

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 11, 2003**

- 16. APPLICATION: Z03-086**  
**Location:** **5401 THOMPSON ROAD (43054)**, being 211.79± acres located on the south side of Thompson Road, 3550± feet east of Hamilton Road (010-214645)  
**Existing Zoning:** PUD-8, Planned Unit Development; CPD, Commercial Planned Development; and R, Rural Districts.  
**Request:** PUD-8, Planned Unit Development District.  
**Proposed Use:** Single-family and multi-family development.  
**Applicant(s):** The New Albany Company; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.  
**Property Owner(s):** The New Albany Company, LLC et al.; c/o The Applicant.  
**Planner:** Don Bier, 645-0712; [drbier@columbus.gov](mailto:drbier@columbus.gov)

**BACKGROUND:**

- The majority of the 211.79± acre site is farmland zoned in the CPD, Commercial Planned Development and PUD-8, Planned Unit Development Districts for commercial and multi-family residential development. The remainder of the site consists of land not previously included in The Preserve that is zoned in the R, Rural District. The applicant is requesting the PUD-8, Planned Unit Development District for single-family and multi-family residential development in Sub areas 1-4 and a 47± acre public park in Sub area 5. The maximum number of dwelling units permitted is 1449, with a net density of 7.24 dwelling units per acre after dedication of 11.64± acres of right-of-way. Required open space is 25± acres and 89± acres of open space and tree preservation zones are provided. Except for a new north-south public street between Thompson Road and Morse Road, all streets will be private. Staff has requested that the applicant provide data demonstrating that that density within The Preserve as a whole remains within permitted levels for the PUD-8, Planned Unit Development District.
- Farmland and residential development zoned in the PUD-4 and PUD-8, Planned Unit Development Districts are located to the north. Rocky Fork Creek is located along the east boundary of the site. Farmland and a private club zoned in the PUD-4, Planned Unit Development District are located east of the site north of Thompson Road. A health care facility zoned in the L-I, Limited Institutional District, farmland in Plain Township, and multi-family residential development zoned in the PUD-4, Planned Unit Development District are located to the east south of Thompson Road. Multi-family residential development zoned in the PUD-4, Planned Unit Development District, undeveloped land zoned PUD-8 for multi-family development and single-family dwellings in the City of Gahanna and Plain Township are located to the south. The site is bounded on the west by single-family residential development and land zoned for multi-family residential development, all in the PUD-8, Planned Unit Development District, and single-family dwellings in Plain Township.
- The site is located within the boundaries of the *Northland Plan, Volume II* (2003). The applicant's request for the PUD-8, Planned Unit Development District for single-family and multi-family residential development and a park is consistent with Plan recommendations.
- The PUD-8 text provides development standards that reflect ongoing discussions with the City Departments, the Franklin County Engineer's Office and the Northland Community Council.

Development standards applicable to all sub areas address traffic and pedestrian transit systems and the minimum number of detached single-family dwellings required in the overall development. The text also provides use restrictions and development standards for each sub area. Council Activities staff reviewed the revised text with the applicant on 2-05-04. The majority of outstanding issues were resolved. The applicant has agreed to work with staff on language related to City Department review of post-zoning revision requests, building setbacks related to the proposed location of utilities beneath the new north-south road, and an open space exhibit note regarding open space size and location.

- Thompson Road is identified as a C arterial requiring a minimum of 30 feet of right-of-way from centerline. Morse Road is identified a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENT'S RECOMMENDATION:** Conditional Approval.

The requested PUD-8, Planned Unit Development District would conform remnant Plain Township and CPD, Commercial Planned Development District land on Thompson Road to the PUD-8 District, add single-family residential uses to multi-family residential uses now permitted, and establish a 47± acre park in Sub area 5. Proposed single- and multi-family residential zoning in the PUD-8 district would allow the applicant to develop a maximum of 1449 dwelling units with a net density of 9.47 units per acre. The proposed uses are consistent with zoning and development patterns in the Preserve District and with land use recommendations of the *Northland Plan: Volume II*. The PUD-8 text includes use restrictions and development standards in consideration of natural features and surrounding uses. However, the applicant has not completed the review process with the Transportation Division or Recreation and Parks Department.