

VRG Residential Project

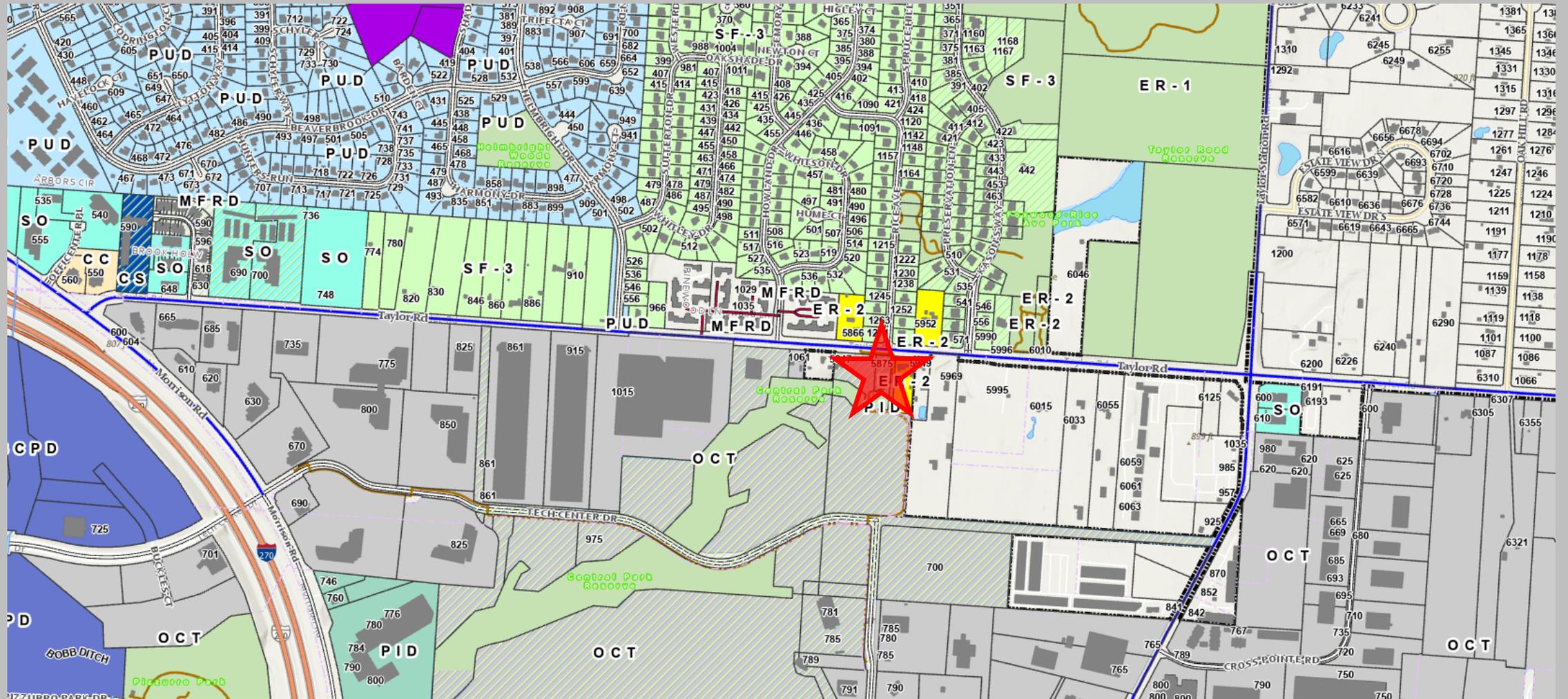
Taylor Rd

Z-1-2021

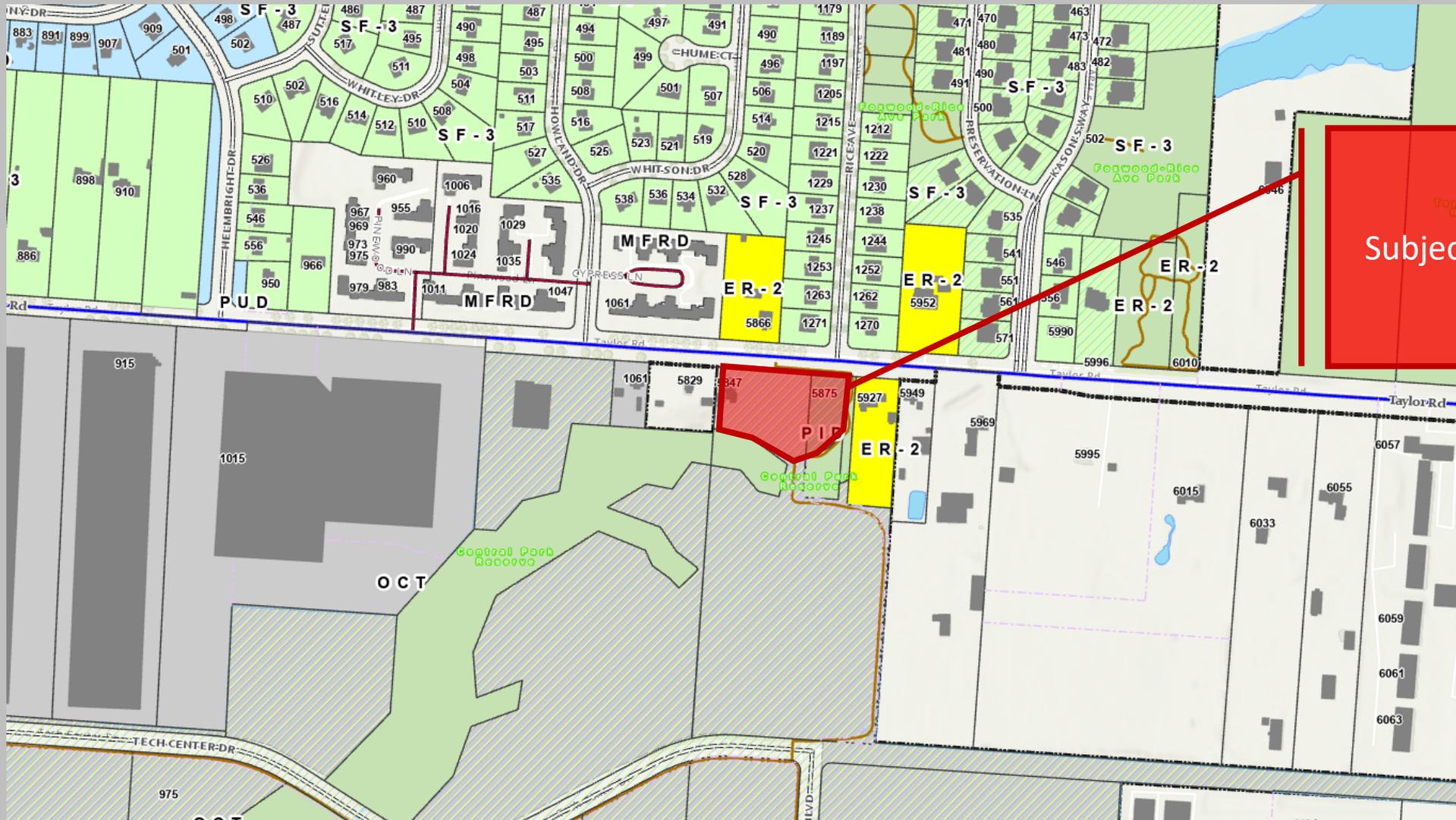
CU-2-2021

V-39-2021

Location/Zoning Map



Location/Zoning Map



Subject Property

Summary

- Rezoning
 - OCT/PID to MR-1
 - 1.59 acres
 - Existing residential home
 - Non-conforming use
 - 2016 – home demolished
 - Fire department training
 - Anticipate four lots
 - 2.5 units acre
 - Minimum .36 acres lot size (15,500 sf)

Summary

- OCT/PID uses
 - Allowed uses are too numerous to count
 - Typical uses
 - Office, medical, industrial, warehousing, manufacturing, logistics
- MR-1 uses
 - Two family residential
 - Single family residential allowed by conditional use
 - Must meet standards of R-4

Summary

- Property not developable under current zoning
 - Property depth, topography, setbacks, parking, development footprint

