

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

- 9. APPLICATION: Z04-087**
- Location:** 8275 NORTH HIGH STREET (43235), being 24.9± acres located at the northwest corner of North High Street and Highbluffs Boulevard (610-187659).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** L-C-4, Limited Commercial and L-AR-12, Limited Apartment Residential Districts.
- Proposed Use:** Multi-family residential and commercial development.
- Applicant(s):** Metropolitan Partners; c/o Jackson B. Reynolds, III, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Worthington Industries, Inc.; 200 Olde Wilson Bridge Road; Worthington, OH 43085.
- Planner:** Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- The 24.9± acre site is currently zoned in the CPD, Commercial Planned Development District and is developed with a vacant office building. The applicant is requesting the L-C-4, Limited Commercial District to develop several out parcels along North High Street and the L-AR-12, Limited Residential District to develop a maximum of 228 multi-family residential units.
- An office in the CPD, Commercial Planned Development District and apartment complex in the L-AR-12, Limited Apartment Residential District are located north of the site. East of the site across North High Street are a shopping center, restaurants and a bank in the, Commercial Planned Development District and vacant land platted as a reserve in the PUD-4, Planned Unit Development District. A church is located south of the site across Highbluffs Boulevard in the I, Institutional and R, Rural Districts. Land west of the site is zoned in the L-AR-12, Limited Apartment Residential District and is developed with attached single-family dwellings.
- The site is located within the boundaries of *The Far North Plan* (1994) but not within a designated sub area.
- The limitation texts provide customary use restrictions and development standards that address traffic requirements, building and parking setbacks from street right-of-way and interior sub area or lot boundaries, street trees along North High Street and Highbluffs Boulevard, headlight screening along North High Street, landscaped buffer zones along the north and west site boundaries, and lighting and graphics restrictions. Approximately 3.3± acres with two existing ponds will be deeded to the Recreation and Parks Department and a path will be installed from Highbluffs Boulevard to the proposed park, which will also have North High Street frontage. The applicant is committing to a registered site plan that depicts three sub areas, building and parking setback lines, parkland, and the path to the park.
- The *Columbus Thoroughfare Plan* identifies North High Street as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant is requesting the L-C-4, Limited Commercial District for commercial development in Sub areas 1 and 2, and the L-AR-12, Limited Apartment Residential District for a maximum of 228 dwelling units in Sub area 3. This rezoning proposal is consistent with the surrounding zoning and development pattern that includes multi-family residential development, a shopping center with out parcels, an office and a church. The site is located within the boundaries of *The Far North Plan* (1994) but not within a designated sub area. Approximately 3.3 acres will be deeded to the Recreation and Parks Department for a park, and the applicant will construct a path from Highbluffs Boulevard to the park. The limitation texts include customary use restrictions and development standards that address traffic requirements, building and parking setbacks, street trees, headlight screening, buffering and screening, and lighting and graphics restrictions. The registered site plan commits to sub area boundaries, various setbacks, parkland, and the path to the park.