

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
May 27, 2004**

1. **APPLICATION:** **Z02-075**
 Location: **5038 COSGRAY ROAD (43002)**, being 259.3± acres located at the northeast corner of Cosgray Road and Hayden Run Road.
- Existing Zoning:** R-Rural District.
 Request: NG, Neighborhood General, NE, Neighborhood Edge, and NC, Neighborhood Center and CPD, Commercial Planned Development Districts.
- Proposed Use:** Mixed-use traditional neighborhood and retail commercial development.
 Applicant(s): Dominion Homes, Inc.; c/o George R. McCue, Atty.; Crabbe, Brown and James; 500 South Front Street, Suite 1200, Columbus, Ohio 43215.
- Property Owner(s):** The Applicant.
 Planner: Don Bier, 645-0712; drbier@columbus.gov
 Direct inquiry to: Richard Makley, 645-0078; rpmakley@columbus.gov

BACKGROUND:

- The 259.3± - acre site is zoned in the R-Rural District. There are two single-family dwellings and farm outbuildings on the former Rings Farm property and a single-family dwelling on the Clagg property. The balance of the site is farmland. The applicant requests the NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts to develop a total of 1,346 dwelling units, a density of 5.19 dwellings per acre. A maximum of 37,000 square feet of non-residential development is proposed in the NC, Neighborhood Center District and the CPD, Commercial Planned Development District located at the northeast corner of Cosgray and Hayden Run Roads is limited to 125,000 square feet.
- This request is one of three applications to rezone approximately 450 acres into Traditional Neighborhood Development Districts (TND), the Planned Unit Development District (PUD) and Commercial Planned Development District (CPD) to permit a mixed-use development of single-family, multi-family, and commercial uses. One application (Z02-097) lies to the north of the site and will permit the development of 372 dwelling units at a density of 5.1 units per acre. The second application (Z03-020) lies to the south and east and will permit the development of 828 dwelling units in TND districts and 76 dwelling units in the PUD-6 District. These applications are also on tonight's agenda. Maps illustrating all three proposed developments are contained within the Report Packet.
- Farmland zoned in the R, Rural District and developed with a single-family dwelling is located north of the site. A railroad borders the east property line. East of the railroad are single-family dwellings, a church, day care facility, farmland and residential trailer park in Washington Township and the R, Rural District. South of the site within Washington Township, the R, Rural District and the City of Hilliard are single-family dwellings, a church, farmland and the Reibel Woods Park. Single-family dwellings, The Rings Cemetery, a large animal veterinary service and farmland are located west of the site across Cosgray Road in Washington Township.
- The site lies within the boundaries of the draft *Hayden Run Corridor Plan*. The development is consistent with the general recommendations of the plan for mixed land uses.

