

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 11, 2005**

- 2. APPLICATION: Z05-040**
Location: 7349 EAST BROAD STREET (43215), being 22.19± acres located 465± feet south of East Broad Street, 1,760± feet east of Reynoldsburg-New Albany Road (550-257916).
Existing Zoning: L-R-2, Limited Residential District.
Request: PUD-6, Planned Unit Development District.
Proposed Use: Detached single-family residential development.
Applicant(s): Dominion Homes, Inc.; c/o Robert Meyer, Jr., Atty.; Porter, Wright, Morris & Arthur LLP; 41 South High Street; Columbus, Ohio 43215.
Property Owner(s): Dominion Homes, Inc.; 5000 Tuttle Crossing Boulevard; Dublin, Ohio 43016.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The applicant seeks to rezone 22.19 acres from the L-R-2, Limited Residential District that was approved in 2003 (Z03-082) to PUD-6, Planned Unit Development District in order to develop 117 dwelling units on private streets for a density of 5.27 dwelling units per acre. The PUD-6 minimum required open space for this density is 2.15 acres. This proposal provides 3.83 acres of open space.
- To the north is undeveloped land in the CPD, Commercial Planned Development District and the R, Rural District. To the east are single-family dwellings in the City of Reynoldsburg. To the south and west is a single-family subdivision under development in the L-R-2, Limited Residential District.
- The site is identified as “Focus Area D” within the *East Broad Street Study*, which recommends a mixed use development designed with TND principles.
- The PUD notes commit to street trees, open space and sidewalks on at least one side of the internal private streets.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The Applicant is requesting the PUD-6, Planned Unit Development District to develop a maximum of 117 detached single-family dwellings on private streets with a proposed net density of 5.27 dwelling units per acre. The PUD-6 minimum required open space for this density is 2.15 acres. This proposal provides 3.83 acres of open space. The proposed development is consistent with the *East Broad Street Study*, and with the development patterns of the area.