

NAME

ADDRESS



(DUSTIN SNOW)

2-24-21

990 FRANCIS AVE

Hilana Beshay


MY commission Expires: 9/27/21



{ SIGNATURES }

NAME Jessie Turner 2.24.21 ADDRESS

County of Franklin)
State of Ohio)

Came before me Jessie Turner and signed
in my presence.

Natalie Mawter
Notary Signature



Natalie Mawter
Notary Public - State of Ohio
My Commission Expires 1-17-2022

____ { SIGNATURES } _____

NAME

L Turner

2-24-21

ADDRESS

*County of Franklin
State of Ohio*

Came before me Leah Turner and signed in my presence.

Natalie M Vawter 2-24-21
Notary Signature



Natalie M Vawter
Notary Public - State of Ohio
My Commission Expires 1-17-2023

{ SIGNATURES }

NAME

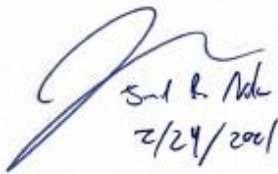
ADDRESS

Ajay Garlapati

981 Francis Ave
Columbus, OH 43209

Ajay M
2-24-21

Ajay Garlapati appeared before me in Dublin, OH on 2/24/2021
and is personally known to me.


Jared R. Nolan
2/24/2021



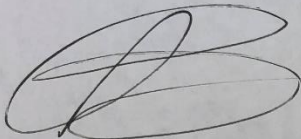
JARED R NOLAN
Notary Public, State of Ohio
My Commission Expires
November 14, 2023

{ SIGNATURES }

1262.02 MINIMUM NUMBER OF SPACES REQUIRED (Red indicates amended items from 2020)

A minimum number of off-street parking spaces shall be provided in accordance with the following schedule:

USE		REQUIRED OFF-STREET PARKING SPACES
(a)	Residential in districts R-1, R-2, R-3 and R-6	Two 2 spaces per dwelling unit
(b)	Residential in district R-12	1.5 spaces per <u>dwelling unit</u>
(c)	<u>Residential in district M1C</u>	<u>1 space per dwelling unit</u>
(d)	High-intensive commercial uses, including eating and drinking places, barber and beauty shops, quick service food stores, cafeteria and similar uses	One space per 250 square feet of net floor area
(de)	Low-intensive commercial uses, including home furnishings and large item display establishments	One space per 500 square feet of net floor area
(ef)	Special commercial uses with unique parking characteristics, e.g. hotel, theater or bowling alley	Based on substantiated user estimates, but in no case less than one space per 500 square feet of net floor area
(fg)	Retail sales, service or office uses, not classified above	One space per 300 square feet of net floor area
(gh)	Public and quasi-public uses	One per 5 seats in any public assembly area, or 1 space per 400 square feet of net floor area if no assembly area exists.



Bridgette Tapes
 2316 S. Livingston Ave.
 Col. OH 43209

NAME

ADDRESS

Fehd Massen
~~John Massen~~

994 Francis Ave.

Julie Mosca
~~Julie Mosca~~
(signing off a, b, c, d, g, h only)

987 Francis Ave

JOHN MOSCA

987 FRANCIS AVE

~~John Mosca~~

Jason Mackay

980 Colloge Ave

~~Jason Mackay~~

Timothy O. Madison

956 Pleasant Ridge

TIFFANY CANFIELD

970 FRANCIS AVE

~~Tiffany Canfield~~

Metissa Barlapati

981 Francis Ave.

~~Metissa Barlapati~~

CONDITIONAL USE

The proposed project at 2300 E Livingston Avenue is requesting 2 conditional uses for the current Commercial Service district (CS), one for residential use on the first floor, and another for residential use on floors above the first floor (ordinance 1254.09). The Bexley code (1226.12) clearly states when a conditional use request can be approved. Bexley's code is clear on the circumstance that a conditional use is to be approved by BZAP. To reiterate, phrases like, "if, and only if", "intent of the zoning district in which the property is located", "harmoniously with adjacent uses and structures", and finally "if the applicant PROVES the following factors are met", are used. This project does not meet the requirements to be granted TWO conditional uses.

