

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

- 6. APPLICATION: Z03-064**
- Location:** **2433 MCCUTCHEON ROAD (43219)**, being 30.32± acres located on the south side of McCutcheon Road, 140± feet east of Willow Spring Drive (North East Area Commission). (010-184604)
- Existing Zoning:** S-R, Suburban Residential District.
- Request:** R-2, Residential District.
- Proposed Use:** Single-family residential development.
- Applicant(s):** Dominion Homes; c/o David L. Hodge, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
- Property Owner(s):** George Boston et al; 1006 Wellington Boulevard; Columbus, Ohio 43219.
- Planner:** Shannon Pine, 645-2208; spine@columbus.gov

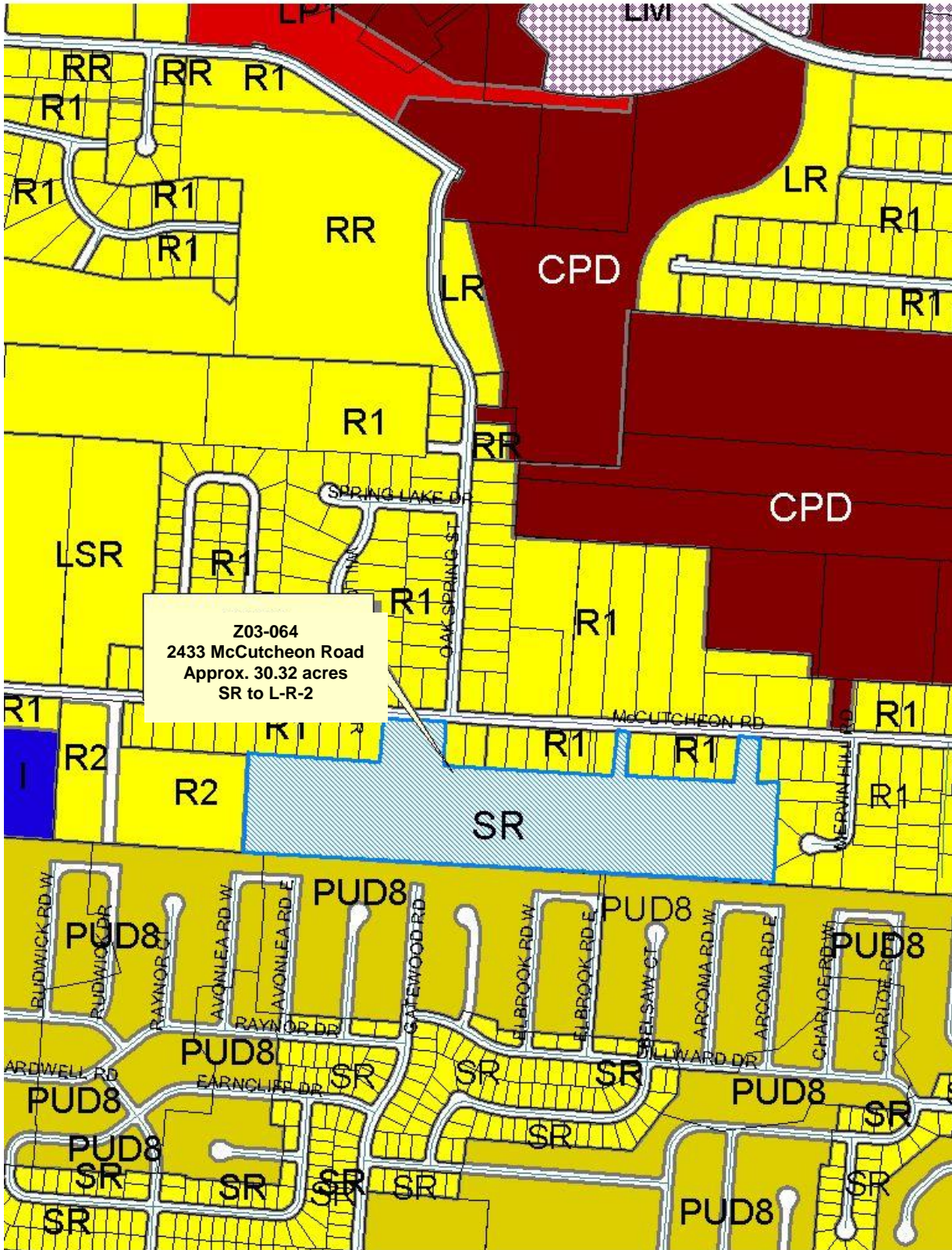
BACKGROUND:

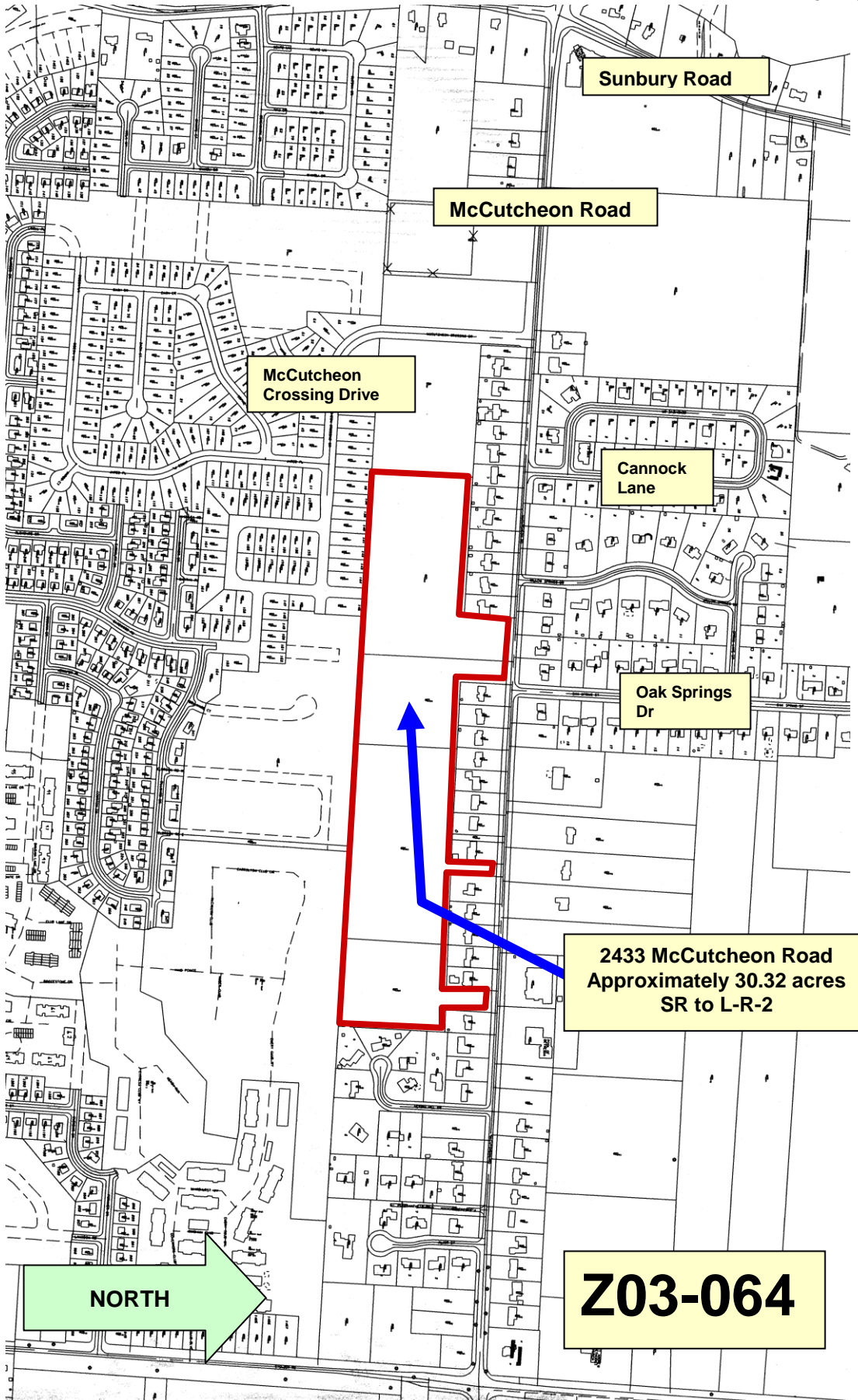
- o The 30.32± acre site is undeveloped and zoned in the S-R, Suburban Residential District. The applicant is requesting the R-2, Residential District for single-family residential development.
- o The site is surrounded by single-family residential development in the R-1, Residential District to the north and east, single and multi-family residential development in the PUD-8, Planned Unit Development District to the south, and single-family residential development currently under construction in the R-2, Residential District to the west, which was rezoned earlier this year (Z02-081).
- o This site falls within the boundaries of *The Northeast Area Plan, (1994)*, which recommends “low density residential”, a maximum of 8-9 units per acre for this site.
- o The site is located within the boundaries of the Northeast Area Commission whose recommendation had not been received at the time this report was written.
- o The *Columbus Thoroughfare Plan* identifies McCutcheon Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested R-2, Residential District would permit single-family residential use consistent with established zoning and development patterns of the area, and is in compliance with the land use recommendation of *The Northeast Area Plan*.

