

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 10, 2014**

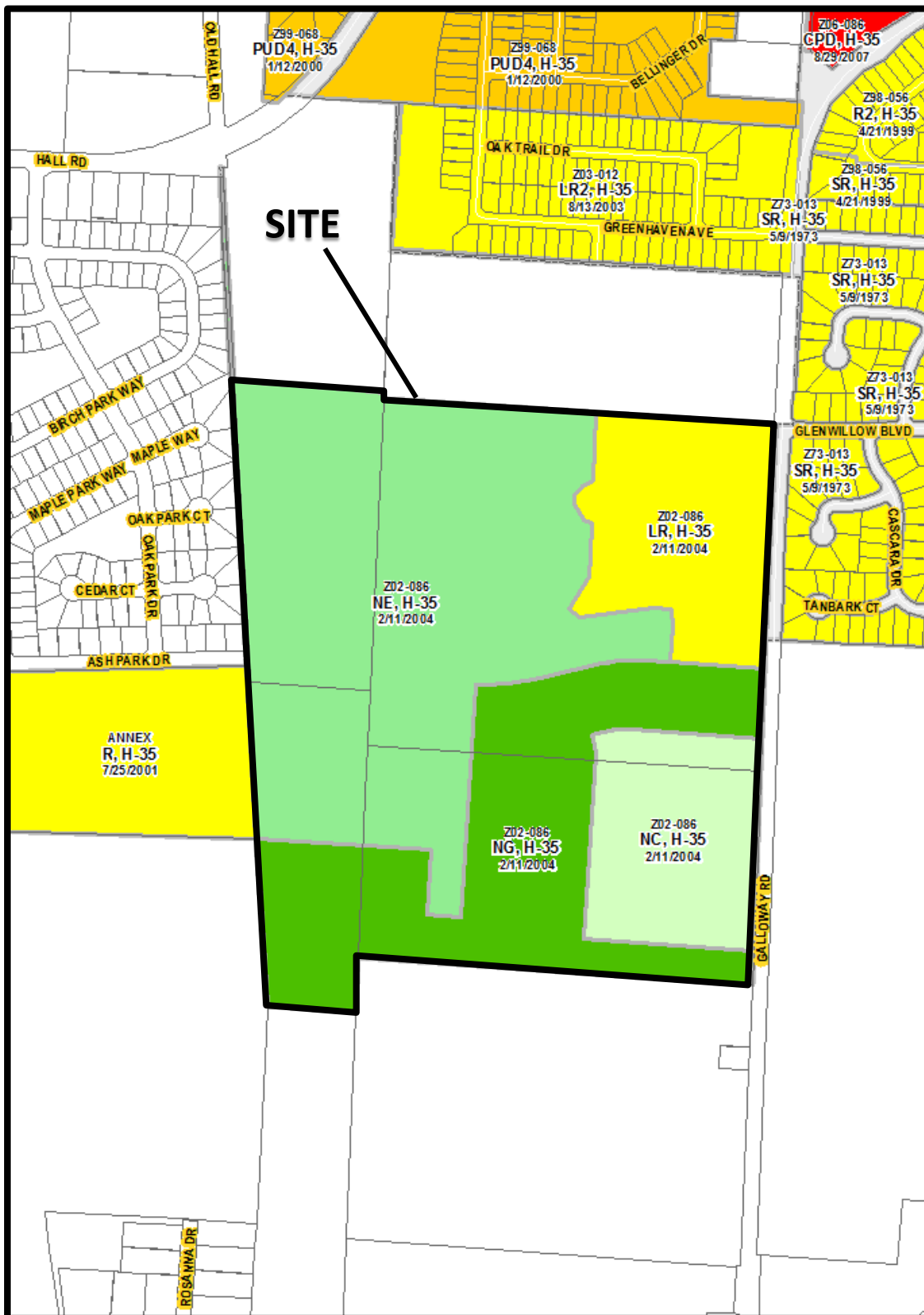
- 4. APPLICATION: Z14-019 (14335-00000-00265)**
Location: 1319 SOUTH GALLOWAY ROAD (43119), being 111± acres located on the west side of South Galloway Road, 1,800± feet north of Oharra Road (010-258015 & three others; Westland Area Commission).
Existing Zoning: LR, Limited Rural, NE, Neighborhood Edge, NG, Neighborhood General and NC, Neighborhood Center Districts.
Request: R, Rural District.
Proposed Use: Outdoor sports complex.
Applicant(s): Board of Trustees of Prairie Township; c/o Joseph E. Looby, Agent; Stantec Consulting Services; 1500 Lakeshore Drive; Columbus, OH 43204.
Property Owner(s): The Applicant.
Planner: Tori Proehl, 645-2749, viproehl@columbus.gov