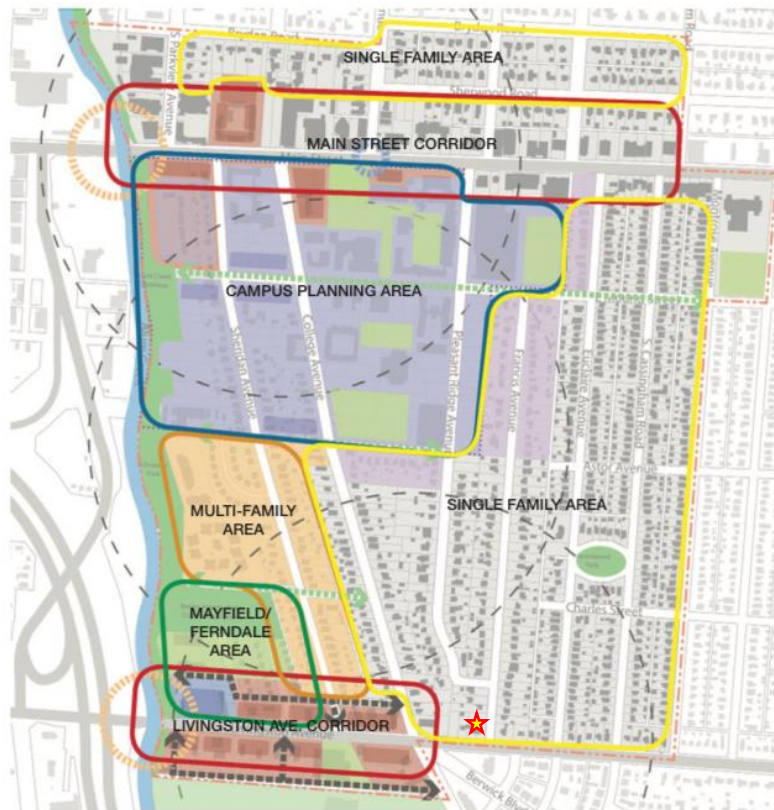
Below is the code followed by reasons for each letter (a-h) as to why the criteria are not met. This is evidence that BZAP shall not approve these two conditional use requests for this project, as is.

1226.12 CONDITIONAL USES

The Board of Zoning and Planning shall have the power to approve applications for Conditional Uses specified in Chapters 1252 and 1254. The proposed use shall be approved if, and only if, it meets the intent of this Zoning Code and the intent of the zoning district in which the property is located, fits harmoniously with adjacent uses and structures and complies with all other provisions of this Zoning Code. The Board of Zoning and Planning has no obligation to approve a Conditional Use. This Zoning Code assumes that conditionally permitted uses are not appropriate unless an applicant proves that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which it is proposed. Such uses shall only be approved if the applicant proves all the following factors are met:

- (a) The use is consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Guidelines.*
- (b) The use will not have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and existing uses in the community.*
- (c) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.*
- (d) The property and any proposed modifications meet or satisfy the lot/yard or height requirements in the code and other general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted, except that BZAP may grant minor area variances necessary for the proposed conditional use.*
- (e) The use does not create an undue burden on existing public facilities and services such as street, utilities, schools or refuse disposal.*
- (f) The use is consistent with and/or furthers the City's economic goals and will not decrease property values or have a negative economic impact.*
- (g) The use is in character and keeping and compatible with the adjacent structures and uses.*
- (h) Any proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance*

(a) Southwest Bexley’s Master Plan (Southwest Bexley Strategic Framework) is not being followed in both terms of use and placement. Below are two maps from this plan ★ indicates 2300 E Livingston). All multi-family and affordable housing is west of College Ave and ALL of the first floor uses are commercial for every building incorporating multifamily housing along Livingston Ave. The plan further supports the idea of first floor commercial use along Livingston Ave stating, “new buildings should be multi story and mixed use with street activating commercial use at the street level and affordable and market rate housing as part of the floors above”. Twice, outlined options specify to, “limit housing east of Pleasant Ridge Avenue to single family housing”. Not one single option suggests first floor, let alone in entirety, multifamily housing along Livingston. The proposed project completely ignores SW Bexley Master Plan.

