

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 12, 2011**

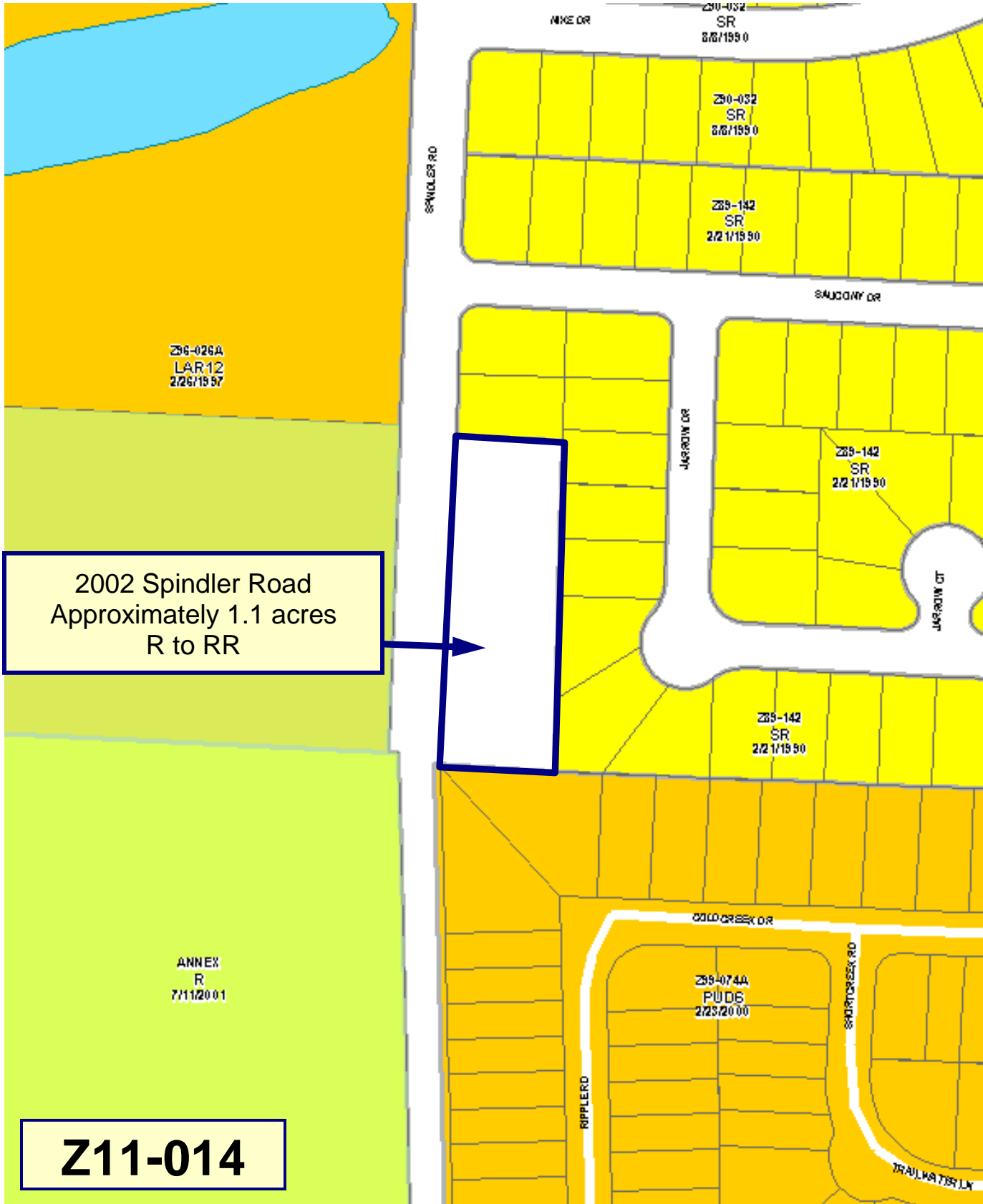
- 6. APPLICATION:** **Z11-014 (ACCELA # 11335-00000-00190)**  
**Location:** **2002 SPINDLER ROAD (43026)**, being 1.1± acres located on the east side of Spindler Road, 165± feet south of Saucony Drive. (200-000654, Big Darby Accord Panel).  
**Existing Zoning:** R, Rural District.  
**Request:** RR, Rural Residential District.  
**Proposed Use:** Single Unit Dwelling.  
**Applicant(s):** Amy Kuhn, Atty. (of counsel); Plank Law Firm LPA; 145 East Rich Street; Columbus, OH 43215.  
**Property Owner(s):** Helen M. and John M. Wilt, Trustees; 2000 Spindler Road; Columbus, OH 43026  
**Planner:** Dana Hitt; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov).

