

October 22, 2018

1. **APPLICATION:** **Z18-058**
Location: **1980 ALTON DARBY ROAD (43016)**, being 369.2± acres located at the northeast corner of Alton Darby Road and Renner Road, and at the northwest corner of Alton Darby Road and Cole Road (200-000117 plus six others; Big Darby Accord Panel and Far West Task Force).
Existing Zoning: R, Rural District (annexation pending).
Request: PUD-4, Planned Unit Development District.
Proposed Use: Mixed residential development.
Applicant(s): Pulte Homes of Ohio LLC and Harmony Development Group, LLC; c/o Thomas L. Hart., Atty.; Two Miranova Place, Suite 700; Columbus, OH 43215.
Property Owner(s): Alice Realty Inc., et al; 4472 Masters Drive; Columbus, OH 43220.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

Dear Mr. Hart:

City staff reviewed the above referenced rezoning application on **Thursday, October 18, 2018**, and the following considerations are a result of the review:

1. The Zoning Staff has the following comments: 1.) The development text is being further reviewed, and additional revision requests may be forthcoming. 2.) Street right-of-way dedication within the subareas may take the density over 4 units per acre. Perhaps add a note to the PUD plan that states that the number of units will be reduced accordingly if public street right-of-way is netted out of the over-all acreage to achieve maximum density of 4.0 units/acre. 3.) On the PUD Plan, label the maximum number of units in each subarea, and add a standard PUD data table. 4.) Submit the legal descriptions for each subarea as MS Word documents. 5.) Provide the recommendations from the Big Darby Accord Panel and the Far West Task Force when finalized. *Be advised that if changes occur to the proposal after the recommendations are made, it is the applicant's responsibility to notify them of the changes. Contact Shannon Pine at spine@columbus.gov or 614-645-2208, if you have any questions.
2. Department of Development, Division of Planning has the following comments: Staff notes that the site is within the Big Darby Accord area and will differ to the Panel's recommendation. The proposal appeared before the panel for conceptual review on October 9, 2018. Contact the Planning Division at planninginfo@columbus.gov or 614-724-4437 if you have any questions (email is preferred and will result in faster response).
3. Department of Public Service, Division of Traffic Management has the following comments:
 - 1.) A traffic impact study is in progress in conjunction with this application. Additional commitments may be required based on the results of the approved traffic impact study.
 - 2.) This application will be forwarded to the Franklin County Engineers Office and the City of Hilliard as part of their review of the traffic impact study for this application. Additional

comments may be forthcoming from these agencies. 3.) Due to the proximity of Interstate 70 to the proposed development area south of Renner Road, this application will be forwarded to the Ohio Department of Transportation for their review of the site layout adjacent to Interstate 70. 4.) Right-of-way dedication of 50 feet from the centerline of Renner Road and Alton Darby Road is required per CCC 4309.17. 5.) Access to Alton Darby Road and Renner Road is under the jurisdiction of the Franklin County Engineers Office. Roadway improvements to widen the existing roadway will likely be needed along the frontages of the site as determined by the Franklin County Engineers Office. 6.) Regarding general PUD note 5, shared-use path construction in the right-of-way or instead of sidewalk will need to be constructed according to the appropriate standard drawing. 7.) Regarding items 3.B.1 and 3.B.1.a under General Standards: Detached Residential, please remove the references to the "Division of Traffic Management" and add "or Franklin County Engineers Office as applicable" after Department of Public Service. 8.) Regarding item 3.B.3 under General Standards: Detached Residential, the Division of Traffic Management is not supportive of the inclusion of private streets in the Detached Residential areas. 9.) Regarding item 3.B.3 under General Standards: Detached Residential and item 3.B.2 under General Standards: Multi-unit Subareas, please remove the references to intersection details. However, please add a commitment that locations of parking and maneuvering for the private street areas meet the requirements of the Department of Public Service and the Department of Public Safety. 10.) Please add direct connections from Subareas A1 and B1 to the proposed trail along the eastern edge of the site. 11.) The location and treatment of proposed trail crossings of streets in Columbus right-of-way will require approval from the Division of Traffic Management in conjunction with this application. Contact Daniel Moorhead at demoorhead@columbus.gov or 614-724-0589 if you have any questions.

