

186-RZ-21

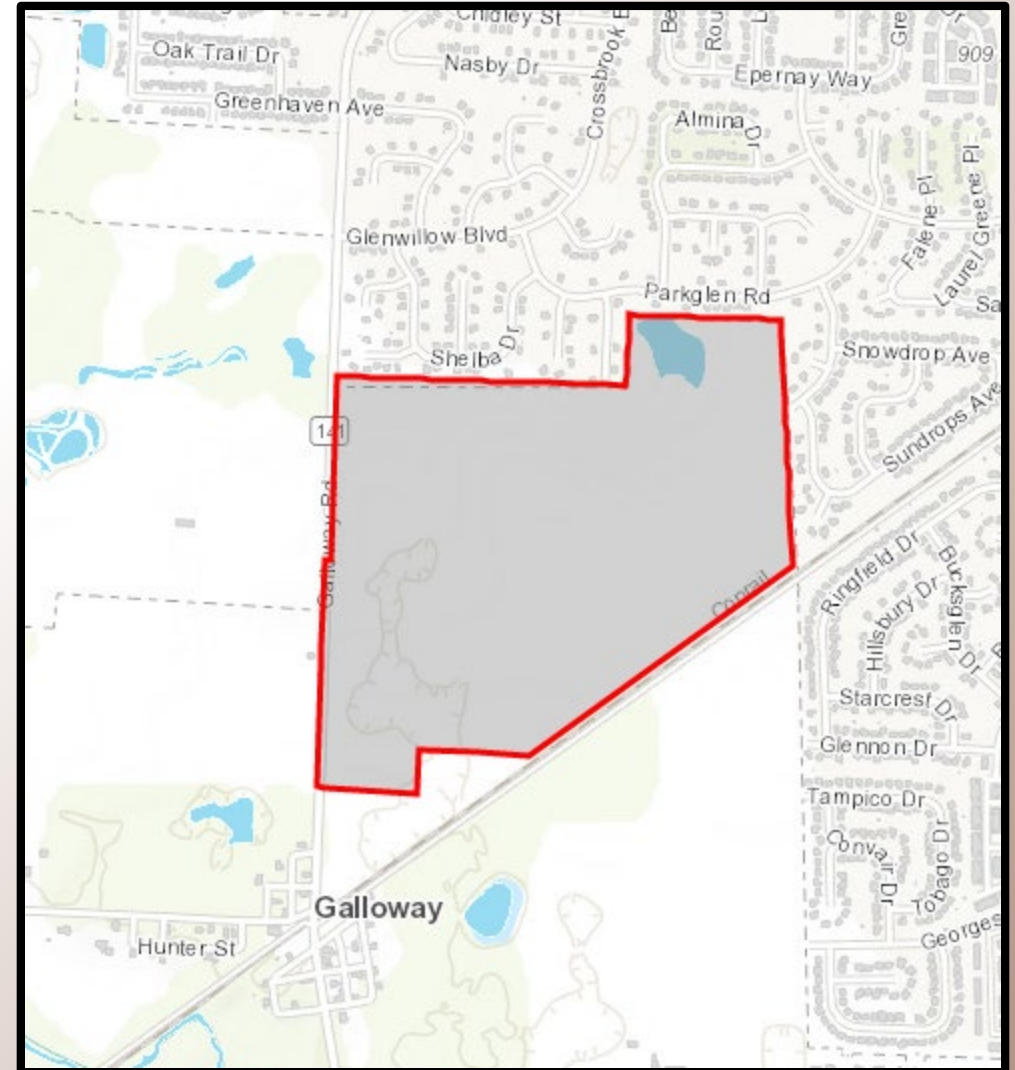
1860 Galloway Road, Galloway, Ohio 43119

Parcel: 240-000146

Owner: Braumiller Development, LLC
3895 Stoneridge Place, Dublin, Ohio 43017

Location

- The property is ±134.8 acres located on the east side of Galloway Road.
- The Galloway Sports Complex is located directly across Galloway Road from the site.
- The property is located just north of the railroad tracks and the Little Town of Galloway.