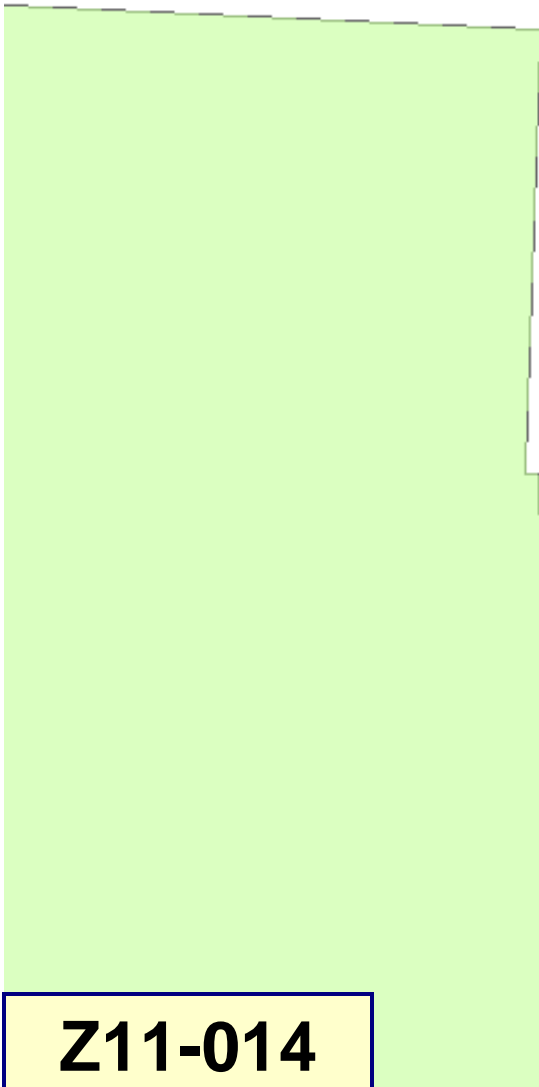
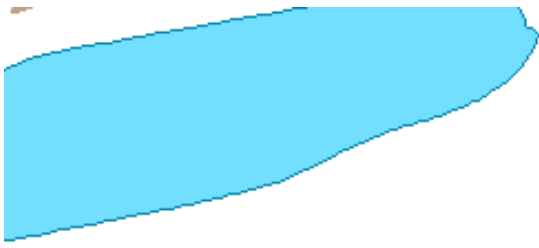
**BACKGROUND:**

- The applicants are applying for a rezoning in order to split their lot and develop one single-unit dwelling in the RR, Rural Residential District.
- To the north, east and south are single-unit dwellings zoned in the SR, Suburban Residential and PUD-6, Planned Unit Development Districts respectively. To the west across Spindler Road is vacant land zoned in the L-AR-12, Limited Apartment Residential District and park land zoned in the R, Rural District.
- The site lies within the boundary of *The Big Darby Accord* (2003), which proposes that the site be developed with Residential Suburban High Density development, with densities in the range of 3-5 units per acre.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The proposed RR, Rural Residential District to allow the splitting of the existing lot for one single-unit dwelling is compatible with the zoning and development patterns of the area.

