

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 8, 2003**

- 7. APPLICATION: Z03-021**
Location: **3614 LIFESTYLES BOULEVARD (43219)**, being 122.7± acres located west of the terminus of Lifestyle Boulevard 950± feet north of Agler Road (North East Area Commission).
Existing Zoning: PUD-8, Planned Unit Development District.
Request: PUD-8, Planned Unit Development District.
Proposed Use: Multi-family and single-family residential development.
Applicant(s): Triangle Properties Inc.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
Property Owner(s): The Applicant et al.
Planner: Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- The 122.7± -acre site is Sub-area 3E of zoning application Z97-127A which totaled 290±- acres located generally between McCutcheon Road on the north, Stelzer Road on the east, Lifestyles Boulevard on the south and floodway west of Sunbury Road. Sub-area 3E is located in the southwest quarter of the site and is developed with a 20± -acre park that has been deeded to the City of Columbus and two multi-family housing developments. The maximum number of dwelling units allowed by existing PUD-8 zoning is 1310, which includes single-family dwellings with R-2, Residential District standards east of the 20± -acre park. The applicant is requesting the PUD-8, Planned Unit Development District to allow 130 single-family lots at a density of 4.5 units per acre with private streets and some alleys east of the park and reduce the maximum number of dwelling units allowed in Sub-area 3E.
- Single-family dwellings zoned in the SR, Residential District and multi-family dwellings zoned in the PUD-8, Planned Unit Development District are located to the north. Single-family dwellings zoned in the SR, Residential District and commercial uses zoned in the L-C-4, Limited Commercial District are located to the immediate east and single-family dwellings zoned in the R, Rural District are located to the east across Stelzer Road. To the south is a PUD-8, Planned Unit Development District recently rezoned for single-family development and multi-family housing zoned in the AR-1, Apartment Residential District. To the east is a 20± -acre park zoned in the PUD-8, Planned Unit Development District.
- The site is located within the boundaries of the *Northeast Area Plan* (1994), which recommends low-density residential uses.
- The site is located within the boundaries of the Northeast Area Commission whose recommendation had not been received at the time this report was prepared.
- The existing PUD-8 text has been revised to reduce the maximum number of dwelling units allowed in Sub-area 3E and to replace R-2, Residential District development standards for

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single-family development east of the park with development standards shown on the PUD-8, Planned Unit Development District Plan. PUD-8 Plan notes include development standards that address: street alignments, use of homes as model homes for marketing and sales, street trees, decorative street lamps, sidewalks on private streets, setbacks for buildings and porches, minimum separation between buildings (applicant must remove provision for Director to vary standards), garage setbacks from front facades buildings (requires modification to delete reference to "Neighborhood Edge homes"), parking restrictions, application to the B.Z.A. to vary development standards, width of garage door openings fronting streets as a percentage of house width, location of similarly designed houses, location of front doors and trash containers, and various commitments related to the platting process.

The applicant has not yet provided the final number of units to be allowed in Sub-area 3E.

- Lifestyles Boulevard is not listed in the *Columbus Thoroughfare Plan*.

CITY DEPARTMENTS RECOMMENDATION: Approval. The applicant's request for the PUD-8, Planned Unit Development District to develop 130 single-family lots at a density of 4.5 units per acre is consistent with existing zoning that allowed single-family development east of the park, with the recommendations of the *Northwest Area Plan*, and with a recent rezoning to allow single-family development to the south across Lifestyles Boulevard. In addition, staff recognizes that this is a down zoning because the maximum number of dwelling units allowed in Sub-area 3E will be reduced from the 1310 units now allowed.