

**REZONING APPLICATION**

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

OFFICE USE ONLY

Application #: 216-060  
Date Received: 9/23/16  
Application Accepted By: TD Fee: \$4,480  
Comments: Assigned to Michael Maret; 614-645-2749; mjmaret@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 5800 Central College Road, New Albany, Ohio Zip 43054

Is this application being annexed into the City of Columbus  Yes  No (circle one)  
*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address 010-283214

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R, Rural Requested Zoning District(s) CPD, PUD-4

Area Commission Area Commission or Civic Association: Rocky Fork Implementation Board (RFIB)

Proposed Use or reason for rezoning request: Daycare (1.1 ac) and 13 detached SF dwellings (3.71 acres)

Proposed Height District: H-35 (continue on separate page if necessary)  
Acreage 4.81 +/-  
[Columbus City Code Section 3309.14]

**APPLICANT:**

Name Paul Cugini (Cugini & Capoccia Builders, Inc.) c/o Dave Perry - David Perry Company, Inc.  
Address 145 East Rich Street, 3rd Floor City/State Columbus, Ohio Zip 43215  
Phone # 614-228-1727 Fax # 614-228-1790 Email dave@daveperryco.net

**PROPERTY OWNER(S):**

Name Walker Land, Ltd. c/o Dave Perry (David Perry Company, Inc.)  
Address 145 East Rich Street, 3rd Floor City/State Columbus, Ohio Zip 43215  
Phone # 614-228-1727 Fax # 614-228-1790 Email dave@daveperryco.net  
 Check here if listing additional property owners on a separate page

**ATTORNEY / AGENT** (CHECK ONE IF APPLICABLE)  Attorney  Agent

Name Donald Plank (Plank Law Firm)  
Address 423 East Town Street, 2nd Floor City/State Columbus, Ohio Zip 43215  
Phone # 614-947-8600 Fax # 614-228-1790 Email: dplank@planklaw.com

**SIGNATURES** (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Paul Cugini/Cugini and Capoccia Builders Inc. by Dave Perry Agent  
PROPERTY OWNER SIGNATURE Walker Land, Ltd. by Dave Perry Agent  
ATTORNEY / AGENT SIGNATURE Donald Plank

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

**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

**REZONING APPLICATION**

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

**AFFIDAVIT**

(See instruction sheet)

APPLICATION # 216-060

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Dave Perry (David Perry Company, Inc.)  
of (1) MAILING ADDRESS 145 East Rich Street, 3rd Floor, Columbus, Ohio 43215

deposed and states that ~~(he)~~ she is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 5800 Central College Road, New Albany, OH 43054  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS  
 Check here if listing additional property owners  
on a separate page.

(4) Walker Land, Ltd.  
c/o Dave Perry (David Perry Company, Inc.)  
145 E Rich Street, 3rd Floor  
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Paul Cugini (Cugini & Capoccia Builders, Inc.)  
c/o Dave Perry (614) 228-1727

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) Rocky Fork Implementation Board  
c/o Christopher Lohr (Planning Division, Development Dept)  
50 West Gay Street, FL 4, Columbus, Ohio 43215

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this 22nd day of September, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

11-5-2018

*This Affidavit expires six months after date of notarization.*

*Notary Seal Here*



PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Payments for zoning checks payable to the Columbus City Treasurer

Stacey L. Danza  
Notary Public, State of Ohio

My Commission Expires 11-05-2018

**EXHIBIT A, Public Notice**  
**5800 Central College Road**  
**Z16- 060**  
**09/22/2016**

**APPLICANT**

Paul Cugini  
(Cugini & Capoccia Builders, Inc.)  
c/o Dave Perry, David Perry Company, Inc.  
145 E Rich Street, 3<sup>rd</sup> Floor  
Columbus, Ohio 43215

**PROPERTY OWNER**

Walker Land, Ltd.  
c/o Dave Perry  
David Perry Company, Inc.  
145 E Rich Street, 3<sup>rd</sup> Floor  
Columbus, Ohio 43215

**ATTORNEY**

Donald Plank, Plank Law Firm  
145 East Rich Street, FL 3  
Columbus, OH 43215

**COMMUNITY GROUP**

Rocky Fork Implementation Board  
c/o Christopher Lohr  
Planning Division, Development Dept.  
50 W Gay Street, 4<sup>th</sup> Floor  
Columbus, Ohio 43215

**PROPERTY OWNERS WITHIN 125 FEET**

Corp of the Presiding Bishop of the  
Church of Latter-Day-Saints  
50 E North Temple Street, 12 FL  
Salt Lake City, UT 84150-9001

Walker Land, Ltd.  
PO Box 2999  
Westerville, Ohio 43086-2999

City of Columbus Ohio  
Real Estate Management  
90 W Broad Street, Room 425  
Columbus, Ohio 43215

Ruth P Whittington  
6910 Harlem Road  
Westerville, Ohio 43081-9558

James W. Bryant  
6888 Harlem Road  
Westerville, Ohio 43081

Kimberly Lane Baker Green  
Larry Edward Green  
6866 Harlem Road  
Westerville, Ohio 43081

G&G Realty Services, LLC  
2849 Switzer Avenue  
Columbus, Ohio 43219-2313

AHAB Properties, Ltd.  
1220 Riffel Road  
Wooster, Ohio 44691-8004

Preston Hollow LLC  
470 Olde Worthington Rd, Suite 100  
Westerville, Ohio 43082