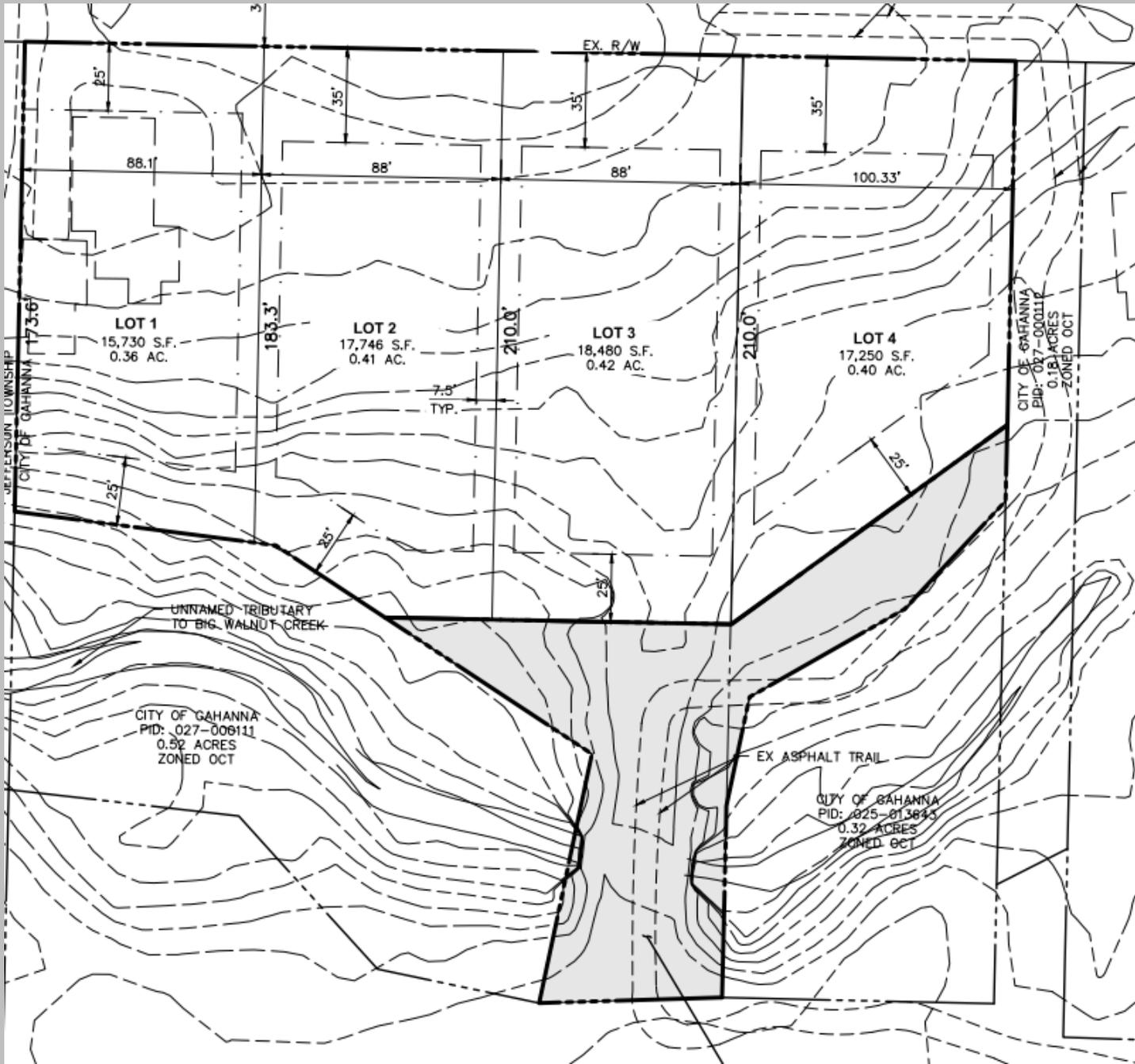
Zone District	Front Yard Setback	Side Yard Setback	Rear Yard Setback
OCT/PID Industrial	75'	25'	30'
OCT/PID Commercial	60'	15'	15'
OCT/PID Office	40'	10'	10'
MR-1	30'	10'	30'
R-4	25'	5'	25'

Summary

- Variance
 - Front yard setback
 - 30' required
 - 27' requested for existing home
 - Side yard setback
 - 10' required
 - 1' requested for existing garage
 - Conditional use permit
 - 1 year to commence
 - 3 years requested

Summary

- Staff Comments
 - Less impactful
 - Traffic, environmental, lighting, noise, etc
 - Consistent with historic use of property
 - Used for residential
 - Home built in 1915
 - Land Use Plan
 - Professional Office on FLUM
 - Discourage residential uses except when abutting neighborhoods
 - Plan recognizes need for new residential
 - Meant as a guide, not mandate a particular decision





Gahanna

DEPARTMENT OF PLANNING