

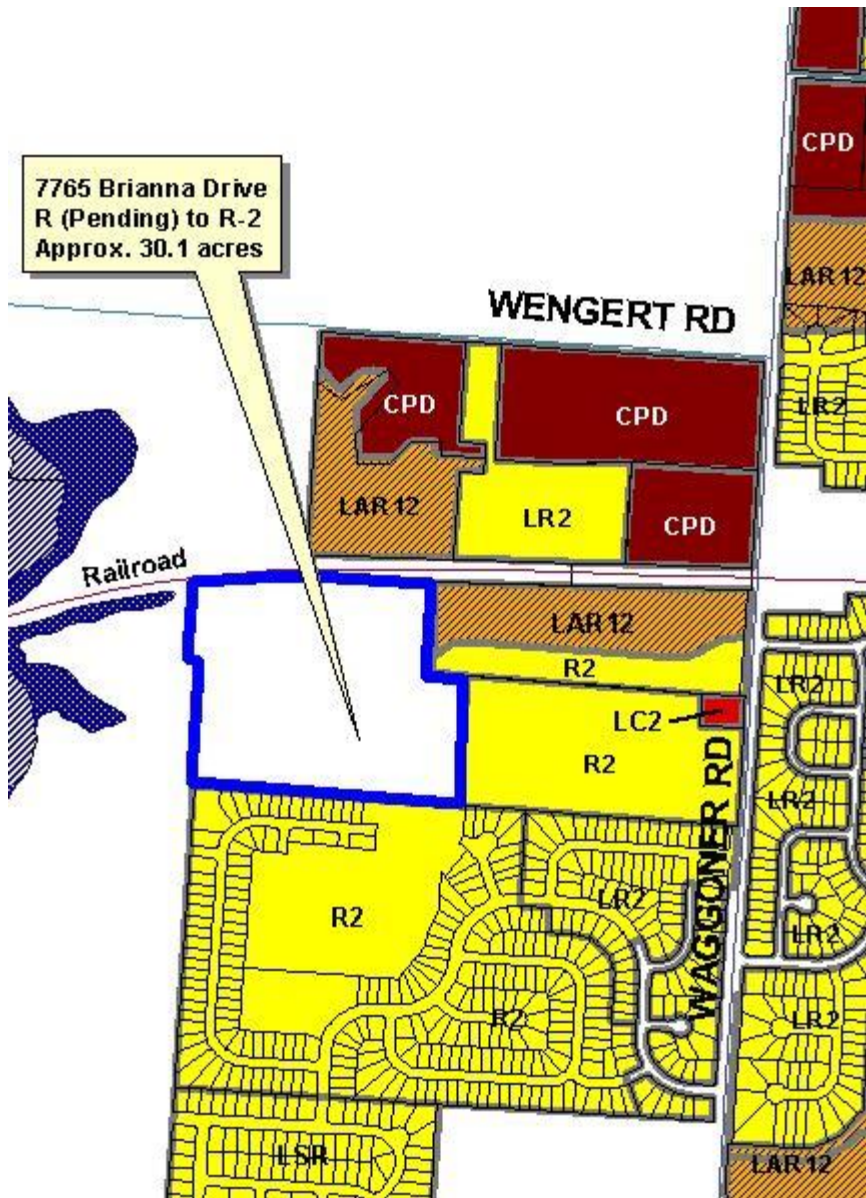
**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2004**

