

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 14, 2007**

5. **APPLICATION:** **Z07-004**
 Location: **2423 HAMPSTEAD ROAD (43229)**, being 0.96± acres located on the east side of Hampstead Drive, 210± feet south of Laurelwood Drive. (010-145465).

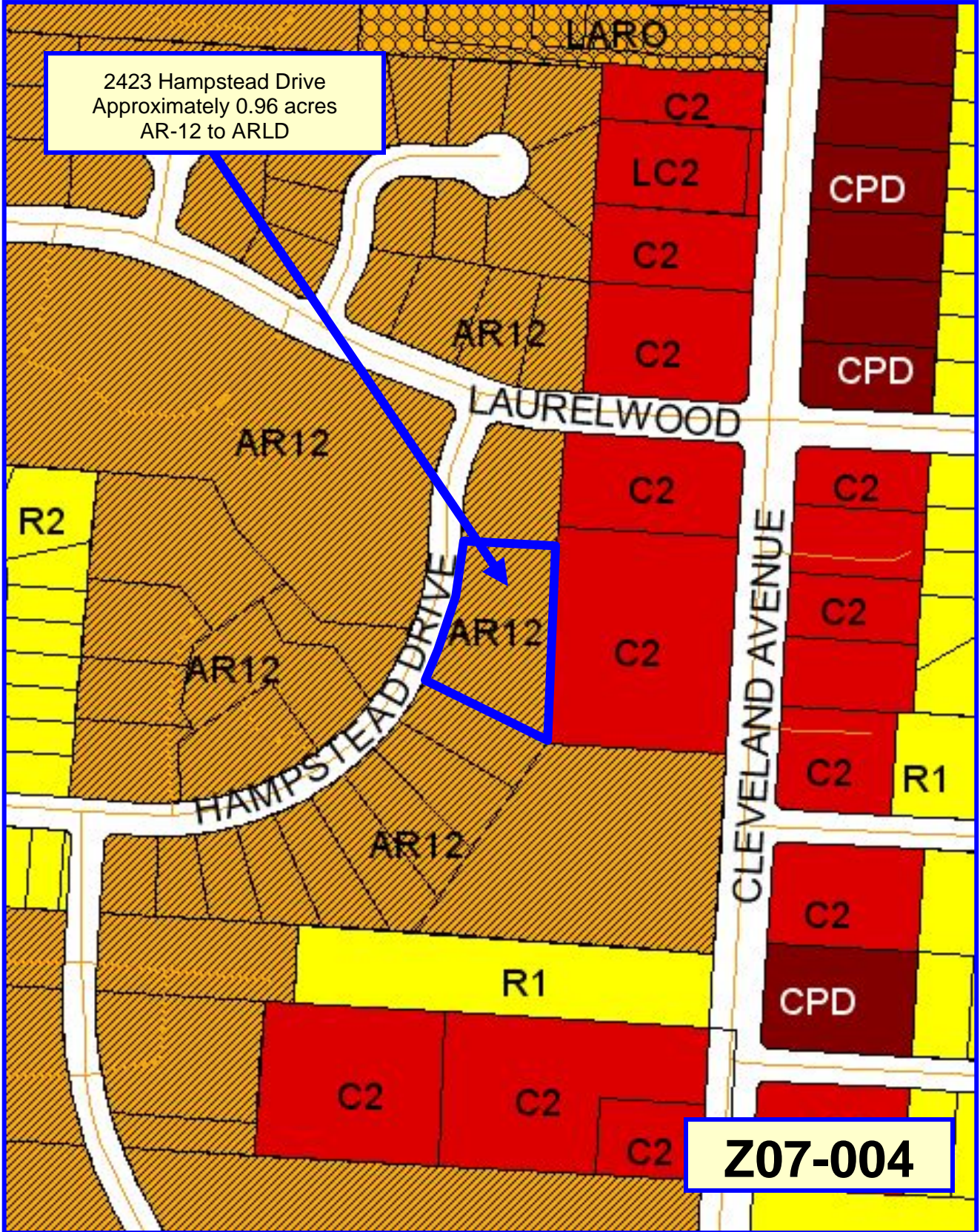
 Existing Zoning: AR-12, Apartment Residential District.
 Request: ARLD, Apartment Residential District.
 Proposed Use: Multi-family residential.
 Applicant(s): Hamilton Commerce, Ltd.; c/o Michael Shannon; 500 South Front Street, Suite 1200; Columbus, OH 43215.
 Property Owner(s): Hamilton Commerce, Ltd.; P.O. Box 340738; Columbus, OH 43234.
 Planner: Walter Green, 645-2485, wagreen@columbus.gov

