

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 13, 2004**

- 8. APPLICATION: Z04-085**
Location: **5635 FEDER ROAD (43219)**, being 8.35± acres located 565± feet south of the intersection of Feder Road and Harford Village Boulevard (010-243602).
Existing Zoning: R, Rural District.
Request: L-AR-12, Apartment Residential District.
Proposed Use: Multi-family residential development.
Applicant(s): Village Communities; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Triangle Properties, Inc.;
Planner: Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- The vacant 8.35± acre site is zoned in the CPD, Commercial Planned Development District. The applicant is requesting the L-AR-12, Limited Apartment Residential District for multi-family residential development.
- An office, carwash and hotel, all zoned in the CPD, Commercial Planned Development District, are located north of the site. A retail store and farmland in Prairie Township are located east of the site. Multi-family residential development is located south and west of the site.
- The site is located within the boundaries of the *West Columbus Interim Development Concept* (1991) which recommends commercial land use. Deviation from the Plan is warranted because the proposed re-zoning preserves commercial zoning along Feder Road and is consistent with multi-family residential apartment development directly west and south of the site.
- The limitation text provides customary development standards for site access, sidewalks, exterior building materials, street trees and interior landscaping, and lighting and graphics restrictions. An access study requested by the Transportation Division has been completed.
- The *Columbus Thoroughfare Plan* identifies Feder Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant is requesting the L-AR-12, Limited Apartment Residential District for multi-family residential development. Although the applicable area plan recommends commercial land use at the southwest corner of Feder Road and Interstate 70, deviation from the area plan is warranted because commercial zoning is preserved along Feder Road and the proposed use is consistent with existing multi-family residential development directly west and south of the site. The limitation text provides customary development standards for site access, sidewalks, exterior building materials, landscaping, and lighting and graphics restrictions.