

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 9, 2003**

- 4. APPLICATION: Z03-065**
Location: **2764 FREEDOM TRAIL (43068)**, being 0.92± acres located on the east side of Freedom Trail, 190± feet south of Tussing Road. (530-166428)
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-ARLD, Apartment Residential District.
Proposed Use: Multi-family residential development.
Applicant(s): Remington Builders, Ltd.; c/o Randall M. Kohn, Agent; 24 East Frankfort Street; Columbus, Ohio 43206.
Property Owner(s): La Petite Academy, Inc.
Planner: Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- The undeveloped 0.92± acre site is zoned in the CPD, Commercial Planned Development District. The applicant requests the L-ARLD, Limited Apartment Residential Low Density District to develop up to 15 multi-family units.
- To the north is a convenience store with fuel sales zoned in the CPD, Commercial Planned Development District. An apartment complex zoned in the ARO, Apartment Residential-Office District is located to the east. A single-family subdivision zoned in the SR, Residential District is located to the south. Commercial uses zoned in the C-4, Commercial District are located to the west.
- The proposed multi-family development is located within the boundaries of the *Brice/Tussing Area Plan* (1990), which recommends "Commercial Land Use" for this site. Deviation from the Plan is justified because the proposed land use (L-ARLD) will provide an appropriate transition between commercial and single-family uses.
- The limitation text includes development standards that address site access, maximum number of units permitted, street trees (35' on center) and tree planting along the south property line (20' on center), landscaping to provide headlight screening, building materials and roof angle, and lighting and graphics restrictions.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Staff supports deviation from the Brice/Tussing Area Plan because the proposed multi-family use is consistent with zoning and development in this area and will provide a transition between commercial and single-family uses. The limitation text provides development standards that address site access, tree planting along Freedom Trail and the south lot line, building materials and lighting and graphics restrictions.