

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 11, 2003**

- 7. APPLICATION: Z03-005**  
**Location:** **5240 AVERY ROAD (43016)**, being 11.96± acres located on the east side of Avery Road, 3250± feet south of Rings Road (010-265648).  
**Existing Zoning:** R, Rural District.  
**Request:** PUD-6, Planned Unit Development District.  
**Proposed Use:** Two-family residential development.  
**Applicant(s):** FM Homes, Ltd., c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.  
**Property Owner(s):** James J. Moro; Mamdouh S. Abdel-Rahman; Lawrence O. and Bonnie J. Jarrell; c/o The Applicant.  
**Planner:** Shannon Pine, 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

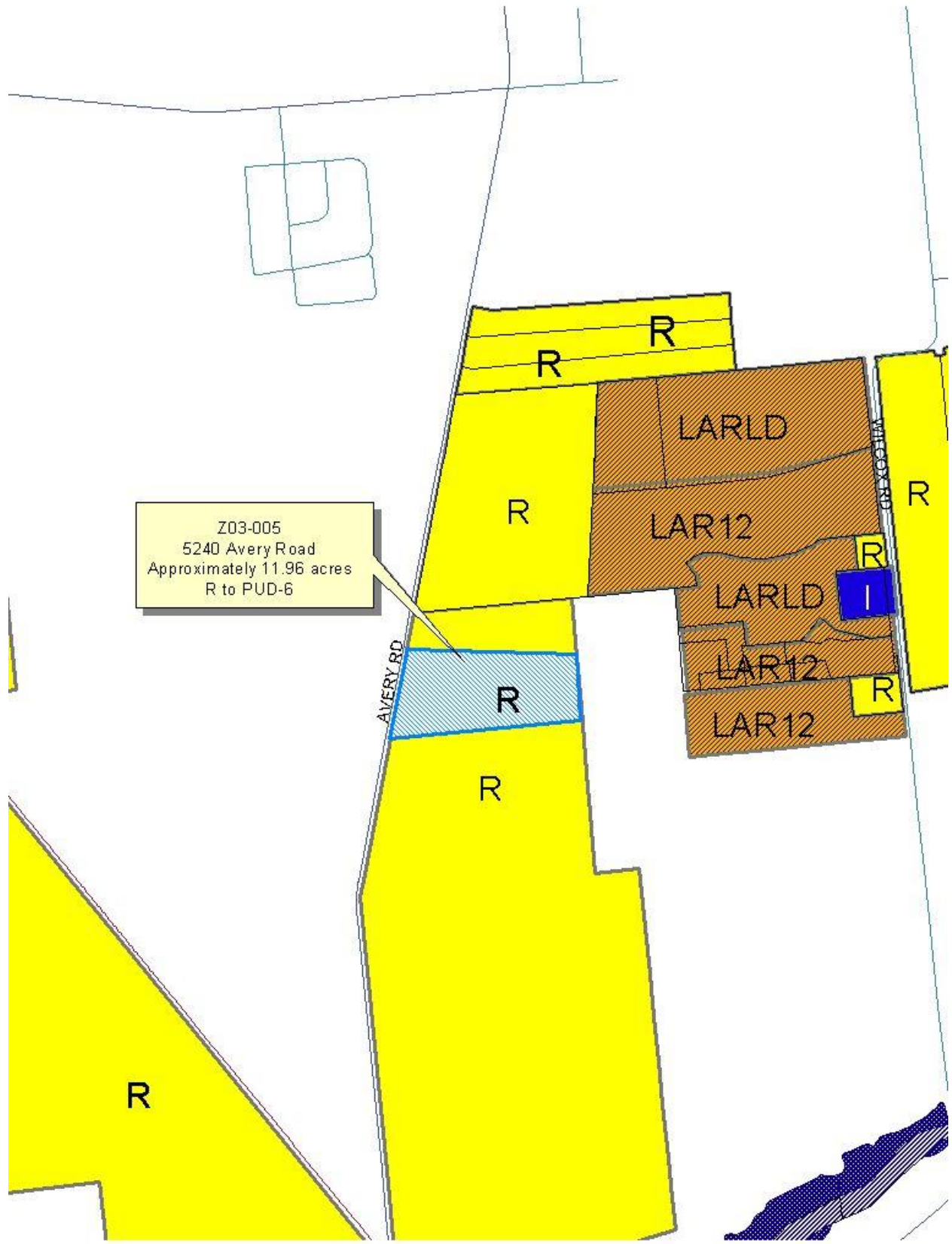
- The 11.96± acre site is developed with three single-family dwellings, and is zoned in the R, Rural District. The applicant requests the PUD-6, Planned Unit Development District to permit 34 two-family dwellings (68 units) with a proposed density of 5.49 units per acre, with approximately 1.5 acres of open space.
- To the north is a church in the R, Rural District. To the east is a residential development currently under construction zoned in the PND, Planned Neighborhood District in the City of Hilliard, which allows a mixture of single-family residential and multi-family residential development not to exceed a gross density of 3.0 units/acre. To the south is a field in the R, Rural District. To the west across Avery Road are single-family dwellings in Washington Township. Within approximately 550 feet to the east and northeast are higher density multi-family developments in the L-ARLD and L-AR-12, Limited Apartment Residential Districts.
- Development Commission members recommended disapproval at the April 10, 2003, Development Commission meeting. This reconsideration adds 1.07 acres and a private south stub street to the proposal.
- The *Columbus Comprehensive Plan* (1993) identifies the site as being within the Northwest Expansion Development District, which recommends that a specific area plan be conducted for all Expansion Development Districts. The draft *Hayden Run Corridor Plan* is under way, and the proposal was consistent with the concept map of the plan at the April 2003 Development Commission meeting, but the draft plan is being revised, and will recommend either office or multi-family residential uses for this site.
- The PUD text limits the use to two-family dwellings with no lot lines and a minimum net floor area of 1800 square feet per unit, and provides development standards addressing

street alignments, street trees, a 25-foot building setback from Avery Road, a twenty-foot landscaped perimeter yard along the north, east, and south property lines, and a provision allowing the Board of Zoning Adjustment (BZA) to consider requests to vary development standards, including those depicted on the PUD-6 plan.