**ALSO NOTIFY**

Cugini & Capoccia Builders, Inc. (CCBI)  
c/o Paul Cugini  
155 Green Meadows Drive South  
Lewis Center, Ohio 43035

Walker Land, Ltd.  
c/o Scott Walker  
PO Box 2999  
Westerville, Ohio 43086-2999

**5800 Central College Road**  
**Z16- 060**  
**Exhibit A, Public Notice**  
**Page 1 of 1, 09/22/2016**

**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 # 216-060

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)  
of (COMPLETE ADDRESS) 423 East Town Street, 2nd Floor, 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

<p>1. Paul Cugini (Cugini &amp; Capoccia Builders, Inc.) 155 Green Meadows Drive South Lewis Center, Ohio 4305 # of Columbus Based Employees: 0 Contact: Paul Cugini (614) 846-0052</p>	<p>2. Walker Land, Ltd. PO Box 2999 Westerville, Ohio 4386-2999 # of Columbus Based Employees: 0 Contact: Scott Walker (614) 207-0233</p>
<p>3. _____</p>	<p>4. _____</p>

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 22nd day of September, in the year 2016

SIGNATURE OF NOTARY PUBLIC

*Stacy L. Danza*

My Commission Expires:

11-5-2018

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



**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018



# City of Columbus Zoning Plat

Z16-060



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010283214

Zoning Number: 5800

Street Name: CENTRAL COLLEGE RD

Lot Number: N/A

Subdivision: N/A

Requested By: DAVID PERRY COMPANY, INC (DAVE PERRY)

Issued By: *Adyana Amariam*

Date: 9/14/2016



FRANK D. WILLIAMS, ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

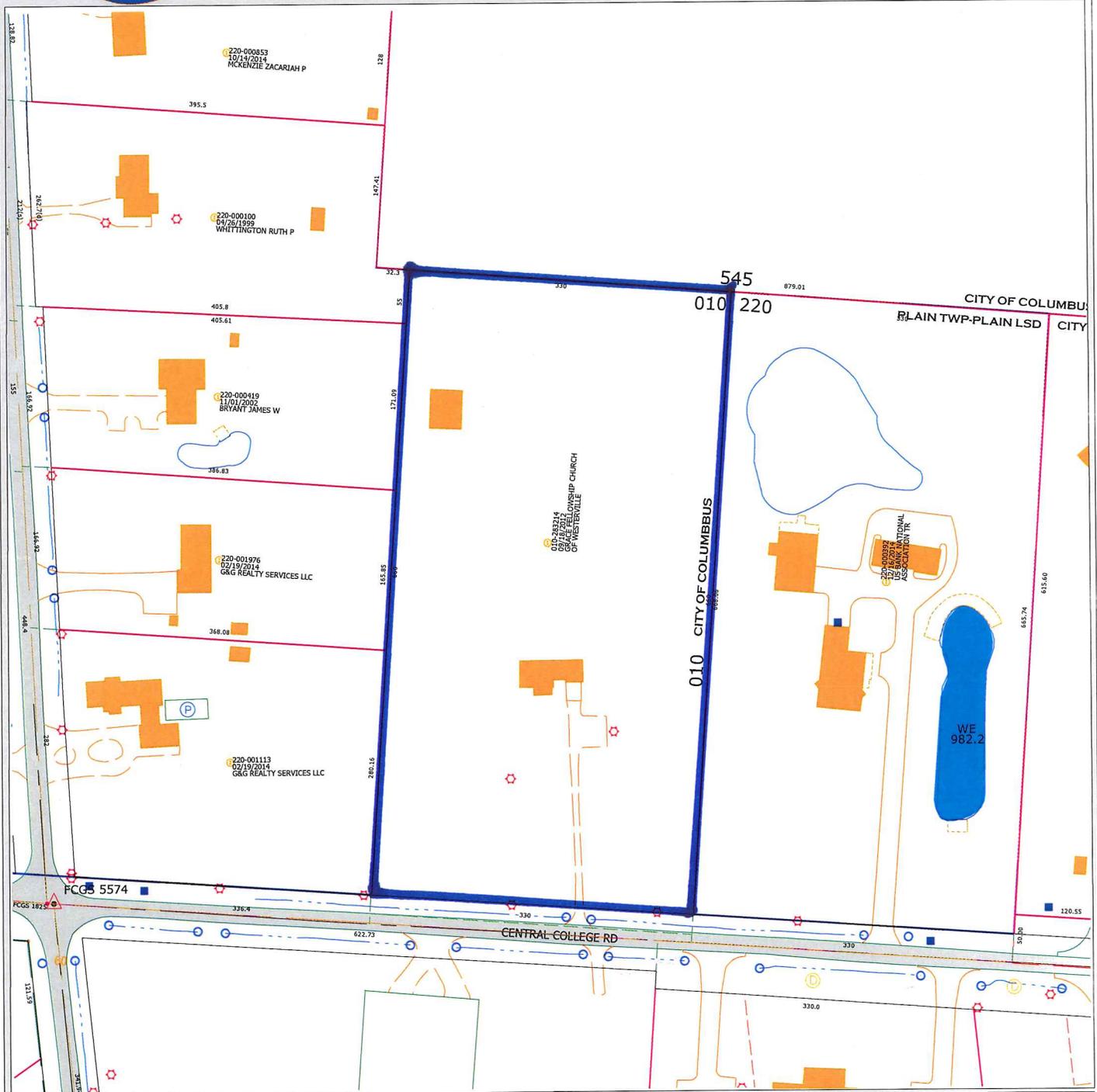
SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 73089