BACKGROUND:

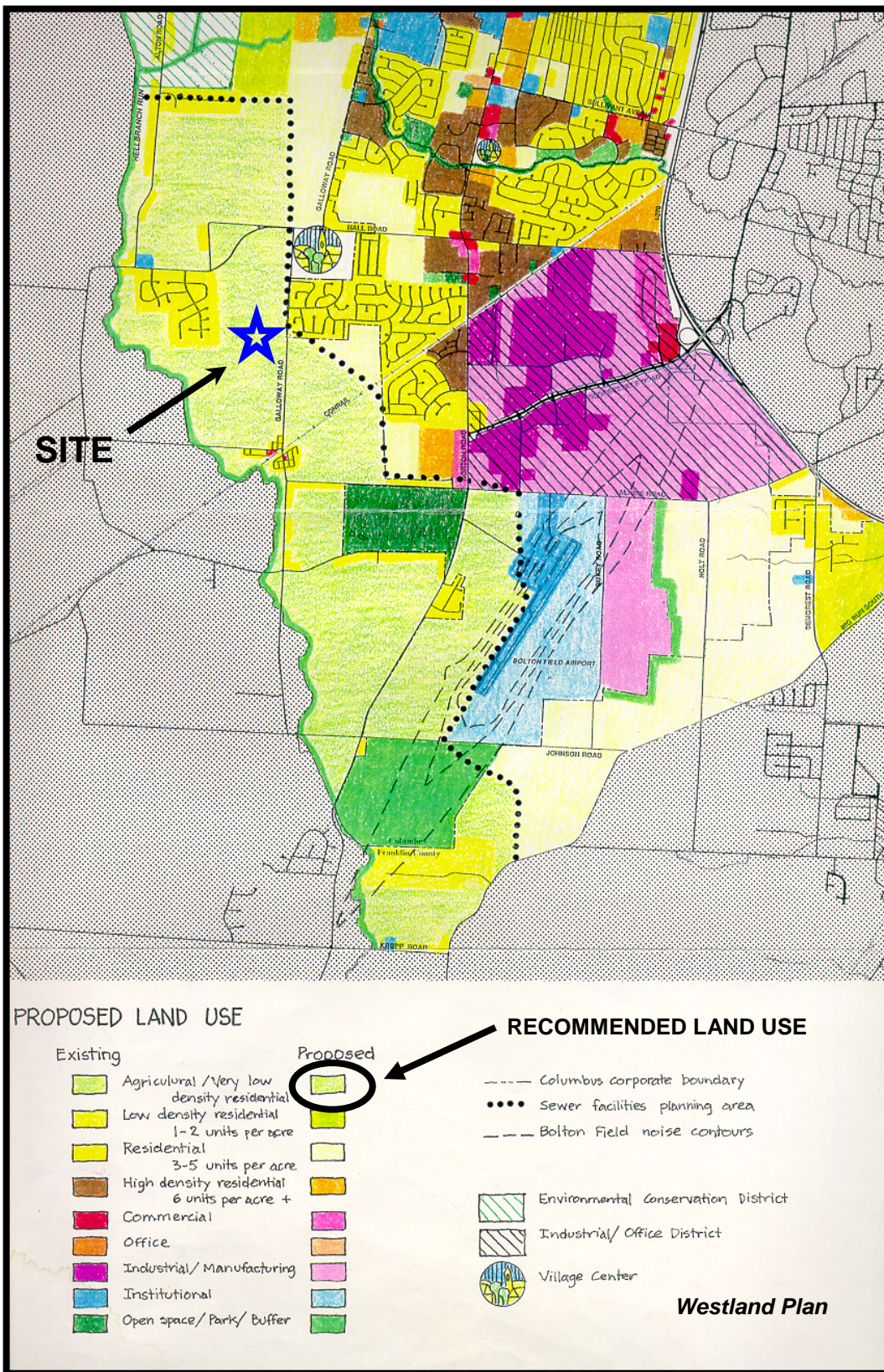
- The 111± acre site is currently undeveloped and zoned LR, Limited Rural, NE, Neighborhood Edge, NG, Neighborhood General and NC, Neighborhood Center Districts. The applicant requests a rezoning to the R, Rural District to establish an outdoor sports complex that will include soccer, baseball and football fields, as well as preserving the site's existing natural features.
- Surrounding the site is vacant land in Prairie Township and a single-unit development to the north and east zoned in the L-R-2, Limited Residential and SR, Suburban Residential Districts. To the south is vacant land and to the west is a single-unit development in Prairie Township.
- The site is located within the Westland Plan (1994), which recommends agricultural/very low density residential uses for this location.
- The site is located within the boundaries of the Westland Area Commission and the Big Darby Accord Advisory Panel, who have both made a recommendation of approval of the requested rezoning.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested R, Rural District, will secure proper zoning for the proposed outdoor sports complex, including soccer, baseball and football fields, and preserving the site's existing natural features. The request is consistent with the established zoning and development pattern of the area.



