

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2004**

- 13. APPLICATION: Z03-117**
Location: **433 OBETZ ROAD (43207)**, being 4.98± acres located on the south side of Obetz Road, 545± feet west of Parsons Avenue (010-186115)
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Housing for the elderly development.
Applicant(s): Villages of Scioto, Inc.; c/o Charles E. Kunkel; 1665 West Main Street; Wilmington, Ohio 45177.
Property Owner(s): The Applicant.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The applicant is requesting the CPD, Commercial Planned District to amend development standards regarding building material limitations that were committed to in the existing CPD, Commercial Planned Development District. Specifically, the applicant wishes to use vinyl siding as opposed to brick on elderly cottage units on which construction has just begun.
- To the north is a retirement community located in the CPD, Commercial Planned Development District. To the south is a manufactured home park in the MHP, Manufactured Home Park District. To the east across Parsons Avenue are single-family dwellings in the RRR, Restricted Rural Residential and R-2, Residential Districts. To the west is a single-family dwelling zoned in the RRR, Restricted Rural Residential District that is the subject of Z02-055 which was also filed by this applicant.
- The proposed CPD text allows the use of vinyl siding but commitments from the 1999 CPD text regarding setbacks, parking areas, tree size, mounding, landscape maintenance, headlight and dumpster and pitched roofs have been lost.
- The *Columbus Thoroughfare Plan* identifies Obetz Road and Parsons Avenue as C and 4-2, arterials requiring a minimum of 30 and 50 feet of right-of-way from centerline respectively.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.*

Although Staff can support the change to allow vinyl siding, the remaining commitments made in the 1999 CPD, Commercial Planned Development Text should be carried forward

to ensure that this development will be consistent with the surrounding development.

***Approval.**

Amended Report, February 11, 2004 Prior to the Development Commission Hearing, the Applicant modified the proposal and resolved the above issues. Although the applicant has removed the requirement for pitched roofs, Staff recommends approval. The requested CPD, Commercial Planned Development District carries forward development standards consistent with established zoning and development patterns of the area while allowing the use of vinyl siding as a building material.