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S                      DATE: 9/13/16



Disclaimer

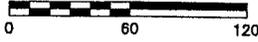
Scale = 150



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



NORTH  
SCALE IN FEET



# ZONING EXHIBIT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, SECTION 7, TOWNSHIP 2, RANGE 16  
UNITED STATE MILITARY LANDS

EMERSON PARK  
29.433 ACRES  
IN. 201608290114420  
PID: 545-296201-00

S 85°48'37" E 326.86'

RUTH P. WHITTINGTON  
2.36 AC.  
IN. 199904260102789  
PID: 220-000100-00

JAMES W BRYANT  
1.533 AC.  
IN. 200211010278107  
PID: 220-000419-00

PUD-4

GRACE FELLOWSHIP CHURCH  
5 AC. (DEED)  
5.038 AC. (SURVEY)  
IN. 201507150095922  
PID: 010-283214-00

3.71 ACRES

G&G REALTY SERVICES LLC  
1.438 ACRES  
IN. 201402210021620  
PID: 220-001976-00

N 03°50'18" E 639.44'

S 03°35'32" W 637.43'

AHAB PROPERTIES LTD  
5.052 AC.  
IN. 201503260037470  
PID: 220-000392-00

G&G REALTY SERVICES LLC  
2.288 ACRES  
IN. 200501140009737  
PID: 220-001113-00

S 86°09'48" E 199.00'

CPD

1.10 ACRES

S 03°50'18" W 240.50'

199.00'

130.60'

P.O.B.  
(1.10 ACRES)

N 86°09'48" W 329.60'

P.O.B.  
(3.71 ACRES)

CENTRAL COLLEGE ROAD (CO. RD. 18)  
(60' PUBLIC RIGHT-OF-WAY)

**NOTES**

ACREAGES BASED ON ACTUAL FIELD SURVEY PERFORMED BY CIVIL AND ENVIROMENTAL CONSULTANTS ON MAY 2015.

**BASIS OF BEARINGS**

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 02°36'44" WEST, FOR THE CENTERLINE OF HARLEM ROAD, OCCUPYING FSGS 1825 AND FSGS 1375, AS DETERMINED BY GPS OBSERVATIONS AND POST PROCESSED UTILIZING NGS OPUS SOLUTIONS.



**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085  
614-540-6633 - 888-598-6808  
www.cecinc.com

CCBI HOMES  
CITY OF COLUMBUS  
FRANKLIN COUNTY, OHIO

CENTRAL COLLEGE ROAD DAYCARE

DRAWN BY:	JEC	CHECKED BY:	JWC	APPROVED BY:	MAS	DRAWING NO.:
DATE:	SEPTEMBER 2016	DWG SCALE:	1"=60'	PROJECT NO.:	162-775	<b>1 OF 1</b>



**PARCEL I  
DESCRIPTION OF 1.10 ACRES  
FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 7, Township 2, Range 16, United States Military Lands, and being part of that 5 acres conveyed to Walker Land, LTD., of record in Instrument 201507150095922 (Parcel 010-283214-00), all being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows;

**BEGINNING**, at a point of intersection of the line common to said 5 acres and a 2.268 acre tract conveyed to G & G Realty Services, LLC, of record in Instrument 200501140009737 (Parcel 220-001113-00) and the north right-of-way line of Central College Road (County Road 18);

Thence, North 03°50'18" East, leaving said right-of-way line and along a line common to said 5 acres and said 2.268 acres, a distance of 240.50 feet, to a point;

Thence South 86°09'48" East, leaving said common line and through said 5 acres, a distance of 199.00 feet, to a point;

Thence, South 03°50'18" West, continuing through said 5 acres, a distance of 240.50 feet, to a point in the northerly right-of-way line of said Central College Road;

Thence, North 86°09'48" West, along said right-of-way line, a distance of 199.00 feet, to the **POINT OF TRUE BEGINNING**, containing 1.10 acres, more or less.

The bearings described herein, are based on the bearing of North 02°36'44" West, for the centerline of Harlem Road, occupying FSGS 1825 and FSGS 1375, as determined by GPS observations and post processed utilizing NGS OPUS solutions.

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC**



**PARCEL II  
DESCRIPTION OF 3.71 ACRES  
FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 7, Township 2, Range 16, United States Military Lands, and being part of that 5 acres conveyed to Walker Land, LTD., and Ohio limited liability company, of record in Instrument 201507150095922 (Parcel 010-283214-00), all being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows;

**BEGINNING**, at a point at the intersection of the line common to said 5 acres and a 5.052 acre tract, conveyed to Ahab Properties, LTD, of record in Instrument 201503260037470 (Parcel 220-000392-00) and the north right-of-way line of Central College Road (County Road 18);

Thence, North 86°09'48" West, through said 5 acres and along said right-of-way line, distance of 130.60 feet, to a point;

Thence, North 03°50'18" East, leaving said right-of-way line and continuing through said 5 acres, a distance of 240.50 feet, to a point;

Thence, North 86°09'48' West, continuing through said 5 acres, a distance of 199.00 feet, to a point on a line common to said 5 acres and a 2.268 acre tract conveyed to G & G Realty Services, LLC, of record in Instrument 200501140009737 (Parcel 220-001113-00);

Thence, North 03°50'18" East, in part with said common line, a distance of 398.94 feet, to the common corner of said 5 acres and a 2.36 tract conveyed to Ruth P. Whittington by Instrument 199904260102788 (Parcel 220-000100-00), said common corner also being on the southerly line of a 29.433 acre tract conveyed to Emerson Park, of record in Instrument 201608290114420 (Parcel 545-296201-00);

Thence, South 85°48'37" East, with a line common to said 29.433 acres, a distance of 326.86 feet, to a corner common to said 5 acres and said 5.052 acres;

Thence, South 03°35'32" West, along a line common to said 5 acres and said 5.052 acres, a distance of 637.43 feet, to the **POINT OF TRUE BEGINNING**, containing 3.71 acres, more or less;

The bearings described herein, are based on the bearing of North 02°36'44" West, for the centerline of Harlem Road, occupying FSGS 1825 and FSGS 1375, as determined by GPS observations and post processed utilizing NGS OPUS solutions.