Z14-019
1319 S. Galloway Road
Approximately 11%acres
From LR, NE, NG and NC to R



Z14-019
 1319 S. Galloway Road
 Approximately 11%acres
 From LR, NE, NG and NC to R



Z14-019
1319 S. Galloway Road
Approximately 11% acres
From LR, NE, NG and NC to R



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME Westland Area Commission MEETING DATE May 21, 2014

CASE NUMBER Z14-019/ 14335-00000-0265 Case Type Council Variance Rezoning

ZONING ADDRESS 1319 Galloway Road APPLICANT Board of Trustees of Prairie Township

PERSON[S] REPRESENTING APPLICANT AT MEETING Joseph Looby, Stantec Consulting Services

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area Commission see note at the bottom.

Applicant Response

	Yes	No
1. <u>Installation of a gate at the entrance</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

Approval Disapproval Conditional approval (list conditions and applicant response above)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

Based upon the Commission's understanding from the Applicant and their representative that: sewer and water are available at the site and they intend to eventually hook in; the hours of the park would be dawn to dusk and permanent lighting is possible in the longer term; the Township will maintain the internal roads; a traffic study will be conducted; roads and trails will be paved; and a gate would be installed at the entrance (a condition of approval), the Commission voted 10-0 in favor of re-zoning.

Recommending Commission / Association / Accord Partner Vote: For 10 Against 0

Signature / Title of Authorized Representative Michael McKeef, Chair, Zoning Committee

Daytime Phone Number 614-745-5452

NOTE TO AREA COMMISSIONS: Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval". If, at the time the ordinance is sent to Council, any condition that has checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

Record of Action

June 12, 2014

Board of Trustees of Prairie Township
c/o Joseph E. Looby, Agent
Stantec Consulting Services
1500 Lakeshore Drive
Columbus, OH 43204

Subject: Case #AP-14-01

Dear Mr. Looby:

The Big Darby Accord Advisory Panel considered Case #AP-14-01 at the June 10, 2014 meeting.

The Panel recommended **approval** of Case #AP-14-01 with the following conditions:

1. New wetland delineation to current standards.
2. Include buffers on all jurisdictional wetlands as referenced by Rainwater & Land Development Handbook.
3. Assess nutrient loads from proposed park and determine capacity of storm system to control those levels and mitigate surplus.
4. Avoid paved paths in jurisdictional wetlands and give consideration to path design to take into consideration the environmental sensitive nature of area and preserve integrity of wetlands.
5. Pursue a legal mechanism to ensure the protection of wetlands and buffers and ensure consistency of protection to all jurisdictions.

