

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

- 7. APPLICATION: Z04-025**  
**Location:** **5679 HARLEM ROAD (43054)**, being 3.53± acres located 330± feet west of Harlem Road and 1178± feet south of SR 161 (220-001359).  
**Existing Zoning:** R, Rural District.  
**Request:** PUD-8, Planned Unit Development District.  
**Proposed Use:** Multi-family residential development.  
**Applicant(s):** Townsend Construction Company; c/o Dave Perry, Agent; The Dave Perry Company; 145 East Rich Street; Columbus, Ohio 43215.  
**Property Owner(s):** Alice S. Wood, Tr.; c/o Dave Perry, Agent; The Dave Perry Company; 145 East Rich Street; Columbus, Ohio 43215.  
**Planner:** Don Bier, 645-0712, [drbier@columbus.gov](mailto:drbier@columbus.gov)

**BACKGROUND:**

- The 3.53± acre site is an undeveloped parcel zoned in the R, Rural District. The applicant is requesting the PUD-8, Planned Unit Development District to develop 28 multi-family dwelling units to be marketed as condominiums. The proposed density is eight (8) dwelling units per acre with 1.14± acres of open space. The site does not have frontage on a public street and will take access through the apartment complex to the north.
- An apartment complex zoned in the L-AR-12, Limited Apartment Residential District is located to the north and west. Single-family development zoned in the SR, Residential District and a vacant lot in Plain Township are located to the south. A single-family dwelling and several vacant lots in New Albany are located to the east.
- The site is located within the Preserve District of the *Northland Plan: Volume II* (2002).
- The PUD-8 plan notes address permitted uses and development standards that include the right to modify the illustrative building/patio footprints shown on the plan, perimeter building/pavement setbacks to be as shown on the plan, open space and tree, phased development without interior lot line setbacks, stacked parking, street or ornamental trees on internal streets, utility crossing(s) of setbacks, refuse waiver for private collection, lighting and graphics restrictions, building standards, application to the BZA to vary development standards only, parking language as required by the Department of Public Safety, PDO ordinance compliance.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested PUD-8, Planned Unit Development District is compatible with multi-family development to the north and provides development standards such as buffering and screening in consideration of adjacent single-family residential development. The PUD notes also provide a variety of other development standards including brick on 20% of exterior walls, street or ornamental trees along interior drives, lighting and graphics controls, and detailed vehicle parking restrictions.