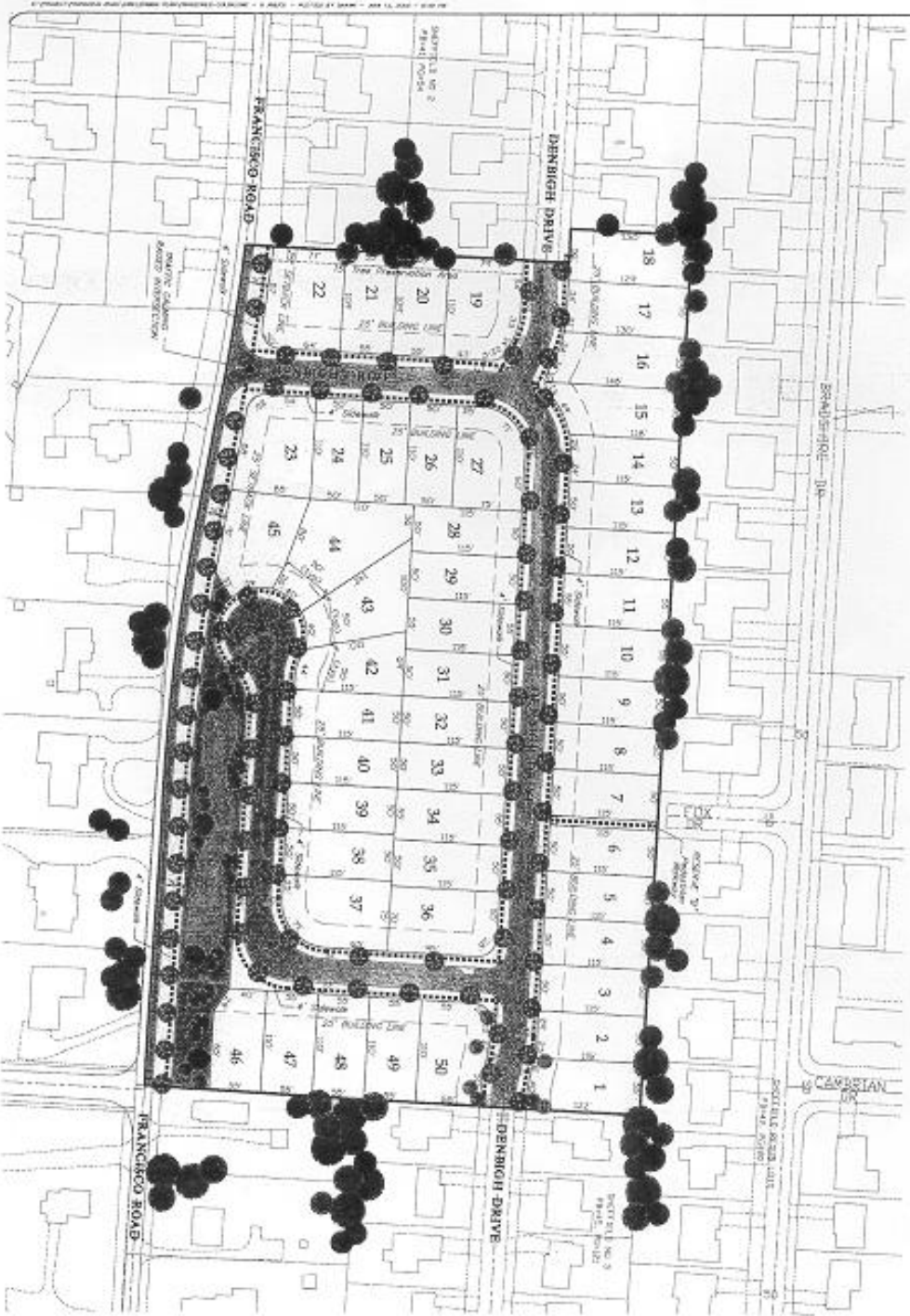


Z05-030 Final Revised plat by Shannon Fine

Francisco Road

ZONING SITE PLAN FOR:



SITE STATISTICS:

TOTAL ACRES:	11.231 ACRES
NUMBER OF LOTS:	50
GROSS AREA:	4.6 LOT/ACRE
EXISTING ZONING:	R-1
APPROVED ZONING:	1-R-2
STREET METES:	1 PER LOT/ 2 PER CORNER



Shannon Fine
Final Plat
 4/10/05

WATSON
 CONSULTING ENGINEERS, LLC
 1000 EAST 10TH AVENUE
 DENVER, CO 80218
 PHONE: 303.733.1111
 FAX: 303.733.1111



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2005**

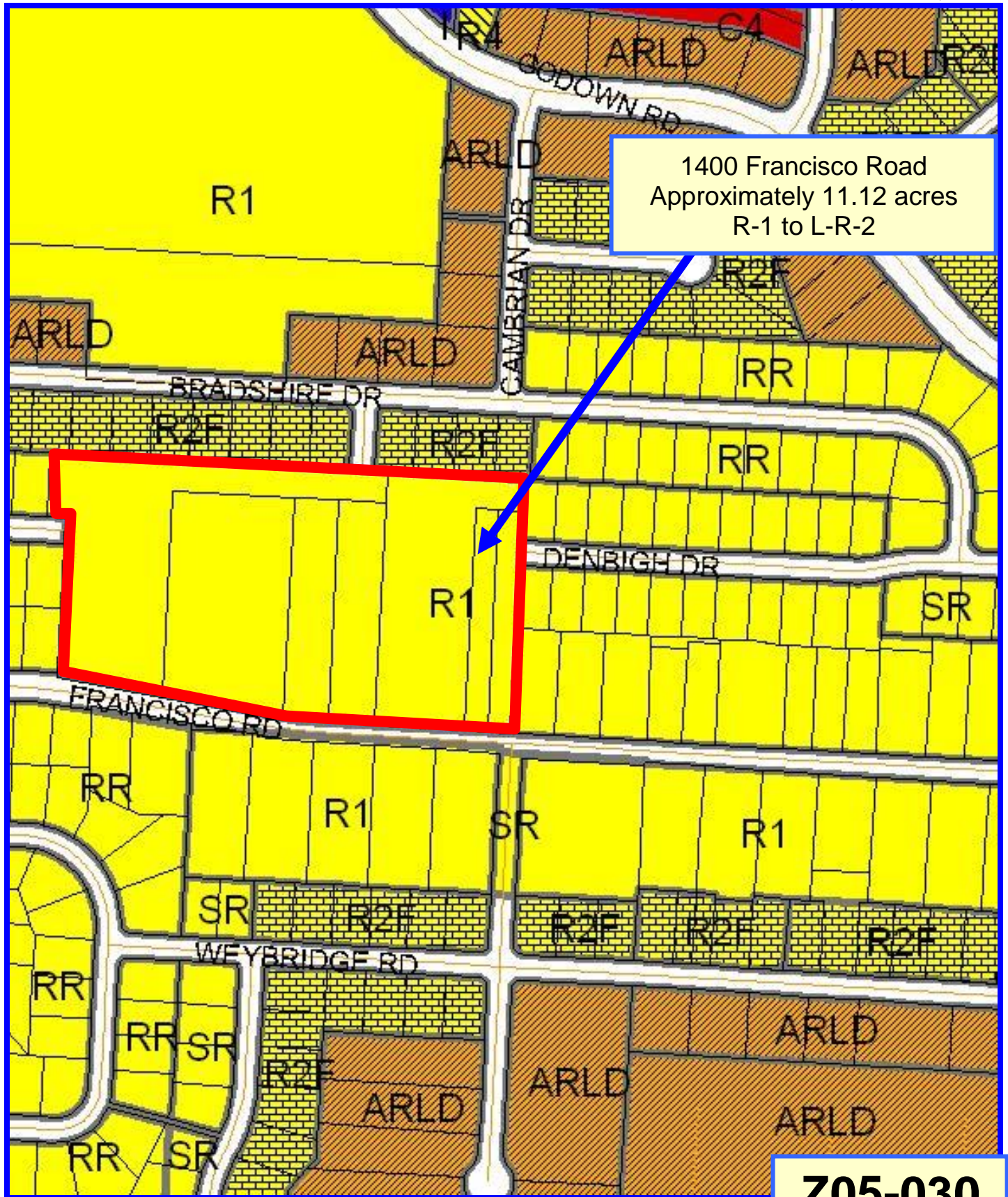
- 7. APPLICATION: Z05-030**
- Location:** **1400 FRANCISCO ROAD (43220)**, being 11.12± acres located on the northwest corner of Francisco Road and Rossmoor Place (010-144388).
- Existing Zoning:** R-1, Residential District.
- Request:** L-R-2, Limited Residential District.
- Proposed Use:** Single-family residential development.
- Applicant(s):** Savko Bros. Properties III, LLC; 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):** The applicant.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

