

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 10, 2015**

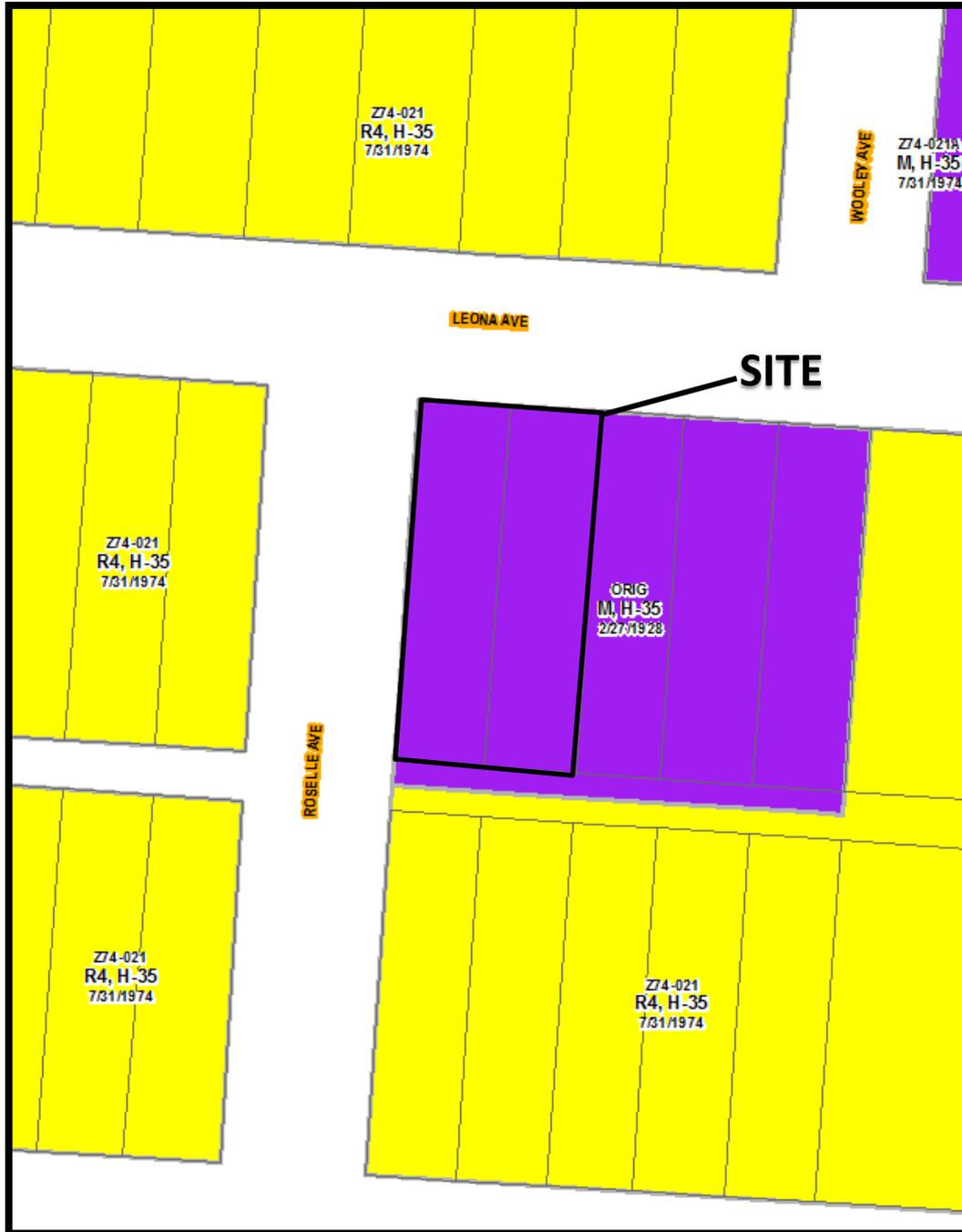
1.    **APPLICATION:**                **Z15-054**  
      **Location:**                **1045 LEONA AVENUE (43201)**, being 0.18± acres located at the southeast corner of Leona Avenue and Roselle Avenue (010-050189 and 010-021165).  
  
      **Existing Zoning:**        M, Manufacturing District  
      **Request:**                 R-4, Residential District.  
      **Proposed Use:**           Multi-unit residential development  
      **Applicant(s):**           Brad E. Halley; 640 Bear Run Lane; Lewis Center, OH 43035.  
      **Property Owner(s):**    MTK Investments, LLC; 640 Bear Run Lane; Lewis Center, OH 43035  
  
      **Planner:**                 James Burdin; 645-1341; [jeburdin@columbus.gov](mailto:jeburdin@columbus.gov)  
                                      Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 0.18± acre site consists of two parcels that are developed with a mixed-use building. The requested R-4, Residential District will permit ground-floor residential development. The applicant proposes to provide one ground-floor dwelling unit in addition to two existing second-floor units.
- The site is bordered to the north, south, and west by single-unit dwellings zoned in the R-4, Residential District. The site is bordered to the east by single-unit dwellings zoned in the M, Manufacturing District.
- The site is located within the boundaries of the *Milo-Grogan Neighborhood Plan (2006)*, which recommends single- and multi-unit residential development for this location.
- The site is located within the boundaries of the Milo-Grogan Area Commission. At the time this report was drafted the Commission had not yet acted on this rezoning application.
- Companion CV15-071 has been filed to vary building lines, side- and rear-yard setbacks, and parking requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested R-4 zoning classification would allow for ground floor residential development in an existing building. A residential zoning district is consistent with the residential character of the neighborhood, and with the land use recommendations of the *Milo-Grogan Neighborhood Plan*.



