

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 14, 2006**

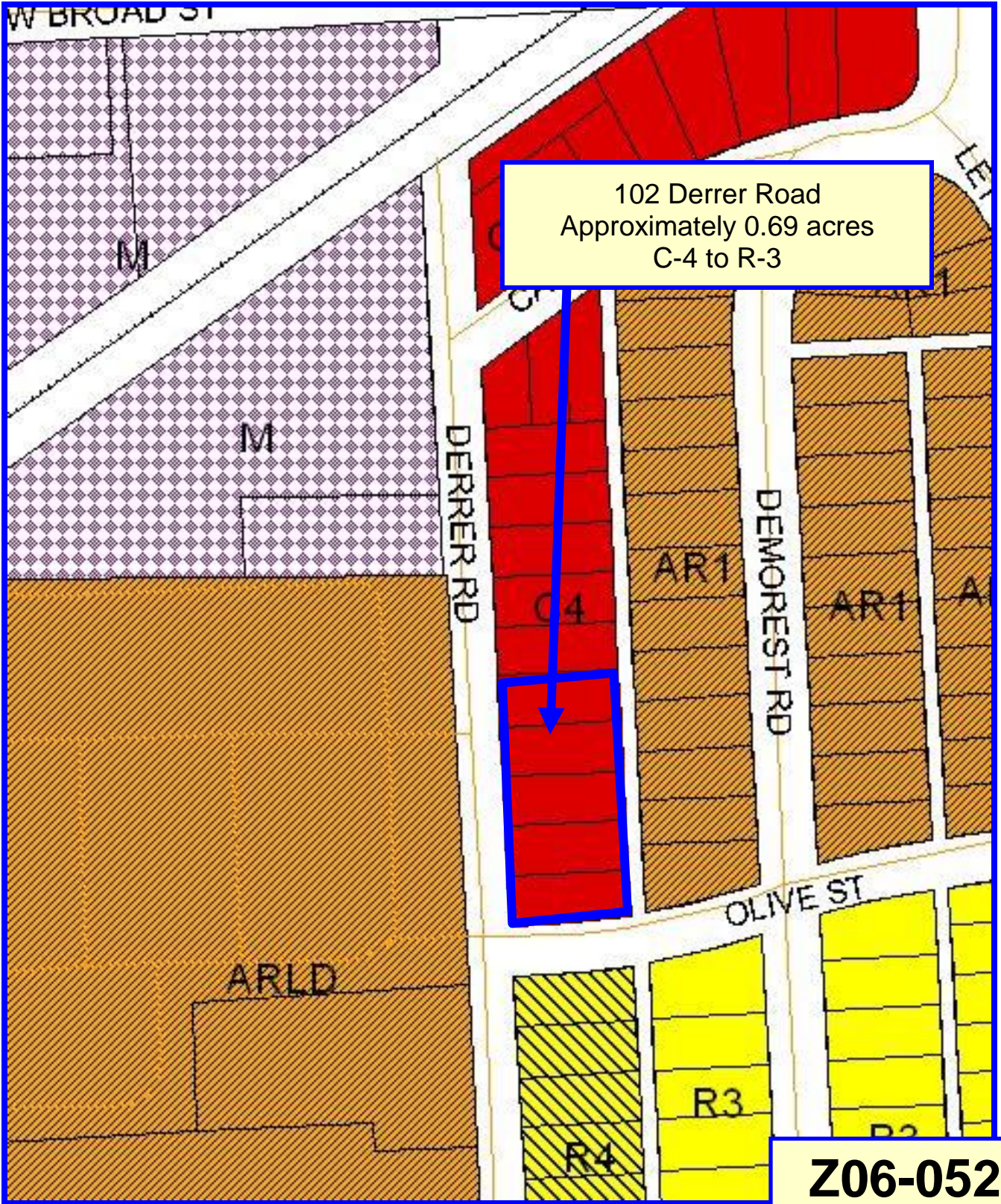
- 2. APPLICATION: Z06-052**
Location: 102 DERRER ROAD (43204), being 0.69± acres located at the northeast corner of Derrer Road and Olive Street (010-078719; Greater Hilltop Area Commission).
Existing Zoning: C-4, Commercial District.
Request: R-3, Residential District.
Proposed Use: Single-family residential development.
Applicant(s): Robert J. Galli and Mark A. Galli; c/o David E. Slagle, Agent; 3011 Columbus Street; Grove City, OH 43123.
Property Owner(s): Robert J. Galli and Mark A. Galli; 3600 Delamere Avenue; Columbus, OH 43220.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- o The undeveloped 0.69± acre site is comprised of five parcels, and is zoned in the C-4, Commercial District. The applicant requests the R-3, Residential District for the development of five single-family dwellings.
- o To the north are non-conforming two-family dwellings in the C-4, Commercial District. To the east is single-family residential development in the A-R-1, Apartment Residential District. To the south across Olive Street are single-family dwellings in the R-4, Residential District. To the west across Derrer Road is multi-family residential development in the ARLD, Apartment Residential District.
- o *The Greater Hilltop Plan (2001)* recommends that inappropriately zoned parcels should be rezoned so that they are consistent with current land use and surrounding uses. Single-family and multi-family residential uses are predominant in this neighborhood.
- o The site lies within the boundaries of the Greater Hilltop Area Commission whose response is for approval.

