

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 8, 2004**

5. **APPLICATION:** **Z03-092**
 Location: **1662 HARRISBURG PIKE (43223)**, being 2.9± acres located on the east side of Harrisburg Pike just south of Chambers Avenue (140-007398, 140-000061).

 Existing Zoning: R, Rural District (Annexation Pending.)
 Request: L-AR-O, Limited Apartment Office and CPD, Commercial Planned Development District.

 Proposed Use: Commercial and multi-family residential development.
 Applicant(s): Community Housing Network, Inc. c/o Samantha A. Shuler; 975 E. Broad Street, Columbus, Ohio 43205.

 Property Owner(s): The Applicant.
 Planner: Shannon Pine, 645-2208; spine@columbus.gov

BACKGROUND:

- o The 2.9-acre site, comprised of 2 separate tax parcels, is developed with a residential structure and garage, and is zoned in the R, Rural District. The applicant requests CPD, Commercial Planned Development, and L-AR-O, Limited Apartment Office Districts for commercial and multi-family residential development.
- o The site is surrounded by single-family dwellings to the north, west and south in Franklin Township, and by single-family dwellings in the R-2, Residential District to the east.
- o The proposed CPD and limitation text includes use restrictions, a maximum of 35 apartment units, roof-top mechanical and dumpster screening, and lighting controls, and commits to site and landscaping plans that incorporate building and parking setbacks, fencing, and screening in consideration of the abutting residential uses.
- o *The Columbus Thoroughfare Plan* identifies Harrisburg Pike as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant is requesting the CPD, Commercial Planned Development, and L-AR-O, Limited Apartment Office Districts to develop the site with commercial and multi-family residential development not to exceed 35 apartment units. The proposed site and landscape plan is designed in consideration of the abutting residential use, and is consistent with the zoning and development patterns of the area.



