

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 8, 2018**

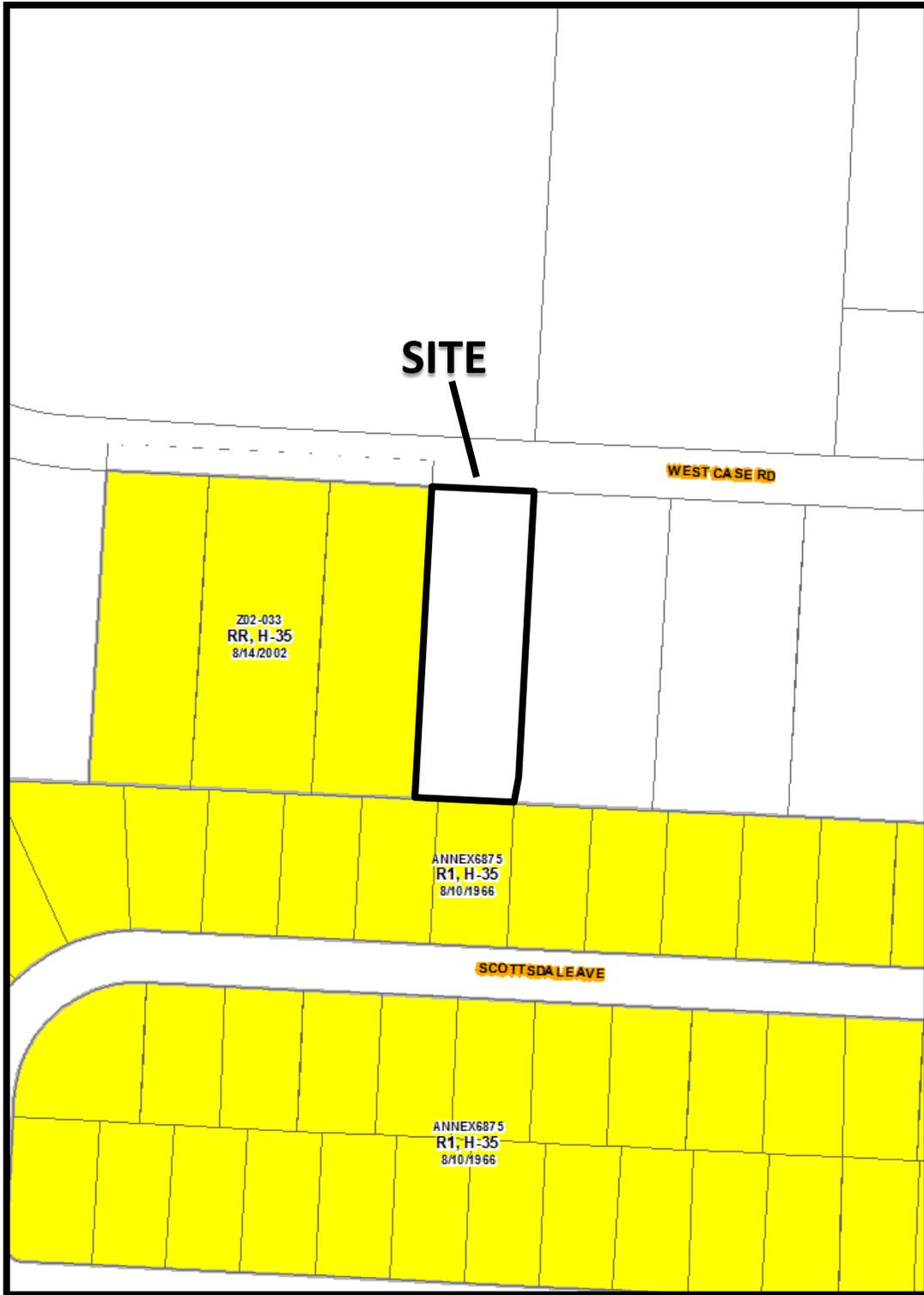
1.    **APPLICATION:**               **Z17-058**  
      **Location:**               **1831 WEST CASE ROAD (43235)**, being 0.7± acres located on the south side of West Case Road, 1,300± feet east of Moorgate Drive (212-000691; Northwest Civic Association).  
  
      **Existing Zoning:**       R, Rural District (Pending Annexation).  
      **Request:**               RR, Rural Residential District.  
      **Proposed Use:**         Single-unit dwelling.  
      **Applicant(s):**         Nicholas J. Brown & Rachel A. Brown; c/o Thomas A. Brown; 1570 West Case Road; Columbus, OH 43235.  
  
