

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 11, 2003**

- 6. APPLICATION: Z03-034**  
**Location:** 2546 BRETTON WOODS DRIVE (43231), being 1.26± acres located on the north side of Bretton Woods Drive, 220± feet east of Cleveland Avenue.  
**Existing Zoning:** C-5, Commercial District.  
**Request:** PUD-8, Planned Unit Development District.  
**Proposed Use:** Multi-family residential development.  
**Applicant(s):** Creative Housing, Inc.; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.  
**Property Owner(s):** Hristos K. Souhleris, et al.; 4537 Rickenbacker Avenue; Columbus, Ohio 43213.  
**Planner:** Don Bier, 645-0712; [drbier@cmhmetro.net](mailto:drbier@cmhmetro.net)

**BACKGROUND:**

- o The undeveloped 1.26± acre site is zoned in the unrestricted C-5, Commercial District. The applicant requests the PUD-8, Planned Unit Development District for two four-unit residential buildings with a density of 6.36 units per acre and 37,815 square feet or 69% of the site provided as open space. If additional parking is provided, open space would be reduced to 64% of the site.
- o To the north are single-family dwellings in Blendon Township, separated from the site by a 15-foot wide “paper” alley. Single-family dwellings to the east are zoned in the SR, Suburban Residential District. An undeveloped site in the C-4, Commercial District is located to the south, across Bretton Woods Drive, and a carwash in the C-5, Commercial District is located to the east.
- o The site is within the boundaries of the *Northland Plan Volume 1 (2001)* but not in a designated area. For smaller undeveloped lots the Plan recommends sensitivity to density, buffering, traffic and circulation pattern, and architectural details of the surrounding area. Given the established single-family pattern east of Cleveland Avenue, the proposed density and buffering are important issues to consider. The “Preservation of older trees and wood lots within the residential area” is recommended in Area 17, which is located north and south of the site.
- o The PUD-8 plan and notes incorporate existing trees into the site design and substantial screening along the east property line adjacent to existing single-family dwellings. A six-foot (6) privacy fence is provided along the west property line adjacent to the carwash. Plan notes also address side and rear yards, spacing between buildings, parking lot screening, lighting restrictions, and parking, including a provision to add additional parking if the site reverts to private market use.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The applicant requests the PUD-8, Planned Unit Development District to develop two four-unit residential buildings with a density of 6.36 units per acre to provide housing for the developmentally disabled. The PUD-8 plan incorporates some larger existing trees into the site design, provides a privacy fence adjacent to the existing carwash, a staggered double row of evergreen trees \*\* next to existing single-family residential development, requires cut-off down lighting with a maximum height of 12-feet, and includes a reduced parking standard for the number of required parking spaces because anticipated residents typically do not own or drive cars.

**\*\* Landscaping requirements were amended at the meeting to utilize a combination of under-story deciduous shrubs, deciduous trees and a split-rail fence to screen single-family housing to the east and to add deciduous trees north of the proposed parking lot.**