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC**

**DEVELOPMENT PLAN**  
**COMMERCIAL PLANNED DEVELOPMENT (CPD)**  
**PLANNED UNIT DEVELOPMENT (PUD-4)**

**PROPERTY ADDRESS:** 5800 Central College Road, Columbus, OH 43054

**PID:** 010-283214

**AREA:** 4.81 +/- ac

**EXISTING ZONING:** R, Rural

**PROPOSED ZONING:** CPD, Commercial Planned Development; PUD-4, Planned Unit Development

**APPLICANT:** Paul Cugini, Cugini & Capoccia Builders, Inc., c/o Dave Perry, David Perry Company, Inc., 145 E. Rich Street, FL 3, Columbus, OH 43215 and Donald Plank, Plank Law Firm, LPA, 423 E. Town Street, FL 2, Columbus, Ohio 43215

**PROPERTY OWNER:** Walker Land, Ltd., c/o Dave Perry, David Perry Company, Inc., 145 E. Rich Street, FL 3, Columbus, OH 43215 and Donald Plank, Plank Law Firm, LPA, 423 E. Town Street, FL 2, Columbus, Ohio 43215

**DATE OF TEXT:** September 22, 2016

**APPLICATION NUMBER:** Z16- 060

**INTRODUCTION:** The 4.81 +/- acre site is located on the north side of Central College Road, 310 +/- feet east of Harlem Road. Two (2) subareas are proposed: 1) Subarea 1, 1.1 +/- acres to be zoned CPD for development of a building for day care use, and 2) Subarea 2, 3.71 +/- acres to be zoned PUD-4 for development of 13 detached single family condominiums. Subarea 1 and 2 will be split to create separate parcels for the development areas. A site plan titled "Development Plan – Central College", hereafter "Site Plan" and single family dwelling building elevations are submitted with this application. The proposed uses are appropriate for the site and area.

**SUBAREA 1:**

1. **PERMITTED USES:** The permitted use for Sub-Area 1, shall be Adult and Child Day Care, as permitted in Section 3351.03, C-1 permitted uses.

2. **DEVELOPMENT STANDARDS:** Unless otherwise indicated on the Site Plan, or in this written text, the applicable development standards shall be those standards contained in Chapter 3351, C-1, Commercial District, of the Columbus City Code.

**A. Density, Height, Lot and/or Setback commitments.**

1. The Central College Road building setback line shall be a minimum of 30 feet, net of Central College Road right of way dedication totaling 50 feet from centerline.

2. The Central College Road parking setback line shall be a minimum of 30 feet, net of Central College Road right of way dedication totaling 50 feet from centerline.

**B. Access, Loading, Parking and/or other Traffic related commitments.**

Vehicular access shall be from a single full-turning movement curbcut on Central College Road that will provide access to both Subareas 1 and 2.

**C. Buffering, Landscaping, Open Space and/or Screening Commitments:**

Landscaping/screening shall be provided as depicted on the Site Plan and in accordance with Code. ,

**D. Building design and/or Interior-Exterior treatment commitments.****E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.**

N/A

**F. Graphics and Signage commitments.**

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-1, Commercial District, except a ground sign shall be monument-style. Any variance to applicable sign standards shall be submitted to the Columbus Graphics Commission for consideration. No off-premise graphics shall be permitted on this site.

**G. Other CPD Requirements.**

1. Natural Environment: The site is located on Central College Road, 310' +/- feet east of Harlem Road.
2. Existing Land Use: The site is developed with a house, which will be razed in conjunction with redevelopment of the property.
3. Circulation: Vehicular access shall be via a full-turning movement curbcut on Central College Road that will provide vehicular access to Central College Road for both Subarea 1 and 2.
4. Visual Form of the Environment: Central College Road is an arterial right of way. There is extensive development east and west of the site. A large residential development is planned north of the site.
5. Visibility: The site is visible from Central College Road.
6. Proposed Development: Two (2) development area are proposed on the parcel, as depicted on the Site Plan. Subarea 1 (CPD) is proposed for an adult and child day care center (Section 3351.03) and Subarea 2 (PUD-4) is proposed for detached single family dwellings. Subareas 1 and 2 will be separate tax parcels for development.
7. Behavior Patterns: Behavior patterns are illustrated on the Site Plan.
8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text for light levels, sounds and dust. There will be no objectionable emissions.

**H. Modification of Code Standards.**

Section 3351.09, C-1 district setback lines, to reduce the Thoroughfare Plan required Central College Road building setback line from 50 feet to 30 feet, net of right of way dedication totaling 50 feet from centerline.

**I. Miscellaneous commitments.**

1. The site shall be developed in accordance with the submitted Site Plan titled "Development Plan – Central College", dated \_\_\_\_\_ and signed \_\_\_\_\_ by David B. Perry, Agent for Applicant, and Donald Plank, Attorney for Applicant. The 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 Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.
2. Applicant shall pay the applicable Parkland Dedication Ordinance (PDO) fee prior to issuance of an approved Site Compliance Plan.
3. Applicant shall pay the applicable Pay As We Grow (PAWG) fees.

