

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 8, 2001**

APPLICATION: Z01-057
Location: 6208 THOMPSON STREET (43235), being 10.26± acres located at the terminus of Thompson Road, 350± north of State Route 161.
Existing Zoning: RR, Rural Residential and LRR, Limited Rural Residential Districts.
Request: PUD-4, Planned Unit Development District.
Proposed Use: Single-family residential development.
Applicant(s): William P. Halley; 3988 North High Street; Columbus, Ohio 43214.
Property Owner(s): Leo Guglielmi and Lorraine O. Guglielmi; 6208 Thompson Street; Columbus, Ohio 43235.

BACKGROUND:

- o The 10.26± acre site is developed with three single-family dwellings at the southern boundary of the site and zoned in the RR, Rural Residential District. The applicant is requesting the PUD-4, Planned Unit Development District to develop the site with a maximum of 23 dwelling units at a density of 2.46 dwellings units per acre. The three existing dwellings will remain.
- o To the north are single-family residential dwellings zoned in the RR, Rural Residential District. To the east is undeveloped land zoned in the RRR, Restricted Rural Residential District. To the south are small mixed commercial retail uses zoned in the L-C-4 and L-C-2, Limited Commercial Districts. To the west, across McVey Road, are large-lot single-family dwellings in Perry Township.
- o The PUD plan includes building setbacks, minimum side-yard setbacks, open space requirements, and sidewalk commitments. The setbacks established reflect the setbacks required by the City's Department of Public Utilities from the top of the ravines/creeks running through the site.
- o This site lies within the boundaries of *The Northwest Plan (1991)*, but not within a designated subarea of the plan.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant requests the PUD-4, Planned Unit Development District to allow a maximum of 23 single-family dwellings. The lot sizes are compatible with adjacent residential uses. The proposal reflects careful planning in consideration of creeks and ravines located throughout the site.