

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 12, 2004**

- 6. APPLICATION: Z02-107**  
**Location:** **5542 CHANTRY DRIVE (43232)**, being 11.20± acres located on the north and south sides of Chantry Drive, at the northeast corner of Park Crescent and Chantry Drive.  
**Existing Zoning:** M-2, Manufacturing District.  
**Request:** L-AR-12, Limited Apartment Residential District  
**Proposed Use:** Multi-family residential development.  
**Applicant(s):** National Church Residencies; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street; Suite 725; Columbus, Ohio 43215.  
**Property Owner(s):** Columbus Land Development Company; 250 E. Broad Street, Suite 1100; Columbus, Ohio 43215.  
**Planner:** Dana Hitt, AICP, 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- o The applicant is seeking reconsideration by the Development Commission to add twenty dwelling units to the proposed eighty units as part of Maryhaven's Rebuilding Lives Project in association with National Church Residences that was approved by Development Commission on March 13, 2003. Since then, Staff supported a Council Variance for timing (CV04-004) for the same proposal, which was passed by Council in April, 2004.
- o To the north of the site is a school bus parking lot and auto service garage zoned in the M-2, Manufacturing District. To the south are railroad tracks beyond which is a single-family subdivision in the R-2, Residential District. To the west are office/warehouse uses and a large distribution center and retail store zoned in the M-2 and M, Manufacturing Districts, respectively. To the east are multi-family dwellings under construction and office/warehouse uses zoned in the L-AR-12, Limited Apartment Residential and M-2 Manufacturing Districts respectively.
- o The site is located within the boundaries of *The Brice Tussing Plan* (1990), which recommends commercial and light manufacturing development for this location. However, deviation from that recommendation was justified with properly designed development standards mitigating the impact that nearby commercial and industrial uses may have on residents. Also, residents of the proposed development could enjoy shopping amenities and employment opportunities in close proximity. Since then an L-AR-12 rezoning, Z02-094, was approved immediately to the east of the site and Council Variance CV04-004 for the same proposal was passed by Council in April, 2004.

- o The proposed limitation text includes lighting controls, exterior building material commitments and appropriate landscaping commitments to buffer the adjacent non-residential uses, including the screening along the railroad as was committed to at the March 13, 2003 Development Commission Meeting. The applicant also agreed to provide a pedestrian connection from the development to the public sidewalk at the March 13, 2003 Development Commission Meeting.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposal to add 20 dwelling units is appropriate based on the approval of the Council Variance for this multi-family proposal and a rezoning to the east to the L-AR-12 as well as commitments made by the applicant to buffer the proposed development from adjacent non-residential uses and the integration of pedestrian access.