**SUBAREA 2:**

1. **PERMITTED USES:** The permitted use for Sub-Area 2, shall be thirteen (13) detached single family dwellings, as permitted in Section 3345.04, Permitted uses (Planned Unit Development).
2. **DEVELOPMENT STANDARDS:** Unless otherwise indicated on the Site Plan, or in this written text, the applicable development standards shall be those standards contained in Chapter 3345, Planned Unit Development, of the Columbus City Code.

**A. Density, Height, Lot and/or Setback commitments.**

1. The Central College Road building setback line shall be a minimum of 160 feet, net of Central College Road right of way dedication totaling 50 feet from centerline.
2. The detached single family dwellings will not be on separate lots and no lots shall be required.

**B. Access, Loading, Parking and/or other Traffic related commitments.**

1. Vehicular access shall be from a single full-turning movement curbcut on Central College Road that will provide access to both Subareas 1 and 2.
2. On-site street(s) shall be private street(s).

**C. Buffering, Landscaping, Open Space and/or Screening Commitments:**

1. Landscaping/screening shall be provided as depicted on the Site Plan and in accordance with Code.
2. Open space shall be provided as depicted on the Site Plan. Open Space areas may be developed with resident walking path(s), gazebo, benches or comparable leisure uses consistent with the open space area.

**D. Building design and/or Interior-Exterior treatment commitments.**

Building design shall be as depicted on the submitted building elevations.

**E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.**

N/A

**F. Graphics and Signage commitments.**

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the PUD, Planned Unit Development District and a "Residential Complex Identification Sign" (Section 3376.04) shall be permitted for 13 dwelling units. Any ground sign shall be monument-style. Any variance to applicable sign standards, other than permitting the Residential Complex Identification Sign for 13 dwelling units, shall be submitted to the Columbus Graphics Commission for consideration. No off-premise graphics shall be permitted on this site.

**G. Other PUD Requirements.**

N/A

**H. Modification of Code Standards.**

N/A

**I. Miscellaneous commitments.**

1. The site shall be developed in accordance with the submitted Site Plan titled "Development Plan – Central College", dated \_\_\_\_\_ and signed \_\_\_\_\_ by David B. Perry, Agent for Applicant, and Donald Plank, Attorney for Applicant. The 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 Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

2. Applicant shall pay the applicable Parkland Dedication Ordinance (PDO) fee prior to issuance of an approved Site Compliance Plan.

3. The site is located in the Northeast Pay as We Grow Area (NPAWG) and is subject to applicable fees of the NPWGA.

*The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes, other than as specified herein.*

Signature:

\_\_\_\_\_  
David B. Perry, Agent

\_\_\_\_\_  
Date

Signature:

\_\_\_\_\_  
Donald Plank, Attorney

\_\_\_\_\_  
Date

**5800 CENTRAL COLLEGE ROAD**

**Z16- 060**

**SITE DATA TABLE:**

**ADDRESS:** 5800 Central College Road  
**TAX DISTRICT/PARCEL:** 010-283214

**EXISTING ZONING:** R, Rural District  
**PROPOSED ZONING:** CPD, Commercial Planned Development  
PUD-4, Planned Unit Development

