

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MEETING DATE**

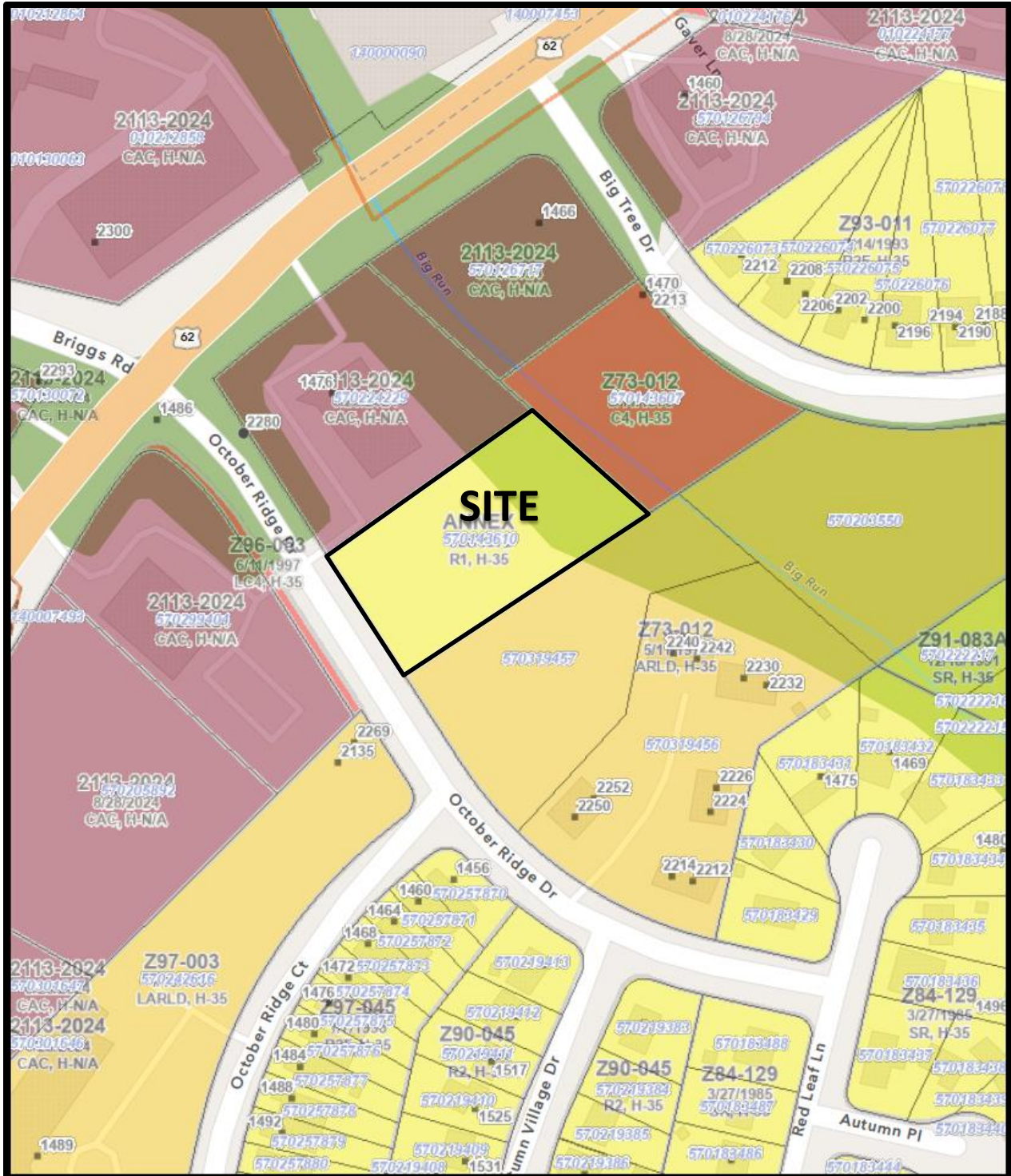
- 5. APPLICATION:** [Z24-054](#)
- Location:** **2280 OCTOBER RIDGE DR. (43223)**, being 1.1± acres located on the east side of October Ridge Drive, 225± feet south of Harrisburg Pike (570-143610; Southwest Area Commission).
- Existing Zoning:** R-1, Residential District.
- Request:** ARLD, Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Kareem Amr; 243 North 5th Street; Columbus, OH 43215.
- Property Owner(s):** Stephens Consulting Group, LLC, c/o Samuel Stephens; P.O. Box 1892; Powell, OH 43065.
- Planner:** Dane Kirk; 614-645-7973; DEKirk@columbus.gov

BACKGROUND:

- The 1.1± acre site consists of one undeveloped parcel in the R-1, Residential District. The applicant requests the ARLD, Apartment Residential District to allow for multi-unit residential development, with a maximum density of 17.4 dwelling-units per acre.
- North of the site is an auto parts store in the CAC, Community Activity Center District. South of the site is an undeveloped parcel in the ARLD, Apartment Residential District. East of the site is an undeveloped parcel in the C-4, Commercial District. West of the site is an automotive dealership in the CAC, Community Activity Center District.
- The site is within the planning boundaries of the *Southwest Area Plan* (2009), which recommends “Medium Low Density Residential” land uses at this location. The site is also subject to early adoption of *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for approval.
- Traffic notes that with proposed development of this site, sidewalk connections to adjacent properties will need to be included.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested ARLD, Apartment Residential District will allow a multi-unit residential development that is compatible with the density and development standards of adjacent residential developments and is consistent with the *Southwest Area Plan’s* land use recommendation of “Medium Low Density Residential.” Staff notes the neighboring parcel to the south is existing ARLD, Apartment Residential District and will be incorporated with this property as part of an overall development.



