

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 8, 2007**

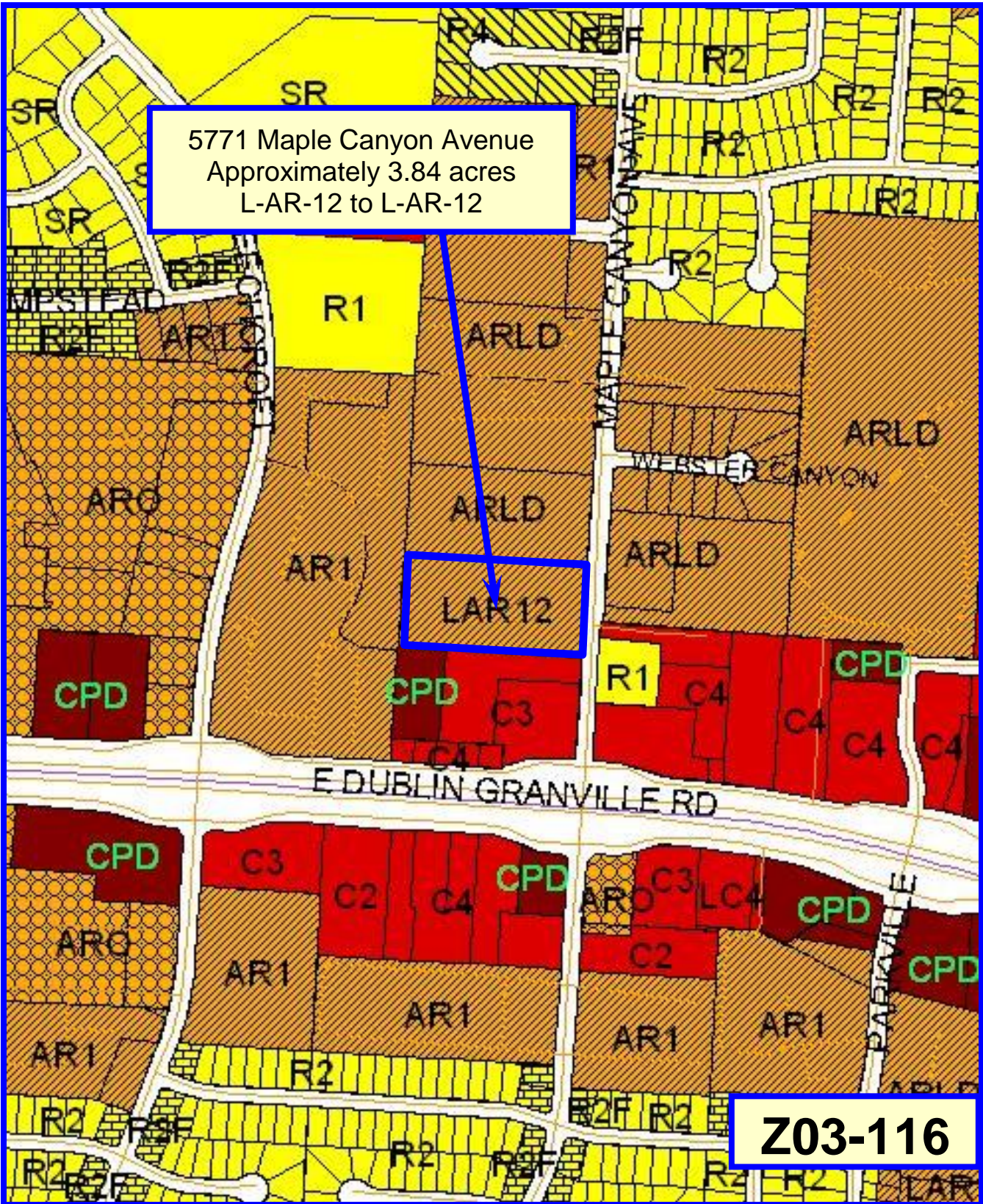
- 4. APPLICATION: Z03-116 (RECONSIDERATION)**
Location: **5771 MAPLE CANYON AVENUE (43229)**, being 3.84± acres located on the west side of Maple Canyon Avenue, 340± feet north of East Dublin-Granville Road (010-147409).
Existing Zoning: L-AR-12, Limited Apartment Residential District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-family residential development.
Applicant(s): Ronald L. Williams; 7924 Silver Lake Court; Westerville, Ohio 43082.
Property Owner(s): Ronald L. and Deia R. Williams; 7924 Silver Lake Court; Westerville, Ohio 43082.
Planner: Shannon Pine, 645-2208; spine@columbus.gov

