

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 11, 2003**

- 16. APPLICATION: Z03-076**  
**Location:** **306 MCNAUGHTEN ROAD (43213)**, being 10.85± acres located on the east side of McNaughten Road, 390± feet north of Little Deer Lane (550-146755, 550-146752).  
**Existing Zoning:** R, Rural District.  
**Request:** L-R-2F, Limited Residential District.  
**Proposed Use:** Two family dwelling development.  
**Applicant(s):** Denis R. King; 155 Green Meadows Drive South; Westerville, Ohio 43213.  
**Property Owner(s):** Ernst and Cynthia Wyche, Marion and June Sammons; c/o The Applicant.  
**Planner:** Don Bier, 645-0712; [drbier@columbus.gov](mailto:drbier@columbus.gov)

**BACKGROUND:**

- The 10.85± site is developed with two single-family dwellings. The applicant requests the L-R-2F, Limited Residential District to develop an attached single-family residential subdivision.
- To the north is a single-family dwelling zoned in the R, Rural District. To the east is a single-family subdivision located in the City of Reynoldsburg. To the south is a single-family subdivision zoned in the L-R-2F, Limited Residential District. To the east across McNaughten Road are single-family dwellings zoned in the R, Rural and RRR, Restricted Rural Residential Districts.
- The limitation text includes development standards for a 40 foot deep landscaped setback along McNaughten Road, 25 foot wide no build zone along the east property line, stub streets to the south and north, turn lane improvements, a sidewalk along McNaughten Road, and a parkland dedication commitment.
- The *Columbus Thoroughfare Plan* identifies McNaughten Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The applicant is requesting the L-R-2F, Limited Residential District to develop an attached single-family residential subdivision. The limitation text provides a landscaped setback along McNaughten Road, a no build zone along the east property line opposite an existing residential subdivision, McNaughten Road turn lane improvements, stub streets to the north and south, and landscaping and sidewalk installation along McNaughten Road.