

CONDITIONAL USE APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 0 Ridenour Road		Project Name/Business Name (if applicable): National Church Residences	
Parcel ID No.(s): 025-013236	Current Zoning: <u>L-50</u> R1D ; Propose L-MFRD	Total Acreage: +/- 4.19	
Proposed Use/Timeframe: To allow nursing and personal care facility with 93 suites on +/- 4.19 acres.			
STAFF USE ONLY – Conditional Use: <u>1149.02 Nursing + Personal Care Facilities</u>			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: National Church Residences c/o George Tabit, VP		Applicant Address: 2245 North Bank Drive	
Applicant E-mail: gtabit@nationalchurchresidences.org		Applicant Phone No.:	
BUSINESS Name (if applicable): National Church Residences			
ATTORNEY/AGENT Name: David Hodge, Underhill & Hodge, LLC		Attorney/Agent Address: 8000 Walton Parkway, Suite 260, New Albany, Ohio	
Attorney/Agent E-Mail: David@uhlawfirm.com		Attorney/Agent Phone No.: 614-335-9320	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor			
Developer			
Architect			
PROPERTY OWNER Name: (if different from Applicant) Christian Meeting Room, Inc.		Property Owner Contact Information (phone no./email):	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: David Hodge - Attorney Date: 10/5/18

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. CU-251-2018
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 10-5-18

PAID: \$100.00
DATE: 10-5-18
CHECK#: 1723



ZONING DIVISION
 200 S. Hamilton Road
 Gahanna, Ohio 43230
 614-342-4025
 zoning@gahanna.gov
 www.gahanna.gov

CONDITIONAL USE APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
✓	1. Have you gone through the Area Commission process? Area Commission Meeting date held: _____	✓		✓	
✓	2. Review Gahanna Code Section 1169 (visit www.municode.com)	✓			
✓	3. Pre-application conference with staff	✓		✓	
✓	4. Legal description of property certified by registered surveyor (11"x17" copy)	✓		✓	
✓	5. Statement of the proposed use of the property	✓		✓	
✓	6. Statement of the necessity or desirability of the proposed use to the neighborhood or community	✓		✓	
✓	7. Statement of the relationship of the proposed use to adjacent property & land use	✓		✓	
✓	8. PLOT PLAN including the following: (24"x36" copy of plan folded to 8.5"x11" size)				
✓	- The boundaries and dimensions of the lot	✓		✓	
✓	- The size and location of existing and proposed buildings and/or structures	✓		✓	
✓	- The proposed use of all parts of the lot, buildings and/or structures, including access ways, walks, off-street parking and loading spaces, and landscaping	✓		✓	
✓	- The relationship of the proposed development to the development standards	✓		✓	
✓	- The use of land and location of structures on adjacent property	✓		✓	
✓	9. List of contiguous property owners & their mailing address	✓		✓	
✓	10. Pre-printed mailing labels for all contiguous property owners	✓		✓	
✓	11. Application fee (in accordance with the Building & Zoning Fee Schedule)	✓		✓	
✓	12. Application & all supporting documents submitted in digital format	✓		✓	
✓	13. Application & all supporting documents submitted in hardcopy format	✓		✓	
✓	14. Authorization Consent Form Complete & Notarized (see page 3)	✓		✓	

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning & Zoning Administrator Signature: _____

Date: 11/2/18

Designee

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) If the applicant is not the property owner, this section must be completed & notarized.


I, Brian Kenimer, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Underhill & Hodge, LLC to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: [Signature] Date: 10/5/2018

AUTHORIZATION TO VISIT THE PROPERTY

I, Brian Kenimer, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.


Property Owner Signature: [Signature] Date: 10/5/2018

NOTARY	Subscribed and sworn to before me on this <u>5TH</u> day of <u>OCTOBER</u> , 20 <u>18</u> .		P. Frederick Kenimer, Notary Public In and For the State of Ohio My Commission Expires January 14, 20 <u>22</u>
	State of <u>OHIO</u> County of <u>FRANKLIN</u>		
	Notary Public Signature: <u>[Signature]</u>		

AGREEMENT TO COMPLY AS APPROVED

I, National Church Residences, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: [Signature] Date: 10-5-18

NOTARY	Subscribed and sworn to before me on this <u>5</u> day of <u>October</u> , 20 <u>18</u> .		AGNES CISCO Notary Public, State of Ohio My Commission Expires 07-10-2022
	State of <u>OH</u> County of <u>Franklin</u>		
	Notary Public Signature: <u>[Signature]</u>		

APPLICANT:

National Church Residences Development
Corporation
2335 North Bank Drive
Columbus, Ohio 43220

PROPERTY OWNER:

Christian Meeting Room, Inc.
396 Sandburr Drive
Columbus, Ohio 43230

ATTORNEY:

Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

**AREA COMMISSION/CIVIC
ASSOCIATION:**
**SURROUNDING PROPERTY
OWNERS:**

Robert and Georgia Kelley
396 Antcliff Court
Columbus, Ohio 43230

Michael Wolfe
343 Flint Ridge Drive
Columbus, Ohio 43230

Ivan Stefanov and Elina Vayntraub
380 Antcliff Court
Columbus, Ohio 43230

Juan Sanchez and Paloma Pena
374 Antcliff Court
Columbus, Ohio 43230

Pavilion Midland LLC
c/o 10866 Wilshire Boulevard, Suite 1250
Los Angeles, California 90024

