

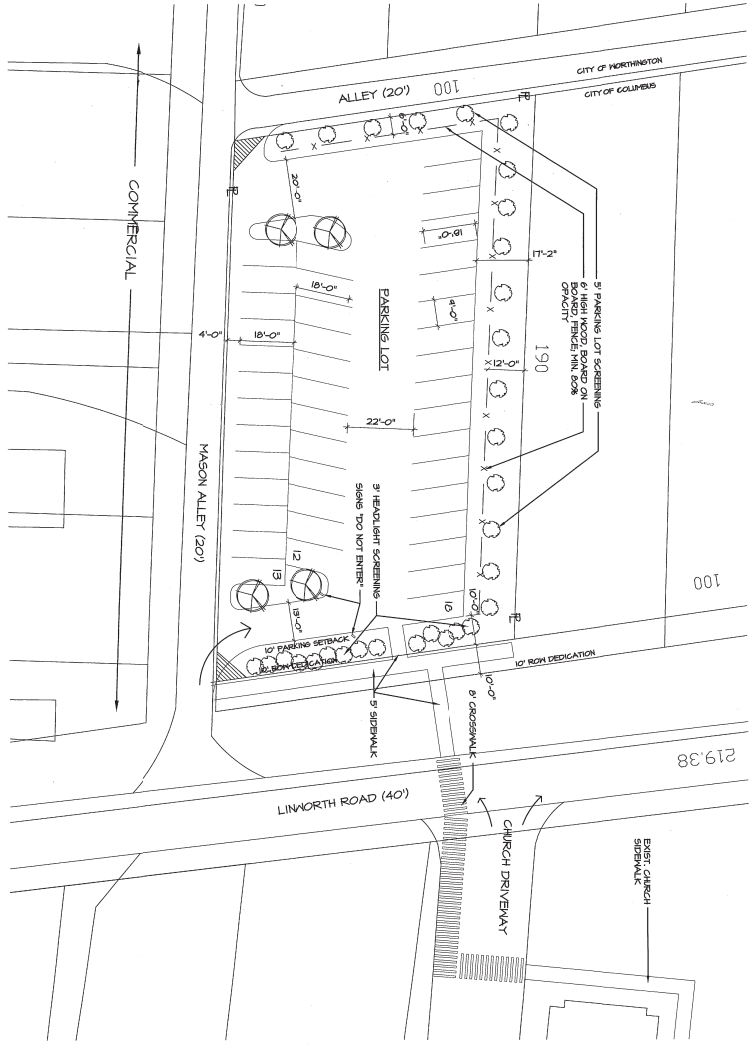
REZONING
6183 LINWORTH ROAD
 LINWORTH BAPTIST CHURCH
 COLUMBUS, OHIO 43085



PROPERTY DATA
 PROPERTY ADDRESS: 6183 LINWORTH ROAD
 PROPERTY ID: 610-21858 & 610-21894
 PROPERTY AREA: 0.486 ACRES (20,000 SQ. FT.)
 NET: 0.486 ACRES (21,000 SQ. FT.)
 EXISTING ZONING CLASSIFICATION: R, RESTRICTED RESIDENTIAL
 PROPOSED ZONING CLASSIFICATION: C20, COMMERCIAL, PLANNED DEVELOPMENT
 PROPOSED USE: PARKING LOT (AS SPACED) OR ALTERNATE USE
 NOTES: THIS SITE PLAN IS PREPARED AND INCLUDES RECOMMENDED LAND PLANNING (SEE 100)

This Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and final engineering and zoning applications are submitted. Any adjustment to this Site Plan shall be reviewed and approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent
David B. Perry
 Date: 6-8-16
 David B. Perry, Attorney
David B. Perry
 Date: 6/8/2016



SITE PLAN
 1" = 20'

Z15-053

NOT FOR
 CONSTRUCTION

Issue Date: **JUNE 8, 2016**
 Revision Date: **NONE**

General Notes

DCH
DCH ARCHITECTS, LLC
 4625 Linworth Circle Drive
 Hilliard, Ohio 43026
 614.782.1595
 dch@dcharchitects.com

