

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MEETING DATE**

- 3. APPLICATION:** [Z24-036](#)
- Location:** **1175 GALLOWAY RD. (43119)**, being 22.3± acres located on the west side of Galloway Road 130± feet south of Greenhaven Avenue (246-326963; Westland Area Commission).
- Existing Zoning:** R, Rural District.
- Request:** AR-12, Apartment Residential District (H-35).
- Proposed Use:** Townhome complex.
- Applicant(s):** Maronda Homes, LLC of Ohio, c/o Rebecca J. Mott, Atty.; 411 East Town Street, Fl. 2; Columbus, OH 43228.
- Property Owner(s):** Anaya Communities, LLC, 416 Evergreen Terrace; Columbus, OH 43215.
- Planner:** Dane Kirk; 614-645-7973; DEKirk@columbus.gov

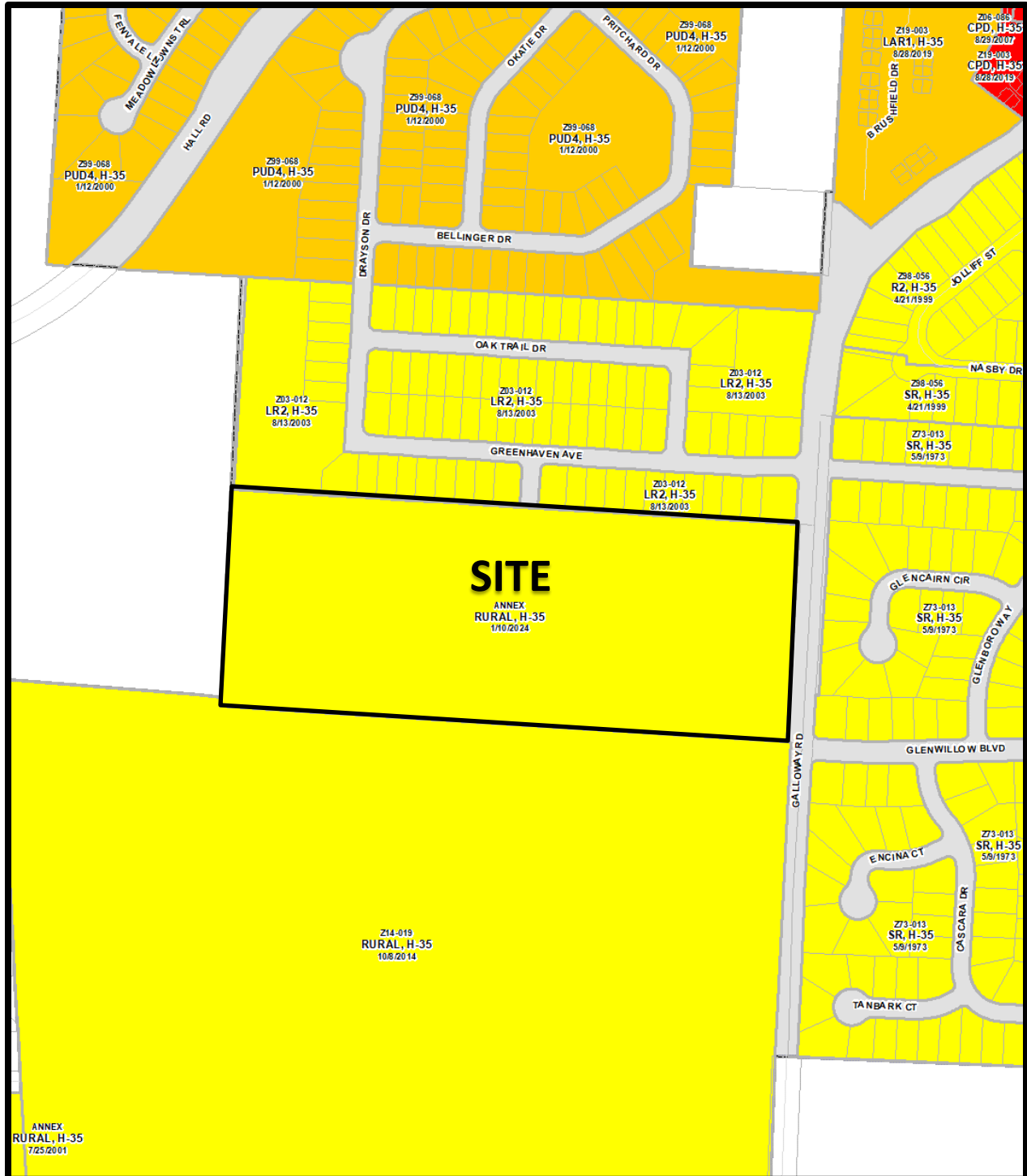
BACKGROUND:

- The 22.3± acre site consists of one undeveloped parcel in the R, Rural District. The applicant requests the AR-12, Apartment Residential District to allow for multi-unit residential development. The site is also subject to the Hellbranch Planning Overlay.
- North of the site are single-unit dwellings in the L-R-2, Limited Residential District. South of the site is an undeveloped parcel in the R, Rural District. East of the site are single unit dwellings in the SR, Suburban Residential District. West of the site is undeveloped land in the R, Rural District in Prairie Township.
- Concurrent Council variance CV24-135 demonstrates a townhouse development containing up to 115 dwelling units and includes a variance to allow townhomes fronting on a private street. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Big Darby Accord Watershed Master Plan* (2006), which recommends “Residential Suburban High Density 3-5 DUs/ac” and “Tier 1 Environmental Conservation Zone” land uses at this location.
- The site is located within the boundaries of the Westland Area Commission, whose recommendation has not yet been received when this report was finalized.
- The site is also subject to review by the Big Darby Accord Advisory Panel, whose recommendation is for disapproval with 12 conditions as outlined in their record of action.
- The site is subject to the Big Darby Revenue Program. The developer contribution requirements are still being finalized. Funds from this program are utilized primarily for Big Darby Accord purposes, for example stream restoration and parkland acquisition.

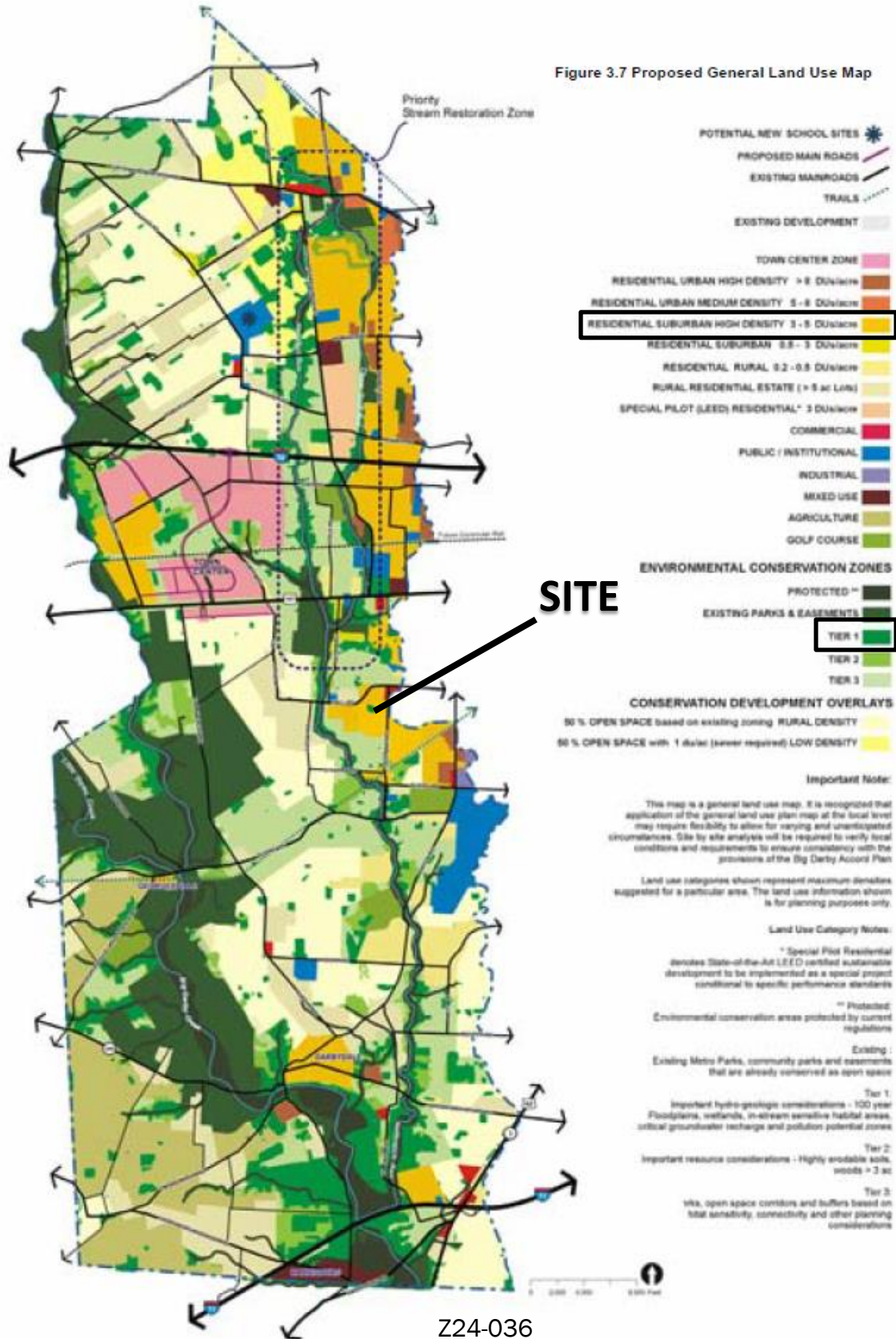
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Galloway Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed AR-12, Apartment Residential District will allow a multi-unit residential development on the site. While the proposed density is higher than the recommended land use outlined in the *Big Darby Accord Watershed Master Plan*, the higher density could be mitigated by the 12 conditions outlined in the Big Darby Accord Advisory Panel's recommendation, which include but are not limited to 50 percent open space, increased buffering around wetlands, street trees, and building design. The site is subject to the Big Darby Revenue Program and developer contribution requirements will be finalized before completing final site compliance.



