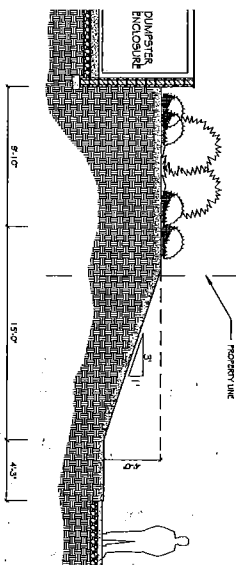
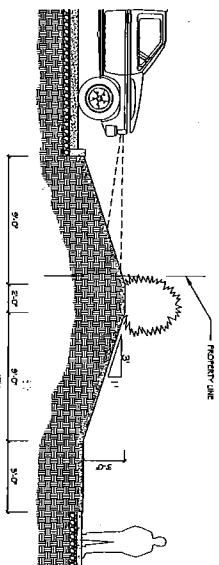


1 SITE PLAN
SCALE: 1/8" = 1'-0"

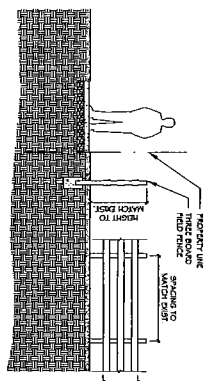
2 DUMPSTER ENCLOSURE SCREENING
SCALE: 1/8" = 1'-0"



3 HEADLIGHT SCREENING OPTION
SCALE: 1/8" = 1'-0"



4 FENCE SECTION
SCALE: 1/8" = 1'-0"



GROSS AREA:			
BASEMENT LEVEL	EXISTING	1,030 GSF	
BASEMENT LEVEL	NEW	650 GSF	
SECOND LEVEL	EXISTING	1,075 GSF	
PATIO	NEW	775 GSF	
GROSS SQUARE FOOTAGE			4,525 GSF
NET AREA:			
BASEMENT LEVEL	EXISTING	635 NSF	
BASEMENT LEVEL	NEW	945 NSF	
SECOND LEVEL	EXISTING	820 NSF	
SECOND LEVEL	NEW	520 NSF	
NET SQUARE FOOTAGE			3,920 NSF
PARKING SPACES			
REQUIRED ACCESSIBLE PARKING SPACES	2		
TOTAL REQUIRED PARKING SPACES	63		
ACCESSIBLE PARKING SPACES	2		
TOTAL PROVIDED PARKING SPACES	30		
BICYCLE PARKING PROVIDED			
BICYCLE PARKING PROVIDED	4		
BICYCLE PARKING REQUIRED			
BICYCLE PARKING REQUIRED	4		
SITE 44,233 SF			
1.015 ACRES			

BUILDING HT. APPROX. 25'-0"

A1.0

4980 CENTRAL COLLEGE ROAD
COLUMBUS, OH 43081

PROJECT #: 14027

DAVID B. MELECA
DAVID B. MELECA
ARCHITECTS LLC
1715 N. HIGHWAY 102, SUITE 200, COLUMBUS, OH 43061
TEL: 614.291.1111 FAX: 614.291.1112



DAVID B. MELECA
ARCHITECTS LLC

ALL DOCUMENTS AND PLANS ARE THE PROPERTY OF MELECA, MELECA AND ASSOCIATES, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM MELECA, MELECA AND ASSOCIATES, INC. © 2014 MELECA, MELECA AND ASSOCIATES, INC.

