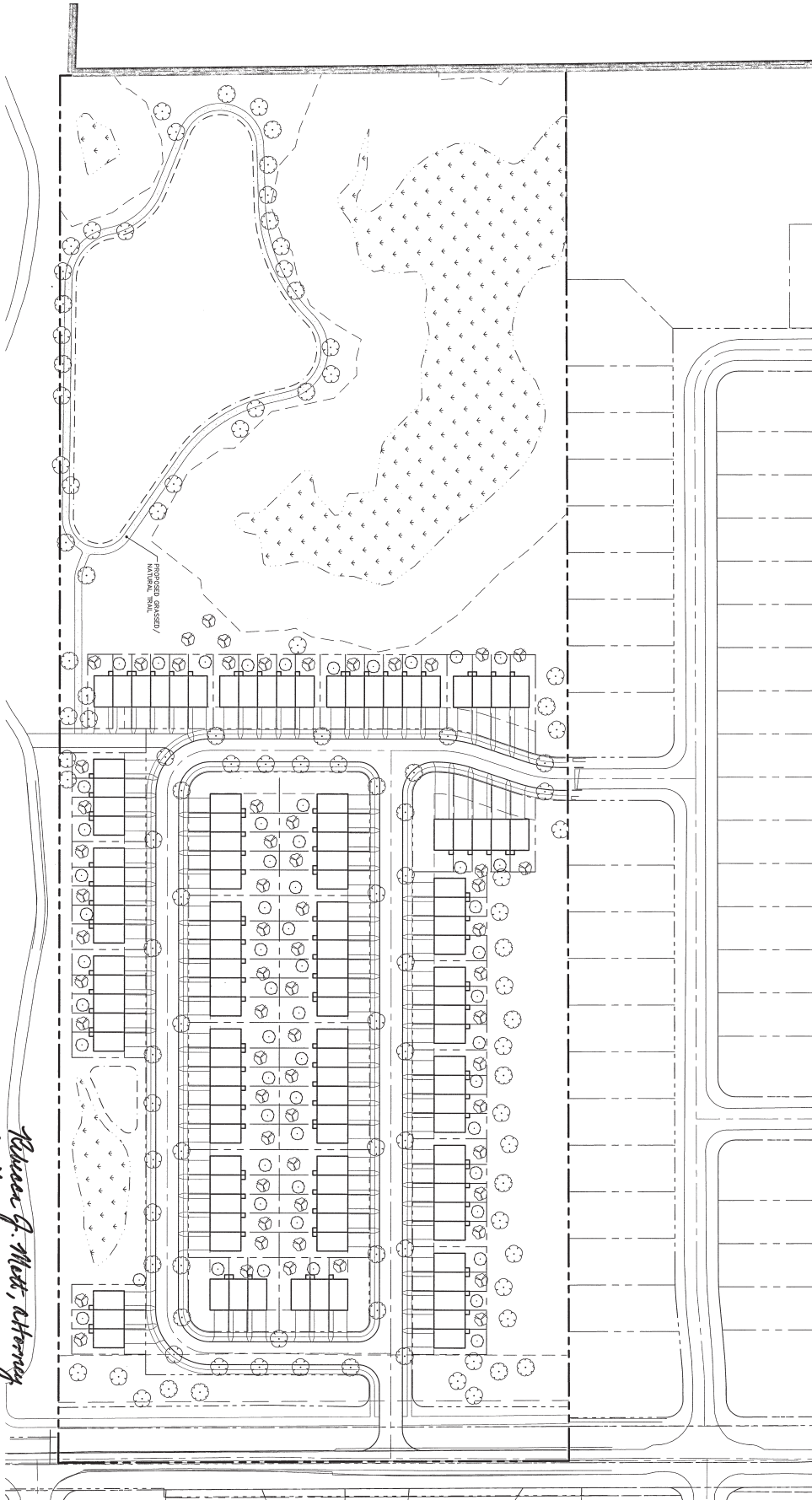
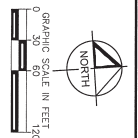