Kyle and Danielle Fabing
153 McCutcheon Road
Columbus, Ohio 43230

Paul and Angel Lacey
161 McCutcheon Road
Columbus, Ohio 43230

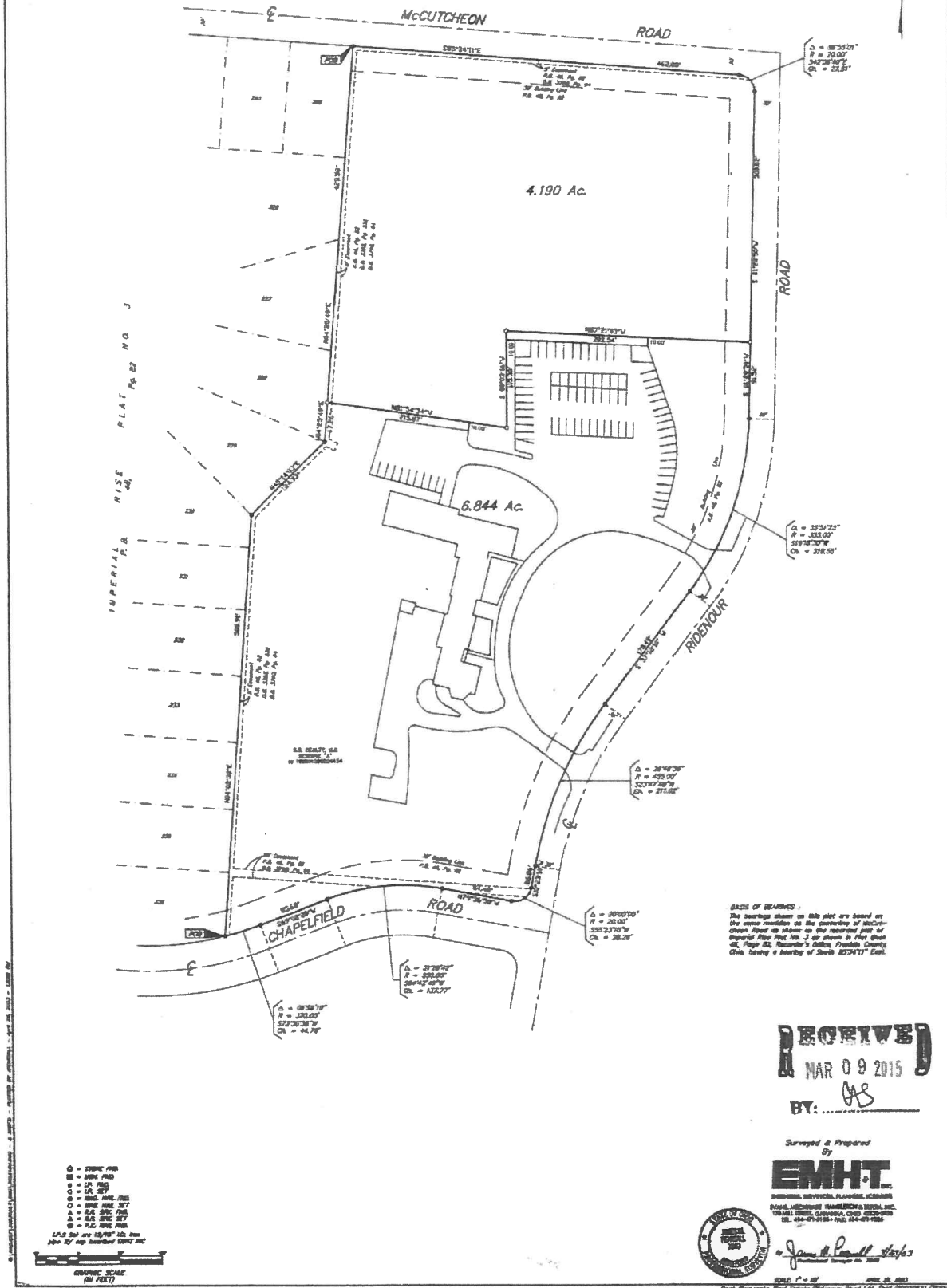
City of Gahanna
200 South Hamilton Road
Columbus, Ohio 43230

Village of Gahanna
200 South Hamilton Road
Columbus, Ohio 43230

EXHIBIT A

ORD-0073-2015

SURVEY OF
Reserve "A"
"IMPERIAL RISE PLAT NO. 3"
Quarter Township 1, Township 1, Range 17
United States Military Lands
City Of Gahanna, Franklin County, Ohio



4.190 Acres

Situate in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 1, Township 1, Range 17, United States Military Lands and being part of the 11.026 acre tract conveyed as Reserve "A" of "IMPERIAL RISE PLAT No. 3", a subdivision of record in Plat Book 46, Page 82, to S.S. Realty, LLC by deed of record in Instrument No. 199901290024434, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at an iron pin found in the southerly right-of-way line of McCutcheon Road at the northwesterly corner of said Reserve "A";

The following two (2) courses and distances along said southerly right-of-way line of McCutcheon Road and northerly line of said Reserve "A":

1. Thence South $85^{\circ} 34' 11''$ East, a distance of 462.88 feet, to an iron pin found at a point of curvature;
2. Thence along the arc of said curve to the right having a central angle of $86^{\circ} 55' 01''$, a radius of 20.00 feet and a chord bearing South $42^{\circ} 06' 40''$ East, a chord distance of 27.51 feet, to an iron pin found at a point of tangency in the westerly right-of-way line of Ridenour Road and easterly line of said Reserve "A";

