

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 6, 2004**

- 9. APPLICATION: Z04-012**
Location: 9032 OLENBROOK DRIVE (43035), being 48.44± acres located 1700± feet east of U.S. 23 and 3440± feet north of Lazelle Road (Delaware County 318-34203019001).
Existing Zoning: R, Rural District.
Request: R-2, Residential District.
Proposed Use: Single-family residential development.
Applicant(s): Dominion Homes, Inc.; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208; spine@columbus.gov

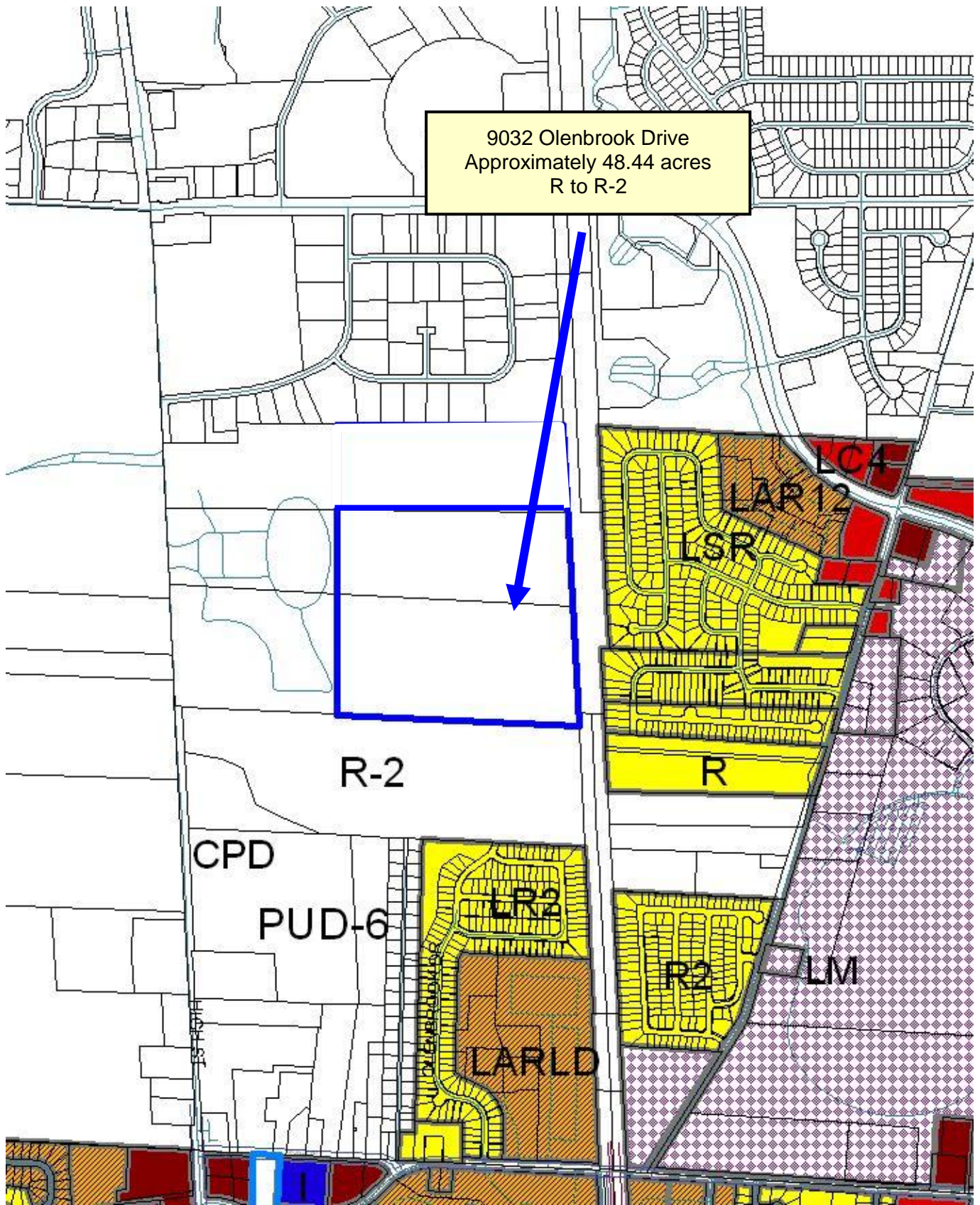
BACKGROUND:

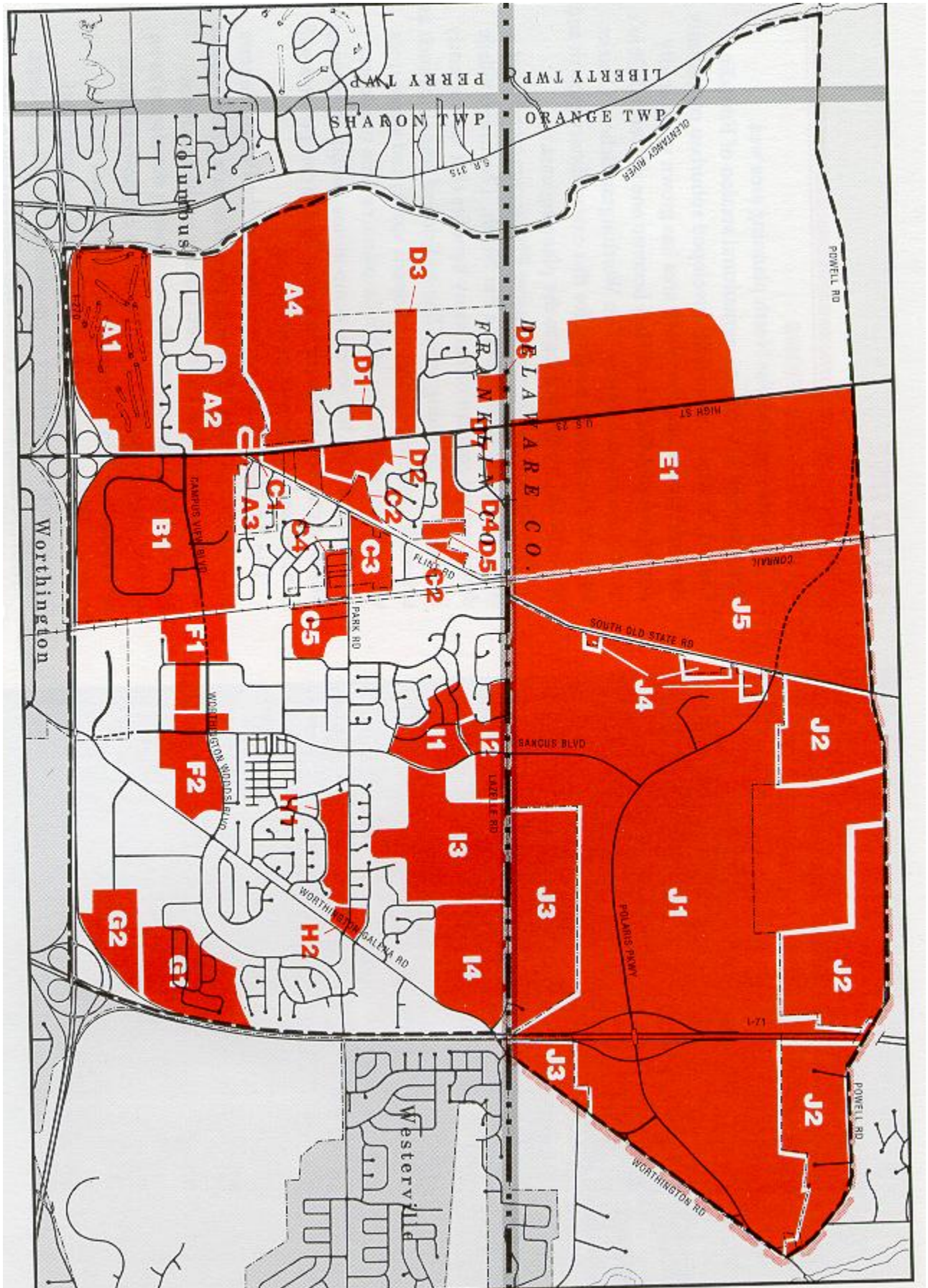
- o The undeveloped site is located north of Lazelle Road in Delaware County and lies behind Resurrection Cemetery, which fronts North High Street. The site is pending annexation into the City of Columbus from Orange Township. The applicant requests the R-2, Residential District to develop a single-family subdivision.
- o To the south, the applicant recently rezoned approximately 68 acres to the R-2, Residential District, to develop a single-family subdivision. The current request is an extension of this future development. To the north of the site is undeveloped land and land developed for manufacturing uses within Orange Township. A railroad bounds the site to the east, beyond which lie single-family dwellings within the L-SR, Limited Suburban Residential District. A cemetery lies to the west between the subject site and North High Street.
- o As a part of Parkland Dedication Ordinance commitments for two rezoning applications to the south, Z03-035 and Z03-048, the applicant agreed to locate a public park on this subject site. As of the preparation of this report, the amount of parkland and the relationship of the parkland to proposed storm water areas remain unresolved. Additionally, 20.5 acres of the site are designated for a future Olentangy Local School site.
- o The site lies within Area E.1. of the *Far North Plan (1994)*. That area consists of a vast acreage bounded by Lazelle Road to the south, Powell Road to the north, the railroad tracks to the east, and Highbanks Metro Park west of North High Street to the west. The Plan responded to the site lying in Orange Township and thus recommends supporting the township's land use plan recommendation for commercial and light industrial development as the most appropriate land use. However, deviation from the plan's recommendation is warranted due to subsequent residential zoning and development in the vicinity in both the city and township jurisdictions as well as the ample commercial and industrial zoning now in place at the Polaris Centers of Commerce nearby to the east. North High Street has consistently developed with commercial uses along its frontage and residential uses to the rear; this application will continue this zoning pattern.
- o The *Columbus Thoroughfare Plan* identifies North High Street as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline.