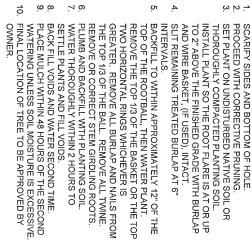
THIS SITE PLAN FOR LANDSCAPE PLANS AS THE CASE MAY BE, MAY BE ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER SITE DATA AND CHANGES DEVELOPED AT THE TIME OF DEVELOPMENT AND ENGINEERING PLANS FOR A PORTION OF THE PROPERTY AFFECTED BY SAID DEVELOPMENT. ANY SUCH ADJUSTMENTS MAY BE REVIEWED AND APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF BUILDING AND ZONING SERVICES OR HIS/HER DESIGNEE UPON SUBMISSION OF THE APPROPRIATE INFORMATION REGARDING THE ADJUSTMENT.



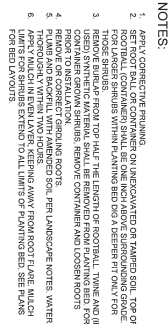
PLANT SCHEDULE						
SUBMITTAL SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	COUNT	CAL SIZE
						TREES
	A4	39	ACER RUBRUM	RED MAPLE	8 & B	2" CAL MIN
	C4	69	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	8 & B	2" CAL MIN
	CC	56	CERCIS CANADENSIS	EASTERN REDBUD	8 & B	1.5" CAL MIN
	PC	62	PRUNUS VIRGINIANA CANADA RED	CANADA RED CHOKECHERRY	8 & B	1.5" CAL MIN

LANDSCAPE REQUIREMENTS			
PER COLUMBIANS, OFF CORP. OF ORDINANCES			
CODE	REQUIREMENTS	PROVIDED	
LANDSCAPING	Use area between a building line and street line shall be landscaped		
LANDSCAPING 3921.07.03	1 tree per 50 dwelling units per lot		
	115 units / 20 units = 11.5 / 1 tree = 12 trees		12 trees
NOTES:	<p>DESIGN CONFIGURATION SUBJECT TO CHANGE TO ACCOMMODATE ADDITIONAL REQUIREMENTS (ADDITIONAL PARKING, BIKE PARKING, SMM, ETC.)</p> <p>DESIGN CONFIGURATION SUBJECT TO CHANGE BASED ON FIELD INVESTIGATIONS (FIELD SURVEY, AQUATIC RESOURCE REPORT, ETC.)</p>		
	PID: 246-326663		
	EXISTING ZONING: RURAL (PRAIRIE TOWNSHIP)		
	PROPOSED ZONING: AR-12 (CITY OF COLUMBIAS)		
	TOTAL AREA: 421.64 AC		
	TOTAL UNITS: 115		
	GROSS DENSITY: 5.27 UNITS/AC		
	PROPOSED PRIVATE STREET WIDTH: 50'		





- ## 2 SHRUB PLANTING



- [illegible]

NTS

Yuseen G. Mott, Attorney
April 18, 2025

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV24-135
Location: 1175 GALLOWAY RD. (43119), being 22.3± acres located on the west side of Galloway Road 130± feet south of Greenhaven Avenue (246-326963; Westland Area Commission).
Requested Zoning: AR-12, Apartment Residential District (H-35).
Proposed Use: Townhome complex.
Applicant(s): Maronda Homes, LLC of Ohio, c/o Rebecca J. Mott, Atty.; 411 East Town Street, Fl. 2, Columbus, OH 43228.
Property Owner(s): Anaya Communities, LLC, 416 Evergreen Terrace, Columbus, OH 43215.
Planner: Dane Kirk; 614-645-7973; DEKirk@columbus.gov

BACKGROUND:

