

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

- 15. APPLICATION: Z03-035**
Location: **8803 OLENBROOK DRIVE (43235)**, being 60.16± acres located at the terminus of Olenbrook Drive and on the east side of State Route 23, 2950± feet north of Lazelle Road.
Existing Zoning: R, Rural District (Annex).
Request: R-2, Residential District.
Proposed Use: Single-family development.
Applicant(s): Dominion Homes, Inc.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street; Columbus, Ohio 43215.
Property Owner(s): Bishop of the Diocese of Columbus; 198 East Broad Street; Columbus, Ohio 43215.
Planner: John Turner, 645-2485; jmturner@columbus.gov

BACKGROUND:

- The 60-acre undeveloped site is pending annexation to the City of Columbus from Orange Township. The applicant requests the R-2, Residential Development District to develop a single-family subdivision.
- The site lies north of Lazelle Road between railroad tracks to the east and High Street to the west. A cemetery within Orange Township lies to the north of the site along High Street, with additional vacant land between the cemetery and the railroad tracks. To the south of the site lies a single-family subdivision zoned in the L-R-2, Limited Residential District, a multi-family development zoned in the L-AR-12, Limited Apartment Residential District (Z98-008), and undeveloped land fronting North High Street within the City of Columbus. An additional single-family subdivision lies to the south within Orange Township. To the east of the site, across the railroad tracks, lie single-family developments within the L-S-R, Limited Residential and R-2, Residential Districts and undeveloped land within the R, Rural District. An application to rezone 47 acres next to the site along the High Street frontage for residential and commercial uses is filed and is pending Development Commission review.
- A conceptual site plan site is included within the staff report to illustrate the intended development. Although this zoning does not include a limitation on density or design, the number of total dwelling units is controlled by a sanitary sewer service agreement between the City Of Columbus and Delaware County. The expected density allowed under the agreement is a maximum of 14.8 people per acre or approximately 250 dwelling units. Additionally, City Staff and the applicant are finalizing the location of parkland required by the City Parkland Dedication Ordinance. As outlined in the enclosed memo, parkland will be located north of the site next to a proposed school site.
- The site lies within Area E.1. of the Far North Plan (1994). That area consists of a vast acreage bounded by Lazelle Road to the south, Powell Road to the north, the railroad tracks to the east, and Highbanks Metro Park west of North High Street to the west. The

