

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 13, 2007**

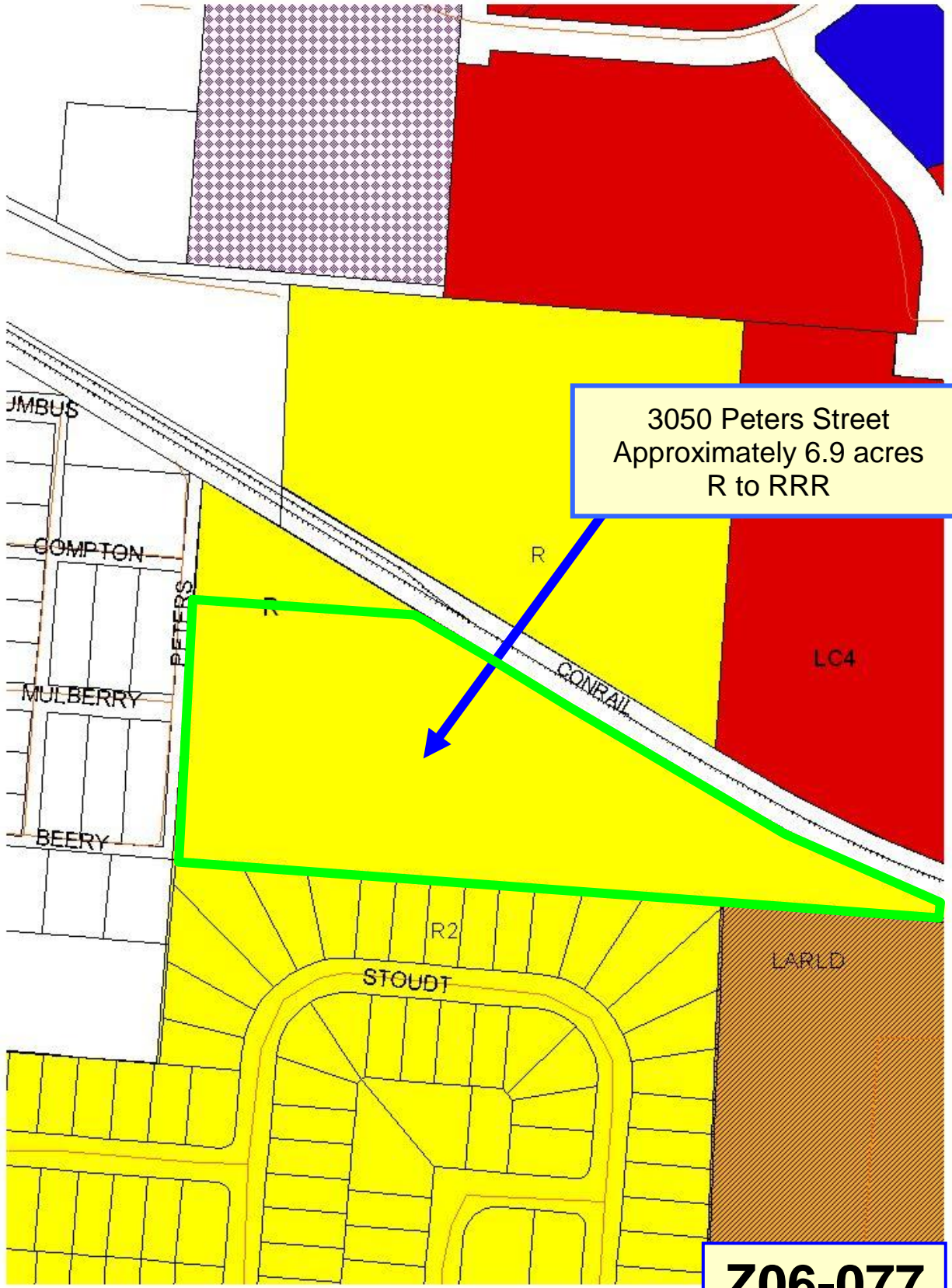
1. **APPLICATION:** **Z06-077**  
**Location:** **3050 PETERS STREET (43109)**, being 6.9± acres located on the east side of Peters Street, 50± feet south of Compton Street (530-166426).  
**Existing Zoning:** R, Rural District  
**Request:** RRR, Restricted Rural Residential District.  
**Proposed Use:** Single-family dwellings.  
**Applicant(s):** Derek M. Cranstoun; 3050 Peters Street; Brice, OH 43109.  
**Property Owner(s):** Derek M. and Karen J. Cranstoun; 3050 Peters Street; Brice, OH 43109.  
**Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