**PROPOSED USE:** Commercial (day care)  
Detached Single Family Condominiums (13)

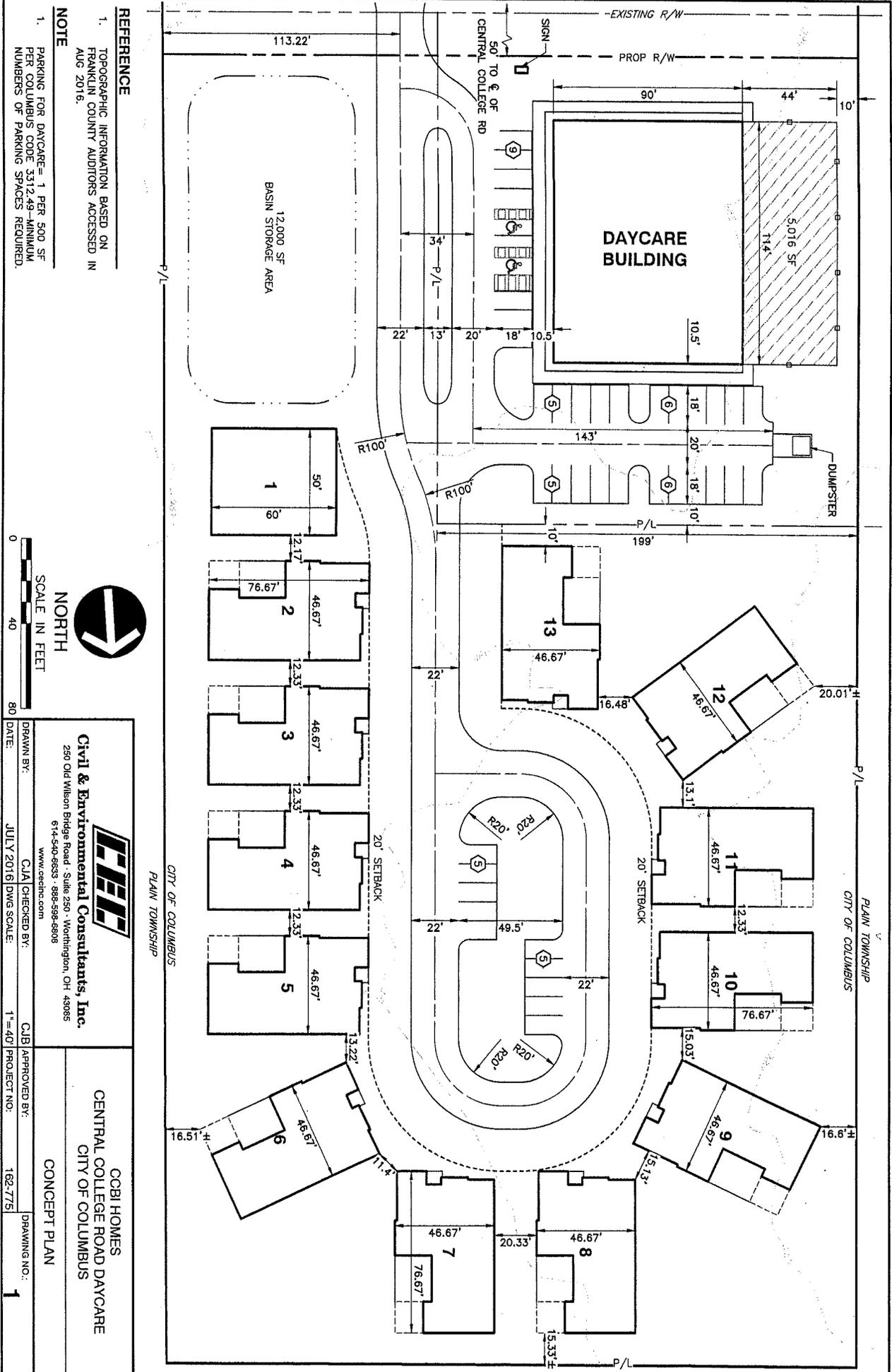
**TOTAL ACREAGE** 4.81 +/- acres

**COMMERCIAL:** 1.10 +/- acres  
**RESIDENTIAL:** 3.71 +/- acres

**PUD:**  
**DENSITY:**  
13 Detached Single Family Condominiums  
Net Density (net area, 3.65 +/- acres): 3.60 +/- Dwelling Units /net acre

**OPEN SPACE:**  
Open Space Required @ 600 square feet per unit (13): 0.18 +/- Acres (7,800 SF)  
Open Space Provided: 0.28 +/- Acres (12,200 SF +/-)  
(Pond, open space, walking path)

**PARKING:**  
Required: 2 spaces per dwelling unit  
Provided: 2 garage spaces per dwelling unit (attached garage) and guest parking.

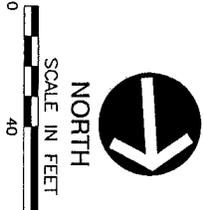


**REFERENCE**

1. TOPOGRAPHIC INFORMATION BASED ON FRANKLIN COUNTY AUDITORS ACCESSED IN AUG 2016.

**NOTE**

1. PARKING FOR DAYCARE = 1 PER 500 SF PER COLUMBUS CODE 3312.49 - MINIMUM NUMBERS OF PARKING SPACES REQUIRED.



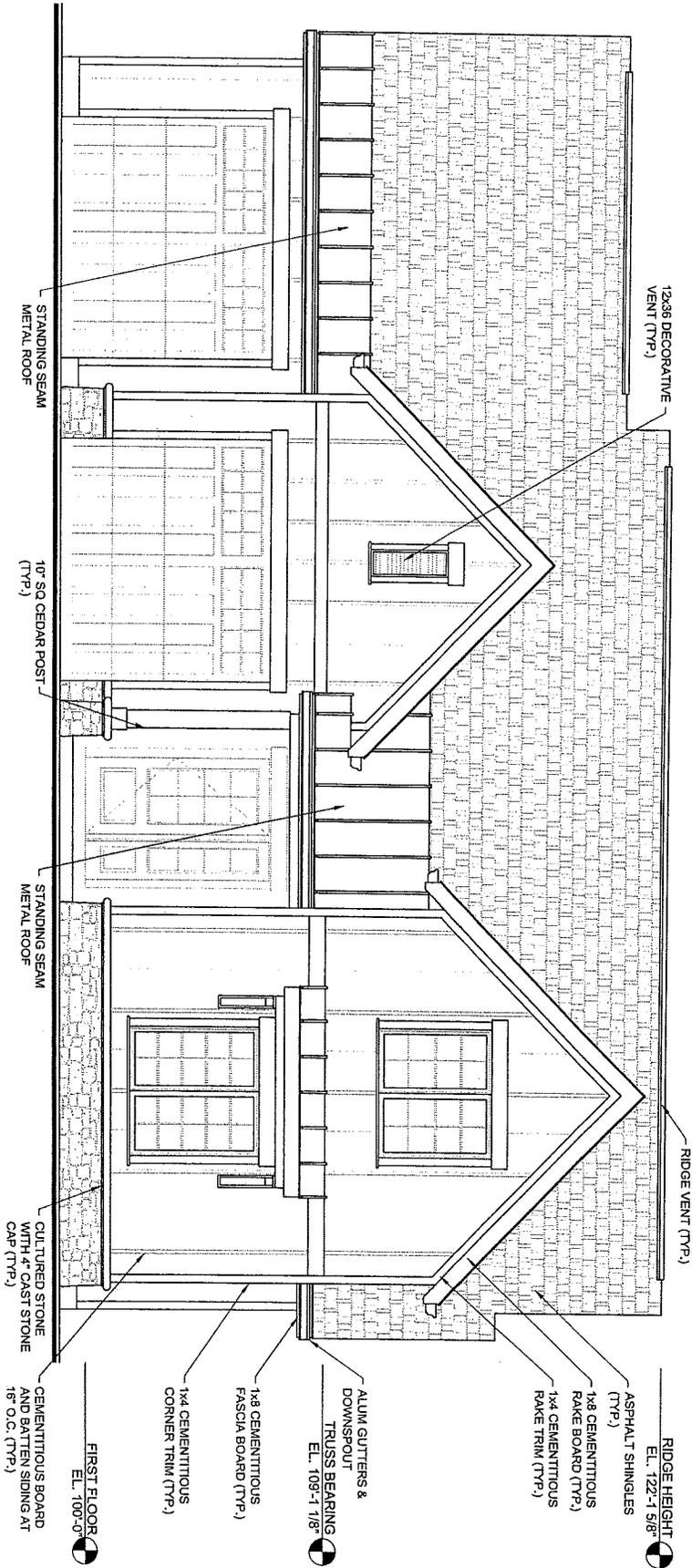
**Civil & Environmental Consultants, Inc.**  
 250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085  
 614-540-6933 • 688-598-6908  
 www.cenric.com