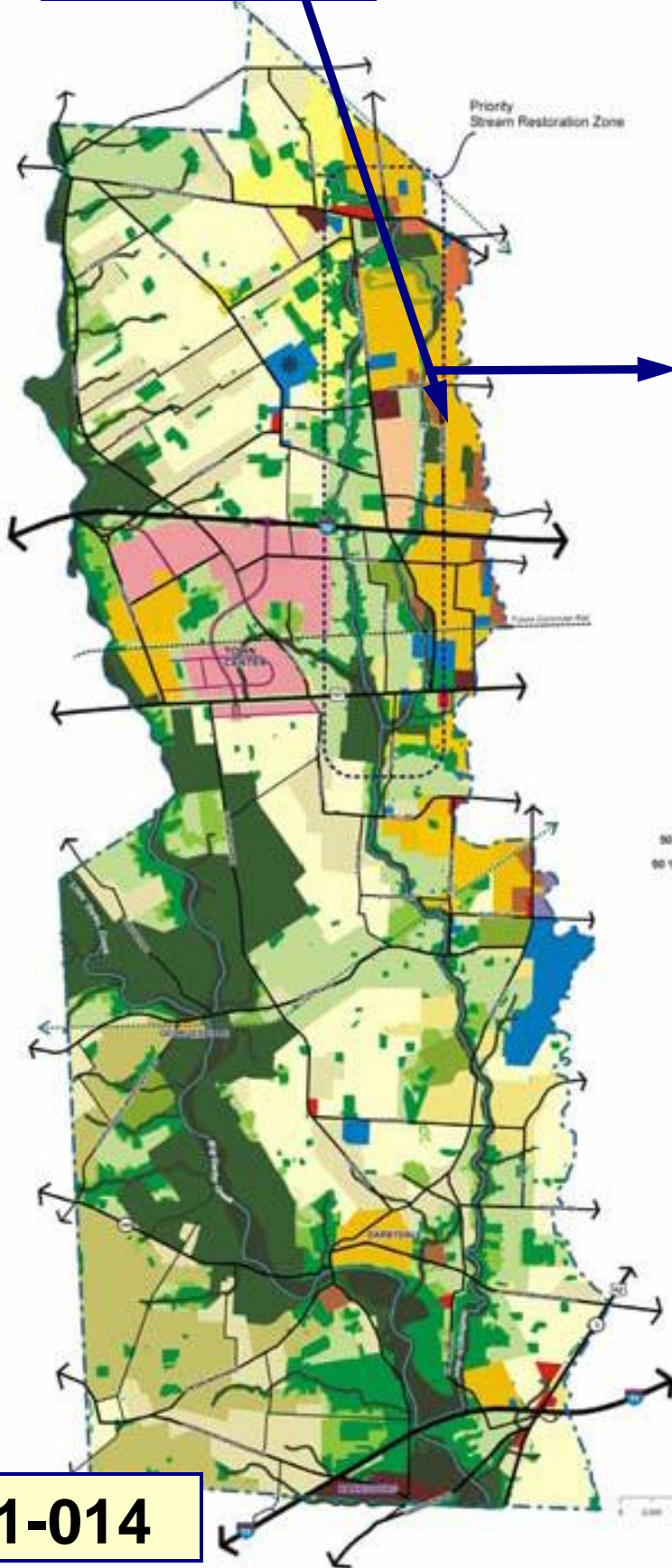




**Z11-014**



Site



POTENTIAL NEW SCHOOL SITES \*  
 PROPOSED MAIN ROADS  
 EXISTING MAINROADS  
 TRAILS  
 EXISTING DEVELOPMENT

TOWN CENTER ZONE  
 RESIDENTIAL URBAN HIGH DENSITY > 8 DU/acre  
 RESIDENTIAL URBAN MEDIUM DENSITY 5 - 8 DU/acre  
 RESIDENTIAL SUBURBAN HIGH DENSITY 3 - 5 DU/acre  
 RESIDENTIAL SUBURBAN 0.5 - 3 DU/acre  
 RESIDENTIAL RURAL 0.2 - 0.8 DU/acre  
 RURAL RESIDENTIAL ESTATE (> 5 ac LWR)  
 SPECIAL PILOT (LEED) RESIDENTIAL\* 3 DU/acre  
 COMMERCIAL  
 PUBLIC / INSTITUTIONAL  
 INDUSTRIAL  
 MIXED USE  
 AGRICULTURE  
 GOLF COURSE

ENVIRONMENTAL CONSERVATION ZONES

PROTECTED\*\*  
 EXISTING PARKS & EASEMENTS  
 TIER 1  
 TIER 2  
 TIER 3

CONSERVATION DEVELOPMENT OVERLAYS

50 % OPEN SPACE based on existing zoning RURAL DENSITY  
 50 % OPEN SPACE with 1 du/acre (sewer required) LOW DENSITY

Important Note:

This map is a general land use map. It is recognized that application of the general land use plan map at the local level may require flexibility to allow for varying and unanticipated circumstances. Site by site analysis will be required to verify local conditions and requirements to ensure consistency with the provisions of the Big Darby Accord Plan

Land use categories shown represent maximum densities suggested for a particular area. The land use information shown is for planning purposes only.

Land Use Category Notes:

\* Special Pilot Residential denotes State-of-the-Art LEED certified sustainable development to be implemented as a special project conditional to specific performance standards

\*\* Protected: Environmental conservation areas protected by current regulations

Existing: Existing Metro Parks, community parks and easements that are already conserved as an open space

Tier 1: Important hydro-geologic considerations - 100 year floodplains, wetlands, in-stream sensitive habitat areas, critical groundwater recharge and pollution potential zones

Tier 2: Important resource considerations - Highly erodible soils, woods > 3 ac

Tier 3: vks, open space corridors and buffers based on vital sensitivity, connectivity and other planning considerations

Z11-014

## Big Darby Accord Advisory Panel

---

Record of Action

April 13, 2011

Marc Cerana  
City of Columbus  
109 North Front Street  
Columbus, Ohio 43215

Subject: Case #AP-11-01

Dear Mr. Cerana:

The Big Darby Accord Advisory Panel considered Case #AP-11-01 at the April 12, 2011 meeting.

The Panel recommended ***conditional approval*** of Case #AP-11-01 with the following condition:

1. Existing trees located on the property should be preserved during the construction of the second single-family dwelling.

Respectfully,



R. Lee Brown  
Big Darby Accord Advisory Panel Secretary



### REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Amy K. Kuhn, of counsel, Plank Law Firm LPA  
of (COMPLETE ADDRESS) 145 East Rich Street, Columbus, OH 43215  
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Helen M. Wilt TR John L. Wilt TR 2000 Spindler Road Columbus, Ohio 43026 no employees; Contact: Amy K. Kuhn, 614 947-8600	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Amy K. Kuhn*

Subscribed to me in my presence and before me this 4th day of APRIL, in the year 2011

SIGNATURE OF NOTARY PUBLIC

*Barbara A. Painter*

My Commission Expires:

AUGUST 3, 2015

*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here



**BARBARA A. PAINTER**  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
**Please make all checks payable to the Columbus City Treasurer**