

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 8, 2020**

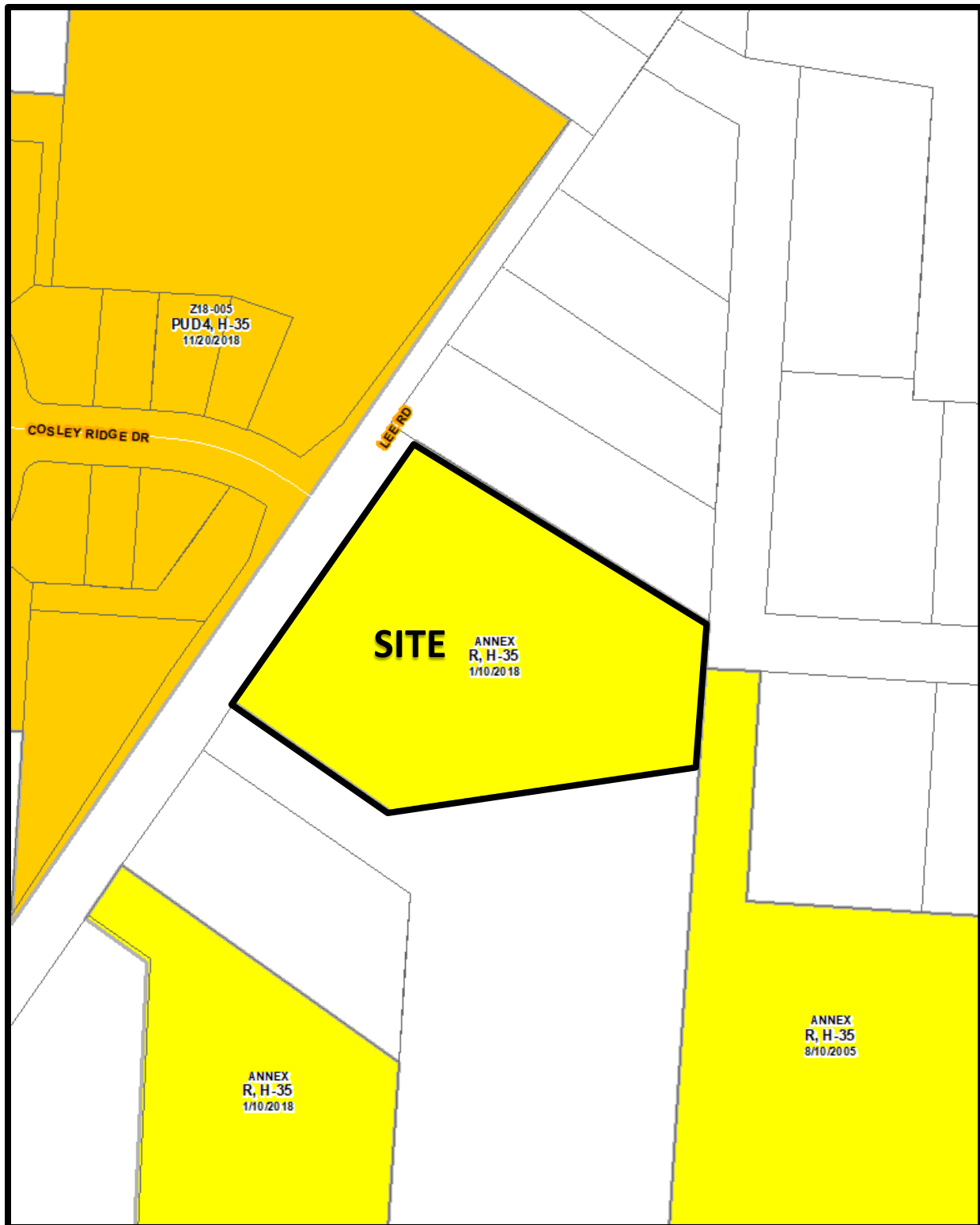
- 4. APPLICATION: Z20-041**  
**Location:** 7488 LEE RD. (43081), being 2.71± acres located on the east side of Lee Road, 490± feet north of Cautela Drive (600-297995; Rocky Fork-Blacklick Accord).  
**Existing Zoning:** R, Rural District.  
**Request:** SR, Suburban Residential District (H-35).  
**Proposed Use.** Lot split for single-unit dwelling.  
**Applicant(s):** Benjamin Simms; c/o Denise Diyanni, Agent; 12718 Wheaton Avenue; Pickerington, OH 43147.  
**Property Owner(s):** The Applicant.  
**Planner:** Hayley Feightner; 614-645-3526; [hefeightner@columbus.gov](mailto:hefeightner@columbus.gov)

