

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

7. **APPLICATION:** **Z04-068**
 Location: **5012 POSTLEWAITE ROAD (43235)**, being 0.67± acres located on the east side of Postlewaite Road, 848.5± feet north of Bethel Road (010-263122).

 Existing Zoning: R, Rural District.
 Request: R-2F, Residential District.
 Proposed Use: Two 2-family residential dwellings.
 Applicant(s): Gregory A. Marietti; 5040 Postlewaite Road; Columbus, Ohio 43235.
 Property Owner(s): Richard and Helen Leasure; 1595 Postlewaite Road; Columbus, Ohio 43235.

 Planner: Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- The site 0.67± acre site is currently zoned in the R, Rural District and developed with one single-family dwelling. The applicant is requesting the R-2F, Residential District to develop two 2-family residential dwellings.
- A two-family residential dwelling under construction in the R-2F, Residential District is located north of the site. Single-family dwellings are located east of the site in Sharon Township and south of the site in Perry Township. East of the site across Postlewaite Road are a commercial business in Perry Township and single-family dwellings and a church in the R, Rural District.
- The site is located within the boundaries of the *Northwest Area Plan* (1991; amended 1996). The Plan does not provide a land use recommendation for this site.
- Postlewaite Road is not identified in the *Columbus Thoroughfare Plan*. However, the Franklin County Engineer's Office has requested forty (40) feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant's request for the R-2F, Residential District to develop two 2-family residential dwellings is consistent with surrounding zoning and development patterns along Postlewaite Road, including the parcel directly north of this site that was rezoned to the R-2F, Residential District by the applicant in 2002 (Z02-032).