Thence South $01^{\circ} 20' 50''$ West, a distance of 300.82 feet, along said westerly right-of-way line of Ridenour Road and easterly line of said Reserve "A", to an iron pin set;

The following three (3) courses and distances across said Reserve "A":

1. Thence North $87^{\circ} 21' 03''$ West, a distance of 292.54 feet, to an iron pin set;
2. Thence South $00^{\circ} 03' 16''$ West, a distance of 115.30 feet, to an iron pin set;
3. Thence North $81^{\circ} 54' 34''$ West, a distance of 215.87 feet, to an iron pin set in the westerly line of said Reserve "A";

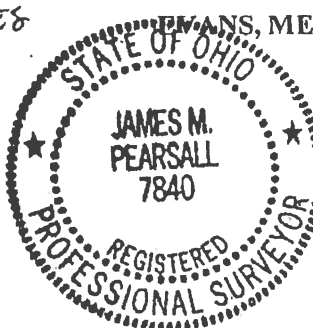
Thence North $04^{\circ} 25' 49''$ East, a distance of 429.58 feet, to the POINT OF BEGINNING.
Containing 4.190 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths ($13/16$) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings in the above description are based on the same meridian as the centerline of McCutcheon Road as shown on the recorded plat of Imperial Rise Plat No. 3 as shown in Plat Book 46, Page 82, Recorder's Office, Franklin County, Ohio, having a bearing of South $85^{\circ} 34' 11''$ East.

N-160-EF
ALL OF 4.190 ACRES
(ON SPLIT FROM
(02S) 4803



PIANS, MECHWART, HAMBLETON & TILTON, INC.
James M. Pearsall 4/29/03
James M. Pearsall Date
Registered Surveyor No. 7840

STATEMENT IN SUPPORT OF CONDITIONAL USE

ADDRESS: 0 Ridenour Road
PARCEL: 025-013236
SIZE: +/- 4.19 acres
CURRENT: L-SO
PROPOSED: L-MFRD
OWNER: Christian Meeting Room, Inc.
APPLICANT: National Church Residences, c/o George Tabit
ATTORNEY: David Hodge, Underhill & Hodge, LLC
DATE: October 30, 2018

Applicant respectfully submits this statement in support of the proposed conditional use. Applicant proposes a conditional use pursuant to Gahanna Code of Ordinances Section 1149.02(a) and (e) to permit the development of a senior congregate care living facility with 93 suites in a senior residential community offering nursing and personal care services.

I. Statement of the Proposed Use

The Site is located at the southwest corner of Old Ridenour Road and unimproved McCutcheon Road. The Site was rezoned in October of 2005 from SO, Suburban Office, to RID, Restricted Institutional District and then again to the L-SO, Limited Suburban Office District in 2016. The Site is bordered by McCorkle Park to the north / northeast, the Gahanna Municipal Golf Course to the east, property zoned SO, Suburban Office, to the south and used as a substance abuse treatment center, and property zoned SF-3, Single Family Residential, to the west.

II. Statement of Desirability

There are no similarly zoned properties within the vicinity. The proposed senior living development is an excellent opportunity to develop a terrific living option for seniors which is well located within Gahanna. The proximity to the park amenity to the north and northeast, the Gahanna Municipal Golf Course to the east, and to Mill Street, Creekside, and other nearby Gahanna amenities make the subject property a perfect location for the proposed use.

III. Conditional Use Criteria

The Applicant respectfully submits that the proposed development complies with appropriate development standards under the requested zoning category and specific to this requested conditional use. The proposed use is appropriate for the area. The 2002 Land Use Plan calls for institutional uses within the neighborhood adjacent to the Site. The Applicant will conform the property to the goals and objectives established in the City's approved Land Use Plan. Likewise,

the development will not have undesirable effects on the surrounding area. The Site is adjacent to parkland on the north and east, as well as a drug rehabilitation facility. Therefore, the proposed development will be in keeping with the existing land use character and physical development potential of the area.

Gahanna Zoning Code Section 116.04 provides the conditions for consideration of a conditional use requests, each condition is hereafter stated in italics and individually addressed.

(1) The proposed use is a conditional use of the zoning district and the applicable development standards established in this Zoning Ordinance are met.

The proposed use is a conditional use of the MFRD district, and appropriate applicable development standards are either met or warranted variances incorporated to address unique specifics of the property, use, and surrounding circumstances. The density and height requested are appropriate in this location, and given the thoughtful planning and building placement on the property.

(2) The proposed development is in accord with appropriate plans for the area.