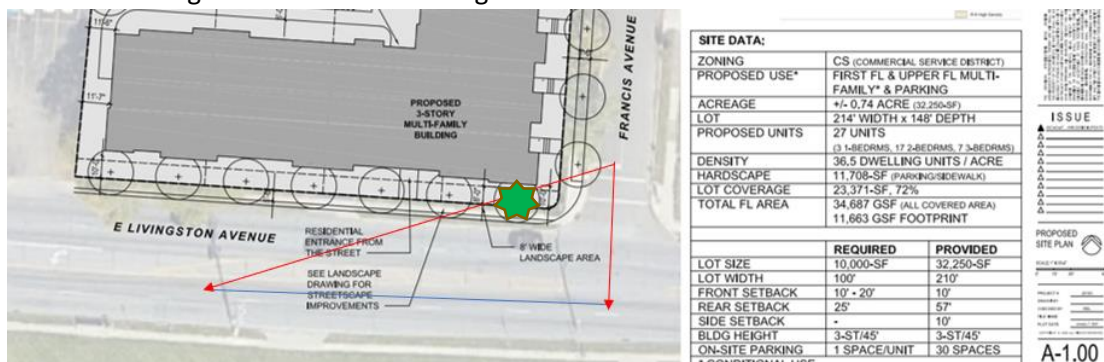


Southwest Bexley Strategic Framework Focus Areas



(b) This project will negatively impact the use of the surrounding single family residential neighborhood. Multiple times, the SW Bexley Master Plan talks about the importance of protecting SW Bexley’s single family fabric stating, “over-crowded housing poses a threat to the character of the single family neighborhood”. According to the radius covering the households in standing, and based on and the # of bedrooms in those homes, the bedroom density for the area will be over doubled. Furthermore, the density listed on the applicant’s A-1.00 print for the project (36.5 dwelling units/acre) is about 12 times that of Bexley’s current density (4752 households and 1561.6 acres in 2019). This project is exactly what the SW Bexley plan was trying to protect the single family area from.

(c) Access to Livingston Ave will become hazardous due to the obstruction of view this proposed building will create. There is no evidence that Columbus has been worked with and a traffic control devise is being placed to allow for safe travel between Francis Ave and Livingston Ave. Furthermore, the current curb-cut on Livingston Ave is being removed per the proposed plans. This hazard will be further increased with street parking filling up Francis Ave, narrowing the path for incoming traffic. The below image illustrates the created hazard:



NOTE: Currently, one of the proposed trees (marked by ) would further obstruct this line of sight.

With a vehicle traveling at the Speed Limit (35 MPH), you have 7 seconds during a left turn from Francis onto Livingston before a vehicle just out of sight when you start the turn travels the distance shown by the blue line (360ft). A vehicle would be crossing 2 lanes and entering into the lane it’s turning into and with 7 seconds before a collision, if the oncoming vehicle doesn’t see the turning vehicle and slam on the breaks in time. This is absurd and absolutely creates a hazardous situation.

(d) See Page 5 of this document.

(e) There has been no evidence of adequate funding for Bexley’s schools to offset the burden of an increase in students that this project will cause. The applicant has the duty to PROVE these things and have yet to do so. Another burden will be on emergency services that currently use Francis Ave as a gateway into Bexley. With street parking filling up the portion of Francis Ave between Livingston Ave and Pleasant Ridge, it will be hard, if even possible, for the large fire trucks to use their standard path into certain areas of Bexley.

- (f) No evidence has been provided that this project will not reduce property values. A study at Stanford looking at impacts of affordable housing projects on surrounding property values concluded, “construction in neighborhoods with a median income above \$54,000 leads to housing price declines.” Bexley’s median household income is above \$54,000.
- (g) The proposed project has yet to submit a structural plan that is compatible with the adjacent structures. If BZAP were to approve this use without sending it back to ARB first to make sure compatible plans are submitted, then BZAP is overlooking this requirement and the code states that ALL the factors must be met for approval:

*“Such uses shall only be approved if the applicant proves **all** the following factors are met”*

One notable aspect, aside from aesthetics, that has been missing from the submitted plans is a green space on the property. Homes in Bexley, including multifamily, have green space. Francis Ave is a street that is know for the longer lots that provide an above average green space when compared to most of South Bexley. Providing no green space, shows the lack of interests this project has in creating compatibility and harmony with the other residential use of the area.

- (h) Bexley is a community known for its trees. So much so, Bexley was the first city in the United States to be accredited as an Arboretum by Morten Register of Arboreta. According to Morten:

“The key feature of the Bexley Arboretum is its street trees. This tree canopy adds to the community’s beauty, creates a pedestrian friendly setting, absorbs carbon dioxide while releasing oxygen, filters pollutants...”