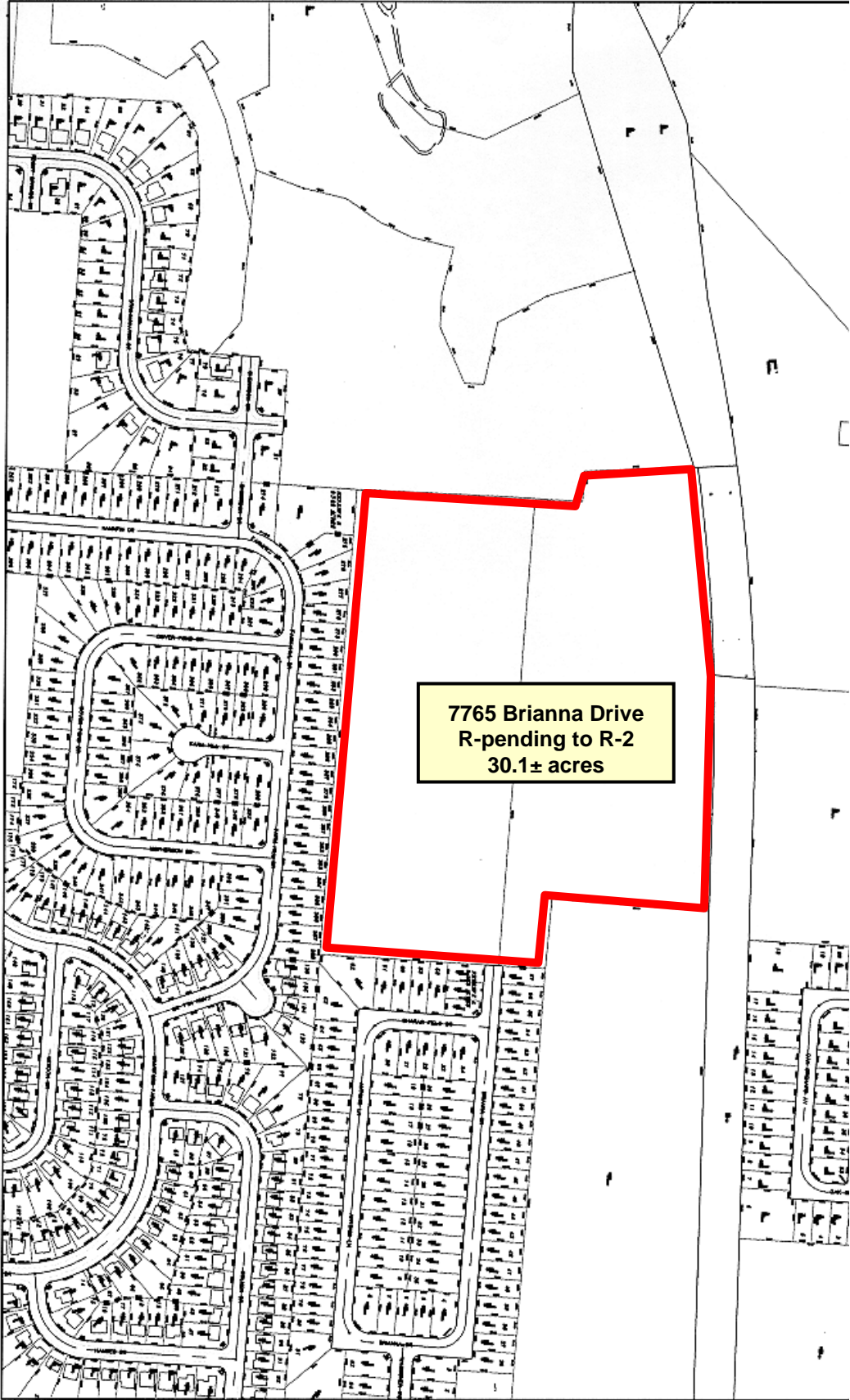
12. APPLICATION: Z03-101
Location: 7765 BRIANNA DRIVE (43004), being 30.1± acres located at the terminus of Brianna Boulevard/ Waggoner Woods Drive, 1400± feet west of Waggoner Road (171-000043).
Existing Zoning: R, Rural District (Annexation Pending.)
Request: R-2, Residential District.
Proposed Use: Single-family development.
Applicant(s): Rockford Homes; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
Property Owner(s): The Applicant c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

- This 30.1± acre site is undeveloped. The applicant is requesting the R-2, Residential District to develop single-family dwellings.
- To the north is a railroad. To the south are single-family dwellings zoned in the R-2, Residential District. To the east is land zoned L-AR-12, Limited Apartment Residential District and R-2, Residential District under development for single and multiple-family dwellings. To the west is undeveloped land in Jefferson Township.
- This site falls within the boundaries of the *East Broad Street Study (2000)* and is consistent with its recommendations and other rezonings in the area. The applicant is committing to two notes on a plat that provides a specific minimum lot depth and setbacks in order to provide separation from the railroad.