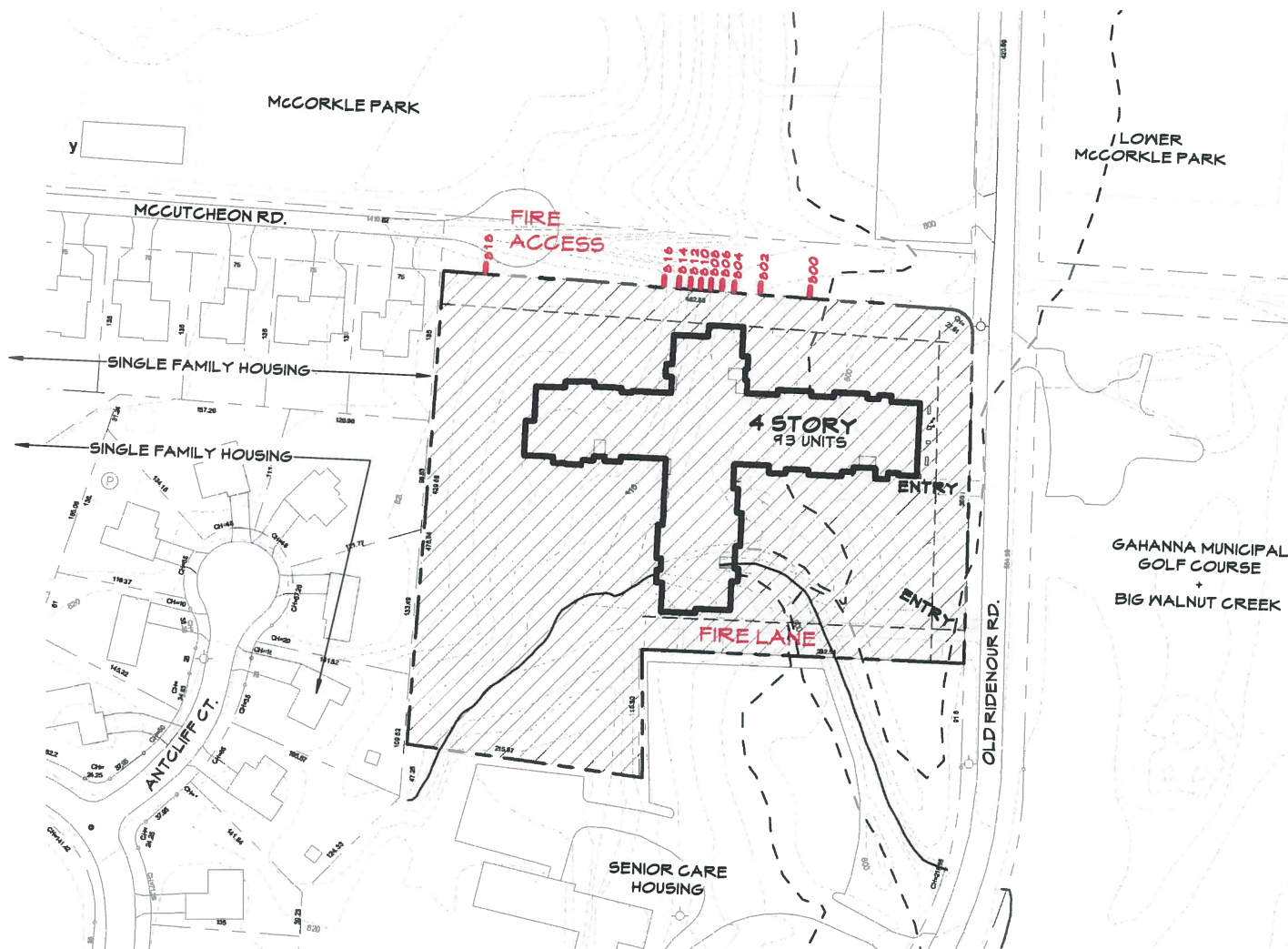
The subject property has been the subject of multiple zoning actions in the recent past. It was zoned in the Suburban Office district, was rezoned by City initiative to the Restricted Institutional District, was then again rezoned to a Limited Suburban Office district, the thought being that a use, such as the use here proposed, was the likely highest and best use for the property and for Gahanna. The City then amended its Zoning Code to remove the proposed use as a use by right from the Suburban Office district, placing it as a conditional use in the Multi-Family Residential District. On the basis of these underlying facts, the proposed development is in accord with appropriate plans for the area.

(3) The proposed development will not have undesirable effects on the surrounding area.

The proposed development will not have undesirable effects on the surrounding area. It is a low-impact use, those that reside here can use both amenities provided with the development, as well as existing off-site open space and recreational amenities, and will also use other nearby Gahanna commercial amenities such as shopping and dining.

(4) The proposed development will be in keeping with the existing land use character and physical development potential of the area.

The proposed development will be in keeping with the existing land use character and physical development potential of the area. The proposed use is the perfect use of the property, the plan and architecture will be thoughtful to the surrounding area and there will be no undue burden on public infrastructure.



NCR GAHANNA

GAHANNA, OH

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SITE DATA SUMMARY

SITE AREA: 4.188 ACRES
BUILDING AREA:
FOOTPRINT: 25,400 SF
PARKING COUNT: 116 SPACES
SURFACE COVERED 48
UNIT COUNT: 93 UNITS

