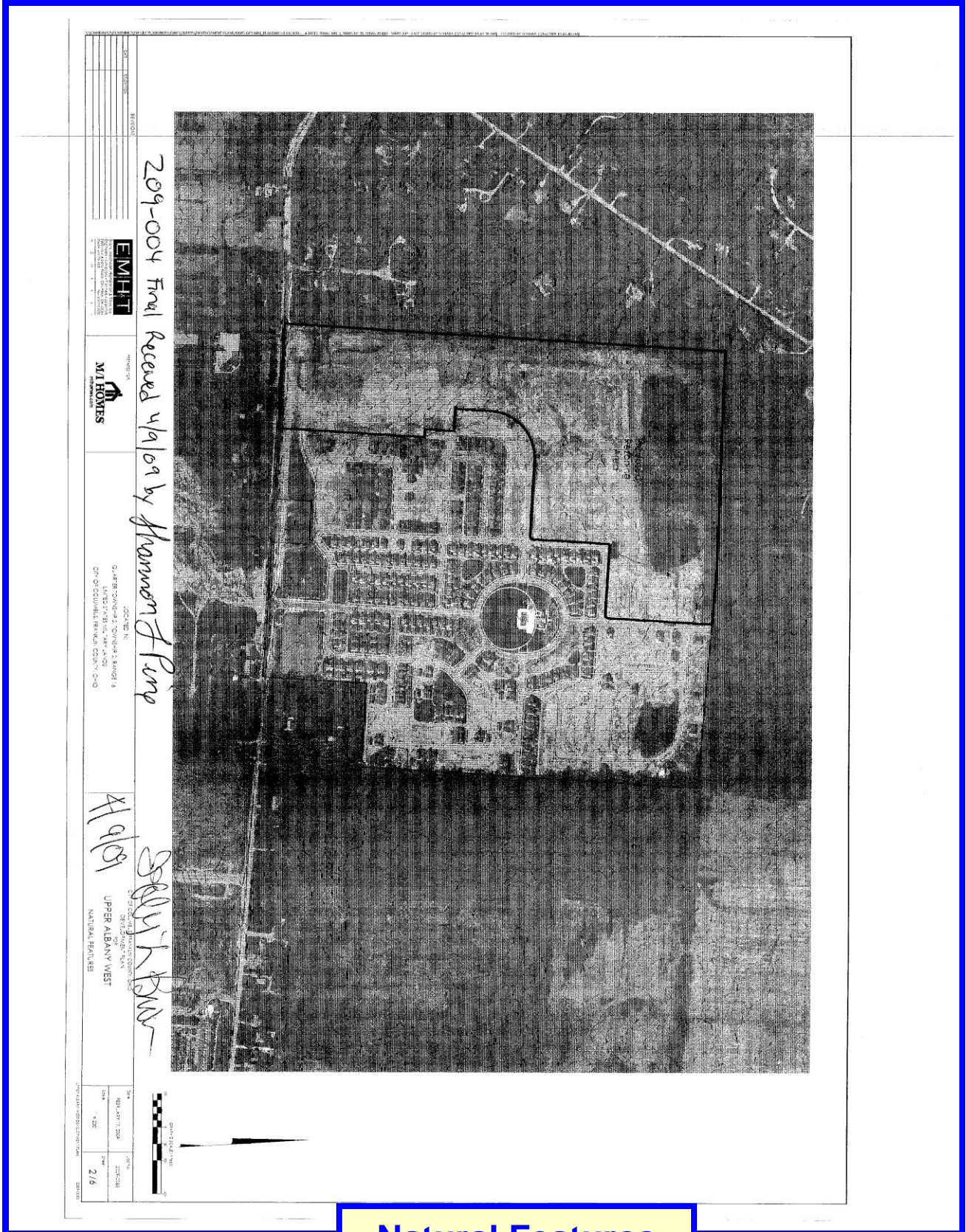