Z15-027 Final Received 6/25/15

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 13, 2015**

- 3. APPLICATION: Z15-027**
- Location:** **4980 CENTRAL COLLEGE ROAD (43081)**, being 1.02± acres located on the north side of Central College Road, 340± feet west of Course Drive (010-270766; Rocky Fork - Blacklick Accord).
- Existing Zoning:** RR, Rural Residential District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Eating and drinking establishment or office use.
- Applicant(s):** David B. Meleca Architects, LLC, c/o Amanda Dunfield; 144 East State Street; Columbus, OH 43215.
- Property Owner(s):** Cristian Dirva; 6120 Braet Road; Westerville, OH 43081.
- Planner:** Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- The 1.02± acre site is zoned in the RR, Rural Residential District and is developed with a vacant single-unit dwelling. The applicant requests the CPD, Commercial Planned Development District to allow the expansion of the building for limited restaurant or office uses.
- To the north across Caplinger Avenue are single-unit dwellings in the NE, Neighborhood Edge, and NG, Neighborhood General Districts. To the east and west is undeveloped land in the NE, Neighborhood Edge District. To the south across Central College Boulevard are undeveloped land in the NE, Neighborhood Edge District, and single-unit dwellings in Plain Township.
- The site is within the boundaries of the *Rocky Fork/Blacklick Accord* (2003), which recommends “Neighborhood” uses (single- and multi-unit residential) for this location. Deviation from the Plan recommendation was supported by the Planning Division based on the following merits the proposal contains:
 - Preserves the large contiguous open space along Central College Road
 - Permanently protects the historic structure
 - Calls out existing specimen trees to be preserved
 - Provides ample landscaping, with a focus on the northern property boundary
 - Limits commercial signage
 - Limits permitted uses to office and restaurant without a drive-through
- The Rocky Fork - Blacklick Accord Panel recommended unanimous approval of the request at their June 25, 2015 meeting.
- The CPD Plan depicts the proposed building expansion, the new parking lot, and landscaping and screening. Use restrictions and development standards for setbacks,

access, landscaping and screening, building materials, and signage commitments are included in the CPD Text. Additionally, variances to reduce the minimum number of parking spaces and the building setback along Central College Road are requested.

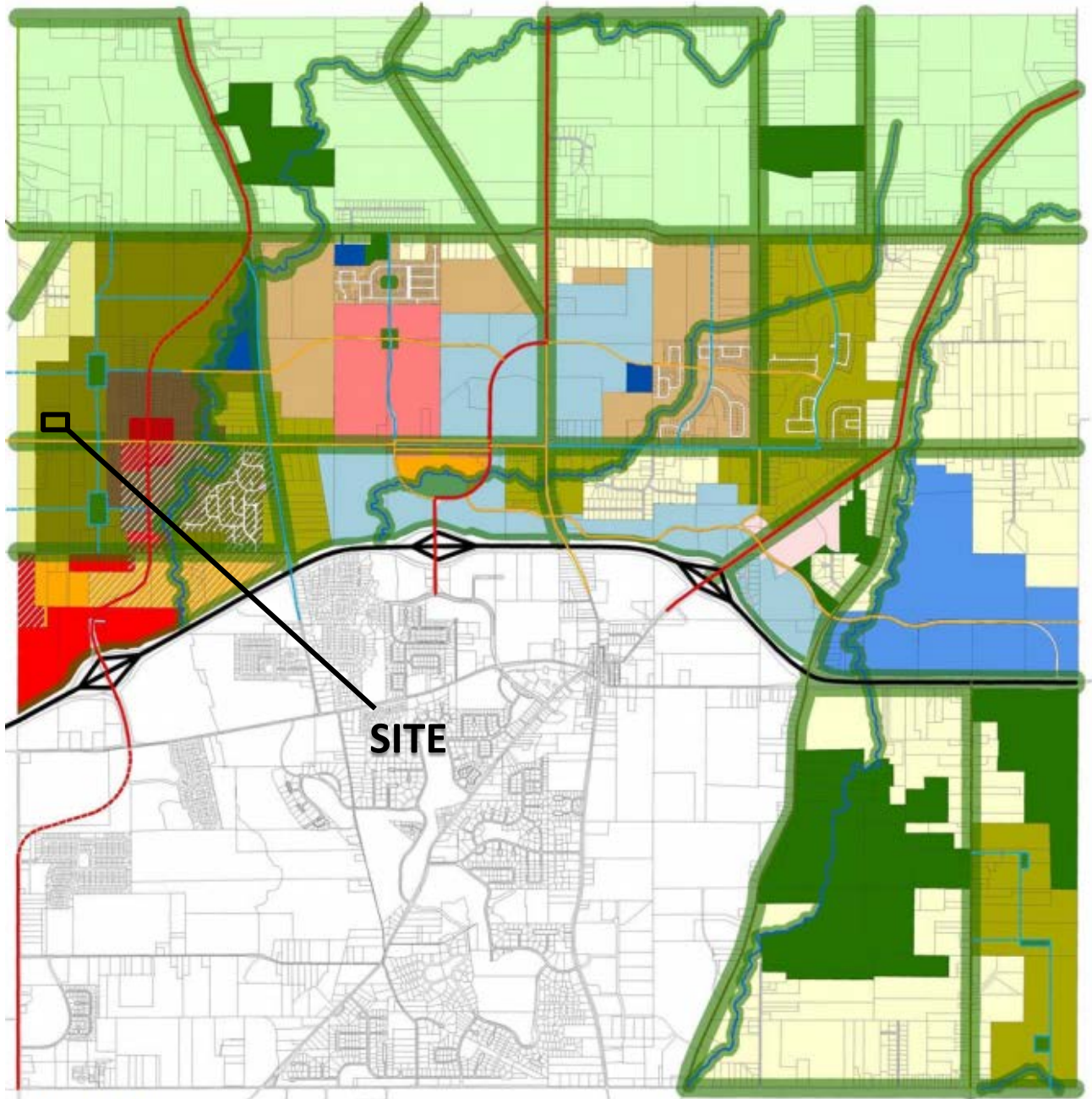
- The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial requiring 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit an existing historic dwelling to be expanded and converted into an eating or drinking establishment or office with appropriate limitations. Although the proposed uses are not consistent with the land use recommendations of the *Rocky Fork/Blacklick Accord*, the request can be supported because it contains commitments to preserve the open space along Central College Road, protects the historic structure, preserves trees, provides ample landscaping, limits commercial signage, and limits permitted uses to office and restaurant without a drive-through component.



