

**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.