



Legislation Text

File #: ORD-0033-2024, Version: 1

AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR CRESCENT WOODS CONSISTING OF 40.807 +/- ACRES LOCATED ON HAMILTON ROAD; PARCELS 025-017173, 025-014172, AND 025-013767; CURRENT ZONING MULTI FAMILY RESIDENTIAL (L-MFRD) AND SELECT COMMERCIAL PLANNED DISTRICT (SCPD); GRIFFIN CALDWELL, APPLICANT, FOR CP CRESCENT LLC; WAIVING SECOND READING AND DECLARING AN EMERGENCY

WHEREAS, the City received the application for Final Plat on January 3, 2024 for 40.807 +/- acres; said property located on Hamilton Road, parcels 025-017173, 025-014172, and 025-013767, for subdivision known as the Crescent Woods with a mix of residential, office, and commercial uses; and

WHEREAS, the City administration reported that the Final Plat is in conformance with all zoning regulations, including minimum lot size and lot width of the L-MFRD and SCPD zones; and

WHEREAS, the Director of Engineering has certified the final plat as being in full compliance with the design requirements of Gahanna Codified Ordinances Section 1193, Stormwater Management; and

WHEREAS, with proper notice given to the public and interested parties according to law, the Planning Commission met in regular session and held a public hearing on April 24, 2024, voting affirmatively on recommending to City Council CP Crescent LLC's application for Final Plat; and

WHEREAS, the Planning Commission voted affirmatively to recommend to Council the request for Final Plat approval and transmitted its Record of Action to the Council Office April 25, 2024; and

WHEREAS, to preserve the public peace, property, health, safety, and welfare of the City, the applicant requests waiver of second reading and declaration of an emergency, to wit: the timely construction of a public road to serve residents and visitors to the area and the need to facilitate robust economic development of Gahanna's medical corridor, bringing investment in jobs, tax revenue, and essential services to the community in the timeliest manner possible.

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

Section 1. That the Final Plat for the Crescent Woods subdivision consisting of 40.807 +/- acres, said property located on Hamilton Road, parcels 025-017173, 025-014172, and 025-013767, is hereby accepted and confirmed as recommended by the Planning Commission, subject to all requirements as set out in the Codified Ordinances of the City of Gahanna; said Final Plat attached hereto as EXHIBIT A and made a part herein.

Section 2. That for the reasons set forth in the preamble, the Council hereby waives second reading and declares this Ordinance to be an emergency measure immediately necessary for the preservation of public peace, property, health, safety, and welfare of the City, which shall be in full force and effect immediately upon passage by this Council and on date of the signature of approval by the Mayor.