

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 8, 2003**

- 5. APPLICATION: Z03-018**
- Location:** 2372 GANTZ ROAD (43123), being 9.2± acres located on the east side of Gantz Road, 460± feet south of Willow Run Road.
- Existing Zoning:** PUD-6 Planned Unit Development District.
- Request:** R-2, Residential District.
- Proposed Use:** Single-family residential development.
- Applicant(s):** Midwest Land Fund; c/o George R. McCue, III, Atty.; 500 South Front Street, Suite 1200; Columbus, Ohio 43215.
- Property Owner(s):** Davkin Interstate Construction; c/o George R. McCue, III, Atty.; 500 South Front Street, Suite 1200; Columbus, Ohio 43215.
- Planner:** Shannon Pine, 645-2208; spine@columbus.gov

BACKGROUND:

- o The 9.2± acre site is undeveloped and zoned in the PUD-6, Planned Unit Development District. The applicant is requesting the R-2, Residential District, for single-family residential development.
- o To the north and east is single-family residential development zoned in Franklin Township or in the SR, Suburban Residential District. To the south and west is single-family residential development zoned in Franklin and Jackson Townships.
- o The applicant has proposed restrictions and covenants for the subject property to commit to lot widths similar to the SR lots that abut the site on the north and east property lines. These restrictions and covenants may be made a part of the preliminary plat submission, but will not appear on the final plat.
- o All access to the proposed development will come from the existing stub street to the north of the property off Willow Run Road. The developer has committed to funding part of the expense of installing traffic calming devices along Willow Run Road if the results of a traffic study show a need for them to be installed.
- o The *Columbus Thoroughfare Plan* identifies Gantz Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested R-2, Residential District, with the commitments from the developer for similar lot widths abutting the surrounding SR, Suburban Residential lots, and if necessary, partially funding the installation of traffic calming devices along Willow Run Road, would permit single-family residential development consistent with established zoning and development patterns of the area.