

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 8, 2003**

- 2. APPLICATION: Z03-012**
Location: 973 GALLOWAY ROAD (43119), being 21.86± acres located on the west side of Galloway Road at the terminus of Greenhaven Avenue (Westland Area Commission).
Existing Zoning: R, Rural District.
Request: L-R-2, Limited Residential District.
Proposed Use: Single-family residential development.
Applicant(s): Samuel M. Baker; c/o Robert Howarth, Atty.; 471 East Broad Street #2001; Columbus, Ohio 43215.
Property Owner(s): The Applicant.
Planner: Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- The undeveloped 21.86± -acre site is zoned in the R, Rural District. The applicant is requesting the L-R-2, Limited Residential District to develop the site with a single-family subdivision of 87 lots with a maximum density of 4.0 dwelling units per acre. Public streets will connect to existing Drayson and Galloway Roads to the north and east, respectively, and a street stub is provided to the south. The applicant is committing to a site plan that includes open space along Galloway Road to preserve an existing wetland and the western site boundary to accommodate a detention pond.
- Land zoned for a single-family subdivision in the PUD-4, Planned Unit Development District is located to the north. A single-family subdivision zoned in the SR, Suburban Residential District is located to the east across Galloway Road. Farmland in Prairie Township is located to the south and west.
- The site is located within the boundaries of the *Westland Area Plan* (1994) which states that “if water and sanitary sewer services become available to this area, residential development with mixed densities should be considered as an alternative” to the Plan recommendation for very low density residential development at a maximum of one dwelling unit per acre. Based on this recommendation City Staff find that the zoning request is consistent with the *Westland Area Plan* and with established development patterns to the north and east.
- The site is located within the boundaries of the Hellbranch Watershed Protection Overlay and is subject to all applicable requirements and conditions. The applicant has also been advised that the site is located within the boundary of the moratorium passed by City Council.
- The site is located within the boundaries of the Westland Area Commission, whose recommendation had not been received at the time this report was prepared.
- The L-R-2, Limited Residential District limitation text includes appropriate use restrictions and development standards that limit density to 4.0 units per acre, require a minimum of 1250 square feet of livable space per two-story dwelling, address Galloway Road access

and right-of-way, provides decorative street lights for interior public streets, establish reserves for open space, provides pine trees and a sidewalk along Galloway Road, makes financial commitments to the Department of Recreation and Parks and the Franklin County Engineer's office. Some additional language will be required to address maintenance and replacement of landscaping materials. The applicant is committing to the site plan.

- Galloway Road south of Hall Road is identified by the *Columbus Thoroughfare Plan* as a class C arterial requiring a minimum of 30 feet of right-of-way from centerline. However, the Transportation Division will request 50 feet of right-of-way from centerline in accord with the Franklin County Engineer's office right-of-way request.

CITY DEPARTMENTS RECOMMENDATION: Approval. The applicant's requesting for the L-R-2, Limited Residential District to develop a single-family subdivision is consistent with *the Westland Area Plan* and development patterns established to the north and east. The limitation text provides development standards that address maximum density, public street connections to the north and to Galloway Road, a stub street to the south, minimum livable space for two-story residences, two reserves, one of which will protect an existing wetland, and commitments to the Department of Recreation and Parks and Franklin County Engineer's office. The applicant is committing to a site plan.