

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 8, 2006**

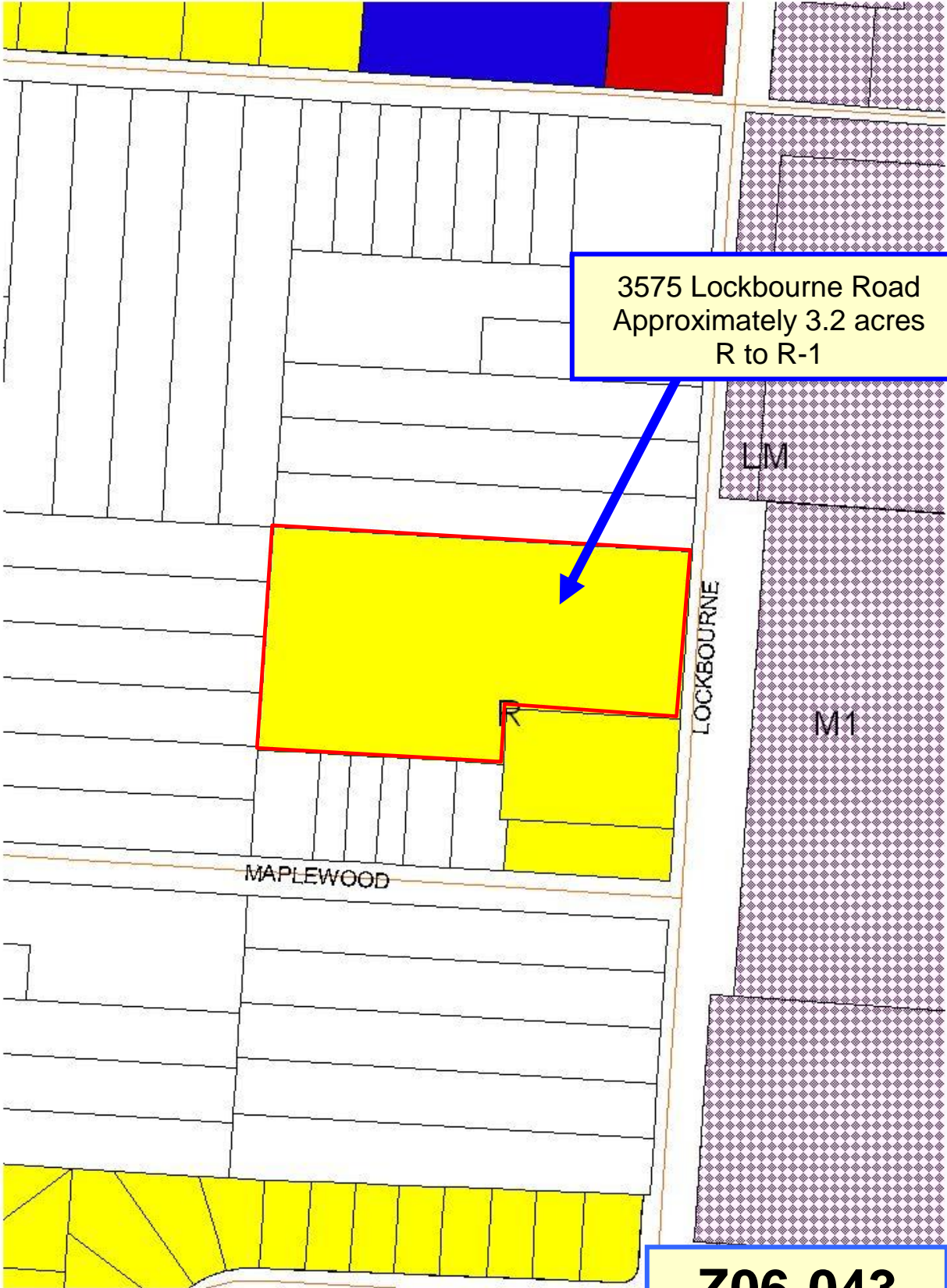
5.     **APPLICATION:**                   **Z06-043**  
       **Location:**                   **3575 LOCKBOURNE ROAD (43207)**, being 3.2± acres located on the west side of Lockbourne Road, 206± feet north of Maplewood Road. (010-263649).  
  