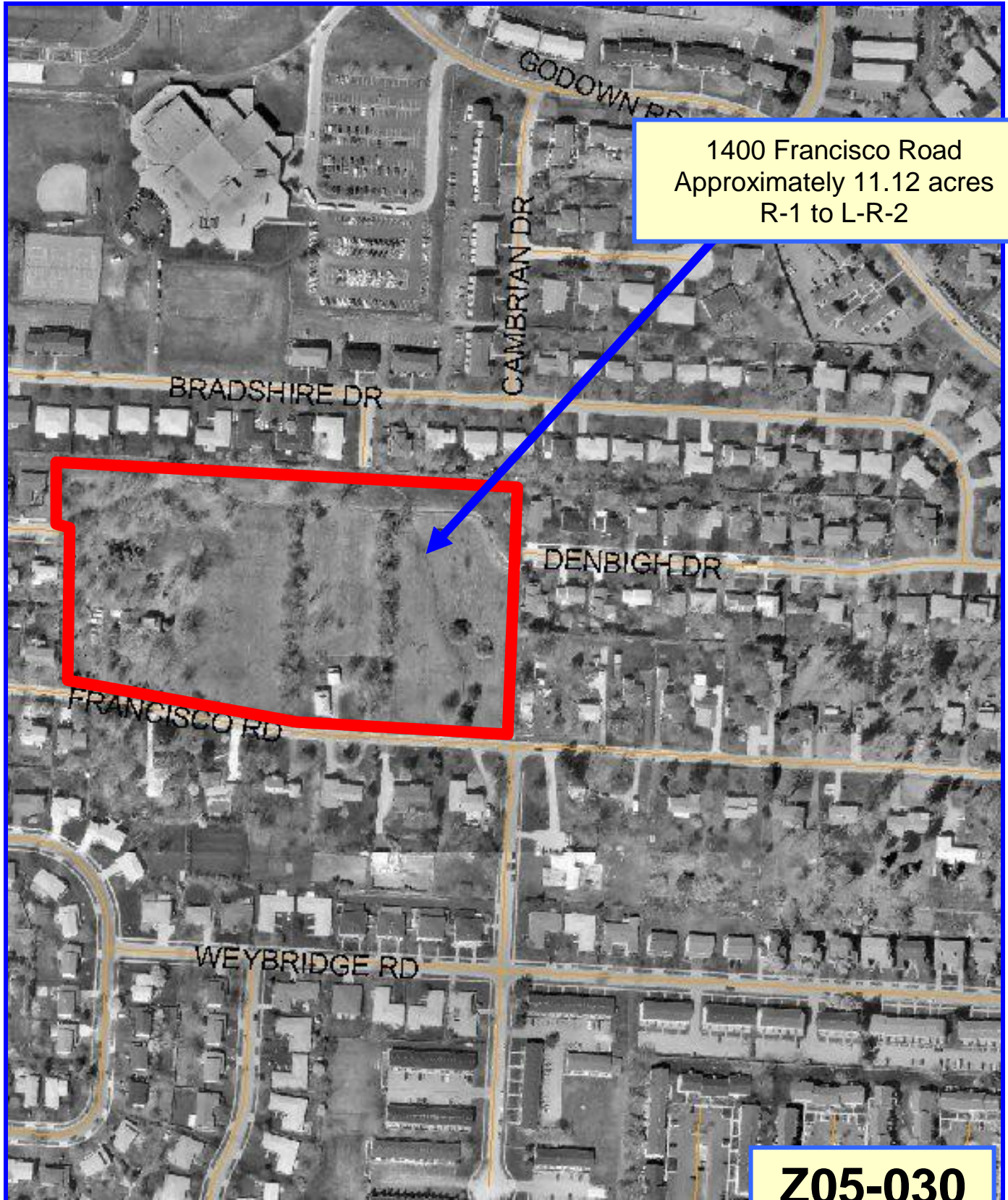
- The majority of the 11.12± acre site is undeveloped and is currently zoned in the R-1, Residential District. One single-family dwelling remains on the site. The applicant requests the L-R-2, Limited Residential District to develop a single-family subdivision consisting of 50 lots.
- To the north is a single-family dwelling and two-family residential development in the R2-F, Residential District. To the east and west is single-family residential development in the R-1, Residential District. To the south across Francisco Road is single-family residential development in the R-1, Residential and RR, Rural Residential Districts.
- The site is within Subarea 34 of *The Northwest Plan* (1991), which supports infill development compatible with surrounding development.
- The limitation text commits to a site plan, and contains provisions for street trees, a minimum net floor area for living quarters of not less than 1,600 square feet per dwelling unit, a minimum two-car garage per dwelling unit, traffic calming and a provision for the Board of Zoning to hear any and all variance requests to the site development standards and plan.
- The site will be accessed from Francisco Road and will connect the eastern and western termini of Denbigh Drive.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The applicant requests the L-R-2, Limited Residential District to develop a 50-lot single-family subdivision. The proposed development is consistent with the recommendation of *The Northwest Plan* (1991), and the surrounding residential development.