- The 22.3± acre site consists of one undeveloped parcel in the R, Rural District. The requested variance is in conjunction with a rezoning request (Z24-036) to the AR-12, Apartment Residential District to allow for the establishment of a townhome complex.
- To allow the development as proposed, the applicant is requesting a variance to allow townhomes to front upon private streets.
- North of the site are single-unit dwellings in the L-R-2, Limited Residential District. South of the site is an undeveloped parcel in the R, Rural District. East of the site are single unit dwellings in the SR, Suburban Residential District. West of the site is undeveloped land in the R, Rural District in Prairie Township.
- The applicant has received a recommendation of approval from Staff and from the Development Commission for concurrent rezoning request Z24-036.
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant's analysis of the seven practical difficulties in achieving this proposed development.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested Council variance allows reduced building lines, reduced perimeter yard, and increased height of detached garages for a proposed apartment complex. Staff are supportive of the proposal, as it will result in an apartment complex development that provides tree preservation areas and design features consistent with *Columbus Citywide Planning Policies* (C2P2) Design Guidelines. The committed site plan and landscape plan are also consistent with conditions that were placed on the proposal by the Big Darby Accord Advisory Panel to secure their approval.

Exhibit "B"**Statement in Support****Background**

Maronda Homes of Ohio, Inc. is intending to develop the 22.3 +/- acres commonly known as Franklin County Auditor Tax Parcel Id. No.'s: 240-000192, and generally located at 1175 Galloway Rd., Columbus, Ohio 43085 (the "Property"). The Property is adjacent to residentially-zoned single-family residential uses to the north, east, west, and south.

This application is only necessary to obtain an area variance from one (1) standard of the Zoning Code that require town house style development to front on public streets. Applicant originally requested approval of the streets within the development, as shown on the site plan submitted as part of the concurrent rezoning application for the Property, to have the necessary number of driveway and curb cuts; however, the Department of the Public Service, Traffic Division does not support the number of driveway and curb cuts on public streets; therefore, private streets are necessary for access to the lots. Thus, Applicant has indicated the internal streets shall be private and seeks this variance to permit private streets for a town house development. The Applicant meets all other substantive requirements of the Zoning Code for a town house style development.

Area Variances

Section 3333.41(h) (Standards), which require that – principal buildings in the town house development – be constructed fronting on public streets.

