

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 13, 2003**

- 6. APPLICATION: Z02-110**
Location: **547 RATHMELL ROAD (43137)**, being 10.98± acres located on the south side of Rathmell Road, 515± feet west of Parsons Avenue.
Existing Zoning: R, Rural Residential District.
Request: PUD-6, Planned Unit Development District.
Proposed Use: Single-family residential development.
Applicant(s): Intrust Land Development Company; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
Property Owner(s): Dan and Theresa Rohrbaugh; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
Planner: Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- o The 10.98± acre site is developed with a single-family dwelling and accessory buildings and is zoned in the R, Rural Residential District. The applicant requests the PUD-6, Planned Unit Development District to develop the site with 53 single-family dwellings.
- o To the north of the site are single-family dwellings located in Hamilton Township. To the east are single-family dwellings and an AEP substation in Hamilton Township. To the south is farmland zoned in the SR, Residential District. To the west are 28.91± acres recently zoned in the PUD-6, Planned Unit Development District for development of 142 single-family dwellings.
- o The site is located within the boundaries of the *South Central Accord*, which recommends low-density residential development. The proposed development is consistent with the contiguous PUD-6 single-family development to the west.
- o The PUD-6 plan contains notes that establish R-2, Residential District uses and standards except as provided for by the plan and notes thereon. The plan notes address development standards including street and lot layout, street lighting, street trees, landscaping easement areas and treatment, a subdivision entrance feature, graphics restrictions, public street design including provision of a west bound left turn lane, garages, minimum net floor area for living quarters, vehicle access for lots 1-4, provide that the Board of Zoning Adjustment (B.Z.A.) shall hear any requests to vary development standards depicted on the PUD-6 plan or listed in plan notes and that the Graphics Commission shall hear any requests for graphics variances.
- o The *Columbus Thoroughfare Plan* identifies Rathmell Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant requests the PUD-6, Planned Unit Development District to develop the site with 53 single-family dwellings. The proposed net density (4.86 d.u./acre) and development standards are virtually identical to the PUD-6 rezoning approved in December, 2002 (Z02-045) that allow 142 single-family dwellings to be developed on approximately 29 acres located to the immediate west. The current development will be integrated into the adjacent site zoned for PUD-6 single-family residential development with two public streets to be platted as part of the Z02-045 PUD-6 site plan.