

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2005**

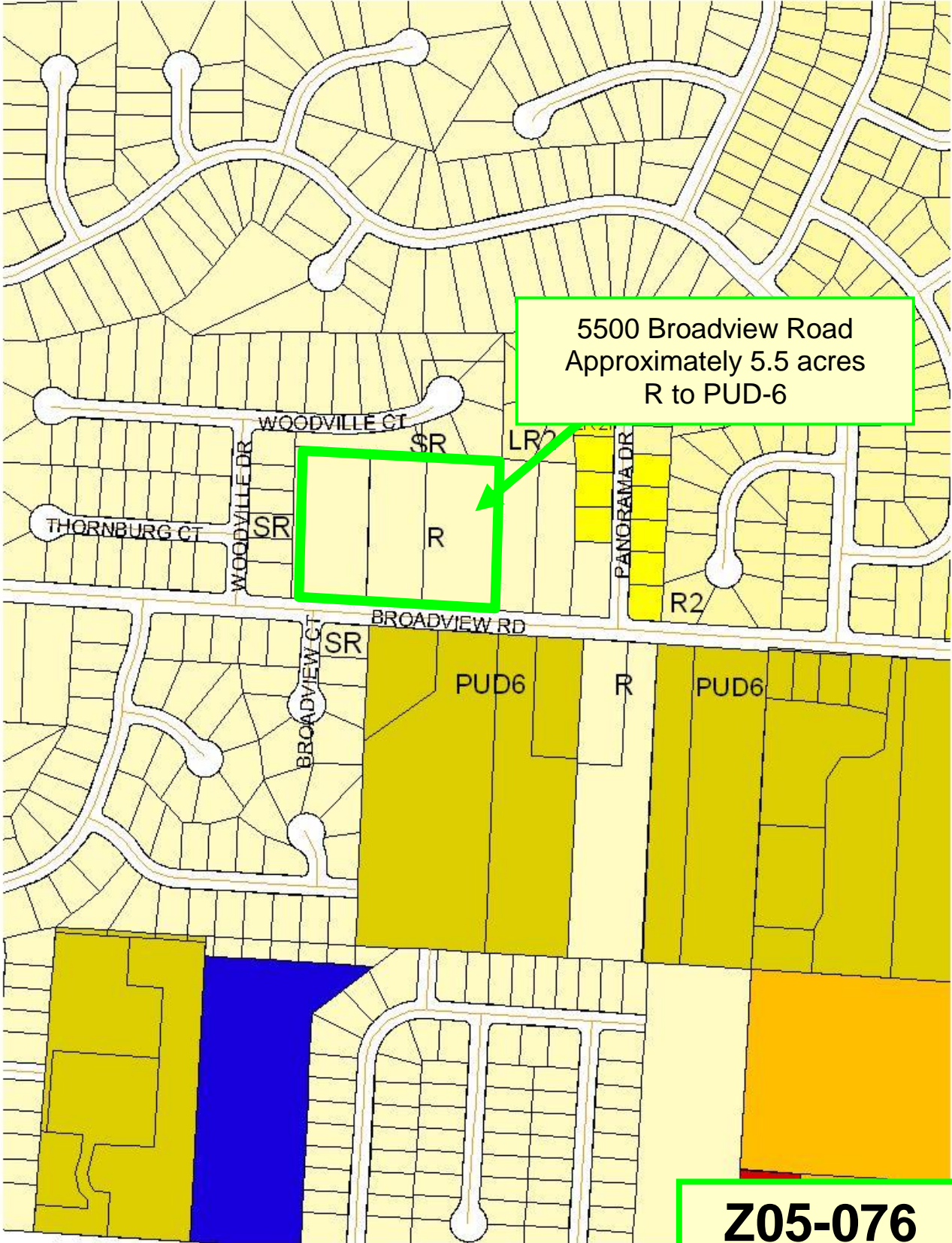
- 11. APPLICATION: Z05-076**
Location: **5500 BROADVIEW ROAD (43230)**, being 7.01± acres located on the north side of Broadview Road, 120± feet east of Woodville Drive. (010-211028).
Existing Zoning: R, Rural District.
Request: PUD-6, Planned Unit Development District.
Proposed Use: Single-family development.
Applicant(s): Mike Smith; c/o Jill Tangeman, Atty.; Plank & Brahm; 145 East Rich Street; Columbus, OH 43215.
Property Owner(s): Denise Silva, Continental Investments Inc. c/o Mike Smith; 7211 Fernridge Drive; Columbus, OH 43054.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The applicant requests the PUD-6, Planned Unit Development District to allow 30 dwelling units with a net density of 4.3 dwelling units per acre. The applicant is providing 0.65 acres of open space.
- To the north are single-family dwellings zoned in the SR, Suburban Residential and L-R-2, Limited Residential Districts. To the south across Broadview Road are single-family dwellings zoned in the SR, Suburban Residential and single-family dwellings under development in the PUD-6, Planned Unit Development Districts. To the east, are two-family dwellings zoned in the L-R-2F, Limited Residential District. To the west are single-family dwellings zoned in the SR, Suburban Residential District.
- The site is within the Blendon District of the *Northland Plan Volume II* (2002), but no specific land use recommendation is given for the site.
- The PUD notes commit to the preservation of existing trees along north, east and west property lines and to the planting of additional evergreens to be planted along the north property line. The applicant also commits to providing street trees and lighting commitments. The applicant commits to internal sidewalks in the site.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested PUD-6, Planned Unit Development District would allow development of a maximum of 30 detached single-family dwellings on private streets with a proposed net density of 4.3 units per acre which is consistent with the zoning and development patterns of the area. The commitment to the preservation of existing trees and internal sidewalk are consistent with the policies included in the *Northland Plan Volume II* (2002).



