

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 10, 2003**

- 4. APPLICATION: Z03-033**
Location: 2699 SPANGLER ROAD (43207), being 12.02± acres located on the west side of Spangler Road, ±300 feet south of Watkins Road.
Existing Zoning: R-1, Residential District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-family residential development.
Applicant(s): Portrait Homes-Ohio LLC; c/o William A. Goldman, Atty.; 454 East Main Street, Suite 227; Columbus, Ohio 43215.
Property Owner(s): Bank Street Partners, c/o Larry Clarke & Catie Mott; 1335 Dublin Road, Suite 206D, Columbus, Ohio 43215 and Elizabeth Tod Demeter; 2665 Spangler Road, Columbus Ohio, 43207.
Planner: Dana Hitt, AICP, 645-2395; dahitt@columbus.gov

BACKGROUND:

- The 12.02± acre site is zoned in the R-1, Residential District and is undeveloped. The applicant requests the L-AR-12, Limited Apartment District to develop multi-family dwellings.
- To the north are single-family dwellings and a warehouse in the R-1, Residential District and L-M-2, Limited Manufacturing District respectively. To the south are single-family, two-family and multi-family dwellings in the R-1, Residential, R-2-F, Residential and ARLD, Apartment Residential Districts, respectively. To the east across Spangler Road is a park in the R-1, Residential District. To the west is a warehouse zoned in the L-M-2, Limited Manufacturing District.
- The limitation text commits to the site plan and provides landscaping, buffering and lighting commitments.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District is compatible with surrounding development and is consistent with the established zoning pattern of the area.