Practical Difficulties Analysis

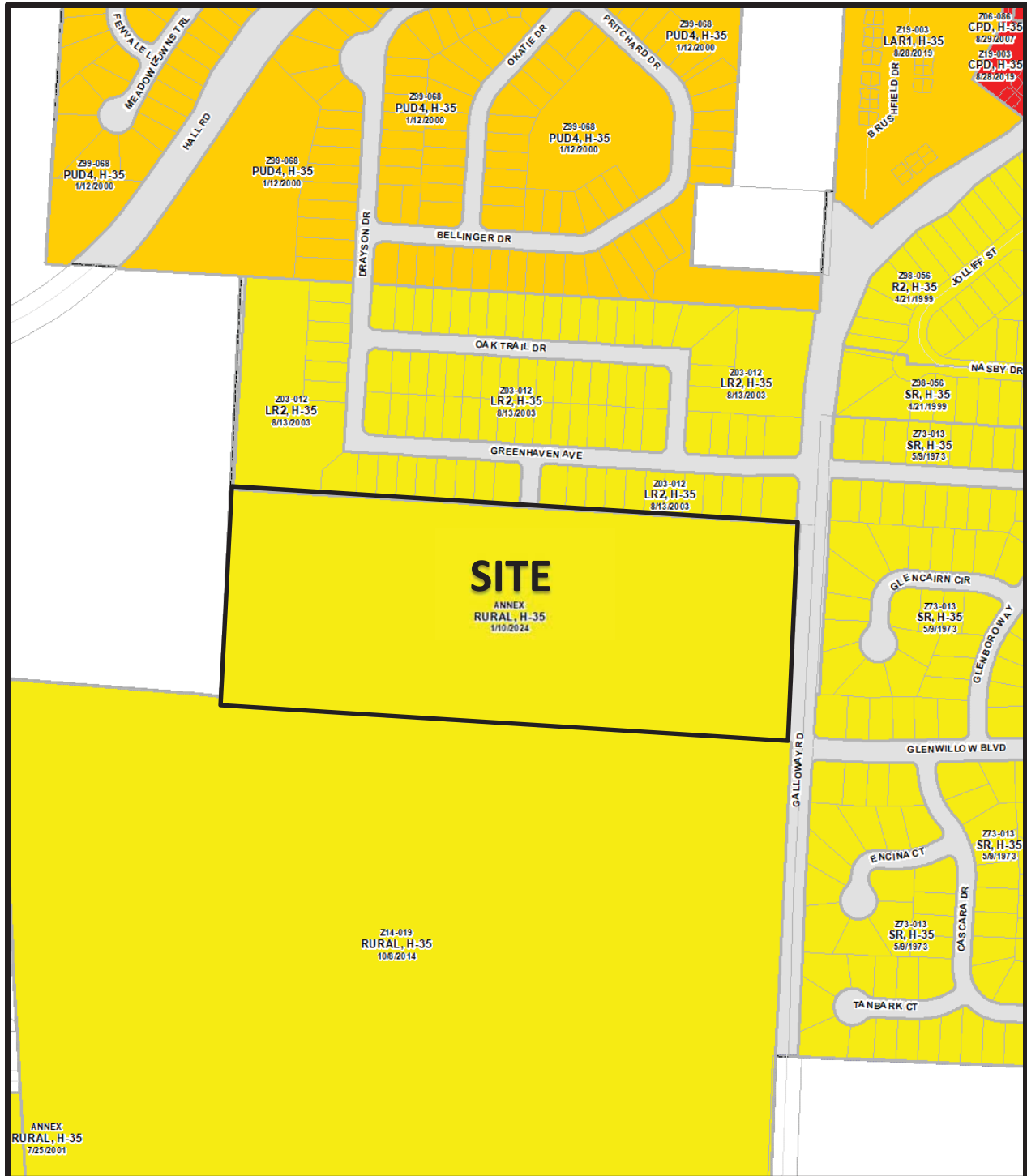
Section 3307.09 of the Zoning Code requires the board to weigh the following factors in determining whether the applicant has encountered practical difficulties in the use of the Property (factors in bold with responses following):

- 1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.**

Due to the fact that the Department of the Public Service, Traffic Division does not support the quantity of driveway and curb cuts proposed on code-required public streets, as originally proposed, to support the one hundred and fifteen (115) town house lots, Applicant requests this variance to permit the construction of the town house development with dwelling units to front on private streets instead of public streets, so that the quantity of driveway and curb cuts proposed for the one hundred and fifteen (115) town house lots can be supported. This is the only other alternative for the designation of the streets associated with the development, so the variance is necessary in order to move forward with the development.

[Please note: The rest of the argument prongs are contained within the application form.]

Rebecca J. Matt
February 12, 2025



CV24-135
1175 Galloway Rd.
Approximately 22.3 acres



CV24-135
1175 Galloway Rd.
Approximately 22.3 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV24-135

Address 1175 Galloway Road

Group Name Westland Area Commission

Meeting Date December 18, 2024

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation

(Check only one)


☒ Approval

☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

The Westland Area Commission accepted a motion to approve the request for a Council Variance from the Zoning Code section 3333.41 to permit the construction of the townhouse-style development with dwelling units to front on private streets instead of public streets.

Vote 7-0

Signature of Authorized Representative 

Recommending Group Title Michael McKay, Chairman, Zoning Committee

Daytime Phone Number 614-745-5452

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Big Darby Accord Advisory Panel

Record of Action

December 10th, 2024

Maronda Homes, LLC of Ohio
5900 Wilcox Place
Dublin, Ohio 43016

Subject: Application AP-24-03 (Prairie Oaks)

Dear Applicant:

The Big Darby Accord Advisory Panel considered Case AP-24-03 at the December 10th, 2024 meeting.

Case AP-24-03

Review for action: A rezoning application (R-Rural to AR-12 Apartment Residential District) and Council Variance application (to allow dwelling units to front private streets) for the proposed development of 115 multi-family residential dwelling units.

