

1 SUBAREA A - TYPICAL LOT CONFIGURATION
SCALE: 1:30

SITE DATA - PUD 4	
TOTAL SITE	± 34 ACRES
SUBAREA A	
ACREAGE	± 29.9 ACRES
UNITS	104
DENSITY	± 3.54 U/A
OPEN SPACE REQUIRED (600 SF PLANTING) (600' ± 104' ± 63,600 SF (± 1.46 AC))	± 6.25 AC (± 2,500 SF TREE UNITS)
SURFACE PARKING	15 SPACES
SUBAREA B	
ACREAGE	± 2.3 ACRES
UNITS	2
DENSITY	± 0.87 U/A
SUBAREA C	
ACREAGE	± 1.9 ACRES
UNITS	1
DENSITY	± 0.53 U/A

DEVELOPMENT PLAN

CUBBAGE RD

PREPARED FOR EPCON COMMUNITIES

DATE: 5.21.2025

5-12-25

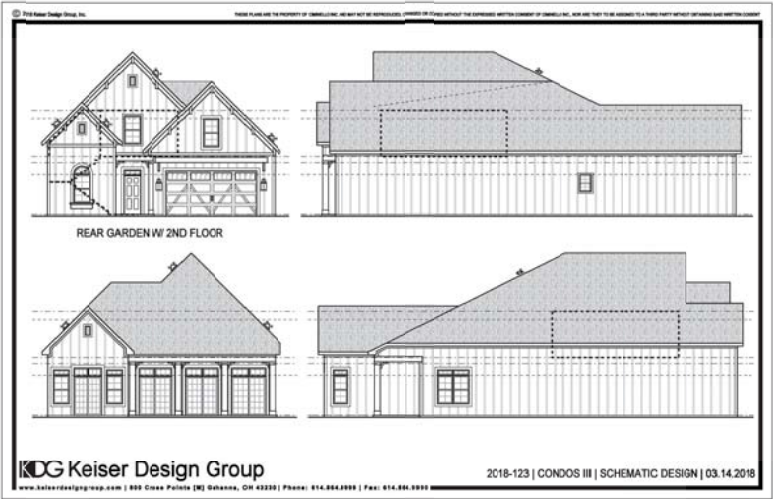
ARCHITECTURE EXHIBIT
ELEVATIONS/RENDERING SET 1



Signature 5-17-25



ARCHITECTURE EXHIBIT
ELEVATIONS/RENDERING SET 2



FENCING EXHIBIT



5-12-25



Six Foot
View Top
Vinyl Fence



Six Foot View
Top Vinyl
Fence w/
Black Metal
Gate



Handwritten signature and date: 5-12-25

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*NOTE: PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY - STANDARDS TO BE ENFORCED BY HOA

EXHIBIT F-5





Four Foot
Black Metal
Fence



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See photo 5-17-25



Epcon Communities, Inc.
500 Stonehenge Parkway

FENCING

For Illustrative Purposes Only

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 8, 2025**

- 6. APPLICATION: Z25-009**
Location: **7444 CUBBAGE RD. (43081)**, being 34± acres located on the east side of Cubbage Road 2,400± feet north of Central College Road (110-006075, 600-318726, 600-318728, 600-318729, and 600-318727; no area commission).
Existing Zoning: R, Rural District.
Request: PUD-4, Planned Unit Development District and R-1, Residential District (H-35).
Proposed Use: Single-unit residential subdivision development.
Applicant(s): EC New Vision Ohio, c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 120, New Albany, OH 43054.
Property Owner(s): Ciminello Land Co, LLC; 7858 Calverton Square, New Albany, OH 43054.
Planner: Dane Kirk; 614-645-7973; DEKirk@Columbus.gov

BACKGROUND:

- The site consists of five parcels, two of which are developed with single-unit dwellings in the R, Rural District and three of which are undeveloped in the R-Rural District. The applicant requests the PUD-4, Planned Unit Development District to allow for the development of up to 106 single-unit dwellings in subarea A, and the R-1, Residential District in subareas B and C which will retain existing single-unit dwellings.
- North and south of the site are single-unit dwellings in the R-1, Restricted Suburban Residential District under the jurisdiction of Blendon Township. East of the site are single-unit dwellings in the PUD-4, Planned Unit Development District. West of the site is the Hoover Reservoir Park which is located within the jurisdiction of Blendon Township within the P, Parkland District.
- Concurrent CV25-020 has been filed requesting a variance to allow principle buildings that do not front public streets. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is not within the bounds of an adopted plan. The site is subject to early adoption of *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is not located within the boundaries of an area commission.