Z05-076



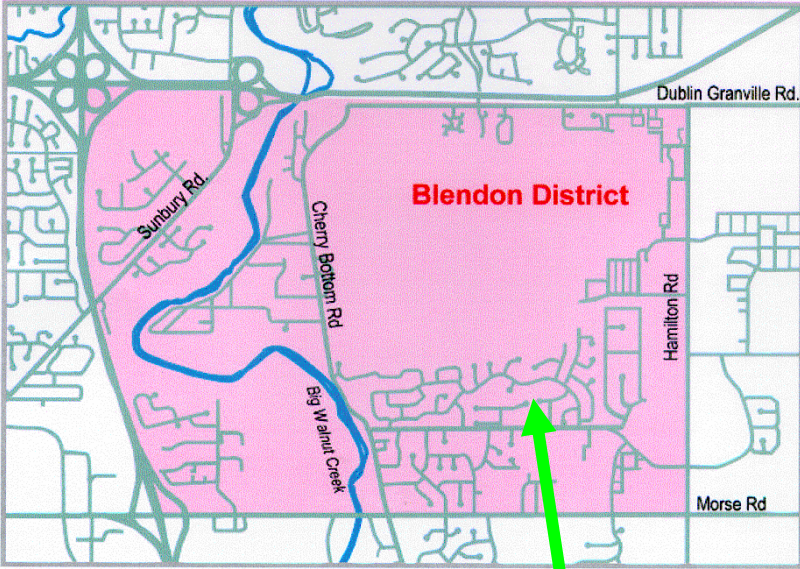
5500 Broadview Road
Approximately 5.5 acres
R to PUD-6

Z05-076

Proposed land-use/Blendon District

Blendon District

This district is almost completely annexed and zoned in the city of Columbus. The district stretches from Hamilton Road to I-270 (east to west), and SR-161 to Morse Road (north to south). The predominant land-uses are the Blendon Woods Metro Park, Hap Cremean Water Plant (Columbus), detached single-family subdivisions, some condominium and apartment units, and burgeoning commercial uses along Hamilton Road. Additional roadways in this district include Sunbury and Broadview roads.



Blendon District



5500 Broadview Road
Approximately 5.5 acres
R to PUD-6

Z05-076

It is the recommendation of Northland Plan – Volume II that:

- *Future redevelopment or rezoning of parcels currently zoned in Columbus adhere to the Northland Development Standards*
- *Future development of the prime opportunity site at the southeast corner of SR-161 and I-270 take into consideration views from the freeway and buffer the residential areas to the south. Recreation and Parks consideration of this site for future recreation purposes is encouraged, however it is acknowledged that the site currently is zoned CPD, commercial planned development.*
- *Infill development that is compatible with surrounding land-uses be encouraged.*
- *Adequate buffering of any development adjacent to the Blendon Woods Metro Park be provided in consultation with Metro Parks.*





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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 205-076

Being first duly cautioned and sworn (NAME) Jill Tangeman
of (COMPLETE ADDRESS) 145 E. Rich St., Columbus, Ohio 43215

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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

<p>1. Mike Smith 7211 Fernridge Drive New Albany, Ohio 43054 No employees.</p>	<p>2. Denise Silva 5520 Broadview Road Columbus, Ohio 43230 No employees.</p>
<p>3. John Palmer 5520 Broadview Road Columbus, Ohio 43230 No employees.</p>	<p>4.</p>

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 4th day of October, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Kelly L Ackley

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



KELLY L. ACKLEY
Notary Public, State of Ohio
My Commission Expires 06-06-08