

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 13, 2003**

- 3. APPLICATION: Z02-094**
Location: **5700 CHANTRY DRIVE (43232)**, being 20.0± acres located on the north side of Chantry Drive, 1105± feet east of Park Crescent Drive.
Existing Zoning: L-C-4, Limited Commercial District
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-family residential development.
Applicant(s): Ross Development Corp.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street; Suite 725; Columbus, Ohio 43215.
Property Owner(s): The applicant.
Planner: Dana Hitt, AICP, 645-2395; dahitt@cmhmetro.net

BACKGROUND:

- o This 20.0± acre site has remained undeveloped since being rezoned to the L-C-4, Limited Commercial District in 1994. The applicant requests the L-AR-12, Limited Apartment Residential District for the development of multi-family residential uses.
- o To the north of the site is a parking lot in the L-P-1, Limited Parking District, beyond which is a tennis facility in the C-4, Commercial District and an industrial use in the M, Manufacturing District. Land to the east is developed with the Brice Outlet Mall and a large-scale grocery store in the C-4, Commercial Districts. To the south, across Chantry Drive, are office/warehouse uses and a shopping center zoned in the M-2, Manufacturing and L-C-4, Limited Commercial Districts, respectively. A bus garage and vacant land lies to the west in the M-2, Manufacturing District. The vacant tract to the west is the subject of a rezoning request (Z02-107) to the L-AR-12, Limited Apartment Residential District.
- o The proposed limitation text includes lighting and building materials controls and appropriate landscaping commitments to buffer the adjacent non-residential uses.
- o The site is located within the boundaries of *The Brice Tussing Plan* (1990), which recommends commercial development for this location. However, deviation from that recommendation can be justified with properly designed development standards mitigating the impact that nearby commercial and industrial uses may have on residents. Also, residents of the proposed development could enjoy shopping amenities and employment opportunities in close proximity.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

This proposal would allow multi-family residential development in an area developed with mixed uses that may provide residents with shopping and employment opportunities in close proximity. residential development is supportable at this location despite the land use recommendation of

the *Brice Tussing Plan* (1990). The Health Department has determined that the industrial use located to the north does not present a health risk to the residents and Staff has determined that use is not a “more objectionable use”, however this would limit the expansion and development rights of that property.