

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 10, 2003**

3. **APPLICATION:** **Z03-011**
 Location: **5360 LINWORTH ROAD (43235)**, being 5.16± acres located on the east side of Linworth Road at the terminus of Congressional Way.

 Existing Zoning: R, Rural District (annexation pending).
 Request: PUD-6, Planned Unit Development District.
 Proposed Use: Attached single-family residential development.
 Applicant(s): Denis R. King Jr.; 1820 Abbotsford Green Drive; Powell, Ohio 43065.
 Property Owner(s): Norma J Mendes; 5350 Linworth Road; and Dallas B. and Helen I. Delashmutt; 5360 Linworth Road; Columbus, Ohio 43235.

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

BACKGROUND:

- The 5.16± acre site is developed with two single-family dwellings and several outbuildings. The applicant is requesting the PUD-6, Planned Unit Development District for 24 attached single-family dwelling units with a net density of 4.66 units per acre. Thirty-five feet of right-of-way supplemented by easements for sidewalks and utilities will be provided for the public street. The 0.85-acre open space located along the northern boundary of the site exceeds the minimum requirement 0.22 acres of open space.
- A church zoned in the R, Rural District is located to the north. Single-family dwellings zoned in the PUD-6, Planned Unit Development District are located to the east. Single-family dwellings located in Sharon Township are located to the south. Single-family dwellings zoned in the L-R-2F, Limited Residential and R, Rural Districts and in Perry Township are located to the east.
- The site is located within the boundaries of the *Northwest Area Plan* but not in a designated sub- area. However, single-family development is the recommended use for sub-areas 28 and 30, which are located immediately west and east of this site.
- The PUD-6 plan and notes include development standards that address street alignment, model homes and a sales office, street trees, sidewalks, street width, building setbacks, garages, minimum living area, application to the Board of Zoning Adjustment to vary development standards depicted on the PUD-6 plan or described in plan notes, landscaping, rear yard and minimum side yard setbacks, including a setback of zero feet for common party walls.
- Staff has requested changes to the PUD-6 plan notes to include: revise “minimum living area of each dwelling” to read “ minimum net floor area for living quarters of each dwelling”.
- Linworth Road is identified by the Columbus Thoroughfare Plan as a “C” arterial requiring a minimum 30 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.** The applicant’s request for the PUD-6, Planned Unit Development District to develop twenty-four twin single dwelling units with a gross density of 4.7± units per acre is in character with existing development in this area, including L-R2F zoning to the south along Linworth Road. The PUD-6 plan provides a public street with easements for utilities and sidewalks, a sidewalk and landscaping with street trees along Linworth Road and 0.85 acres of open space along the ravine to the north.

** The Applicant submitted a revised PUD-6 site plan at the April 10, 2003 Development Commission that reduced the number of buildings to ten (10) and dwelling units to twenty (20). The applicant also agreed to meet all Northwest Civic Association conditions, including the replacement of existing trees along the eastern property line with 20-foot tall spruce trees. A note on the PUD-6 Development Plan addresses this requirement.