



COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: July 10, 2003

Application #: Z03-033	Requested : L-AR-12	Address 2699 Spangler Road
# Hearings:	Length of Testimony: 6:25 → 6:45 (25)	Staff: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval Position: <input type="checkbox"/> Conditional Approval
# Speakers Support: 1 (1) Opposition: 11 (5)	Development Commission Vote: (4) Yes (5) No <input type="checkbox"/> Abstain	Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval

± 6 IN OPPOSITION

Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Fitzpatrick	Cianelli	Frye	Hutchins	McCoy	Barnes	Ingwersen
+ = Positive or Proper - = Negative or Improper	Y	NO	Y	Y	NO	Y	NO
Land Use		?	Proper	+			
Use Controls				+			
Density or Number of Units			BK	-	-		-
Lot Size							
Scale	+					+	
Environmental Considerations					-		
Emissions							
Landscaping or Site Plans	+	+		+			
Buffering or Setbacks	+			+		+	
Traffic Related Commitments		-	-		-		-
Other Infrastructure Commitments							
Compliance with City Plans		?					
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	+				-	+	
Governmental or Public Input							

MEMBER COMMENTS:

FITZPATRICK: RESPONSIBLE USE; CONSISTENT WITH THE AREA NOT ENOUGH TRAFFIC IMPACT TO REQUIRE A STUDY. INCORPORATES EMERGENCY ACCESS OPTION WITHOUT IMPOSING TRAFFIC ON ADJACENT NEIGHBOR.

CIANELLI: NO AREA PLAN IN PLACE YET. SIGNIFICANT NEIGHBORHOOD OPPOSITION. STRAINING OF SPANGLER RD & OTHER INFRASTRUCTURE TRAFFIC VOLUME IN QUESTION.

FRYE: Proper use For This Site less Impact than Single Family Homes on School

HUTCHINS:

MCCOY: Obje to single property access without connection to adjacent property - traffic too intense / use too intense for this Area. premature to make decision when an area plan is under consideration

BARNES: surrounding zoning & uses not incompatible - NEED AREA PLAN

INGWERSEN: too dense / overloads traffic & single access