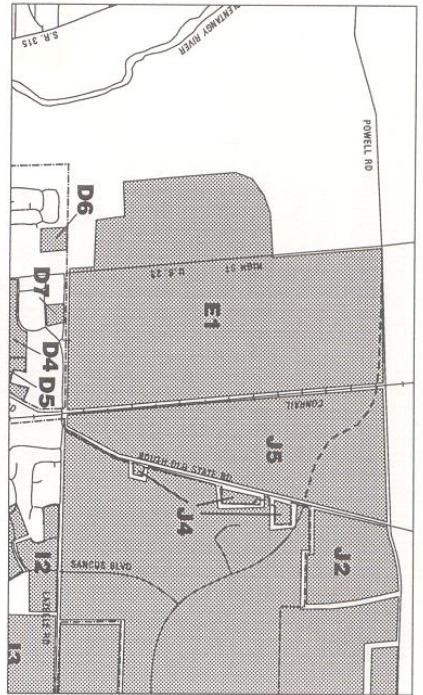
CITY DEPARTMENTS' RECOMMENDATION: **Approval.

The applicant requests the R-2, Residential District to develop approximately 128 single-family dwellings. The site is located east of Resurrection Cemetery and will tie into a future single-family subdivision to the south. The site lies within Area E.1. of the Far North Area Plan, which follows Orange Township recommendation of commercial and light manufacturing uses. Although residential land use is not recommended by the plan, a deviation from this recommendation is warranted due to the established development trend of the North High Street Corridor and the adjacent single-family land-uses to the south and east. North High Street has consistently developed with commercial uses along its frontage and residential uses to the rear. The Applicant requested the case be scheduled for the May 6th Development Commission with the outstanding parkland issue, as outlined in this report.

** An outstanding issue concerning the proposed parkland area was resolved prior to the May 6th Development Commission Meeting, thereby changing Staff recommendation from "Disapproval" to "Approval".







