

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2004**

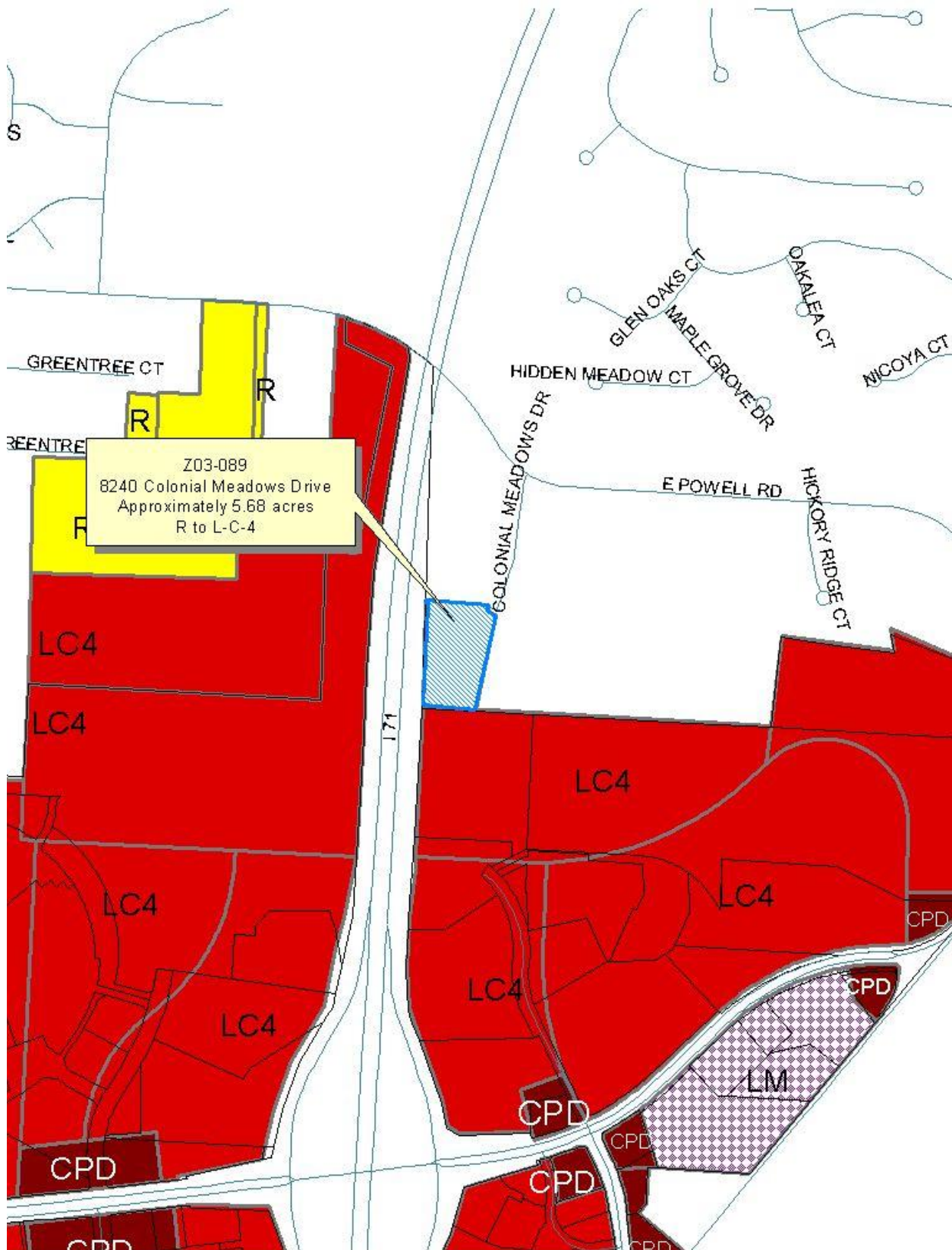
- 3. APPLICATION: Z03-089**
- Location:** **8240 COLONIAL MEADOWS DRIVE (43240)**, being 5.68± acres located at the southern terminus of Colonial Meadows Drive (46-44202045000)
- Existing Zoning:** R, Rural District.
- Request:** L-C-4, Limited Commercial District.
- Proposed Use:** Unspecified commercial development.
- Applicant(s):** Colonial Meadow LLC; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine, 645-2208; spine@columbus.gov