      **Property Owner(s):**   Nicholas J. Brown & Rachel A. Brown; 1831 West Case Road; Columbus, OH 43235.  
  
      **Planner:**               Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

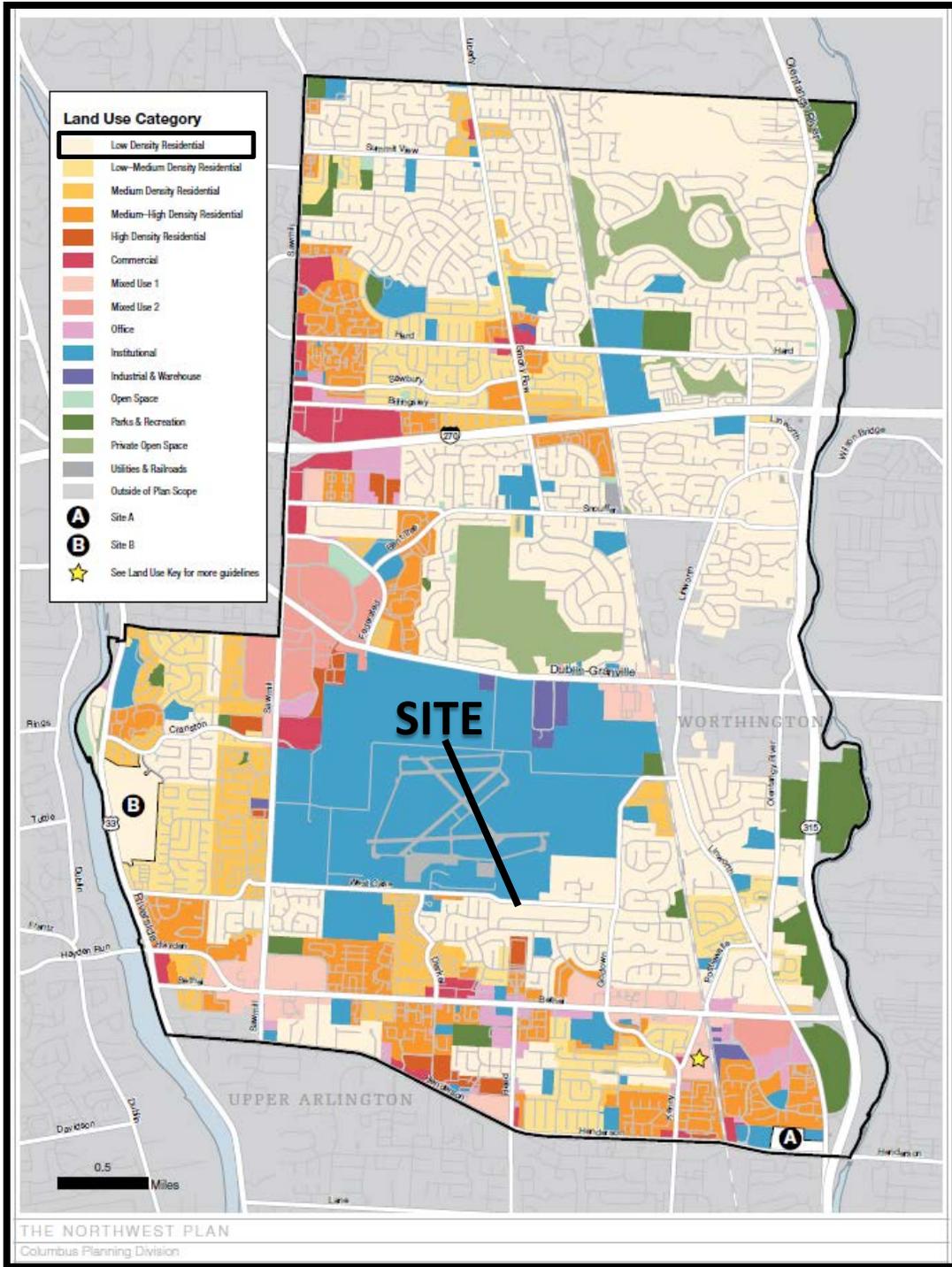
- The 0.7± acre site is developed with a single-unit dwelling currently undergoing annexation into the City of Columbus from Perry Township. Upon completion of annexation, the site will be assigned the R, Rural District. The applicant is requesting the RR, Rural Residential District because it is a more appropriate zoning district for a single-unit dwelling situated on a lot of this size.
- North of the site is undeveloped land owned by the State of Ohio and zoned R-4, Suburban Residential District in Perry Township. South of the site are single-unit dwellings in the R-1, Residential District. East of the site is a single-unit dwelling in the R-4, Suburban Residential District in Perry Township. West of the site is a single-unit dwelling in the RR, Rural Residential District.
- The site is within the boundaries of *The Northwest Plan* (2016), which recommends low-density residential land uses at this location.
- The site is located within the boundaries of the Northwest Civic Association whose recommendation had not been received at the time this staff report was written.
- The Columbus Thoroughfare Plan identifies West Case Road as a “C” arterial requiring a minimum of 30 feet of right-of-way from centerline.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested RR, Rural Residential District will allow the existing single-unit dwelling to obtain proper zoning after annexation into the City of Columbus. The request is consistent with *The Northwest Plan’s* land use recommendation for low-density residential use and is compatible with adjacent zoning districts.



Z17-058  
1831 West Case Road  
Approximately 0.70 acres  
From R (pending) to RR



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