



COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: December 11, 2003

Application #: Z03-005	Requested : PUD-6	Address: 5240 Avery Road					
# Hearings:	Length of Testimony: 6:55 → 7:15 (10)	Staff <input checked="" type="checkbox"/> Approval	Disapproval				
Development Commission # Speakers	Development Commission Vote:	Position: <input type="checkbox"/> Conditional Approval					
Support: 1	Opposition: 2	Area Comm/	Approval				
	3 Yes 2 No	Civic Assoc:	Disapproval				
			Conditional Approval				
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	YES Fitzpatrick	ABSENT Cianelli	YES Frye	YES Hutchins	NO McCoy	NO Barnes	ABSENT Ingwersen
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use	+			+	+	+	
Use Controls							
Density or Number of Units	+			+	+	+	
Lot Size							
Scale					+		
Environmental Considerations							
Emissions							
Landscaping or Site Plans				+	-	-	
Buffering or Setbacks							
Traffic Related Commitments	+			+			
Other Infrastructure Commitments							
Compliance with City Plans					-	-	
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation					-	-	
Governmental or Public Input					-		
MEMBER COMMENTS:							
FITZPATRICK: LAND USE IS APPROPRIATE ; APPLICANT'S AGREEMENT TO GIVE 80' FROM FRONTAGE TO ALLOW AVERY RD. WIDENING TO 7 LANES IN FUTURE (DEPENDENT ON AREA PLAN & FINAL TRAFFIC STUDIES).							
CIANELLI:							
FRYE: Good Land use, proper density, upscale housing							
HUTCHINS: LAND USE IS APPROPRIATE, DENSITY IS APPROPRIATE QUALITY OF PRODUCT GOOD, OWNERSHIP NOT RENTAL							
MCCOY: CONSIDERATION IS PREMATURE WITH PENDING AREA PLAN - THIS IS AN IMPORTANT GROWTH CORRIDOR - WANTING A COMPREHENSIVE PLAN. THIS PROPOSAL CANNOT BE EVALUATED WITHOUT CONSIDERATION OF RECOMMENDATIONS FOR THE ENTIRE AREA. MY CONCERN IS FOR A PLAN CONSIDERING A COMPREHENSIVE STREET NETWORK FOR THE ENTIRE AREA - "A TND QUALITY PROPOSAL"							
BARNES: STILL PREMATURE DUE TO AREA PLAN IN COMPLETE. AREA PLAN SHOULD GUIDE DEVELOPMENT NOT VICEVERSA. STREET CONNECTIVITY INADEQUATE. TRAFFIC STUDY MUST INFORM AREA PLAN ***							
INGWENSEN:							