

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 12, 2015**

- 4. APPLICATION:** **Z14-056 (14335-00000-00865)**
Location: **1093 FISHINGER ROAD (43221)**, being 0.48± acres located at the southeast corner of Fishinger Road and Easton Place (010-107467 and 010-107468).
Existing Zoning: SR, Suburban Residential District.
Request: AR-O, Apartment Office District.
Proposed Use: Child daycare facility.
Applicant(s): Hand in Hand Learning Center LLC; c/o Michael T. Shannon, Atty.; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): Rosemary Solomon Living Trust Agreement; 3160 Easton Place; Columbus, OH 43221; and Scott Rouda; 1413 NE 14th Place; Fort Lauderdale, FL 33304.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

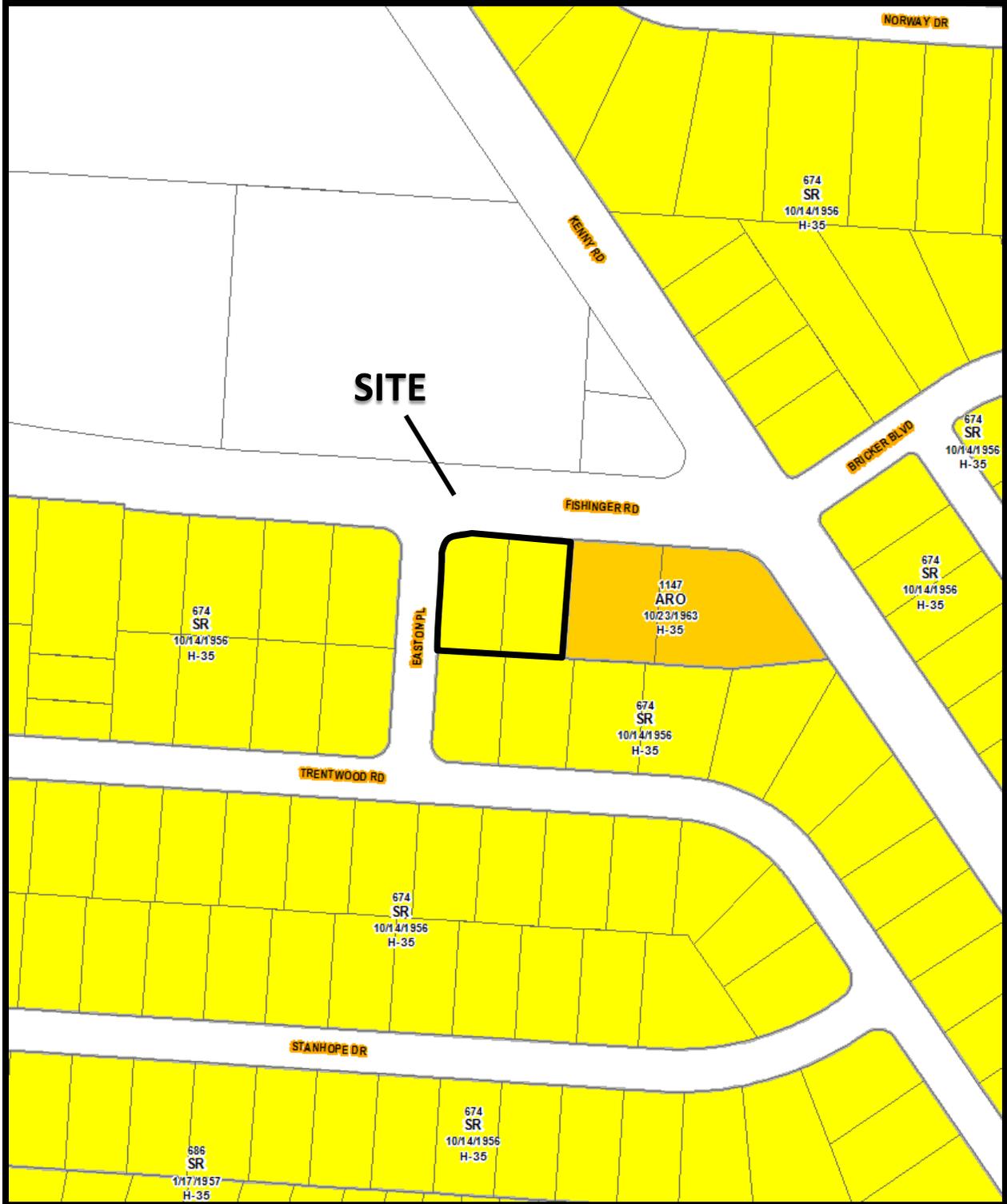
BACKGROUND:

- The subject site consists of two contiguous parcels zoned in the SR, Suburban Residential District. The westernmost parcel lies at the southeast corner of Fishinger Road and Easton Place and is developed with a single-unit dwelling. The adjacent parcel to the east is developed with a former single-unit dwelling that is used as an office permitted by Council variance # CV73-031. The applicant requests the AR-O, Apartment Office District to combine these two parcels with the AR-O zoned parcel to the east at the southwest corner of Fishinger Road and Kenny Road for the consolidated development of a new child daycare facility.
- To the north across Fishinger Road are a church and an office building in the City of Upper Arlington. To the east is a vacant office building in the AR-O, Apartment Office District that represents the balance of the proposed child day care site. To the south and to the west across Easton Place are single-unit dwellings in the SR, Suburban Residential District.
- The eastern lot and adjacent AR-O lots are subject to a 2003 Board of Zoning Adjustment variance which allows reduced parking and building setbacks and other parking-related variances. The applicant has filed companion Council variance request CV15-007 to carry over the setback variances which are in effect only for the current site development. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the planning area of the *Olentangy West Area Plan (2013)*, which recommends low-medium density residential uses for the western parcel and office uses for the eastern parcel which is representative of the current uses. However, Staff recognizes that leaving an isolated residential lot in this block is less desirable than consolidating the block into a single development site which is more practical, especially given that the overall development site lies at the intersection of two major arterial streets.