Z15-027
4980 Central College Road
Approximately 1.02 acres
RR to CPD



Legend

- | | | |
|------------------|---------------------|--------------------------------|
| Office | Park/Open Space | Edge |
| Office/Warehouse | Village Mixed Use | Neighborhood |
| Town Mixed Use | Town Residential | Neighborhood Center |
| Commercial | Village Residential | Neighborhood Center Commercial |
| Multi-Family | Rural Residential | Park Zone |
| Civic/Schools | | |

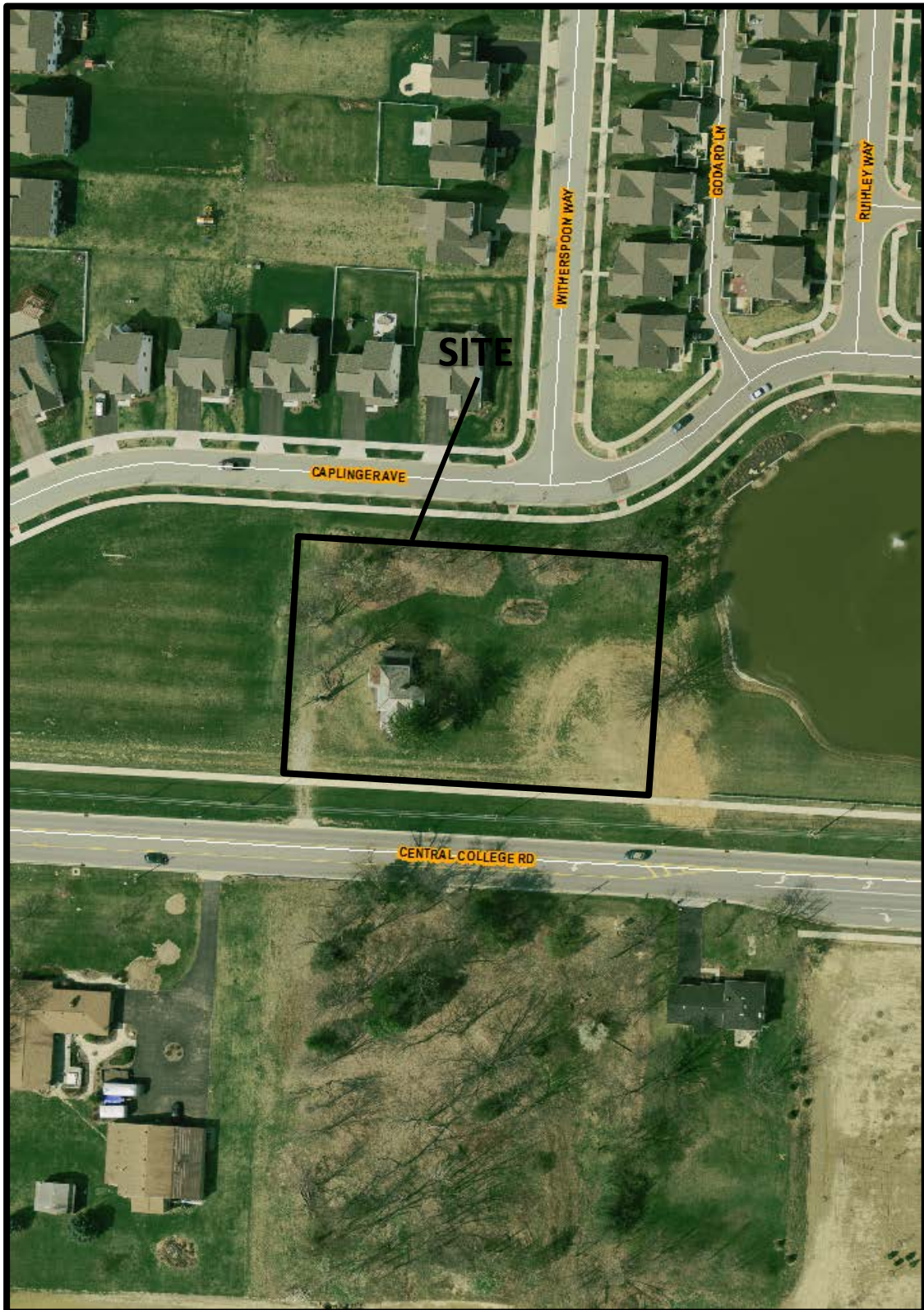
Z15-027

4980 Central College Road

Approximately 1.02 acres

RR to CPD

Rocky Fork Black Lick Accord (2003)



Z15-027
4980 Central College Road
Approximately 1.02 acres
RR to CPD

RECORD OF PROCEEDINGS

June 25, 2015

6:00 PM
New Albany Village Hall
99 West Main Street, New Albany

I. Call to Order

Meeting opened at approximately 6:01 pm at New Albany Village Hall with the following members present: Kimberly Burton, Kasey Kist, Dean Swartz, Don Ballard, Mike Chappellear, and Ron Lachey. Dave Paul attended the meeting beginning at 6:03. Dean Swartz chaired the meeting. Staff members present were Stephen Mayer, City of New Albany; and Christopher Lohr, Tori Proehl, and Mark Dravillas, City of Columbus.

II. Record of Proceedings

Ms. Burton made a motion for approval of May 14, 2015 minutes, seconded by Mr. Chappellear . Motion passed 6-0. Mr. Paul joined the meeting following approval of the minutes.

III. Old Business

4980 Central College Road: Review and Input regarding a rezoning request to reuse a house built circa 1850 for a restaurant or office.

Acreage:	1 acre
Current Zoning:	RR, rural residential
RFBA District:	West Village Neighborhood (Single-Family or Multifamily)
Proposed Use/Zoning:	Restaurant or office, CPD

Applicant(s):	Amanda Dunfield, AIA, David B. Meleca Architects
Property Owner(s):	Cristian Dirva

(@ a - o e r n o i a o y a s m u y i i o i y o « @ y ± o e a ± © > i @ « c - s f i -

! # (H # " " (« @ o e © © j a y o o y s s - - y s o y a : ' & @ s - - @ 2 s "

! # (H # " " - - ' ! @ \$ s ± " - - i o e a y i y > μ ! - " ± @ « a

& a ') ž (" " - - @ 2 j y " " " "

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 # 215-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David B. Meleca Architects LLC. - Amanda Dunfield
of (COMPLETE ADDRESS) 144 East State 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

1. Cristian Dirva 6120 Braet Rd. Westerville, OH 43081	2. Anda Simona Dirva 6120 Braet Rd. Westerville, OH 43081
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4 day of May, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



THOMAS M. McCASH
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

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