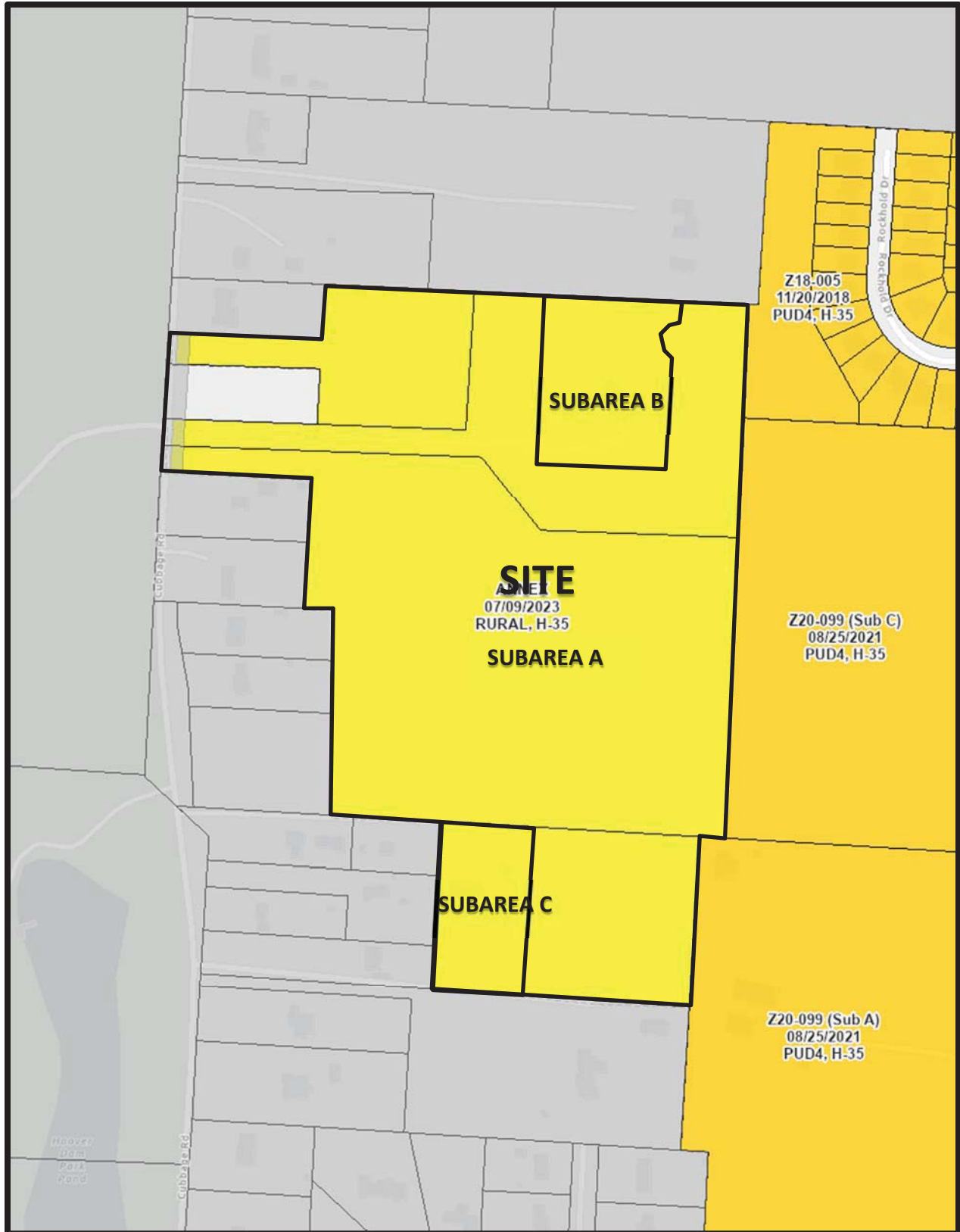
The PUD text includes use restrictions, supplemental development standards, a maximum of 106 dwellings units, and includes a commitment to develop the site in accordance with the submitted site plan and building elevations.

- ~~The Division of Traffic Management has indicated that discussions and further review are in progress within the Division of Traffic Management regarding whether or not any additional commitments may be necessary pursuant to the request from the Division of~~

~~Planning for approval of the proposal be conditioned on the applicant cooperating with the City of Columbus on annexation of Cabbage Road right-of-way.~~ The Division of Traffic Management has determined that no additional commitments will be necessary associated with potential annexation of Cabbage Road right-of-way. With this determination, all Division of Traffic Management comments on applications Z25-009 and CV25-020 are resolved.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested PUD-4, Planned Unit Development District will allow the site to be developed with up to 106 single-unit dwellings. While there is no adopted plan for this area, the proposal is consistent with surrounding uses and the City's objective of creating more housing in all areas on the city.



Z25-009
R to PUD-4 and R-1
7444 Cabbage Rd.
Approximately 34 acres



Z25-009
R to PUD-4 and R-1
7444 Cubbage Rd.
Approximately 34 acres



Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-009

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

Being first duly cautioned and sworn (NAME) Eric Zartman

of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 120 New Albany, Ohio 43054

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. EC NEW VISION OHIO 500 STONEHENGE PARKWAY DUBLIN OH 43017	2. JON-DAVID CHARLTON, JODI M CHARLTON 7356 CUBBAGE RD WESTERVILLE OH 43081
3. EARL T YEAGER, STEPHANIE YEAGER 7444 CUBBAGE RD WESTERVILLE OH 43081	4. CIMINELLO LAND CO LLC 7858 CALVERTON SQ NEW ALBANY OH 43054

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 26 day of Feb, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



ELIZABETH CARON
Notary Public, State of Ohio
My Commission Expires
January 26, 2030

This Project Disclosure Statement expires six (6) months after date of notarization.