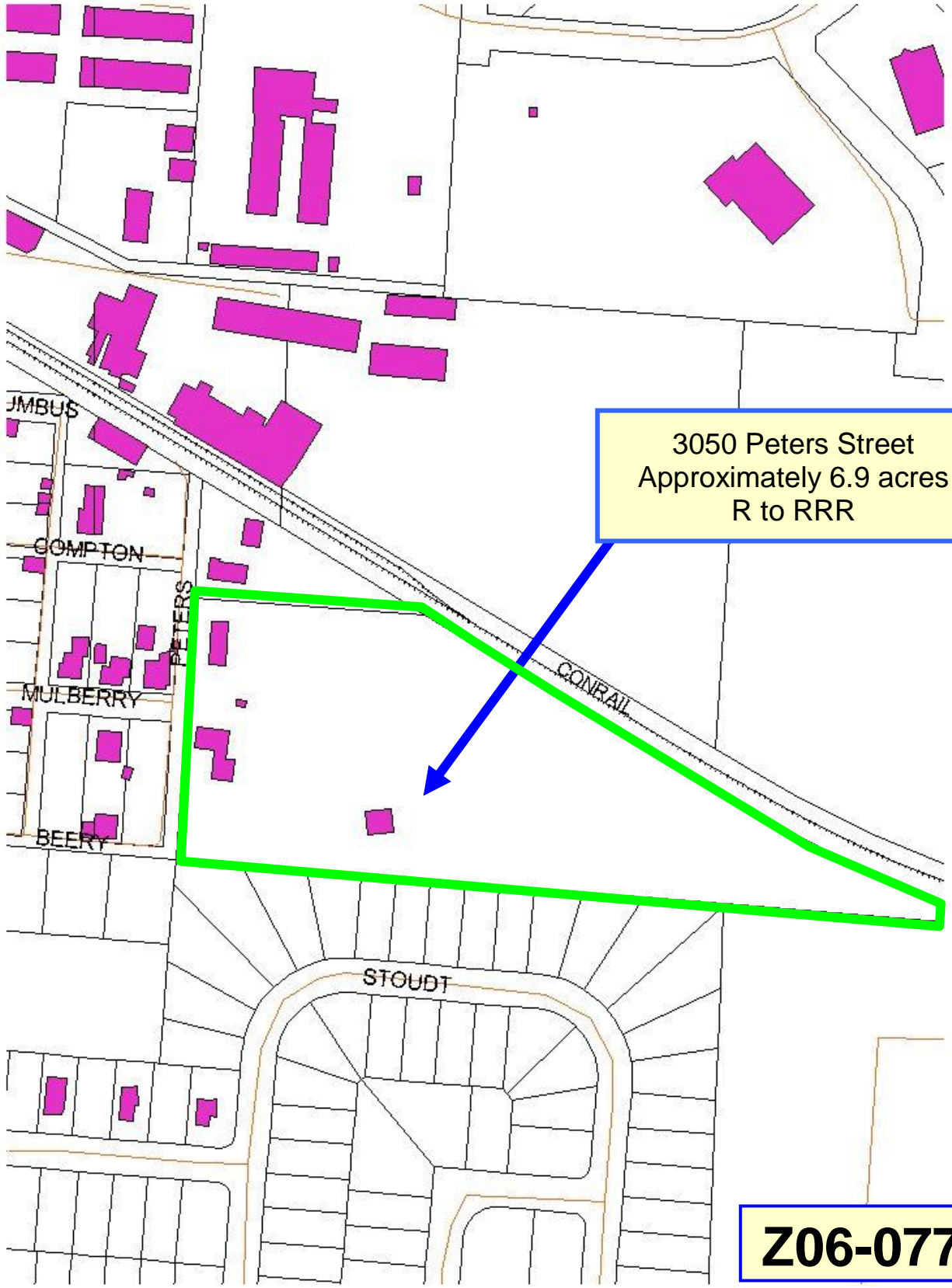
**BACKGROUND:**

- The applicant is requesting a rezoning from the R, Rural District to the RRR, Restricted Rural Residential District to allow the development of single family dwellings in the future. The proposed rezoning could allow thirteen single-family dwellings on the site in theory, however once frontage, lot width and street right-of-way requirements are taken into account, it is highly unlikely this many dwellings would be able to be built.
- To the north is a single-family dwelling zoned in the R, Rural District. To the south is a single-family subdivision zoned in the R-2, Residential District. To the east is an active railroad right-of-way. To the west are single-family dwellings located in the Village of Brice.
- The site is located just east of the Village of Brice and is within the planning area of the *Brice-Tussing Area Plan* (1990) which recommends residential single-family development for the site.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The proposed RRR, Restricted Rural Residential District to allow the splitting of the existing lot for up to thirteen single-family dwellings is compatible with the zoning and development patterns of the area.