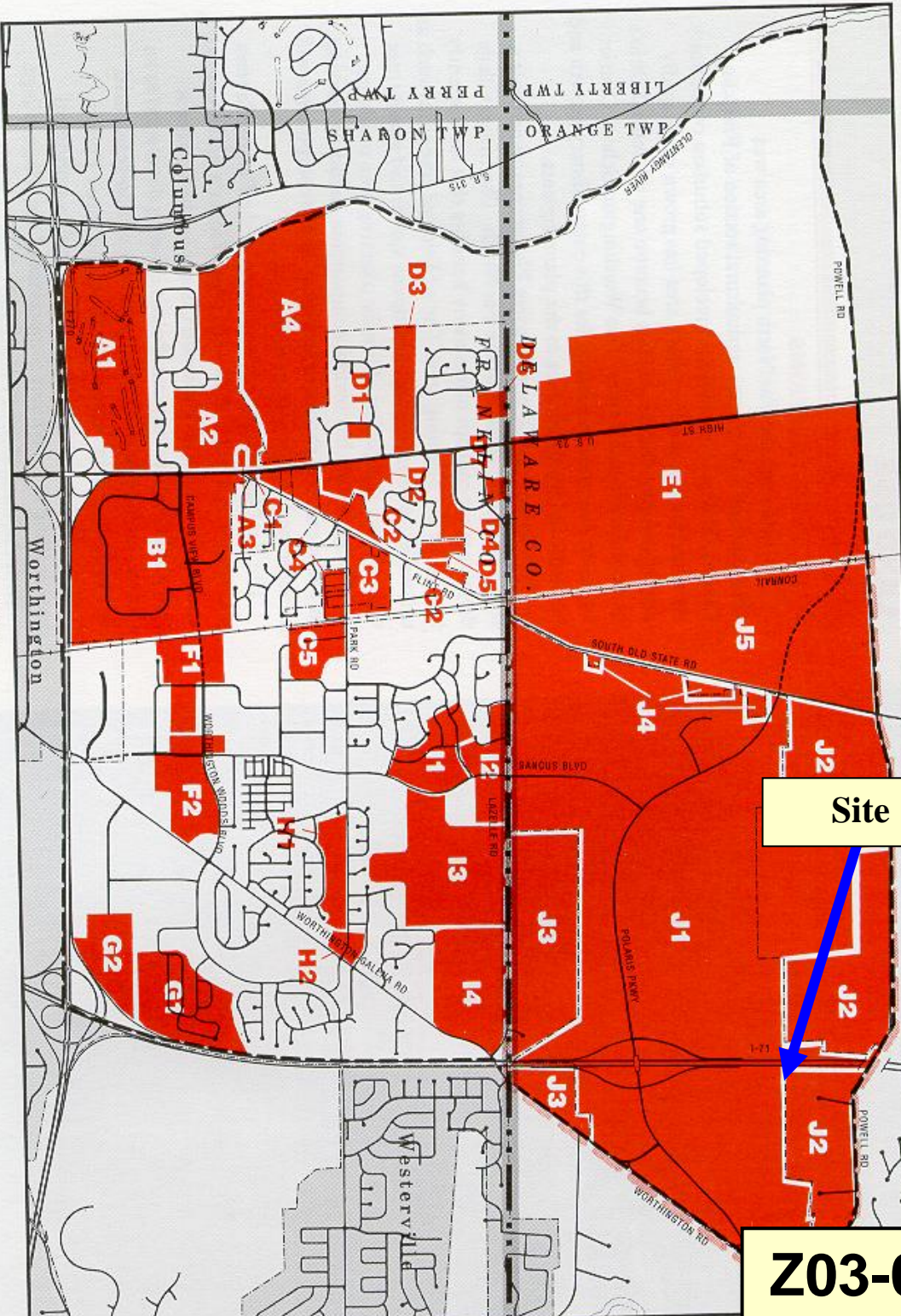
BACKGROUND:

