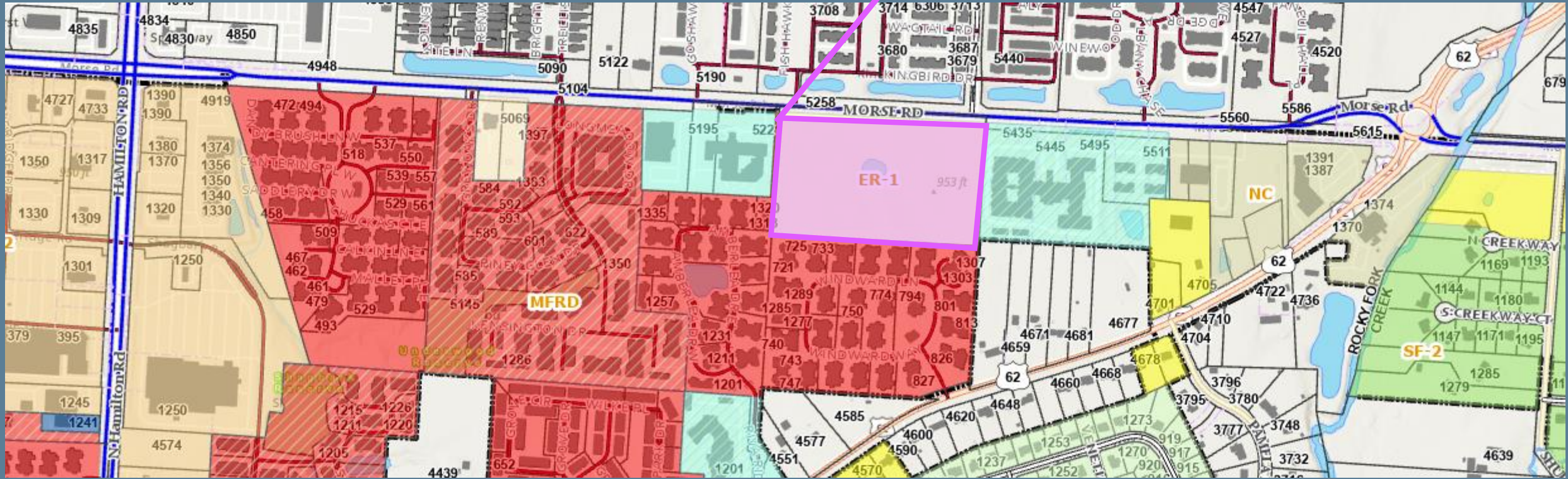


Subject Property

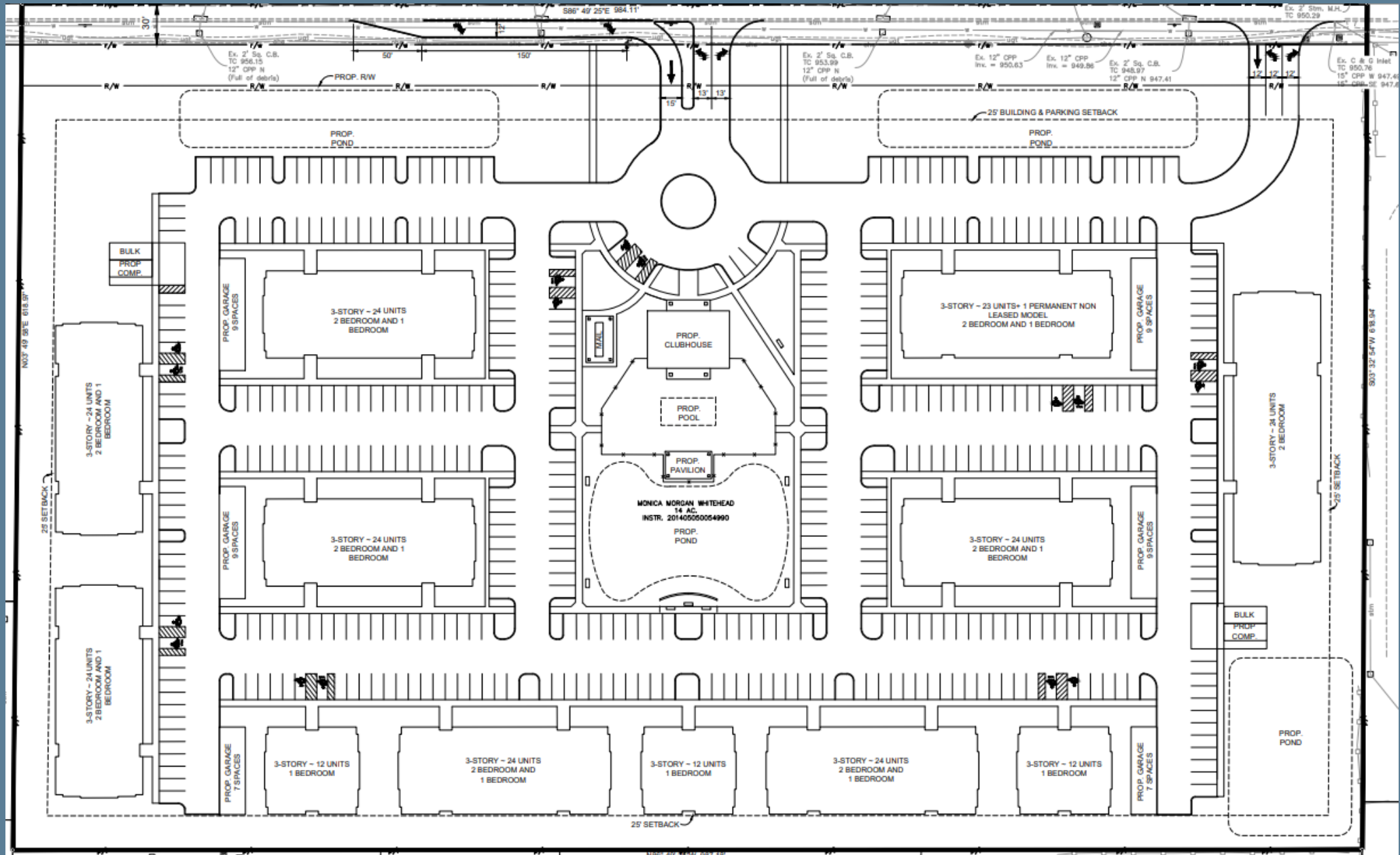


Request Summary

- Rezoning
 - From ER-1 to MFRD
 - ER-1
 - Uses – single family, parks, agricultural uses (including farm animals), farmers markets, agricultural storage and processing, stables, vet and kennels, bed and breakfast
 - Density – 1 unit per 5 acres
 - MFRD
 - Multifamily only use permitted by right
 - Density – Up to 18 units per acre

Request Summary

- Rezoning
 - 13.96 acres
 - 251 units
 - 18 units per acre
 - Density, site layout, etc not part of rezoning approval
 - Land dedication or fees-in-lieu
 - Land/Fees based on population and size of project
 - Capped at 25% of size (acreage)
 - Appraisal
 - \$50,143.27 per acre
 - \$175,000.01