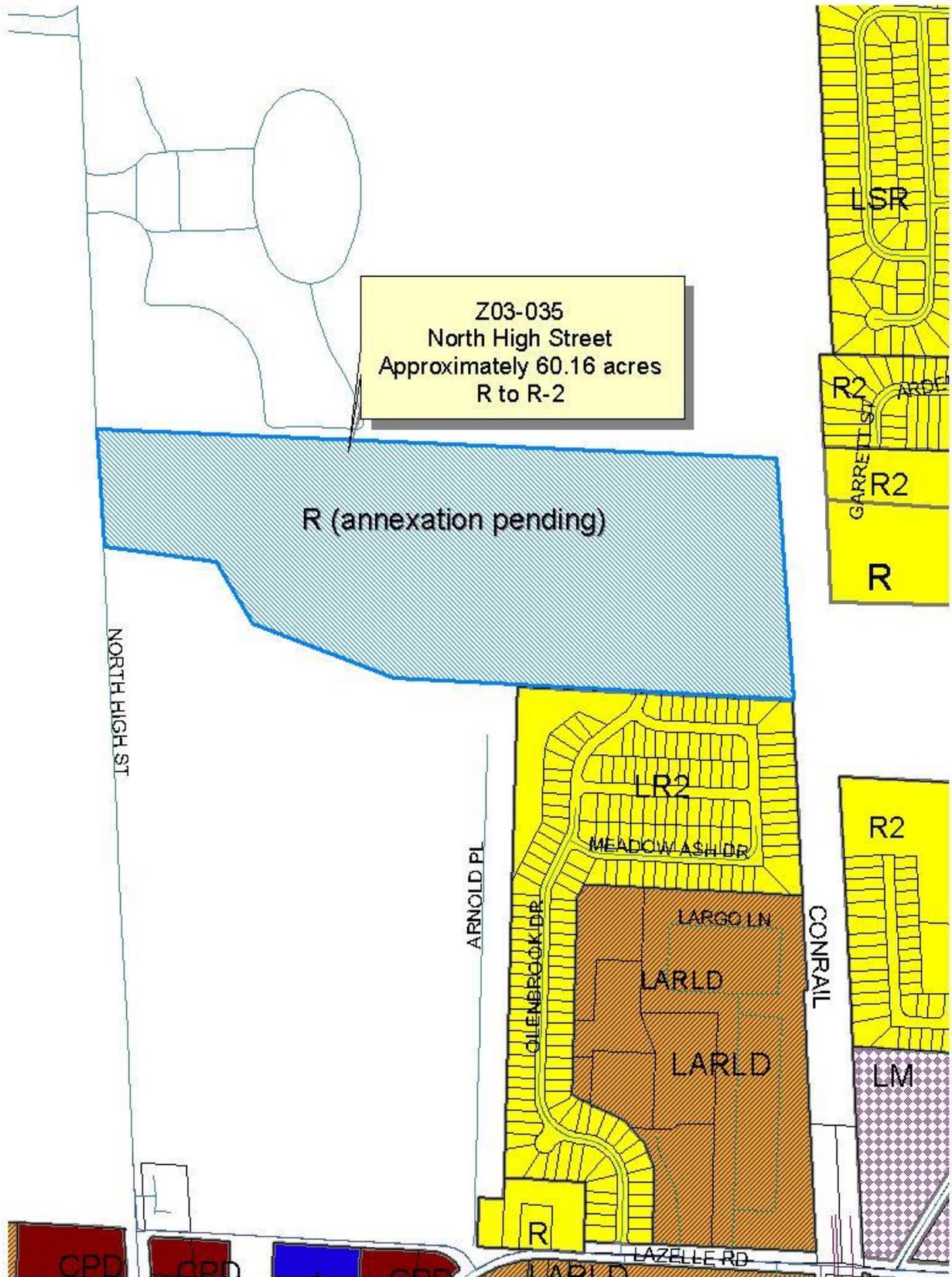
Plan responded to the site lying in Orange Township and thus recommends supporting the township's land use plan recommendation for commercial and light industrial development as the most appropriate land use. However, deviation from the plan's recommendation is warranted due to subsequent residential zoning and development in the vicinity in both the city and township jurisdictions as well as the ample commercial and industrial zoning now in place at the Polaris Centers of Commerce nearby to the east. North High Street has consistently developed with commercial uses along its frontage and residential uses to the rear; this application (and the adjacent request for residential and commercial uses) will continue this zoning pattern. The proposed development will connect to the existing subdivision to the south and provide connection to the one remaining undeveloped tract to the north.

- As of the preparation of this report, the applicant is in negotiations with City Staff concerning traffic access and fire protection issues. Staff cannot fully evaluate the appropriateness of the proposal until these issues are resolved.

CITY DEPARTMENTS' RECOMMENDATION: ~~**Conditional~~ Approval.

The applicant requests the R-2, Residential District to develop a single-family subdivision. The proposed development is a continuation of an established single-family development to the south and will provide stub streets to the undeveloped land to the north. The site lies within Area E.1. of the Far North Area Plan, which follows Orange Township recommendation of commercial and light manufacturing uses. Deviation from this plan is warranted due to the subsequent development pattern in the area and the establishment of the single-family subdivision to the south. As outlined in the report, Staff cannot finalize its recommendation until outstanding issues are resolved.