Z24-036
R to AR-12
1175 Galloway Rd.
Approximately 22.3 acres





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1175 Galloway Rd.
Approximately 22.3 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z24-036

Address 1175 Galloway Road

Group Name Westland Area Commission

Meeting Date December 18, 2024

Specify Case Type

☐ **BZA Variance / Special Permit**

☐ **Council Variance**

☒ **Rezoning**

☐ **Graphics Variance / Plan / Special Permit**


Recommendation ☒ **Approval**

(Check only one) ☐ **Disapproval**

LIST BASIS FOR RECOMMENDATION:

The Westland Area Commission accepted a motion to approve the request to re-zone the property at 1175 Galloway Road from the R, Rural district to the AR-12 district, to allow for the development of up to 115 townhomes, with the condition that the development follow the recommendations of the Big Darby Accord Advisory Panel to the greatest extent feasible.

Vote 7-0

Signature of Authorized Representative 

Recommending Group Title Michael McKay, Chairman, Zoning Committee

Daytime Phone Number 614-745-5452

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Big Darby Accord Advisory Panel

Record of Action

December 10th, 2024

Maronda Homes, LLC of Ohio
5900 Wilcox Place
Dublin, Ohio 43016

Subject: Application AP-24-03 (Prairie Oaks)

Dear Applicant:

The Big Darby Accord Advisory Panel considered Case AP-24-03 at the December 10th, 2024 meeting.

Case AP-24-03

Review for action: A rezoning application (R-Rural to AR-12 Apartment Residential District) and Council Variance application (to allow dwelling units to front private streets) for the proposed development of 115 multi-family residential dwelling units.