The current “street trees” on this property, particularly on the Francis Ave side, are very old and set Bexley apart from the surrounding Columbus area. Removal of these trees would make this property blend in with some Columbus areas, but not Bexley and certainly not Francis Ave. Keeping these old trees, a feature of major importance in Bexley, should be part of any future plan at this site.

PARKING

Commercial Service (CS) and Mixed Used Commercial (MUC) are two separate districts with their own set of regulations per the Bexley codified ordinance (CHAPTER 1254); however, Bexley ordinance 1262.02c, an MUC, is being used to justify parking of 1/unit for this project.

REMINDER: It took ~4 years for the review and approval of the 2020 amendments to be added to the codified ordinance that changed 1262.02(c) to include the specification of “Residential in district MUC” and if the INTENT was for this code to apply to district CS, the amendment would have stated that. The City, without due process, can’t change this code and apply it to any district they see fit.

According to Bexley’s codified ordinances, here are additional reasons why this parking requirement doesn’t fit this project and there was never INTENT in the code for it to be used for the CS district:

1254.03 MIXED USE COMMERCIAL DISTRICT (MUC).

The purpose of this District designated by the symbol "MUC" in this zoning code and on the official zoning map is to allow and encourage a strong local shopping and business center in the City.

This project has zero commercial use and no shopping/business aspects. When looking at parking requirements in code 1262.03, that is an important aspect because both uses have different parking space requirements that are to be added together when calculating the number of spaces.

1262.03 CALCULATING THE NUMBER OF SPACES REQUIRED.

Required off-street parking spaces shall be calculated in accordance with the following provisions:

(a) Where two or more uses are provided on the same lot, the total number of spaces required shall equal or exceed the sum of their individual requirements unless the types and character of uses are demonstrated to be compatible as evidenced in a submitted parking plan to the BZAP.

As seen in the N Cassady “sister” project (below), there is a requirement of 1 space/250sqft for the commercial portion. As a result of this mixed use, off street parking is directly increased on the lot and the total # would be well over 1.5 spaces/unit, without a variance.

SITE DATA:		
ZONING	MUC (MIXED-USE COMMERCIAL)	
PROPOSED USE	RETAIL, UPPER FL MULTI-FAMILY, & PARKING	
ACREAGE	+/- 0.39 ACRE (16,850-SF)	
LOT	140' WIDTH x 120' DEPTH	
PROPOSED UNITS	16 UNITS (12 1-BEDRMS, 04 2-BEDRMS)	
DENSITY	41.0 DWELLING UNITS / ACRE	
HARDSCAPE	5,584-SF (PARKING/SIDEWALK)	
LOT COVERAGE	13,420-SF, 80%	
TOTAL FL AREA	22,447 GSF (ALL COVERED AREA)	
INCL. 520-SF EXPANSION	7,833 GSF FOOTPRINT	
	REQUIRED	PROVIDED
FRONT SETBACK	0' - 15'	0'
REAR SETBACK	10'	42'
SIDE SETBACK		14'
PLUG HEIGHT	3-ST	3-ST
ON-SITE PARKING		
RESIDENTIAL	1/UNIT (16)	14 OFF-ST *
RETAIL (3,650-SF)	1/250-SF (15)	
TOTAL	31 SPACES	14 SPACES *
25% REDUCTION FOR ON-ST PARKING = 23 SPACES		
* VARIANCE		

PROJECT # 2020-0001
 PREPARED BY [unreadable]
 DATE 08/13/2020
 SCALE 1/8" = 1'-0"

ISSUE

PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

A-1.01

1254.05 COMMERCIAL SERVICE DISTRICT (CS).

This District, designated by the symbol "CS" in this Zoning Code and on the official zoning map, is an area of the City that is presently developed for primarily quick-stop commercial service use. While quality development standards are encouraged, it is acknowledged that this district allows individual site off-street parking and convenient automobile access. Its use should be protected from conflicting activities and incompatible scales. Where occurring at the border of the City, development standards should reflect those of adjacent community development practices where appropriate.

The proposed project is far from “quick stop commercial” use AND Columbus (the adjacent community) development standards for the min # of spaces states:

***3312.49 Minimum number of parking spaces required. (*COLUMBUS CODE)**

The number of off-street parking spaces required for various uses shall be no less than as set forth in the parking requirements tables...

