

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 10, 2003**

9. **APPLICATION:** **Z02-054**
 Location: **5499 BROADVIEW ROAD (43230)**, being 11.56± acres located on the south side of Broadview Road, 100± feet west of Panorama Drive.
 Existing Zoning: R, Rural District.
 Request: PUD-6, Planned Unit Development District.
 Proposed Use: Single-family residential development.
 Applicant(s): The Stonehenge Company; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street; Columbus, Ohio 43215.
 Property Owner(s): Albert K. Germanson Jr., et al (2); c/o The Applicant.
 Planner: Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- The 11.56± acre wooded site is developed with several single-family dwellings. The applicant is requesting the PUD-6, Planned Unit Development District for 47 multi-family residential units with a density of 4.23 density units per acre and private streets. Two stream preservation zones provide most or all of 2.20 acres of open space.
- The site is surrounded by single-family residential development. These dwellings are zoned in the R, Rural District to the north and east and the SR, Suburban Residential District to the south and west.
- Development standards on the PUD-6 plan address street alignments, model homes and a sales office, street trees, street width and building setbacks, minimum separation between buildings, attached garage size and setback, parking restrictions, application to the Board of Zoning Adjustment to vary development standards depicted on the PUD plan or described in plan notes and a 70-foot-wide stream preservation zone.
- Revisions to the PUD-6 plan are required to specify acreage of individual components of the 2.20 acres of open space, clarify building setbacks for streets and lanes as described in Note 5, revise Note 7 to state only the minimum building separation permitted (Note 10 establishes the appropriate method for varying development standards), provide a note committing to sidewalks on both sides of private streets and Broadview Road, provide a note committing to street lighting per City of Columbus standards, provide a note describing the agreement concluded with the Division of Refuse regarding refuse collection and revise PUD-6 plan to provide a 32' wide street from Broadview Road to the first split and maintain 26' of pavement for interior cul-de-sacs as required by the Division of Fire. These are items that need to be addressed prior to submission to City Council.
- Broadview Road is not listed in the *Columbus Thoroughfare Plan*.

CITY DEPARTMENTS RECOMMENDATION: Disapproval. ** The proposed single-family use and density of 4.23 d.u./acre are generally compatible with surrounding single-family development and zoning. However, while the proposed density is relatively low, the PUD-6 plan places at least one dozen dwellings at or within a few feet of the two ravines intersecting the site. These building locations will require cutting and/or filling that is not compatible with the specified stream preservation zones. Staff has not yet received review comments from the Division of Fire.

**** Approval.** The City Departments Recommendation has been changed to approval because: 1) the applicant has satisfied Recreation and Parks stream and ravine protection concerns by agreeing that all buildings shall be located at least five (5) feet from the boundary of the Stream Preservation Zone; 2) has resolved refuse collection issues; and 3) submitted the project to review by the Division of Fire.