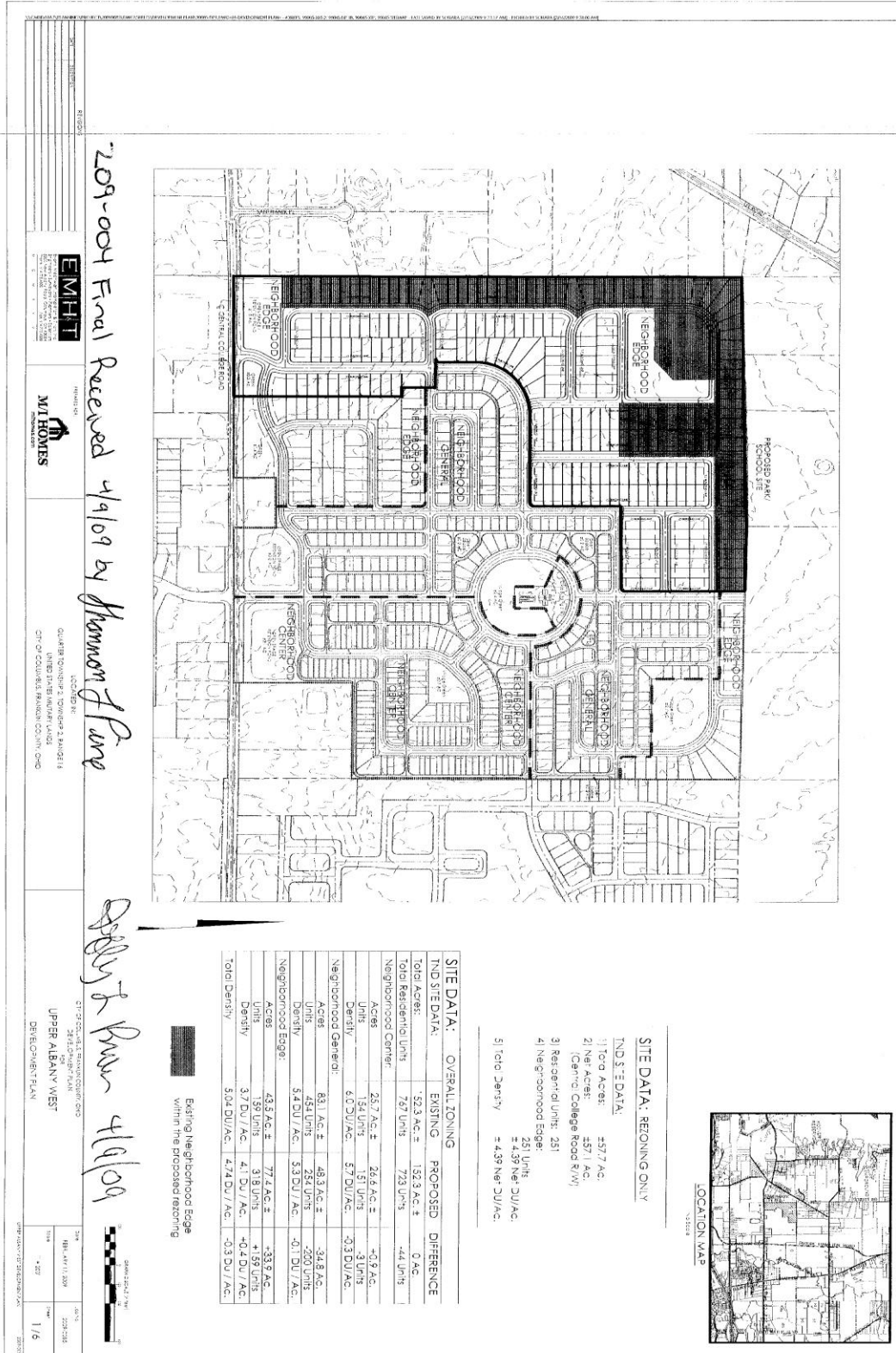