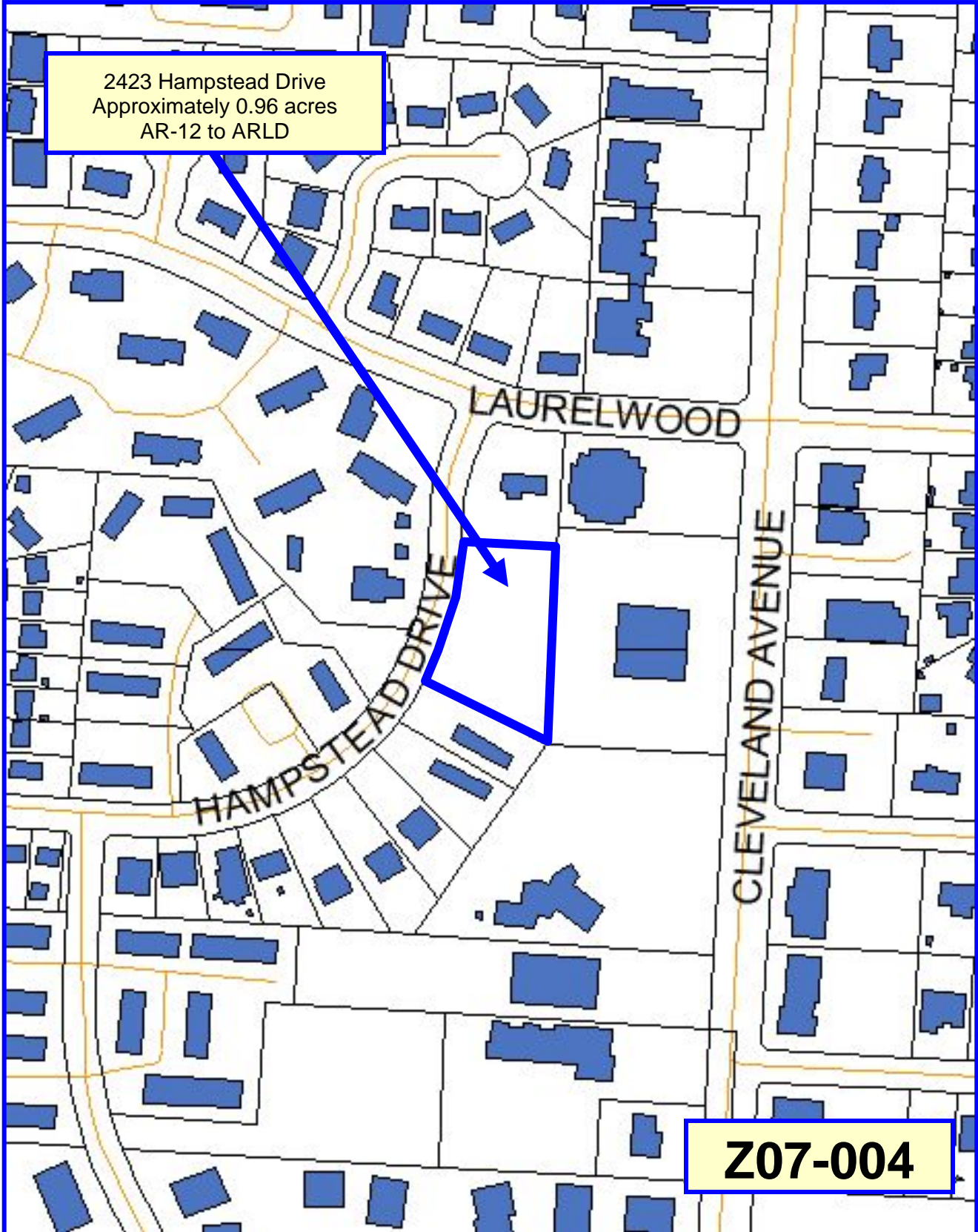
BACKGROUND:

- The 0.96± acre site is undeveloped and zoned in the AR-12, Apartment Residential District. The applicant is requesting the ARLD, Apartment Residential District. The AR-12 district permits a maximum density of 12 du/acre while the proposed ARLD district permits a maximum density of 17.4 du/acre. If this rezoning request is approved a maximum of 16 dwelling units could be built on the site while a maximum of 11 dwelling units could be constructed under the existing AR-12 zoning district.
- To the north of the site is a condominium clubhouse and pool in the AR-12, Apartment Residential District. To the east is an office in the C-2, Commercial District. To the south is a four-unit dwelling in the AR-12, Apartment Residential District. To the west are a four-unit dwellings in the AR-12, Apartment Residential District.
- The site is located within the boundaries of the *Northland Plan: Volume I* (2001).

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The site is adjacent to office uses in the C-2, Commercial District to the east and a clubhouse and pool in the AR-12 , Apartment Residential District to the north. The requested ARLD, Apartment Residential District, would allow multi-family development at an acceptable density considering the sites proximity to office and the predominance of multi-family development in the area.





2423 Hampstead Drive
Approximately 0.96 acres
AR-12 to ARLD

Z07-004



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Approximately 0.96 acres
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**NORTHLAND
COMMUNITY
COUNCIL
DEVELOPMENT COMMITTEE**

Fax

To: Jack Coppess	From: Jeff Murray
Fax: 614-273-0106	Pages: 1
Phone: 614-206-2921	Date: 4/26/07
Z07-004	
Re: 2423 Hampstead Dr.	Email:

Dear Mr. Coppess

Our committee voted to not support this application due to the high density.

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