

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 12, 2003**

- 4. APPLICATION: Z03-003**
Location: **3480 REFUGEE ROAD (43232)**, being 124.08± acres located on the north side of Refugee Road, 1440± feet east of Winchester Pike.
Existing Zoning: M and M-1, Manufacturing Districts.
Request: L-I, and L-M, Limited Institutional and Manufacturing Districts.
Proposed Use: Housing for the elderly, recreational facilities and storage.
Applicant(s): First Church of God; c/o R. Bobby Thompson; 3480 Refugee Road; Columbus, Ohio 43232.
Property Owner(s): The Applicant.
Planner: Dana Hitt, AICP, 645-2395; dahitt@columbus.gov

BACKGROUND:

- The 124.08± acre site is zoned in the M and M-1, Manufacturing Districts and is developed with a church and gymnasium/auditorium. The applicant requests the L-I, Limited Institutional and L-M, Limited Manufacturing Districts to develop housing for the elderly and recreational facilities in the L-I, Limited Institutional District and storage, office and telecommunication antennas in the L-M, Limited Manufacturing District.
- To the north is an elementary school zoned in the M-1, Manufacturing District, and single and multiple-family dwellings in the SR, Suburban Residential, R-4, Residential, AR-1, Apartment Residential districts. To the south across Refugee Road is vacant land zoned in the L-C-4, Limited Commercial District and a contractors office zoned in the L-M-2, Limited Manufacturing District that was approved by the Development Commission as part of Rezoning Z02-084. To the south is a trucking terminal zoned in the M-1, Manufacturing District. To the east is undeveloped land zoned in the C-4, Commercial District and single and multiple family dwellings in the ARLD, Apartment Residential and R-2, Residential Districts. To the west is of the site is Winchester Pike.
- The proposed L-I and L-M texts contain use restrictions, access and parking restrictions, provisions for landscaping, lighting and building design as well as provisions for the preservation of the ravine. The proposed L-I text provides a 100 wide buffer area along the south and west property line to buffer from the trucking company.
- The *Columbus Thoroughfare Plan* identifies Refugee Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested L-I, Limited Institutional and L-M, Limited Manufacturing Districts are compatible with surrounding development and consistent with the established zoning pattern of the area. The L-I, Limited Institutional and L-M, Limited Manufacturing Districts contain development standards to screen and buffer the development from the trucking company to the south.