

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

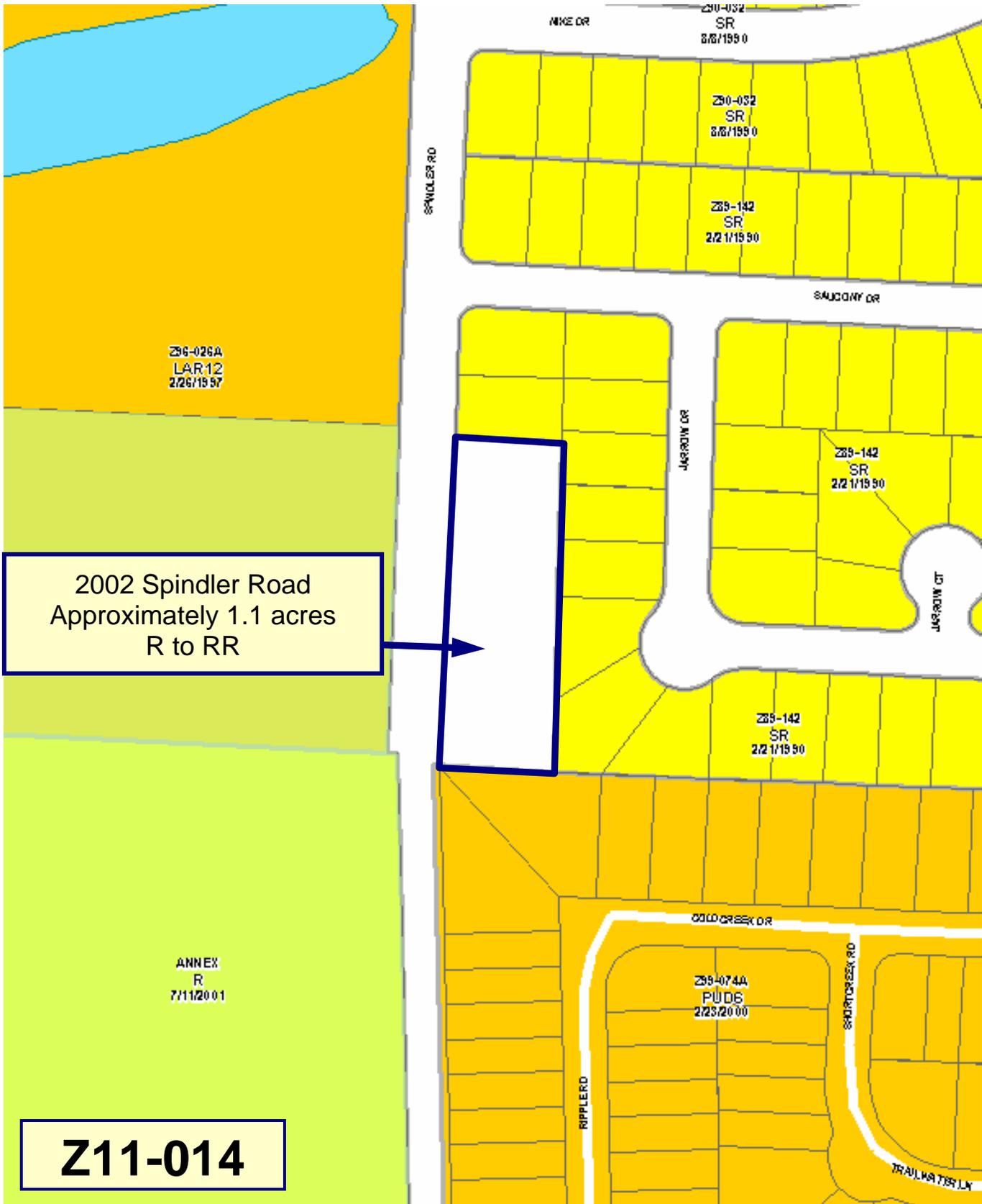
- 6. APPLICATION: Z11-014 (ACCELA # 11335-00000-00190)**
Location: **2002 SPINDLER ROAD (43026)**, being 1.1± acres located on the east side of Spindler Road, 165± feet south of Saucony Drive. (200-000654, Big Darby Accord Panel).
Existing Zoning: R, Rural District.
Request: RR, Rural Residential District.
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.

