

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 11, 2004**

- 5. APPLICATION: Z04-034**
- Location:** **2800 STELZER ROAD (43219)**, being 61.83± acres located at the southeast corner of Stelzer and McCutcheon Roads, (North East Area Commission; 520-122666).
- Existing Zoning:** L-M-2 Limited Manufacturing, AR-1, Apartment Residential, and R-1, Residential Districts.
- Request:** PUD-8, Planned Unit Development District.
- Proposed Use:** Single and multi-family residential development.
- Applicant(s):** M/I Homes of Central Ohio, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
- Property Owner(s):** Abbott Laboratories; 625 Cleveland Avenue; Columbus, Ohio, 43215.
- Planner:** Don Bier, 645-0712, [drbier@columbus.gov](mailto:drbier@columbus.gov)

**BACKGROUND:**

- This request was tabled at the June 10, 2004 Development Commission meeting. The undeveloped 61.8± acre site is zoned in the L-M-2, Limited Manufacturing and AR-1, Apartment Residential Districts. The PUD-8, Planned Unit Development District is requested for a maximum of 235 detached single-family dwellings and 116 attached single-family townhouses (3-8 units per building). The proposed net density for a total of 351 dwelling units is 7.90± units per acre. Open space totals 10.8± acres and includes a small creek valley that runs north south through the site.
- Vacant land north of the site across McCutcheon Road is zoned in the L-M-2, Limited Manufacturing District. Interstate 270 is located east of the site. Vacant land zoned in the R, Rural and AR-12, Apartment Residential Districts is located south of the site. Vacant parcels zoned in the SR and R-1, Residential Districts are located west of the site across Stelzer Road.
- The site is located within the boundaries of the North East Area Commission. The area commission voted to recommend approval of this rezoning proposal on July 1, 2004.
- The site is located within the boundaries of the *North East Area Plan* (1994). The Plan recommends industrial development along the east side of Stelzer Road due to the area's proximity to Interstates 270 and 670 and the airport. Such development, though not contiguous to the subject property, exists to the north and south. Development patterns and conditions have changed significantly enough in the last several years to warrant a deviation from the Plan to permit residential development.
- The PUD-8 development plan and associated notes provide development standards that address, street alignments, model homes, street trees, sidewalks, open space, landscaping and buffering, and building and yard setbacks.
  - The applicant has not submitted a revised Traffic Impact Study, provided comments from Transportation, Refuse and Public Utilities regarding PUD notes pertaining to

traffic commitments, individual refuse collection for all units, porch encroachment into building setback areas, easements requested by the Division of Water, or clarified parking space requirements for Sub area "B". Staff has requested a written commitment to resolve these matters to the satisfaction of the City Departments prior to submission of this ordinance to the City Clerk's Office.

- o The *Columbus Thoroughfare Plan* identifies Stelzer Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline and McCutcheon Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval. **Approval**<sup>1</sup>

The Applicant is requesting the PUD-8, Planned Unit Development District to develop a maximum of 235 detached single-family dwellings and town houses containing 116 attached single-family dwelling units, a net density of 7.9± dwelling units per acre with 10.8± acres of open space. The *North East Area Plan* (1994) recommends industrial development on this site. However, development patterns and conditions have changed significantly enough in the last several years to warrant a deviation from the Plan to permit residential development. The PUD-8 development plan and notes provide customary development standards for streets, street trees, sidewalks, model homes, building and lot setbacks, buffering and screening, and parking and graphics restrictions. Although staff fully supports the proposed residential uses, the applicant has not provided a written commitment to resolve outstanding required parking space, transportation, refuse, setback and easement issues to the satisfaction of the City Departments prior to submission of this ordinance to the City Clerk's Office. Therefore, staff recommends disapproval of this rezoning request.

<sup>1</sup> The City Department's recommendation has been changed to Approval because the applicant addressed the issues noted in the Staff Report.