DRAWN BY: CJA CHECKED BY: CJB APPROVED BY: \_\_\_\_\_  
 DATE: JULY 2016 DWG SCALE: 1"=40' PROJECT NO: 162-775

**CCBI HOMES**  
 CENTRAL COLLEGE ROAD DAYCARE  
 CITY OF COLUMBUS

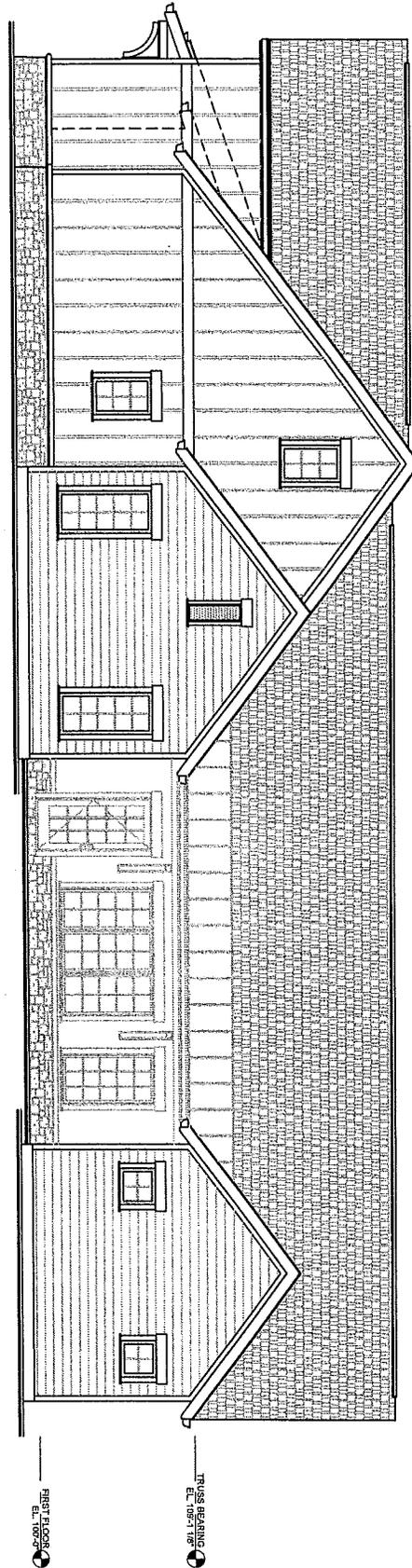
CONCEPT PLAN

DRAWING NO.: 1



**FRONT ELEVATION**

Scale: 1/4"=1'-0"