Applicant:	<i>Maronda Homes, LLC of Ohio (Prairie Oaks)</i>
Location:	<i>City of Columbus</i>
Address:	<i>South of Hall Rd., West of S. Galloway Rd. (PID: 246326963)</i>
Acreage:	<i>21.84ac Gross, 22.30ac Net</i>
Zoning:	<i>R-Rural</i>
Request:	<i>The applicant is requesting a zoning change from R-rural to AR-12 (Apartment Residential) to allow development of 115 multi-family residential dwelling units clustered on the 22.3 acre lot. The applicant is also requesting a Council Variance to allow residential dwelling units to front the proposed private streets.</i>

MOTION:

To recommend approval of the application with the following twelve conditions:

- * 1. The implementation of a 25ft buffer for the smaller 0.19-acre wetland located on the southeast portion of the site
- 2. The implementation of a permeable footpath/trail that encircles the larger proposed 1.99-acre stormwater management basin on the western portion of the site
- 3. The applicant continues to work with City staff to confirm the details of Tax Increment Financing, New Community Authority, and Developer Contributions
- 4. Pergolas or extended porches are encouraged where practical on residential units to create more pedestrian-oriented frontages
- * 5. The site plan provides greater than 50% open space excluding the proposed stormwater management systems in the open space calculation
- 6. The use of permeable walkways and driveways in lieu of asphalt is encouraged. Reduced roadway widths (in consultation with the City Department of Public Service) with rain gardens/swales are also encouraged

Big Darby Accord Advisory Panel

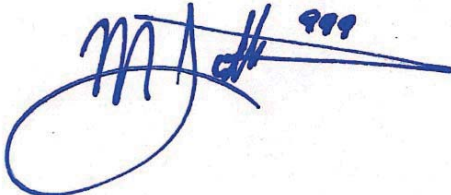
7. Garage door treatments with variations of colors and/or windows be utilized to reduce the visual impact of the door to create more pedestrian-oriented frontages
8. A diversity of native trees are to be planted in lieu of non-native trees, especially in open space improvement areas
- * 9. The site plan provides a calculated minimum of 50% natural open space. Calculated natural open space areas are not to be developed with turf lawn. The plans shall include a five-year planting & maintenance plan for all natural open space areas
10. Street trees are planted fronting residential units where practical
11. Wetland shelves are implemented for the proposed stormwater basins
- * 12. The proposed open space buffer on the northern end of the site is reallocated to be central to the site as an organizing element or reallocated as development to help facilitate open space fronting

RESULT:

The motion was approved (7-0)

Ms. Malone (*Motioned*) Yes
 Ms. Price (*Seconded*) Yes
 Ms. Brinkerhoff Yes
 Mr. Denton Yes
 Mr. Gara Yes
 Mr. Hoye Yes
 Mr. Sasson Yes

Sincerely,



Mosé M. Lattimore, Associate Planner
 City of Columbus Department of Development
 Planning Division
 Michael B. Coleman Government Center
 111 N. Front Street, Third Floor
 Columbus, OH 43215

* For items 1, 5, 9, and 12, these conditions cannot/ will not be met for the following reasons:

1. The applicant adjusted the site plan to provide additional buffering of the wetland by moving the building to the east further east. The smaller than recommended buffers were due to site constraints that we recognized as reasonable.
5. The site is just under 50% open space when the stormwater management is excluded. The basins have been committed to include wetland shelving that bring these areas more in line with a Planning's view of open space.
9. Since they aren't reaching 50% open space, they can't have it all be natural open space. The majority of the open space is provided as natural open space, except in those areas where maintenance necessitates turf.
12. This was purely a Planning condition, rather than coming from the Panel (they put our condition in their motion) and Planning ultimately came to terms with them not making further changes to the site. They did end up fronting units towards Galloway road, which was an improvement.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Rezoning Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-036

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 FRANKLIN

Being first duly cautioned and sworn (NAME) Rebecca J. Mott, Plank Law Firm, LPA
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, Columbus, Ohio 43215
deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Maronda Homes, LLC of Ohio Todd Lipschutz 5900 Wilcox Place, Dublin, Ohio 43016 Columbus-based employees: 5	2.
3.	4.

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

SIGNATURE OF AFFIANT Rebecca J. Mott

Sworn to before me and signed in my presence this 23rd day of April, in the year 2025

[Signature]
SIGNATURE OF NOTARY PUBLIC

[Signature] Notary Seal Here
My Commission Expires



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

This Project Disclosure Statement expires six (6) months after date of notarization.