

## STAFF REPORT FOR Z02-074 REZONING APPLICATION

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 8, 2004**

- 14. APPLICATION:** **Z02-074**
- Location:** **5026 CENTRAL COLLEGE ROAD (43081)**, being 139.8± acres located on the north side of Central College Road, 292± feet east Sandimark Place (Rocky Fork/Blacklick Accord; 460-266125).
- Existing Zoning:** R, Rural, Residential District.
- Request:** NG, Neighborhood General District, NE, Neighborhood Edge District and NC, Neighborhood Center District.
- Proposed Use:** Traditional Neighborhood Development.
- Applicant(s):** M/I Homes of Central Ohio, LLC; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Columbus, Ohio 43215.
- Property Owner(s):** Wayne, Gale, Forest & Kathleen Hursey; 5026 Central College Road, Westerville, Ohio 43081.
- Planner:** Don Bier, 645-0712; [drbier@columbus.gov](mailto:drbier@columbus.gov)

### **BACKGROUND:**

- o The majority of the 139.8±-acre site is farmland. One lot fronting Central College Road is developed with a single-family dwelling. The applicant requests the NC, Neighborhood Center (154 dwelling units), NG, Neighborhood General (467 dwelling units) and NE, Neighborhood Edge (99 dwelling units) Districts. The three TND districts include 720 dwelling units with an overall density of 5.15 dwelling units per acre and 17.98± acres or 12.9% of the total site committed to park/civic space. The development will be served entirely by public streets.
- o Single-family dwellings in Clinton Township are located to the north. A single-family dwelling in Clinton Township and undeveloped single-family subdivision zoned in the R, Rural District are located to the east. A single-family dwelling zoned in the R, Rural District and church and single-family dwellings in Clinton Township are located to the south across Central College Road. Single-family dwellings in Clinton Township are located to the west.
- o The site is located within the boundaries of the *Rocky Fork/Blacklick Accord* (2003). The Rocky Fork/Blacklick Accord Implementation Panel recommendation for conditional approval is included in this report. At the time this report was prepared the applicant had successfully addressed non-traffic related Rocky Fork/Blacklick Accord Implementation Panel conditions and was working with the Transportation Division to complete elements of the Traffic Impact Study. By letter the applicant has committed to complete the traffic study and create a community authority as a funding mechanism for traffic improvements prior to taking this zoning request to Columbus City Council.
- 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.

## STAFF REPORT FOR Z02-074 REZONING APPLICATION

### **CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The applicant's request for the NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts is consistent with recommendations of the *Rocky Fork/Blacklick Accord* (2003) for the West Village, which includes a mix of the primarily residential Edge and Neighborhood Districts, and the Center District to build on existing commercial and multi-family zoning at the intersection of Central College and Hamilton Roads. The proposed development would include a total of 720 dwelling units in the NC (154 multi-family dwelling units), NG (467 single-family dwelling units) and NE (99 dwelling units) with an overall density of 5.15 dwelling units per acre. A total of 17.98± acres or 12.9% of the 139.8±-acre site will be park/civic space and all streets in the development will be public.