Area E: High Street Corridor - North

Subarea E.1: This very large subarea consists of the land between Powell Road on the north, Lazelle Road on the south, the Conrail Railroad on the east, and the Highbanks Metropolitan Park on the west. This subarea has been designated an employment component of the fringe village. Existing development includes several automobile dealerships, retail marine sales, and a cemetery. The Nationwide training facility and an office/industrial park is located in the southeast quadrant of North High Street and Powell Road. The subarea is located in Delaware County and zoned under Orange Township jurisdiction.

- Support the Orange Township Land Use Plan's recommendation for commercial and light industrial development as the most appropriate land use for this subarea.
- Future development must be very sensitive to the natural characteristic of Highbanks Metropolitan Park.
- Development proposals should limit the number of curb cuts along North High Street to obtain efficiency of traffic movement.

Area F: Sancus and Worthington Woods

Subarea F.1: This subarea consists of the undeveloped land that fronts on Worthington Woods Boulevard. It is located in a portion of an employment and shopping component of the fringe village. Adjacent development includes an elementary school and multi-family housing on the north, an industrial park on the south, undeveloped land on the east, and offices and undeveloped land on the west. Existing zoning is Manufacturing (M2) south of Worthington Woods Boulevard; and Commercial Planned Development (CPD) and Limited Apartment Office (LARO) north of Worthington Woods Boulevard.

- Support development in accordance with current zoning districts. Future development of this subarea must be sensitive to the elementary school located to the north.
- Consider a portion of the subarea along the Conrail Railroad as a possible location for a mass transit terminal.

Subarea F.2: Subarea is located along Worthington Woods Boulevard and is zoned Commercial Planned Development (CPD) and Limited Apartment Office (LARO). The subarea is located in a portion of an employment and shopping component of the fringe village. Adjacent development consists of multi-family on the north, industrial on the south, a fast food restaurant on the east, and undeveloped land on the west. Subarea includes the undeveloped land at the Sancus/Worthington Woods intersection.

- Support neighborhood-oriented commercial uses as the most appropriate development of the subarea. Potential uses include grocery store, drug store, dry cleaners, video store, ice cream shop, and pizza restaurant or delicatessen.
- Support low-intensity commercial development as the most appropriate land use for the northwest quadrant of the Sancus/Worthington Woods intersection. Appropriate land uses include a bank, medical offices, and day care center.

HARRISON W. SMITH, JR.
BEN W. HALE, JR.
JEFFREY L. BROWN
GLEN A. DUGGER
JACKSON B. REYNOLDS, III
NICHOLAS C. CAVALARIS
DAVID L. HODGE

SMITH & HALE
ATTORNEYS AND COUNSELORS AT LAW
37 WEST BROAD STREET
COLUMBUS, OHIO 43215-4199

HARRISON W. SMITH
1900-1978

614/221-4255

May 11, 2004

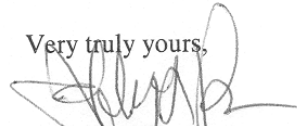
Ms. Deborah Hoffman
Building Services Administrator
City of Columbus
757 Carolyn Avenue
Columbus, OH 43224

RE: Z04-012 / 9032 Olenbrook Drive

Dear Ms. Hoffman:

This letter constitutes commitments to the City of Columbus by the applicant/property owner of the above referenced zoning located at 9032 Olenbrook Drive, Columbus, Ohio. This letter shall be a part of the permanent record of rezoning application Z04-012, and the commitments contained herein, unless sooner satisfied, shall appear on the final plats of the subdivision comprising the property.

Very truly yours,



Jeffrey L. Brown

Restrictions and Covenants

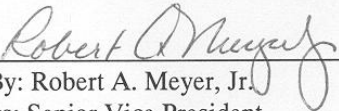
Dominion Homes Inc. (the "Applicant/Property Owner") its successors and assigns, represents, covenants, and agrees to the following:

1. The Applicant shall dedicate a school site to the Olentangy School District substantially in conformance with what is shown on the submitted conceptual site plan.
2. The Applicant shall dedicate a park site to the City of Columbus substantially in conformance with what is shown on the submitted conceptual site plan.