**BACKGROUND:**

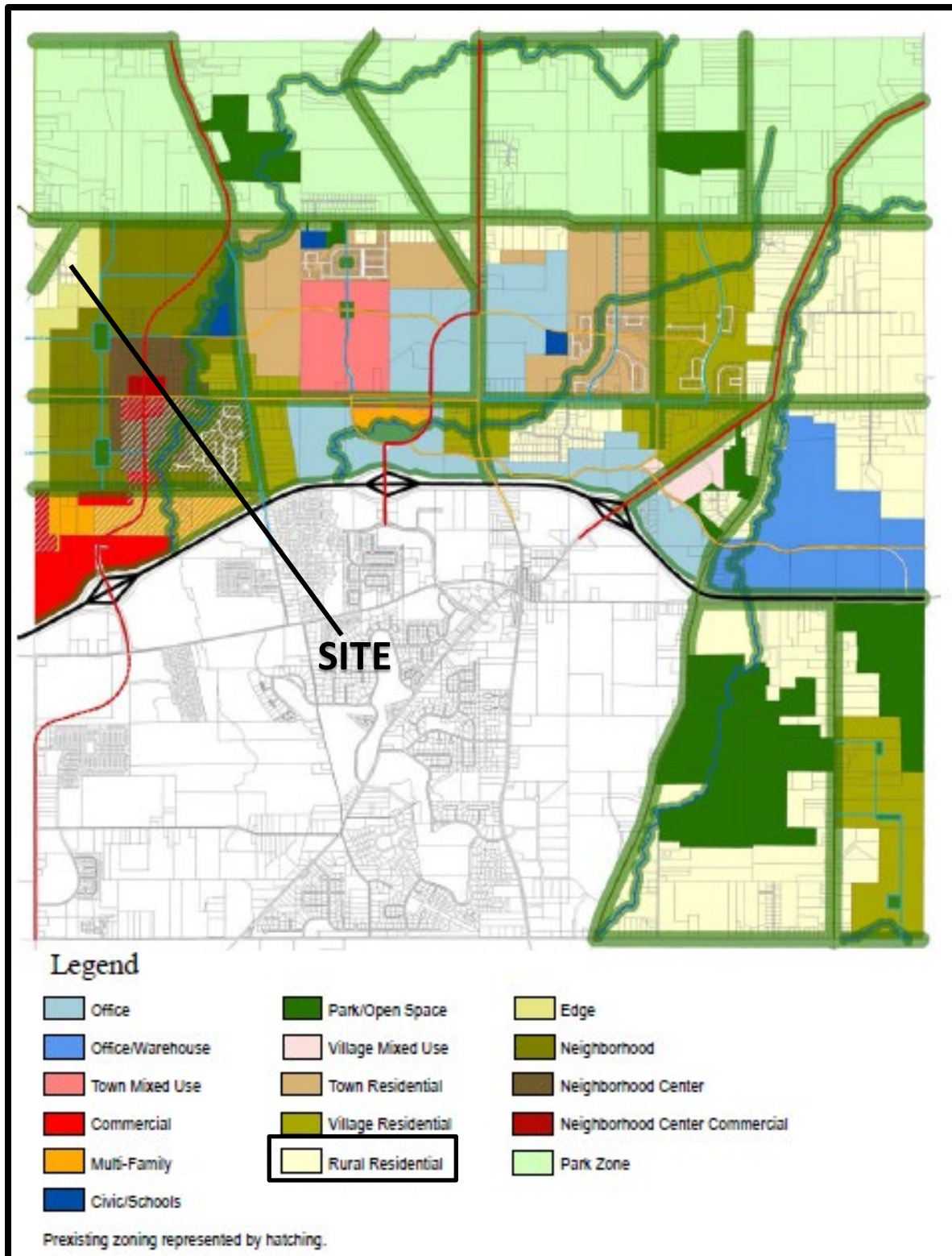
- The 2.71± acre site consists of one parcel developed with a single-unit dwelling zoned in the R, Rural District upon annexation from Plain Township in 2018. The requested SR, Suburban Residential District will permit a lot split to accommodate the development of an additional single-unit dwelling.
- North and south of the site are single-unit dwellings located in Plain Township. East of the site across Lee Road are single-unit dwellings located in the PUD-4, Planned Unit Development District. West of the site is undeveloped land zoned in the R, Rural District and single-unit dwellings located in Plain Township.
- This site is within the planning boundaries of the *Rocky Fork- Blacklick Accord Plan* (2003), which recommends “Rural Residential” land uses at this location.
- The site is located within the boundaries of the Rocky Fork-Blacklick Accord Implementation Panel, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Lee Road as a Suburban Community Connector with 80 feet of right-of-way.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The proposed SR, Suburban Residential District will permit a lot split to accommodate the development of a single-unit dwelling. The request is consistent with the *Rocky Fork Blacklick Accord’s* land use recommendation, as well as the existing development and zoning pattern of the area. This rezoning request does not represent an introduction of an incompatible use to the surrounding neighborhood.



