

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 10, 2003**

- 8. APPLICATION: Z03-030**
Location: **2648 BROWN ROAD (43123)**, being 33.38± acres located on the east side of Brown Road, 230± feet north of Dyer Road.
Existing Zoning: AR-12, Apartment Residential, and R-1, and R-2, Residential Districts.
Request: R-2 Residential District.
Proposed Use: Single-family residential development.
Applicant(s): Columbus Contractor Company; c/o John S. Girard; 985 Schrock Road; Columbus, Ohio 43229.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208; spine@columbus.gov

BACKGROUND:

- o The 33.38± acre site is undeveloped and zoned in the AR-12, Apartment Residential, and R-1, and R-2, Residential Districts. The applicant is requesting the R-2, Residential District for single-family residential development.
- o To the north are single-family dwellings and vacant land in the AR-12, Apartment Residential District. To the south is a church and single-family dwellings zoned in Jackson Township, and across Dyer Road are single-family dwellings in the R, Rural District, and vacant land in the PUD-6, Planned Unit Development District. To the east is vacant land in the R-1, Residential District. To the west are single-family dwellings zoned in the R-2, Residential District, and across Brown Road, are single-family dwellings zoned in Jackson Township.
- o These portions of Brown Road and Dyer Road are not listed in the *Columbus Thoroughfare Plan*. The *Franklin County 2020 Thoroughfare Plan* identifies these roads as Collectors with 80 feet of right-of-way; Franklin County is requesting a dedication of 40 feet of right-of-way from centerline along all property frontages to the City of Columbus.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested R-2, Residential District would permit single-family residential use consistent with established zoning and development patterns of the area.