

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 9, 2004**

7. **APPLICATION:** **Z04-046**
 Location: **7189 LINWORTH ROAD (43235)**, being 55.3± acres located at the northwest corner of Linworth Road and I-270 (610-146462).

 Existing Zoning: R-1, Residential District.
 Request: PUD-4, Planned Unit Development District.
 Proposed Use: Detached and attached single-family residential development.
 Applicant(s): M/I Homes of Central Ohio, LLC c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.

 Property Owner(s): The Applicant.
 Planner: Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- o The undeveloped 44.4± acre site is zoned in the R-1, Residential District. A small historic cemetery (ca. 1853) is located on this site. The applicant requests the PUD-4, Planned Unit Development District to develop a maximum of 94 detached single-family dwellings and 80 attached single-family dwelling units (3-8 units per building). The proposed net density is 3.80± units per acre. The site includes 22.3± acres of open space which includes a creek valley with two ponds along the northern edge of the site and the cemetery.
- o The site is surrounded by single-family residential development north and east of the site in the R-1, Residential and AR-12, Apartment Residential Districts, respectively, Interstate 270 south of the site and a public school west of the site in the R-1, Residential District.
- o The site is located within Subarea 22 of the *The Northwest Plan* (1991). The proposed detached single-family and attached single-family town house development is consistent with the Plan which states that single-family residential development is the most compatible land use for Subarea 22.
- o The PUD-4 development plan and associated notes provide development standards that address, street alignments, model homes, street trees, sidewalks, open space, landscaping and buffering, the cemetery, building and yard setbacks. A note is required to clarify commitments, if any, to provide garages. The applicant has agreed to add notes for Subarea "B" that commit to development standards typically associated with private residential streets.
- o The *Columbus Thoroughfare Plan* identifies Linworth Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The Applicant is requesting the PUD-4, Planned Unit Development District to develop a maximum of 94 detached single-family dwellings and town houses containing 80 attached single-family dwelling units, a density of 3.8± dwelling units per acre with 22.3± acres of open space. This proposal is consistent with the area plan recommendation that single-family development is the most compatible

land use for this site. The PUD-4 development plan and notes provide customary development standards and establish a fenced reserve that will be maintained by the homeowner's association to protect a historic cemetery. A note is required to clarify commitments, if any, to provide garages. The applicant has agreed to add notes for Subarea "B" that commit to development standards typically associated with private residential streets