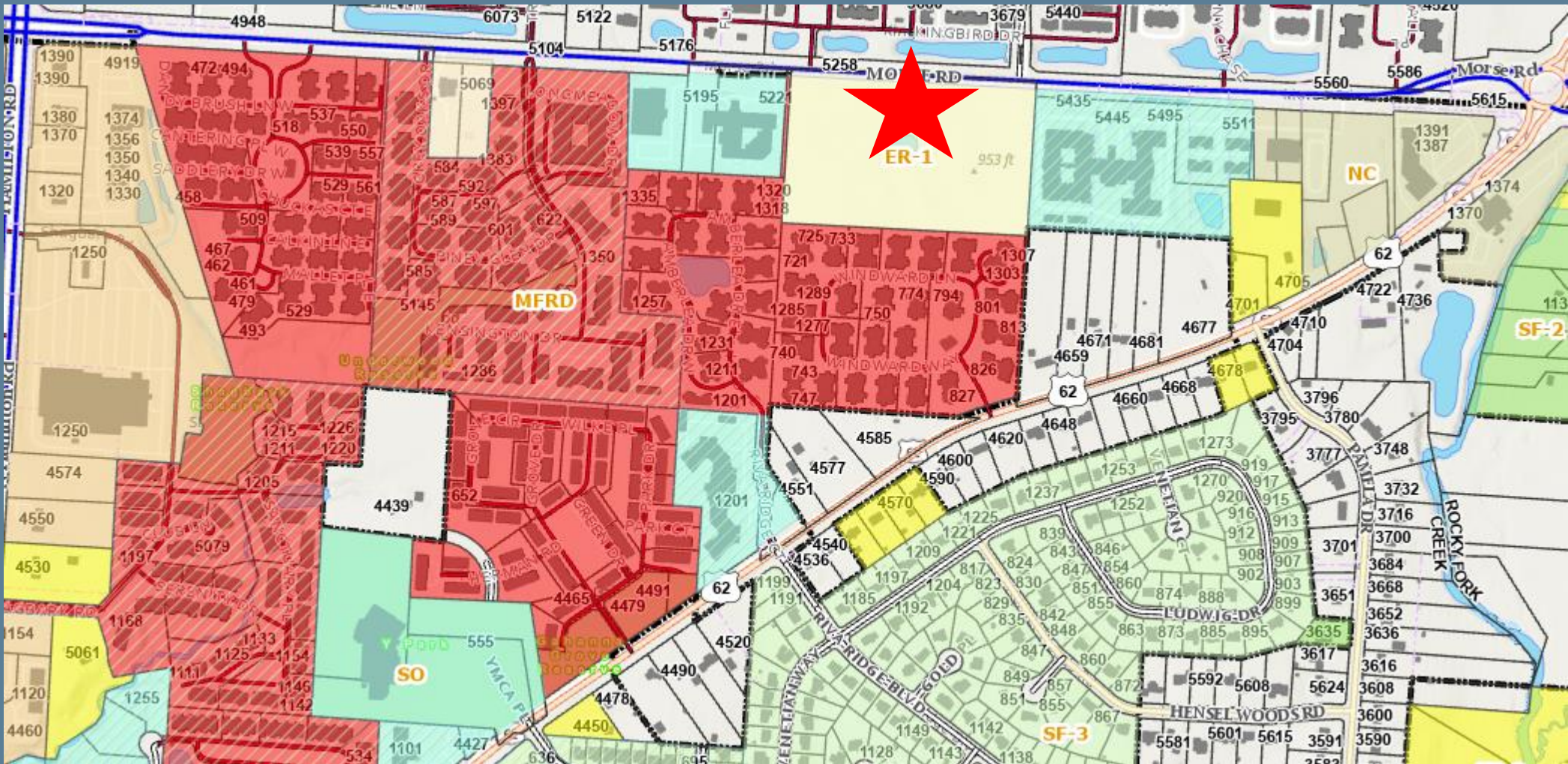


Request Summary

- Land use plan
 - Mixed Use
 - Residential an encouraged use
 - Up to 70' building height
 - Up to 30 units per acre
 - 90% of housing built before 2000
 - Need additional housing opportunities
 - Plan is meant as a guide; does not mandate a specific decision

Request Summary

- Rezoning criteria
 - Consistency with goals of land use plan
 - Physical compatibility of property with allowed uses
 - Availability of sites elsewhere already zoned for proposed use
 - Compatibility of all potential uses allowed in proposed zoning
 - Capacity of infrastructure
 - Apparent demand for permitted uses