Z20-041  
7488 Lee Rd.  
Approximately 2.71 acres  
R to SR



Z20-041  
7488 Lee Rd.  
Approximately 2.71 acres  
R to SR





Z20-041  
7488 Lee Rd.  
Approximately 2.71 acres  
R to SR

**THE ROCKY FORK BLACKLICK ACCORD  
IMPLEMENTATION PANEL  
August 20, 2020  
RECORD OF PROCEEDINGS**

**7488 Lee Rd. (Z20-041):**

Review and action regarding a Columbus application to rezone a site generally located north of Central College Rd., south of Walnut St., east of Cubbage Rd., and west of Harlem Rd.

|                           |   |
|---------------------------|---|
| <i>Acreage:</i>           | <i>2.71 ac</i>                                    |
| <i>Current Zoning:</i>    | <i>Rural</i>                                      |
| <i>RFBA District:</i>     | <i>Rural Residential</i>                          |
| <i>Proposed Zoning:</i>   | <i>SR, Suburban Residential District</i>          |
| <i>Applicant(s):</i>      | <i>Benjamin Simms; c/o Denise Diyanni (Agent)</i> |
| <i>Property Owner(s):</i> | <i>Benjamin &amp; Janet Simms</i>                 |

**STAFF COMMENTS:**

Staff finds the proposal to be an appropriate land use for the site, based on the size of the site and the number of dwelling units/acre. The Rocky Fork Blacklick Accord (2003) recommends Rural Residential at this location, with a recommended density of 1 du/ac. (p. 137) The density of 0.71 du/acre is consistent with this recommendation. Staff finds this proposal generally meets the development standards for the plan recommendation with regards to setback, site orientation, provision of open space, the addition of landscaping, and preservation of Lee Road as a rural corridor.

Staff is generally supportive of the proposal's architecture. Staff note the contemporary massing and front loaded garage of the building as inconsistent with plan guidelines; however, staff also note the building setback's depth from the Lee Road corridor and compatibility with surrounding development as mitigating factors. Building materials will include stone and glass, and siding that will be either hardy or vinyl, subject to what the buyer can afford.

Staff have requested additional information related to lighting, as outlined in section 3 of the checklist.

The proposal addresses panel questions and comments from the July 2020 conceptual review and is generally consistent with the standards of the Accord plan. Staff recommends approval with the following conditions:

- The applicant provides additional information on outdoor lighting features to staff

**MOTION:**

To recommend approval of a City of Columbus rezoning application within the Accord study area as presented.

**RESULT:**

This motion was approved unanimously (8-0)

|                 |     |
|-----------------|-----|
| Ms. Burton      | Yes |
| Mr. Brubaker    | Yes |
| Mr. Chappellear | Yes |
| Mr. Gupta       | Yes |
| Mr. Herskowitz  | Yes |
| Mr. Paul        | Yes |
| Mr. Sellers     | Yes |
| Mr. Smithers    | Yes |



THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

## Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z20-041

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.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) Denise DiYanni  
9525 Brittonwoods Dr. Galena, OH 43021

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 (including contact name and number)

Business or individual's address; City, State, Zip Code

Number of Columbus-based employees

(Limited to 3 lines per box)

|  |                                 |
|--|---------------------------------|
| 1. Benjamin & Janet Simms<br>7488 Lee Rd.<br>Westerville, OH 43081 | 2. 0 Based Employees (Columbus) |
| 3. 720-951-5178  | 4.                              |

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Denise DiYanni

Sworn to before me and signed in my presence this 1 day of February, in the year 2021

SIGNATURE OF NOTARY PUBLIC

[Signature]

11-24-2024

My Commission Expires



Notary Seal Here  
OLIVIA GLASSCOCK  
Notary Public, State of Ohio  
My Commission Expires 11-24-2024

**This Project Disclosure Statement expires six (6) months after date of notarization.**