

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 10, 2004**

6.     **APPLICATION:**             **Z04-037**  
       **Location:**             **1558 SOUTH JAMES ROAD (43209)**, being 1.1± acres located at the southeast corner of South James and Scottwood Roads (010-259711).  
       **Existing Zoning:**       SR, Suburban Residential.  
       **Request:**               PUD-8, Planned Unit Development District.  
       **Proposed Use:**         Multi-family residential development.  
       **Applicant(s):**         Creative Housing Inc.; c/o Donald Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, Ohio 43215.  
       **Property Owner(s):**   K&H Development LLC.; 1109 Taylor Mills Pl.; Reynoldsburg, Ohio 43068.  
       **Planner:**               Don Bier, 645-0712, [drbier@columbus.gov](mailto:drbier@columbus.gov)

**BACKGROUND:**

- o The vacant 1.1± acre site is zoned in the SR, Residential District. The applicant is requesting the PUD-8, Planned Unit Development District to develop two 4-unit dwellings to provide housing for the developmentally disabled. The proposed density is 7.24 units per acre.
- o Single-family dwellings zoned in the R-4, Residential District are located north of the site across Scottwood Road. Single-family dwellings are also located to the east and south, and a church is located west of the site across South James Road, all in the SR, Residential District.
- o The PUD-8 development plan and notes include development standards that address site access, perimeter and interior sidewalks, landscaping, lighting restrictions, primary exterior building material, and minimum dwelling unit floor area (715 square feet). A variance is requested to C.C. 3342.28, Minimum number of parking spaces required, to reduce the number of required parking spaces from sixteen (16) to eight (8) spaces. A Parkland Dedication Ordinance commitment may be required.
- o The *Columbus Thoroughfare Plan* identifies South James Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The applicant is requesting the PUD-8, Planned Unit Development District to develop two four-unit residential buildings with a density of 7.24 units per acre to provide housing for the developmentally disabled. Staff is able to support the proposed multi-family residential land-use given development standards that provide for mounded headlight screening and extensive landscaping along the west property line adjacent to existing single-family housing, the combination of a 34-foot side yard and landscaping along the south property line, and substantial front yards along South James and Scottwood Roads. The site design also includes interior and perimeter sidewalks and lighting restrictions.