**SITE DATA:**

ADDRESS: 5800 CENTRAL COLLEGE ROAD
PID: 010-283214, 010-297103
EXISTING ZONING: R, RURAL DISTRICT
PROPOSED ZONING: CPD, COMMERCIAL PLANNED DEVELOPMENT
PUD-4, PLANNED UNIT DEVELOPMENT
PROPOSED USE: CPD: COMMERCIAL [DAY CARE]
PUD-4: DETACHED SINGLE FAMILY CONDOMINIUMS [13]
ACREAGE:
COMMERCIAL: 1.10 +/- ACRES
RESIDENTIAL: 3.71 +/- ACRES
TOTAL: 4.81 +/- ACRES

DENSITY:
13 DETACHED SINGLE FAMILY CONDOMINIUMS
GROSS DENSITY (3.71 +/- ACRES): 3.5 +/- DWELLING UNITS /GROSS ACRE
NET DENSITY (3.65 +/- ACRES, NET OF CENTRAL COLLEGE ROW): 3.6 +/- DWELLING UNITS /NET ACRE

OPEN SPACE:
OPEN SPACE REQUIRED @ 400 SQUARE FEET PER UNIT [13]: 0.16 +/- ACRES (7,800 SF)
OPEN SPACE PROVIDED: (POND, CENTRAL OPEN SPACE, WALKING PATH) 0.50 +/- ACRES (21,760 SF)

PARKING:
REQUIRED: 2 SPACES PER DWELLING UNIT
PROVIDED: 2 GARAGE SPACES PER DWELLING UNIT (ATTACHED GARAGE) AND GUEST PARKING.

THIS 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. ANY SLIGHT ADJUSTMENT TO THE SITE PLAN SHALL BE REVIEWED AND MAY BE APPROVED BY THE DIRECTOR OF THE BUILDING AND ZONING SERVICES DEPARTMENT OR HIS DESIGNEE UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT. BUILDING FOOTPRINTS ARE ILLUSTRATIVE.

David B. Perry, AIA DATE: 3-16-17
DAVID B. PERRY, AIA

Donald Flank DATE: 3/16/17
DONALD FLANK, ATTORNEY

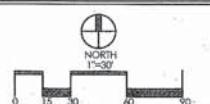
DEVELOPMENT PLAN

Z16-060 Final Received 3/28/2017 Page 1 of 1

5800 CENTRAL COLLEGE RD

PREPARED FOR CUGINI AND CAPOCCIA BUILDERS, INC.

DATE: 3/16/2017 Z16-060

Faris Planning & DesignLAND PLANNING + LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
www.farisplanninganddesign.com

STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2016

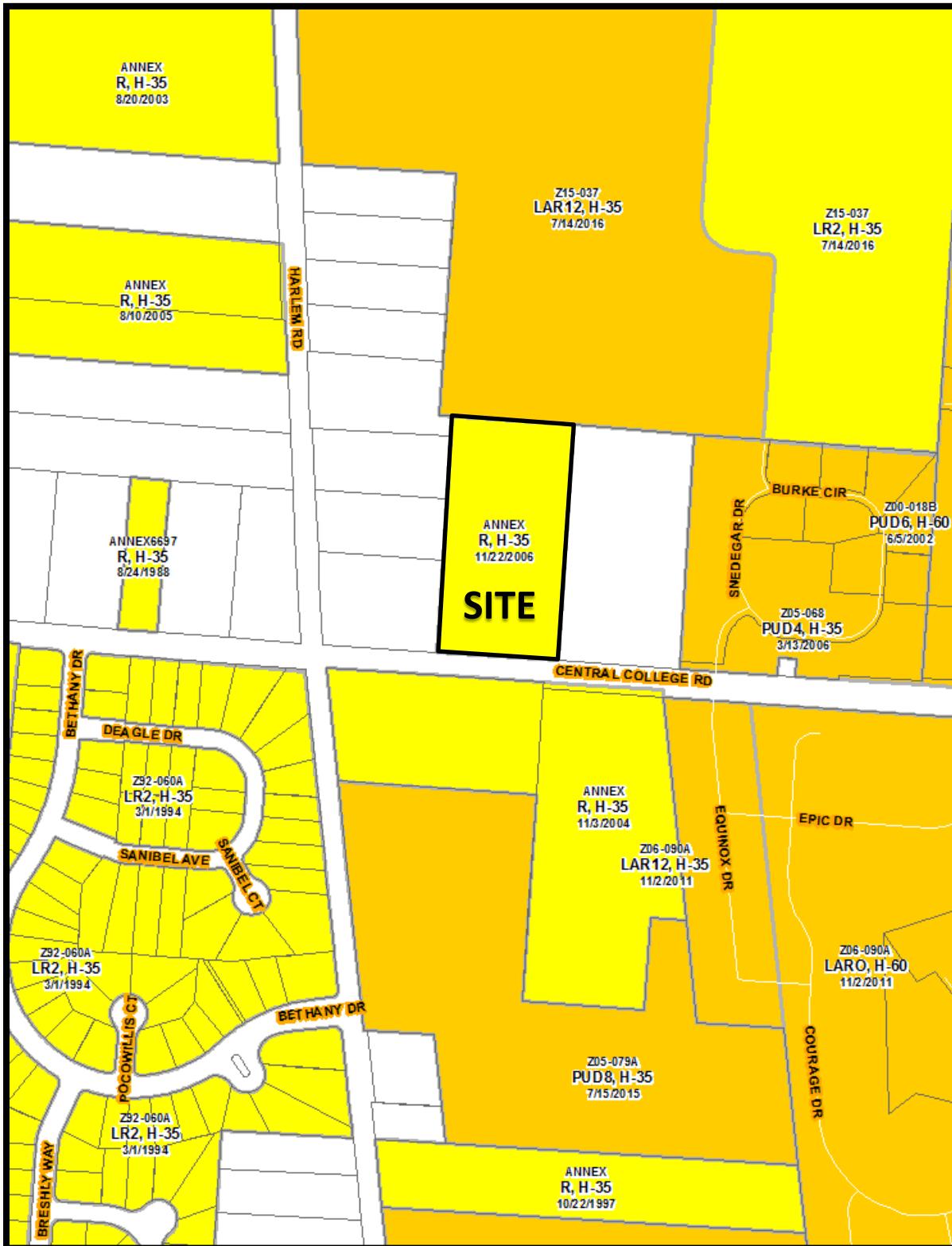
1. APPLICATION:	Z16-060
Location:	5800 CENTRAL COLLEGE ROAD (43054) , being 4.81± acres located on the north side of Central College Road, 310± feet east of Harlem Road (010-283214; Rocky Fork Blacklick Accord). R, Rural District.
Existing Zoning:	CPD , Commercial Planned Development and PUD-4, Planned Unit Development Districts.
Request:	Daycare and single-unit dwellings.
Proposed Use:	Paul Cugini, Cugini & Capoccia Builders, Inc.; c/o David Perry, David Perry Company, Inc., Agent; 423 East Town Street, 2 nd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 423 East Town Street, 2 nd Floor; Columbus, OH 43215.
Applicant(s):	Walker Land, Ltd.; c/o David Perry, David Perry Company, Inc., Agent; 423 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s):	Michael Maret; 614-645-2749; mjmaret@columbus.gov
Planner:	

BACKGROUND:

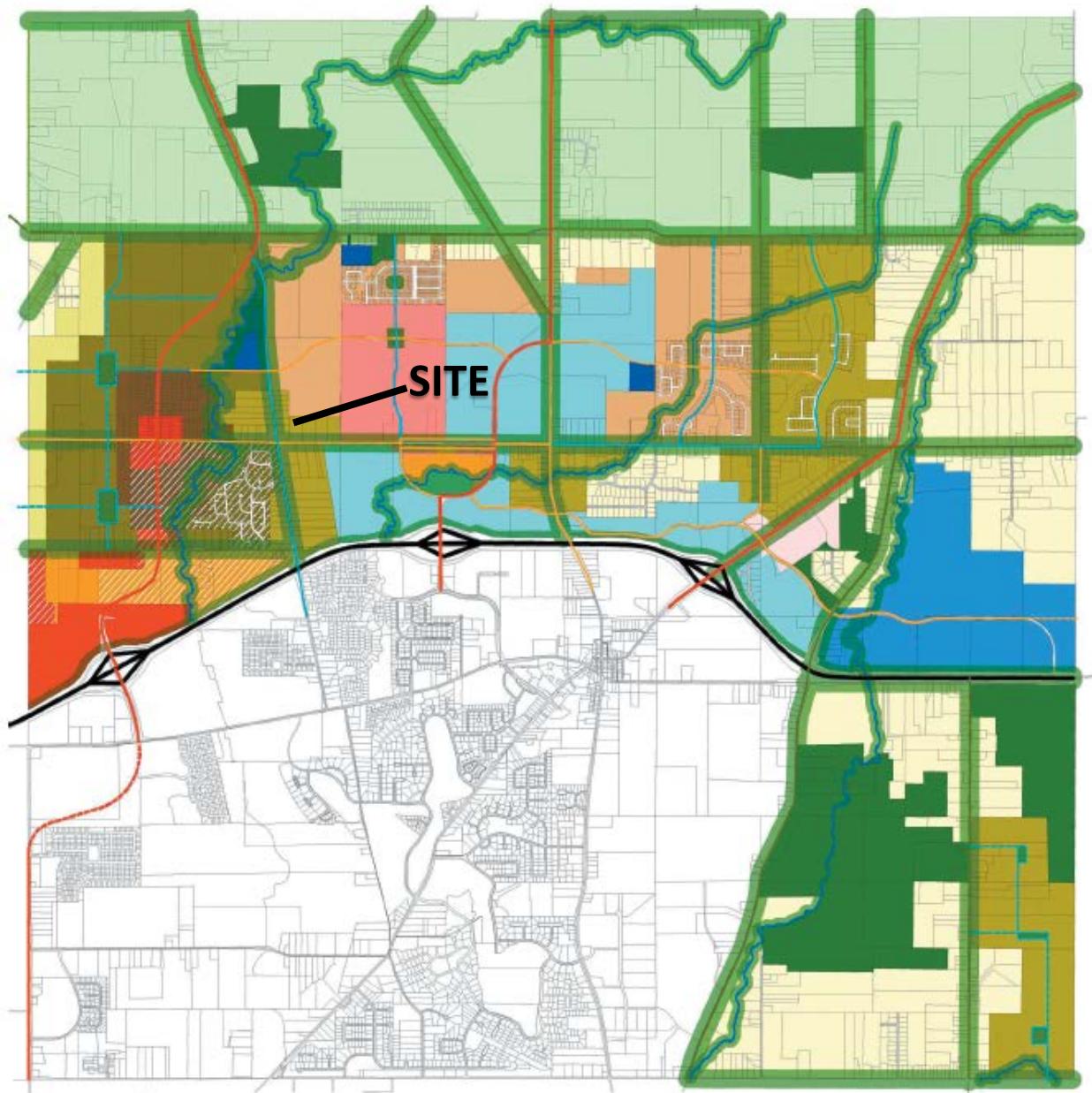
- The site consists of a single parcel currently zoned R, Rural District. A rezoning to the CPD, Commercial Planned Development (Subarea A) and PUD-4, Planned Unit Development (Subarea B) districts is necessary to develop the parcel with a daycare center and thirteen detached single-unit dwellings with a density of 3.6 units/acre. The development will have private streets.
- To the north is undeveloped land in the L-AR-12, Limited Apartment Residential District. To the south is a church and undeveloped land to be developed with a City of Columbus Fire Station in the R, Rural District. To the east and west are single-unit dwellings in Plain Township.
- The site is located within the boundaries of *The Rocky Fork Blacklick Accord* (2003), which recommends “village residential” with densities of one to two units/acre as well as natural/rural corridor protection at this location.
- The site is located within the boundaries of The Rocky Fork Blacklick Accord whose recommendation is for approval of the requested CPD, Commercial Planned Development and PUD-4, Planned Unit Development districts.
- The CPD text includes commitments to permit an adult and child day care, C-1 development standards, setbacks, site access, landscaping per the site plan and code, and Pay As We Grow obligations. The PUD text includes commitments to density, setbacks, site access, landscaping per the site plan and code, and open space with amenities.
- The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development and PUD-4, Planned Unit Development districts will allow the development of an adult or child daycare and thirteen detached dwelling units that are compatible with the density and development standards of adjacent residential developments. The proposal is more densely developed than the land use recommendations of *The Rocky Fork Blacklick Accord*, but has received a recommendation of approval from the implementation panel as there is high density multi-unit residential development in the area and the single-unit dwellings are preferred. The commercial use is supported as it is adjacent to the future fire station development, acts as a buffer, and will serve local residents.



