

THE NORTHWEST PLAN

AMENDMENT

Adopted by City Council on xxxx xx, 2003

The following amendment is to be added to *The Northwest Plan* as adopted and previously amended by City Council. The amendment contains provisions addressing issues that have been identified since the adoption and previous amendment of the Plan in 1991 and 1996, respectively.

LAND USE

PLANNING ISSUE: APPROPRIATE, LONG-TERM USE FOR LAND FRONTING RIVERSIDE DRIVE

Subarea 4a: This is an approximately 82-acre subarea located along the east side of Riverside Drive north of Case Road and south of Cranston Drive. The subarea is developed with single-family homes on estate-sized lots on an embankment overlooking the Scioto River. The majority of the lots range in size from four- to six-acres.

Most of the subarea is located outside the city of Columbus in Perry Township. The provisions of this amendment to *The Northwest Plan* will apply to this land only if it is annexed to the city of Columbus. The land located in Perry Township is zoned Restricted Suburban Residential (R1) for single-family homes. The northern most parcel of the subarea is located in the city of Columbus and was zoned Planned Unit Development (PUD-8) in 1976.

Adjacent development consists of single-family subdivisions on the north and east, land zoned for multi-family development on the south, and Riverside Drive, parkland and the Scioto River on the west. City Council approved the zoning for the multi-family development in March 2003.

- ❑ Support the preservation and retention of the existing single-family homes on estate-sized lots as the most appropriate long-term land use for this subarea.
- ❑ Require that future, single-family development and redevelopment of the subarea maintain the established, deep set backs from Riverside Drive, the 130 to 240 foot lot frontages, and two-acre minimum lot sizes.
- ❑ Prohibit additional curb cuts and roadway access to the subarea.

Prepared May 1, 2003

Revised May 7, 2003