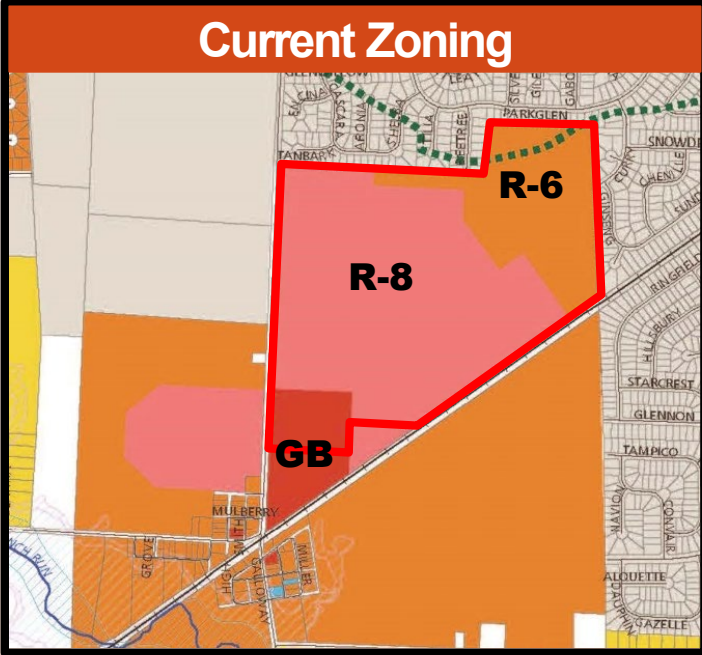
Existing & Surrounding Zoning

The property is currently zoned R-6 (medium density residential), R-8 (high density residential), and GB (general business).

To the North and East: City of Columbus single family homes (Laurel Greene subdivision)

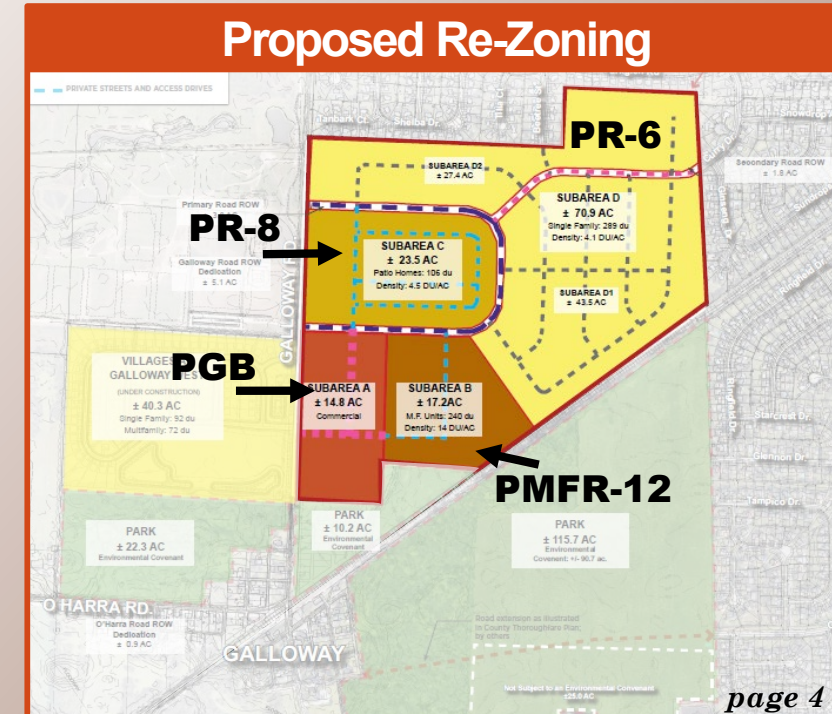
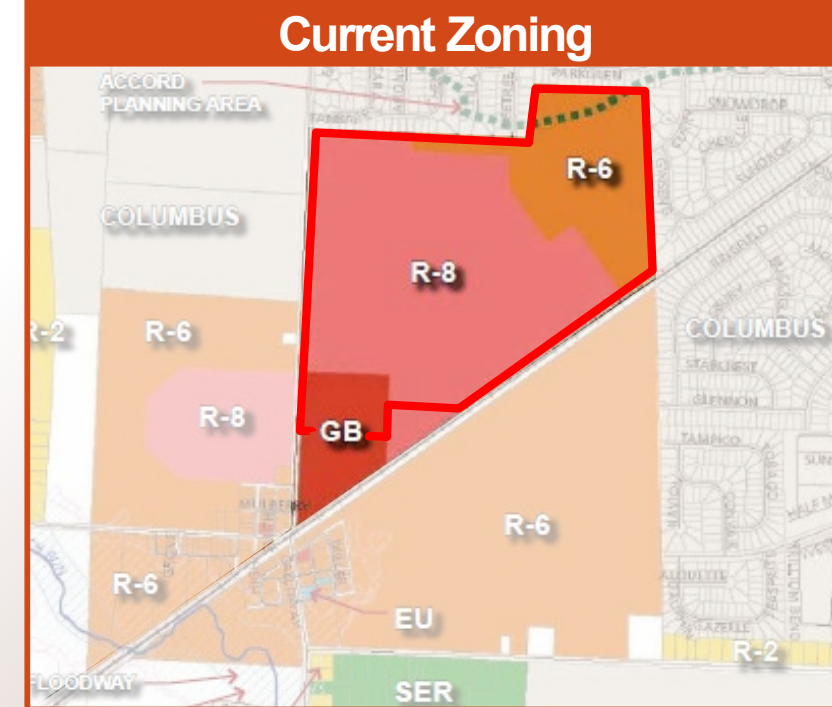
To the South: R-6 (med. density residential) single family homes, General Business, and EU (Exceptional Use – church and parking lot)