- Pictured – Over 100 acres of property zoned MFRD

Request Summary

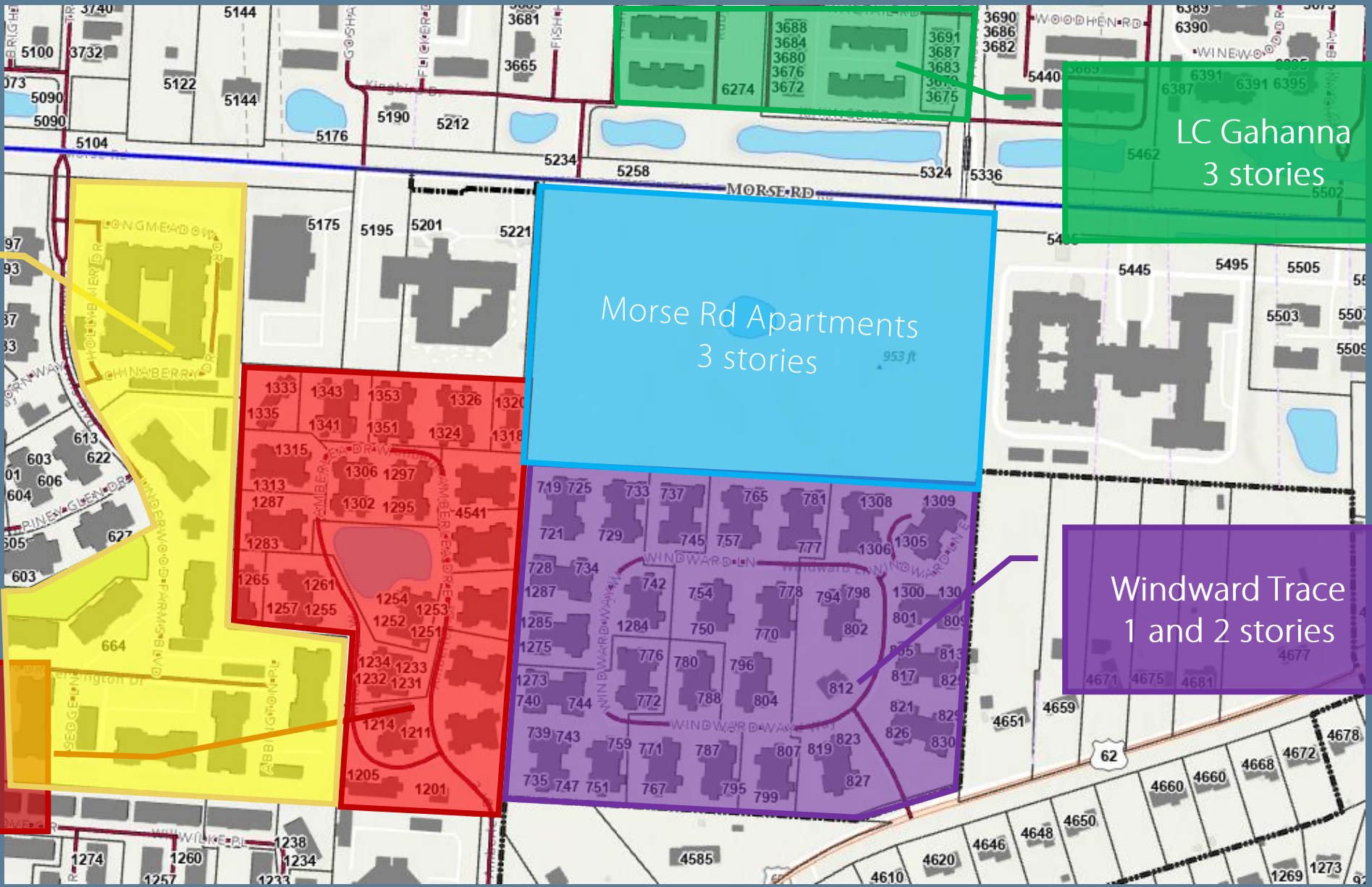
- Staff comments
 - Recommend approval
 - Consistent w/recommendations of land use plan
 - Consistent with surrounding development
 - Multifamily predominate use in area
 - MFRD more appropriate than ER-1
 - Planning Commission recommended approval 6-1
 - PC approved conditional uses and variances

Request Summary

- Next steps (if approved)
 - Public hearing applications (Planning Commission)
 - Final development plan and design review applications
 - Site layout, landscaping, building design, building materials, etc
 - Administrative applications
 - Engineering plans and building permits



Gahanna



Cameron Ridge
Apartments
3 stories

Morse Rd Apartments
3 stories

LC Gahanna
3 stories

Amberlea Village
1 and 2 stories

Windward Trace
1 and 2 stories

Winward Trace

- 1 and 2 story
- 26 buildings
- 4 units per building



Amberlea Village

- 1 and 2 story
- 72 units



LC Gahanna



Cameron Ridge Apartments



Rittenhouse Village





Request Summary

- Conditional Use
 - More than 8 units per building
 - More than one building on a lot
 - Density – Up to 18 units per acre
 - Height – Exceed 2 stories
 - Flexible arrangement of buildings
 - Accessory use buildings
 - Pool
 - Clubhouse
 - Garages

Request Summary

- Variances
 - Lot width
 - ~½ mile required
 - ~1,000 feet
 - Parking within 25' of building entrance
 - Conditional use expiration
 - 1 year to secure building permits
 - Request for 2 years

Request Summary

- Next steps
 - If approved
 - City Council for vote on rezoning application only
 - Future applications
 - FDP
 - DR
 - If denied
 - Project is dead; does not go on to City Council for vote

Request Summary

- Conditional use criteria
 - Proposed use is a conditional use
 - Development is in accord with land use plan
 - Development will not have undesirable effect on surrounding area
 - Development will be consistent with land use character of area

Request Summary

- Variance criteria
 - Special circumstances or conditions applying to the land, building or use
 - Variance necessary for the preservation and enjoyment of property rights
 - Variance will not adversely affect health or safety