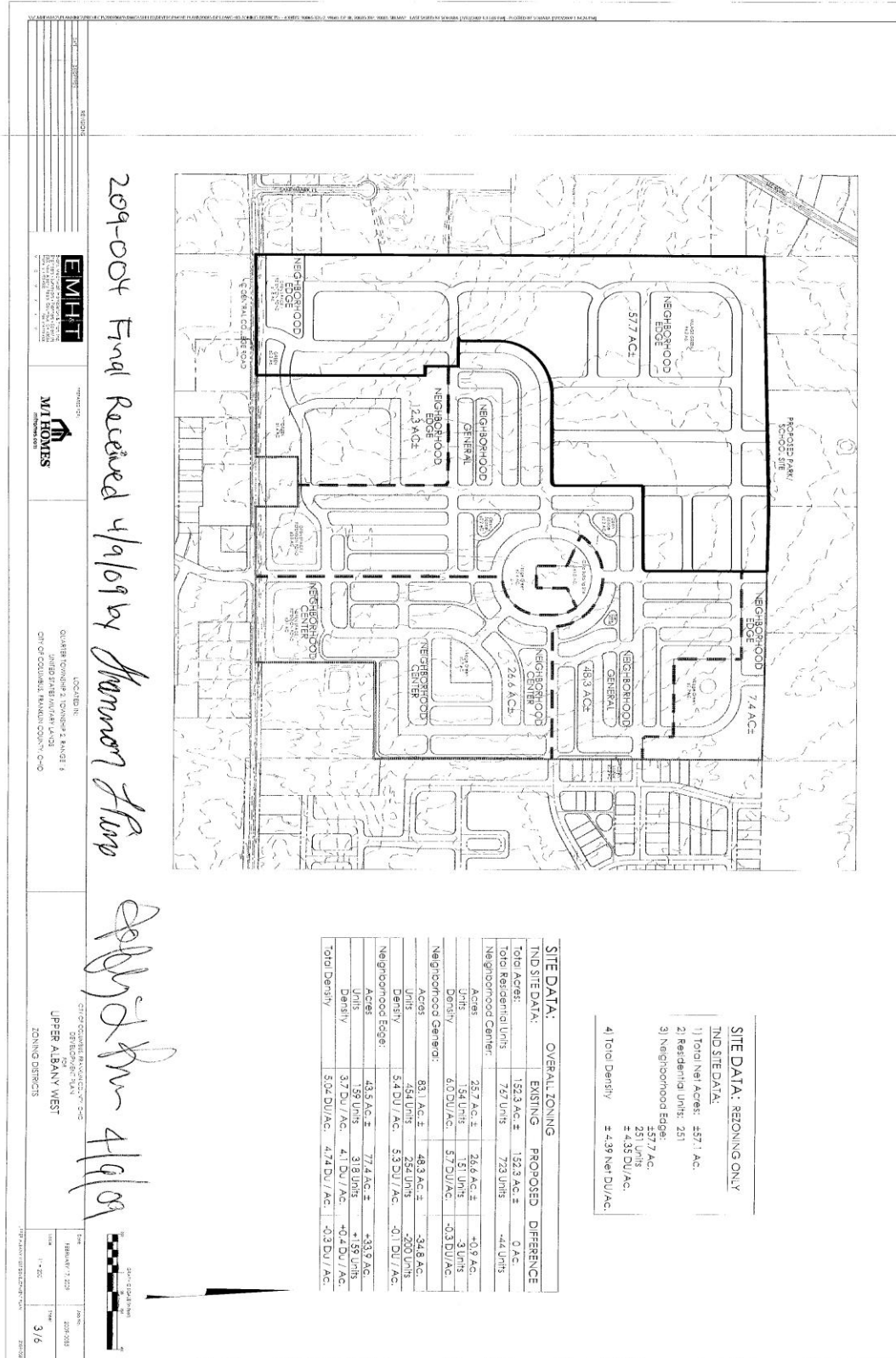
Regional Land Use

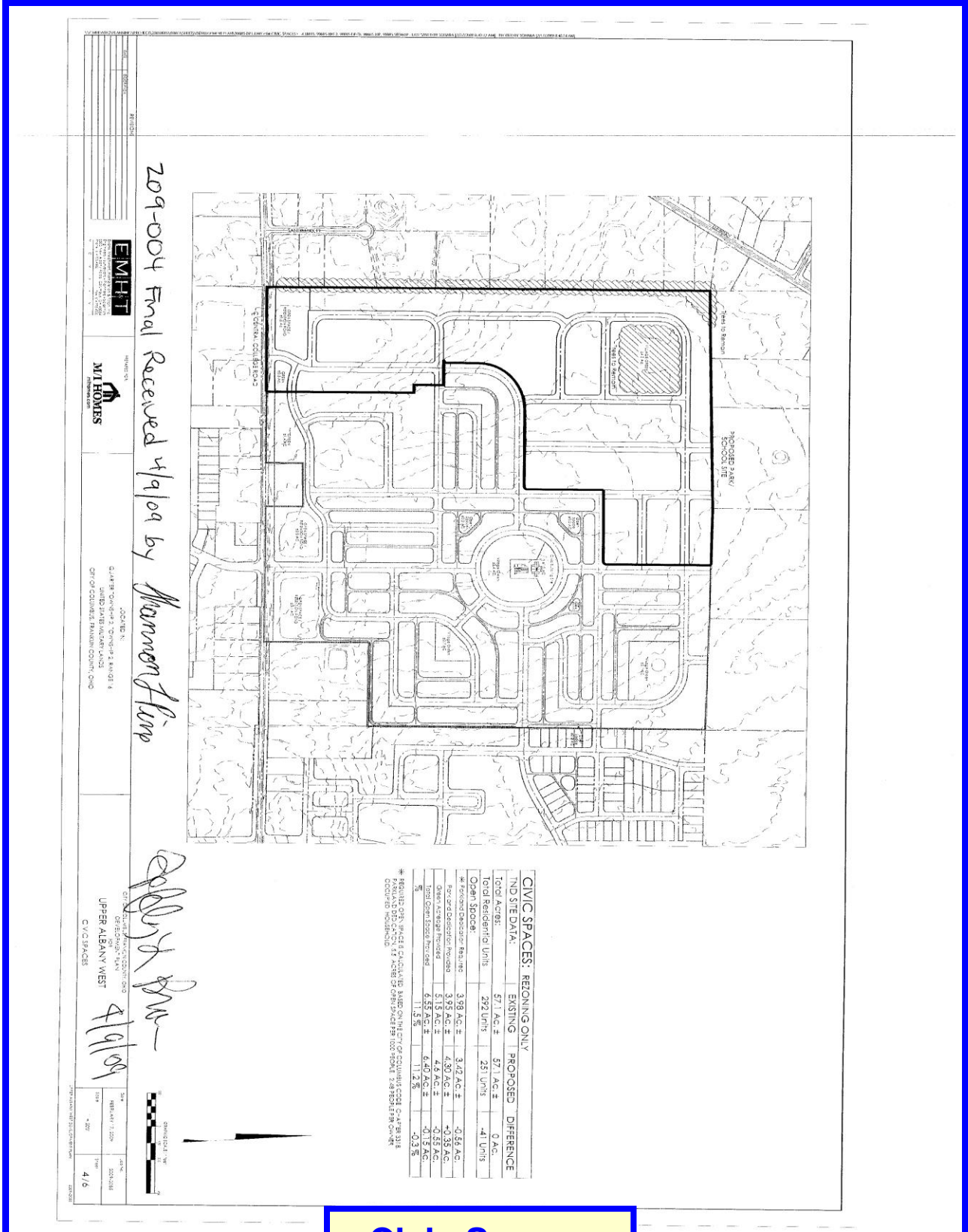






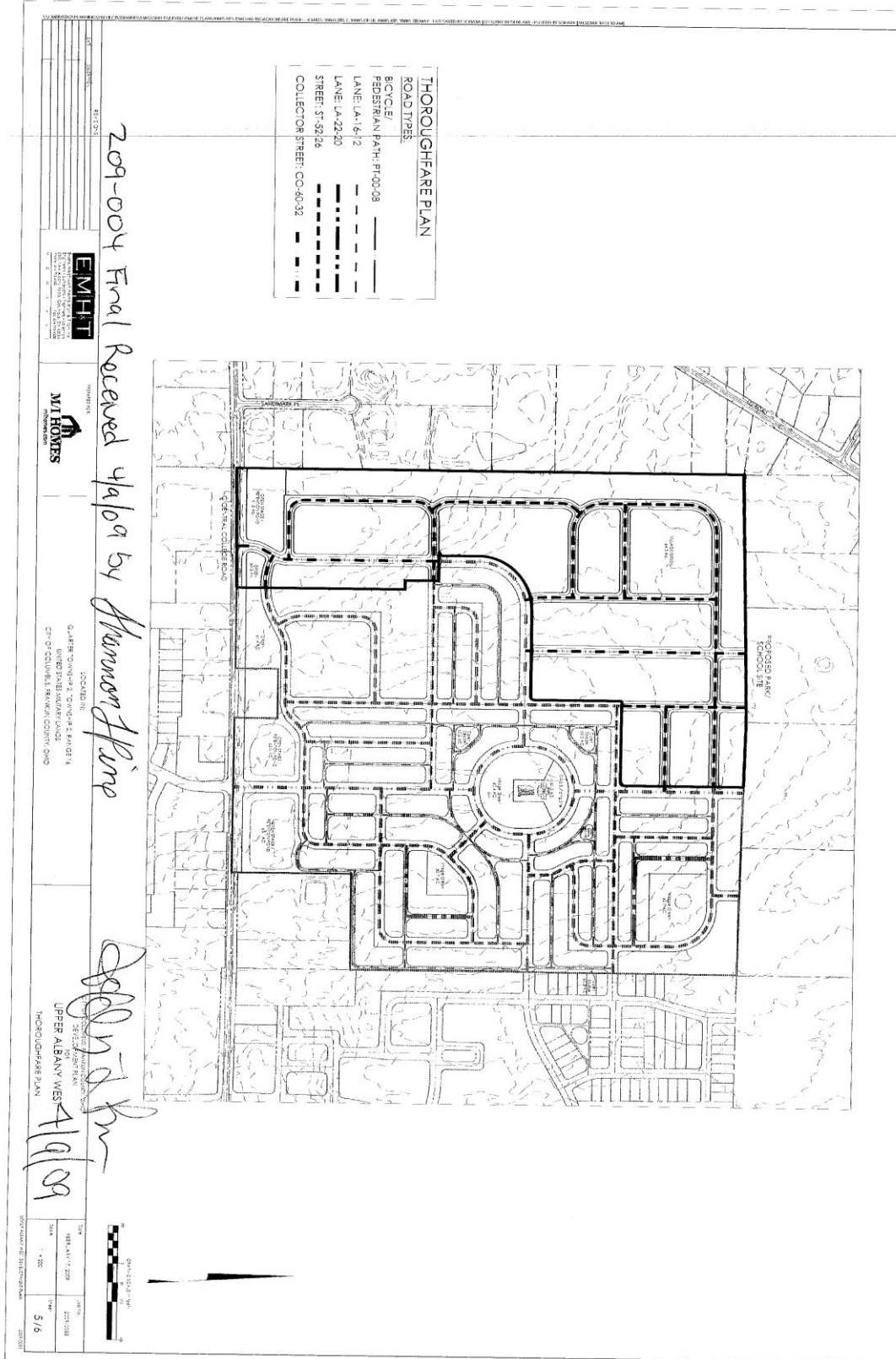






Civic Spaces





**Upper Albany West  
Statement Addressing TND Principles  
M/I Homes of Central Ohio, LLC**

Upper Albany West is approximately 57+/- acres and is located in the City of Columbus in northeast Franklin County and has frontage on Central College Road.

It is intended that this development incorporate the principles of the Traditional Neighborhood Development Ordinance into the design and planning effort.

- A. *The basic increment of planning is the transit-supportive, mixed-use neighborhood of a minimum density of five units per acre.*

The density of this site is 4.39 du/ac, density of the overall neighborhood including the TND development and zoning currently located to the east of the subject property, is 4.74+- du/ac. The plan outlines residential housing units as a continuation of the Traditional Neighborhood District to the east which includes Neighborhood Center, Neighborhood General, as well as Neighborhood Edge districts within the TND. The proposed density, along with the connections through the tract from Central College Road to the north, the internal circulation system supporting access to and from the site, is transit supportive and supportive of access to a school site located to the north of this rezoning area as indicated on the Development Plans.