SCHEMATIC

DATE: 9/18/2018
PROJECT #: 18161

PRELIMINARY SITE PLAN

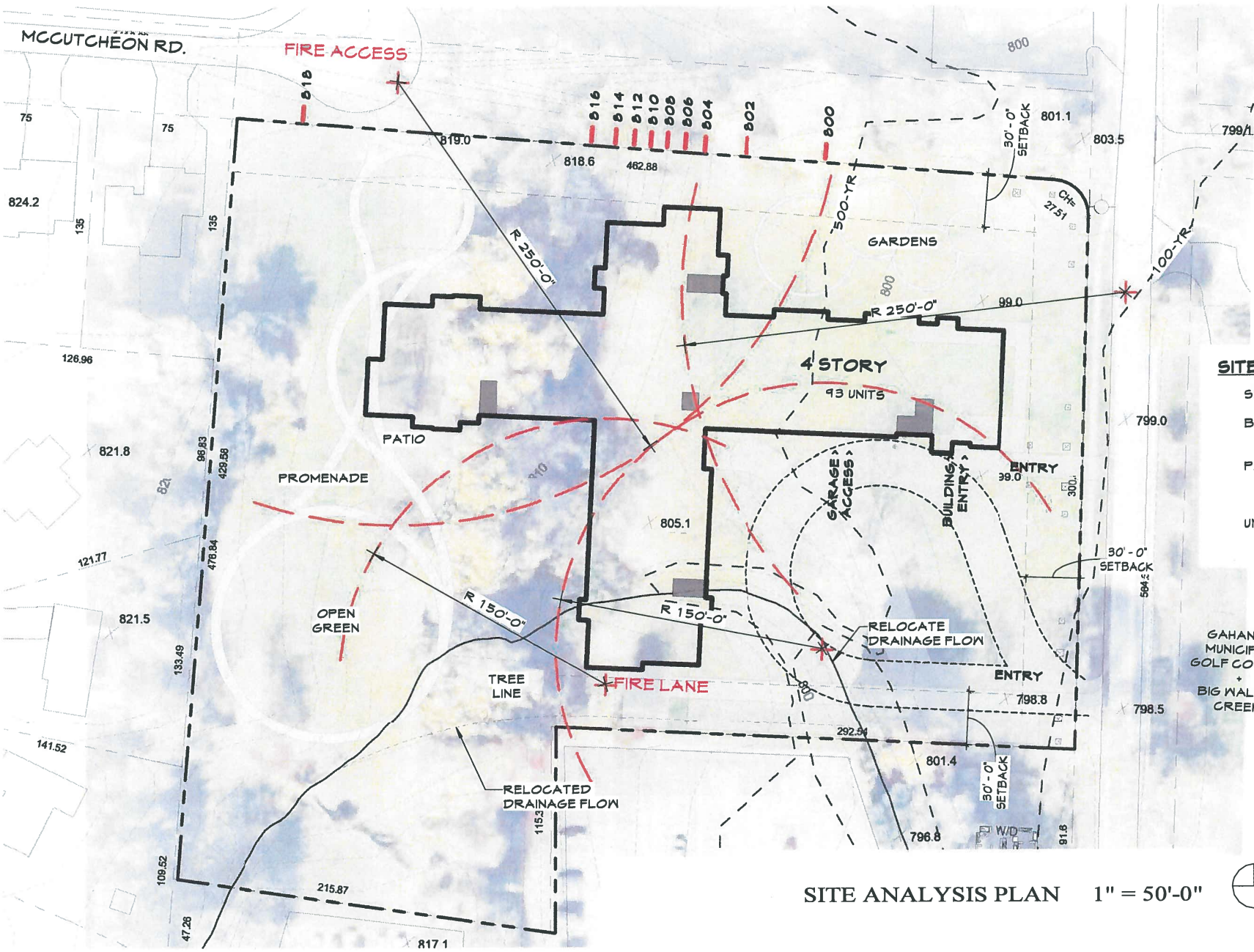
SD-100a

CONTEXT PLAN - AREA MAP 1" = 100'-0"



BERARDI+

ARCHITECTURE - INTERIOR DESIGN - ENGINEERING
1000 W. 2nd Avenue, Columbus, OH 43260-4012
PH: 614.321.1110 berardi@berardi.com



NCR
GAHANNA

GAHANNA, OH
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SITE DATA SUMMARY

SITE AREA: 4.188 ACRES
BUILDING AREA:
FOOTPRINT: 25,400 SF
PARKING COUNT: 116 SPACES
SURFACE 58
COVERED 48
UNIT COUNT: 93 UNITS