Z05-030



1400 Francisco Road
Approximately 11.12 acres
R-1 to L-R-2

Z05-030

Reed and Bethel Area

Subarea 32:

Subarea consists of several undeveloped parcels that are zoned Commercial Planned Development (CPD) and Planned Unit Development (PUD8). Bordering development is made up of single-family homes, apartments, the Crown Point Shopping Center, and Don Scott Field.

- Support development under existing zoning.

Subarea 33:

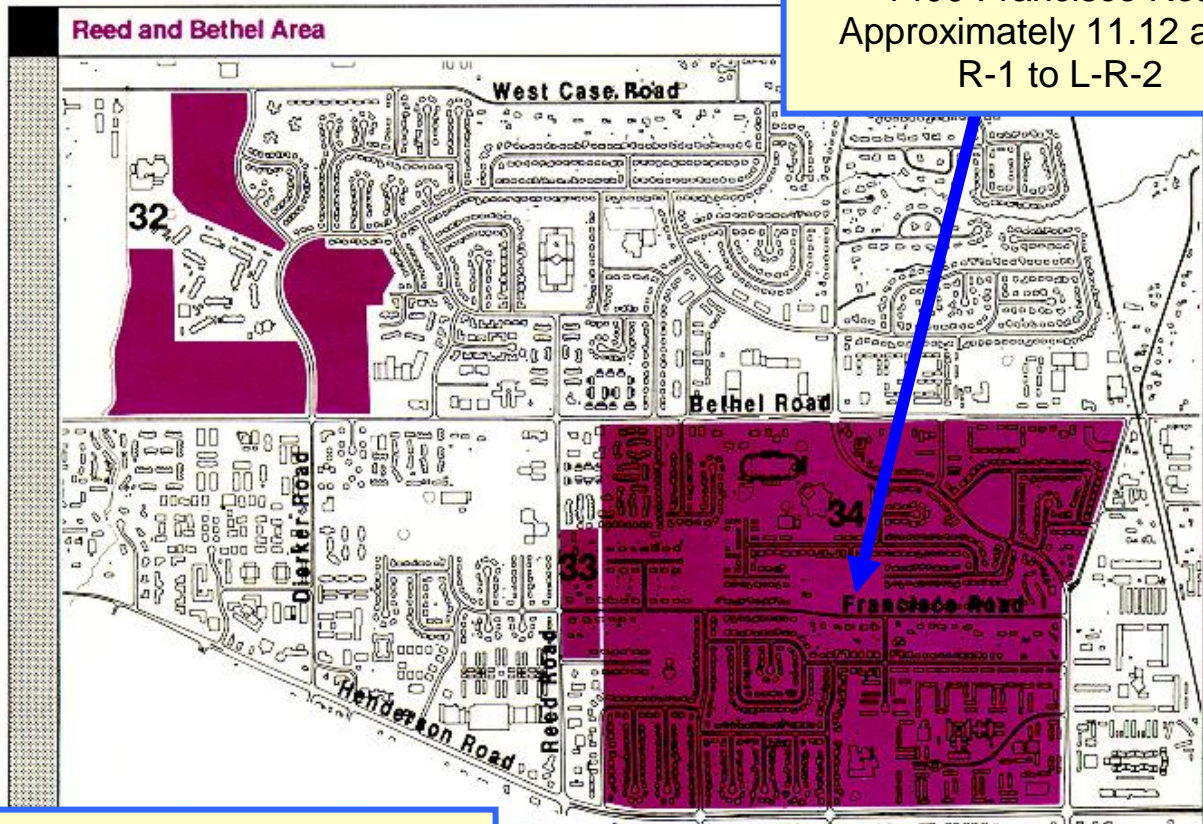
Subarea is characterized by several undeveloped parcels that are located in a residential neighborhood. The subarea fronts on the east side of Reed Road and is zoned Single-Family Residential (R1). Adjacent development consists of apartments, offices, and single-family homes. The subarea is experiencing redevelopment pressures.