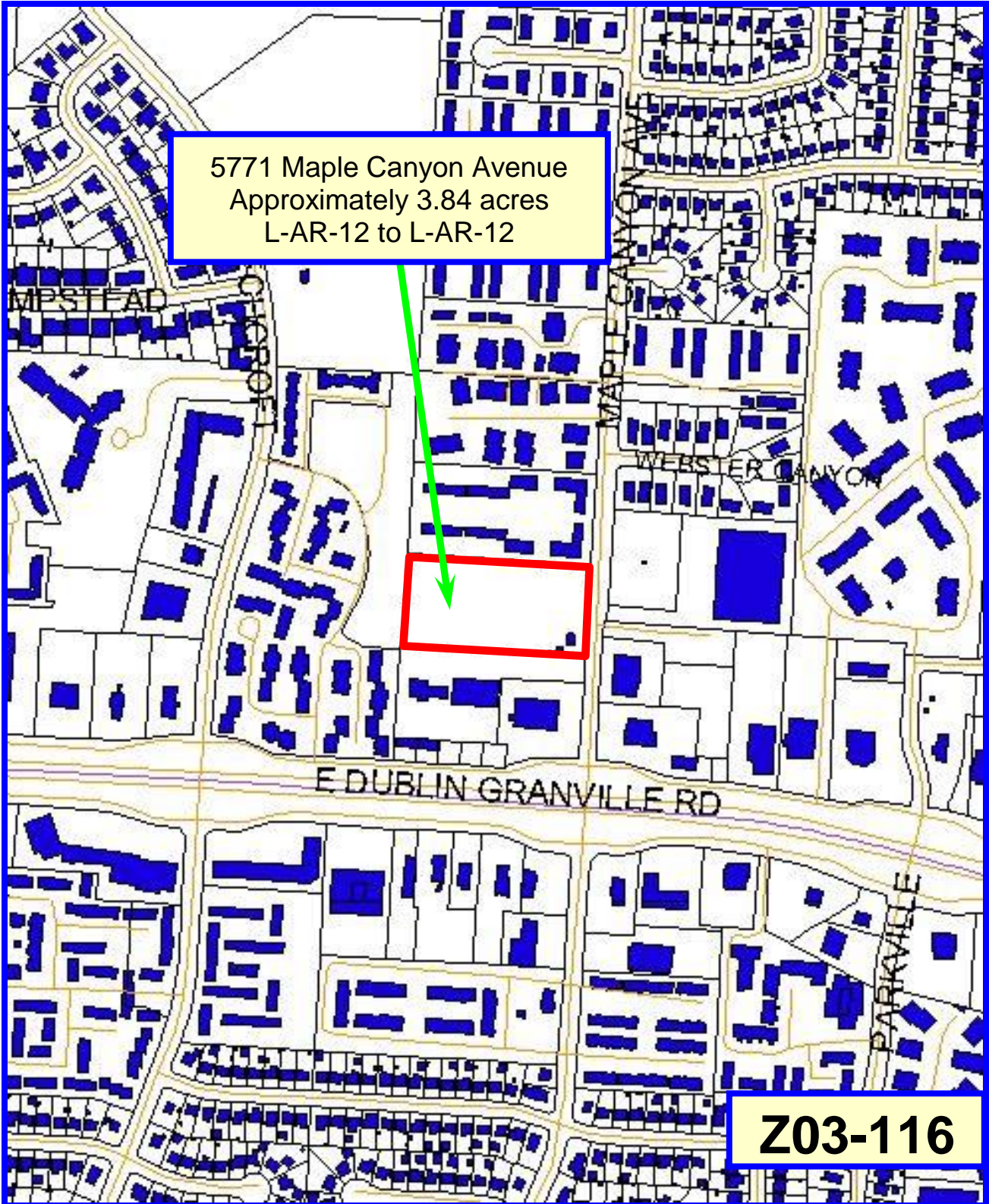
BACKGROUND:

- The 3.84± acre site is developed with a single-family dwelling and detached garage, and is zoned in the L-AR-12, Limited Apartment Residential District. A request for a maximum of 58 apartment residential units in the L-ARLD, Limited Apartment Residential District was recommended for approval at the May 6, 2004 Development Commission meeting. The applicant has changed the request to the L-AR-12, Limited Apartment Residential District for a maximum of 46 apartment residential units and to revise the landscaping requirements within the current limitation text.
- The site is surrounded by an apartment complex in the ARLD, Apartment Residential District to the north, a fire station in the R-1, Residential District and a tennis club in the ARLD, Apartment Residential District to the east across Maple Canyon Avenue, a shopping center in the C-3 Commercial District and car wash in the CPD, Commercial Planned Development District to the south, and vacant land and an apartment complex in the AR-1, Apartment Residential District to the west.
- The site is located within the boundaries of the *Northland Plan Volume I* (2001), but is not within a designated subarea that gives land use recommendations.
- The limitation text includes development standards that address applicable *Northland Development Standards* (1992), including maximum density permitted, lot coverage, sidewalks, street trees (40' on center), tree planting along the south property line (20' on center), landscaping to provide headlight screening, building materials, lighting restrictions, and storage space.
- The applicant has filed a companion Council variance (CV04-007) for a perimeter yard reduction from 25 feet to 15 feet and to allow three two-family dwellings and two six-unit apartments in a multiple dwelling development.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District will allow a maximum of 46 apartment residential units. With the provided limitations to address applicable *Northland Development Standards* (1992), the proposal is compatible with the zoning and development patterns of the area.





5771 Maple Canyon Avenue
Approximately 3.84 acres
L-AR-12 to L-AR-12

Z03-116



Fax

To: Ronald Williams	From: Jeff Murray
Fax:	Pages: 1
Phone: 614-264-9095	Date: 2/01/07
Re: Z03-116, CV04-007 5771 Maple Canyon Ave.	Email: Rwilli52@columbus.rr.com

Dear Mr. Williams

Our committee voted to support your application with the following conditions:

1. Light poles not to exceed 14'.
2. Maintain a minimum 15' setback along the rear and side yards.
3. Exterior construction to be brick and stucco
4. Provide mounding and screening along the front of the property to shield from the firehouse across the street.
5. Provide a minimum of 50 square feet of storage in each garage plus a minimum of 50 square feet of floored storage with pull down stairs above the garage.

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray
Chairperson, Development Committee
Northland Community Council