Table 1. Parking requirements for residential uses

LAND USE	SPACES MINIMUM	SPACES MAXIMUM	BICYCLE PARKING
RESIDENTIAL USES			
1, 2, or 3 dwelling units	2 per unit	NA	NA
4 or more dwelling units	1.5 per unit	NA	Yes
Rest home, nursing home, or home for the aging	0.75 per unit	NA	Yes
Civic spaces, plazas, clubhouses, and recreational areas	NA	NA	Yes

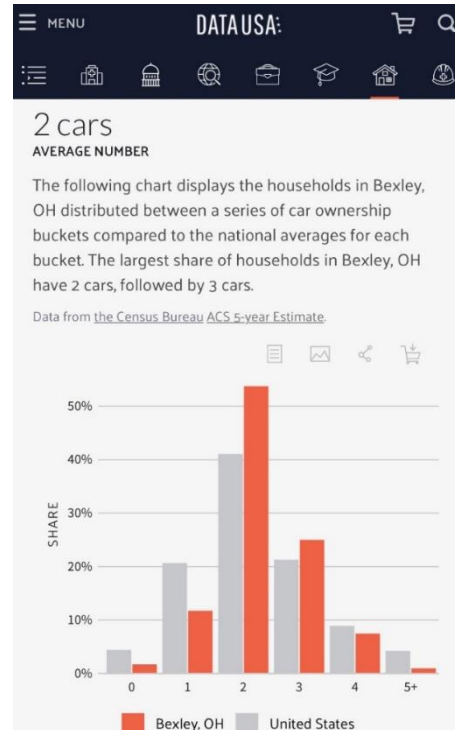
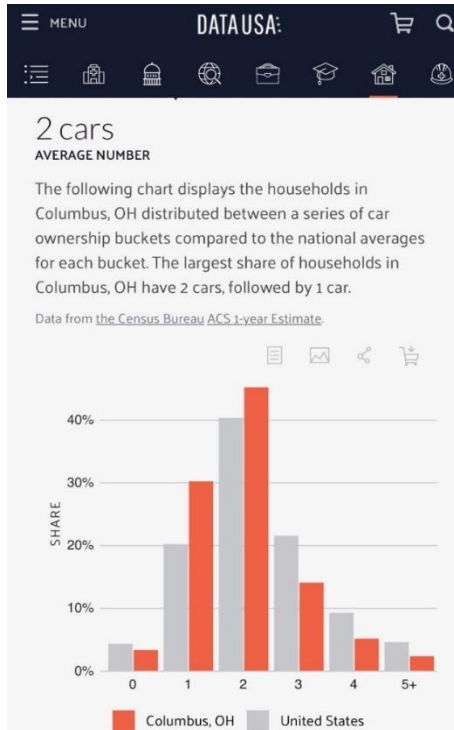
Therefore, when applying the “adjacent development practices” per COLUMBUS CODE 3312.49, the proposed project, again, falls short for adequate parking.

1226.12 CONDITIONAL USES.

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This project doesn't meet factor (d) in relation to the parking requirements.

Below is evidence to support, even IF a variance should be requested, the proposed number of spaces is not adequate.



Using this data, a suggested number of parking spaces (based off of the number of vehicles that would be owned by 27 households) can be calculated as shown below:

COLUMBUS			
Cars/Household	%	units/27 units	# of Cars
0	3.3%	0.89	0.00
1	30.0%	8.10	8.10
2	45.0%	12.15	24.30
3	14.0%	3.78	11.34
4	5.1%	1.38	5.51
5+	2.3%	0.62	3.11
Total Vehicles @ 27units			52

BEXLEY			
Cars/Household	%	units/27 units	# of Cars
0	1.6%	0.43	0.00
1	12.0%	3.24	3.24
2	54.0%	14.58	29.16
3	25.0%	6.75	20.25
4	7.4%	2.00	7.99
5+	0.9%	0.23	1.15
Total Vehicles @ 27units			62

As shown above, the proposed lot with 28 spaces (not including the 2 handicap space) would be 24 cars short with the Columbus cars/household averages and 34 cars short with Bexley's. These numbers suggest the need to double the current number of spaces to accommodate for the tenants and have an allowance for visitors. Hypothetically, assuming not a single family owns more than 2 cars, the above data is changed to remove all the 3, 4 & 5+ Cars/Household's percentages and add them to the 1 car/household's percentage. As you can see below, the proposed lot would STILL be significantly short on parking spaces.

