

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 9, 2004**

- 2. APPLICATION: Z04-050**
Location: **8288 EAST BROAD STREET (43004)**, being 40.12± acres located on the north side of East Broad Street, 4200± feet east of Waggoner Road (515-222047).
Existing Zoning: R, Rural District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-family residential development.
Applicant(s): Elmore Company, LLC c/o Robert Howarth, Atty.; 471 East Broad Street; Suite 2001, Columbus, Ohio 43215.
Property Owner(s): Elmore Company, LLC; 3319 East Livingston Avenue; Columbus, Ohio 43227.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The 40.12± acre site is undeveloped and is zoned in the R, Rural District. The applicant requests the L-AR-12, Limited Apartment Residential District to permit multiple-family dwellings.
- To the north are single-family dwellings zoned in the R-2, Residential District. To the south across East Broad Street is an office/warehouse/distribution facility in Jefferson Township. To the east is an office development in Jefferson Township. To the west are multiple-family dwellings zoned in the L-AR-12, Limited Apartment Residential District.
- The L-AR-12, Limited Apartment Residential District text includes development standards addressing a possible street extension and stream protection discussed in the *East Broad Street Study (2000)*. Street trees, headlight screening and lighting are provided.
- The *Columbus Thoroughfare Plan* identifies East Broad Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District would permit limited multi-family residential development consistent with the zoning and land use patterns of the area and complies with recommendations of the *East Broad Street Study (2000)*.