

**Report for Council – May 9, 2016**

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**Planning & Development Department Agenda Items:**

**Development Plan for the Junkermann Property**

The City of Gahanna has an existing development agreement with Value Recovery Group (VRG) as it pertains to the development of the Junkermann property, which is a 29 acre property located along the south side of Taylor Road within Gahanna's Eastgate Parkway Industrial Park. Per the existing development agreement, City Council is required to approve any development plan for the Junkermann property.

For the past several weeks, the Department has been working with VRG, the Pizzuti Company and Columbia Gas of Ohio in an effort to finalize a development plan for the Junkermann property. The proposed development plan will allow Columbia Gas of Ohio to establish a new training center complex; allow the City to retain ownership of wetland acreage; and reconfigure the property for future commercial development.

Specifically, the proposed development plan consists of the following components:

- 1) VRG will donate to the City 8.88 acres of land comprised primarily of existing wetlands.
  - a. The additional land area outside of the existing wetlands can be utilized for potential wetland mitigation efforts for other commercial development projects throughout the City.
- 2) VRG will create an 8.2 acre parcel and sell it to the Pizzuti Company.
  - a. This portion of the property will be combined with adjacent parcels in order to allow Columbia Gas of Ohio to establish a new training center complex.
  - b. This new training center complex will require the assemblage of four separate parcels. One of the four parcels is a .665 acre portion of Blatt Blvd. that is owned by the City. This portion of Blatt Blvd. is not finished and will become part of the site that will house the new training center complex.
- 3) VRG will retain ownership of the remaining 12.5 acres in order to attract additional commercial development to the area.
  - a. The development plan allows for the remaining acreage to have a more uniform property configuration, which will make it more competitive and increase the probability of commercial development.

In order to accomplish this development plan, the City will be required to execute multiple documents.

- 1) Mortgage Release: This will allow for the release of the real estate mortgage that the City currently has on the Junkermann property.

- 2) Promissory Note Release Letter: This will allow for the release of the promissory note that VRG currently has provided to the City as collateral for the mortgage.
- 3) Contract for Real Estate Donation: This will allow VRG to donate 8.88 acres of land, valued at \$443,698, to the City.
- 4) Real Estate Sale Contract: This will allow the City to sell .665 acres of vacant land (Blatt Blvd.) to the Pizzuti Company in order to allow for the construction of the new training center complex for Columbia Gas of Ohio.
  - a. The sale price of this property will be \$15,000.

The Administration respectfully requests that Gahanna City Council accept the proposed development plan for the Junkermann property and authorize the Mayor to execute the aforementioned documents in order to successfully satisfy the Junkermann development agreement and allow Columbia Gas of Ohio to establish a new training center complex in the City.

### **Shull Road Pre-Annexation Agreement**

On March 28<sup>th</sup>, the Department presented to Gahanna City Council a proposed Residential Growth Policy. In summary, this policy requires that all new residential annexation projects execute a Pre-Annexation Agreement and agree to become part of a New Community Authority. This new policy will help to ensure that all future residential annexation projects contribute to our community's quality of life and financial sustainability.

Over the past few weeks, the Department has been negotiating a Pre-Annexation Agreement with Canini & Associates ("Developer") for a 13 acre parcel. The property is located on Shull Road just south of Brookhouse Lane and just north of Headley Road. The project would allow for the development of 10 single family residential lots.

The proposed Pre-Annexation Agreement is attached and contains the following information:

- Annexation Petition: outlines the obligations of the Developer and the City during the annexation process.
- Service Resolution: outlines the City's willingness to provide a Service Resolution as part of the annexation process. A Service Resolution states the City's ability to provide services to the property.
- Roadway Access: outlines the Developer's obligations to ensure there is sufficient public roadway infrastructure and investment to accommodate the project.
- Land Use: outlines the property use as single-family with a maximum density of .7 units per acre and references specific elements of the project site plan. It identifies the necessary pedestrian infrastructure required for the project. It also outlines the obligations of the Developer and the City throughout the annexation and zoning approval processes.
- Parkland: outlines the Developer's commitment to pay park fees for the project.
- Tax Increment Financing: outlines the Developer's commitment to assist the City in establishing a Tax Increment Financing District if necessary.
- New Community Authority: outlines the Developer's commitment to submit the project site as part of a New Community Authority. Specifically, to accept a community development charge in an amount not to exceed 7 mills on the project.
- Site Plan: illustrates the property lines, lot sizes, roadway and pedestrian infrastructure that will be established by the project.

When considering residential annexations, the Department evaluates multiple factors that include neighborhood consistency, community benefit, financial return and long term sustainability. The Department has determined that the project is consistent with the surrounding land uses. The project will not be a detriment to the community, but rather add additional high quality housing stock that is needed to remain competitive in attracting residents to our local economy. And finally, the New Community Authority allows this project to provide a sufficient financial return that will ensure that the public infrastructure is sustainable in the long run.

Therefore, the Department is respectfully requesting that Gahanna City Council authorize the Mayor to execute the attached Pre-Annexation Agreement.

### **Planning & Development Department Updates:**

None at this time.

### **Upcoming Meetings & Events:**

- *Gahanna Area Chamber of Commerce: A Board Meeting will be held on Tuesday, May 10, 7:30am, at C-Suites, 81 Mill Street – Suite 300.*
- *Olde Gahanna Community Partnership: A General Meeting will be held on Wednesday, May 11, 8:15am, at the Olde Gahanna Sanctuary, 82 N. High Street.*
- *Mid-Ohio Regional Planning Commission: A meeting will be held on Thursday, May 12, 1:30pm, at 111 Liberty Street, Suite 100, Columbus 43215.*
- *Gahanna Convention and Visitor's Bureau: A Board meeting will be held on Thursday, May 12, at 4:00pm. Location to be determined.*
- *Gahanna Community Improvement Corporation: A Board Meeting will be held on Tuesday, May 17, 7:30am, at Gahanna City Hall, 200 S. Hamilton Road.*