

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 13, 2004**

- 14. APPLICATION: Z04-019**  
**Location:** **1850 NORTHWEST BOULEVARD (43212)**, being 1.84± acres located on the north side of Northwest Boulevard, 190± feet west of Independence Road (010-170939).  
**Existing Zoning:** R, Rural District.  
**Request:** AR-1, Apartment Residential District.  
**Proposed Use:** Multi-family residential development.  
**Applicant(s):** US Villages II, LTD; 37 East Broadway Avenue; Westerville, Ohio 43081.  
**Property Owner(s):** Geneva Frecker and Sharon K. Downing et all; c/o The Applicant.  
**Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The 1.84± acre site is zoned in the R, Rural District and is developed with a ice cream factory. The applicant requests the AR-1, Apartment Residential District.
- To the north, west and northeast are multi-family dwellings zoned in the AR-1, Apartment Residential District. To the south across Northwest Boulevard are multi-family dwellings zoned in the AR-1, Apartment Residential District. To the east is an office in the R, Rural District.
- The *Columbus Thoroughfare Plan* identifies Northwest Boulevard as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The proposal to rezone the factory for redevelopment with apartment uses is consistent with the zoning and development patterns of the area.

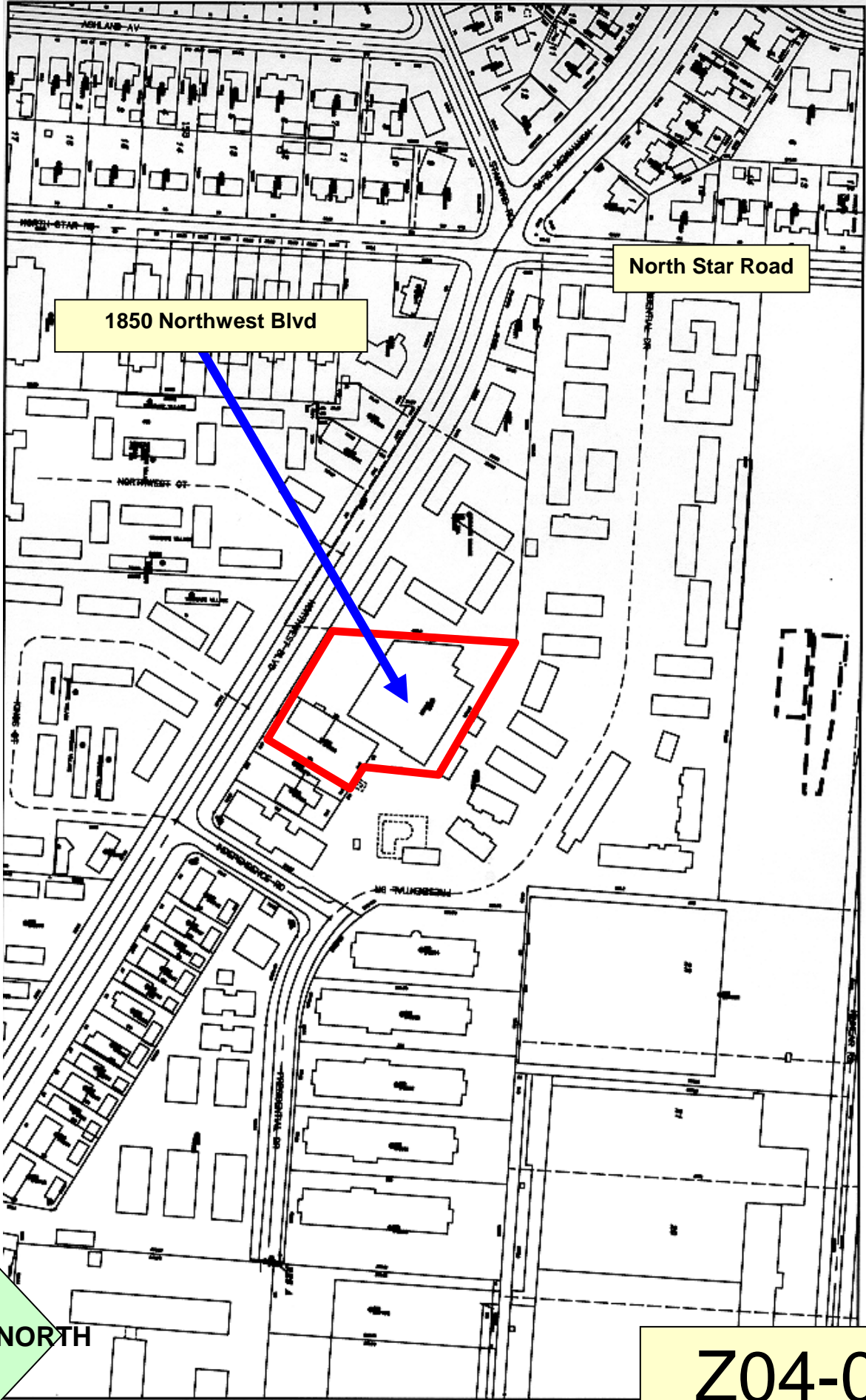


1850 Northwest Blvd  
Approximately 1.84 acres  
R to AR-1

Z04-019

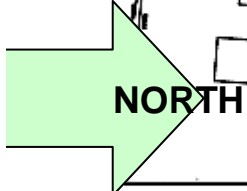
Z04-019





1850 Northwest Blvd

North Star Road



Z04-019

