

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 9, 2004**

- 5. APPLICATION: Z04-079**
- Location:** **5369 THOMPSON ROAD (43230)**, being 2.0± acres located on the south side of Thompson Road, 3550± feet east of North Hamilton Road (220-000873).
- Existing Zoning:** R, Rural District.
- Request:** PUD-8, Planned Unit Development District.
- Proposed Use:** Six single-family dwellings.
- Applicant(s):** LDK Land, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
- Property Owner(s):** The New Albany Company, LLC.; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
- Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The 2.0± acre site is zoned in the R, Rural District and is undeveloped. The applicant requests the PUD-8, Planned Unit Development District to develop six single-family dwellings at a density of 2.6 lots per acres.
- To the north across Thompson Road are single-family dwellings zoned in the Single Family Planned Residence District in Plain Township. To the south is vacant land zoned in the PUD-8, Planned Unit Development District. To the east is a single-family dwelling zoned in the PUD-8, Planned Unit Development District. To the west is a single-family dwelling zoned in the PUD-8, Planned Unit Development District.
- The site lies within the boundaries of *The Northland Plan Volume II* (2002), but a site specific recommendation is not provided.
- The PUD plan shows private streets and 43,780 square feet of open space.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested PUD-8, Planned Unit Development District would permit single-family residential development consistent with the zoning and land use patterns of the area.