

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 13, 2003**

- 12. APPLICATION: Z02-109**
- Location:** 6124 HARLEM ROAD (43054), being 13.12± acres located on the east side of Harlem Road, 240± feet north of State Route 161.
- Existing Zoning:** R, Rural District.
- Request:** PUD-6, Planned Unit Development District.
- Proposed Use:** Single-family and multi-family residential development.
- Applicant(s):** M.H. Murphy Development Company; 4393 Arbor Lake Drive; Groveport, Ohio 43125.
- Property Owner(s):** Clarence and Esther Frye; 1254 N. Riverview Road NW; Malta, Ohio 43758.
- Planner:** Dana Hitt, AICP, 645-2395; dahitt@columbus.gov

BACKGROUND:

- The 13.12± acre site is developed with a single-family dwelling, and is zoned in the R, Rural District. The applicant requests the PUD-6, Planned Unit Development District to permit sixty single and multiple-family dwellings with a proposed density of 4.57 units per acre with 1.46 acres of open space.
- To the north, south and west are single-family residential dwellings in Plain Township. To the east is vacant land zoned in the L-AR-O, Limited Apartment Office District.
- The PUD text provides development standards addressing access, street design standards, trees, street lights, building setbacks, garages, driveway width, and building materials.
- The site is located within the boundaries of the *Rocky Fork/Blacklick Accord*, which proposes Rural Residential as the most appropriate land use. A deviation was supported due to its proximity to the SR 161 and the presence of surrounding multi-family uses. The Rocky Fork Blacklick Accord Panel has provided a recommendation of approval.
- The *Columbus Thoroughfare Plan* identifies Harlem Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposal is consistent with the zoning and development trends along Harlem Road. The requested PUD-6, Planned Unit Development District would permit carefully controlled residential development in compliance with the approval of the *Rocky Fork/Blacklick Accord* Panel.