- B. *The neighborhood is defined by an easy walking distance from edge to center, ranging from a quarter mile to a half mile.*

This rezoning request is a reconfiguration of existing TND lots from the Neighborhood General District to the Neighborhood Edge District. The existing zoning of the property to the east includes centrally located parks and greens to define the neighborhood. With this design, no home will be farther than a quarter mile from a green space.

A five (5') foot sidewalk has been built along the north side of Central College Road. The interconnected street grid and green space distribution of this rezoning area, in conjunction with the TND neighborhood to the east, promotes pedestrian flows throughout the development.

- C. *A variety of housing stock serves a range of incomes and age groups and included backyard apartments, apartments above shops and residential units adjacent to work places.*

This site will be comprised of Neighborhood Edge product, development of the property adjacent to the east consists of Neighborhood General, Neighborhood Edge, and Neighborhood Center accommodating a variety of housing types.

- D. *A variety of business types are accommodated, from retail and professional offices to "live-work" units and outbuildings for start up businesses. The office stock serves a range from home occupations to conventional office buildings. The retail stock includes a range from the corner store to small supermarkets.*

There are no commercial uses planned for this development.

- E. *Special sites are reserved for civic buildings to serve as symbols of the community, thus enhancing community identity.*

Many small neighborhood greens and parks are currently incorporated into the development of the property to the east tract as indicated on the development plan. A substantial setback has been provided along Central College Road within which five (5') foot sidewalk has been constructed, as well as approximately 5.4+/- acres of usable open space area.

- F. *A variety of civic spaces take the form of parks, greens, squares, and plazas.*

As previously mentioned, this tract has a considerable setback from Central College Road providing usable open space amenities. This property also will incorporate a 4.3+/- acre Village Green located in the northwest quadrant of the site. Further, the contiguous TND to the east consists of ten open space areas, in addition to the Central College Road setback amenity with usable open space and a five (5') sidewalk.

- G. *A variety of thoroughfares are designed to be equitable to the pedestrian, bicycle and automobile. Thoroughfares are connected in such a way as to encourage walking and reduce the number and lengths of automobile trips.*

The thoroughfare plan for the development indicates the roadway connection that will serve the residents. The roadways are designed to provide access within the development and to points outside via streets that are curvilinear and laid out to reduce traffic speed thereby encouraging pedestrian and bicycle traffic through the site. To accommodate access to a school planned for an adjacent parcel to the north, the applicant is requesting a variance to permit use of a C0-60-32 thoroughfare type, to ensure adequate and safe access to this school location.

- H. *Building frontages spatially delineate thoroughfares and civic spaces and mask parking lots.*

The streetscape for the development as a whole, including the TND neighborhood to the east, defines the thoroughfares and is characterized by a variety of house types. In all cases, the streets will be defined by the homes, which will generally have tight setbacks to promote a pedestrian oriented streetscape.

- I. *Smaller block sizes reflecting intensity of use for each district will serve to support the above principles.*

The site plan as a whole, including the existing TND neighborhood to the east, indicates the differentiation of block sizes according to intensity of uses for the various housing components and therefore supports the above TND principles.

*Jeffrey L. Hane*  
4/9/09



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 9, 2009**

3.     **APPLICATION:**           **Z09-004**  
       **Location:**           **4820 CENTRAL COLLEGE ROAD (43081)**, being  
                                      57.07± acres located north of the intersection of Central  
                                      College Road and Caplinger Avenue (460-266125).  
       **Existing Zoning:**       NG, Neighborhood General and NE, Neighborhood Edge  
                                      Districts.  
       **Request:**               NE, Neighborhood Edge District.  
       **Proposed Use:**         Single-family residential development.  
       **Applicant(s):**         M/I Homes of Central Ohio, LLC; c/o Jeffrey L. Brown  
                                      and David L. Hodge, Attys.; Smith & Hale; 37 West  
                                      Broad Street, Suite 725; Columbus, OH 43215.  
       **Property Owner(s):**   M/I Homes of Central Ohio, LLC; 3 Easton Oval, Suite  
                                      340; Columbus, OH 43219.  
       **Case Planner:**         Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- o The 57.07± acre site is undeveloped and zoned in the NG, Neighborhood General, and NE, Neighborhood Edge Districts (Z04-014). The applicant is requesting a rezoning to the NE, Neighborhood Edge District. The proposed changes include a decrease in density from 280 to 251 dwelling units, internal circulation, and additional access points to the abutting property to the north which may be developed with a school.
- o Single-family dwellings zoned R, Rural District or in Plain Township are located to the north. A single-family subdivision zoned in the NG, Neighborhood General and NE, Neighborhood Edge Districts is located to the east. A church zoned in the R, Rural District and a single-family dwelling in Plain Township are located to the south across Central College Road. Single-family dwellings in Plain Township are located to the west.
- o The proposal remains consistent with the land use recommendations of the *Rocky Fork/Blacklick Accord* (2003), which identifies Traditional Neighborhood Development in the Edge and Neighborhood designations for this location. The Accord implementation panel recommended approval of this rezoning request on March 19, 2009.
- o A new Regulating Plan will be submitted for zoning clearance after approval of the rezoning application.

