

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 12, 2003**

- 2. APPLICATION: Z03-025**
- Location:** **5100 EBRIGHT ROAD (43110)**, being 333.5± acres bounded by Winchester Pike and Bachman Road to the north, US Route 33 and Bixby Road to the south, and Ebright Road to the west.
- Existing Zoning:** R, Rural, TC, Town Center, NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts.
- Request:** TC, Town Center, NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts.
- Proposed Use:** Mixed commercial and residential uses.
- Applicant(s):** ABL Group, Ltd.; 1349 Cameron Avenue; Lewis Center, Ohio 43035.
- Property Owner(s):** Lee Smith, et al (16); c/o The Applicant.
- Planner:** Don Bier, 645-0712; drbier@columbus.gov

**BACKGROUND:**

- The 333.5± -acre site is farmland zoned in the R, Rural, TC, Town Center, NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts. The applicant requests the TC, Town Center, NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts to develop an integrated single-family and multi-family residential development with commercial components in the TC, Town Center and NC, Neighborhood Center Districts.
- To the north, including land across Bachman Road and Winchester Pike are a township park and farmland located in Madison Township. To the west is farmland in Madison Township. To the south, including land across Bixby Road and U.S. Route 33 are farmland and several small commercial sites located at the northeast corner of U.S. Route 33 and Ebright Road, all located in Madison Township, and undeveloped land zoned in the L-C-4, Limited Commercial District. To the east across Ebright Road is undeveloped land zoned in the L-ARO, Limited Apartment-Residential District and farmland, various dwellings and a greenhouse located in Madison Township. The Groveport corporate line is located immediately southwest of the intersection of U.S. Route 33 and Ebright Road.
- The proposed traditional neighborhood development rezoning application meets the requirements of the TND article as it pertains to rezoning applications. All required exhibits have been submitted, including the Statement of Principles, District Plan, a Civic Space, Thoroughfare and Bicycle Plan, Regional Context Plan and Natural Resources Plan.
- The site is located within the boundaries of the *Southeast Area Plan (2000)*. The majority of this site was rezoned for Traditional Neighborhood development in 2002 (Z01-061). The applicant now wants to incorporate recently acquired land located east of Ebright Road into the overall design and make minor adjustments to existing TND zoning district boundaries. This request would reduce the maximum number of units allowed in the NG, Neighborhood General District from 175 to 130 and increase the maximum number of units allowed in the NE, Neighborhood Edge District from 850 to 1000, resulting in a net increase of 105 units. NC,

Neighborhood Center boundaries are adjusted southeast of the intersection of Winchester Pike and Ebright Road without change to the maximum 1510 units now allowed in this district. No changes are requested to the TC, Town Center District. Rezoning Z01-061 exhibits provided protection for some natural features and these commitments are fully maintained. The Applicant acquired the balance of the Coble-Bowman Ditch drainage north of U.S. 33 and will deed this land to the Recreation and Parks Department for use in conjunction with TND open space. Council Activities and Recreation and Parks have requested that the Applicant reiterate all commitments made as part of the Z01-061 rezoning that remain applicable to this rezoning.

- The *Columbus Thoroughfare Plan* lists U.S Route 33 as an F arterial with variable right-of-way, Winchester Pike as a 4-2 arterial requiring 50-feet of right-of-way from centerline, and Ebright and Bixby Roads as C arterials requiring a minimum of 30-feet of right-of-way from centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval. As determined for the prior rezoning of the majority of this site staff considers the requested land use to be appropriate within the context of the *Southeast Area Plan*. This request eliminates a residual R, Rural District east of Ebright Road and makes minor adjustments to existing TND zoning district boundaries. The total number of dwelling units allowed is increased from 2700 to 2805 units. Final determination of access points allowed to Ebright Road and street/alley design for refuse collection will be resolved at the time of regulating plan review. The applicant acquired additional land suitable for use with TND open space and will deed this acreage to the Recreation and Parks Department.