



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 9, 2006**

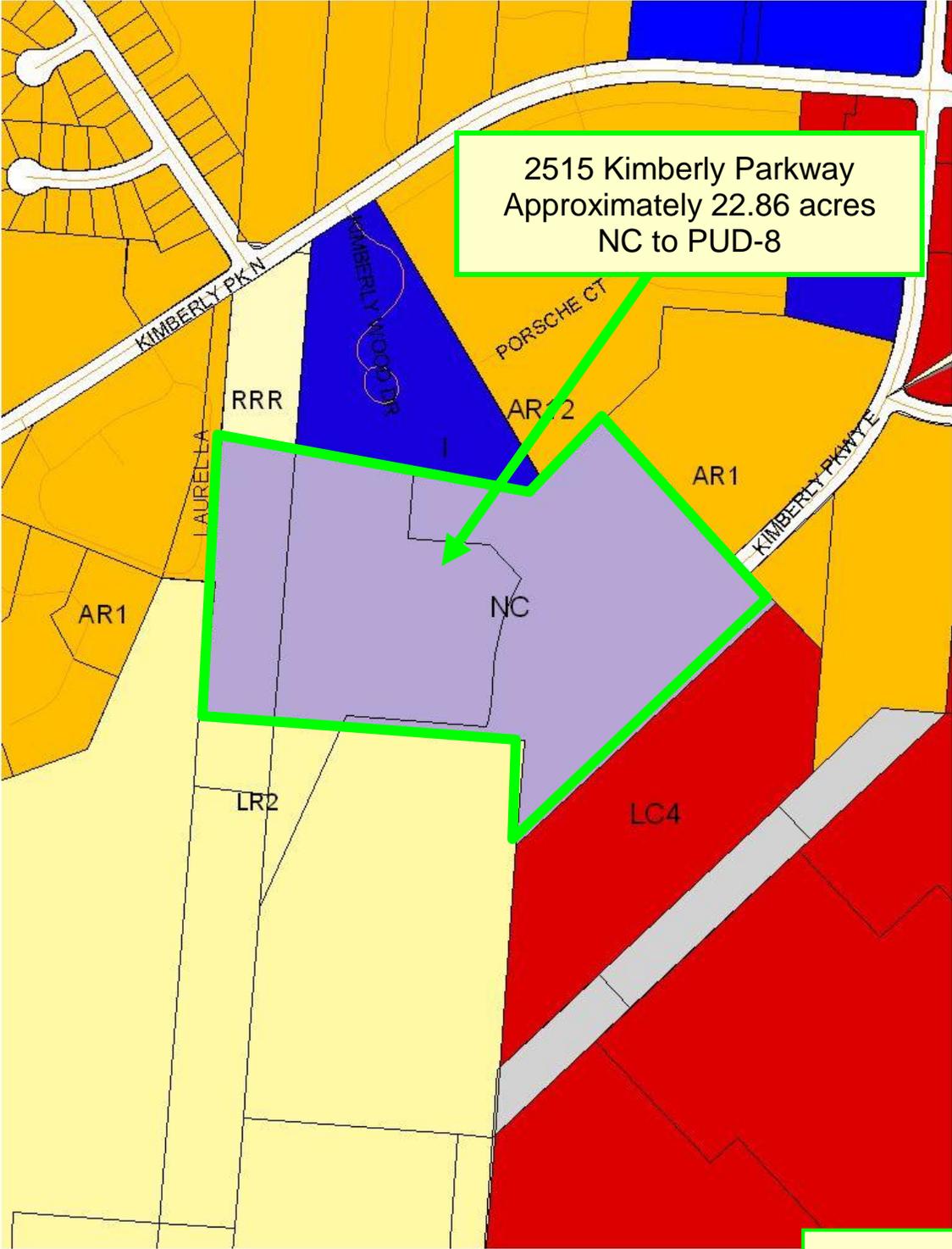
- 7. APPLICATION: Z05-083**
- Location:** 2515 KIMBERLY PARKWAY (43232), being 22.9± acres located southwest of the terminus of Kimberly Parkway East.
- Existing Zoning:** NC, Neighborhood Center District.
- Request:** PUD-8, Planned Unit Development District.
- Proposed Use:** Single-family development.
- Applicant(s):** Maronda Homes of Ohio; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street; Columbus, OH 43215; and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Property Owner(s):** Dominion Homes Inc.; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street; Columbus, OH 43215; and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