- o The site is included within the Pay as We Grow plan for the Northeast growth corridor which requires the developer to pay a specified amount per dwelling unit towards infrastructure costs.
- o This site is located within a quarter mile of other residential neighborhoods. Healthy Places features currently included in the site are a five foot sidewalk on Central Avenue, bike path within the development, connection to the adjacent neighborhood to the east and all houses are within a quarter mile of green space. However, the Hoover Reservoir and park are within a mile of this location but it is not connected by sidewalks or bike lanes.

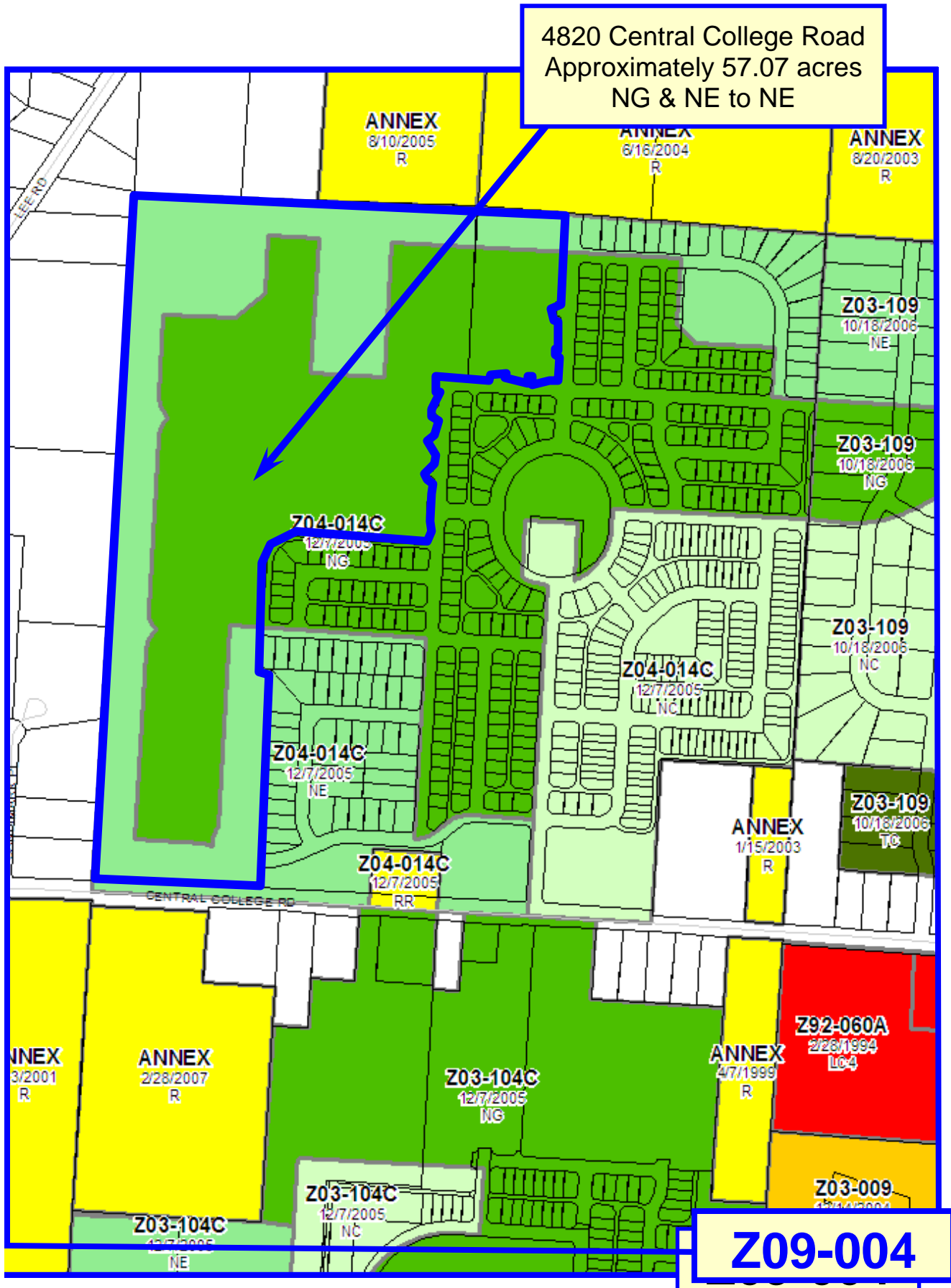
Healthy Places recommends the following considerations to encourage an active living lifestyle: 1) All residential sidewalks are recommended to be at least 5 feet, which has been shown to increase walkability; and 2) Bike racks at the parks.