To the West: R-6 (med. density residential) single family homes, R-8 (high density residential) single family homes, and the Galloway Sports Complex



Application Request

- Applicant is requesting to rezone ±134.8 acres from Medium Density Residential (R-6), High Density Residential (R-8) and General Business (GB) districts to a Planned Unit Development (PUD) district to allow for single-family residential, multi-family residential, and commercial uses.
 - This is a down zoning in density from what the property is currently zoned for.
- Development is proposed to be developed in multiple phases and includes four subareas (A-D), each with unique setbacks, lot coverage, height limitations, and parking requirements.





Gross Acreage ±134.8 acres

Proposing Mixed-use Subdivision

Gross density 4.8 dwelling units per acre (du/ac)

Single Family Homes ± 71 acres; 289 units (4.1 du/ac)

Patio Homes ± 23.5 acres; 106 units (4.5 du/ac)

Multi-Family Flats ± 17.2 acres; 240 units (14 du/ac)

Commercial ± 14.8 acres
(11% of the gross site area)

Open Space ± 17.5 acres
(13% of the gross site area)

Access 3 access points to Galloway Rd
2 street extensions to the Laurel Greene Subdivision

Project Overview

Resolution Requirements

Permitted Uses

- Residential, commercial, manufacturing, public, and quasi-public uses. (Section 1310)
- These uses may be combined in the PUD provided the proposed location of the commercial or manufacturing uses do not adversely affect adjacent property, and/or the public health, safety, and general welfare, and that the location of such uses are specified on the final development plan. (Section 1310)

Commercial Uses

- The amount of land devoted to commercial use in a residential-commercial development shall be determined by the Zoning Commission and approved by the Board of Township Trustees (Section 1310).
- The Zoning Commission has the ability to limit the development of not more than 8% of the tract to commercial and/or manufacturing uses (Section 1320).
 - The current application proposes 11% of the tract to be commercial.

Resolution Requirements

Open Spaces	Required	Proposed
➤ A minimum of 20% of the land developed in any planned unit development project shall be reserved for common open space and recreational facilities for the residents or users of the area being developed. (Section 1322)	20%	13%
➤ All properties shall be within 600ft of common open space. (Section 1326)	600ft	up to approx. 1200ft

Resolution Requirements

General Business District Setbacks	Required	Proposed
➤ Front Setback * 30ft from Galloway Road, 10ft from Primary Street	75ft	30ft* 10ft*
➤ Side Setback	5ft	0ft
➤ Maximum Height * Front, side, and rear setbacks shall be increased 1ft for every 1ft in height over 35ft.	n/a	50ft*
Special Setbacks where a business district or use is adjacent to a residential district		
➤ Side setbacks	75ft	20ft
➤ Rear setbacks *from Galloway Road	75ft	30ft*

Resolution Requirements

MFR-12 District Setbacks	Required	Proposed
➤ Front setback	30ft	10ft
➤ Side setback of one side	10ft	10ft
Sum of both sides	25ft	10ft
* unless otherwise required by residential building code		
➤ Maximum Height	35ft	40ft*
* Front, side, and rear setbacks shall be increased		
1ft for every 1ft in height over 35ft		
MFR-12 Parking		
➤ Parking spaces	2.5 spaces	0.8 spaces
* Current code requirement is under review to	per unit*	per bedroom
possibly reduce to 1.5 spaces per unit.		