Project: **REZONING
 LINWORTH BAPTIST CHURCH
 6183 LINWORTH ROAD
 COLUMBUS, OHIO 43085**

Sheet Title: **SITE PLAN
 (PARKING LOT)**

Sheet Number: **SP1**
 1 of 2

REZONING

6183 LINWORTH ROAD

LINWORTH BAPTIST CHURCH

COLUMBUS, OHIO 43085



PROPERTY DATA

PROPERTY ADDRESS	6183 LINWORTH ROAD
PROPERTY ID	610-21888 & 610-21884
PROPERTY AREA	0.494 ACRES (21,000 SF)
NET	0.023 ACRES (1,000 SF) RIGHT OF WAY
EXISTING ZONING CLASSIFICATION	R-1 RESTRICTED SINGLE RESIDENTIAL
PROPOSED ZONING CLASSIFICATION	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROPOSED USE	PARKING LOT (29 SPACES) OR ALTERNATE
CROSSWALK	LINWORTH ROAD CROSSWALK TO BE PROVIDED AND INCLUDE RECTANGULAR PAVED FLASH BEACONS (RSTP)

The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. All dimensions noted on the plan reflect appropriate best information at this time, but are subject to change with the Building and Planning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

Daniel S. Perry, Agent

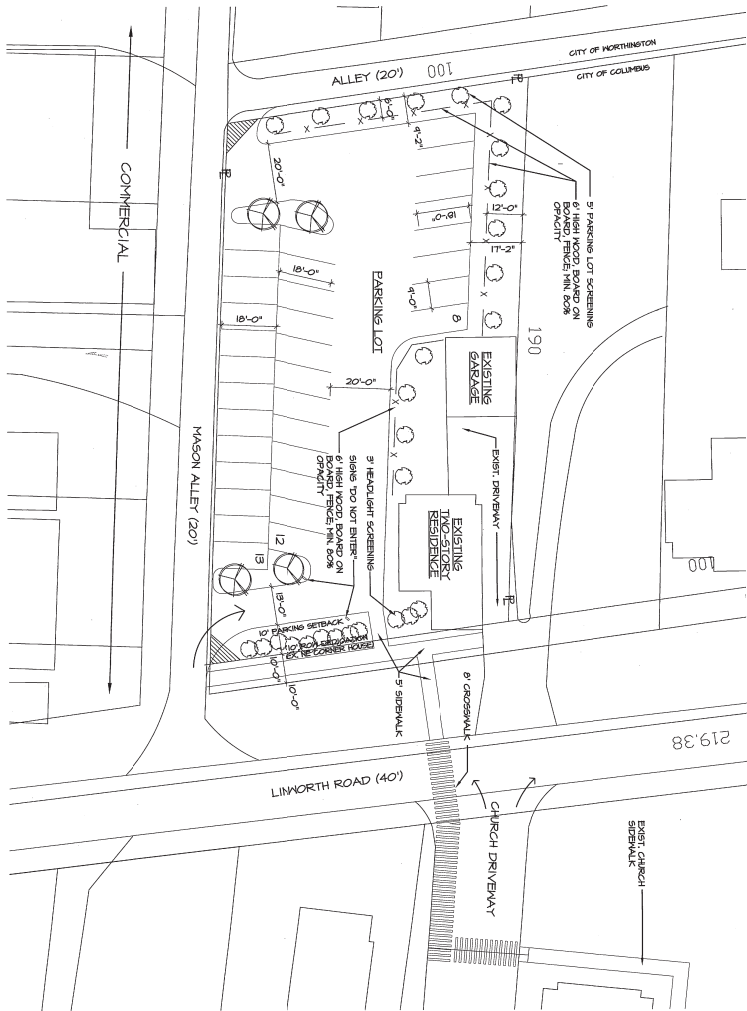
DSP

Date: 6-8-16

Daniel Hawk

Date: 6/8/2016

Daniel Hawk, Attorney



SITE PLAN
1" = 20'



Z15-053

NOT FOR
CONSTRUCTION

1" = 200'

Issue Date: **JUNE 8, 2016**
Revision Date: Mark

General Notes

DCH ARCHITECTS, LLC

DC11

40251 TREVETT CLAY DRIVE
COLUMBUS, OHIO 43232
614.747.7520
dcharchitects@bellsouth.net

Project: 2552

REZONING
LINWORTH BAPTIST CHURCH
6183 LINWORTH ROAD
COLUMBUS, OHIO 43085

Sheet Title: **SITE PLAN**
(PARKING LOT W/
EXISTING
HOUSE/GARAGE)