       **Existing Zoning:**           R, Rural District.  
       **Request:**                    R-1, Residential District.  
       **Proposed Use:**            Create three lots for two existing single-family dwellings and for a new single-family dwelling.  
  
       **Applicant(s):**            Charles W. Johnson, Jr.; c/o Steven J. McCoy, Atty.; 45 North Fourth Street; Columbus, OH 43215.  
       **Property Owner(s):**      Charles W. Johnson, Jr.; 3575 Lockbourne Road; Columbus, OH 43207.  
       **Planner:**                   Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The 3.2± acre site is vacant and zoned in the R, Rural District. The applicant wishes to plat two lots for two existing single-family dwellings and build one single-family dwelling on the third lot. This application was originally filed as a Council variance but the applicant converted that request to this rezoning application at the request of Staff.
- To the north are single-family dwellings located in Hamilton Township. To the south is a fraternal lodge in the R, Rural District and single-family dwellings located in Hamilton Township. To the east across Lockbourne Road is a warehouse zoned in the M-1, Manufacturing District. To the west are single-family dwellings located in Hamilton Township.
- Lockbourne Road is a “4-2” arterial requiring 50 feet of right-of-way from the centerline.

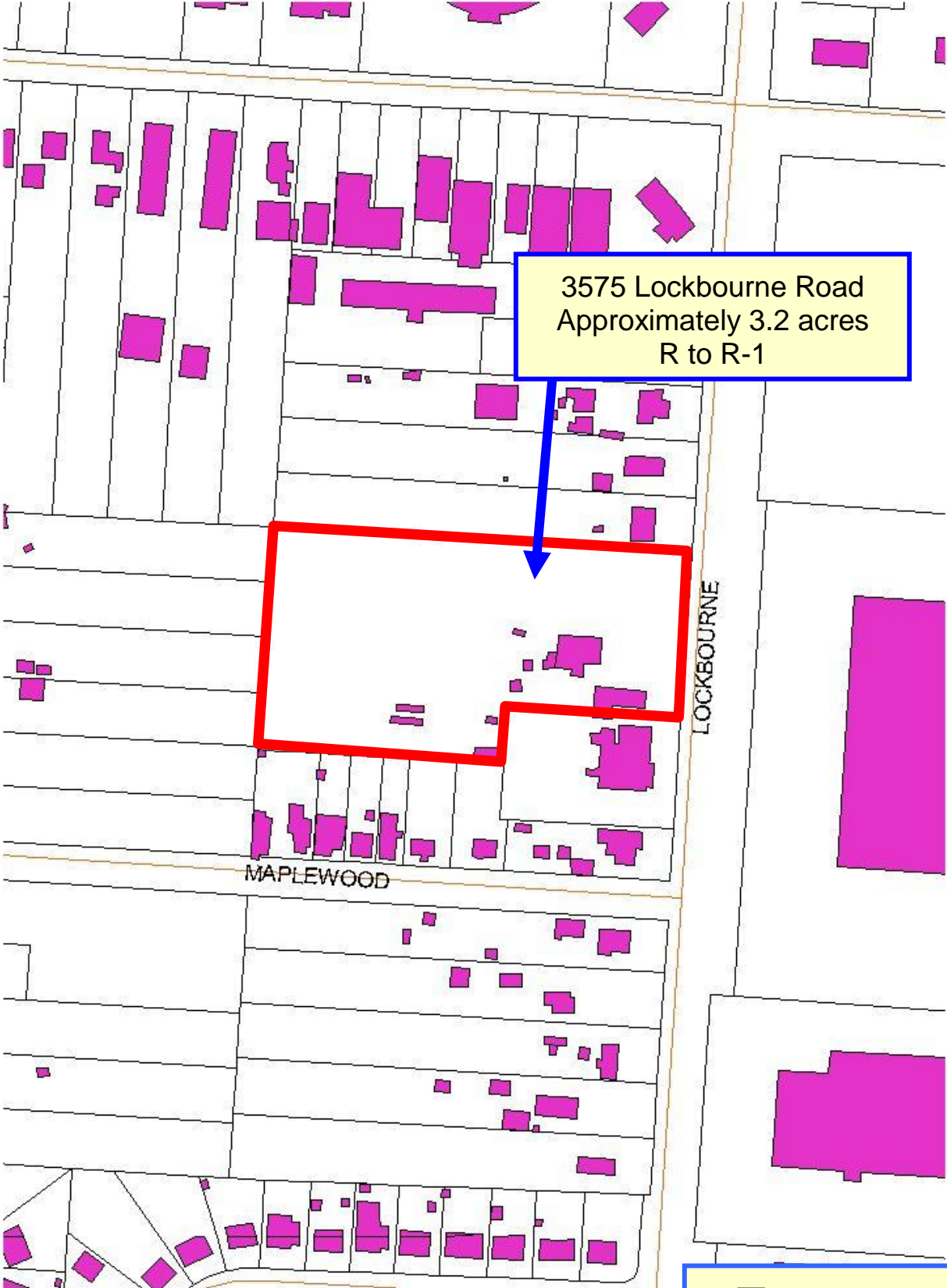
**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested R-1, Residential District would permit single-family residential use consistent with established zoning and development patterns of the area.



