

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 8, 2004**

- 15. APPLICATION: Z03-104**
Location: **4955 CENTRAL COLLEGE ROAD (43081)**, being 125.5± acres located on the south side of Central College Road, 2800± east of Lee Road (010-261451)
Existing Zoning: R, Rural and R-2F, Residential Districts.
Request: NC, Neighborhood Center; NG, Neighborhood General; NE, Neighborhood Edge; and CPD, Commercial Planned Development Districts.
Proposed Use: Multi-family and single-family housing and commercial development.
Applicant(s): Dominion Homes, Inc.; c/o John P. Kennedy, Atty.; Crabbe, Brown and James, LLP.
Property Owner(s): Townsend Construction Co.; c/o Crabbe, Brown and James, LLP..
Planner: Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- o The majority of the 125.5±-acre site is farmland. Several parcels are developed with single-family dwellings along Central-College Road. The applicant requests the NC, Neighborhood Center District (108 units at 9.6 units/acre) for multi-family development, and the NG, Neighborhood General (444 units at 6.7 units/acre) and NE, Neighborhood Edge (55 units at 4.0 units/acre) Districts for single-family development. The 0.77±-acre CPD, Commercial Planned Development District site initially will be developed for marketing and later be converted to a day care center. The three TND districts include 607 dwelling units with an overall density of 4.8 dwelling units per acre and 31.3± acres or 25% of the total site committed to park/civic space. A total of 18 acres will be dedicated to parkland. The interior of the site will be served by a mixture of public and private streets.
- o Single-family dwellings in Clinton Township and a 140±-acre tract zoned in the R, Rural District are located to the north. Zoning request Z02-074 has been submitted to rezone the 140±-acre tract to the NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts. To the east are single-family dwellings in Clinton Township and a 140±-acre tract that is the subject of zoning request Z03-009, which requests the L-AR-12, Limited Apartment Residential District for multi-family development and CPD, Commercial Planned Development District for commercial Development. To the south along Warner Road are farmland and single-family dwellings in Clinton Township and the R, Rural District. Farmland and single-family dwellings zoned in the R, Rural District are located to the west
- o The site is located within the boundaries of the *Rocky Fork/Blacklick Accord* (2003). The Rocky Fork/Blacklick Accord Implementation Panel recommendation for conditional approval is included in this report. At the time this report was prepared the applicant had addressed non-traffic related Rocky Fork/Blacklick Accord Implementation Panel conditions and was working with the Transportation Division to complete elements of the Traffic Impact Study. The CPD text restricts the use of this district to a marketing facility or day care center and includes development standards for building and parking setbacks, maximum lot coverage, street trees, headlight screening, building design and materials, lighting and graphics restrictions, and sidewalks. The

CPD site plan will be included in the supplemental staff report to the Development Commission.

- o The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicants request for the NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge, and CPD, Commercial Planned Development Districts is consistent with recommendations of the *Rocky Fork/Blacklick Accord* (2003) for the West Village, which includes a mix of the primarily residential Edge and Neighborhood Districts, and the Center District to build on existing commercial and multi-family zoning at the intersection of Central College and Hamilton Roads. The proposed development would include a total of 607 dwelling units in the NC (105 multi-family dwelling units), NG (444 single-family dwelling units) and NE (55 dwelling units) with an overall density of 4.8 dwelling units per acre. A total of 31.3± acres or 25% of the 125.5±-acre site will be park/civic space. The site also includes 0.77±-acres in the CPD district to be used for marketing and then as a child day care center.