



Legislation Text

File #: ORD-0162-2000, **Version:** 1

TO GRANT VARIANCE FROM SECTION 1105.10(C), DEVELOPMENT OF LAND WITHIN PLAT; FOR CROSSROADS COMMERCE CENTER; REQUESTED BY DONALD R. KENNEY; AND TO DECLARE AN EMERGENCY.

ils

WHEREAS, Donald R. Kenney has made application to the City of Gahanna to begin construction of buildings on lot 3 and lot 5 of Crossroads Commerce Center prior to the acceptance by Council of all improvements required to be dedicated to public use; and

WHEREAS, on June 28, 2000, Planning Commission, after deliberation, has recommended to Council approval of this request; and

WHEREAS, a memo of understanding has been submitted by a representative of the applicant; and

WHEREAS, this property is part of the TIF district and initial construction was delayed due to intricacies of finalizing the TIF Agreement as well as the extension of public sewer and water lines; and

WHEREAS, the immediate construction of these buildings will allow for the retention of businesses ready to relocate out of Gahanna thereby diminishing our tax base and will begin to generate funds for the TIF, all for the preservation of the public health, peace, safety and welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, STATE OF OHIO:

Section 1. That under authority of Section 1103.02 this Council hereby grants variation from and exception to Planning and Zoning Code of the City of Gahanna which, in part, requires improvements to be dedicated to public use prior to the beginning of construction under directive of Section 1105.10(c) for the project known as Crossroads Commerce Center.

Section 2. That this variance is approved for Lot 3 and Lot 5 as delineated on the approved final plat known as Crossroads Commerce Center.

Section 3. That a letter has been received from the attorney for Donald R. Kenney, applicant, said letter attached hereto as Exhibit A, holding the City harmless due to the expedited building schedule permitted by this variance.

Section 4. That, for the reasons set forth in the preamble hereinabove, this ordinance is declared emergency legislation and shall be in full force and effect after passage by this Council and on date of signature approval by the Mayor.