3575 Lockbourne Road  
Approximately 3.2 acres  
R to R-1

**Z06-043**



3575 Lockbourne Road  
Approximately 3.2 acres  
R to R-1

LOCKBOURNE

MAPLEWOOD

**Z06-043**

**COLUMBUS DEVELOPMENT COMMISSION**  
Basis for Recommendation

Date: June 8, 2006

Application #: Z06-043	Requested: R-1	Address: 3575 LOCKBOURNE ROAD (43207)					
# Hearings:	Length of Testimony: 6:22 → 6:40	Staff: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval					
		Position: <input type="checkbox"/> Conditional Approval					
# Speakers Support: ①	Development Commission Vote: ③ Yes ① No ① Abstain	Area Comm/ Civic Assoc: <input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	YES Fitzpatrick	ABSENT Ingwersen	YES Barnes	ABSENT Anderson	YES Cooley	NO Onwukwe	K Vacant
+ = Positive or Proper - = Negative or Improper							
Land Use	+		+			+	
Use Controls							
Density or Number of Units	+					+	
Lot Size							
Scale							
Environmental Considerations	⊖		-			-	
Emissions							
Landscaping or Site Plans							
Buffering or Setbacks							
Traffic Related Commitments							
Other Infrastructure Commitments	⊖		-			-	
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation							
Governmental or Public Input							
MEMBER COMMENTS:							
FITZPATRICK: EXISTING STORM WATER NEEDS TO BE ACTED-ON BY CITY AND COUNTY ENGINEERS. LAND USE IS APPROPRIATE. EXISTING PROBLEM IS <u>REAL</u> & <u>ACUTE!!!</u>							
INGWERSEN:							
BARNES: APPROPRIATE LAND USE. SITE STORMWATER ISSUES SHOULD BE ADDRESSED BY COUNTY.							
ANDERSON:							
ONWUKWE: Even though it appears to be land use, the water ponding on the neighbors tank, we might not vote NO. Effort should be made to address this problem.							
COOLEY: Full compliance you vote yes, but feel the city/county have a moral obligation to resolve this very intolerable problem							
VACANT:							





**PROJECT DISCLOSURE STATEMENT**

Parties having a 5% or more interest in the project that is the subject of this application.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

STATE OF OHIO  
 COUNTY OF FRANKLIN

APPLICATION #           Z06-043          

Being first duly cautioned and sworn (NAME) Charles W. Johnson, Jr.  
 of (COMPLETE ADDRESS) 3575 Lockbourne Road, Columbus, Ohio 43207  
 deposes and states that (he/she) is            APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following  
 is a list of all persons, other partn            corporations or entities having a 5% or more interest in the project which is the  
 subject of this application in the l            g format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

*If applicable, check here if listing additional parties on a separate page (REQUIRED)*

1. Charles W. Johnson, Jr. 3575 Lockbourne Road Columbus, Ohio 43207	2.
3.	4.

SIGNATURE OF AFFIANT

*Charles W. Johnson Jr.*

Subscribed to me in my presence and before me this 18<sup>th</sup> day of May, in the year 2006

SIGNATURE OF NOTARY PUBLIC

*Steven J. McCoy*

My Commission Expires:

**STEVEN J. McCOY**  
 ATTORNEY AT LAW

*This Project Disclosure Statement expires six months after date of notarization.*  
**NOTARY PUBLIC - STATE OF OHIO**  
**LIFETIME COMMISSION**

*Notary Seal Here*