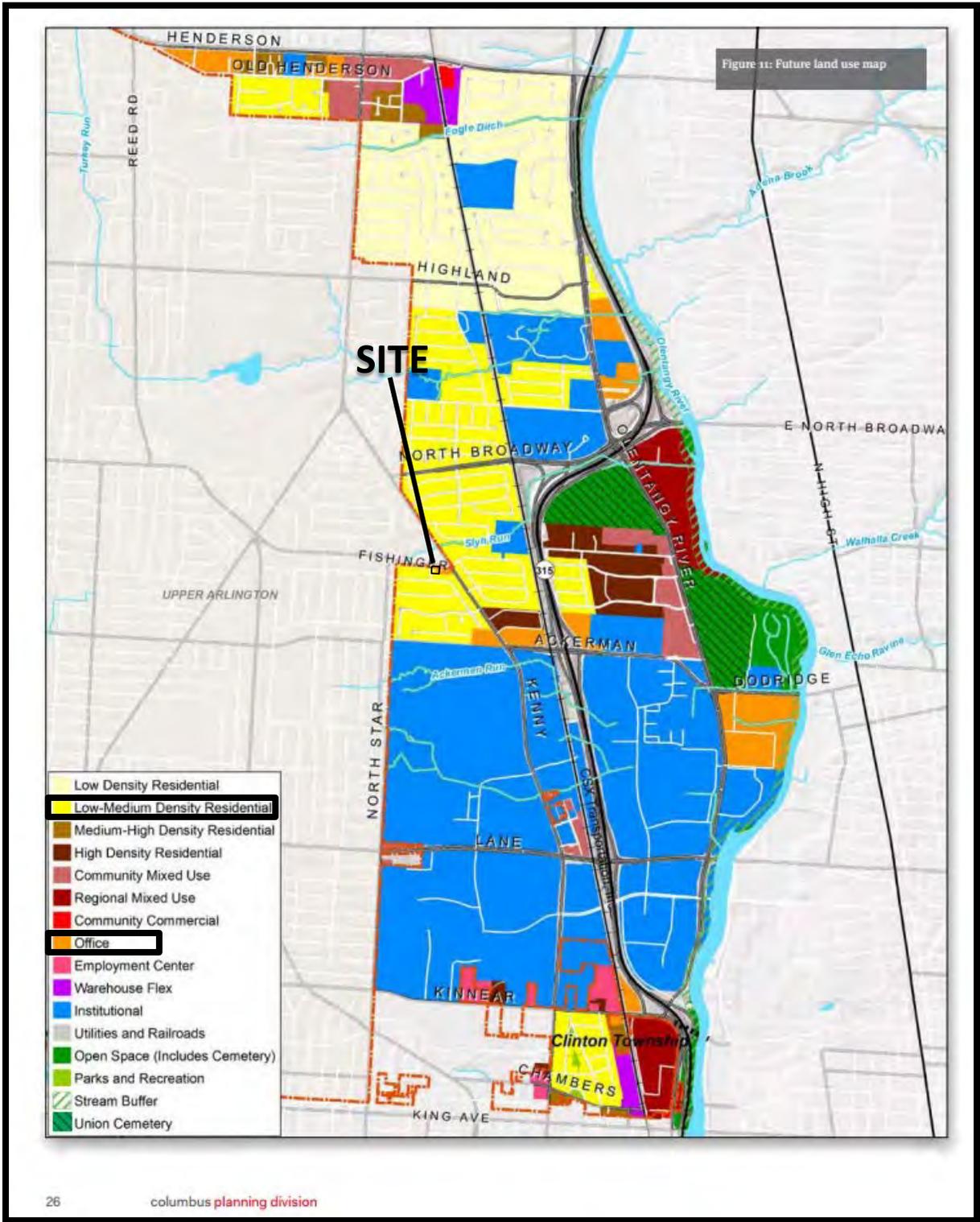
- The *Columbus Thoroughfare Plan* identifies Fishinger Road as 4-2 arterial requiring 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-O, Apartment Office District will allow these two parcels to be combined with two contiguous parcels for the development of child daycare facility. Although the *Olentangy West Area Plan* recommends residential and office uses of these parcels as they are currently used, Staff believes that deviation from the Plan recommendation is warranted and supports the request, noting that consolidation of the parcels on this block into one redevelopment site for a child daycare facility is more appropriate and less likely to create land use conflicts by maintaining disparate residential and commercial uses within this block that lies at the intersection of two major arterial streets.



Z14-056
1093 Fishinger Road
Approximately 0.48 acres
SR to AR-O



Z14-056
 1093 Fishinger Road
 Approximately 0.48 acres
 SR to AR-O
 Olentangy West Area Plan (2013)



Z14-056
1093 Fishinger Road
Approximately 0.48 acres
SR to AR-O