- As required for a TND application, the applicant has submitted exhibits illustrating the location of the proposed Districts, the layout of the thoroughfares, the location and size of the civic spaces, context of the development to the region, including the TND applications to the north and south, and PUD-6 application to the south. The proposed Cosgray-Avery Connector Road will bisect the site. Almost all of the Rings property is located north of the proposed connector road and the Clagg property is entirely to the south of the connector.
- The Rings NC, Neighborhood Center District (29.2 acres) wraps around the requested CPD District to front existing Hayden Run Road, the proposed connector road and Cosgray Road, and will contain 37,000 square feet of non-residential uses, 337 dwelling units and a two acre square. Three public streets extend north from the proposed connector road into this district.
- The Rings NG, Neighborhood General District (71.8 acres) fronts Cosgray Road and the proposed connector road, and will include 432 dwelling units, a 5.4 acre park, 6.0 acre green, and three smaller greens ranging from 0.4 to 0.5 acres. Single-family lots fronting the connector road will be developed with NE, Neighborhood Edge standards. Publicly dedicated streets in this district connect north to the Hayden Crossing development and west to Cosgray Road.
- The Rings NE, Neighborhood Edge District (43.9 acres) is located along the eastern edge of the site, extending from the proposed connector road north to the Hayden Crossing development property (Z02-097), and will include 154 single-family lots, a 10.8 acre park and 0.6 acre green.
- The CPD, Commercial Planned Development District is requested for 12.2± acres located at the northeast corner of Cosgray and Hayden Run Roads. The total amount of retail commercial development permitted in this district is 125,000 square feet, with an anchor store that is limited to a maximum size of 75,000 square feet. The CPD text permits C-4 and C-5, Commercial District uses with use restrictions and development standards intended to reflect surrounding NC, Neighborhood Center District development. The CPD site plan establishes minimum parking setbacks, minimum and maximum building setbacks, and depicts proposed access locations. Site access as proposed in the CPD text and site plan is subject to review and approval by the City of Columbus Transportation Division prior to preparation of the final ordinance.
- The Clagg NG, Neighborhood General District (39.9 acres) is bordered by the Grener property (Z03-020) to the west, the proposed connector road to the north, elevated Conrail railroad tracks to the east and the Clagg NE, Neighborhood Edge District to the south, and includes 260 dwelling units, a 1.9 acre park intended to connect to a 2.91 acre park included in the Grener NG, Neighborhood General District west of the site.
- The Rings NE, Neighborhood Edge District (51.8 acres) is located along the eastern edge of the site, bordered by the the Clagg NG, Neighborhood General District to the north, Conrail tracks to the east, Hayden Run to the south and the Grener property (Z03-020) to the west. This district includes 163 single-family lots, an 11.1 acre park north of Hayden Run and the existing City of Hilliard Reibel Woods Park, a 2.0 acre park and 0.4 acre green.
- As required for proposed TND developments to the north and south and PUD-4 developments to the south, the applicant has prepared a Traffic Impact Study that analyzes the impact of the proposed developments on traffic patterns in the area. The City of Columbus Transportation Division is coordinating the review of this document.
- Cosgray Road and Hayden Run Road are identified by the *Columbus Thoroughfare Plan* as a 4-2 arterials requiring a minimum of 50 feet of right-of-way from the centerline. However, the Transportation Division will require 60 feet of right-of-way from centerline for Cosgray Road to reflect the more recent *City of Hilliard Thoroughfare Plan*.

CITY DEPARTMENTS RECOMMENDATION: Conditional Approval.

This request is one of three primarily TND based applications submitted within the Hayden Run and Cosgray Road area, permitting the development of 2,055 dwelling units and 202,000 square feet of commercial space over a total of 448 acres. The applicant requests the NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts to develop 1,436 dwelling units, a density of 5.19 units per acre. The higher density multi-family NC, Neighborhood Center District is located east of the proposed CPD, Commercial Planned Development retail commercial site and north of the proposed connector road. The Neighborhood Center District also includes 37,000 square feet of non-residential space. Two NG, Neighborhood General Districts are located north of the Neighborhood Center District, fronting Cosgray Road, and south of the connector road west of the Conrail tracks. The two NE, Neighborhood Edge Districts are located along the eastern edge of the site, north of the connector road and Hayden Run, respectively. The CPD, Commercial Planned Development District permits a maximum of 125,000 square feet of retail commercial space and an anchor store that may not exceed 75,000 square feet. The CPD text permits C-4 and C-5, Commercial District uses with use restrictions and development standards intended to reflect surrounding NC, Neighborhood Center District development. Four parks ranging from 1.9 acres to 11.1 acres in size are evenly distributed across the site with a square and greens. The smallest park connects to a 2.91 acre park in an adjacent TND district, and the 11.1 acre park is north of Hayden Run opposite the existing City of Hilliard Reibel Woods Park. Although the proposed mixed-use commercial and residential development is consistent with draft *Interim Hayden Run Corridor Plan (2003)* recommendations for mixed commercial and residential development, staff recommends conditional approval subject to the condition that the applicant agrees to transportation improvements and funding commitments requested by the City of Columbus.