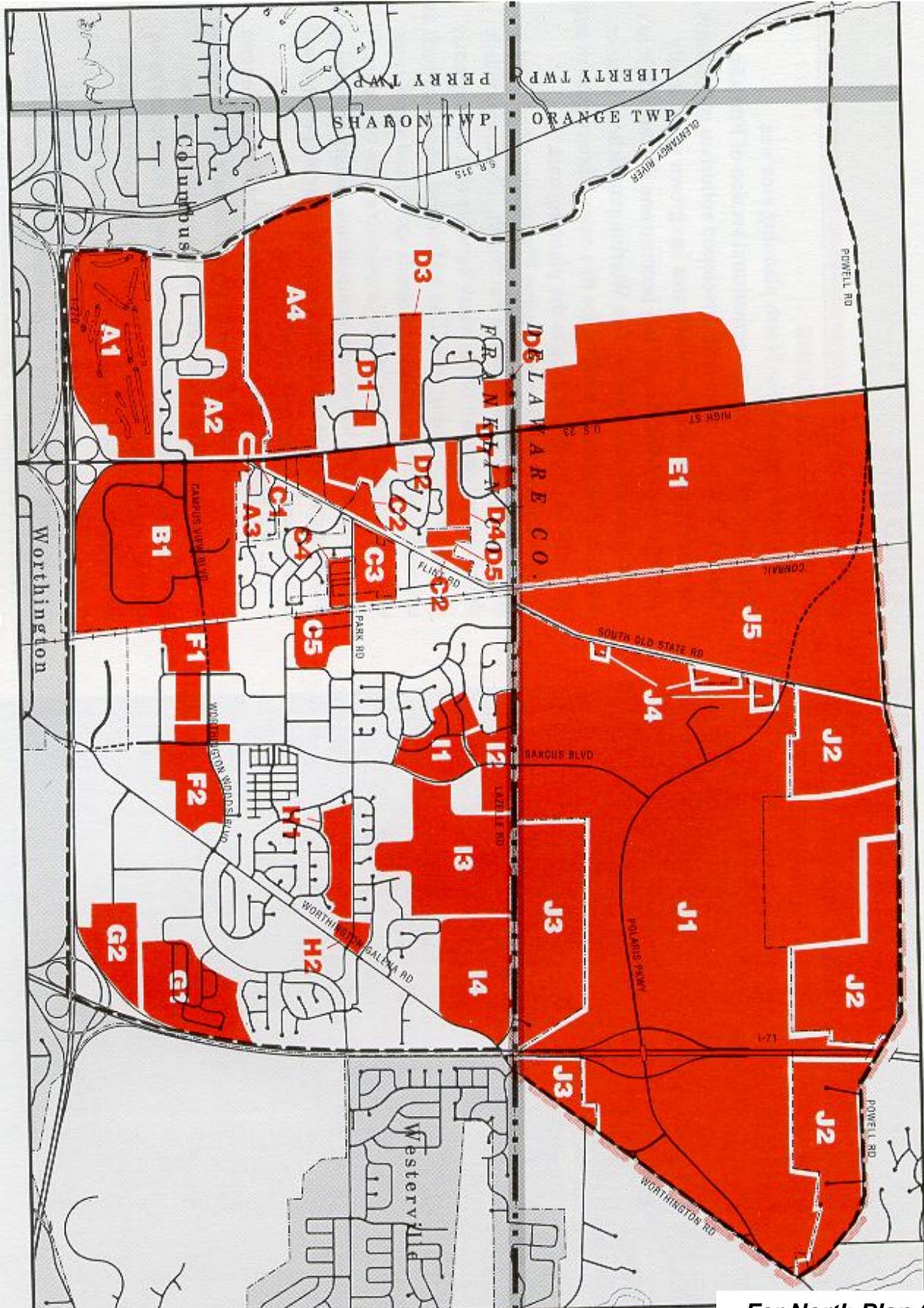
** The Applicant agreed at Development Commission to resolve all Traffic issues to the satisfaction of the City Transportation Division before City Council.





8803 Olenbrook Drive
Approximately 60.73 acres
R to R-2

Z03-035



Far North Plan (1994)



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 APPLICATION # 203-085
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, Columbus, OH 43215
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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Bishop of the Diocese of Columbus	<u>198 East Broad Street</u> <u>Columbus, OH 43215</u>
Dominion Homes, Inc.	<u>5501 Frantz Road</u> <u>Dublin, OH 43017</u>

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before me this 30th day of April, in the year 2003

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: _____

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



PAULA V. PRICE
Notary Public, State of Ohio
My Commission Expires 07-13-07

Notary Seal Here