BACKGROUND:

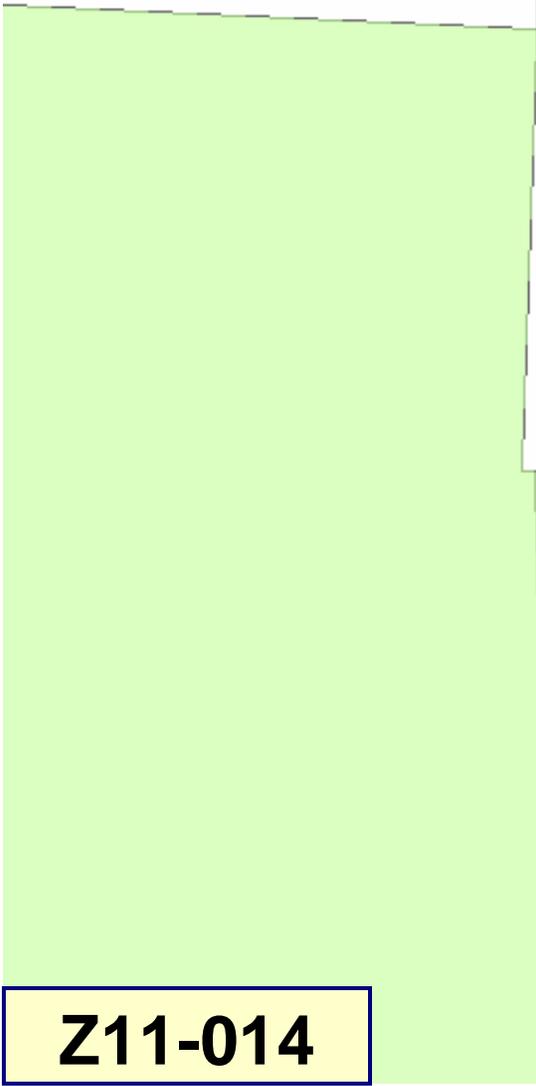
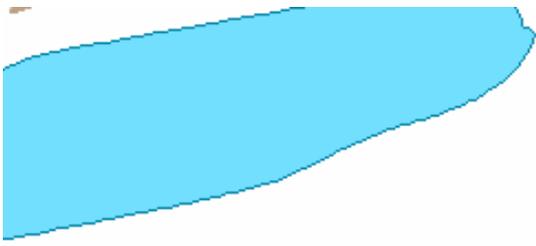
- The applicants are applying for a rezoning in order to split their lot and develop one single-unit dwelling in the RR, Rural Residential District.
- To the north, east and south are single-unit dwellings zoned in the SR, Suburban Residential and PUD-6, Planned Unit Development Districts respectively. 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.