Ms. Deborah Hoffman
May 11, 2004
Page 2

APPLICANT/PROPERTY OWNER:

Dominion Homes Inc., an Ohio corporation



By: Robert A. Meyer, Jr.
Its: Senior Vice President

By the execution hereof, Robert A. Meyer, Jr.
represents that he has the authority to execute
this document on behalf of Dominion homes.

JLB/jth

dhoffman2.ltr



PREPARED FOR:

R.D. Zande & Associates, Inc.
1500 LAKE SHORE DRIVE SUITE 100
COLUMBUS, OH 43204
614.486.4383
1.800.340.2743
FAX: 614.486.4397

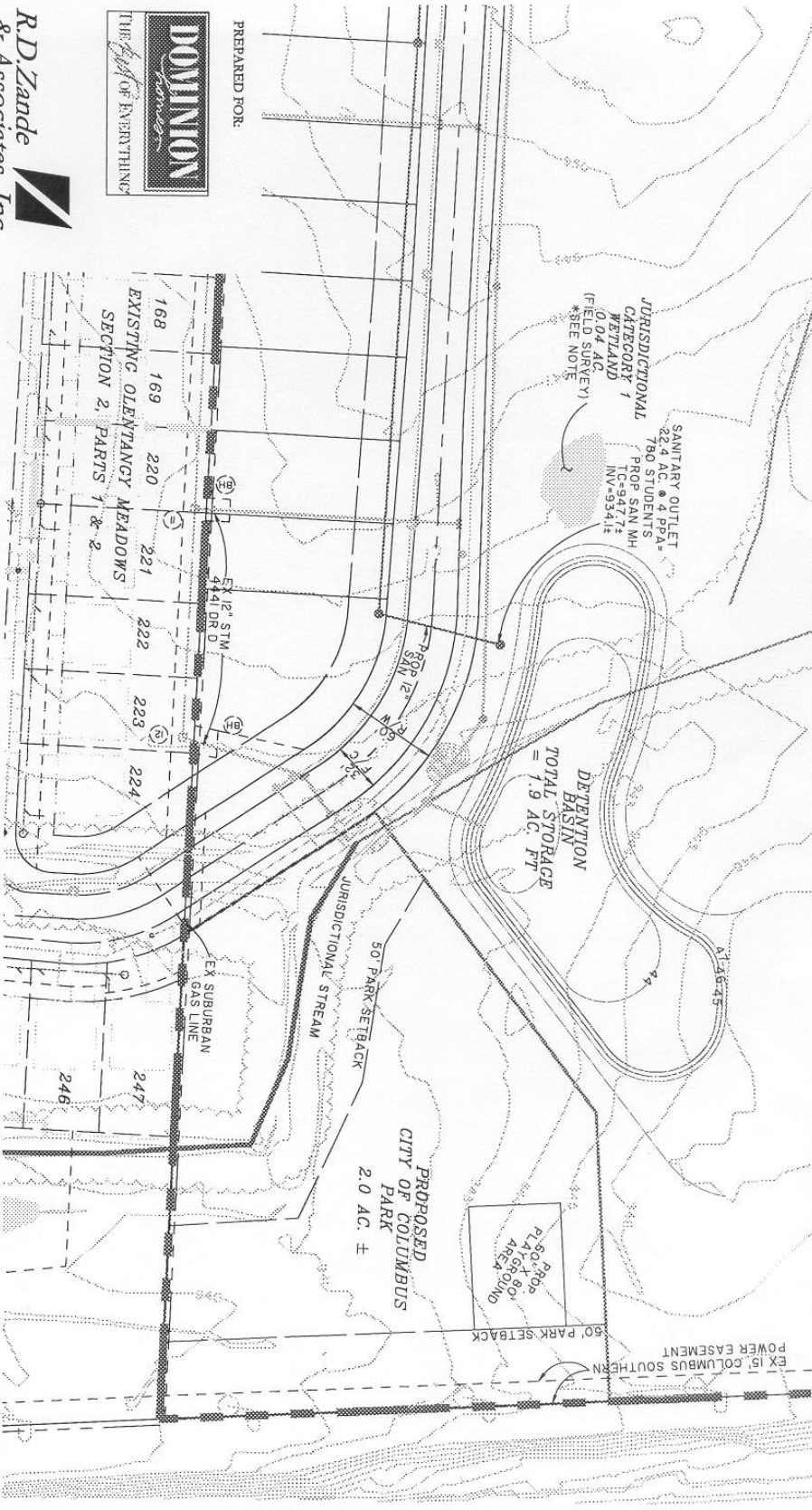
SCALE: 1" = 60'

