

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2005**

- 5. APPLICATION: Z04-049**
Location: **5191 WILCOX ROAD (43016)**, being 0.9± acres located the west side of Wilcox Road, 32± feet north of Noor Drive (485-268864).
Existing Zoning: R, Rural District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-family development.
Applicant(s): Al Limited c/o Khaled A. Farag; 733 Weston Park Drive; Powell, Ohio 43016.
Property Owner(s): Al Limited; 6161 Riverside Drive, Suite B; Dublin, Ohio 43017.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- This 0.9± acre site is zoned in the R, Rural Residential District and is developed with a single-family dwelling. The applicant requests the L-AR-12, Limited Apartment District to develop multi-family dwellings.
- To the north are apartments zoned in the L-AR12 and L-ARLD Limited Apartment Residential Districts. To the east across Wilcox Road is a ranch condominium development located in the City of Hilliard. To the south across Noor Drive is a religious facility in the City of Hilliard. To the west are multi-family dwellings in the City of Hilliard.
- The *Interim Hayden Run Corridor Plan* (2004) identifies the site as existing multi-family.
- The limitation text commits to street trees, exterior building materials, a pitched roof, graphics standards per policy, pedestrian connections, and lighting commitments per guidelines contained in the *Interim Hayden Run Corridor Plan*. However, the proposal contains variances from perimeter yard requirements in the Zoning Code. Variances cannot be incorporated within limitation texts. Additionally the lighting should be limited to 15 feet in height per the guidelines contained in the *Interim Hayden Run Corridor Plan*.

CITY DEPARTMENTS RECOMMENDATION: Disapproval.*

The proposed L-AR-12, Limited Apartment Residential District is consistent with zoning and development plans of the area and complies with guidelines contained in the *Interim Hayden Run Corridor Plan* (2004). However, the proposal contains variances from the perimeter yard requirement which cannot be incorporated within limitation texts. Lighting should be limited to 15 feet in height per the guidelines contained in the *Interim Hayden Run Corridor Plan*

Should the applicant remove the variance request and adjust the lighting standards, Staff could recommend approval. The applicant could seek variances from the Board of Zoning Adjustment at a later date.

* At the May 12, 2005 Development Commission hearing, the applicant agreed to modify the request by removing the variance request and adjusting the lighting height limit to 15 feet per the guidelines contained in the *Interim Hayden Run Corridor Plan* Therefore Staff amended its recommendation to Approval.