- The *Columbus Thoroughfare Plan* identifies Avery Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline, but the City of Hilliard thoroughfare plan requires 80 feet of right-of-way from centerline, which the applicant has agreed to dedicate.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested PUD-6, Planned Unit Development District would permit 34 two-family dwellings (68 units) at a gross density of 5.49 units/acre and 1.5 acres of open space. The proposed development is consistent with the established zoning and development patterns of the area.



Z03-005  
5240 Avery Road  
Approximately 11.96 acres  
R to PUD-6

AVERY RD

CINCOITA

R

R

R

R

LARLD

LAR12

R

LARLD

R

I

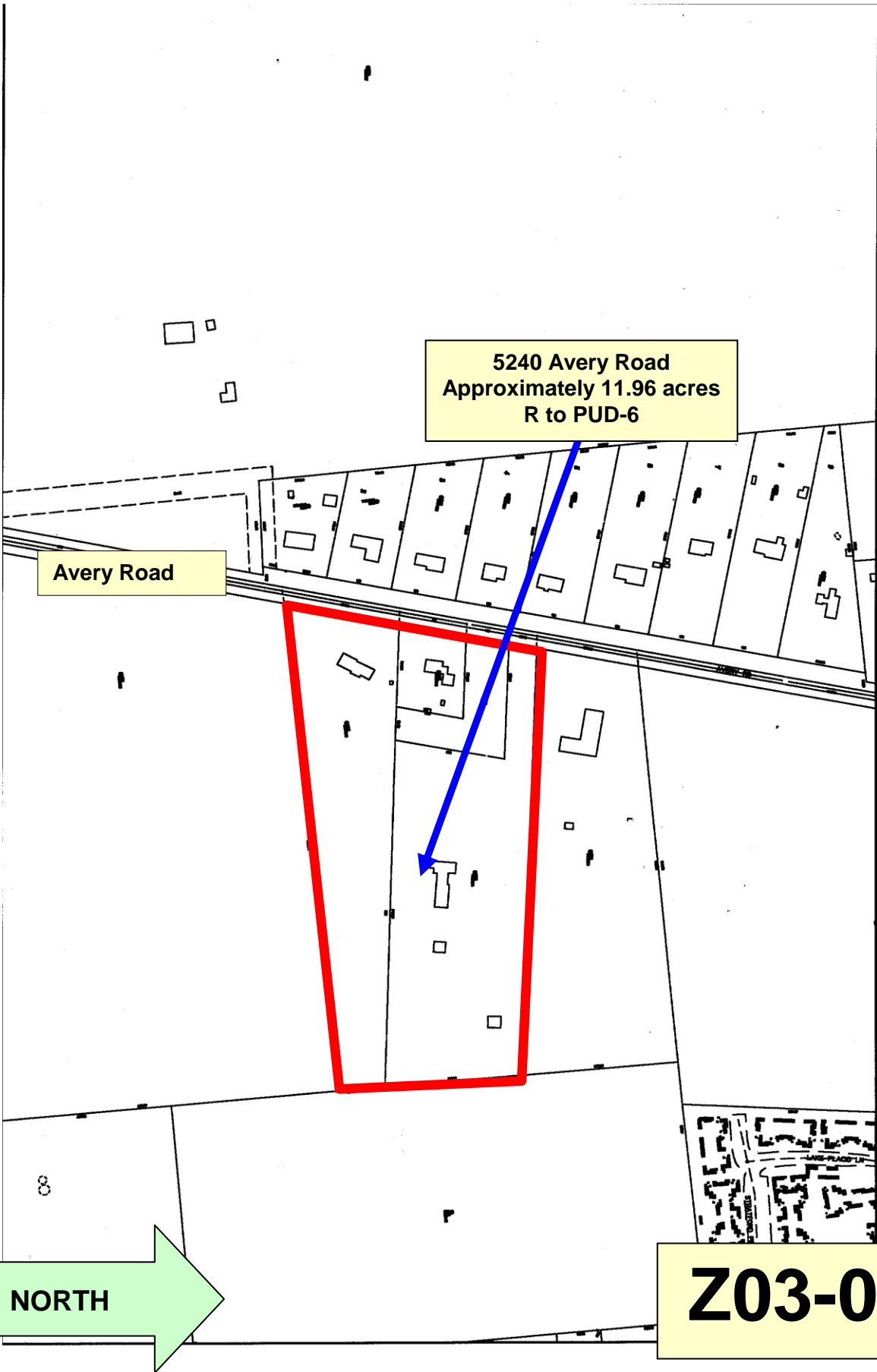
LAR12

LAR12

R

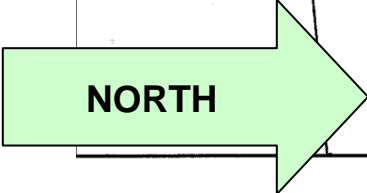
R

R



5240 Avery Road  
Approximately 11.96 acres  
R to PUD-6

Avery Road



**Z03-005**