Z16-060
5800 Central College Road
Approximately 4.81 acres
R to CPD, PUD-4



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		

Z16-060
 5800 Central College Road
 Approximately 4.81 acres
 R to CPD, PUD-4



Z16-060
5800 Central College Road
Approximately 4.81 acres
R to CPD, PUD-4

**THE ROCKY FORK BLACKLICK ACCORD
IMPLEMENTATION PANEL
October 20, 2016
RECORD OF PROCEEDINGS**

Z16-070: 6224 CENTRAL COLLEGE ROAD:

Review and Action regarding a Columbus application to rezone approximately 13.1 acres within the Town Mixed Use District Village from PUD-8, Planned Unit Development to PUD-8, Planned Unit Development.

5800 Central College (Z16-060):

Review and Action regarding a Columbus application to redevelop a 4.8 acre site located on the north side of Central College Road east of Harlem Road for use as a combination of daycare and single family detached condominium units

<i>Acreage:</i>	<i>4.81 ac</i>
<i>Current Zoning:</i>	<i>Rural (R)</i>
<i>RFBA District:</i>	<i>Village Residential</i>
<i>Proposed Use/Zoning:</i>	<i>CPD (Daycare), PUD-4 (Single Family detached condominium</i>
<i>Applicant:</i>	<i>Paul Cugini & Capoccia Builders, Inc., c/o Dave Perry</i>
<i>Property Owner(s):</i>	<i>Walker Land, Ltd, c/o Dave Perry</i>

STAFF COMMENTS:

The intent of the Village Residential district is to promote single-family development that orients around central green spaces. Staff recognizes that the higher density residential to the north of the site and along Central College serve as a mitigating factor that make marginally higher densities at this site appropriate. Additionally, the introduction of a commercial use, limited in this case to a daycare, is mitigated by the planned development of an institutional use in the form of a City of Columbus Fire Station directly across Central College.

When taken as a whole, staff is encouraged by the proposal's commitment to tree preservation, bike and pedestrian pathways, and to the intent of the Village Residential district to provide single family residential with open space that serves as an organizing element of the site. Additionally, the proposal's score of 91.1% demonstrates its high level of consistency with the plan's recommendations.

MOTION:

To recommend application Z16-060: 5800 Central College. Motion by Mr. Briggs, seconded by Mr. Paul.

RESULT:

This motion was approved unanimously (5-0).

<i>Mr. Steve Studenmund</i>	<i>Excused (not present)</i>
<i>Ms. Kimberly Burton</i>	<i>Yes</i>
<i>Mr. Dave Paul</i>	<i>Yes</i>

Mr. Kasey Kist	Excused (not present)
Ms. Sarah Briggs	Yes
Ms. Meera Parthasarathy	Excused (not present)
Mr. Jay Herskowitz	Yes
Mr. Mike Chappellear	Yes
Mr. Ron Lachey	Excused (not present)



ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

ORD # 1027-2017; Z16-060; 9 of 9
REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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 # Z16-060

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm) _____
of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, Columbus, Ohio 43215-4748 _____
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. 5800 Central College, LLC 155 Green Meadows Drive South Lewis Center, Ohio 43035 # of Columbus Based Employees: 0 Contact: Paul Cugini (614) 846-0052	2. Investment Links, LLC 155 Green Meadows Drive South Lewis Center, Ohio 43035 # of Columbus Based Employees: 0 Contact: Paul Cugini (614) 846-0052
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 21st day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

11-5-2018

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

Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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

