

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 9, 2010**

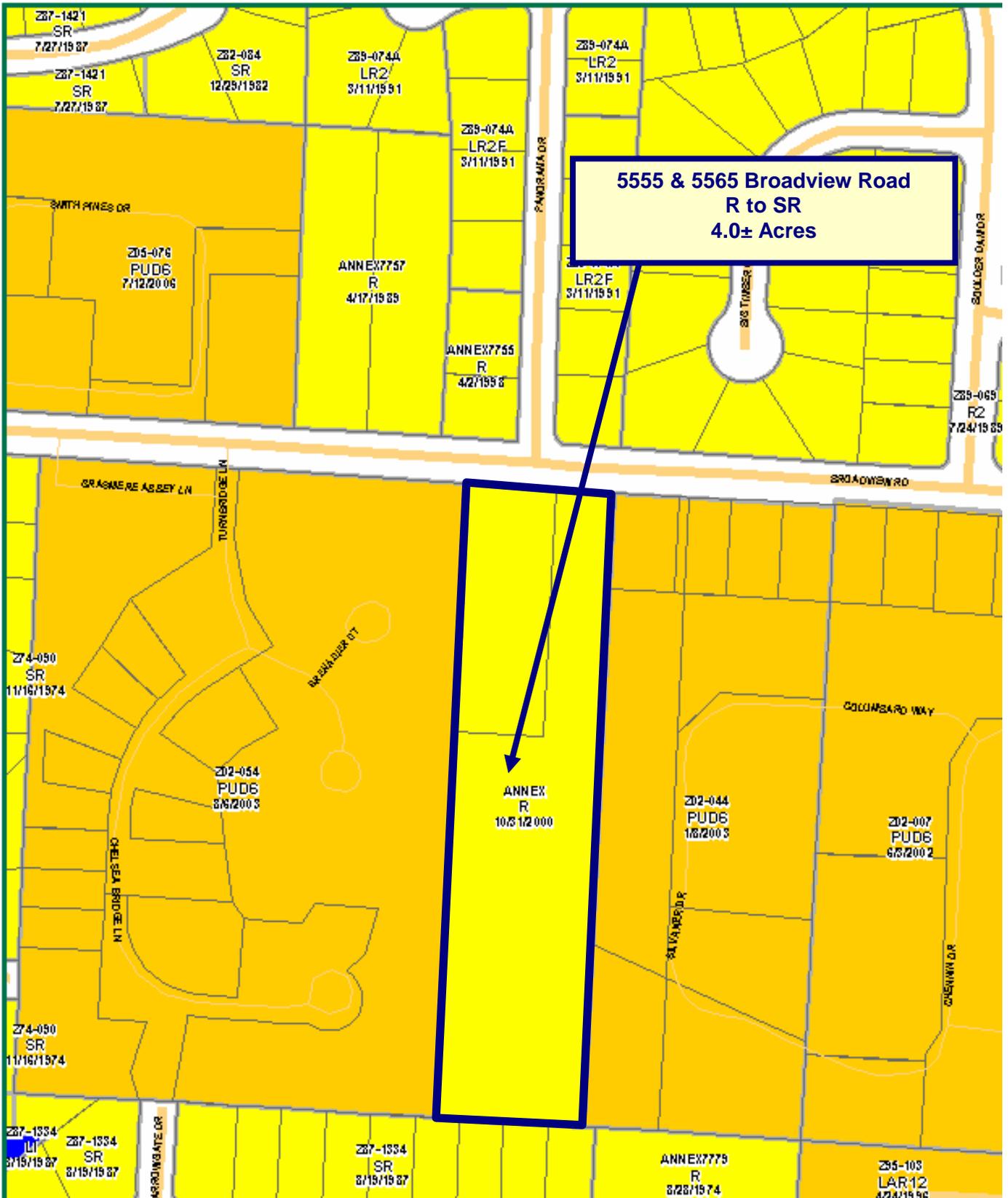
- 2. APPLICATION: Z10-020 (10335-00000-00316)**  
**Location:** 5555 & 5565 BROADVIEW ROAD (43230), being 4.0± acres located on the south side of Broadview Road, 308± feet east of Turnbridge Lane (010-256898).  
**Existing Zoning:** R, Rural District.  
**Request:** SR, Suburban Residential District.  
**Proposed Use:** To bring two existing single-unit dwellings into zoning conformance.  
**Applicant(s):** James Scott Stevenson, Esq; 5055 Dierker Road; Columbus, OH 43220.  
**Property Owner(s):** Dorsey L. Stocksdale, Farah M. Fry & Susan J. Stocksdale; 5555 Broadview Road, Columbus, OH 43230.  
**Planner:** Dana Hitt, 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

