

Rocky Fork / Blacklick Accord Implementation Panel Record of Action for Z04-014 (3/18/04)

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DEV DEPT DIV PLANNIG

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ROCKY FORK - BLACKLICK ACCORD

IMPLEMENTATION PANEL

RECORD OF PROCEEDINGS – excerpt

March 18, 2004

Application Review

1. 4980 Central College Road (Z04-014) (Hursey/Cring Amendment)

Review & Action of Columbus rezoning application to develop 13.7 acres located on the north side of Central College Road, approximately 630' east of the Blendon township line

Zoning Request: To rezone from R, Rural to RR, /Rural Residential and NE, Neighborhood Edge; & NG, Neighborhood General of TND code

Proposed Use: Single family dwellings – 48 du's @ 3.5 du/ac

Applicant: M/I Homes; c/o Jack Reynolds

Applicant Presentation: Mr. Reynolds presented the infill property to the overall development previously approved and known as the Hursey Tract. A plan was submitted showing an alteration that extends the southern east-west road to connect to the entry road on the Hursey tract. The existing brick farmhouse will remain on its own 1.2 acre site. Some Neighborhood General homes would be reclassified as Neighborhood Edge because they would not use an alley. The 1.4 acre open space along Central College Road will contain some existing trees, a large retention pond and an east-west bike path.

Staff Input: Staff explained that the 1.2 acre remaining farmhouse, though not part of the TND, should be considered as part of this application. It would positively influence the checklist from the perspective of retaining rural character and cultural aspects.

Panel Discussion: Mr. Hardesty questioned the desirability of the 0.2 acre open space on the northern edge of the connecting road. Existing trees and intersection alignment influenced the layout. Does open space requirement for the overall development site meet the thirty percent standard? No, it is more like 13%.

Staff responded to some markings of the checklist. Setback wasn't considered the sole criteria for establishing rural character. TND controls the size caliper of a tree. Mr. Carleton asked they commit to community authority. He also questioned what trees will be kept. Mr. Show asked the applicant if he would agree to make the lighting question marks become a 'yes'. Some motion sensor lighting can drop to a 30% illumination based on a timer; but will activate to full illumination when sensing movement. Streetlights need not be higher than 18', according to the applicant. Mr. Burnip queried staff on the designation of Not Applicable on several items.

Mr. Hardesty suggested a smaller retention area would allow for a more useable open space and possibly saves existing trees. Mr. Show suggested removal of two lots to increase useable open space. Mr. Kosling preferred to keep the necessary retention area, and possibly eliminating several lots. It was also asked if the 1.2 acre farm is sufficiently "screened" by the retention of the existing tree row.

Public Comment: None.

MOTION: To approve the application as presented with the following stipulations: that the treatment of the setback area be to the satisfaction of staff; control outdoor lighting to the satisfaction of staff; that streetlights be limited to a height of 18'; that dimmable motion sensor lighting is encouraged for individual lighting; that the elimination of two lots be studied; and that the applicant participate in any established community authority.

MOTION BY: Hardesty / seconded by Carleton

RESULT: Conditionally approved. (6-0)