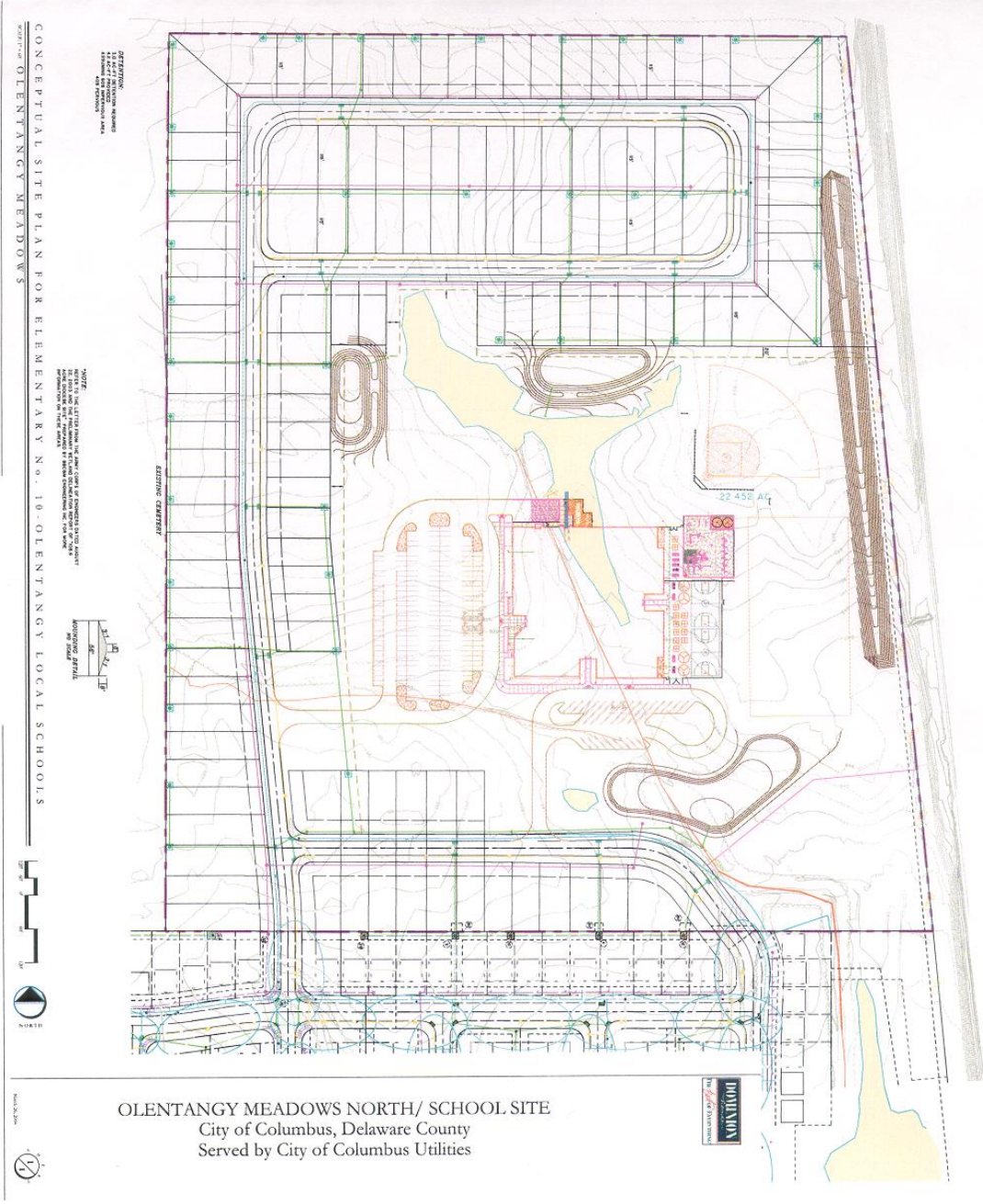
PARK EXHIBIT B OLENTANGY MEADOWS

NOTE: CONTOURS ARE BASED ON SURVEY INFORMATION.



P:\6492\SEC4\Exhibits\PARK EXHIBIT B.dwg PARK May 03, 2004 - 11:20:28am mrcituckerm





OLENTANGY MEADOWS NORTH/ SCHOOL SITE
City of Columbus, Delaware County
Served by City of Columbus Utilities



CONCEPTUAL SITE PLAN FOR ELEMENTARY No. 10-OLENTANGY LOCAL SCHOOLS

OLENTANGY MEADOWS NORTH

DEFINITION:
THIS PLAN IS A CONCEPTUAL SITE PLAN FOR THE PROPOSED SCHOOL AND PLAYGROUND AND IS NOT TO BE USED FOR CONSTRUCTION.

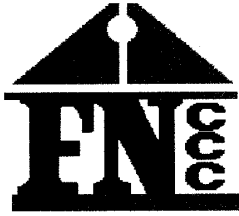
NOTES:
1. THE SITE IS TO BE USED FOR THE PROPOSED SCHOOL AND PLAYGROUND AND IS NOT TO BE USED FOR OTHER PURPOSES.
2. THE PROPOSED SCHOOL AND PLAYGROUND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF COLUMBUS UTILITIES STANDARDS AND SPECIFICATIONS.
3. THE PROPOSED SCHOOL AND PLAYGROUND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF COLUMBUS UTILITIES STANDARDS AND SPECIFICATIONS.

EXISTING CONDITIONS

PROPOSED DETAILS

SCALE: 1" = 20'

NORTH



FAR NORTH COLUMBUS COMMUNITIES COALITION

April 2, 2004

John Turner
Development Commission
City of Columbus
757 Carolyn Ave.
Columbus, Ohio 43224

Re: Z04-012, 9032 Olenbrook Drive

Dear Mr. Turner:

