

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 6, 2004**

- 19. APPLICATION: Z03-082**
- Location:** **88 SOUTH REYNOLDSBURG-NEW ALBANY ROAD (43068)**, being 114.4± acres located on the east side of Reynoldsburg-New Albany Road, 350± feet south of East Broad Street and on the south side of East Broad Street, 900± feet east of Reynoldsburg-New Albany Road (550-257916).
- Existing Zoning:** R, Rural District.
- Request:** CPD, Commercial, PUD-6, Planned Unit Development, and L-R-2, Residential Districts.
- Proposed Use:** Commercial, multi-family, and single-family development.
- Applicant(s):** Dominon Homes; c/o Richard Braham, Atty.; Plank and Braham, 145 East Rich Street; Columbus, Ohio 43215; and Dave Perry, Agent; The Dave Perry Company; 145 East Rich Street; Columbus, Ohio 43215.
- Property Owner(s):** Dominon Homes and Michael Ornstein; c/o The Applicant.
- Planner:** John Turner, 645-2485; jmturner@columbus.gov

BACKGROUND:

- The 114.4± acre site is undeveloped and has been zoned in the R, Rural District since annexation in 2000. The applicant requests the CPD, Commercial Planned Development, PUD-6, Planned Unit Development, and L-R-2, Limited Residential Districts, within 4 sub-areas to permit unspecified commercial uses and to develop approximately 414 single-family dwellings.
- To the north across East Broad Street are multi-family uses zoned in the ARLD, Apartment Residential District. To the east and south are single-family subdivisions in the City of Reynoldsburg. To the west across Reynoldsburg-New Albany Road are multi-family uses zoned in the L-AR-12, Limited Apartment Residential District and retail commercial uses at the intersection of East Broad Street and Reynoldsburg-New Alban Road.
- Sub-areas A-1 and A-2 consists of 14± acres of heavily wooded undeveloped land. The Applicant requests the CPD, Commercial Planned Development District to develop unspecified commercial uses, including most C-4, Commercial District uses, gas sales, and car wash uses. The CPD Text and Site Plan incorporate landscaping, lighting, building material, setback standards. Sub-area A-2 abuts single-family uses, and provides a 20 foot parking and building setback, a commitment to preserve existing trees with a 4 inch or greater caliper, and does not permit gas sales, car wash, or auto repair uses. Sub-area A-1 contains a wetland area, for which the Applicant will provide a minimum 25-foot setback for buildings and parking areas.
- Sub-area B consists of 18.8 acres of PUD-6, Planned Unit Development District to develop 106 single-family dwellings on a public/private street and alley system. The Sub-area contains 7.6 acres of open spaces as depicted on the site plan. The dwellings may be platted for lots, with a minimum lot size of 3,000 square feet, a minimum width of 36 feet, and a 12-foot building setback. The PUD contains a building setback variance for the dwellings along Reynoldsburg New-Albany Road of 23 feet (from 60 feet to 37 feet).

- The Applicant requests the L-R-2, Limited Residential District for Sub-area C to develop 308 single-family dwellings. The site plan illustrates the general location of 8.5 acres of open space, a portion of which will be held as public parkland. The Sub-area will include stub streets that tie the development into the adjacent single-family subdivision within the City of Reynoldsburg. The enclosed limitation text establishes a maximum number of units, for a gross density of 4.43 units per acre and requires a “minimum house size” of 1200 square feet.
- The site lies within the boundaries of the *East Broad Street Study (2000)*. Although the Study is not an officially adopted area plan for the City of Columbus, the Study identifies the site as “Focus Area D” and contains several land use and design recommendations, such as the following:
 - If commercial development is located along East Broad Street, office development is preferred;
 - Land uses must be compatible with surrounding developments;
 - The site should interconnect with the stub streets to the east and south;
 - Sub-areas should follow the intent of the TND Code;
 - Parking should be located to the rear of buildings sited along East Broad Street;
 - Parking should not be located adjacent to primary roadways;
 - New streets should interconnect with one-another;
 - No structures should back onto public rights-of-way and public parks;
 - Densities should be highest along East Broad Street;
 - Usable public open space should be located within 1200 feet of all dwelling units;
- East Broad Street is identified by the *Columbus Thoroughfare Plan* as a 4-2D arterial requiring 60 feet of right-of-way from the centerline. Reynoldsburg-New Albany Road is identified by the *Columbus Thoroughfare Plan* as a 4-2 arterial requiring 50 feet of right-of-way from the centerline

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The applicant requests the CPD, Commercial Planned Development, PUD-6, Planned Unit Development, and L-R-2, Limited Residential Districts, within 4 sub-areas to permit unspecified commercial uses and to develop approximately 414 single-family dwellings. The proposed CPD text includes many appropriate development standards consistent with similar developments within the area. The proposed land uses are generally consistent with the development pattern along this portion of East Broad Street, with commercial uses fronting the arterial and residential uses in the rear.