



205-048 Final Received 11/3/05 by *Samson Fine*

VILLAGE AT FLINT PARK



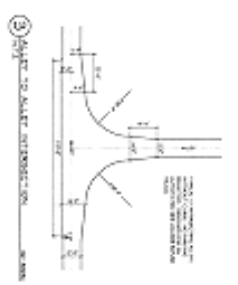
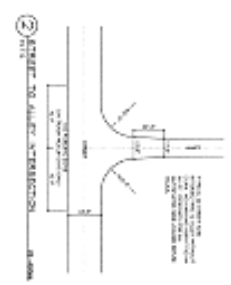
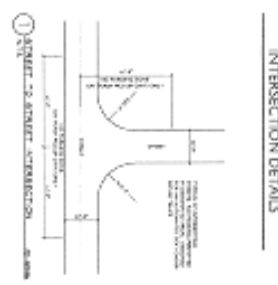
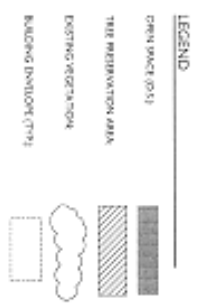
RD DEVELOPMENT PLAN - PUD-6
 Planning Department
 Planning Board

Henry R. McE...
 11/3/05



SITE DATA

PREPARED BY	DATE
PLANNING DEPARTMENT	11/3/05
TOTAL SITE AREA	117.51 AC
NET SITE AREA	117.51 AC
TOTAL UNITS	152 UNITS
NET DENSITY	1.30 UNITS/AC
GROSS DENSITY	1.31 UNITS/AC
NO OPEN SPACE REQUIRED	11.87 AC
NO OPEN SPACE PROVIDED	11.87 AC
INDOOR PARKING DEDICATION	11.73 AC



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2005**

1. **APPLICATION:** **Z05-048**
 Location: **220 PARK ROAD (43235)**, being 17.55± acres located on the north side of Park Road, 1059± feet east of Flint Road (610-216466 and 610-216460).

 Existing Zoning: R, Rural District.
 Request: PUD-6, Planned Unit Development District.
 Proposed Use: Single-family residential development.
 Applicant(s): Dominion Homes Inc.; c/o George R. McCue, Atty.; Crabbe, Brown and James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.

 Property Owner(s): Board of Education – Worthington City School District; 200 East Wilson Bridge Road; Worthington, OH 43085.

 Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

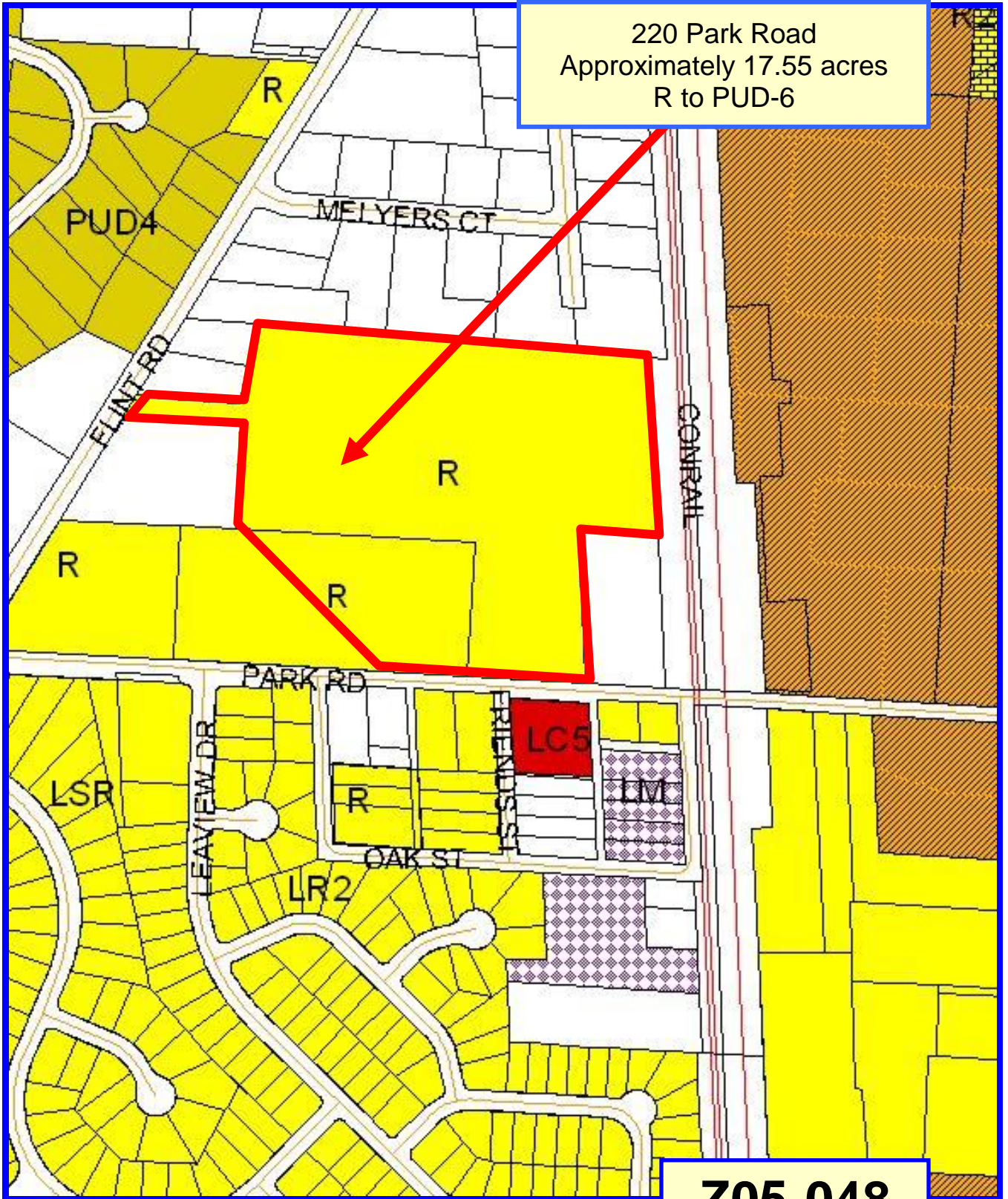
- The 17.55± acre site is undeveloped and is currently zoned in the R, Rural District. The applicant requests the PUD-6, Planned Unit Development District to develop a maximum of 102 detached single-family dwellings on private streets at a net density of 5.95 units per acre. The provided open space totals 3.94± acres, which includes 1.72± acres that will be dedicated to Columbus Recreation and Parks Department to protect the ravine located in the southwestern part of the site.
- Single-family dwellings in Sharon Township are located north of the site. An automotive service facility in Sharon Township and railroad tracks are to the east of the site. A veterinary office and single family dwelling zoned in the R, Rural District, and a carwash zoned in the L-C-5, Limited Commercial District are located south of the site across Park Road. A city park zoned in the R, Rural District, and a single-family dwelling in Sharon Township are to the west of the site.
- The site is located within Subarea C3 of *The Far North Plan* (1994), which recommends retirement housing and/or single family residential development if the land in the subarea is not needed as a school site.
- The PUD-6 development plan and associated notes provide development standards that address street layout, building setbacks, street trees, sidewalks, exterior building materials, parking/towing language, tree preservation, a minimum two-car garage for each dwelling unit, a temporary sales office, and a provision for the Board of Zoning to hear any and all variance requests to the PUD plan. A minimum 25-foot wide landscaped buffer area is proposed along the north and west property lines adjacent to the single-family residential development, and a buffer area with additional tree planting is proposed adjacent to the commercial use located east of the site. *The number of trees to be planted in this buffer area still needs to be determined.

- The *Columbus Thoroughfare Plan* identifies Park and Flint Roads as C arterials requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested PUD-6, Planned Unit Development District will allow a maximum of 102 detached single-family dwellings on private streets with a proposed density of 5.95 units per acre and 3.94 acres of provided open space. The PUD plan and notes provide customary development standards such as street trees, sidewalks, exterior building materials, parking/towing language, and adequate landscaped buffer areas. The open space includes tree preservation areas, and 1.72± acres that will be dedicated to Columbus Recreation and Parks Department to protect the ravine located in the southwestern part of the site. The proposal is consistent with the recommendation of *The Far North Plan* (1994), and the zoning and development patterns of the area.