* This request was amended to the L-R-2, Limited Residential District at the Development Commission Meeting. The limitation text commits to minimum square footage of net living areas, two-car garages, decorative street lights, and access and landscaping commitments.





Sunbury Road

McCutcheon Road

McCutcheon Crossing Drive

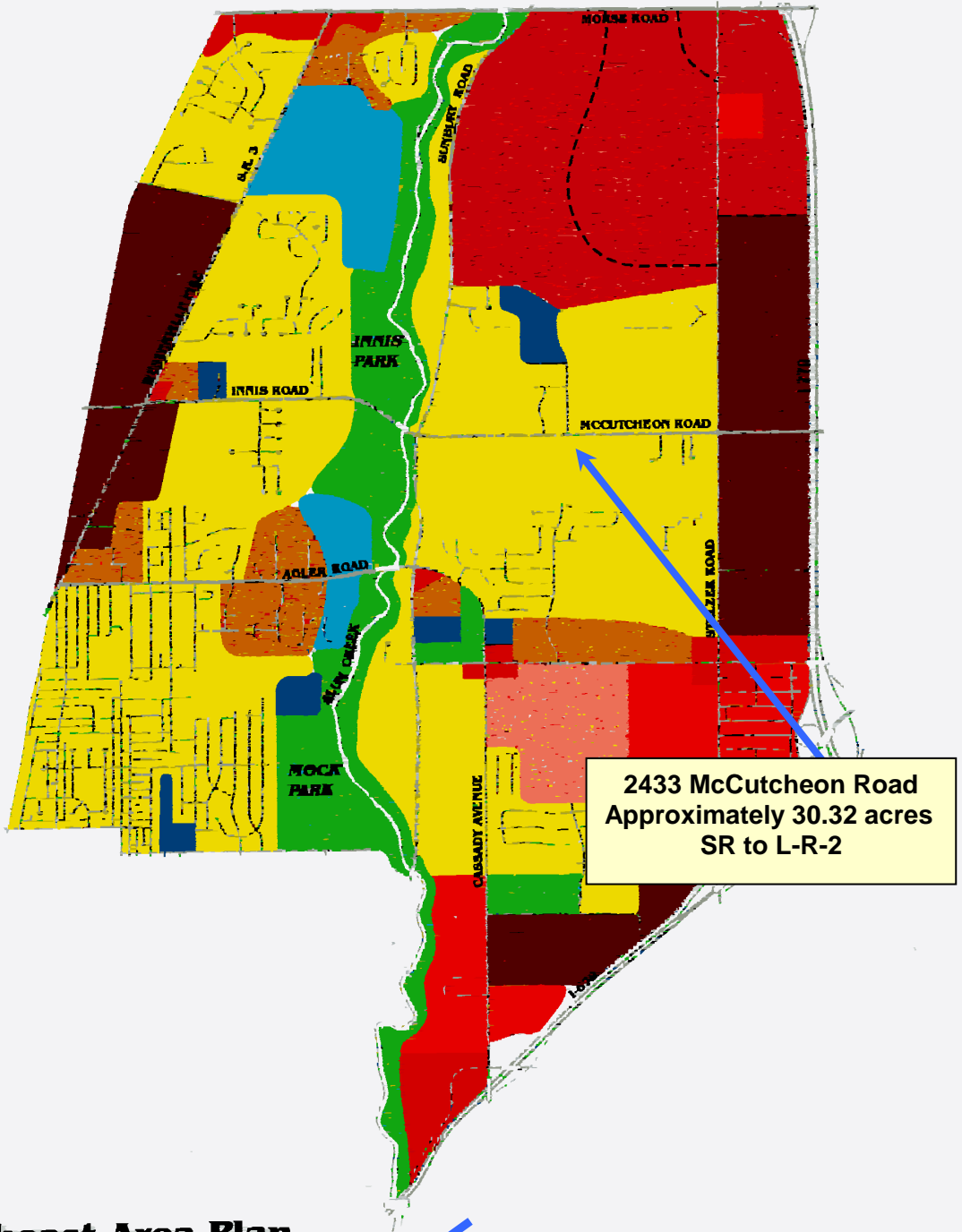
Cannock Lane

Oak Springs Dr

2433 McCutcheon Road
Approximately 30.32 acres
SR to L-R-2

NORTH






Z03-064








2433 McCutcheon Road
 Approximately 30.32 acres
 SR to L-R-2

Northeast Area Plan

Proposed Land Use

	Low Density Residential - max. 8 - 9 du/acre
	Medium Density Residential
	Open Space/Park
	Golf Course
	Institutional: School, Church, Governmental

	Mixed Use: Warehouse, Office, Retail
	Office, Airport Related
	Commercial Retail
	Industrial
	Light Industrial, Office

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