

Application for Zoning Change

City of Gahanna, Ohio ■ Planning Commission ■ 200 S. Hamilton Road, Gahanna, OH 43230
Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant. Planning Commission members or City staff may conduct a site visit prior to a Planning Commission Public Hearing.

*Applicant Name: _____ *Phone: _____
 *Applicant Address: _____ *Fax: _____
 *Applicant Email: _____
 *Applicant's Relationship to Project: ___ Land Owner ___ Option Holder ___ Cont. Purchaser ___ Agent

*Address for proposed Zoning Change: _____
 *Parcel ID#(s): _____ *Total Acreage: _____
 *Current Zoning: _____ *Proposed Zoning: _____
 *Proposed Use: _____

*Property Owner Name: _____ *Phone: _____
 *Property Owner Address: _____ *Fax: _____
 *Contact Name: _____ *Email: _____

Developer Name: _____ Phone: _____
 Developer Address: _____ Fax: _____
 Contact Name: _____ Email: _____

*Applicant's Signature: _____ *Date: _____
 *Property Owner's Signature: _____ *Date: _____

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

1. Three (3) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
2. For a Limited Overlay or ROD Re-Zoning, three (3) copies of the limitation text and elevation drawings.
3. One (1) digital copy of completed application and associated documents.
4. A list of property owners, contiguous and directly across the street, and their mailing addresses.
5. Pre-printed mailing labels for all property owners, contiguous and directly across the street.
6. Application fee of \$400 for the first acre, \$50 for each additional acre. \$1,000 maximum.
7. The property must be posted in accordance with Section 1133.02 within seven (7) days of application acceptance. The sign shall be consistent with the attached Zoning Change Sign diagram. Information on the sign must be approved by the Planning and Zoning Administrator (PZA) prior to installation.
8. A request for inspection of the Zoning Change Sign must be made to the PZA within three (3) days of installation.

For Internal Use:

SunGard File No. _____
 PC File No. _____
 Public Hearing Date: _____

(Received)

(Paid)

(Accepted by PZA)

Application for Zoning Change - Additional Submission Requirements

- Street address of the subject property, together with an area map identifying the subject property in relation to surrounding properties.
- The name, signature, and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, or proof of consent from the property owner.
- The existing and proposed zoning district designation of the subject property.
- A site analysis plan illustrating existing conditions on the site and adjacent properties such as soil conditions; drainage patterns; views; existing buildings; any sight distance limitations; and relationship to other developed sites and access points in the vicinity of the property.
- A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers, access spacing, any requested service drives and other site design factors.
- A written environmental assessment describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district.
- A traffic impact analysis should be provided if any use permitted in the requested zoning district could generate 100 or more peak hour directional trips, or 1,000 or more vehicle trips per day; the traffic study should contrast the daily peak hour trip generation rates for representative use in the current requested zoning district; the determination of representative uses shall be made by the Planning Commission with input from City staff and/or consultants.
- A written description of how the requested zoning meets Section 1133.03 Public Hearing of the zoning ordinance. This can be achieved by addressing the Rezoning Criteria of this application form, which can be completed separately and attached to this form along with the materials listed above.

Rezoning Criteria

The applicant must provide written responses on a separate sheet to demonstrate how the proposed rezoning designation will meet the following criteria in Section 1133.03.

1. Consistency with the goals, policies and Land Use Plan of the City of Gahanna, including any corridor plans, or subarea plans. If conditions have changed since the City of Gahanna Land Use Plan was adopted, the consistency with recent development trends in the area shall be followed.
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 (1) of the uses permitted under the current zoning.
4. Availability of sites elsewhere in the City that are already zoned for the same proposed uses.
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 (a five percent or more material reduction) in the value of existing abutting lands or approved developments.
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 types 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.

In accordance with Section 1133 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this amendment as stated above has been recommended for approval by the City of Gahanna Planning Commission on_____.

This application can now be forwarded to City Council for Final Approval.

