

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 10, 2004**

- 12. APPLICATION: Z04-015**
- Location:** **5461 NEW ALBANY ROAD EAST(43054)**, being 42.5± acres located north and west of the intersection of New Albany Road East and New Albany Road (Rocky Fork/Blacklick Accord Panel; 010-220116).
- Existing Zoning:** L-AR-O, Limited Apartment Residential-Office and L-C-4, Limited Commercial Districts.
- Request:** L-C-2 and L-C-4, Limited Commercial Districts.
- Proposed Use:** Office and Retail Development, and Open Space.
- Applicant(s):** The New Albany Company, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
- Property Owner(s):** The Applicant.
- Planner:** Don Bier, 645-0712, [drbier@columbus.gov](mailto:drbier@columbus.gov)

**BACKGROUND:**

- o The vacant 42.5± acre site is currently zoned in the L-C-4, Limited Commercial and L-ARO, Limited Apartment Residential-Office Districts (Z95-102A, Sub areas 2 and 9). The Applicant requests the L-C-4, Limited Commercial District in Sub area 2 to develop commercial land-uses, and the L-C-2, Limited Commercial District in a new Sub area 10 to develop two 3-story office buildings. This rezoning will allow the Applicant to modify the recorded conservation easement established as a requirement of Z95-102A to accommodate the proposed office development. Approximately 3.5 acres of the current conservation easement will be relocated to the west so that there will not be a net loss of open space.
- o Multi-family residential dwellings in the L-ARO, Limited Apartment Residential-Office District are located north of the site beyond Sugar Run Creek. Vacant land in the L-C-4, Limited Commercial District is located east of the site. An office building and vacant land in the CPD, Commercial Planned Development District are located to the south. Vacant land in the L-AR-O, Limited Apartment Residential-Office District is located west of the site.
- o The site is within the boundaries of the *Rocky Fork – Blacklick Accord* (2004). The Accord implementation panel recommended Conditional Approval of the proposed re-zoning on May 20, 2004. The Panel record of action is included in this report.
- o The proposed L-C-4 and L-C-2 limitation texts reiterate the L-C-4, Limited Commercial District land-use restrictions and development standards established by zoning Z95-102A (ORD 0588-01). The text has been updated to reflect construction of New Albany Road West, revisions to the city codes, to apply C-4 development standards to proposed office development in the new Sub area 10, and to amend the recorded conservation easement established as a condition of Z95-102A for existing Sub areas 2 and 9. Staff approval is conditioned on the requirement that the Applicant comply with all conditions set forth in the Rocky Fork – Blacklick Implementation Panel recommendation dated May 20, 2004, and with any requirements set forth by the City of Columbus Transportation Division and Recreation and Parks.

**CITY DEPARTMENTS' RECOMMENDATION:** Conditional Approval. ❶

The applicant is requesting the L-C-2, Limited Commercial District to develop two 3-story office buildings and the L-C-4, Limited Commercial District to develop retail commercial and hotel uses. The proposed rezoning maintains office and retail commercial uses currently permitted and reiterates established development standards. The proposed limitation text has been revised to reflect construction of New Albany Road West, revisions to the city codes, to apply C-4 standards to proposed office development in the new Sub area 10, and to amend the recorded conservation easement established as a condition of Z95-102A to shift 3.5± acres of open space to the west. Staff and the Rocky Fork – Blacklick Accord Implementation Panel have concluded that the proposed office and commercial uses and associated development standards are appropriate for this site. The proposed re-allocation of open space is reasonable subject to the condition that the Applicant agrees to conditions set forth by the implementation panel and the City of Columbus Transportation Division and Recreation and Parks Department.

❶ On June 17, 2004 the City of Columbus Transportation Division and Recreation and Parks Department signed-off on the Applicant's limitation text dated June 16, 2004. All conditions set forth by the Rocky Fork / Blacklick Accord Panel have been met.