The Far North Columbus Communities Coalition met with Jeff Brown, Esq. representing Dominion Homes on an application to rezone to R-2. We approved it by a vote of 9 in favor of the proposal, 0 in opposition, with 0 abstentions, contingent upon the following:

1. The applicant satisfies the parkland set-aside requirements as determined by the City of Columbus (Maureen Lorenz).

We note that traffic issues are already in the process of being addressed due to development of the property immediately to the south.

Sincerely,

Michael Louisin
President

Far North Columbus Communities Coalition

P. O. Box 261504
Columbus, OH 43226



PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

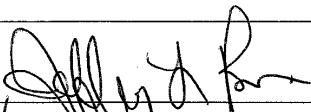
APPLICATION # 204-012

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

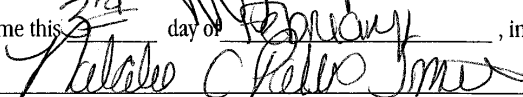
NAME	COMPLETE MAILING ADDRESS
Dominion Homes, Inc.	5501 Frantz Road
	Dublin, OH 43017

SIGNATURE OF AFFIANT



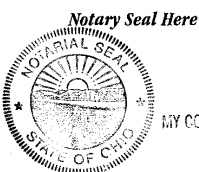
Subscribed to me in my presence and before me this 3rd day of February, in the year 2004

SIGNATURE OF NOTARY PUBLIC



My Commission Expires: 9/5/05

This Project Disclosure Statement expires six months after date of notarization.



NATALIE C. PATRICK
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 5, 2005