Z24-054
R-1 to ARLD
2280 October Ridge Rd. (43223)
Approximately 1.1 acres

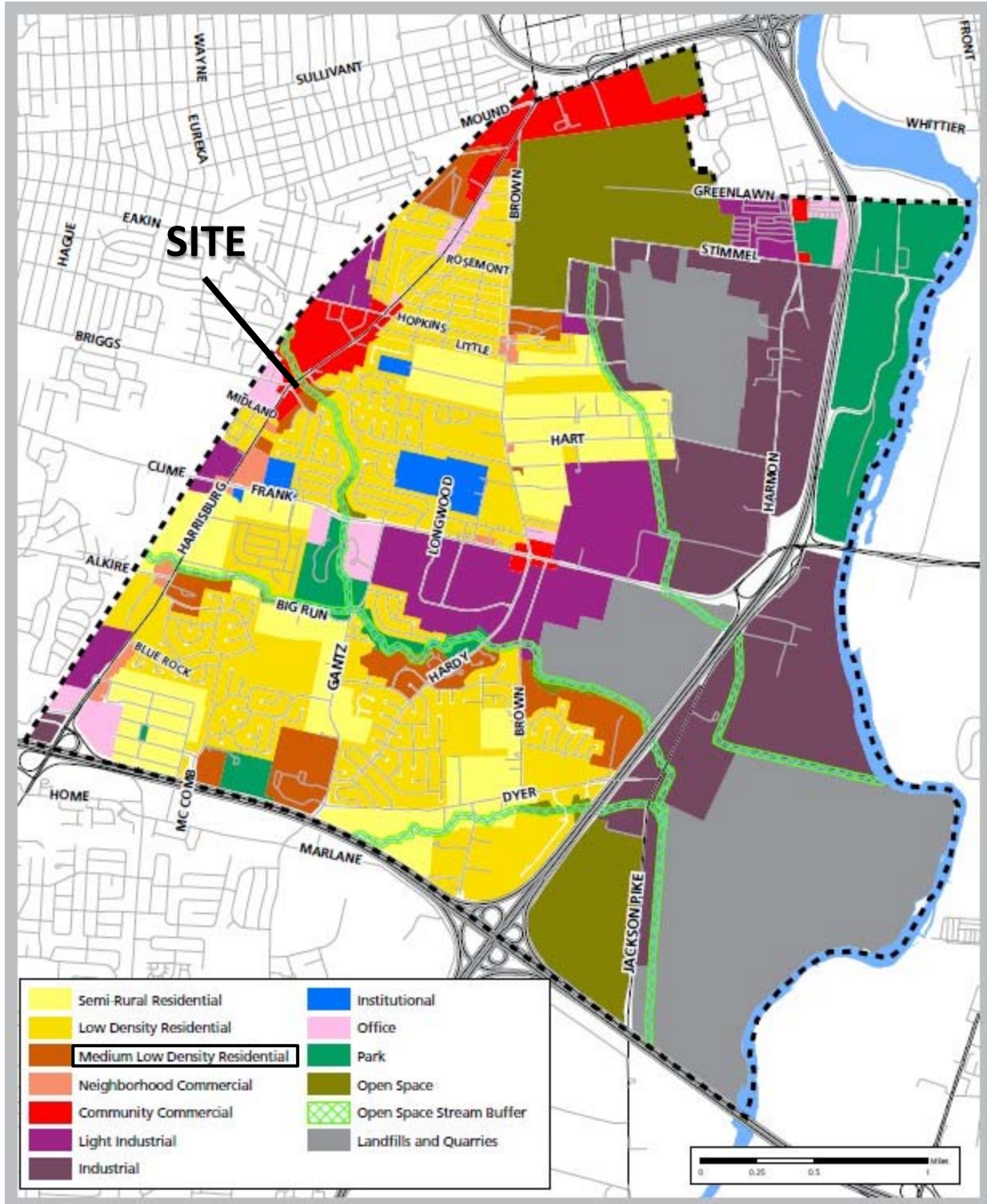


Figure 10: Future Land Use



Z24-054
R-1 to ARLD
2280 October Ridge Dr. (43223)
Approximately 1.1 acres



Z24-054
R-1 to ARLD
2280 October Ridge Rd. (43223)
Approximately 1.1 acres



Floodplain
Z24-054
R-1 to ARLD
2280 October Ridge Rd. (43223)
Approximately 1.1 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z24-054

Address 2280 October Ridge Road

Group Name Southwest Area Commission

Meeting Date November 12th 2024

Specify Case Type BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation **Approval**

(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION: The Southwest Area Commission has no problems with their requested rezoning and the applicant recognizes that they will most likely need to return to us as they solidify their plans - they did say that they were willing to comply with as much as possible with what was outlined in the staff report

One thing that was suggested was the addition of 1 or 2 EV stations within the complex - something that they had not thought about but were willing to consider if possible

Vote - 3 of the 5 members were in attendance - 3 yes votes

Signature of Authorized Representative

Patty Spencer

Recommending Group Title Zoning Chair

Daytime Phone Number 614-214-5727

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