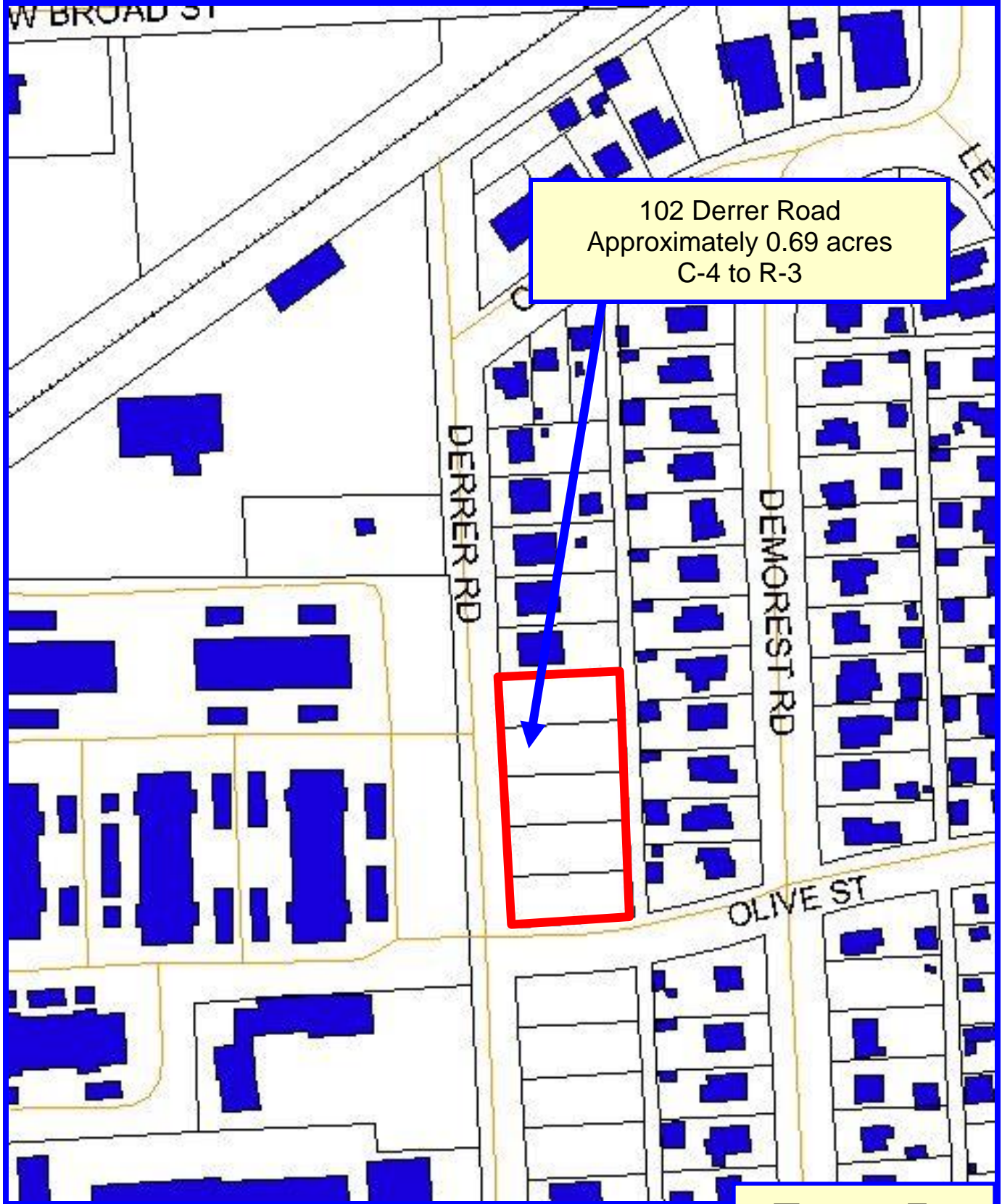
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested R-3, Residential District will allow single-family residential development which is consistent with the recommendation of the *Greater Hilltop Plan (2001)*, and the zoning and development patterns of the area.



