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.

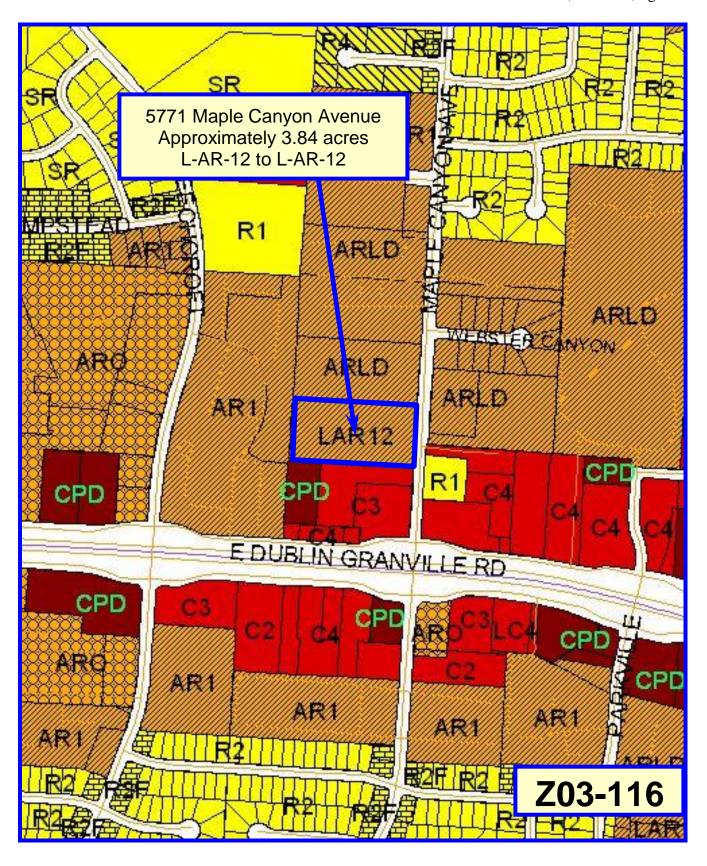
Planner: Shannon Pine, 645-2208; spine@columbus.gov

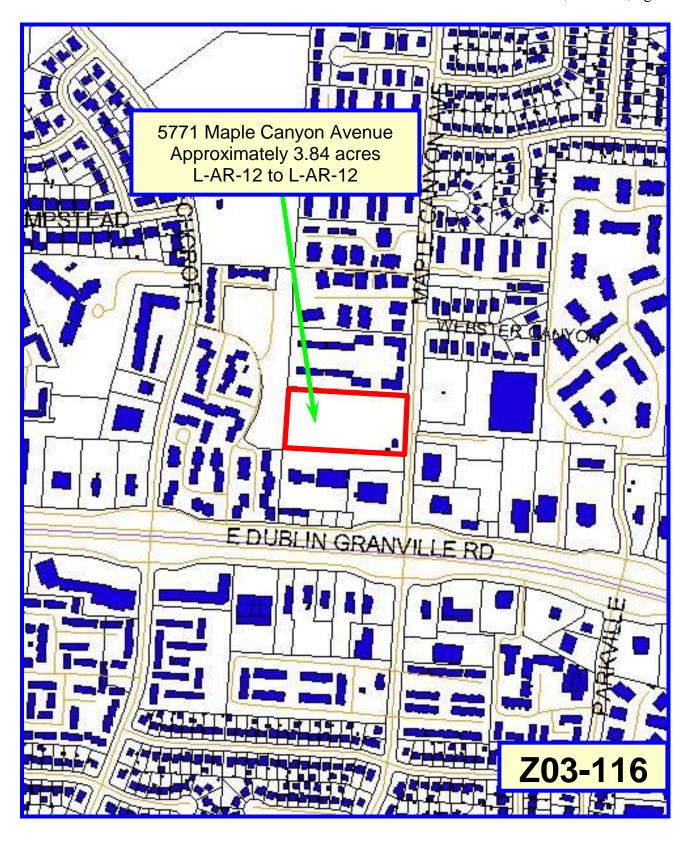
### **BACKGROUND:**

- 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.







# **Fax**

То:	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 City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

# **PROJECT DISCLOSURE STATEMENT**

	- PATEL.
	or more interest in the project that is the subject of this application.  BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.
STATE OF OHIO COUNTY OF FRANKL	APPLICATION # Z03-116
of (COMPLETE ADD deposes and states to is a list of all person	RESS) 7924 Silver Lake Ct., Westerville, OH 43082 hat (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following s, other partnerships, corporations or entities having a 5% or more interest in the project which is the cation and their mailing addresses:
NAME	COMPLETE MAILING ADDRESS
Ronald & De	eia Williams 7924 Silver Lake Ct.
	Westerville, OH 43082
	and the state of t
SIGNATURE OF AFFL	and the second
Subscribed to me in SIGNATURE OF NOTA	my presence and before meetins. A Trian of Share of Ohio William in the year 2007  ARY PUBLIC Michigan Empres William State of Ohio
My Commission Exp	ires: 0-12-0110
This I	Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here

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