COLUMBUS			
Cars/Household	%	units/27 units	# of Cars
0	3.3%	0.89	0.00
1	51.4%	13.88	13.88
2	45.0%	12.15	24.30
3	0.0%	0.00	0.00
4	0.0%	0.00	0.00
5+	0.0%	0.00	0.00
Total Vehicles @ 27units			38.2

BEXLEY			
Cars/Household	%	units/27 units	# of Cars
0	1.6%	0.43	0.00
1	45.3%	12.23	12.23
2	54.0%	14.58	29.16
3	0.0%	0.00	0.00
4	0.0%	0.00	0.00
5+	0.0%	0.00	0.00
Total Vehicles @ 27units			41.4



On the map above, there are 6 on-street areas (A-F) that are currently used for parking (North on Francis Ave and all of Pleasant Ridge is posted permit parking, there is no parking on Livingston Ave). Measurements were taken of each area to determine the maximum number of vehicles (using the average length of Ohio most popular cars at about 16 ft) that could legally park in each area based on Bexley code 452.03*. Below are those findings:

- A: 3
- B: 0
- C: 3
- D: 1
- E: 2
- F: 9

TOTAL ON-STREET PARKING SPACES: 18 MAXIMUM

With the current homes using these street parking areas and Capitol students who don't want to pay for parking but don't have closer non-permit parking areas, there isn't room for "overflow" from the proposed apartment building.

***PROHIBITED STANDING OR PARKING PLACES:**

- 5ft from driveways
- 10ft from fire hydrants
- 20ft from crosswalk at an intersection
- 30ft from stop sign

As evident, not only would the current proposed number of parking spaces place undue burdens on neighbors and future tenants, it would be arbitrary to allow code 1262.02(c) to be applied to this project.

Referenced Bexley Ordinances & Zoning Map

1226.12 CONDITIONAL USES

The Board of Zoning and Planning shall have the power to approve applications for Conditional Uses specified in Chapters 1252 and 1254. The proposed use shall be approved if, and only if, it meets the intent of this Zoning Code and the intent of the zoning district in which the property is located, fits harmoniously with adjacent uses and structures and complies with all other provisions of this Zoning Code. The Board of Zoning and Planning has no obligation to approve a Conditional Use. This Zoning Code assumes that conditionally permitted uses are not appropriate unless an applicant proves that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which it is proposed. Such uses shall only be approved if the applicant proves all the following factors are met:

- (a) The use is consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Guidelines.
- (b) The use will not have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and existing uses in the community.
- (c) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
- (d) The property and any proposed modifications meet or satisfy the lot/yard or height requirements in the code and other general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted, except that BZAP may grant minor area variances necessary for the proposed conditional use.
- (e) The use does not create an undue burden on existing public facilities and services such as street, utilities, schools or refuse disposal.
- (f) The use is consistent with and/or furthers the City's economic goals and will not decrease property values or have a negative economic impact.
- (g) The use is in character and keeping and compatible with the adjacent structures and uses.
- (h) Any proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

An approved Conditional Use must be substantially operational within 2 years of its approval. Applications for any construction permits necessary for the operation of the Conditional Use must be filed within 1 year of approval. A Conditional Use permit may be revoked by BZAP if the Board finds the conditions of approval of the existing Conditional Use permit are not met or maintained, the property ceases to be operated as an approved Conditional Use, or the continuance of the Conditional Use would pose a substantial risk to the public health, safety

CHAPTER 1254 COMMERCIAL & INSTITUTIONAL DISTRICT REGULATIONS

- 1254.01 Establishment and intent generally.
- 1254.02 Compliance with regulations.
- 1254.03 Mixed Use Commercial District (MUC).
- 1254.04 General Commercial District (GC).
- 1254.05 Commercial Service District (CS).
- 1254.06 Main Street District (MS).
- 1254.07 Open Space District (OS).
- 1254.08 Campus Planning District (CP).
- 1254.09 Identification of uses.
- 1254.10 District regulations.
- 1254.11 Mixed Use Commercial (MUC) design standards.
- 1254.12 Commercial Service District (CS) design standards.
- 1254.13 Main Street District (MS) design standards.
- 1254.14 Main Street District special permits.
- 1254.15 Side yards in commercial areas.
- 1254.16 Erection of more than one principal structure on a lot.
- 1254.17 Accessory uses and structures in Commercial and Institutional Districts.
- 1254.18 Development within a common commercial facility.