Sheet Number

SP2

2 of 2

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 10, 2016**

- 3. APPLICATION: Z15-053**
- Location:** **6183 LINWORTH ROAD (43085)**, being 0.46± acres located on the west side of Linworth Road, 220± north of West Dublin-Granville Road (610-213858 and 610-213859; Far Northwest Coalition).
- Existing Zoning:** RRR, Restricted Rural Residential District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Parking lot.
- Applicant(s):** Linworth Baptist Church; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Tim Dietrich; 645-6665; tedietrich@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- The 0.46± acre site consists of two parcels zoned RRR, Restricted Rural Residential District. The northern parcel contains a single-unit dwelling with a detached garage, and the southern parcel is undeveloped. The applicant is requesting a CPD, Commercial Planned Development District allowing the site to serve as an additional parking lot for the Linworth Baptist Church located to the east across Linworth Road.
- To the north of the site are single-unit dwellings in the City of Worthington. To the east across Linworth Road are Linworth Baptist Church and a medical office, both in the City of Worthington. To the west across an alley are single-unit dwellings in the City of Worthington. To the south of the site are commercial uses that include a restaurant and gas station zoned L-C-4, Limited Commercial and CPD, Commercial Planned Development Districts, respectively.
- The site is located within the planning area of *The Northwest Plan* (2009), which does not recommend a specific land use for this particular location, but encourages infill development sites to develop in a manner that is consistent and compatible with the land use and density of the surrounding area.
- The CPD text, under permitted uses, allows the existing single-unit dwelling and garage to remain as non-conforming uses. Two separate site plans, one showing the house and garage remaining, the other showing the removal of the house and garage, are included with this request. A variance to reduce the number of interior landscaping trees from 4 to 2 is included in the CPD text.

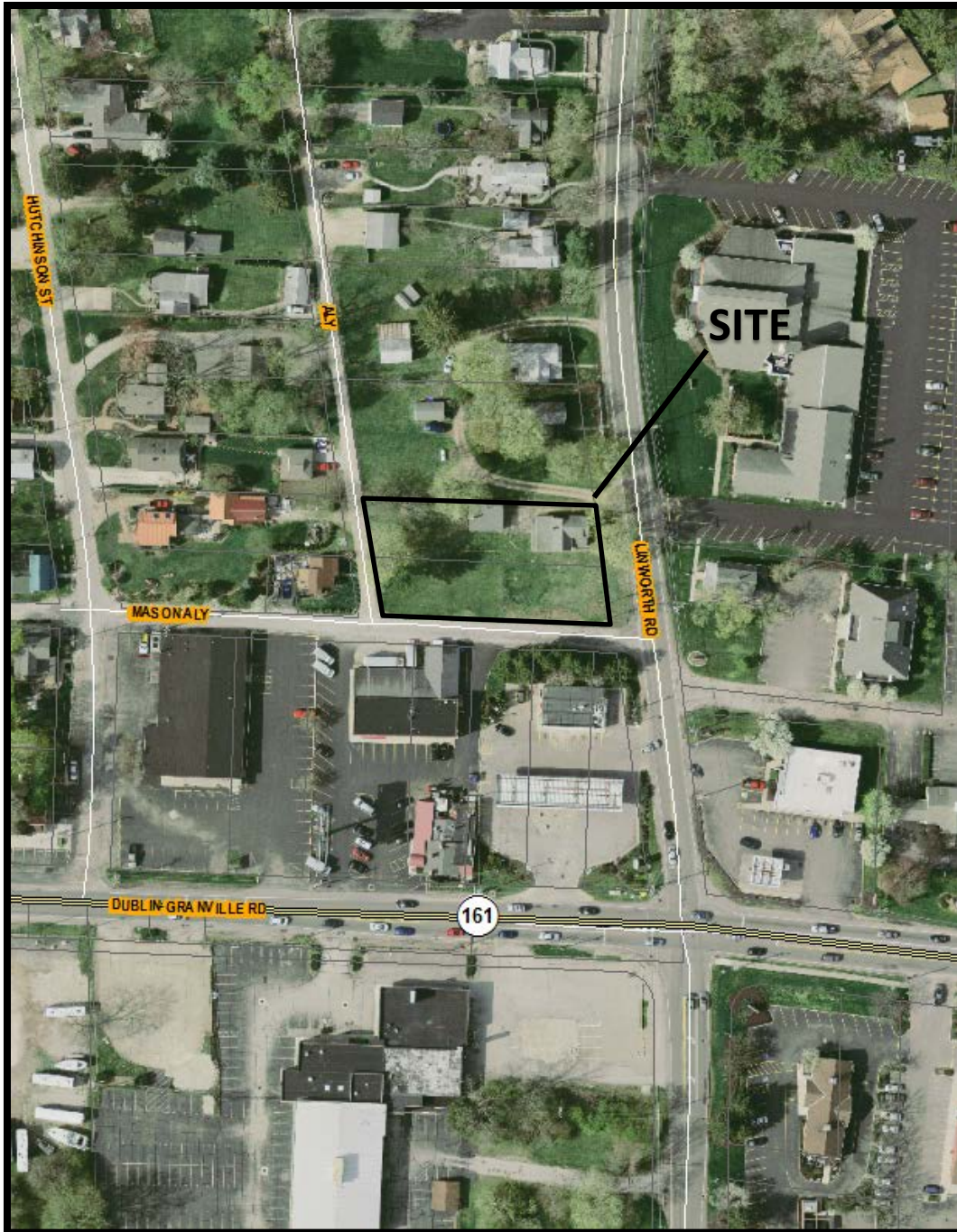
- The site is located within the boundaries of the Far Northwest Coalition whose recommendation, for both site plans as presented, were for approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the applicant to provide additional overflow parking in a paved and organized manner. Staff supports the intended use of the property with the proposed fencing and landscaping as well as an understanding that the parking lot can also be used for overflow parking for neighboring commercial uses. Staff also recognizes that the proposed CDP, Commercial Planned Development District lines up with commercial uses to the east across Linworth Road and that the site is designed in consideration of the adjacent residential uses.