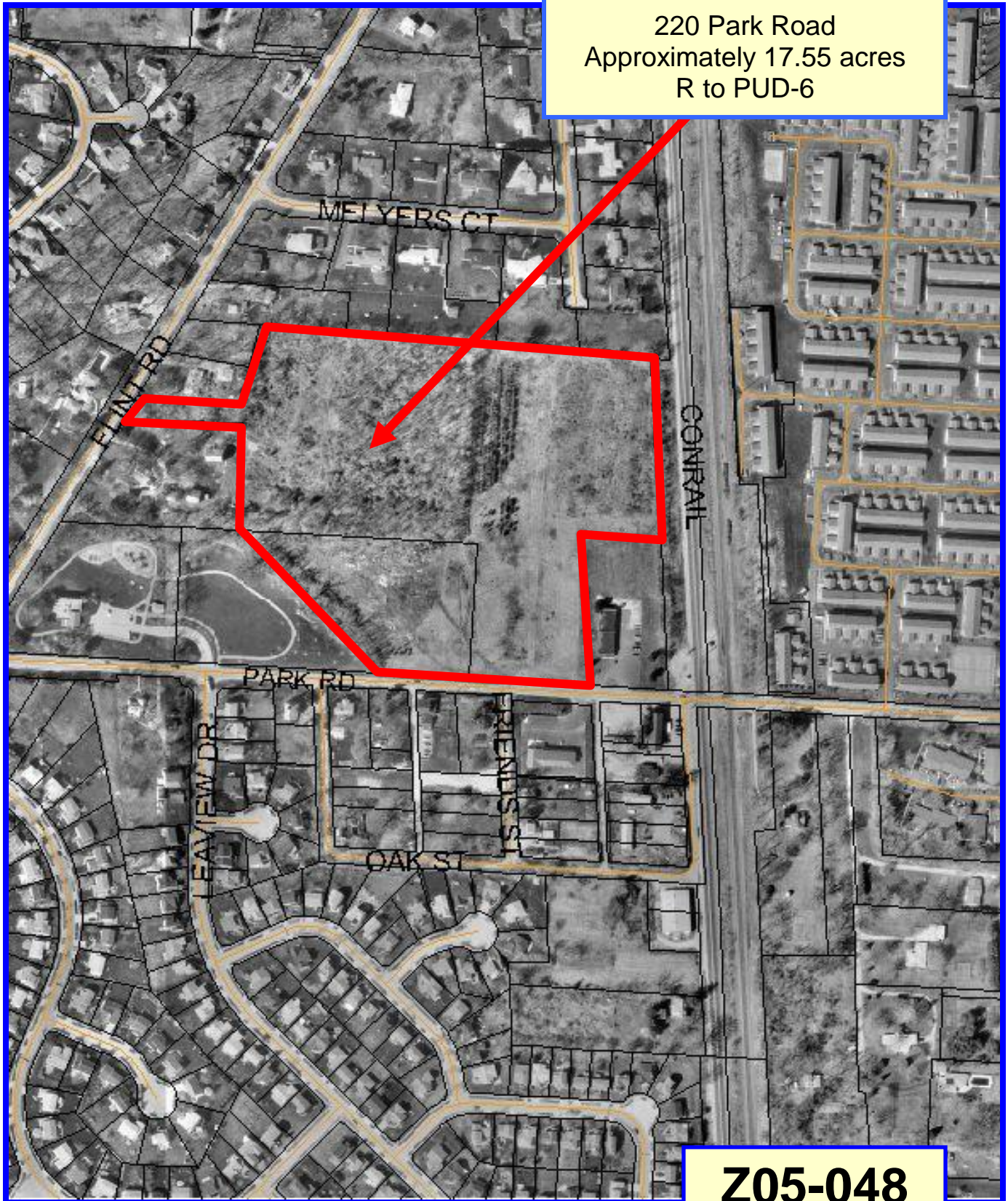
*Trees will be planted in the buffer area at a rate of one tree per fifteen feet along the northern and western property lines of the adjacent commercial development. See PUD Note #9.