- o The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

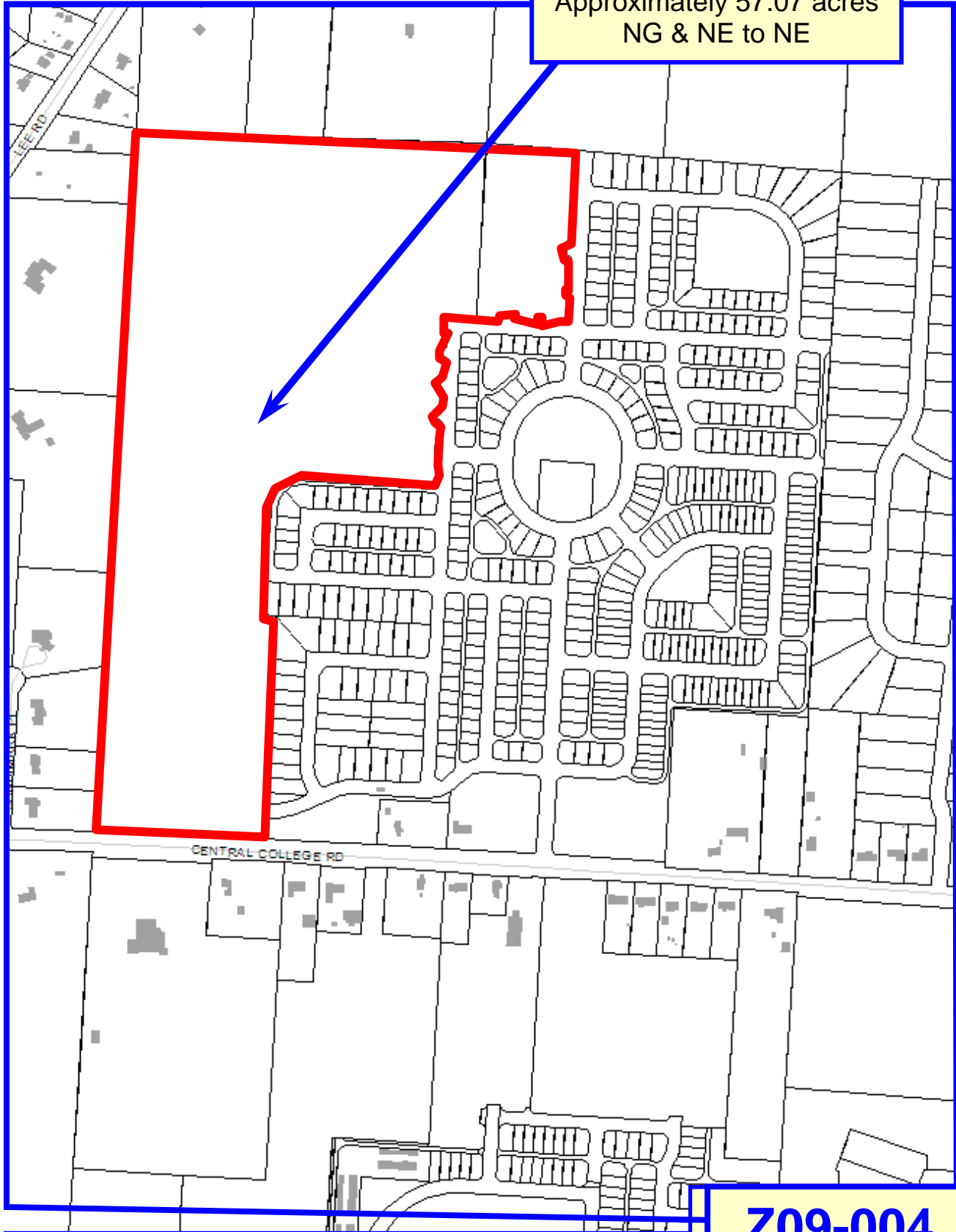
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested NE, Neighborhood Edge District will result in a decrease in density from 280 to 251 dwelling units, changes to the internal circulation, and additional access points to the abutting property to the north which may be developed with a school. The request is consistent with the land use recommendations of the *Rocky Fork/Blacklick Accord* (2003), and with the zoning and development patterns of the area.



