**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: 1.10 +/- ACRES  
 COMMERCIAL: 3.71 +/- ACRES  
 RESIDENTIAL: 4.81 +/- ACRES  
 TOTAL: 4.81 +/- ACRES  
 PUD: 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 @ 600 SQUARE FEET PER UNIT (13): 0.18 +/- ACRES (7,800 SF)  
 OPEN SPACE PROVIDED: [POND, CENTRAL OPEN SPACE, WALKING PATH] 0.30 +/- ACRES (21,780 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, Inc. DATE: 3-16-17  
 DAVID B. PERRY, OWNER  
 Donald Plank DATE: 3/16/17  
 DONALD PLANK, ATTORNEY

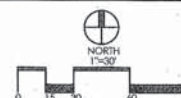
**DEVELOPMENT PLAN**

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 & Design**

LAND PLANNING & LANDSCAPE ARCHITECTURE  
 243 N. 5th Street Suite 401 Columbus, OH 43215  
 p (614) 487-1964 www.farisplanninganddesign.com

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

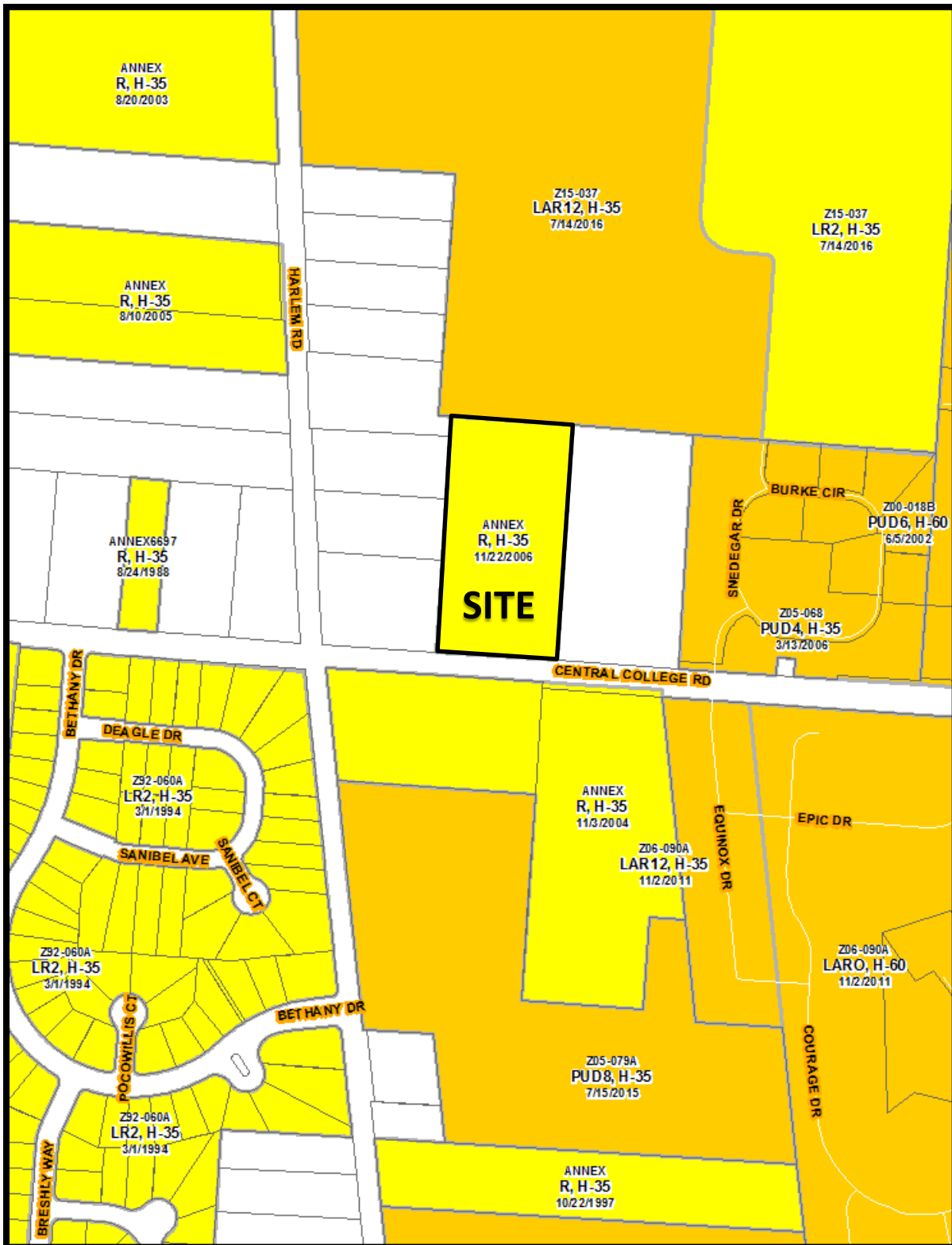
- 1. APPLICATION: Z16-060**
- Location:** **5800 CENTRAL COLLEGE ROAD (43054)**, being 4.81± acres located on the north side of Central College Road, 310± feet east of Harlem Road (010-283214; Rocky Fork Blacklick Accord).
- Existing Zoning:** R, Rural District.
- Request:** CPD, Commercial Planned Development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

