

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 12, 2002**

7. **APPLICATION:** **Z02-055**
 Location: **359 OBETZ ROAD (43207)**, being 2.11± acres located on the south side of Obetz Road, 350± feet the west of Parsons Avenue.

 Existing Zoning: RRR, Restricted Rural Residential District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Senior housing.
 Applicant(s): Robert L. Huff; c/o Charles E. Kunkle; 1665 West Main Street; Wilmington, Ohio 45177.

 Property Owner(s): The Applicant.
 Case Planner: Dana Hitt, AICP, 645-2395; dahitt@cmhmetro.net

BACKGROUND:

- The applicant is requesting the CPD, Commercial Planned District to integrate this parcel into the adjacent retirement community to the east in order to add residential uses and/or a healthcare facility for the residents. The use a permitted use in the I, Institutional District, as “housing for the elderly”, and is permitted in the CPD, Commercial Planned District by reference.
- To the north is a park located in the RRR, Restricted Rural Residential District. To the south is a manufactured home park in the MHP, Manufactured Home Park District. To the east are multi-family dwellings in the CPD, Commercial Planned District. To the west is a single-family dwelling zoned in the RRR, Restricted Rural Residential District.
- The proposed CPD text restricts uses to only those permitted in the I, Institutional District, provisions for access, landscaping, lighting restrictions and building design.
- The *Columbus Thoroughfare Plan* identifies Obetz Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would permit the development of senior housing and/or a healthcare facility in association with the adjacent senior housing facility and is consistent with established zoning and development patterns of the area.