

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

- 7. APPLICATION: Z04-053**
Location: **6124 HARLEM ROAD (43054)**, being 18.0± acres located on the east side of Harlem Road, 525± feet north of Warner Road (Rocky Fork/ Blacklick Accord; 010-260511)
Existing Zoning: R, Rural and PUD-6, Planned Unit Development Districts.
Request: PUD-6, Planned Unit Development District.
Proposed Use: Multi and single-family development.
Applicant(s): M.H. Murphy Development Co.; c/o Steven Fulkert, Arch.; 677 Notchbrook Drive; Delaware, Ohio 43015.
Property Owner(s): Linda Chandler; 6230 Harlem Road; New Albany, Ohio 43054.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The applicant is currently developing 13.2± acres of the 18.0± acre site for multi-family dwellings zoned in the PUD-6, Planned Unit Development District (Z02-109). The remainder of site is being annexed contains a single-family dwelling, and is zoned in the R-Rural District. The applicant is requesting the PUD-6, Planned Unit Development District to develop nineteen attached single-family residential units as an addition to the existing PUD under development. The overall density will be 4.15 dwelling units per acre.
- 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 plan provides development standards addressing access, street design standards, trees, street lights, building setbacks, garages, driveway width, and building materials, however there are corrections that need to be made.
- 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 and has the approval of the *Rocky Fork/Blacklick Accord* Panel.

