

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 10, 2001**

12. APPLICATION:	Z01-022
Location:	88 REYNOLDSBURG-NEW ALBANY ROAD (43068), being 114.4± acres located on the southeast corner of Reynoldsburg-New Albany Road and East Broad Street.
Existing Zoning:	R, Rural District.
Request:	L-C-4, Limited Commercial and L-AR-12, Limited Apartment Residential Districts.
Proposed Use:	Commercial and multi-family residential development.
Applicant(s):	Triangle Properties, Inc.; c/o Robert E. Albright, Atty.; 600 South High Street; Columbus, OH 43215.
Property Owner(s):	Michael A. Ornstein et al (5); c/o The applicant.

BACKGROUND:

- The 114.4± acre site is undeveloped and zoned in the R, Rural District since recent annexation. The applicant requests the L-C-4, Limited Commercial and L-AR-12, Limited Apartment Residential Districts to allow for retail development and the development of 1128 dwelling units.
- To the north across East Broad Street is a retail strip mall zoned in the C-3 and C-4, Commercial Districts. To the east and south are single-family subdivisions in the City of Reynoldsburg. To the west are multi-family uses zoned in the L-AR-12, Limited Apartment Residential District.
- The proposed L-C-4 limitation text includes a 60-foot height district, downlighting of a maximum of 25 feet, lowered to 16 feet within 100 feet of residential and street trees along East Broad Street. The L-AR-12 limitation text restricts density to 1128 units, consisting of 872 multi-family units and 256 detached single-family units, downlighting at a maximum of 16 feet, and a maximum of three story buildings. The L-AR-12 District does not allow detached single-family dwellings as a use, therefore a Council variance will be required prior to development.
- East Broad Street is identified by the *Columbus Thoroughfare Plan* as a 4-2D arterial requiring 60 feet of right-of-way from the centerline. Reynoldsburg-New Albany Road is identified by the *Columbus Thoroughfare Plan* as a 4-2 arterial requiring 50 feet of right-of-way from the centerline

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant requests the L-C-4, Limited Commercial and L-AR-12, Limited Apartment Residential Districts to allow for retail development and the development of 1128 dwelling units. The proposed L-C-4 limitation text includes a 60-foot height district, downlighting of a maximum of 25 feet, lowered to 16 feet within 100 feet of residential and street trees along East Broad Street. The L-AR-12 limitation text restricts density to 1128 units, consisting of 872 multi-family units and 256 detached single-family units, downlighting at a maximum of 16 feet, and a maximum of three story buildings. The L-AR-12 District does not allow detached single-family dwellings as a use, therefore a Council variance will be required prior to development.