

**DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2004**

- 4. APPLICATION: Z03-080**
Location: **3760 ALLMON ROAD (43123)**, being 31.71± acres located at terminus of Allmon Road (Greater Hilltop Area Commission; 570-103658).
Existing Zoning: R, Rural District.
Request: L-R-2, Residential District.
Proposed Use: Single-family subdivision.
Applicant(s): ZDM Properties; c/o William Goldman; 454 East Main Street, Ste. 227; Columbus, Ohio 43215.
Property Owner(s): William D. and Marvin Allmon and The City of Columbus; c/o The Applicant.
Planner: John Turner, 645-2485; jmturner@columbus.gov

BACKGROUND:

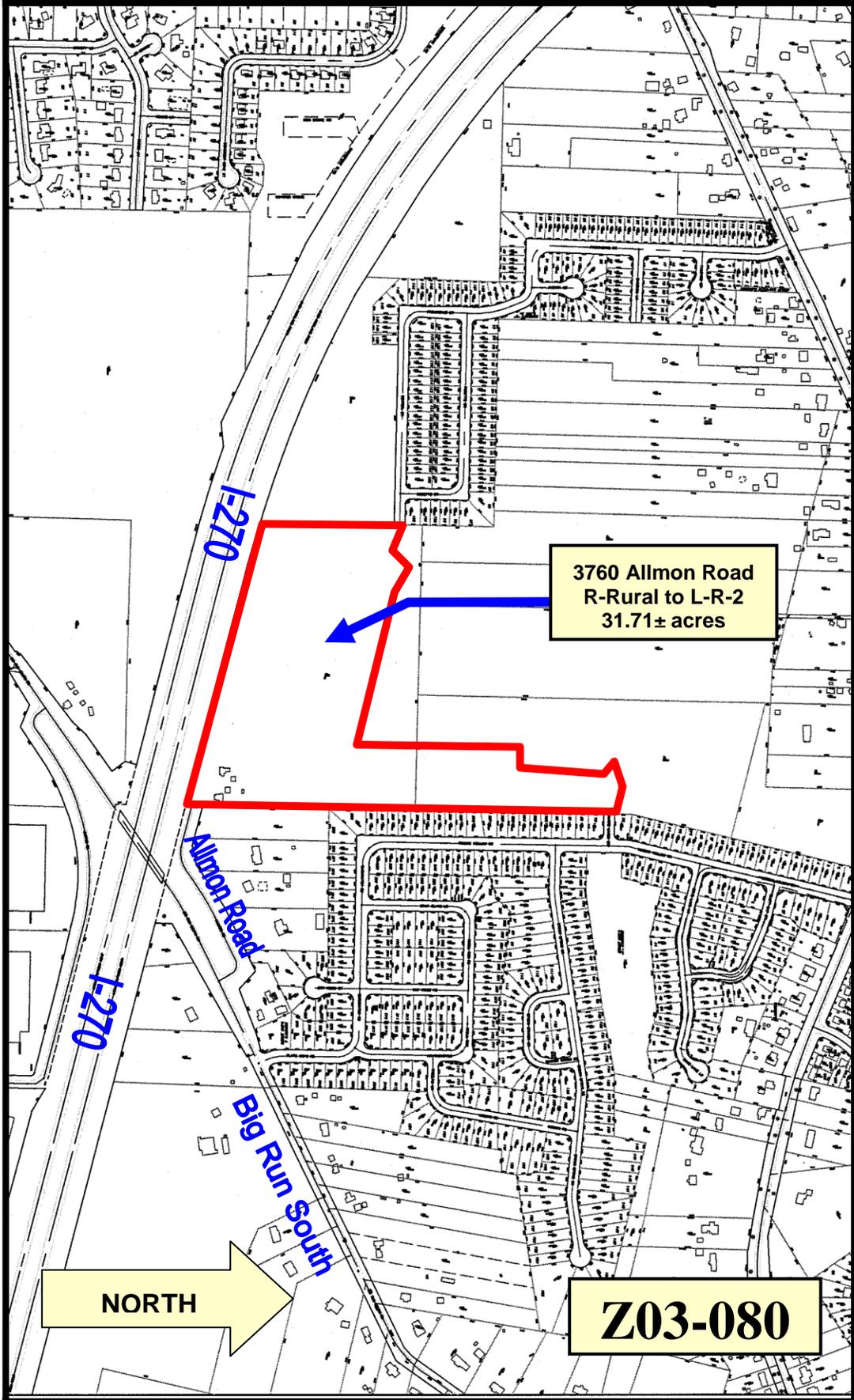
- The 31-acre site is undeveloped and zoned within the R, Rural District. The Columbus Department of Recreation and Parks currently own approximately 3.9 acres of the site. The Applicant is currently in negotiations with the City to “swap” these 3.9 acres with another 4.7 acre tract to the south. The Applicant requests the R-2, Residential District to develop a single-family subdivision.
- The site lies within a portion of Alkire Road undergoing a transition from large single-family parcels developed within the township to single-family subdivisions within the City of Columbus. To the east and north of the site lies land zoned within the R-2, Residential District and subdivided for single-family dwellings. To the west of the site is land developed with single-family dwellings in the PUD-8, Planned Unit Development and within the township. A pending zoning to the PUD-6, Planned Unit Development District to develop single-family dwellings is also to the west and on tonight’s agenda.
- The applicant has submitted a limitation text to comply with recommendations of the Greater Hilltop Area Commission. The text establishes standards relating to dwelling size, basements, garages, landscaping, and number of lots. The proposed development will have a maximum gross density of 4.74 units per acre.
- The site is within the boundaries of the Greater Hilltop Area Commission, which recommends conditional approval. A letter from the Area Commission is contained in the report packet.
- The site lies within the boundaries of the Greater Hilltop Area Plan. No specific land-use recommendation is given for this site.