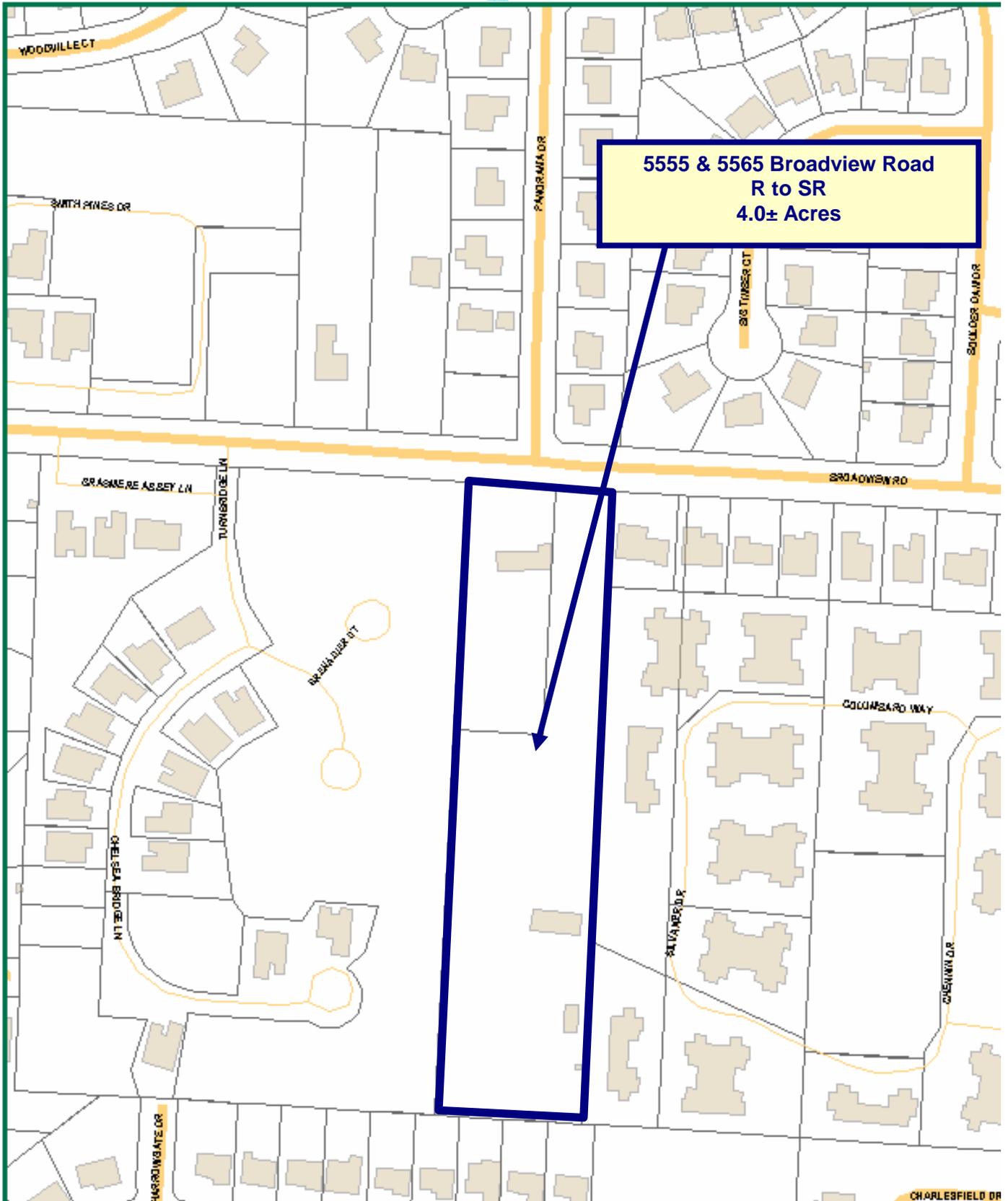
**BACKGROUND:**

- The applicant is requesting a rezoning from the R, Rural District to the SR Suburban Residential District to bring the existing dwellings into zoning conformance. The R, Rural District has a minimum lot size requirement of 5 acres, which neither property has. These properties were automatically zoned in the R, Rural District when they were annexed in 2000 as are all properties upon annexation to Columbus.
- To the north across Broadview Road are single-unit dwellings zoned in the R, Rural and L-R-2F Limited Residential Districts. To the south are single-unit dwellings zoned in the SR, Suburban Residential District. To the east are multi-unit dwellings zoned in the PUD-6, Planned Unit Development District. To the west is a project containing multi-unit dwellings which is zoned in the PUD-6, Planned Unit Development District and is still under development.
- The site lies within the Blendon District in the *Northland Plan Volume 2 (2002)*. No specific land use guidelines apply to this site.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The proposed SR, Suburban Residential District to conform the existing dwellings is compatible with the zoning and development patterns of the area.





**5555 & 5565 Broadview Road  
R to SR  
4.0± Acres**



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