

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 11, 2003**

7. **APPLICATION:** **Z03-052**
 Location: **4505 EAST DUBLIN-GRANVILLE ROAD (43081)**, being 2.2± acres located on the south side of East Dublin-Granville Road, 400± feet west of Conifer Drive.
- Existing Zoning:** R, Rural District.
 Request: L-I, Limited Institutional District.
 Proposed Use: Unspecified Institutional uses.
 Applicant(s): Gary R. Evans; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
 Property Owner(s): Gary R. Evans; 4505 E. Dublin-Granville Road; Westerville, Ohio 43081.
 Planner: Dana Hitt, AICP, 645-2395; dahitt@columbus.gov

BACKGROUND:

- The 2.2± acre site is zoned in the R, Rural District and is developed with a single-family dwelling and landscape business. The applicant requests the L-I, Limited Institutional District to develop uses limited to Homes for the aging, nursing homes, rest homes or housing for the elderly.
- To the north across State Route 161, are single and multi-family dwellings in the PC, Planned Community District. To the south is the Blendon Woods Metro Park zoned in the R-1, Residential District. To the east is a single-family dwelling in the R, Rural District. To the west is a church zoned in the R, Rural District.
- The site lies within the boundaries of the Blendon District of *The Northland Plan: Volume II (2002)*, which states “Infill development that is compatible with surrounding land- uses be encouraged” and “Adequate buffering of any development adjacent to the Blendon Woods Metro Park be provided in consultation with Metro Parks.”
- The limitation text includes use restrictions, lighting, building material commitments, landscaping and access provisions. Buffering is provided based on consultation with Metro Parks.

CITY DEPARTMENTS RECOMMENDATION: Approval. The requested L-I, Limited Institutional District as proposed contains use restrictions and setback provisions that make it compatible with surrounding development and is consistent with the established zoning pattern of the area.