

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 8, 2004**

16. **APPLICATION:** **Z03-100**  
**Location:** **701 McNAUGHTEN ROAD (43213)**, being 14.38± acres located on the west side of McNaughten Road, 500± feet south of Baskerville Drive (010-249527).  
**Existing Zoning:** SR, Suburban Residential and R-2F, Residential Districts.  
**Request:** PUD-6, Planned Unit Development District.  
**Proposed Use:** Multi-family development.  
**Applicant(s):** Eastwood Villas LLC; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.  
**Property Owner(s):** Same as applicant.  
**Case Planner:** Don Bier, 645-0712; [drbier@columbus.gov](mailto:drbier@columbus.gov)

**BACKGROUND:**

- o The undeveloped 14.38±-acre site is currently zoned in the SR and L-R-2F residential districts. The applicant requests the PUD-6, Planned Unit Development District for multi-family development that will include 16 four (4) dwelling unit buildings for a total of 64 dwelling units at a density of 4.34 units per acre. All interior streets will be private.
- o Multi-family housing zoned in the PUD-4, Planned Unit Development District and undeveloped land zoned in the SR, Residential District are located to the north. Single-family dwellings zoned in the RRR, Restricted Rural Residential District are located to the east across McNaughten Road. Undeveloped land zoned in the L-R-2F and SR residential districts is located to the south. Interstate 270 forms the western boundary of the site.
- o The PUD-6 development plan includes notes that address density, open space, and development standards for perimeter yards, Minimum Net Floor Area for Living Quarters, stacked parking, street trees, right-of-way dedication, refuse collection, lighting and graphics restrictions.
- o The *Columbus Thoroughfare Plan* identifies McNaughten Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The applicants request for the PUD-6, Planned Unit Development District to construct 64 dwelling units in 16 four (4) dwelling unit buildings with a total density of 4.34 units per acre is consistent with zoning and development trends along McNaughten Road. PUD-6 development plan notes provide development standards for perimeter yards, Minimum Net Floor Area for Living Quarters, stacked parking, street trees, right-of-way dedication, refuse collection, lighting and graphics. This proposal will permit four-unit dwellings at a comparable density to the current single-family and two-family zoning districts.