- Support multi-family residential as the most appropriate land use. However, office uses are also appropriate if developed properly with adequate limitations and separation from existing residential development

Subarea 34:

Subarea contains a series of small, undeveloped parcels that, for the most part, are located within established residential neighborhoods.

- Support infill development compatible with surrounding development.



1400 Francisco Road
Approximately 11.12 acres
R-1 to L-R-2

The Northwest Plan (1991)

Z05-030



City of Columbus
Mayor Michael B. Coleman

**Department of Development
Building Services**

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS
STANDARDIZED RECOMMENDATION FORM

Group Name: NORTHWEST CIVIC ASSOCIATION Meeting Date: 6/9/05
Case Number: Z05-030 Case Type: Council Variance Rezoning
Zoning Address: 1400 Francisco Rd Applicant: Savko Bros. Properties
Person(s) Representing the Applicant: Donald Plank, Esq. Dave Perry

Conditions Requested by Group (Add continuation sheet if needed):
Area Commissions see note at bottom.

	Applicant Response	
	Yes	No
1. <u>Eliminate Units</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. <u>Sidewalk access to Fox Rd. to Centennial High School</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. <u>No more than 10% vinyl used on homes</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. <u>Home Owners Assoc. responsible for up keep of pond in (Reserve A)</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. <u>Pick like material used for traffic calming</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. <u>Good Neighbor Agreement (No Agreement)</u>	<input type="checkbox"/>	<input type="checkbox"/>
8.	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Density 42 units would be more conforming with the
surrounding R-1 neighborhoods
Neighbors need more time for input

Recommending Commission / Association Vote: For 3 Against 9
Signature / Title of Authorized Representative: James L. Lisko, Zoning Chair
Daytime Phone Number: 985-1150

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval". Recommendations for "conditional approval" will be treated as a disapproval if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending area commission.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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 # 205-030

Being first duly cautioned and sworn (NAME) Donald Plank, Esq.
 of (COMPLETE ADDRESS) Plank & Brahm, 145 East Rich Street, 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

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

1. Savko Bros. Properties III, LLC 4636 Shuster Road Columbus, Ohio 43214 # of Employees: 0 Martin Savko, #451-2242	2. Byers Circle Investments, Inc. 4636 Shuster Road Columbus, Ohio 43214 # of Employees: 0 Martin Savko, #451-2242
3. Rose Ciotola 140 Newport Drive Youngstown, Ohio 44512 Columbus Based Employees: 0 Telephone No.: N/A	4.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 5th day of April, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08

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

Notary Seal Here



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