

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 12, 2004**

- 10. APPLICATION: Z04-040**
- Location:** 5667 RENNER ROAD (43228), being 56.7± acres located on the south side of Renner Road, ±460 feet east of Birchwood Drive (010-218969).
- Existing Zoning:** RR, Rural Residential, L-AR-12, Limited Apartment Residential, and L-C-4, Limited Commercial Districts.
- Request:** Neighborhood Center, Neighborhood Edge and Neighborhood General Districts.
- Proposed Use:** Residential development.
- Applicant(s):** Linda Cebul and John Haueisen, Trustee; c/o Jeffrey M. Lewis, Atty.; 10 West Broad Street, Suite 2400; Columbus, Ohio 43215.
- Property Owner(s):** The Applicant.
- Planner:** Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The 56.7± acre site is developed with a farm and is zoned in the RR, Rural Residential, L-AR-12, Limited Apartment Residential and L-C-4, Limited Commercial Districts. The applicant is requesting the NC, Neighborhood Center, NE, Neighborhood Edge and NG, Neighborhood General Districts to develop single-family dwellings at a density of 5.7 dwelling units per acre. The site lies within the boundaries of the Hellbranch Watershed Protection Overlay but the applicants have been granted a variance from the Division of Public Utilities in order to apply for this rezoning. The applicants still must comply with the standards of the Hellbranch Watershed Protection Overlay.
- To the north are multi-family and retail developments zoned in the L-AR-12, Limited Apartment Residential and CPD, Commercial Planned Development Districts respectively. To the south is Interstate 70. To the east is an auto dealership zoned in the C-4, Commercial District. To the west are single-family dwellings in Norwich Township.
- *The West Columbus Interim Development Plan: 1991* recommends multi-family uses for this site. The multi-family uses were intended to serve as a transition between the commercial land use to the east and the single-family development to the west. The proposed TND provides this transition while providing buffering in the form of open space against the automobile dealership to the east and parkland between this site and the existing single-family development to the west.
- The *Columbus Thoroughfare Plan* identifies Renner Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed TND meets the intent of *The West Columbus Interim Development Plan: 1991* by successfully proposing an appropriate land use transition between the existing single-family uses to the west and the existing auto-dealership to the east and providing buffering and parkland along the west and east boundaries of the site.