

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 27, 2004**

- 2. APPLICATION: Z02-097**
- Location:** 5152 COSGRAY ROAD (43016), being 73.8± acres located on the east side of Cosgray Road, 1900± feet north of Hayden Run Road.
- Existing Zoning:** R, Rural District.
- Request:** NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts.
- Proposed Use:** Traditional neighborhood development.
- Applicant(s):** M/I Schottenstein Homes, Inc.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street; Suite 725; Columbus, Ohio 43215.
- Property Owner(s):** Betty Patch; P.O. Box 156; Amlin, Ohio 43002.
- Planner:** Don Bier, 645-0712; [drbier@columbus.gov](mailto:drbier@columbus.gov)
- Direct inquiry to:** Richard Makley, 645-0078; [rpmakley@columbus.gov](mailto:rpmakley@columbus.gov)

**BACKGROUND:**

- The 73.8± -acre site is zoned in the R-Rural District. This site is developed with one single-family dwelling. The balance of the site is farmland. The applicant requests the NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts to develop a total of 372 dwelling units, a density of 5.1 dwellings per acre. A 4.5 acre park is located along the eastern edge of the site and a 3.2 acre open space with a retention lake will front Cosgray Road. Smaller greens and open spaces ranging in size from 0.2 to 1.1 acres in size occur throughout the site. All interior streets will be publicly dedicated and there are three street connections each to the north and south site boundaries.
- This request is one of three applications to rezone approximately 450 acres into Traditional Neighborhood Development Districts (TND), the Planned Unit Development District (PUD) and Commercial Planned Development District (CPD) to permit a mixed-use development of single-family, multi-family, and commercial uses. Two applications (Z02-075 and Z03-020) lie to the south of the site and will permit the development of 2,250 dwelling units at a density of 6.2 units per acre. These applications also include a total of 202,000 square feet of non-residential space in the CPD, Commercial Planned Development, TC, Town Center and NC, Neighborhood Center Districts. Maps illustrating all three proposed developments are contained within the Report Packet.
- Property north of the site in Washington Township is farmland developed with one single-family dwelling. Conrail tracks form the eastern site boundary. Farm fields zoned in the R, Rural District are located east of the railroad tracks. An application (Z02-075) has been filed to rezone land to the south from the R, Rural District to the CPD, Commercial Planned Development District and TND districts for mixed commercial and residential uses. To the west of the site across Cosgray Road are single-family dwellings in Washington Township.
- The site lies within the boundaries of the draft *Interim Hayden Run Corridor Plan (2003)*. The proposed development is consistent with the Plan land-use recommendation for NG, Neighborhood General and NE, Neighborhood Edge residential development.
- As required for a TND application, the applicant has submitted exhibits illustrating the location of the proposed Districts, the layout of the thoroughfares, the location and size of the civic spaces,

context of the development to the region, including the TND, CPD and PUD-4 re-zonings to the south. The proposed Cosgray-Avery Connector Road will bisect the site. Almost all of the Rings property is located north of the proposed connector road and the Clagg property is entirely to the south of the connector.

- The 20.4 acre NC, Neighborhood Center District is located along the eastern two-thirds of the sites south property line and includes 135 detached and attached single-family dwellings. Density in this district is 7.1 dwelling units per acre. Two greens and a 0.5 acre civic space are located in this district.
- The 32.4 acre NG, Neighborhood General District extends east-west through the center of the site and includes 173 detached single-family dwellings. Density in this district is 5.3 dwelling units per acre. Three greens are located in this district.
- The 21.0 acre NE, Neighborhood Edge District is located along the north and east boundaries of the site and includes 64 detached single-family lots. Density in this district is 3.0 dwelling units per acre. A portion of the open space fronting Cosgray Road and the 4.5 acre park are located in this district.
- As required for the proposed TND, CPD and PUD-4 developments to the south, the applicant has prepared a Traffic Impact Study that analyzes the impact of the proposed developments on traffic patterns in the area. The City of Columbus Transportation Division is coordinating the review of this document.
- Cosgray Road is identified by the *Columbus Thoroughfare Plan* as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline; however, the Transportation Division will require 60 feet of right-of-way from centerline to reflect the *City of Hilliard Thoroughfare Plan*.

**CITY DEPARTMENTS RECOMMENDATION:** Conditional Approval.

This request is one of three primarily TND based applications submitted within the Hayden Run and Cosgray Road area, permitting the development of 2,055 dwelling units and 202,000 square feet of commercial space over a total of 448 acres. The applicant is requesting the Neighborhood Center District to develop 132 detached and attached single-family dwellings, the NG, Neighborhood General District for 176 single-family dwellings and the Neighborhood Edge District for 72 single-family dwellings, a total density of 5.1 dwelling units per acre. The proposed development is consistent with the Interim Hayden Run Corridor Plan land-use recommendation for NG, Neighborhood General and NE, Neighborhood Edge residential development. Staff recommends approval subject to the condition that the applicant agrees to transportation improvements and funding commitments requested by the City of Columbus.