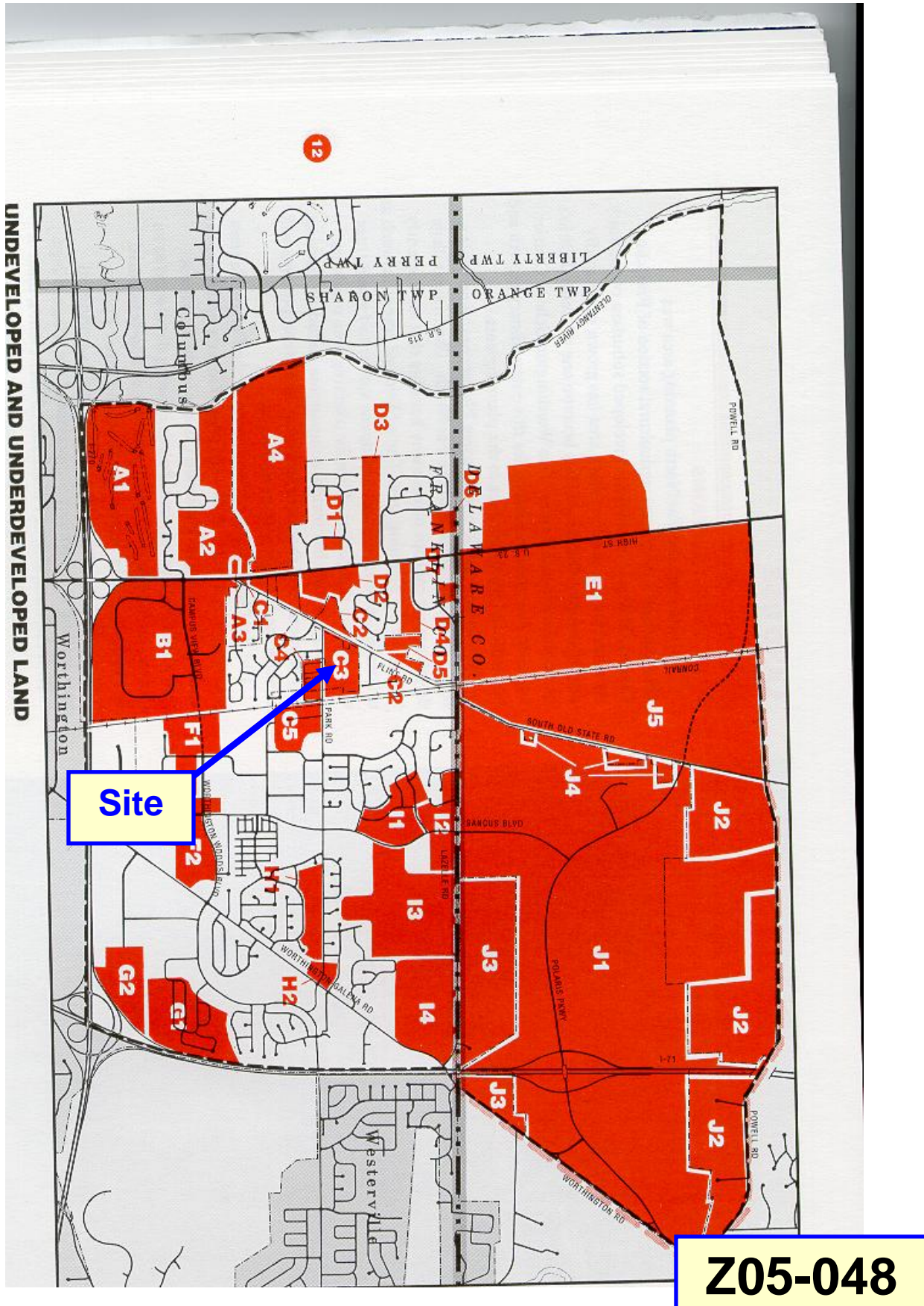
220 Park Road
Approximately 17.55 acres
R to PUD-6

Z05-048

220 Park Road
Approximately 17.55 acres
R to PUD-6



Z05-048



Subarea C.3: This is a 23-acre undeveloped subarea that is controlled by the Worthington School District. The character of the land surrounding the subarea is single-family residential. Of the total subarea, six acres have been leased to the city of Columbus for use as a neighborhood park. The remaining land is being reserved for an elementary school. The subarea is zoned Rural (R).

- Support development of subarea as an elementary school and a neighborhood park.
- Support retirement housing and/or single-family development as an appropriate alternative, if land in the subarea is not needed for a school building.

F.N.C.C.C.

8147 Flint Road
Columbus, OH 43235
October 5, 2005

RE: Z05-048

Development Commission
of the City of Columbus
757 Carolyn Avenue
Columbus, OH 43224

Ms. Shannon Pine,

We heard this rezoning at our FNCCC meeting on October 4, 2005.

This is a rezoning of R-rural to PUD-6.

By a vote of two (2) to approve, six (6) to disapprove, the FNCCC recommends
DISAPPROVAL.

The attorneys held several meeting with the neighbors, but the issues of density, traffic, and minimum floor space still remain contentious. The Far North Plan calls for senior housing, which there is a great need for in the area, or single family homes.

We look forward to answering any questions that you may have and will work with the applicant to make the best neighborhood for everyone.

Thank you for your consideration and forwarding of this notice to the members of the Development Commission.

Truly,

Daniel Province, Vice Chair of FNCCC and zoning chair.

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 # 205-048

Being first duly cautioned and sworn (NAME) George R. McCue, Esq.
 of (COMPLETE ADDRESS) 500 S. Front St., Suite 1200, 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. Dominion Homes, Inc. 5000 Tuttle Crossing Blvd. Dublin, Ohio 43016 Contact: George R. McCue, Esq. (228-5511) Columbus-Based Employees:	2. Board of Ed., Worthington City Sch. Dist. 752 High Street Worthington, Ohio 43085 (614) 883-3000
3.	4.

SIGNATURE OF AFFIANT

George R. McCue

Subscribed to me in my presence and before me this 30th day of June, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Rita Martin

My Commission Expires:

RITA MARTIN
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES 09-24-05

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

Notary Seal Here

