



Legislation Details (With Text)

File #: RES-0004-2018 **Version:** 1 **Name:** Opposition to Wendler Commons Workforce Development
Type: Resolution **Status:** Passed
File created: 2/23/2018 **In control:** City Council
On agenda: 3/19/2018 **Final action:** 3/19/2018

Title: RESOLUTION OF OBJECTION BY THE LEGISLATIVE BODY OF THE CITY OF GAHANNA TO THE PROPOSED DEVELOPMENT, WENDLER COMMONS, LOCATED AT 4854 WENDLER BOULEVARD, COLUMBUS, OHIO 43230; A 62-UNIT WORKFORCE HOUSING DEVELOPMENT.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Wendler Commons Notification Letter 2-12-18, 2. Wendler Commons Response Letter SIGNED 3-19-18, 3. RES-4-18 SIGNED, 4. OHFA Response Letter - recvd 3.27.18

Date	Ver.	Action By	Action	Result
3/19/2018	1	City Council	Adopted	Pass
3/12/2018	1	Committee of the Whole	Recommended for Adoption	
2/26/2018	1	Committee of the Whole	Held in Committee	

RESOLUTION OF OBJECTION BY THE LEGISLATIVE BODY OF THE CITY OF GAHANNA TO THE PROPOSED DEVELOPMENT, WENDLER COMMONS, LOCATED AT 4854 WENDLER BOULEVARD, COLUMBUS, OHIO 43230; A 62-UNIT WORKFORCE HOUSING DEVELOPMENT.

WHEREAS, the City of Gahanna Clerk of Council received a written notification from Woda Cooper Development, Inc. in a letter dated February 12, 2018 regarding a proposed development, Wendler Commons, located at 4854 Wendler Boulevard, Columbus, Ohio 43230, which would be located within 217 feet of the City of Gahanna's jurisdiction boundaries; and

WHEREAS, the notification states the project will be a workforce housing development consisting of 62 housing units, as well as outdoor recreation areas located near Stygler Road and that the project would be financed by Multifamily Lending Program, Housing Credit proceeds, City of Columbus HOME, and Deferred Developer Fee; and

WHEREAS, per the notification, comments and any objections are to be submitted to the Ohio Housing Finance Authority (OHFA) within 45 days of the notice; and

WHEREAS, the City Council of the City of Gahanna wishes to express opposition to the proposed development for the following reasons:

- The impact to the Gahanna-Jefferson School District and the lack of analysis.
- The impact to the municipality of the City of Gahanna and the lack of analysis.
- The financial impact to the City of Gahanna for providing services to non-residents. The City of

Gahanna will receive none of the potential economic benefits of the proposed development, i.e.: resident income taxes, property taxes, park impact fees.

- The increased traffic and use of roads within the municipality of the City of Gahanna.
- Snow and ice clearing on the streets in the area of the proposed development is not performed by the City of Columbus due to the proximity to Gahanna's jurisdictional boundaries. The City of Gahanna currently contracts with and receives compensation from the City of Columbus for snow and ice clearing on Wendler Boulevard from Hines Road to Stygler Road and on Stygler Road N from the North Gahanna Corporation limit to Morse Road.
- The impact to Gahanna Parks. There are 3 Gahanna Parks and only 1 Columbus Park within 2 miles of the proposed development. The closest Gahanna Park is 0.6 miles from, with another just 0.7 miles, while the closest Columbus Park is 1.8 miles from the proposed development. The City of Gahanna collects a park impact fee for multi-family developments in Gahanna. The City of Gahanna would request compensation for park fees due to the location of the development, if approved and built.
- The impact to the Gahanna Division of Police. The development will be serviced by the Columbus Police Department's 6th Precinct. The 6th Precinct is comprised of four cruiser districts covering 21.4 square miles. Additionally, the development will be serviced by the 61st Cruiser District with one cruiser responsible for 4.6 square miles of coverage.
- Emergency situations requiring mutual aid responses from the Gahanna Division of Police due to the development's close proximity to its jurisdictional boundaries will likely have an adverse impact on the municipality of the City of Gahanna.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That this Council hereby expresses its opposition to the proposed development, Wendler Commons, 4854 Wendler Boulevard, Columbus, Ohio, Franklin County, 43230.

Section 2. That the Clerk of Council shall mail a certified copy of this Resolution along with an objection letter with signatures by majority of the voting members of this Council to the Ohio Housing Finance Agency within 45 days of the notice.

Section 3. That this Resolution shall be in full force and effect at the earliest period allowed by law.