

Krystal Gonchar

From: Debbie Duncan <dduncan321@columbus.rr.com>
Sent: Wednesday, November 28, 2018 5:39 PM
To: Krystal Gonchar; Kim Banning
Cc: Debbie Duncan
Subject: RE: NOTICE: Planning Commission Workshop and Meeting on 11/28/18

Krystal and Kim,

As I am unable to attend the meeting tonight, I would like to submit a few comments about the Conditional Use Application that National Church Residences(NCR) has for the 4.1 acres on Olde Ridenour Road.

I reviewed the application and have the same concerns as the two people that filled out the Commission Feedback surveys at the end of the document posted online. A four story building would be way too tall for that space and the fact that it will back up to existing single family residences should be a great concern to the commission members. I certainly would not want a four story building in my backyard, no matter how much screening there is. I would hope that the commission members would consider if NCR is firm on needing the building to be more than two stories high. If that is the case, then the commission should consider keeping the zoning as it is as any other nursing home or MFRD business would probably have the same requirements. It seems like the space would be better suited for any of the types of business listed in the code for SO rather than a multi-story senior living development.

Additionally, I walk the Big Walnut trail almost daily. There is already a significant amount of traffic for Old Ridenour. Adding an additional facility that is open 24x7 could greatly add to the amount of traffic on the road.

One last comment would be to find out if NCR has considered the site where the now closed Bon-Ing Care and Rehab was located. Information online states it had 93 residents which is the same capacity as what NCR is proposing to build on Olde Ridenour.

Thank You,
Debra Duncan
321 Sherwood Meadows Drive
Gahanna, OH 43230

From: Krystal Gonchar [mailto:Krystal.Gonchar@gahanna.gov]
Sent: Monday, November 19, 2018 10:56 AM
Cc: mkuhlman@thisweeknews.com; Kim Banning
Subject: NOTICE: Planning Commission Workshop and Meeting on 11/28/18

Hello,

I have published the agendas for the Planning Commission Workshop and regular meeting [online](#).

The Workshop for V-0024-2018 will be held at 6:30 p.m. in the Committee Room, and the regular meeting will follow at 7:00 p.m.

Reminder, City Hall will be closed on Thursday and Friday due to the holiday.

Take care,

Krystal Gonchar