

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 10, 2014**

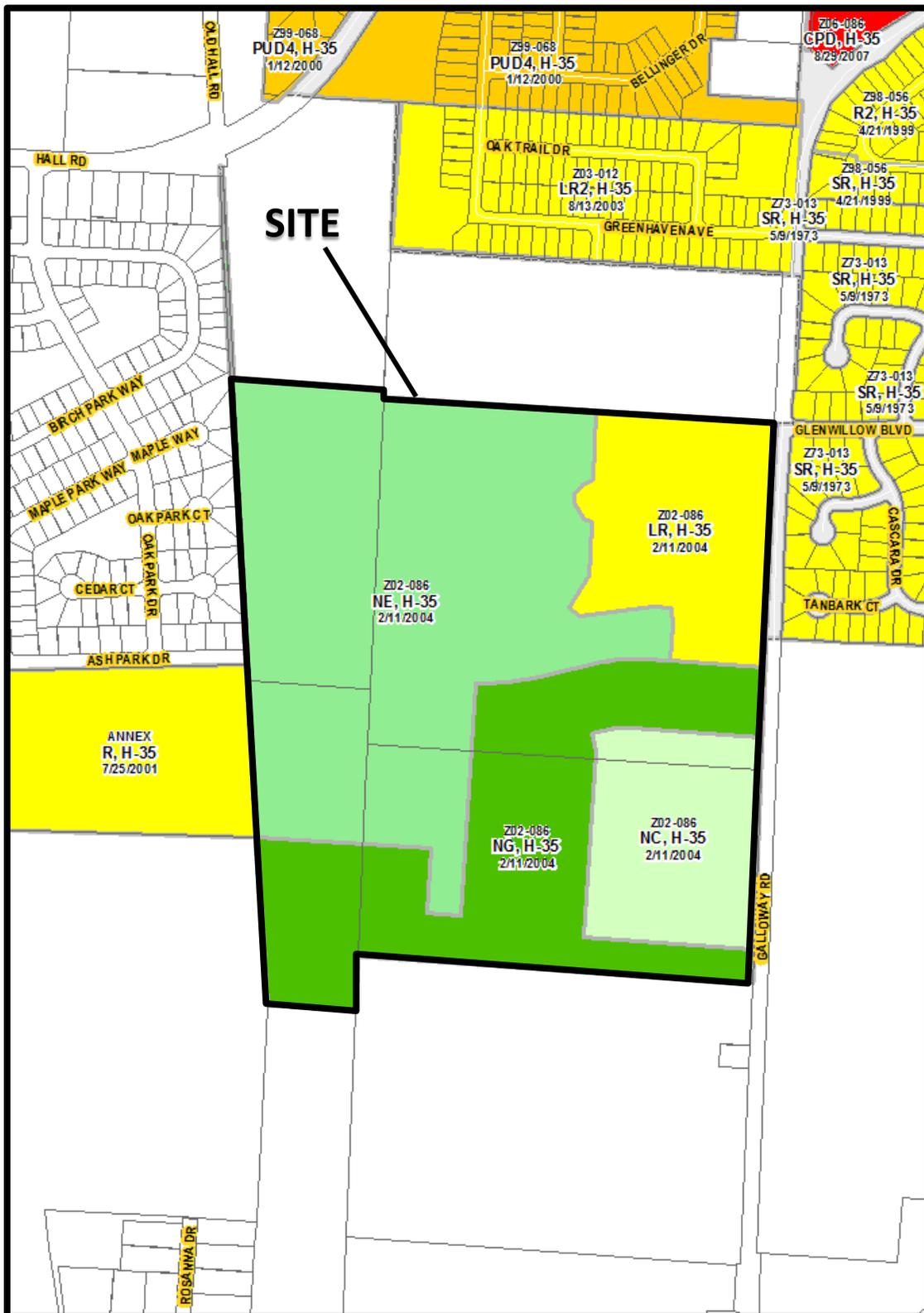
- 4. APPLICATION: Z14-019 (14335-00000-00265)**  
**Location:** 1319 SOUTH GALLOWAY ROAD (43119), being 111± acres located on the west side of South Galloway Road, 1,800± feet north of Oharra Road (010-258015 & three others; Westland Area Commission).  
**Existing Zoning:** LR, Limited Rural, NE, Neighborhood Edge, NG, Neighborhood General and NC, Neighborhood Center Districts.  
**Request:** R, Rural District.  
**Proposed Use:** Outdoor sports complex.  
**Applicant(s):** Board of Trustees of Prairie Township; c/o Joseph E. Looby, Agent; Stantec Consulting Services; 1500 Lakeshore Drive; Columbus, OH 43204.  
**Property Owner(s):** The Applicant.  
**Planner:** Tori Proehl, 645-2749, [viproehl@columbus.gov](mailto:viproehl@columbus.gov)

**BACKGROUND:**

- The 111± acre site is currently undeveloped and zoned LR, Limited Rural, NE, Neighborhood Edge, NG, Neighborhood General and NC, Neighborhood Center Districts. The applicant requests a rezoning to the R, Rural District to establish an outdoor sports complex that will include soccer, baseball and football fields, as well as preserving the site's existing natural features.
- Surrounding the site is vacant land in Prairie Township and a single-unit development to the north and east zoned in the L-R-2, Limited Residential and SR, Suburban Residential Districts. To the south is vacant land and to the west is a single-unit development in Prairie Township.
- The site is located within the Westland Plan (1994), which recommends agricultural/very low density residential uses for this location.
- The site is located within the boundaries of the Westland Area Commission and the Big Darby Accord Advisory Panel, who have both made a recommendation of approval of the requested rezoning.

