

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 9, 2004**

- 8. APPLICATION: Z04-060**
Location: 7601 ALTA VIEW BOULEVARD (43110), being 4.75± acres located on the west side of Alta View Boulevard, 133± feet north of Worthington Woods Boulevard. (610-214156).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-R-2, Limited Residential District.
Proposed Use: Single-family residential development.
Applicant(s): Joseph A. Pingue Sr., 1445 Worthington Woods Boulevard; Worthington, Ohio 43085.
Property Owner(s): The Applicant.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The 4.75± acre site is undeveloped and is zoned in the CPD, Commercial Planned Development District. The applicant requests the L-R-2, Limited Residential District to permit up to 25 single-family building lots.
- To the north is an elementary school zoned in the L-AR-12, Limited Apartment Residential District. To the east is a daycare zoned in the CPD, Commercial Planned Development District and multiple-family dwellings in the L-AR-O, Limited Apartment Office District. To the south across Campus View Boulevard is an office/warehouse facility in the M-2, Manufacturing District. To the west is a railroad.
- The L-R-2, Limited Residential text limits the use to 25 single-family building lots and provides buffering from the railroad. Street trees, lighting and building size are also provided.
- This site falls within the boundaries of Subarea F.1 of the *Far North Plan (1994)*, which recommends “Support development in accordance with current zoning districts. Future development of this subarea must be sensitive to the elementary school located to the north.”
- The *Columbus Thoroughfare Plan* identifies Campus View Boulevard as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-R-2, Limited Residential would permit limited residential development consistent with the zoning and land use patterns of the area.