Respectfully,



Christine Leed
Big Darby Accord Advisory Panel Secretary

cc: Tracy Hatmaker, Prairie Township Administrator
Tori Proehl, Columbus Building & Zoning Services



Prairie Township Board of Trustees

23 Maple Dr.
Columbus, Ohio 43228

Telephone (614) 878-3317

Fax (614) 878-0566

Trustees
Ronald Ball
Steve Kennedy
Doug Stormont

August 21, 2014

Dan McCardle
Fiscal Officer

Victoria Proehl
Planner II, Public Hearings
City of Columbus
Dept. of Building and Zoning Services
Council Activities Section
757 Carolyn Avenue
Columbus, OH 43224

Big Darby Accord Advisory Panel
c/o Christine Palmer Leed
Neighborhood Planner
Columbus Dept. of Development
Planning Division
50 West Gay Street, 4th Floor
Columbus, Ohio 43215

Tracy Hatmaker
Administrator

Michael McCay, Chairman
Westland Area Commission
P.O. Box 45
Galloway, Ohio 43119

Dear Madams/Sirs:

Please accept this letter as Prairie Township's written commitment to comply, to the best of its ability, with the conditions placed on its request to rezone the approximately 110 acre tract on the west side of Galloway Road south of Hall Road and north of the unincorporated village of Galloway. The Township's rezoning request is to change the tract's designation from various Traditional Neighborhood Design districts to the Rural District for the purpose of constructing a park and recreation complex.

Specifically, Prairie Township commits to the following:

Area Commission Comment:

Prairie Township will install a lock on gates to control after-hours access to the park.

Big Darby Accord Advisory Panel Comments:

New wetland delineation to current standards:

Prairie Township will update the wetland delineation per Army Corp of Engineers prior to construction.

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Proehl/BDA Advisory Panel/WAC
August 21, 2014

Include buffers on all jurisdictional wetlands as referenced by the Rainwater and Land Development Handbook:

Prairie Township will comply with the Ohio Department of Natural Resources wetland setback widths unless a requirement beyond its control (ex: widening of Galloway Road) makes encroachment unavoidable. In such cases, Prairie will acquire the necessary permits from the Army Corp of Engineers.

Assess nutrient loads from the proposed park and determine the capacity of the storm water system to control those levels and mitigate the surplus.

Prairie Township will comply with monitoring programs that are required as a result of the Big Darby Accord and other policies and regulations, but has not budgeted for additional assessment and monitoring at this time.

Avoid paved paths in jurisdictional wetlands and give consideration to path design to take into consideration the environmentally sensitive nature of the area in general, and the wetlands in particular.

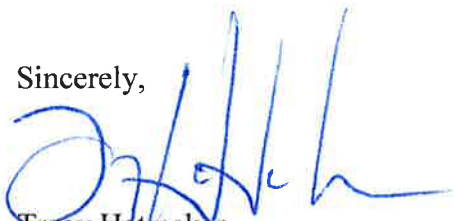
Prairie Township will not install paved paths in jurisdictional wetlands. Paths that are installed within such areas will be designed to avoid negative impacts on the site. An example of such a design is boardwalk-style paths.

Pursue a legal mechanism to protect wetlands and buffers and ensure consistency of protection to all jurisdictions.

Prairie Township will pursue agreement between Accord jurisdictions, including the City of Columbus, as to what type of additional legal protection might make sense for wetlands that are owned and managed by political subdivisions within the Accord partnership.

Prairie Township hopes that the above-listed commitments satisfy the spirit of the conditions provided by the two advisory panels. Please contact me at 614.878.3317 (x114) if you have any questions or concerns. Thank you for your consideration.

Sincerely,



Tracy Hatmaker
Township Administrator



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 214-019

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Joseph E. Looby
of (COMPLETE ADDRESS) Stantec, 1500 Lakeshore Drive, Columbus, OH 43204
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Board of Trustees of Prairie Township 23 Maple Drive Columbus, OH 43228 Columbus Based Employees: 0 Contact: Tracy Hatmaker, 614-878-3317	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 25 day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

December 8, 2018



MELISSA A. CAMMARATA Statement expires six months after date of notarization.
Notary Public, State of Ohio
My Commission Expires 12-08-18

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