SCHEMATIC

GAHANNA
MUNICIPAL
GOLF COURSE
+
BIG WALNUT
CREEK

DATE: 9/18/2018
PROJECT #: 18161

**PRELIMINARY
SITE PLAN**

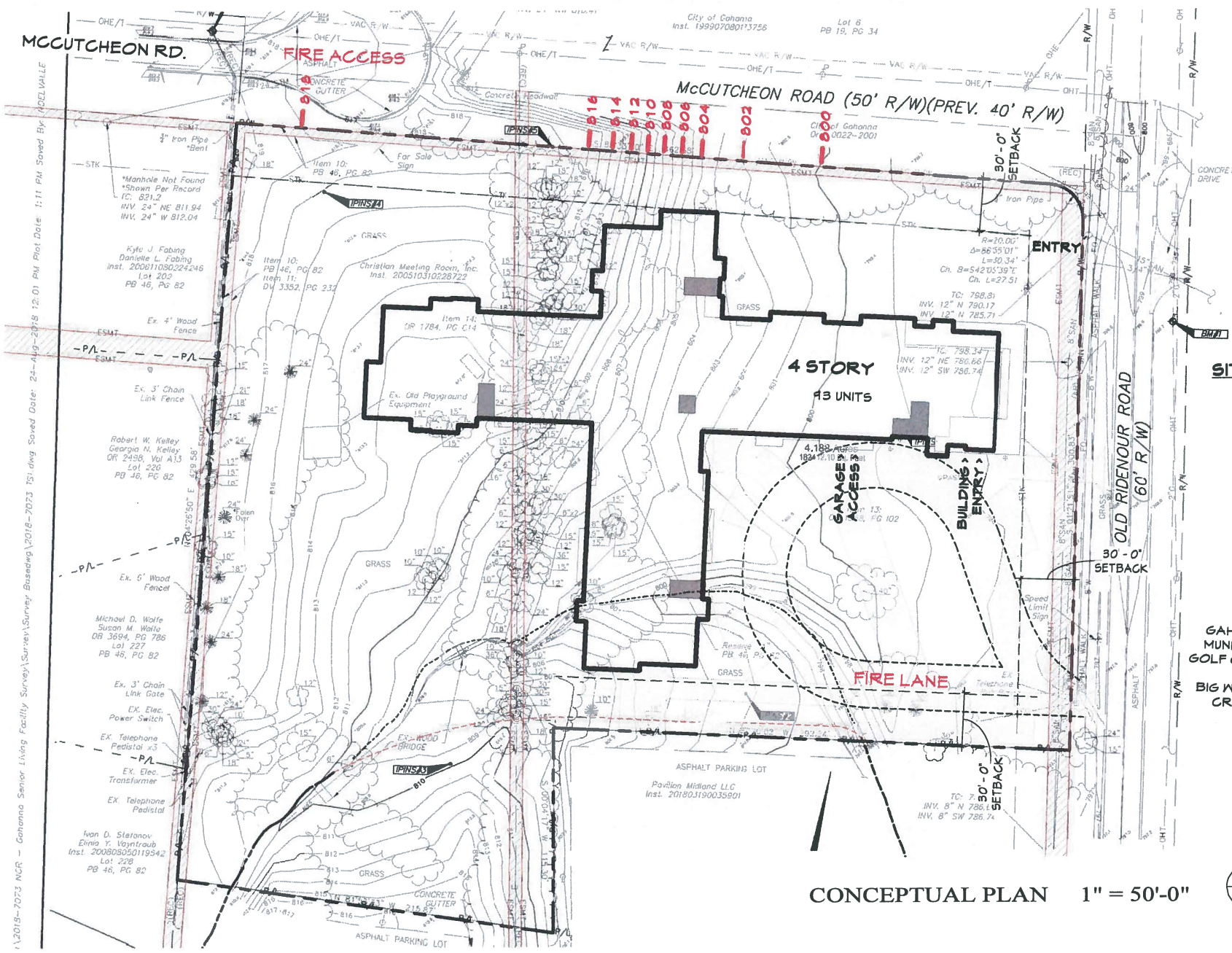
SD-100b

SITE ANALYSIS PLAN 1" = 50'-0"



BERARDI+
ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE
10000 WOODBURY ROAD SUITE 100 COLUMBUS, OH 43240
PH 614.221.1170 berardi@berardi.com

1\2019-2073 NCR - Gahanna Senior Living Facility Survey\Survey\Bureaus\2018-2073 TSI.dwg Saved Date: 24-Aug-2018 12:01 PM Plot Date: 1:11 PM Saved By: MCLWALLE



NCR GAHANNA

GAHANNA, OH
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SITE DATA SUMMARY

SITE AREA:	4.188 ACRES
BUILDING AREA:	
FOOTPRINT:	25,400 SF
PARKING COUNT:	116 SPACES
SURFACE COVERED	58
	48
UNIT COUNT:	43 UNITS