Z15-053
6183 Linworth Road
approximately 0.46 acres
RRR to CPD



Z15-053
6183 Linworth Road
approximately 0.46 acres
RRR to CPD

From: [David Perry](#)
To: [Pine, Shannon L.](#); [Dietrich, Timothy E.](#)
Subject: Fwd: Z15-053 6183 Linworth Road: Far Northwest Coalition Input
Date: Monday, February 15, 2016 11:26:56 PM

John meant Jan 27. The FNC meeting was Jan 27, 2016.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: John Murley <jmurley@columbus.rr.com>
Date: 02/15/2016 11:07 PM (GMT-05:00)
To: "'Dietrich, Timothy E.'" <TEDietrich@columbus.gov>, 'Shannon Pine' <spine@columbus.gov>
Cc: David Perry <dave@daveperryco.net>
Subject: Z15-053 6183 Linworth Road: Far Northwest Coalition Input

Shannon and Timothy,

The Far Northwest Coalition heard the application for 6183 Linworth Road (two parking lot options with associated sidewalk and crosswalk) at our February 27, 2016, meeting. The Far Northwest Coalition fully supports the application as presented. We feel that reasonable steps have been taken to ensure the safety of pedestrians crossing Linworth Road. Shared use of the parking lot with businesses on Dublin-Granville Road should help alleviate parking issues they have. Screening and traffic flow look to be handled well. The two options (with or without keeping the house on the property) are both acceptable. Please contact me if you have any questions (this email or cell at 614-738-9211).

Sincerely,
John Murley
President, Far Northwest Coalition

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.

APPLICATION # Z15-053

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, Columbus, Ohio 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

<p>1. Linworth Baptist Church 6200 Linworth Road Worthington, Ohio 43085 # of Columbus Based Employees: 0 Contact: Ed Montgomery (614) 657-1663</p>	<p>2. _____ _____</p>
<p>3. _____ _____</p>	<p>4. _____ _____</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 29TH day of APRIL, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-5-2018

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

Notary Seal Here



PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Appointments must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer
My Commission Expires 11-05-2018