

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2005**

- 8. APPLICATION: Z05-019**
- Location:** **3558 WEST HENDERSON ROAD (43228)**, being 2.75± acres located on the north side of West Henderson Road, 165± feet east of Brynwood Drive (590-234516).
- Existing Zoning:** R, Rural District.
- Request:** PUD-4, Planned Unit Development District.
- Proposed Use:** Single-family residential development.
- Applicant(s):** Programmed Building Services of Ohio; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street; Columbus, OH 43215; and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Property Owner(s):** Donald E. Davis; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street; Columbus, OH 43215; and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Planner:** Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- This 2.75± acre site is zoned in the R, Rural Residential District and is developed with a single-family dwelling. This application was tabled at the May 12, 2005 Development Commission meeting at the recommendation of the Development Commission members so that the applicant could provide more information regarding the proposed tree preservation. The applicant has amended the request and now is requesting the PUD-4, Planned Unit Development District, to develop ten single-family dwellings, one less dwelling unit than the previous request with a net density of 3.67 dwelling units per acre.
- To the north are two-family dwellings zoned in the R-2F Residential Districts. To the east are single-family homes located in Township. To the south across Henderson Road are single-family dwellings in the City of Upper Arlington. To the west are single-family and two-family dwellings in the SR, Suburban Residential R-2F Residential Districts respectively.
- This site falls within the boundaries of *The Northwest Plan, (1991)*, but not within a particular sub-area.
- The PUD notes commit to street trees, open space along the creek, exterior building materials, and lighting commitments.
- The *Columbus Thoroughfare Plan* identifies Henderson Road as 4-2D arterials, each requiring a minimum of 60 feet of right-of-way from centerline.

- **CITY DEPARTMENTS RECOMMENDATION:** Approval. The Applicant is requesting the PUD-4, Planned Unit Development District to develop a maximum of 10 detached single-family dwellings on private streets with a proposed net density of 3.67 dwelling units per acre which is consistent with the development patterns of the area.