



Report for Council – May 29, 2018

Planning & Development Department Agenda Items:

Amendment to the OG-2 Zoning Classification

The Department of Planning & Development periodically reviews the City's Zoning Code in order to ensure that we remain relevant to the needs of the community. As such, after an in-depth staff analysis, the Department is requesting the following changes to the OG-2 Zoning Classification:

- 8131 Religious Organizations
 - Change: Added as an allowable use and removed from conditional uses
 - Justification: Support the growth of religious organizations that already operate in Olde Gahanna

- 71113 Musical Groups and Artists
 - Change: Added as an allowable use for outdoor concerts
 - Justification: These uses already occur on a frequent basis in this area

- 71394 Fitness and Recreational Sports Centers
 - Change: Added gyms and health clubs as an allowable use
 - Justification: These uses have been requested several times by businesses

- 7225 Restaurants
 - Change: Added this referenced NAICS code, which didn't exist previously
 - No changes to allowable uses, only corrected numbers referenced

- 8129/81291 Pet Care Services
 - Change: Added overnight animal boarding as conditional use
 - Justification: The Department has received a couple of inquiries about kennels/boarding of animals overnight. Boarding of animals often leads to issues with noise from barking dogs, pet odors, etc. This use is currently allowed by right which means there could be outside boarding overnight, dog runs, etc. that could lead to complaints.

Amendment to Loan Agreement for Tax-Exempt Bonds (The Columbus Academy Project)

The City of Gahanna passed Ordinance 0070-2015 that allowed the City to issue its revenue bonds and enter into a loan agreement to provide the proceeds to The Columbus Academy for an expansion project on their campus.

Marc Kamer from Peck, Shaffer & Williams is the bond attorney for The Columbus Academy. He has contacted the Department and requested a modification to the loan agreement between the City and The Columbus Academy.

The reason for the requested modification is because the federal tax reform law that occurred at the end of 2017 changed the corporate tax rates from 35% to 21%. As a result, The Columbus Academy and the bond holder (PNC Bank) have negotiated a change to the tax-exempt interest rate formula for the bonds and extended the period during which those bonds will be held by PNC Bank. The timeframe for this requested change to the agreement is July 1, 2018.

It is important to note that the City is not financially responsible for the bonds. The City is the "conduit" bond issuer so the only way to change the tax-exempt interest rate on the bonds is with the City's consent. Therefore, The Columbus Academy is requesting the City's consent to make this modification. The City is not undertaking any liability or financial responsibility for this modification. It remains the sole responsibility of The Columbus Academy to repay the bonds.

The Planning & Development Department respectfully requests that Council authorize the Mayor to enter into the First Amendment to the Loan Agreement between the City of Gahanna and The Columbus Academy. A copy of the First Amendment to the Loan Agreement is attached for your review.

In an effort to meet the aforementioned deadline of July 1st, The Columbus Academy is respectfully requesting that City Council consider providing a Waiver and Emergency for the loan modification.

Planning & Development Department Updates:

None at this time.

Upcoming Meetings & Events:

None at this time.