

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 11, 2004**

- 2. APPLICATION: Z03-124**
- Location:** 1420 MCNAUGHTEN ROAD (43232), being 30.4± acres located on the east side of McNaughten Road at the terminus of Riverton Road (550-126219).
- Existing Zoning:** AR-1, Apartment Residential and L-AR-12, Limited Apartment Residential Districts.
- Request:** PUD-6, Planned Unit Development District.
- Proposed Use:** Single-family residential development.
- Applicant(s):** Dominion Homes; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
- Property Owner(s):** East Main Centers I, LLC; 6055 East Main Street; Columbus, Ohio 43232.
- Planner:** Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- The applicant wishes to rezone the site to the PUD-6, Planned Unit Development District to develop a residential subdivision with a maximum of 177 detached single-family dwellings and density of 5.8 dwelling units per acre, with 6.9± acres of open space. All interior streets will be private.
- The site is bordered on the north by retail commercial development zoned in the CPD, Commercial Planned Development District and a vacant lot zoned in the AR-1, Apartment Residential District that is in the process of being rezoned to the L-C-4, Limited Commercial District for retail commercial use, on the east by single-family residential development zoned in the R-1, Residential District, on the south by a natural gas facility zoned in the I, Institutional District and multi-family dwellings zoned in the L-AR-12, Apartment Residential District, and on the west by single-family dwellings zoned in the SR Residential District, an office zoned in the L-C-2, Limited Commercial District and multi-family dwellings zoned in the AR-1, Apartment Residential District.
- This staff report is based on an interim 8½" x 11" PUD-6 development plan submitted to show the addition of a parcel opposite Yorkland Drive that allows the development's access points to align with existing public streets. PUD-6 notes provide for private streets, the use of a manufactured modular building or home as a sales office, decorative street lamp installation, concrete sidewalks along private streets, building setbacks, minimum separation between buildings, 2-car garages accessed from alleys with a minimum setback of 18.5 feet for maneuvering, maximum footprint of 720 square feet and maximum height of 15 feet, on-street parking restrictions and signage, and application to the Board of Zoning Adjustment (BZA) for variance of standards shown on the development plan or described in PUD-6 notes.
- **As of the date this report was prepared the PUD-6 development plan requires considerable revision to accurately depict site boundaries, open space, areas within designated open space where trees will be preserved, McNaughten Road right-of way lines and turn lanes, and to provide an accurate PUD data table. PUD plan notes #1, #3 and #8 require corrections, and PUD Note #9 is unclear as to whether the proposed 18.5' maneuvering**

area is to include the adjacent alley surface. Additional revisions to the development plan and/or additional plan notes are needed to address commitments to landscaping and Parkland Dedication Ordinance requirements. The Refuse Division and the Division of Public Safety have not signed-off on the overall development plan and in particular, Public Safety has not approved lots that front open space and are accessed only from an alley.

- o The *Columbus Thoroughfare Plan* identifies McNaughten Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.**

The requested PUD-6, Planned Unit Development District would permit single-family residential development consistent with land use patterns of the area at a density lower than development allowed by the existing AR-1 and L-AR-12, Apartment Residential zoning districts. The applicant proposes a maximum of 177 detached single-family dwellings with alley loaded two-car garages and a density of 5.8 dwelling units per acre, with 6.9± acres of open space. While the PUD-6 development plan contains most of the notes typically included to describe street construction and setbacks, street trees, minimum spacing between buildings, lighting, garages and on-street parking and associated signage, some of the notes contain errors or are unclear, and both development plan revisions and additional notes are needed to address the issues discussed in this report. Staff recommends disapproval.

**Conditional Approval.

The applicant submitted a revised PUD development plan after completion of the staff report. The number of dwelling units remains at 177 but net density increased from 5.8 to 6.08 dwelling units per acre with the dedication of 0.91± acres of right-of-way, thereby altering the requested zoning to the PUD-8, Planned Unit Development District. The new plan includes an updated PUD data table, revised property lines, identification of right-of-way to be dedicated, a ten (10) foot wide buffer along the north property line that will be planted with evergreens spaced at fifteen (15) foot intervals, a draft landscape plan for McNaughten Road frontage, designated tree preservation zones, a note committing to sidewalk installation along McNaughten Road and both private entry streets, a note providing setback, side yard and rear yard data for platting purposes, and corrections to notes requested by staff. The applicant has reached an agreement with Public Safety regarding emergency vehicle access and agreed to resolve remaining issues. The applicant is also working with the Refuse Division which has objected to 12' wide alleys. Staff requests that the applicant agree to resolve all remaining issues with Public Safety and Refuse prior to submission of this zoning request to Columbus City Council.

As revised, the PUD-8 development plan and notes address site access, right-of-way dedication, sidewalks, building setbacks and minimum separation between buildings, side and rear yard requirements, a minimum 18.5' garage setback from alleys, street trees and tree preservation, lighting, on-street parking and associated signage, and procedures to vary development standards. Staff recommends conditional approval subject to resolution of Public Safety and Refuse issues, and minor revisions to PUD notes.