

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 6, 2004**

- 3. APPLICATION: Z04-014**
Location: **4980 CENTRAL COLLEGE ROAD (43081)**, being 13.74± acres located on the north side of Central College Road, 970± feet east of Sandimark Place (Rocky Fork/Blacklick Accord Panel; 221-000008).
Existing Zoning: R, Rural District.
Request: RR, Restricted Rural, NE, Neighborhood Edge, and NG, Neighborhood General Districts.
Proposed Use: 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 13.74± acre site consists of farmland and one single-family dwelling zoned in the R, Rural District. The applicant wishes to rezone 12.5± acres to the NE, Neighborhood Edge and NG, Neighborhood General Districts to add 47 single-family and carriage homes to zoning request Z02-074, a 139.8± acre TND development located north, east and west of this site that received recommendations for approval from the Rocky Fork/Blacklick Accord Panel, City of Columbus Staff and the Development Commission in March, 2004. The combined TND development will include a maximum of 768 single-family and multi-family dwelling units and total density of 5.04 dwelling units per acre in the Neighborhood Edge (159 dwelling units, 3.8± D.U. / ac), Neighborhood General (454 dwelling units, 5.4± D.U. / ac) and Neighborhood Center (154 dwelling units, 6.0± D.U. / ac) zoning districts. The balance of the site would be zoned to the RR, Rural Residential District to establish a 1.2± acre lot for an existing single-family dwelling.
- o This site is bordered on the north, east and west by farm fields that are in the process of being rezoned for TND residential development (Z02-074). To the south across Central College Road are single-family dwellings in Plain Township and land zoned in the R, Residential District that is being rezoned for TND residential development (Z03-104).
- o The *Rocky Fork/Blacklick Accord* implementation panel recommended conditional approval of this rezoning request on March 18, 2004. There are five conditions: identify landscaping treatment on Central College and make it as rural as possible, try to limit detention pond size to increase active open space and provide a walking path around the pond that connects to the bike path, try to control outdoor lighting by limiting height to 18 feet, utilize sensor lighting on individual homes, include the 12.5 acres in the community authority, and try to reduce the total lot count by two to increase space north of the proposed new roadway that connects to the west entry street.
- o The proposed NE, Neighborhood Edge and NG, Neighborhood General Districts will serve to amend zoning application Z02-074 that surrounds this site. A pond will be added to open space fronting Central College Road and all streets will be public. To comply with TND zoning code, lots 543–566 on the adjacent Hursey Development Plan for rezoning Z02-074 will be changed from the NE, Neighborhood Edge District to the NG, Neighborhood General District at the time of Regulating Plan Review. The applicant committed to complete the regional traffic study and

STAFF REPORT FOR REZONING APPLICATION Z04-014 TO AMEND APPLICATION Z02-074

create a community authority as a funding mechanism for traffic improvements prior to re-zoning Z02-074 to Columbus City Council. The same written commitment will be required for this site. Staff recommends that Rocky Fork conditions that the applicant try to limit lighting to a maximum height of 18 feet and use sensor lighting on individual homes be extended to the entire 152.3± Hursey/Cring development tract (Z02-074 and Z04-014).

- o The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant's request for the NG, Neighborhood General and NE, Neighborhood Edge Districts to add 47 residential dwelling units to the Hursey Development Plan (Z02-074) is consistent with recommendations of the *Rocky Fork/Blacklick Accord* (2003) for the West Village. The requested RR, Rural Residential District to create a lot for an existing single-family dwelling is also consistent with the Plan. The *Rocky Fork/ Blacklick Accord* Implementation Panel recommended conditional approval of this rezoning as it did for application Z02-074. The additional 47 dwelling units will increase the maximum number of dwelling units permitted to 768 while slightly reducing total density, from 5.14 to 5.04 dwelling units per acre. The applicant committed to complete the regional traffic study and create a community authority as a funding mechanism for traffic improvements associated with re-zoning Z02-074 prior to taking the re-zoning request to Columbus City Council and will be required to do so for Z04-014 as well. This application makes no changes to civic space and minor changes to street design.