**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.

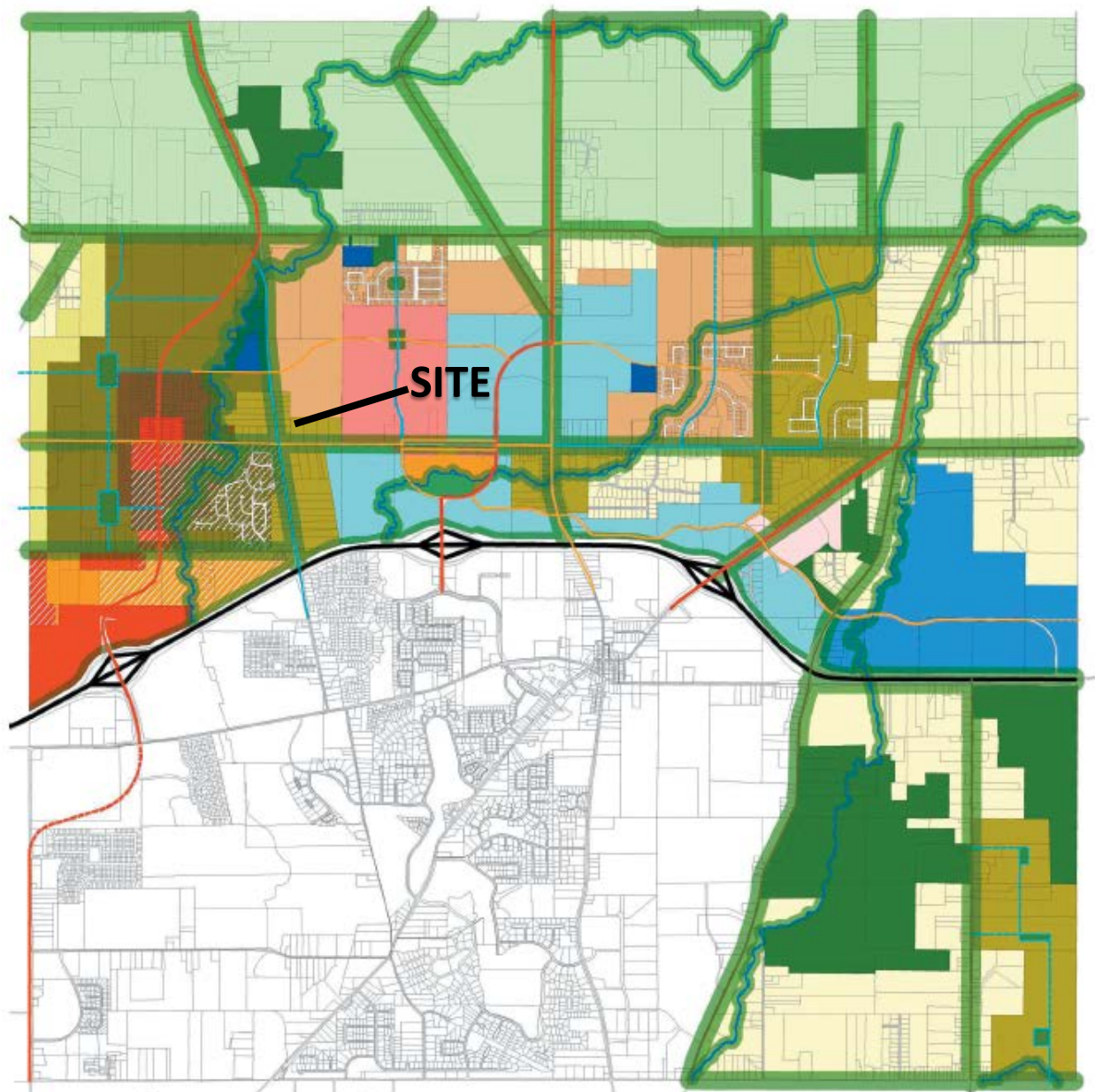
**CITY DEPARTMENTS RECOMMENDATION:** Approval.

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 &amp; 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).

Mr. Steve Studenmund	Excused (not present)
Ms. Kimberly Burton	Yes
Mr. Dave Paul	Yes

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



## 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) is the APPLICANT, AGENT of 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

*Donald Plank*

Subscribed to me in my presence and before me this 21<sup>st</sup> day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC

*Stacey L. Danza*

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