the rezoning is compatible and appropriate with surrounding uses as almost all properties in the surrounding area are zoned SF-3.*

5. 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.

*A preliminary review indicates that adequate infrastructure exists to serve the property. SF-3 zoning requires connection to central water and sanitary sewer.*

6. 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.

*The applicant has expressed his intent to develop the properties with single family residential. It appears that there is demand for single family with few lots available in the immediate area.*



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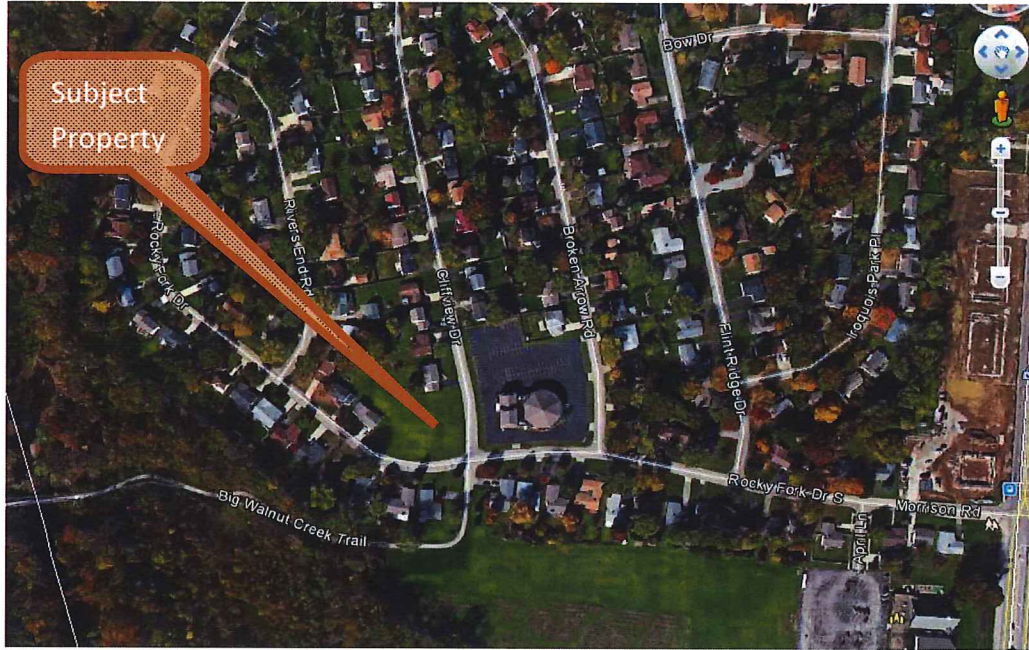
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It is staff's opinion the proposed rezoning is consistent with the policies of the 2002 Land Use Plan and Part 11 of the Planning and Zoning Code. Therefore, staff recommends approval.

## Aerial Map



## Land Use Map



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## Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP  
Deputy Director, Planning and Development



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### STAFF COMMENTS

Project Name: Brookewood Construction  
Project Address: 272 Rocky Fork Dr. S. / 351 & 357 Cliffview

The applicant requests a rezoning of these three parcels from RID to SF-3. In 2009, the City required all churches, school, and government offices to be rezoned to RID (Restricted Institutional District). Gahanna Christian Center rezoned the main church property as well as these three vacant lots across the street from the church. The RID zoning set specific development standards for these institutions which had previously been conditional uses in residential districts. In hindsight, I believe that vacant church owned properties should not have been made to rezone to RID until such time that a development plan had been endorsed by the church, and vetted by the City.

The three lots in this application were originally platted as SF-3, and are part of the Gramercy Park Estates subdivision, established in 1954. They are platted with a 30' front setback, a 7'5 side setback, and a 25' rear setback. The SF-3 code permits only detached single family homes to be built on these lots, so there is no question as to the future use of the property if rezoned to SF-3.

City services are already available to the existing lots, and the construction of three new homes will not overtax the systems.

This proposed rezoning will allow new homes to be built in an older subdivision, and renew interest in the area.

Respectfully Submitted By:

*Bonnie Gard*



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CITY OF GAHANNA  
STAFF COMMENTS

Project Name: Brookewood Construction  
Project Address: 272 Rocky Fork Dr. S. / 351 & 357 Cliffview

No comments on this rezoning.

Water and Sewer Utilities are available to provide service to these lots.

Respectfully Submitted By: Jeff Feltz, Water Resources Engineer.





CITY OF GAHANNA  
STAFF COMMENTS

Project Name: Brookewood Construction Co.  
351 & 357 Cliffview and  
Project Address: 272 Rocky Fork Dr. S.

No comments.

Respectfully Submitted By:

Kenneth W. Foltz  
Chief Building Official







CITY OF GAHANNA

STAFF COMMENTS

Project Name: Brookewood Construction Co.  
351 & 357 Cliffview and  
Project Address: 272 Rocky Fork Dr. S.

No comments on zoning change.

Should the zoning change pass, sidewalks shall be installed with the home construction across the entire frontage

Respectfully Submitted By:

Robert S. Priestas



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CITY OF GAHANNA  
STAFF COMMENTS

Project Name: Brookewood Construction  
Project Address: 272 Rocky Fork Dr. S. / 351 & 357 Cliffview

This being a residential project, the roadway and water supply are public and fall under the jurisdiction of the city engineering and water departments. We looked over the documents and have no unfavorable comments

Respectfully Submitted By:

Steve Welsh  
Fire Marshal  
Mifflin Township Division of Fire