1254.09 IDENTIFICATION OF USES

Uses specifically listed for one district but not included in another are intentionally omitted from the latter; uses specifically listed as Conditional Uses but not included as permitted uses are intentionally omitted as permitted uses. Uses not specifically defined in this Zoning Code carry their customary meanings. Questions of definition pertaining to uses allowed shall be decided by the Board of Zoning and Planning based on the intent of this Zoning Code and the intent of any district in question. Uses not listed as permitted or conditional in the following table are prohibited. Permitted uses are designated by "P" and Conditional Uses by "C" below:

ZONING DISTRICT USES – COMMERCIAL / INSTITUTIONAL						
USES	MUC	CS	GC	CP: ZONE 1	CP: ZONE 2	OS
Retail sales to include general merchandise, food, apparel and accessories, home furnishings and equipment, drug stores, gift and specialty shops, sporting goods, office supplies and hardware	P	P	P	-	P	-
Retail services to include photographic studios, dry cleaners, barber and beauty shops, and small item repair services	P	P	P	-	P	-
Retail sales providing a special convenience service	-	C	-	-	-	-
Automotive repair	-	C	C	-	-	-
Automotive service stations / car wash	-	C	-	-	-	-
Restaurant	P	P	C	-	P	-
Tavern	P	C	-	-	P	-
Beverage / liquor store	C	-	-	-	C	-
Administrative, business, professional and similar office uses	P	P	P	-	P	-
Dwelling units on first floor	C	C	-	-	C	C
Dwelling units above first floor	P	C	-	-	P	C
Essential services	P	P	P	P	P	P
Accessory structures	P	P	P	P	P	P
Outdoor facility in association with other permitted use as specified in Main Street Guidelines	P	-	-	-	-	-
Outdoor facility in association with permitted use	-	C	C	-	-	-
Drive-through or outdoor facility in association with a non-food permitted use other than outdoor display	C	C	-	-	-	-
Drive-through in association with food service, where permitted by Bexley City Charter	-	C	-	-	-	-
Hotel or motel	C	C	-	-	C	-
Commercial parking lot	C	-	C	-	C	-
Other commercial or office uses similar to permitted uses and fulfilling intent of the district	C	C	C	-	C	-
Bed and Breakfast	C	-	-	-	C	-
Public uses	C	C	C	C	C	P
Boarding House	-	-	-	C	-	-
Quasi-public uses	C	C	C	-	C	P
Public service facility	C	C	C	C	C	C
Commercial amusement and recreation	C	C	C	-	-	-

ZONING DISTRICT USES – COMMERCIAL / INSTITUTIONAL						
USES	MUC	CS	GC	CP: ZONE 1	CP: ZONE 2	OS
Funeral homes	C	C	C	-	C	-
Campus uses	-	-	-	P	P	-
R-6 permitted uses (see Chapter 1252)	-	-	-	P	-	-
R-12 permitted uses (see Chapter 1252)	-	-	-	P	-	-
Institutional uses associated with campus uses	-	-	-	C	-	-

* P = Permitted Use; C = Conditional Use

1262.02 MINIMUM NUMBER OF SPACES REQUIRED (Red indicates amended items from 2020)

A minimum number of off-street parking spaces shall be provided in accordance with the following schedule:

USE	REQUIRED OFF-STREET PARKING SPACES
(a) Residential in districts R-1, R-2, R-3 and R-6	Two 2 spaces per dwelling unit
(b) Residential in district R-12	1.5 spaces per <u>dwelling</u> unit
(c) Residential in district MUC	1 space per dwelling unit
(ed) High-intensive commercial uses, including eating and drinking places, barber and beauty shops, quick service food stores, cafeteria and similar uses	One space per 250 square feet of net floor area
(de) Low-intensive commercial uses, including home furnishings and large item display establishments	One space per 500 square feet of net floor area
(ef) Special commercial uses with unique parking characteristics, e.g. hotel, theater or bowling alley	Based on substantiated user estimates, but in no case less than one space per 500 square feet of net floor area
(fg) Retail sales, service or office uses, not classified above	One space per 300 square feet of net floor area
(gh) Public and quasi-public uses	One per 5 seats in any public assembly area, or 1 space per 400 square feet of net floor area if no assembly area exists.