Resolution Requirements

R-8 District Setbacks	Required	Proposed
➤ Minimum lot width	80ft	40ft
➤ Front setback	30ft	20ft
Front setback from Primary Street	30ft	25ft
➤ Side setback of one side	10ft	5ft/0ft*
Sum of both sides	20ft	5ft/0ft*
* 0ft on shared side of patio home		
➤ Maximum lot coverage	33%	44%

Resolution Requirements

R-6 District Setbacks

Required

Proposed

➤ Minimum lot width

60ft

52ft

➤ Front setback

30ft

25ft

➤ Side setback of one side

5ft

5ft*

Sum of both sides

15ft

10ft*

* unless otherwise required by residential building code

➤ Maximum lot coverage

30%

35%

History

- 2003 Rezoned from Agriculture (AG) District to mixed use of R-6, R-8, and GB by Bethel Road Investment Company. (163-RZ-03 – approved May 28, 2003)
- 2006 Braumiller Development purchased the property.
- 2012 Split off a portion of the bottom of the property and ownership was designated to the City of Columbus as a Park District.
- 11/30/21 Applied for Planned Unit Development (PUD).
- 12/28/21 Zoning Commission did not have a quorum. Placed on following months agenda.
- 1/25/22 Zoning Commission forwarded the application to Franklin County Economic Development and Planning for their recommendation.
- 3/8/22 Big Darby Accord Advisory Panel (BDAAP) recommended conditional approval of the PUD.
- 3/9/22 Franklin County Planning Commission recommended conditional approval of the PUD.

Prairie Township Comprehensive Plan

This property is recognized as Suburban Edge under the Township Land Use Plan and is suitable for development. It is not categorized as a Conservation Zone.

The Comprehensive Plan establishes priorities that should be incorporated into all development plans in the Township, including diversifying housing mix.

The property abuts existing subdivisions in the Big Darby Accord. Plans are pending final approval or have been recently approved for extensions of central water and sewer services.

Big Darby Watershed Master Plan

The Big Darby Watershed Master Plan, recognizes the area as Residential Suburban High Density (5-8 dwelling units per acre).

Big Darby Accord Advisory Panel (BDAAP)

The application was heard by The Big Darby Accord Advisory Panel on March 8, 2022. They recommended *approval* with the following conditions:

1. The existing agricultural use must stop, and the land be replanted with a cover crop approved by the Franklin Soil and Water Conservation District at the end of the growing season following final Township zoning approval.
2. The Development Plan must be updated to reflect the Riparian Setback associated with the stream that ends at the subject site's southern property line and no development is permitted in the Riparian Setback.
3. A sidewalk or shared use path must be established that connects the site to the Camp Chase Trail, provided the Franklin County Engineer's office approves this connection in the road right-of-way. Impervious surfaces to be minimized to the extent practicable.
4. The applicant must participate in the Darby Revenue Program.

Big Darby Accord Advisory Panel (BDAAP)

5. A landscaping plan must be provided for plantings related to multifamily, commercial, and public areas that utilize appropriate species as recommended for approval by the Franklin Soil and Water Conservation district.
6. The stormwater from the site should be managed using a suite of BMPs to avoid adverse impacts on the ephemeral stream in the area.

Franklin County Planning Commission Recommendation

On March 9, 2022, the Franklin County Planning Commission recommended approval with the following conditions:

1. At the time of filing a Preliminary Plan for the development a drainage plan must be submitted and comply with the Franklin County Stormwater Drainage Manual.
2. A Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) must be submitted to OEPA 45 days in advance of construction for the development.
3. A sidewalk must be installed on the east side of Galloway Road along the entire frontage of the subject site.
4. The existing agricultural use must stop, and the land be replanted with a cover crop approved by the Franklin Soil and Water Conservation District at the **start of construction**. (*varies from BDAAP – there is currently a lease agreement in place*)

Franklin County Planning Commission Recommendation

5. The Development Plan must be updated to reflect the Riparian Setback associated with the stream that ends at the subject site's southern property line and no development is permitted in the Riparian Setback.
6. A sidewalk or shared use path must be established that connects the site to the Camp Chase Trail, provided the Franklin County Engineer's office approves this connection in the road right-of-way. Impervious surfaces to be minimized to the extent practicable.
7. The applicant must participate in the Darby Revenue Program.
8. A landscaping plan must be provided for plantings related to multifamily, commercial, and public areas that utilize appropriate species as recommended for approval by the Franklin Soil and Water Conservation district.
9. The stormwater from the site should be managed using a suite of BMPs to avoid adverse impacts on the ephemeral stream in the area.

Zoning Commission

- On April 26, 2022 the Zoning Commission voted 3-2 to approve Re-Zoning Application No. 186-ZC-22 with modifications as presented by the applicant.

1860 Galloway Road