- o This application was tabled at the January 8, 2004 Development Commission Meeting by the recommendation of the Development Commission members. The undeveloped 5.68-acre lot is currently zoned in R, Rural District. The applicant requests the L-C-4, Limited Commercial District to allow commercial development in conjunction with adjacent undeveloped commercial land to the south.
- o The site is bounded by single-family lots in Delaware County to the north and east, vacant land zoned in the L-C-4, Limited Commercial District to the south, and I-71 to the west.
- o The limitation text is consistent with the abutting and other nearby L-C-4 Districts by establishing nearly identical use restrictions, development standards, and access controls (there will be no vehicular access from Colonial Meadows Drive to the site). The proposal also establishes more sensitive buffering in consideration of the single-family lots to the north and east in Delaware County by providing specific lighting, landscaping, screening, and setback controls.
- o The site lies within Subarea J2 of *The Far North Plan* (1994), which recommends preserving existing residential development and infill residential development that is compatible with existing residential development. A deviation from that recommendation is warranted due to the planned expansion of Fashion Mall Parkway and new interchange where this site abuts I-71.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed L-C-4, Limited Commercial District provides nearly identical use restrictions, development standards, and access controls (there will be no vehicular access from Colonial Meadows Drive to the site) as abutting and nearby commercial districts. The limitation overlay text establishes sensitive buffering in consideration of the single-family lots to the north and east in Delaware County by providing specific lighting, landscaping, screening, and setback controls. While the *Far North Plan* (1994) recommends infill residential development, a deviation is warranted due to the planned expansion of Fashion Mall Parkway and new interchange where this site abuts I-71.





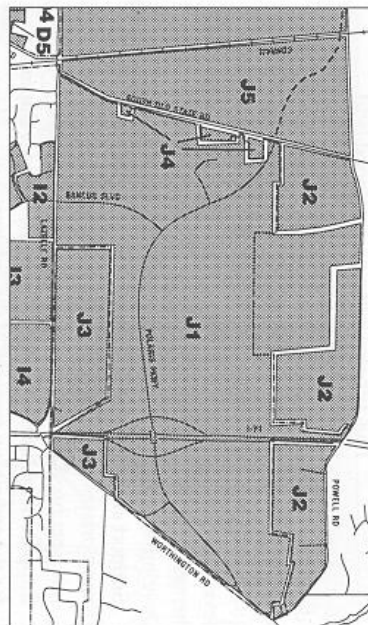
Z03-089

- adjacent single-family residential development from the negative impacts of commercial and industrial development.
- Provide pedestrian and bicycle connections between Polaris employment and shopping locations and the adjacent residential areas and the mass transit terminal.

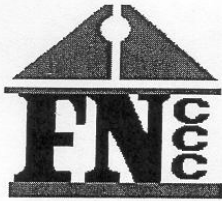
Subarea J.2: This subarea incorporates the developed and undeveloped land located in Delaware County between Powell Road and the northern boundary of Polaris Centers of Commerce. The subarea is partially developed in various densities as single-family homes. Single family development abuts the subarea on the north. The subarea is zoned Planned Commercial (PC), Neighborhood Commercial (NC), Planned Residential (PRD), and Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.

- Preserve existing residential development as the best long-term land use for the area.
- Support infill residential development that is compatible with existing residential development. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the subarea.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and employment and shopping components of the fringe village.

Subarea J.3: The subarea consists of the unincorporated land that is situated in Delaware County between the southern boundary of Polaris and Lazelle Road. It is partially developed as large-lot single-family homes. Subarea J.3 is zoned Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.



- Support land uses that are compatible with the existing and planned development in Polaris. Appropriate development includes offices, institutional uses, and public or private recreational facilities. Retail development is not appropriate for this area.
- Support a mixture of single-family and multi-family residential development as an alternative land use for the subarea. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the fringe village.
- The entire subarea should be planned and developed as one project. Incremental development of this land is not appropriate.
- Development proposals should limit the number of curb cuts along Lazelle Road to improve efficiency of traffic movement.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and the employment and shopping components of the fringe village.



FAR NORTH COLUMBUS COMMUNITIES COALITION

January 7, 2004

Shannon Pine
Development Commission
757 Carolyn Ave.
Columbus, Ohio 43224

Re: Z03-089, 8240 Colonial Meadows Drive

Ms. Pine:

The Far North Columbus Communities Coalition heard Dave Perry, representing N.P. Limited, present plans for the rezoning of this property from R to L-C-4 at our November 4, 2003 meeting. The FNCCC voted unanimously FOR the re-zoning proposal with no abstentions.

Since that meeting, Dave informed us that the applicant would like to increase the height district to 110' on the west and south to be consistent with other Polaris development. The North and East sides would have significantly lower height limits to reflect their proximity to residential areas. I brought this change up at the FNCCC last night and we have no objections, so our decision remains in approval.

If can answer any questions, please call me at work, 577-4175.

Sincerely,

Michael Louisin
President
Far North Columbus Communities Coalition

Cc: Dave Perry

P. O. Box 261504
Columbus, OH 43226