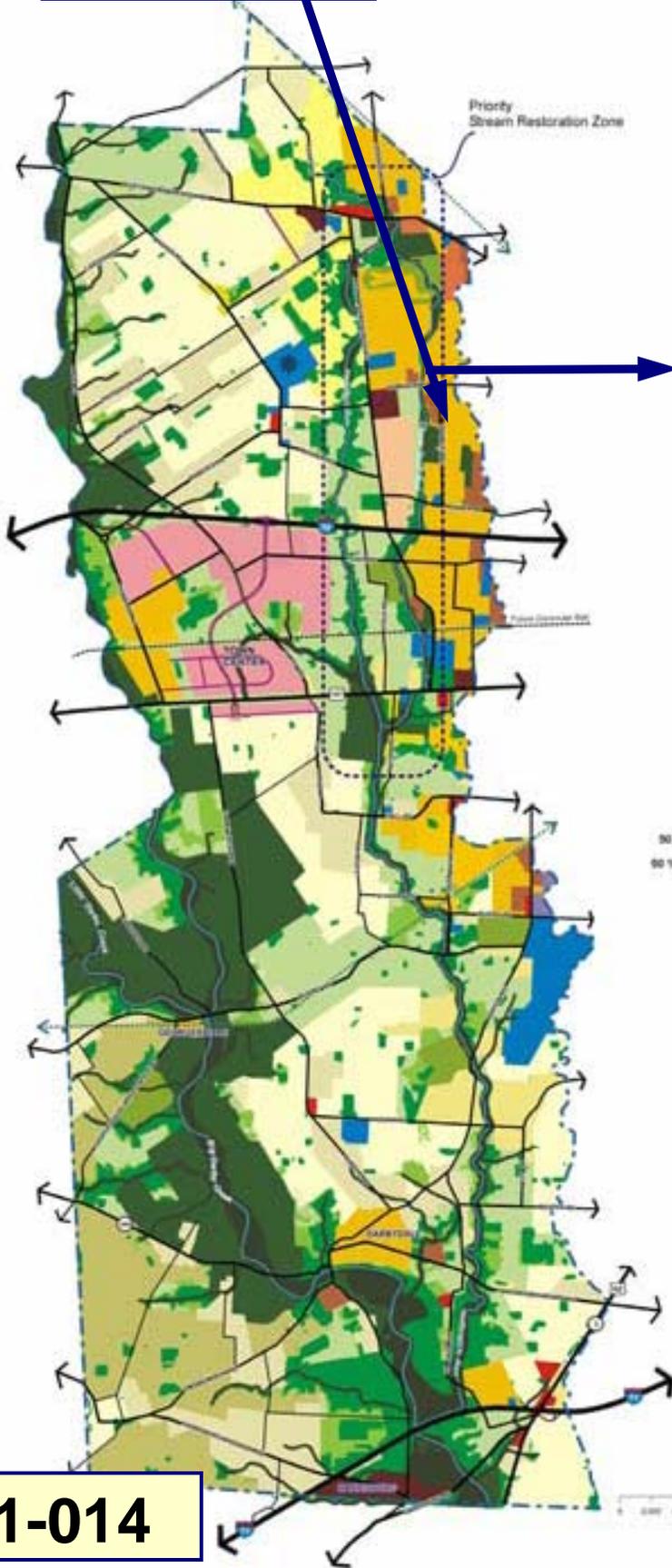
Z11-014



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 1/4 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 Dirty 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 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: vta, open space corridors and buffers based on habitat 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.

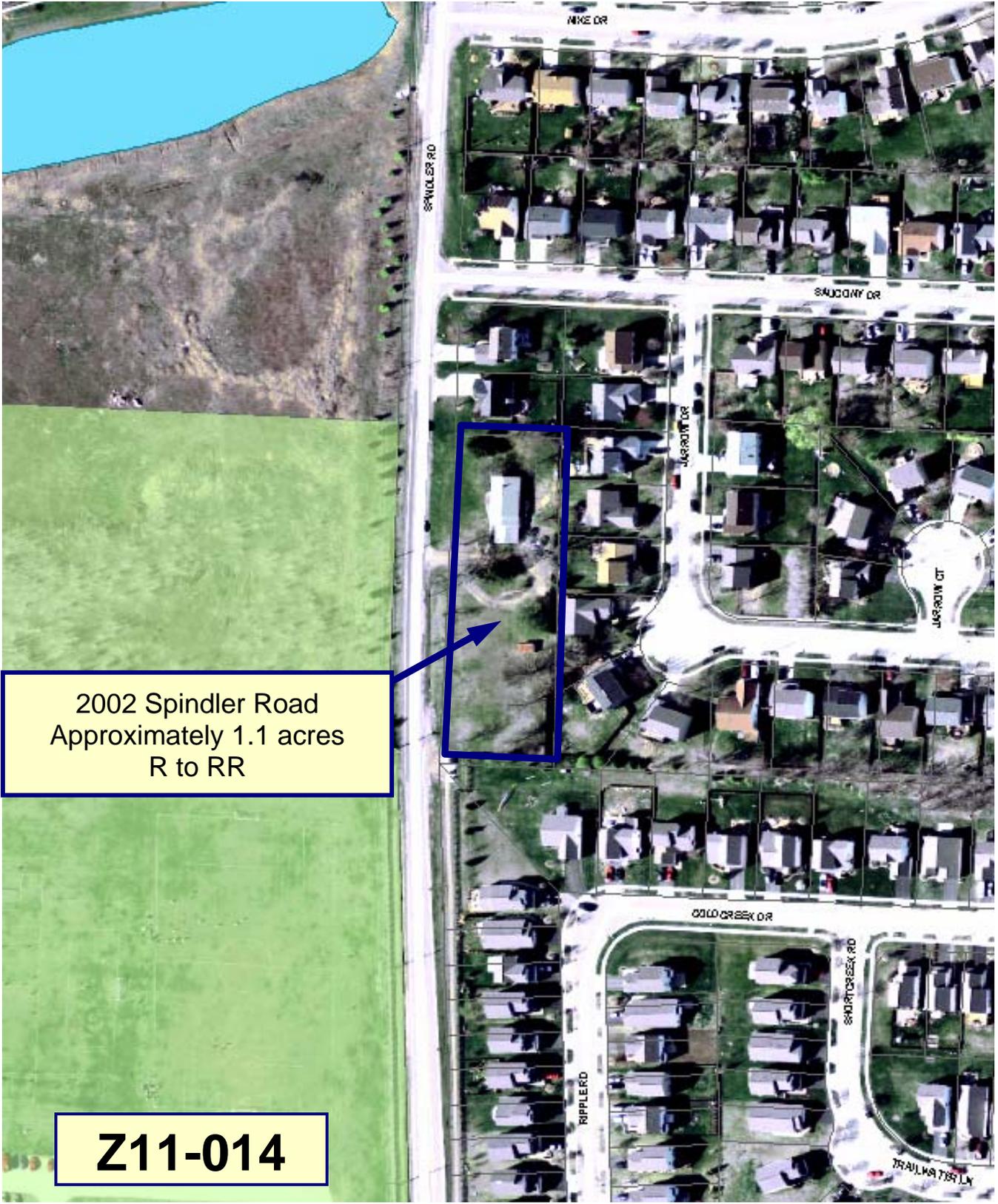
The Panel recommended conditional approval of Case #AP-11-01 with the following condition:

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



202 Spindler Road
Approximately 1.1 acres
R to RR

Z11-014