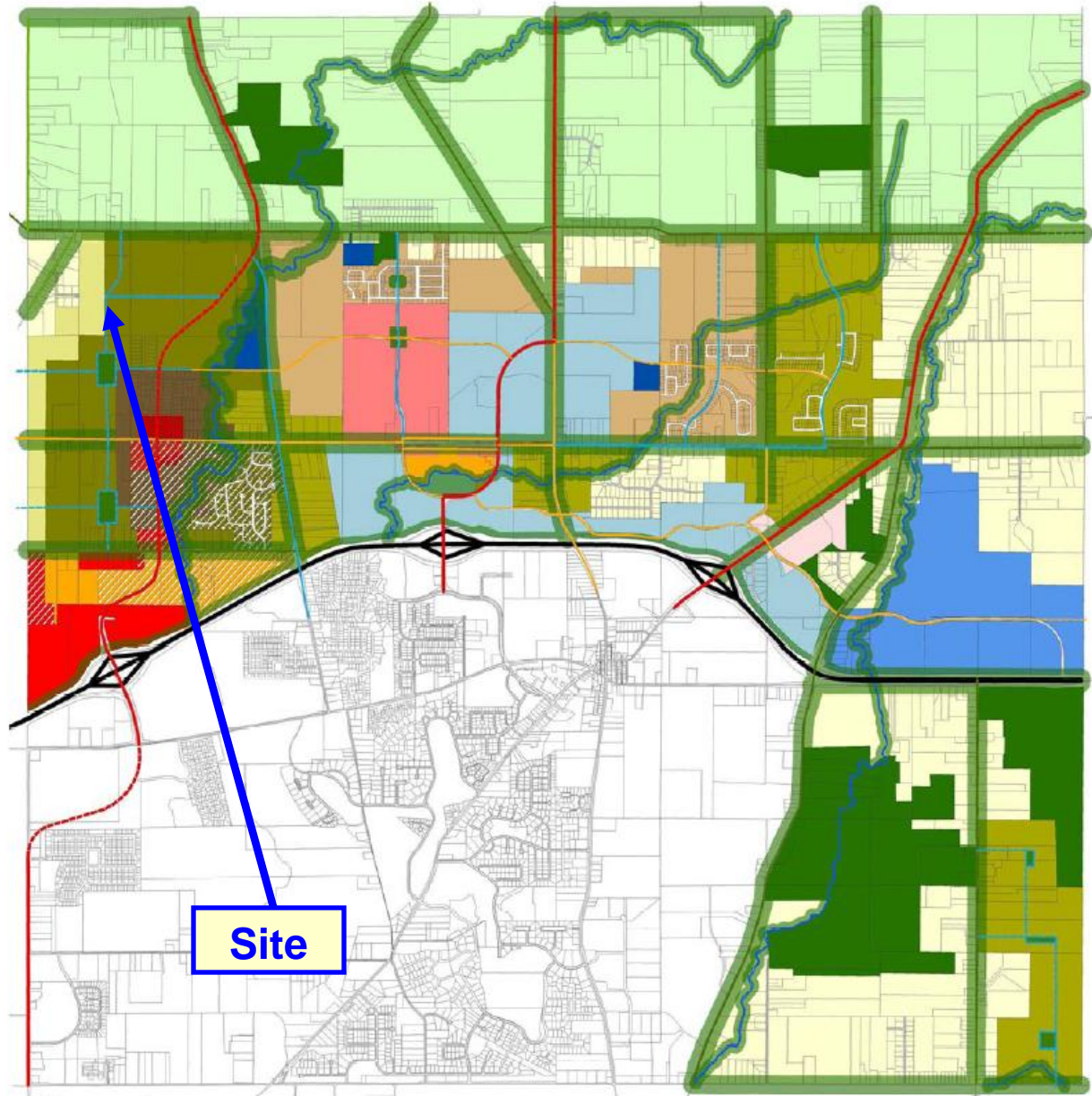


4820 Central College Road  
Approximately 57.07 acres  
NG & NE to NE



**Z09-004**





### Legend

Office	Park/Open Space	Edge
Office/Warehouse	Village Mixed Use	Neighborhood
Town Mixed Use	Town Residential	Neighborhood Center
Commercial	Village Residential	Neighborhood Center Commercial
Multi-Family	Rural Residential	Park Zone
Civic/Schools		

Preexisting zoning represented by hatching.

**Z09-004**

**C O L U M B U S   P L A N N I N G   D I V I S I O N   Z O N I N G   A N D   V A R I A N C E  
S T A F F   R E V I E W   C O M M E N T S**

<b>Application Number:</b>	Z09-004	<b>Address:</b>	4820 CENTRAL COLLEGE ROAD
<b>Current Zoning District:</b>	TND (NE, NG)		
<b>Requested District(s) and/or Use(s)</b>	TND (NE)		
<b>Applicable Area Plan(s):</b>	RFBA		
<b>Building Services Division Case Planner:</b>	Shannon Pine		

**R E C O M M E N D A T I O N S :**

**Consistent with Adopted Land Use Plan**    ☒ **Yes**    ☐ **No**    ☐ **Not Applicable**  
**Land Use Supportable?**    ☒ **Yes**    ☐ **No**  
**Return to Staff Review for Re-review?**    ☐ **Yes**    ☒ **No**

**Issues and or comments:**    *(Cite specific Codified documents or policies. Continue on another sheet if necessary.)*

The Rocky Fork-Blacklick Accord motioned to approve the rezoning request Z09-004, along with the three associated variances, 8-0, on the March 19, 2009 meeting.

<b>Person Making Reply:</b>	Marc Cerana	<b>Ext.:</b>	5-0662	<b>Date:</b>	3/20/09
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**Columbus Public Health**  
**Healthy Places Program Comments for Z09-004**

The Healthy Places program reviews rezoning applications for active living features. The following recommendations were made by Healthy Places but not addressed by the developer: 1) Residential sidewalks are recommended to be at least five feet, which has been shown to increase walkability, 2) centrally located bike racks at the parks and for residents or visitors.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

**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 FRANKLINAPPLICATION # 209-004

Being first duly cautioned and sworn (NAME) David L. Hodge / Smith & Hale LLC  
 of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, Columbus, OH 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

1. M/I Homes of Central Ohio, LLC 3 Easton Oval, Suite 340 Columbus, OH 43219	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 17<sup>th</sup> day of February, in the year 2009

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



AARON L. UNDERHILL  
 ATTORNEY AT LAW  
 Notary Public, State of Ohio  
 My Commission Expires No Expiration  
 Section 147.03 R.C.