CV15-071  
1045 Leona Avenue  
Approximately 0.18 acres  
M to R-4

Future Land Use

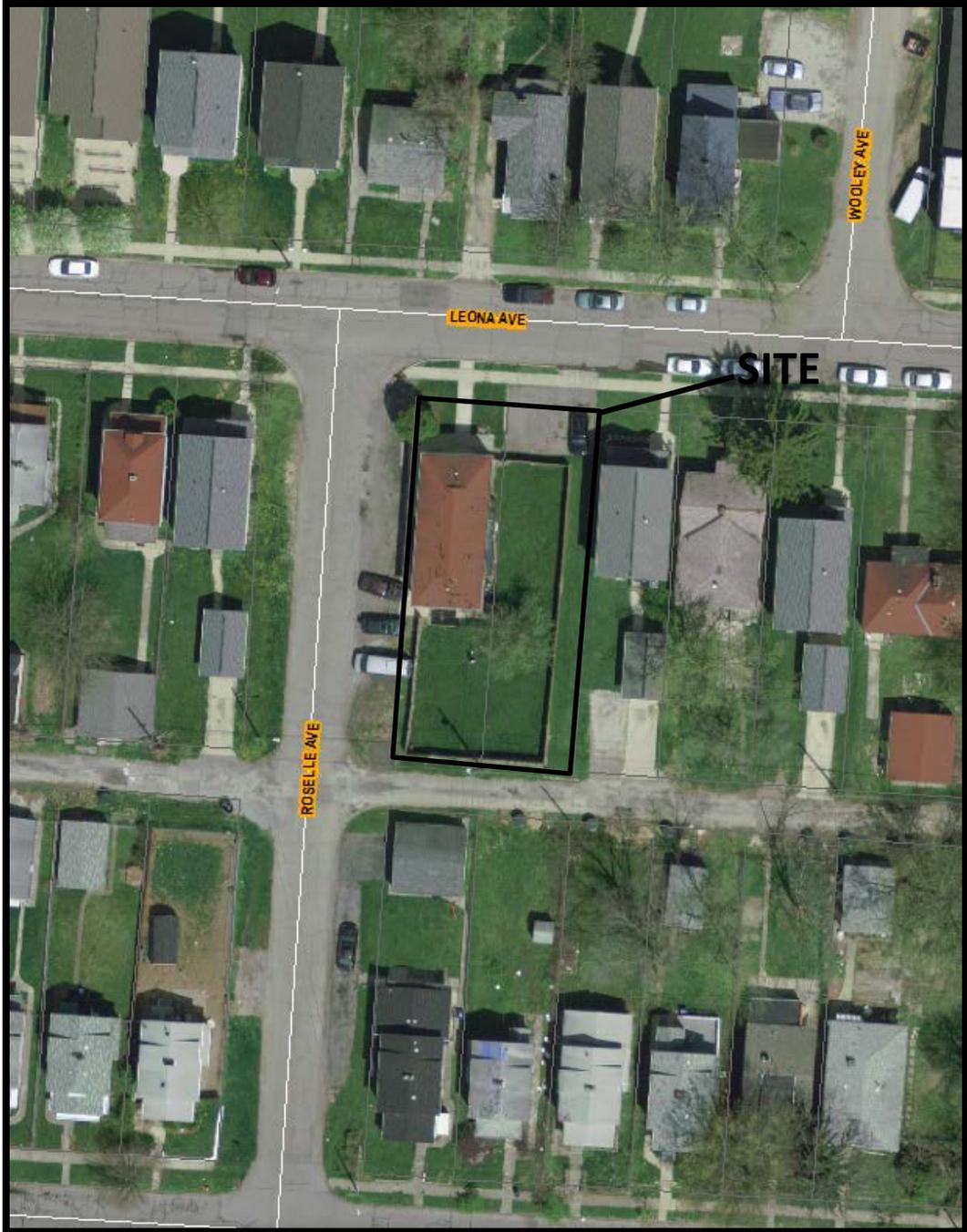


- Single-family Residential
- Multifamily Residential
- Light Industrial
- Heavy Industrial
- Commercial
- Commercial/Multi-family
- Office
- Institutional
- Mixed Use
- Park
- Utility & City Owned

Map prepared by Planning Department, July 2006.

Milo-Grogan Neighborhood Plan

CV15-071  
 1045 Leona Avenue  
 Approximately 0.18 acres  
 M to R-4



CV15-071  
1045 Leona Avenue  
Approximately 0.18 acres  
M to R-4