

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 9, 2003**

- 5. APPLICATION: Z03-063**
- Location:** 3992 REFUGEE ROAD (43232), being 97.67± acres located on the north side of Refugee Road, 480± feet east of Courtright Road. (010-118501)
- Existing Zoning:** RRR, Restricted Rural Residential, AR-1, and ARLD, Apartment Residential, AR-O, Apartment Office, C-4, Commercial and L-C-4, Limited Commercial Districts.
- Request:** R-2, Residential, and NC, Neighborhood Center District.
- Proposed Use:** Single-family residential development.
- Applicant(s):** Dominion Homes; c/o Donald Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
- Property Owner(s):** Columbus East Joint Venture; c/o The Richard E. Jacobs Group; 25425 Center Ridge Road; Westlake, Ohio 44145.
- Planner:** Dana Hitt, AICP, 645-2395; dahitt@columbus.gov

BACKGROUND:

- The 97.67± acre wooded site is undeveloped and is zoned in the RRR, Restricted Rural Residential, AR-O, Apartment Office, C-4, Commercial and L-C-4, Limited Commercial Districts. The applicant is requesting the R-2, Residential District for 54.1 acres and the NC, Neighborhood Center District for 19.7 acres to develop single-family dwellings, 12 acres of open space including a power line easement and a wetland that has been incorporated into a green. The NC, Neighborhood Center District will be limited to a density of 8.43 dwelling units per acre. The applicant proposes only single-family development for this site.
- To the north are various forms of multi-family development zoned the AR-1 and AR-12 Apartment Residential and I, Institutional Districts. To the south across Refugee Road is vacant land zoned in the NG, Neighborhood General District and commercial uses in the C-4, Commercial District. To the east is a regional shopping center zoned in the C-4, Commercial, L-C-4, Limited Commercial and P-1, Private Parking Districts. To the west are various forms of multi-family dwellings and vacant land AR-1 and ARLD, Apartment Residential Districts and commercial development in the C-4 and C-5, Commercial Districts and L-C-4 Limited Commercial District.
- The applicants have verbally committed to a conservation easement along Mason Run as a surveyed easement and/or exhibit showing the easement / do not disturb area along the creek but have not provided documentation of this as of the preparation of this report.
- The *Columbus Thoroughfare Plan* identifies Refugee Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline. The applicants have failed to reach

agreement with the Division of Transportation regarding access to the site through the shopping center to the east.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval. Although the land use is consistent with the development and zoning patterns of the area, the applicants have failed to reach agreement with the Division of Transportation regarding access to the site through the shopping center to the east.

**** Amended Report, October 9, 2003 During the Development Commission Hearing, the Applicant resolved the above issues and amended the requested R-2 District to an L-R-2 District to incorporate limitations the applicant negotiated with the Southeast Community Coalition.***