4. The Health Department Healthy Places Program recommends the following: 1.) All public and private sidewalks should be at least 5 feet in width. 2.) Sidewalks should be provided on both sides of all internal streets. 3.) Leisure or shared-use paths should be at least 10 feet in width. 4.) Where a path is provided on one side of a given street, a sidewalk should still be provided on the other side. Contact Scott Ulrich at stulrich@columbus.gov or 614-645-5318 if you have any questions.
5. The Recreation and Parks Department has the following comments: 1.) Parkland Dedication Ordinance commitments within the proposed development text must be reviewed and revisions may be requested. 2.) A public street connection to Spindler Park is requested. Contact Kathy Spatz with questions at kaspatz@columbus.gov or 614-645-0487.
6. The Department of Public Utilities, Division of Sewerage and Drainage has the following comment: Sanitary sewer service for the proposed development is available via pump station/force main system. Connection point to the Columbus sewer to be determined by a study completed by the developer. This comment does not need to be resolved prior to your application being scheduled for public hearing, but is being conveyed as an FYI as possible requirements during the site compliance or building permit review processes. Contact Doug Holz at daholz@columbus.gov or 614-645-2793 if you have any questions.

After addressing the items above, final materials must be submitted to Shannon Pine by the applicable Development Commission submittal deadline (see attached schedule). Modifications received after the deadline may not be considered. It may be beneficial to schedule a Staff Review reconsideration prior to scheduling for Development Commission.

Please Note: If the application contains a site plan that will regulate the layout of the proposed development, **other variances may be necessary**, and the plan may require review by other City Departments. **It is the Applicant's responsibility to identify all variances required for the proposal**, and to contact and discuss the proposal with those City Departments responsible for reviewing it. You may request a preliminary review of your site plan by contacting the Engineering Plan Review Section at engineeringinfo@columbus.gov or 614-645-0032. Staff from each of the reviewing agencies will provide feedback on your proposal. Site plans are subject to review by these departments during plan review processes. Any conflict with applicable policies or regulations of these departments could result in a denial of your site plan.

Sincerely,


Shannon Pine
Planning Manager
(614) 645-2208



111 N. Front Street – Columbus OH 43215 – 614-645-7433 – bzs.columbus.gov

Director's Office	(614) 645-7776	Research/Records Center	(614) 645-6082
Building Plan Review	(614) 645-7562	Zoning Clearance	(614) 645-8637
Customer Service Center	(614) 645-6090	Zoning Public Hearings	(614) 645-4522
Engineering Plan Review	(614) 645-0032	Zoning Confirmation Letters	(614) 645-8637

**Development Commission Schedule
(for Rezoning Applications)**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

Applications must be submitted by appointment.

Call 614-645-4522 for Public Hearings staff to schedule.

FINAL DC MATERIALS DUE BY

DC MEETING DATES **

December 22, 2017

January 11, 2018

January 19, 2018

February 8, 2018

February 16, 2018

March 8, 2018

March 23, 2018

April 12, 2018

April 20, 2018

May 10, 2018

May 25, 2018

June 14, 2018

June 22, 2018

July 12, 2018

July 20, 2018

August 9, 2018

August 24, 2018

September 13, 2018

September 21, 2018

October 11, 2018

October 19, 2018

November 8, 2018

November 23, 2018

December 13, 2018

December 21, 2018

January 10, 2019

January 25, 2019

February 14, 2019

February 22, 2019

March 14, 2019

March 22, 2019

April 11, 2019

April 19, 2019

May 9, 2019

MEETINGS WILL BE HELD IN THE SECOND FLOOR HEARING ROOM. ALL MEETINGS BEGIN AT 6:00 PM.

STAFF ISSUES MUST BE RESOLVED AND NEIGHBORHOOD GROUP RECOMMENDATIONS MUST BE COMPLETE BEFORE APPLICATIONS ARE CONSIDERED BY THE DEVELOPMENT COMMISSION.