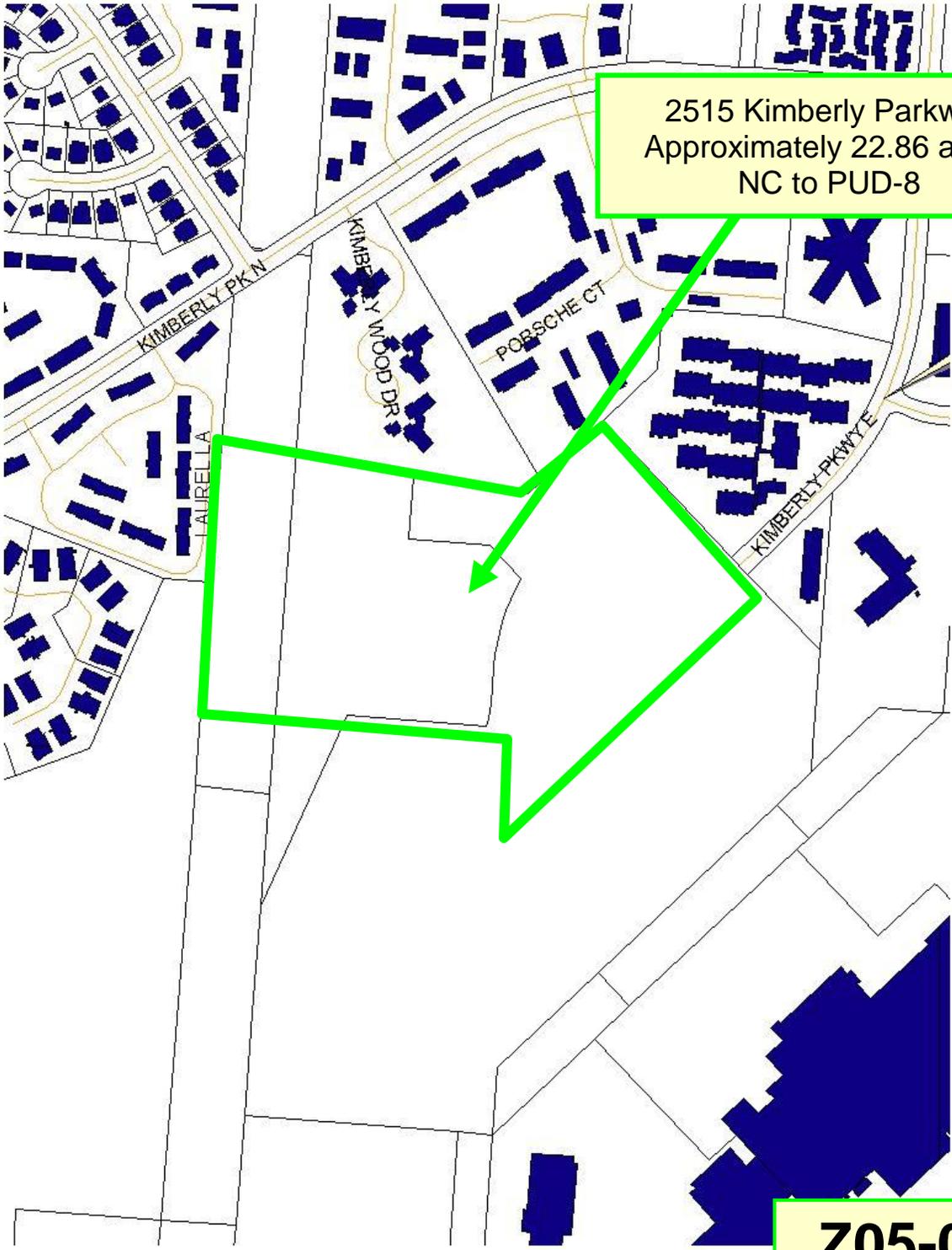
- This site was rezoned in 2003 to the NC, Neighborhood Center District with rezoning application Z03-063 but that project was never developed. The applicant requests the PUD-8, Planned Unit Development District to allow 129 lots for single-family dwellings fronting on public streets. The net density will be 6.7 lots per acre.
- To the north are various forms of multi-family development zoned in the AR-1 and AR-12, Apartment Residential and I, Institutional Districts as well as open space in the RRR, Restricted Rural Residential District. To the south is land under development in the L-R-2, Limited Residential District and vacant land in the L-C-4, Limited Commercial District. To the east are multi-family dwellings zoned in the AR-1, Apartment Residential District. To the west are multi-family dwellings zoned in the AR-1, Apartment Residential District and land under development in the L-R-2, Limited Residential District.
- The PUD plan and notes provide for public streets, lists setbacks, minimum lot frontage and the amount open space per dwelling unit as required by the Zoning Code. In addition, a commitment to street tree plantings with a minimum street tree size, a commitment to the installation of underground utilities and a commitment to prohibit houses with the same façade from being located next to each other are also incorporated into the PUD notes.

- As requested by both the Transportation and Refuse Divisions, the applicants have added a note to address how stub streets will be dealt with pending construction of public streets in adjacent subdivisions.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The proposed PUD-8, Planned Unit Development District is consistent with the development and zoning patterns of the area and meets the standards of the Zoning Code. The applicant has complied with the Divisions of Transportation and Refuse requests to add a note addressing how stub streets will be handled pending construction of adjacent public streets in neighboring subdivisions. In addition, the applicant has agreed to provisions for street trees, underground utilities and committed to prohibit houses with the same façade from being located next to each other. These additional commitments are above and beyond the standards of the Zoning Code.



**Z05-083**



2515 Kimberly Parkway  
Approximately 22.86 acres  
NC to PUD-8

**Z05-083**



**PROJECT DISCLOSURE STATEMENT**

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

APPLICATION # 205-083

Donald Plank

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich St., Columbus, OH 43215  
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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Maronda Homes, Inc. C/o Mark DeMarest 3811 Twin Creeks Drive Columbus, Ohio 43204 No. of Employees: 65 Contact: Mark DeMarest	2.
3. (614) 274-5775	4.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 27<sup>th</sup> day of February in the year 2006

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza  
11-05-08

My Commission Expires:

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



STACEY L. DANZA  
Notary Public, State of Ohio  
My Commission Expires 11-05-08