Applicant:	<i>Maronda Homes, LLC of Ohio (Prairie Oaks)</i>
Location:	<i>City of Columbus</i>
Address:	<i>South of Hall Rd., West of S. Galloway Rd. (PID: 246326963)</i>
Acreage:	<i>21.84ac Gross, 22.30ac Net</i>
Zoning:	<i>R-Rural</i>
Request:	<i>The applicant is requesting a zoning change from R-rural to AR-12 (Apartment Residential) to allow development of 115 multi-family residential dwelling units clustered on the 22.3 acre lot. The applicant is also requesting a Council Variance to allow residential dwelling units to front the proposed private streets.</i>

MOTION:

To recommend approval of the application with the following twelve conditions:

- * 1. The implementation of a 25ft buffer for the smaller 0.19-acre wetland located on the southeast portion of the site
- 2. The implementation of a permeable footpath/trail that encircles the larger proposed 1.99-acre stormwater management basin on the western portion of the site
- 3. The applicant continues to work with City staff to confirm the details of Tax Increment Financing, New Community Authority, and Developer Contributions
- 4. Pergolas or extended porches are encouraged where practical on residential units to create more pedestrian-oriented frontages
- * 5. The site plan provides greater than 50% open space excluding the proposed stormwater management systems in the open space calculation
- 6. The use of permeable walkways and driveways in lieu of asphalt is encouraged. Reduced roadway widths (in consultation with the City Department of Public Service) with rain gardens/swales are also encouraged

Big Darby Accord Advisory Panel

7. Garage door treatments with variations of colors and/or windows be utilized to reduce the visual impact of the door to create more pedestrian-oriented frontages
8. A diversity of native trees are to be planted in lieu of non-native trees, especially in open space improvement areas
- * 9. The site plan provides a calculated minimum of 50% natural open space. Calculated natural open space areas are not to be developed with turf lawn. The plans shall include a five-year planting & maintenance plan for all natural open space areas
10. Street trees are planted fronting residential units where practical
11. Wetland shelves are implemented for the proposed stormwater basins
- * 12. The proposed open space buffer on the northern end of the site is reallocated to be central to the site as an organizing element or reallocated as development to help facilitate open space fronting

RESULT:

The motion was approved (7-0)

Ms. Malone (*Motioned*) Yes
 Ms. Price (*Seconded*) Yes
 Ms. Brinkerhoff Yes
 Mr. Denton Yes
 Mr. Gara Yes
 Mr. Hoye Yes
 Mr. Sasson Yes

Sincerely,

Mosé M. Lattimore, Associate Planner
 City of Columbus Department of Development
 Planning Division
 Michael B. Coleman Government Center
 111 N. Front Street, Third Floor
 Columbus, OH 43215

* For items 1, 5, 9, and 12, these conditions cannot/ will not be met for the following reasons:

1. The applicant adjusted the site plan to provide additional buffering of the wetland by moving the building to the east further east. The smaller than recommended buffers were due to site constraints that we recognized as reasonable.
5. The site is just under 50% open space when the stormwater management is excluded. The basins have been committed to include wetland shelving that bring these areas more in line with a Planning's view of open space.
9. Since they aren't reaching 50% open space, they can't have it all be natural open space. The majority of the open space is provided as natural open space, except in those areas where maintenance necessitates turf.
12. This was purely a Planning condition, rather than coming from the Panel (they put our condition in their motion) and Planning ultimately came to terms with them not making further changes to the site. They did end up fronting units towards Galloway road, which was an improvement.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-135

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
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Rebecca J. Mott, Plank Law Firm, LPA
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, Columbus, Ohio 43215
deposes and states that they are 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 in the following format:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Maronda Homes, LLC of Ohio Todd Lipschutz 5900 Wilcox Place, Dublin, Ohio 43016 Columbus-based employees: 5	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Rebecca J. Mott

Sworn to before me and signed in my presence this 23rd day of April, in the year 2025

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires

Notary Seal Here



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

This Project Disclosure Statement expires six (6) months after date of notarization.