

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 6, 2004**

- 4. APPLICATION: Z04-007**
- Location:** 118 MORSE ROAD (43214), being 2.5± acres located on the north side of Morse Road, 485± feet north of Morse Road and 184± feet east of Arbor Village Drive (Clintonville Area Commission; 010-099179).
- Existing Zoning:** R-4, Residential District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Multi-family housing for the elderly.
- Applicant(s):** Lutheran Social Services; c/o Jackson B. Reynolds, III, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
- Property Owner(s):** North Community Evangelical Lutheran Church; c/o Jackson B. Reynolds, III, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
- Planner:** Don Bier, 645-0712, [drbier@columbus.gov](mailto:drbier@columbus.gov)

**BACKGROUND:**

- The 2.5± acre site is an undeveloped field located north of the North Community Evangelical Lutheran Church. The applicant wishes to rezone the site to the CPD, Commercial Planned Development District to develop multi-family senior housing. A maximum of 47 dwelling units are proposed. A permanent easement would provide access to Morse Road because the site lacks frontage on a public street.
- The site is bordered by multi-family dwellings zoned in the AR-1, Apartment Residential District to the north, single-family dwellings zoned in the R-4, Residential District to the east, a church zoned in the R-4 and R-3 Residential Districts to the south, and multi-family dwellings zoned in the R-4, Residential District to the west.
- The site is located within the boundaries of the Clintonville Area Commission, which voted to recommend approval per the limitation text dated 2/5/04 that they reviewed.
- The CPD text limits permitted uses to Home for the aging, nursing home, rest home or housing for the elderly as shown in C.C. 3349.03 and commits to the following development standards: a maximum of 47 dwelling units, 30 foot side and rear yards, 10 foot parking lot and maneuvering setbacks along the western property line, maximum height of 40 feet in the 60 foot height district, interior parking lot landscaping, landscaped screening along the east property line, use of brick except for accents, gutters and eaves, minimum 6/12 roof pitch with fully dimensional shingles, mechanical equipment and dumpster screening, lighting and graphics restrictions, and compliance with the parkland dedication ordinance requirements. Variances are requested to allow two (2) more dwelling units than are permitted per C.C. 3349.03(w) and to allow a facility without frontage on a public right-of-way to be served by a permanent easement to Morse Road.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District to develop multi-family senior housing is consistent with surrounding zoning and development patterns. The CPD text limits permitted uses to Home for the aging, nursing home, rest home or housing for the elderly as shown in C.C. 3349.03 and commits to development standards that limit the maximum number of dwelling units to 47, requires 30 foot side and rear yards, 10 foot parking lot and maneuvering setbacks along the western property line, a maximum height of 40 feet, interior parking lot landscaping, landscaped screening along the east property line, use of brick except for accents, gutters and eaves, a minimum 6/12 roof pitch with fully dimensional shingles, mechanical equipment and dumpster screening, and provides lighting and graphics restrictions. Variances are requested to allow two (2) more dwelling units than are permitted per C.C. 3349.03(w) and to allow a facility without frontage on a public right-of-way to be served by a permanent easement to Morse Road.