3050 Peters Street  
Approximately 6.9 acres  
R to RRR

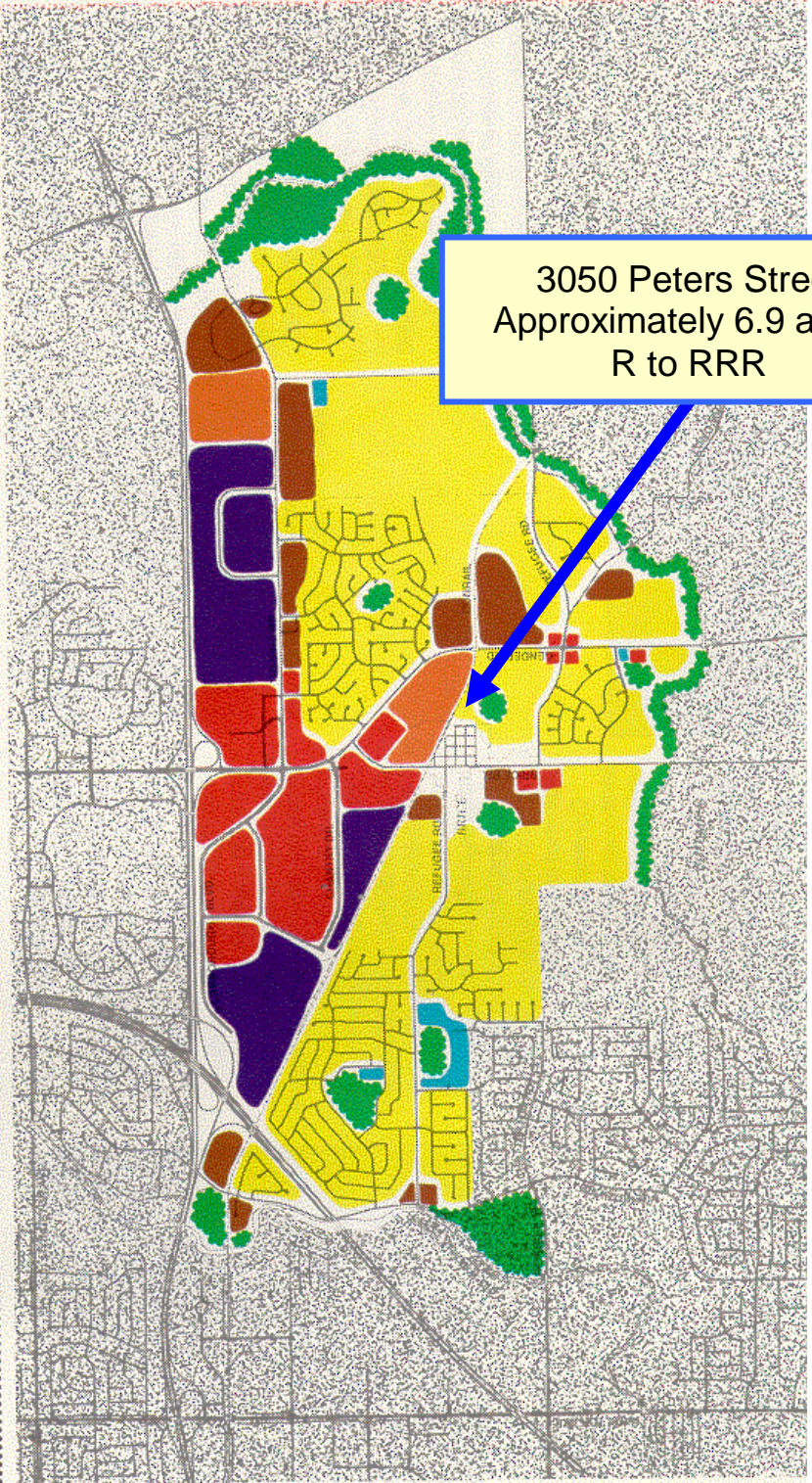
**Z06-077**

Brice-Tussing Area Plan (1990)

3050 Peters Street  
Approximately 6.9 acres  
R to RRR

- residential single-family
- residential multi-family
- commercial
- office/warehouse
- light manufacturing
- parks
- institutional

PROPOSED LAND USE





### 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 # Z06-077

Being first duly cautioned and sworn (NAME) DEREK M. CRANSTOWN  
of (COMPLETE ADDRESS) 3050 PETERS ST. BRICE OH 43109

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following formats

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

<p><i>KATHERINE C CRANSTOWN</i> <i>79 NORTH FRENCH PLACE</i> <i>PRESCOTT AZ 86303</i></p>	

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

SIGNATURE OF AFFIANT *D M Cranstown*

Subscribed to me in my presence and before me this 28<sup>th</sup> day of June, in the year 2008

SIGNATURE OF NOTARY PUBLIC *Sherry L Orr*  
My Commission Expires: July 26, 2011

This Project Disclosure Statement expires six months after date of Notarization

Notary Seal Here

