

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 9, 2004**

- 4. APPLICATION: Z04-078**
- Location:** **1286 NORTH HAGUE AVENUE (43204)**, being 24.09± acres located on the east side of Hague Avenue, 105± feet north of La Vista Drive (140-000496).
- Existing Zoning:** R, Rural District.
- Request:** L-AR-12, Apartment Residential District.
- Proposed Use:** Multi-family residential development.
- Applicant(s):** Hague Avenue Associates; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
- Property Owner(s):** Ralph & John DeMatteo; 1286 North Hague Avenue; Columbus, Ohio 43204.
- Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The 24.09± acre site is zoned in the R, Rural District and is undeveloped. The applicant is requesting the L-AR-12, Limited Apartment Residential District to permit 188 dwelling units.
- To the north and northwest are single-family dwellings in Franklin Township. To the south and southwest are multi-family dwellings in the ARLD, Apartment Residential District. To the east is a horse farm zoned in M-2, Manufacturing District. To the west across Hague Avenue are single-family dwellings zoned in the R-2, Residential District and multi-family dwellings in the ARLD, Apartment Residential District.
- The limitation text includes lighting, buffering and access provisions. The applicants are also granting a conservation easement to the City along the Barbee Ditch.
- The *Columbus Thoroughfare Plan* identifies Hague Avenue as a 4-2 arterial requiring a minimum of 50 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 zoning and land use patterns of the area.