

**STAFF REPORT  
DEVELOPMENT COMMISSION  
POLICY MEETING  
CITY OF COLUMBUS, OHIO  
MAY 27, 2004**

- 3. APPLICATION: Z03-020**
- Location:** **6222 HAYDEN RUN ROAD (43026)**, being 115.93± acres located on the north and south side of Hayden Run Road, at the terminus of Leppert Road.
- Existing Zoning:** R, Rural District.
- Request:** TC, Town Center, NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and PUD-4, Planned Unit Development Districts.
- Proposed Use:** Single- and multi-family and commercial development.
- Applicant(s):** Huntington Tower Associates, LLC; c/o Jackson B. Reynolds, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
- Property Owner(s):** Kermit and Dorothy Grener; 6223 Hayden Run Road; Hilliard, Ohio 43026.
- Planner:** Don Bier, 645-0712; [drbier@columbus.gov](mailto:drbier@columbus.gov)
- Direct inquiry to:** Richard Makley, 645-0078; [rpmakley@columbus.gov](mailto:rpmakley@columbus.gov)

**BACKGROUND:**

- The 116± - acre site is located on the north and south side of Hayden Run Road, at the terminus of Leppert Road and was recently annexed into the City from Washington and Norwich Townships. A single-family dwelling and outbuildings lie on the portion of the site south of Hayden Run Road; the balance of the site is used for agricultural use. The applicant requests the TC, Town Center, NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts for the portion of the site north of Hayden Run Road to develop a total of 828 dwelling units, a density of 8.90 units per acre. South of Hayden Run Road, the applicant requests the PUD-4, Planned Unit Development District to develop 76 single-family dwellings, a gross of 3.2 units per acre.
- 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. Two applications (Z02-097 and Z02-075) lie to the north of the site and will permit the development of 1,718 dwelling units at an overall density of 5.37± units per acre. These applications are also on tonight's agenda. Zoning and aerial maps illustrating all three proposed developments are contained within the Report Packet.
- Within the City of Hilliard to the south of the site are single-family dwellings and undeveloped land identified as appropriate for single-family development within the *Hilliard Community Plan*. To the east and west of the site is undeveloped farmland in various stages of annexation into the City of Columbus and single-family dwellings within Washington Township. A single-family subdivision within the City of Hilliard is located southeast of the site, fronting Avery Road, south of Hayden Run Road.
- 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 and to the two TND applications to the north.

- The TC, Town Center District fronts both the north (7.35 acres) and south (2.89 acres) side of Hayden Run Road, and will contain 40,000 square feet of commercial uses with 11 dwelling units and a 1.70 acre Square.
- The applicant is requesting the NC, Neighborhood Center District for 66.7 acres north of the TC District to develop 757 multi-family dwelling units. The District will contain a .76 acre square, a 2.72 acre Green along Hayden Run, and several smaller Greens ranging from .21 to .74 acres. A public boulevard will run through the center of the site, connecting Leppert Road with the proposed Cosgray-Avery Connector Road.
- The NG, Neighborhood General and NE, Neighborhood Edge will lie along the eastern edge of the site and consist of a total of 15 acres. These districts will contain a total of 60 single-family lots, accessed from the street. The districts will include a 2.16 acre Green which will front Hayden Run Road and a 2.91 acre Park which will connect to a park in the adjacent zoning request.
- Along the south side of Hayden Road, the applicant requests the PUD-6, Planned Unit Development District to develop 76 dwelling units, within 22 buildings, a gross density of 3.2 dwelling units per acre. The net density of dwelling units per acre, derived by subtracting acreage to be dedicated as right-of-way for Leppert and Hayden Run Roads, had not been calculated at the time this report was prepared. Hayden Run Creek runs along the southern boundary of the site, as illustrated on the site plan. The creek is a tributary of the Scioto River and crosses Hayden Run Road several times as it runs eastward from the site until the creek connects to the Scioto River. The elevation of the site drops significantly at the rear of the site then rises just beyond the creek, creating a narrow valley of creek and floodplain area. The applicant will donate 7.7 acres of open space to serve as public parkland and a 150 foot protection area for Hayden Run.
  - Approval of the PUD-6 development plan should be subject to the following conditions: revised data table to list acreage for right-of-way dedication and add net density; remove all information pertaining to “Alternative Site Plan;” add required Department of Public Safety notes; revise current note #5 to delete administrative approval for building separation; revise current note #7 to specify that on-street parking is not permitted on the same side of the street as fire hydrants; add note committing to perimeter and interior sidewalks; add note committing to provide any additional right-of-way that may be required following analysis of the T.I.S., add note detailing agreement(s) with the Department of Recreation and Parks to satisfy the Parkland Dedication Ordinance; add note stating that stacked parking in the driveway of a dwelling unit in front of the garage of each unit is permitted, subject to the garage door being no less than eighteen (18) feet from the edge of pavement of the sidewalk (if provided) or internal drive.
- As required with the two proposed TND Developments to the north, the applicant is preparing a Traffic Impact Study that will analyze the impact of the proposed developments on the traffic pattern in the area. Staff is particularly concerned with the traffic impact of this application considering its direct access to Hayden Run and Leppert Road and its high dense residential and commercial uses. Since Hayden Run Road cannot be significantly improved, the road should be de-emphasized as a part of the overall traffic network. All decisions pertaining to traffic infrastructure improvements and the funding thereof are being coordinated through the City of Columbus Transportation Division.
- Hayden Run Road is identified by the *Columbus Thoroughfare Plan* as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline; Leppert Road is identified as a collector street requiring a minimum of 30 feet of right-of-way from centerline.

- The proposal also requires the dedication of Right-of-Way for the proposed “Cosgray-Avery Road Connector” that runs along the northern edge of this application. The connector is proposed to serve as the primary east-west arterial for the area, reducing demand placed on Hayden Run Road. The connector will extend from Cosgray Road and will connect to Avery Road in the future.
- 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.

**CITY DEPARTMENTS RECOMMENDATION:** Conditional Approval. ❶

This request is one of three primarily TND based applications submitted within the Hayden Run and Cosgray Road area, permitting the development of 2055 dwelling units and 375,000 square feet of commercial space over a total of 341 acres. The applicant requests the TC, Town Center and NC, Neighborhood Center Districts for the portion of the site north of Hayden Run Road to develop 828 dwelling units, a density of 8.9 dwelling units per acre. South of Hayden Run Road the applicant requests the PUD-4, Planned Unit Development District to develop 76 dwelling units. The site is within the boundaries of the proposed *Hayden Run Corridor Plan*, which will recommend mixed-use Town Center, Cluster, Neighborhood Center and Neighborhood General land-uses. Although the proposed mixed-use development is appropriate for the site, staff recommends that approval be conditioned on revisions to the PUD-6 plan as outlined above and commitment by the applicant to agree to transportation improvements and funding commitments requested by the City of Columbus.

❶ Since the 5/27/2004 Development Commission meeting the applicant has made revisions to the PUD-4 plan that were requested by Staff and Section 4 of the proposed zoning ordinance addresses the Applicant’s commitment to participate in the funding plan for public improvements.