Signature of Planning & Zoning Administrator

Date

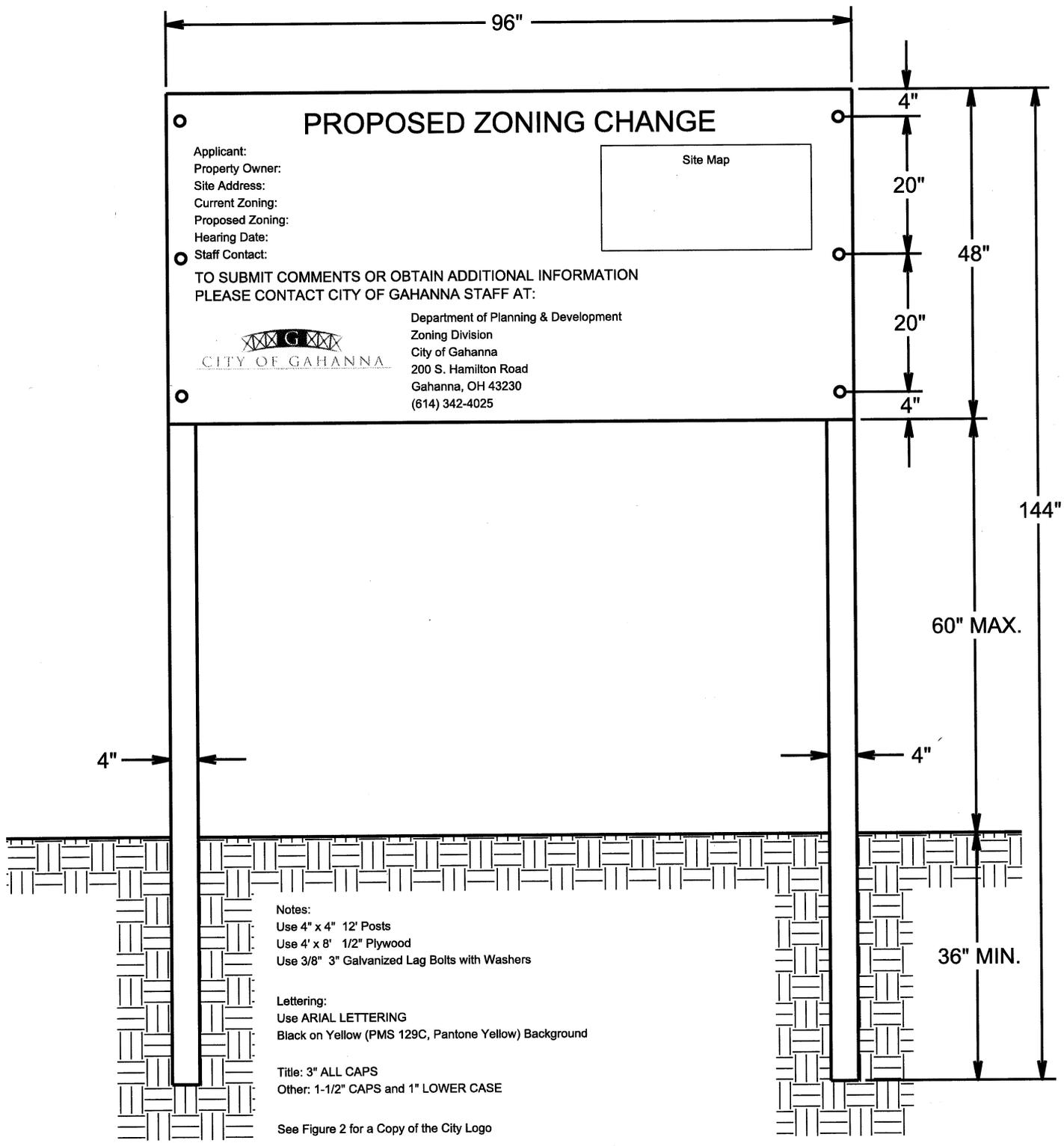


Figure 1. Zoning Change Sign



Figure 2. City Logo