

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 13, 2003**

- 9. APPLICATION: Z02-086**
Location: **1359 GALLOWAY ROAD (43119)**, being 111.6± acres located on the west side of Galloway Road, 2350± feet south of Hall Road (Westland Area Commission; 010-258012).
Existing Zoning: R, Rural District.
Request: R, Rural; NC, Neighborhood Center; NG, Neighborhood General; and NE, Neighborhood Edge Districts.
Proposed Use: Single-family and multi-family residential development.
Applicant(s): Dominion Homes, Inc.; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
Property Owner(s): Colomet Inc.; c/o Daniel H. Schoedinger, Atty.; 52 E Gay Street; P.O. Box 1008; Columbus, Ohio 43216.
Planner: Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- o The 111.6± acre site is zoned in the R, Rural District. The site is in agricultural use at present. The applicant requests the NC, Neighborhood Center (128 units), NG, Neighborhood General (182 units) and NE, Neighborhood Edge (135 units) Districts for multi-family and single-family development of 445 dwelling units with an overall density of 3.98 dwelling units per acre and 28.8± acres of open space. A 15.3± acre tract located at the northeast corner of the site that includes a 7.4± acre wetland will remain in the R, Rural District and be transferred to the Department of Recreation and Parks.
- o An undeveloped site in Prairie Township is located to the north. A single-family subdivision zoned on the SR, Residential District and farm fields in Prairie Township are located to the east. A single-family house and farm are located to the south in Prairie Township. A single-family subdivision and farmland are located to the west in Prairie Township, along with an undeveloped parcel zoned in the R-1, Residential District.
- o 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, east and west. The proposed density is also consistent with the draft revision of the *Westland Area Plan* that recommends a maximum of 4.0 dwelling units per acre

and allows additional density based on development standard commitments.

- o The applicants have verbally committed to transfer a 15.3± acre tract located at the northeast corner of the site to the Recreation and Parks Department. The applicant will address any additional commitments to the Department of Recreation and Parks. The site is located within the boundaries of the Hellbranch Run Watershed Protection Overlay and Hellbranch moratorium. The applicant will be responsible for compliance with all applicable provisions of the overlay.

- o The *Columbus Thoroughfare Plan* identifies Galloway Road as a Class C arterial requiring a minimum of 30 feet of right-of-way from centerline. The Franklin County Engineer's office has requested 50 feet of right-of-way from centerline based on the *Franklin County 2020 Thoroughfare Plan* that classifies Galloway Road as a Minor Arterial requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant requests the NC, Neighborhood Center (9.7 units/acre), NG, Neighborhood General (4.3 units/acre) and NE, Neighborhood Edge (3.5 units/acre) Districts for multi-family and single-family development to construct 445 dwelling units with an overall density of 3.98 dwelling units per acre and 28.8± acres of open space. A 15.3± acre tract located at the northeast corner of the site that includes a 7.4± acre wetland will be transferred to the Department of Recreation and Parks. This zoning request is consistent with development and zoning patterns of this area and is subject to all applicable provisions of the Hellbranch Run Watershed Protection Overlay.