- The Applicant has requested the scheduling of this case despite outstanding traffic issues. As of the preparation of this report, the Division of Transportation has not received a required traffic access study.

ITY DEPARTMENTS' RECOMMENDATION: **Approval.

The applicant requests the L-R-2, Limited Residential District to develop 128 single-family dwellings, with a gross density of 4.74 units per acre. The site lies within a portion of Alkire Road undergoing a transition from large single-family parcels developed within the township to single-family subdivisions within the City of Columbus. The requested L-R-2 District is consistent with this trend. Staff conditions support on the completion of the "land swap" before the case is scheduled at City Council. The Applicant has requested this case be scheduled on the Development Commission Agenda despite outstanding traffic issues.

**Subsequent to the February Development Commission Meeting, outstanding traffic issues were resolved, changing the Staff Recommendation from "Conditional Approval" to "Approval".



3760 Allmon Road
R-Rural to L-R-2
31.71± acres

NORTH

Z03-080



Department of Trade and Development
Development Regulation Division

1250 Fairwood Avenue
Columbus, Ohio 43206-3372
(614) 645-7314

AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
STANDARDIZED RECOMMENDATION FORM

GROUP NAME: GREATER HILLTOP AREA COMMISSION

MEETING DATE: NOV. 11, 2003

SPECIFY CASE TYPE:
(check only one)

- BZA Variance (Begins with "V")
- BZA Special Permit (Begins with "SP")
- Council Variance (Begins with "CV")
- Rezoning (Begins with "Z")
- Graphics Variance (Begins with "VG")
- Graphics Special Permit (Begins with "SPG")

CASE NUMBER: Z03-080

RECOMMENDATION:
(check only one)

- Approval
- Disapproval
- Conditional Approval: (please list conditions below)
[Area Commissions see note below*]

SEE ATTACHED RESOLUTION FOR CONDITIONS

* Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

VOTE: 12-0

SIGNATURE OF AUTHORIZED REPRESENTATIVE: _____

[Signature]
(Signature)

GHAC CHAIR
(Recommending Group Title)

995-3802
(Daytime Phone Number)

Please fax this form to Zoning at 645-2463 within 48 hours of your meeting day;
or mail to: Zoning - Regulations Division, 1250 Fairwood Avenue, Columbus, Ohio 43206

**GREATER HILLTOP AREA COMMISSION
POLICY MOTION - ZONING**

Date Presented: November 11, 2003

Sponsor: Daryl Hennessy and Dave Horn
Co-GHAC Zoning Chairs

Subject Matter: Request to rezone 3760 Allmon Road from R (Rural) to R-2 (Residential) to allow for the development of single-family homes.

Final Vote: Approved 12-0

The following motion is presented to the Greater Hilltop Area Commission for consideration:

WHEREAS, the purpose of the City of Columbus' policies, standards, and regulations on land use and development are designed to help ensure the health, safety, and welfare of its citizens, while protecting the rights and privileges of property owners, and

WHEREAS, the City's land use and development review process requires a recommendation by the Greater Hilltop Area Commission for projects in the designated area,

WHEREAS, the property owner of 3760 Allmon Road proposes to rezone the property from R (Rural) to R-2 (Residential) to allow for the development of single family homes;

WHEREAS, the applicant has agreed to supplement the original proposal with limitation text that would commit to the following: (1) the size of houses shall be at least 1,200 square feet for a single-story dwelling and 1,500 square feet for a dwelling of more than one-story, (2) homes constructed on slabs shall have at least another 100 square feet, (3) at least 50 percent of the homes shall be built with basements, soil conditions permitting, (4) each home shall have at least a private, two-car garage, and (5) the installation of sidewalks and decorative lighting throughout the development;

WHEREAS, the applicant has agreed to develop a plan for screening the property abutting to lots 119-128 (as proposed on the site plan dated 7-15-03) that will at least include the installation of evergreen trees 6 feet tall at planting and 15 feet on center and contain restrictions against the installation of any structure within 25 feet of the abutting property line;

WHEREAS, the limitation text will also commit to (1) limiting the number of homes to no more than 128, (2) the construction of a split rail fence along the property line abutting the city park, (3) the installation of traffic calming devices in the portion of the access road shared with the park, (4) the donation of additional land and \$20,000 for park improvements, and (5) a payment in a proportionate amount to that paid by the neighboring Alkire Place development based on the number of homes for deposit in a dedicated fund to research and improve traffic through the railroad tunnel at the corner of Alkire Road and Harrisburg Pike; and

WHEREAS, a subcommittee of the Greater Hilltop Area Commission Zoning Committee recommended approval of the amended rezoning request by a vote of 3 to 0 at its public meeting on October 21, 2003.

NOW, THEREFORE, the Greater Hilltop Area Commission supports the applicant's request to rezone 3760 Allmon Road without additional condition.