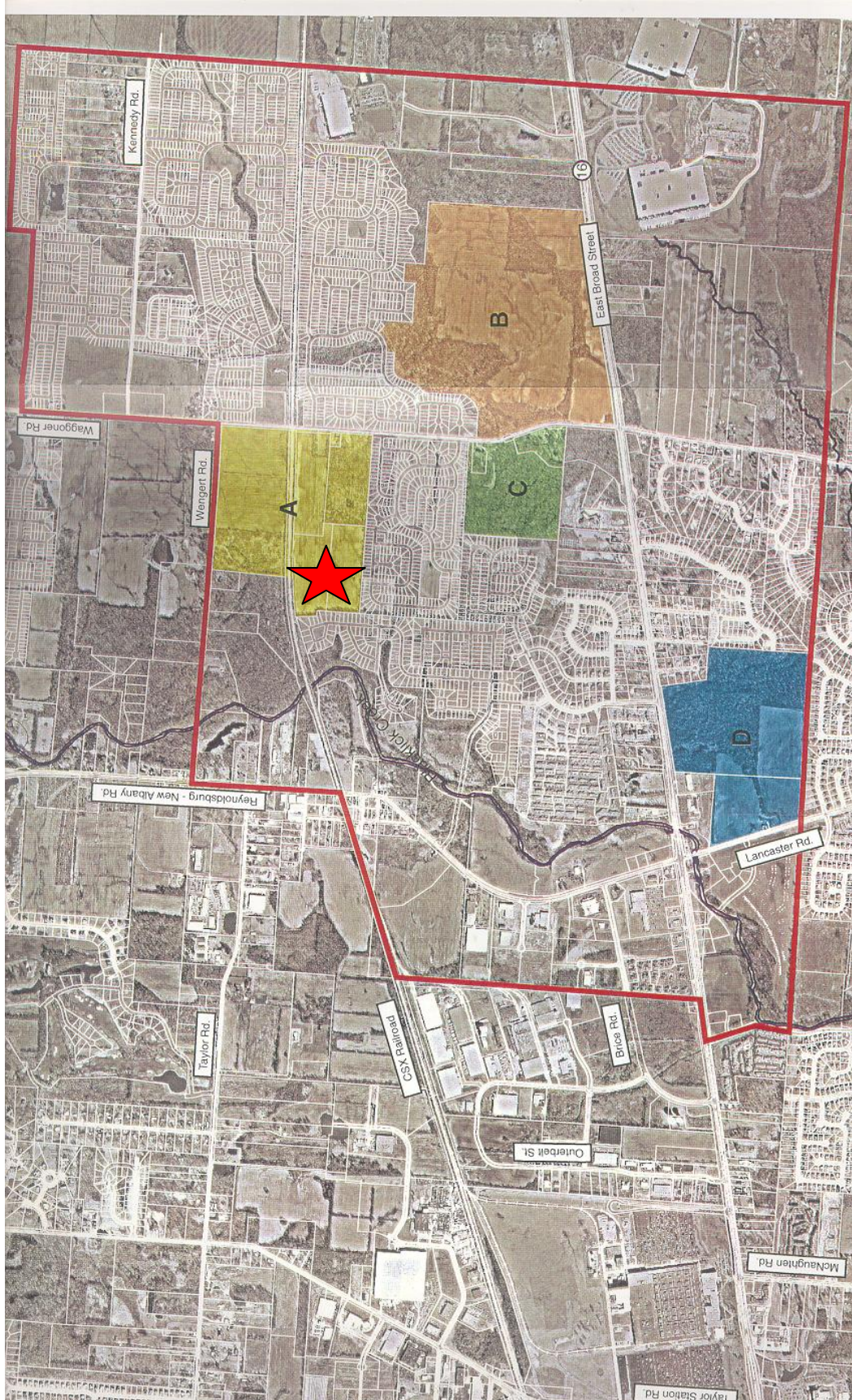
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant's requested rezoning to the R-2, Residential District to develop the site with single-family residential dwellings is consistent with the development and zoning patterns of the area. The applicant is committing to provide a minimum separation between the back of the houses and the railroad for the lots adjacent to the railroad.





7765 Brianna Drive
R-pending to R-2
30.1± acres



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January 29, 2004

VIA FACSIMILE & REGULAR U.S. MAIL:

Mr. Dana Hitt
City of Columbus
757 Carolyn Avenue
Columbus, OH 43224

VIA REGULAR U.S. MAIL SERVICE:

Mr. Richard Makley
City of Columbus
757 Carolyn Avenue
Columbus, OH 43224.000

RE: Rezoning Application Z03-101, 7765 Brianna Drive, Columbus, Ohio 43004

Dear Dana and Dick:

I am writing regarding our recent discussion of the referenced rezoning application and some specific commitments regarding platting of the site. The plan titled "Concept Plan for Blacklick Estates" was submitted with the rezoning application to depict the anticipated street and lot layout for the area being rezoned. Pursuant to our discussion, you will note that the lots on the north side of the street parallel to the railroad tracks are approximately 140 to 150 feet deep on the concept plan. The code required minimum building line is 25 feet. Rockford Homes, Inc. may have some desire to set homes back slightly deeper or to vary setback lines slightly but, pursuant to our discussion we would not anticipate any home being placed deeper than a 35-foot setback line. You requested that I respond in writing concerning specific conditions of plat approval so, therefore:

1. No lot fronting on the north side of the public street parallel to the north property line shall be less than 130 feet in depth. Subject to final engineering and plat preparation of final plats, the lots along the

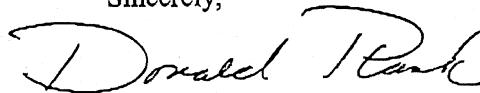
north side of the public street parallel to the north property line may in fact be deeper.

2. The final plat for the lots on the north side of the street parallel to the north property line shall reflect a minimum building line of 25 feet and a build-to building setback line of no greater than 35 feet.

It is our intention in making the commitments outlined in #1 and # 2 that these shall be specific commitments applicable to platting of the site. If the conditions are not satisfied, on the plat, the City of Columbus may deny approval of the plat.

Thank you for taking the time to meet with me on this application.

Sincerely,

A handwritten signature in black ink that reads "Donald T. Plank". The signature is written in a cursive style with a large, prominent initial "D".

Donald T. Plank, Esq.

DTP/sld

cc: Corey Theuerkauf