SCHEMATIC

GAHANNA
MUNICIPAL
GOLF COURSE
+
BIG WALNUT
CREEK

DATE 9/18/2018
PROJECT # 18161

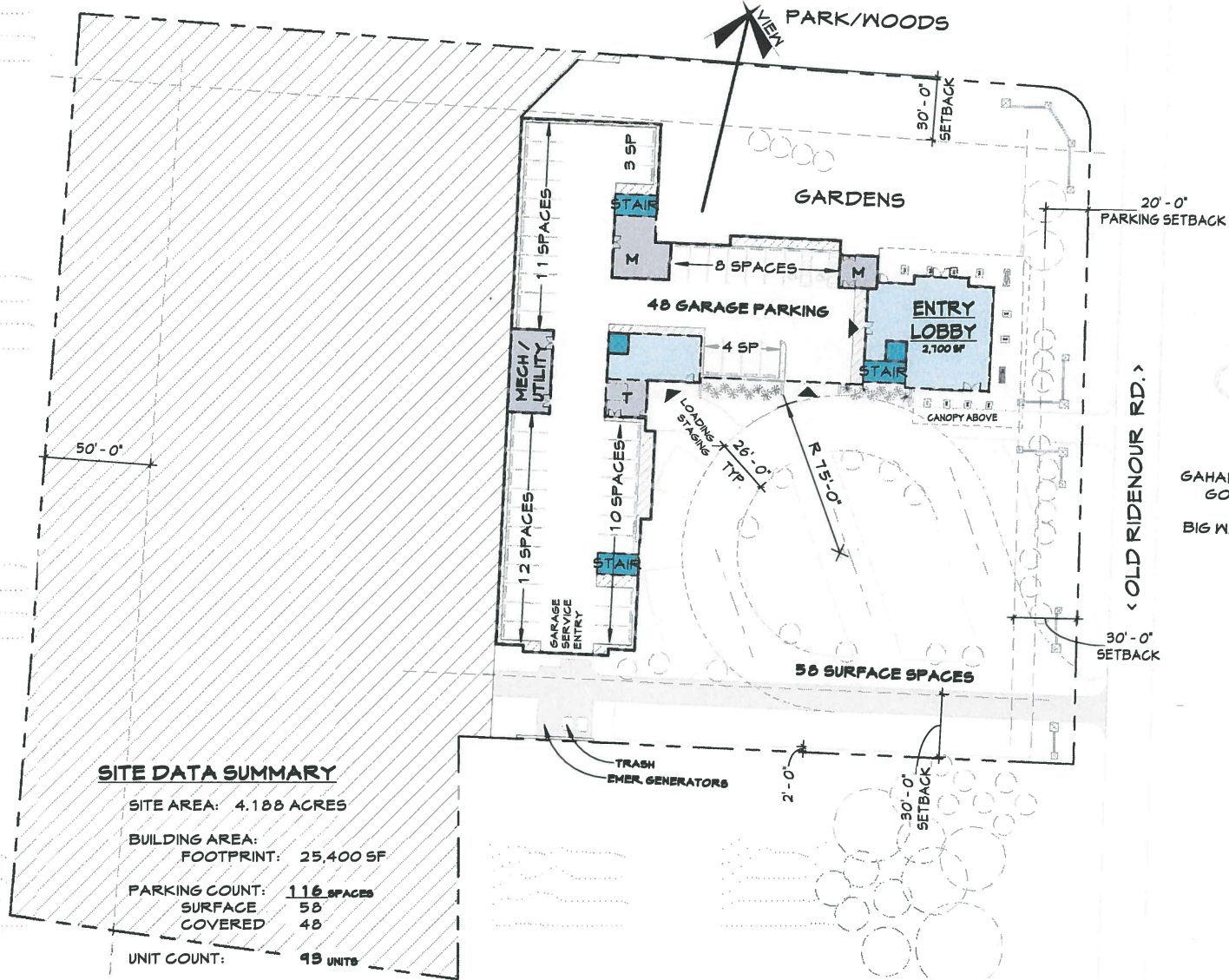
PRELIMINARY SITE PLAN

SD-100c

CONCEPTUAL PLAN 1" = 50'-0"



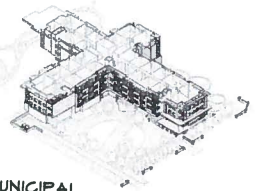
BERARDI+
ARCHITECTS AND ENGINEERS
1000 GALELLO DRIVE, SUITE 100
GAHANNA, OH 43030
(614) 471-1170
berardi@partners.com



NCR GAHANNA

GAHANNA, OH

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GAHANNA MUNICIPAL
GOLF COURSE
+
BIG WALNUT CREEK

SCHEMATIC

DATE: 9/18/2018
PROJECT #: 18161

PRELIMINARY FLOOR PLAN

SD-101

PRELIMINARY 1ST FLOOR 1" = 50'-0"



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ARCHITECTS - INTERIOR DESIGN - ENGINEERS
1000 E. MAIN ST., SUITE 200, COLUMBUS, OHIO 43217
P: 614.221.1111 berardi@berardi.com

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DATE	9/18/2018
PROJECT #	18161

SD-102

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ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
150 GORTALE BOULEVARD, COLUMBUS, OHIO 43210
P 614 223 1110 berardipartners.com





David Hodge
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

P: 614.335.9320
F: 614.335.9329
david@uhlwfir.com

October 30, 2018

VIA E-MAIL TO:
michael.blackford@gahanna.gov

Mr. Michael Blackford
City of Gahanna
Deputy Director
Planning & Development Department
200 S. Hamilton Rd.
Gahanna, OH 43230

Re: National Church Residences
Olde Ridenour Conditional Use

Dear Michael:

Below are the disposition of comments for the National Church Residences Olde Ridenour Road Conditional Use Application. Applicant comments are provided in bold. Every comment that is not applicable to the Conditional Use Application is excluded from this response.

COMMENT:

There appear to be some minor typos in the statement of support of conditional use. Staff recommends reviewing and revising accordingly.

The Conditional Use Statement has been totally rewritten, the revision is attached.

Please let me know if there is anything unclear or outstanding and I will see that it is promptly addressed.

Very truly yours,

David Hodge



November 2, 2018

National Church
2335 North Bank Dr
Columbus, OH 43220-5499

RE: Project 0 Ridenour Rd

Dear National Church:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Public Safety

1. The Division of Police would reflect any concerns or comments that the Division of Fire would have.

Parks

2. No Comment per Julie Hussey

Public Service & Engineering

3. No Comment.

Fire District

4. 1. The fire department access roadway shall be located within 150 feet of all portions of the building in accordance with Section 503.1.1 of the 2017 Ohio Fire Code.

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

- 1.1. The building is equipped throughout with an approved automatic sprinkler system installed in

accordance with paragraph (C)(3)(a)(i) (903.3.1.1), (C)(3)(a)(ii)(903.3.1.2) or (C)(3)(a)(iii)(903.3.1.3) of rule 1301:7-7-09 of the Administrative Code.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

Community Development

5. Please be aware that there are conditional use requirements related to the use that will be reviewed for if/when the final development plan and design review applications are filed.

Soil & Water Conservation District

6. No Comment Received.

Building

7. NO Comment Received.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant



PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to rezone approximately 4.2 acres from Suburban Office and Institutional (SO) with an overlay to Multifamily Residential (MFRD) with an overlay. The overlay proposes to restrict uses to only permit nursing and personal care facilities. A companion request, a conditional use, has also been submitted. The conditional use is requested in order to permit nursing and personal care facilities as the zoning code only allows the use through a conditional use permit.

The rezoning and conditional use applications contain a preliminary site plan that depicts the general location and size of the facility. The site plan shows a four story, 93 unit building with 116 parking spaces. It should be noted that if the rezoning and conditional use are approved, that additional applications will be necessary. Future applications will formalize, setbacks, landscaping, building materials, etc.

