

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 13, 2003**

7. **APPLICATION:** **Z02-111**
 Location: **4699 PARSONS AVENUE (43207)**, being 60.7± acres located on the west side of Parsons Avenue, 910± feet north of Rathmell Road (Annexation Pending).

 Existing Zoning: R, Rural Residential District.
 Request: R-2, Residential District.
 Proposed Use: Single-family residential development.
 Applicant(s): Jacquelyn A. Debus and Herbert W. Debus, Jr. c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.

 Property Owner(s): The Applicant.
 Planner: John Turner, 645-2485; jmtturner@columbus.gov

BACKGROUND:

- o The 60-acre site is pending annexation from Hamilton Township and is located south of I-270 near the intersection of Parsons Avenue and Rathmell Road. The parcel was zoned in the Rural District under the Franklin County Zoning Resolution and is currently developed with one single-family dwelling. The applicant requests the R-2, Residential District to develop single-family dwellings.
- o To the north and east of the site are single-family dwellings located in Hamilton Township. The site surrounds a parcel fronting Parsons Avenue and developed with a single-family dwelling. Farther north on Parsons Avenue is a manufactured housing development also within the Township. To the south within the City of Columbus is a church zoned in the R, Rural District and undeveloped land zoned in the AR12, and additional single-family dwellings within the Township. To the west of the site is farmland zoned in the R, Residential District. Farther to the west, fronting South High Street, is undeveloped land zoned in the M-2, Manufacturing District. Case Z02-110 (number 6 on tonight's agenda) lies farther to the south, across Rathmell Road.
- o The applicant has submitted a letter, dated February 26, 2003, agreeing to covenants that will appear of the preliminary subdivision plat, containing the following standards:
 - Minimum net floor area for living quarters of 1195 square feet, with half a minimum net floor area of 1,400 square feet;
 - Maximum of 275 dwelling units, a density of 4.43 units per acre;
 - 85% of lots shall have a minimum lot size of 6,000 square feet;
 - Requirement to extend a street up to adjacent parcel the site bounds on three sides;
 - Agreement to preserve trees within 20 feet of adjacent parcel the site bounds on three sides;
 - Conservation easement of 50 feet from centerline for a stream that runs along the Parson Avenue frontage
- o The site is located within Hartman Farms Sub-area of the *South Central Accord*, which recommends low-density residential development. The plan identifies the South High/I-270 interchange (within this Sub-area) as an appropriate area for more intense land uses, with single-family uses to the east (where the subject site lies). No specific density recommendation is included within the plan.
- o The *Columbus Thoroughfare Plan* identifies Parsons Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline. Traffic Engineering Division and the Franklin County Engineers Office have requested the submittal of a traffic impact study; the study was not submitted at the time of this report.

CITY DEPARTMENTS' RECOMMENDATION: ***Approval.

The requested R-2, Residential District is an appropriate transitional land-use from the more intense manufacturing, commercial and multi-family districts along South High Street corridor to the larger lot single family and farmland to the east. The proposal is consistent with the recommendations of the *South Central Accord*. However, the applicant has not submitted a traffic impact study requested by City and County Staff. City Staff cannot support the application until the results of the study are analyzed and found acceptable.

***Preceding the March 13, 2003 Development Commission Meeting, the applicant submitted a traffic impact study to the Division of Traffic and Engineering. Based on the study, the applicant and City agreed to certain conditions on the development relating to site access and to the traffic generated by the proposed development. Based on the applicant's acceptance of the conditions, staff recommendation is approval.