

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

1. **APPLICATION:** **Z03-120**
 Location: **8400 SAWMILL ROAD (43065)**, being 4.48± acres located on the east side of Sawmill Road, 106± feet north of Berber Street (212-000604).

 Existing Zoning: R, Rural District.
 Request: L-AR-12, Limited Apartment Residential District.
 Proposed Use: Multi-family residential development.
 Applicant(s): George J. Stump; c/o John R. Cornely, Atty.; 600 South High Street; Columbus, Ohio 43215.

 Property Owner(s): George J. Stump; 8400 Sawmill Road; Powell, Ohio 43065
 Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- o The applicant wishes to rezone the property to the L-AR-12, Limited Apartment Residential District in order to develop multi-family dwellings.
- o To the north of the site is a school zoned in the R, Rural District. To the south and east are single-family dwellings zoned in the SR, Suburban Residential District. To the west across Sawmill Road is undeveloped land within the City of Dublin.
- o The proposal falls within “Subarea 19,” of the *Northwest Plan* (1991), which calls for single-family residential development. When written, the plan anticipated large-lot single-family homes to the west across Sawmill Road within the City of Dublin. Since that time, Dublin has adopted its Community Plan (1997), which identifies “Mixed Use - Employment Emphasis” as the future land use for the area immediately across Sawmill Road from the subject parcels. In addition, just to the south, in Dublin, an extension of Emerald Parkway is now planned to connect to Sawmill Road at the intersection with Columbus’ Saltergate Drive. Significant retail and multi-family residential development is anticipated in that vicinity. Because of these changed circumstances, the Planning Division supports deviation from the Plan.
- o The L-AR-12 limitation text contains development standards addressing buffering, lighting and building materials.
- o The *Columbus Thoroughfare Plan* identifies Sawmill Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District would permit limited multi-family residential development consistent with the land use patterns of the area. Due to the change in

Dublin's Community Plan for the land across the street and significant retail and multi-family residential development anticipated in that vicinity, deviation from the *Northwest Plan* (1991) can be supported.