The zoning code was amended in 2017 to move nursing and personal care facilities from SO to MFRD. The reason being is that these uses have individuals living onsite 24 hours a day and that they function more similarly to apartments than an office. The combined effects of the proposed overlay and conditional use would be to limit the use of the site to only permit nursing and personal care facilities.

In 2016 the property was rezoned from Restricted Institutional District (RID) to SO with an overlay. Discussion at that time focused on the use of nursing and personal care facilities being the most likely development of the property. The overlay did not permit certain uses but rather restricted uses. Although the intent of the rezoning was to permit a nursing and personal care facility, the overlay does not vest the property to this use since it wasn't specifically referenced as allowable. A rezoning is required in order to develop the property for the purposes of a nursing and personal care facility.

Land Use Plans

The property is not located within any area plans. It is designated as Single Family Residential in the 2002 Land Use Plan. An objective of the residential land use is to promote developments that provide quiet and privacy in a safe and attractive manner. Supporting principles include assuring adequate living space for all citizens, sustainable rate of residential growth, and maintaining the integrity of neighborhoods by locating inconsistent uses outside of a neighborhood rather than in the interior.

Area Commission

The request was discussed at the October 4th Area Commission meeting. Attached to the report is feedback from the area commission meeting. Please note that Area Commission feedback is non-binding.

PROJECT DETAILS

REZONING: FROM SO W/AN
OVERLAY TO MFRD W/AN
OVERLAY

PROPERTY SIZE: 4.2 ACRES

STAFF RECOMMENDATION:
THE USE IS CONSISTENT
WITH PREVIOUS
DISCUSSIONS REGARDING
DEVELOPMENT OF THE SITE



TIF

The subject property is located within the Johnstown Rd tax increment finance (TIF) district. As such, the new incremental value of the development will be captured by the TIF. These dollars may be used to fund infrastructure improvements in the TIF district. Previously identified needs include construction and reconstruction of roads, utilities, stormwater, and parks. A preliminary look at the project indicates the project will generate an annual TIF revenue of \$197,000. This figure is an approximation based on industry standards for construction costs based on the projected size of the facility. This also assumes that the facility is not tax exempt.

Rezoning

Planning Commission shall consider the following elements, among other criteria, when deciding the proposed change:

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

The property isn't located within any subarea plans. It is designated as single family residential on the 2002 land use plan. The property was zoned SO in 2002 in the land use plan was created. It should be noted that the land use plan provides for recommendations, it does not mandate a specific use of property.

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 of the uses permitted under the current zoning.
4. Availability of sites elsewhere in the City that are already zoned for the proposed use.

Staff is not aware of similarly sized and undeveloped parcels that are zoned MFRD. The requested use, nursing and personal care facility, is an activity that has been explored by several potential users within the city. All of these users have had difficulty finding appropriately zoned property.

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 in the value of existing abutting lands or approved developments.

The overlay and conditional use would restrict uses to only nursing and personal care. Having the end use identified and limited in the rezoning makes it easier to understand potential



impacts to surrounding properties. The characteristics of nursing and personal care facilities, such as minimal noise and low traffic generation, make the use well suited for residential areas.

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 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.

Through conversations with various developers, demand appears to be extremely high for this type and similar facilities.

It is Planning and Development staff’s opinion that the request to rezone to MFRD with an overlay and a conditional use to only allow nursing and personal care facilities is an appropriate use of the property. It is important to note that future applications such as a final development plan and design review application will be required. These applications approve specific site details such as building height and size, landscaping, building materials, etc.

Conditional Use

MFRD zoning permits nursing and personal care facilities as a conditional use. Therefore, in order to construct such a facility, a conditional use permit is required.

Requests for a conditional use shall be approved if the following four conditions are met:

1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this zoning ordinance are met.
2. The proposed development is in accord with the appropriate plans for the area.
3. The proposed development will not have undesirable effects on the surrounding area.
4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

It is staff’s opinion that the request meets the four conditions of approval and therefore recommends approval of the request.

Area Commission Feedback

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

National Church Residences

Meeting date:

10-4-2018

Project type:

☐ Annexation

☒ Conditional Use

☒ Zoning Change (rezoning)

☒ Other Variance

Reviewer name:

Paul Benson

Reviewer status:

☒ Commission Member

☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

This is a good use of the property. The height of the building is a concern. 4 stories seems excessive adjacent to SFR.

How would you improve the proposal as submitted?

Limit buildings to below tree line to the west.

What do you see as some of the outcomes of the proposal?

A retirement care facility would be a good use. I think there will be a large amount of negative feedback.

What are your overall comments or suggestions?

Four stories is too much adjacent to single-family residential. I would prefer a 3 story design.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

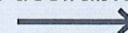
Not appropriate
or desirable



1

2

Very appropriate
and desirable



3

4

5

N/A

	1	2	3	4	5	N/A
Pedestrian friendliness					X	
Scale		X				
Compatibility with surrounding uses				X		
Vehicular circulation				X		
Traffic impact on neighboring streets				X		

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

NCE - Riderow

Meeting date:

10/4/18

Project type:

☒ Annexation

☐ Conditional Use

☒ Zoning Change (rezoning)

☐ Other

MFRD

Reviewer name:

Dan Poe

Reviewer status:

☐ Commission Member

☒ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

4 story might be too high for neighborhood
but Applicant has tried to minimize impact by keeping
trees and topography

How would you improve the proposal as submitted?

None

What do you see as some of the outcomes of the proposal?

newly funded

What are your overall comments or suggestions?

very good use of site

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable

←

Very appropriate
and desirable

→

N/A

1

2

3

4

5

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

X

X

X

X

X