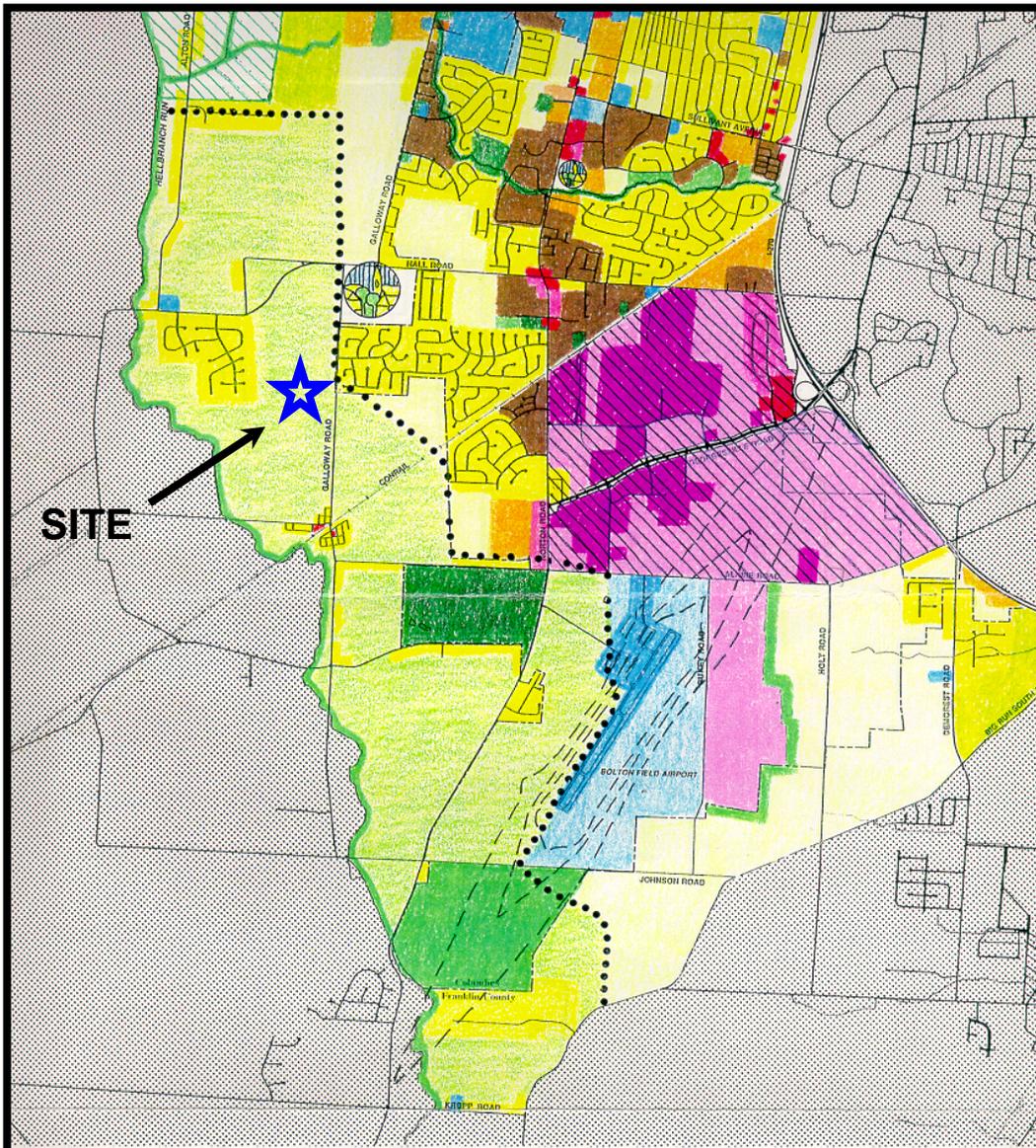
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested R, Rural District, will secure proper zoning for the proposed outdoor sports complex, including soccer, baseball and football fields, and preserving the site's existing natural features. The request is consistent with the established zoning and development pattern of the area.



**SITE**

Z14-019  
 1319 S. Galloway Road  
 Approximately 11% acres  
 From LR, NE, NG and NC to R



**PROPOSED LAND USE**

Existing	Proposed
Agricultural /Very low density residential	Agricultural /Very low density residential
Low density residential 1-2 units per acre	Low density residential 1-2 units per acre
Residential 3-5 units per acre	Residential 3-5 units per acre
High density residential 6 units per acre +	High density residential 6 units per acre +
Commercial	Commercial
Office	Office
Industrial/ Manufacturing	Industrial/ Manufacturing
Institutional	Institutional
Open space/ Parks/ Buffer	Open space/ Parks/ Buffer

**RECOMMENDED LAND USE**

- Columbus corporate boundary
- Sewer facilities planning area
- Bolton Field noise contours
- Environmental Conservation District
- Industrial/ Office District
- Village Center

**Westland Plan**

Z14-019  
 1319 S. Galloway Road  
 Approximately 11% acres  
 From LR, NE, NG and NC to R



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