102 Derrer Road
Approximately 0.69 acres
C-4 to R-3

Z06-052



102 Derr Road
Approximately 0.69 acres
C-4 to R-3

Z06-052

COMMUNITY GOALS

- Maintain the existing character of the Greater Hilltop's residential areas from inappropriate commercial and industrial development
- Balance the amount of residential, commercial, industrial and other land uses to develop a "total community"
- Revitalize the West Broad Street and Sullivant Avenue corridors within the Greater Hilltop. Promote appropriate land uses
- Create community assets, such as parks, new residential/commercial infill development or side yards for adjacent development, as appropriate, on currently vacant lots
- Develop the Hilltop State Lands property in a comprehensive manner. Protect the existing natural landscape.

PLANNING ISSUES AND STRATEGIC RECOMMENDATIONS

Issue

Existing zoning is not always appropriate or consistent with the surrounding area

Strategic Recommendations

- Inappropriately zoned parcels, in both residential and commercial areas, should be rezoned so that they are consistent with current land use and surrounding uses. An inappropriate designation might include a

parcel that is zoned commercial but that is used for residential or a parcel with an intense commercial zoning that is adjacent to a residential area

- Initiate a rezoning effort on the south side of West Broad Street, from Glenwood Park west to Highland Avenue. The rezoning should maintain multi-family residential as the desired land use and should allow office use, where appropriate
- Support community-based group storefronts and national and local commercial uses along West Broad Street west of Highland Avenue
- Study the feasibility of a parcel-by-parcel rezoning on both sides of Sullivant Avenue from Wheatland Avenue east to the Conrail Railroad. The rezoning should maintain residential as the desired land use and allow, where appropriate, higher density residential uses
- Support the development of commercial nodes at major intersections along Sullivant Avenue
- Consider expanding the permitted uses in older commercial areas to allow for limited "manufacturing" uses, such as fabrication and assembly



City of Columbus
Mayor Michael B. Coleman

Department of Development
Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

STANDARDIZED RECOMMENDATION FORM

Group Name: Greater Hilltop Area Comm. Meeting Date: 9-5-06
Case Number: Z06-052/06335-08-00052 Case Type: Council Variance Rezoning
Zoning Address: 102 Derrer Rd Applicant: Robert Galli, Mark Galli
Person(s) Representing Applicant at Meeting: Robert Galli

Conditions Requested by Group (Add continuation sheet if needed):
Area Commissions see note at bottom.

Applicant Response
Yes No

1.	_____	<input type="checkbox"/>	<input type="checkbox"/>
2.	_____	<input type="checkbox"/>	<input type="checkbox"/>
3.	_____	<input type="checkbox"/>	<input type="checkbox"/>
4.	_____	<input type="checkbox"/>	<input type="checkbox"/>
5.	_____	<input type="checkbox"/>	<input type="checkbox"/>
6.	_____	<input type="checkbox"/>	<input type="checkbox"/>
7.	_____	<input type="checkbox"/>	<input type="checkbox"/>
8.	_____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Approved without additional conditions.

Recommending Commission / Association / Accord Partner Vote: For 10 Against 0

Signature / Title of Authorized Representative: by D. [Signature], Zoning Chair

Daytime Phone Number: 614-276-1997

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.

**GREATER HILLTOP AREA COMMISSION
POLICY MOTION – ZONING**

Date Presented: September 5, 2006
Sponsor: Dave Horn, GHAC Zoning Chair
Subject Matter: Request for Rezoning.
Final Vote: 10-0

The following motion is presented to the Greater Hilltop Area Commission for consideration:

WHEREAS, the purpose of the City of Columbus' policies, standards, and regulations on land use and development are designed to help insure the health, safety, and welfare of its citizens, while protecting the rights and privileges of property owners, and

WHEREAS, the City's land use and development review process requires a recommendation by the Greater Hilltop Area Commission for projects in the designated area;

WHEREAS, a proposal affecting the parcel(s) at 102 Derrer Rd. requests a Rezoning;

WHEREAS the applicant requests to rezone five parcels from their current Commercial Zoning District to a Residential District;

WHEREAS the applicant has stated his desire to build single family houses;

WHEREAS, the Zoning Committee of the Greater Hilltop Area Commission recommended approval of the applicant's request by a vote of 3-0 at its public meeting on August 15, 2006.

NOW THEREFORE, be it resolved that the Greater Hilltop Area Commission supports the applicant's request for Rezoning affecting the parcel(s) at 102 Derrer Rd.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 206-052

Being first duly cautioned and sworn (NAME) Mark & Robert Galli
of (COMPLETE ADDRESS) 871 Briarbank Drive, Columbus, Ohio 43235

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Robert J. Galli 5435 Olentangy River Rd. Columbus, Ohio 43235	2. <u>Mark A. Galli</u> <u>871 Briarbank Dr.</u> <u>Columbus, Ohio 43235</u>
3.	4.

SIGNATURE OF AFFIANT

Mark Galli [Signature]

Subscribed to me in my presence and before me this 24th day of MAY, in the year 2006

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

9/2/2009

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



William Ross Diehl
Notary Public, State of Ohio
My Commission Expires **9-2-2009**