

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 8, 2003**

9. **APPLICATION:** **Z03-097**
 Location: **2960 EAST POWELL ROAD (43035)**, being 10.91± acres located on the south side of East Powell Road, 200± feet west of Interstate 71. (027-318424031500).

 Existing Zoning: R, Rural District (Annexation Pending.)
 Request: PUD-8, Planned Unit Development District.
 Proposed Use: Single-family development.
 Applicant(s): Dominion Homes; c/o Donald T. Plank, Atty.; Shuler, Plank and Braham, 145 East Rich Street; Columbus, Ohio 43215.

 Property Owner(s): The Applicant.
 Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The 10.91± acre site has a stream running through it and is developed with two single-family dwellings and is zoned in the R, Rural District. The applicant requests the PUD-8, Planned Unit Development District to develop a subdivision having 71 single-family dwellings. The use of private streets and alleys results in a proposed net density of 6.53 units per acre.
- To the north across East Powell Road are single-family dwellings zoned in the FR-1, Farm Residence District in Orange Township. To the east and south is land developed with single-family dwellings zoned in the C-4, Commercial District. To the west are single-family dwellings zoned in the R-2, Residential District.
- The site lies within subarea J2 of *The Far North Plan* (1994), which recommends “Preserve existing residential development as the best long-term land use for the area”, “Support infill residential development that is compatible with existing residential development. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the subarea”, and finally, “Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks and employment and shopping components of the fringe village.”
- The PUD regulations require 750 square feet of developed recreational common open space per unit, open to the public or residents of the district included in the application which would equate to 1.22 acres. This PUD plan provides 2.25 acres of open space, including a 1.47 acre retention pond. The remaining 0.78 acres of open space is contained in a strip around the perimeter of the development. The applicants are providing a sidewalk along East Powell Road which would provide a link to future commercial development to the east.
- The *Columbus Thoroughfare Plan* identifies East Powell Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested PUD-8, Planned Unit Development would permit single-family dwellings the consistent with *The Far North Plan* (1994) and exceeds the minimum requirements of the Zoning Code.