Bexley Zoning Map

Commercial

- PUC Planned Unit Commercial
- MUC Mixed Use Commercial
- CS Commercial Service
- GC General Commercial
- OC Office Commercial
- NC Neighborhood Commercial

Single Family Residential

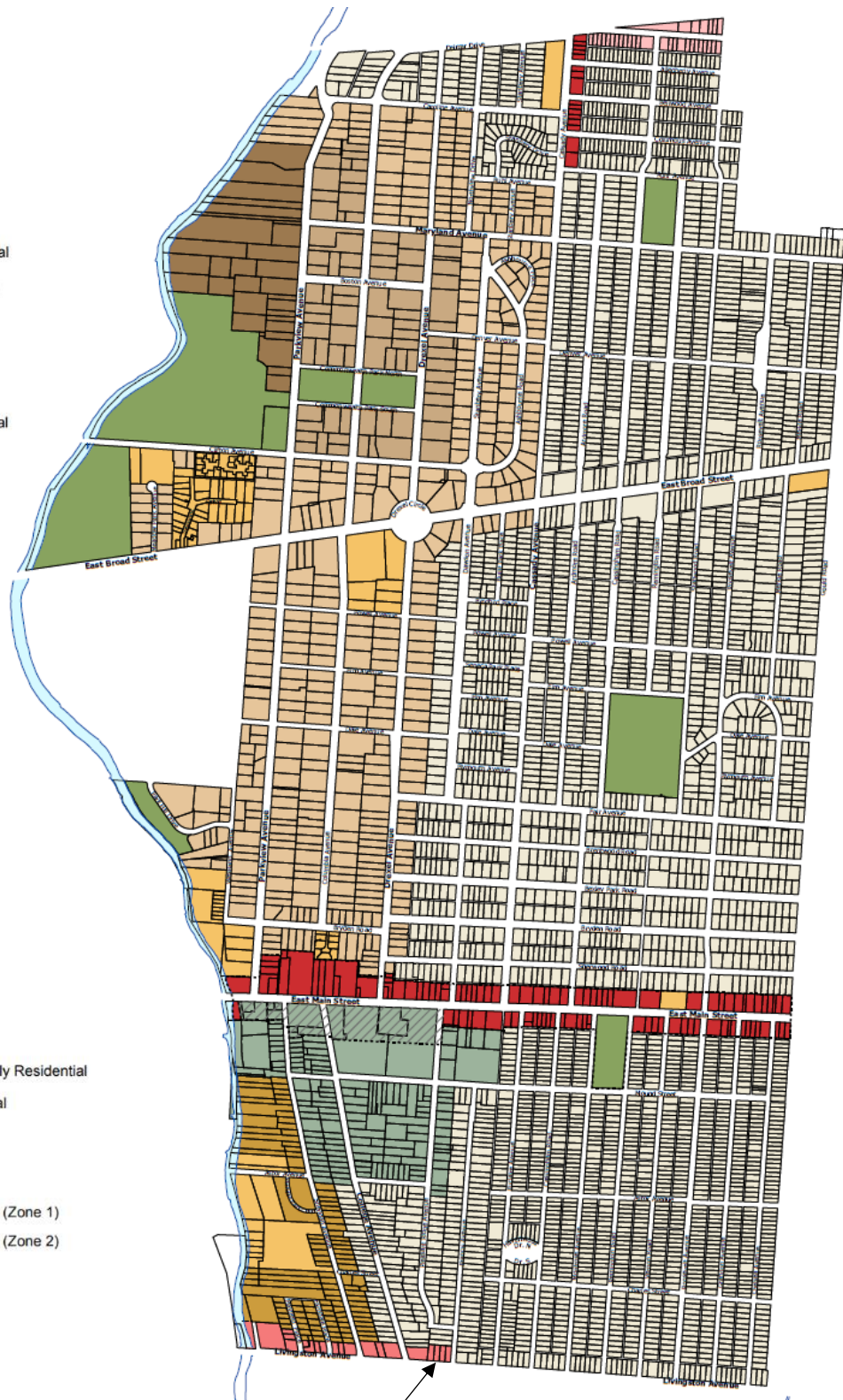
- R-1 Low Density
- R-2 Intermediate
- R-3 Medium Density
- R-6 High Density

Multi-Family Residential

- R-12 Low Density Multi-Family Residential
- PUR Planned Unit Residential

Park & Institutional

- OS Open Space District
- CP Campus Planning District (Zone 1)
- CP Campus Planning District (Zone 2)



*2300 E Livingston Ave (CS District)