A1.2

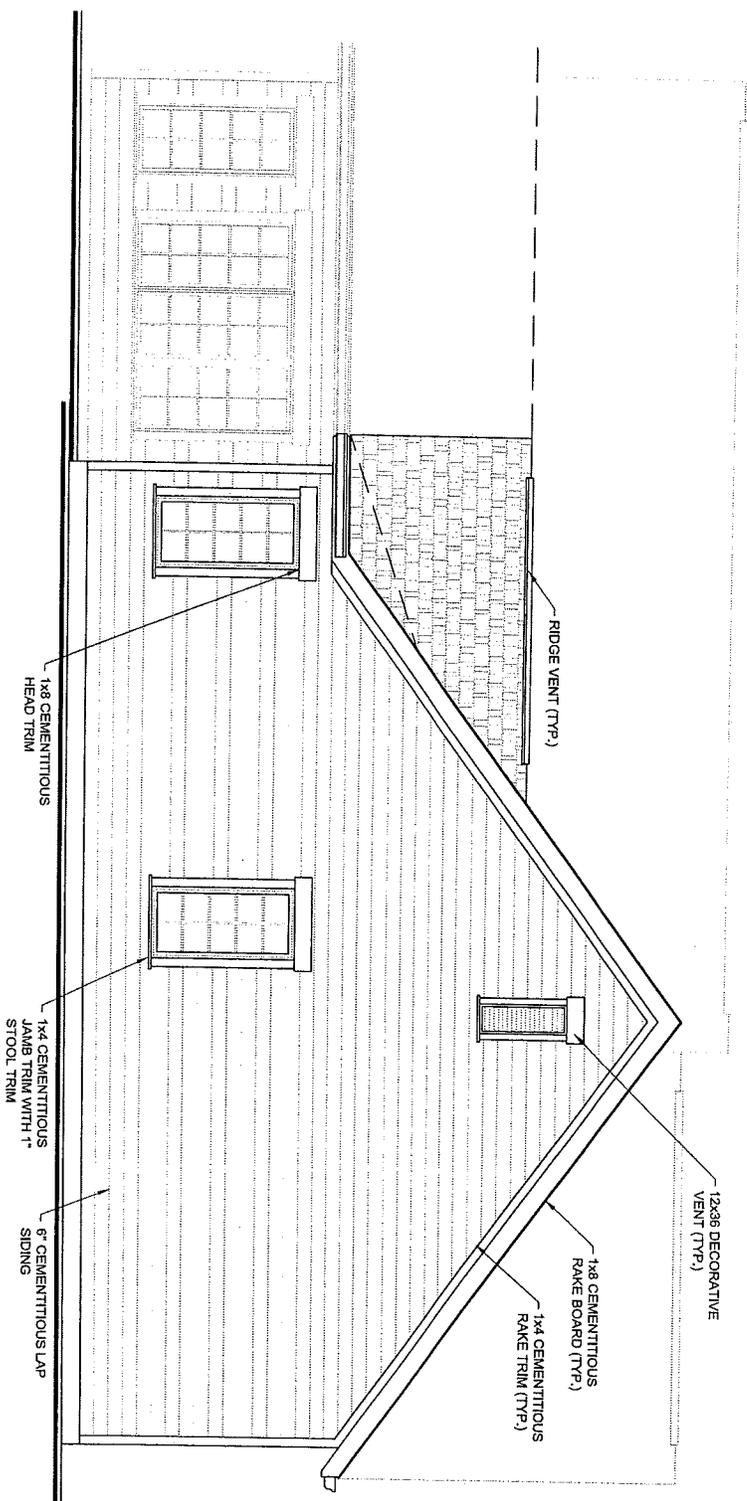
NO.	DATE	REVISION

**CENTRAL COLLEGE  
CONDOMINIUM**  
NEW ALBANY, OHIO

**CCBI**  
HOME

111 CREEK HOLLOW DRIVE SOUTH NEW ALBANY, OHIO 43055  
614-938-7000 FAX 614-938-7001



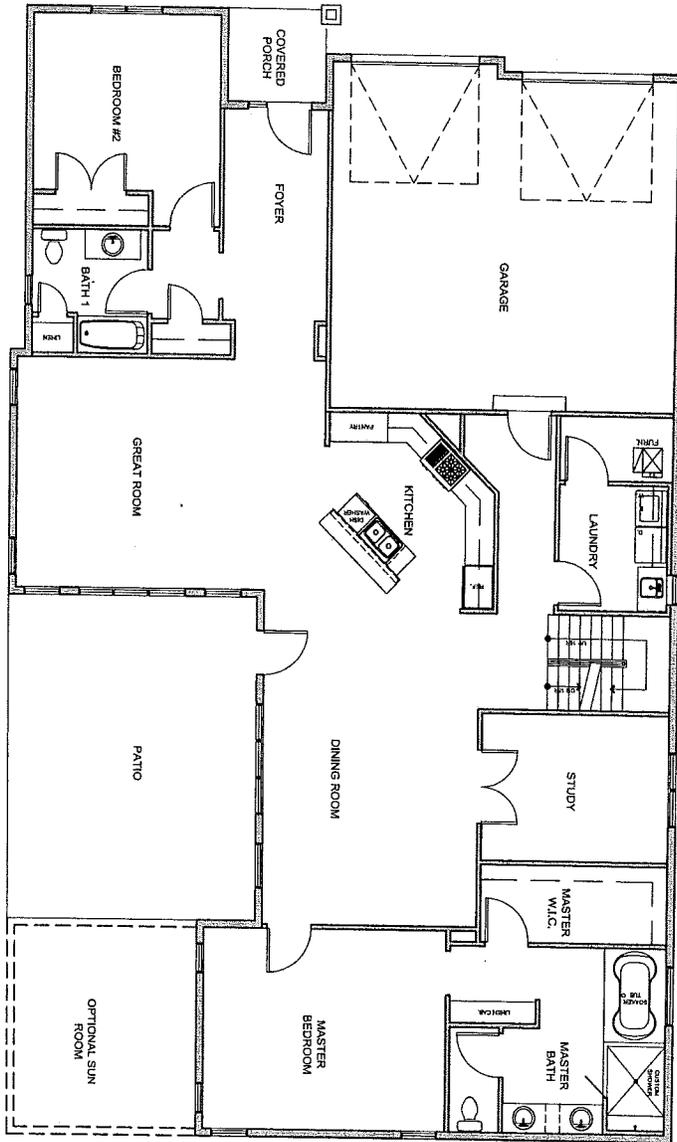


**BACK ELEVATION**  
 Scale: 1/4" = 1'-0"

- 12x36 DECORATIVE VENT (TYP.)
- 1x8 CEMENTITIOUS RAKE BOARD (TYP.)
- 1x4 CEMENTITIOUS RAKE TRIM (TYP.)
- RIDGE VENT (TYP.)
- 1x8 CEMENTITIOUS HEAD TRIM
- 1x4 CEMENTITIOUS JAMB TRIM WITH 1" STOOL TRIM
- 6" CEMENTITIOUS LAP SIDING

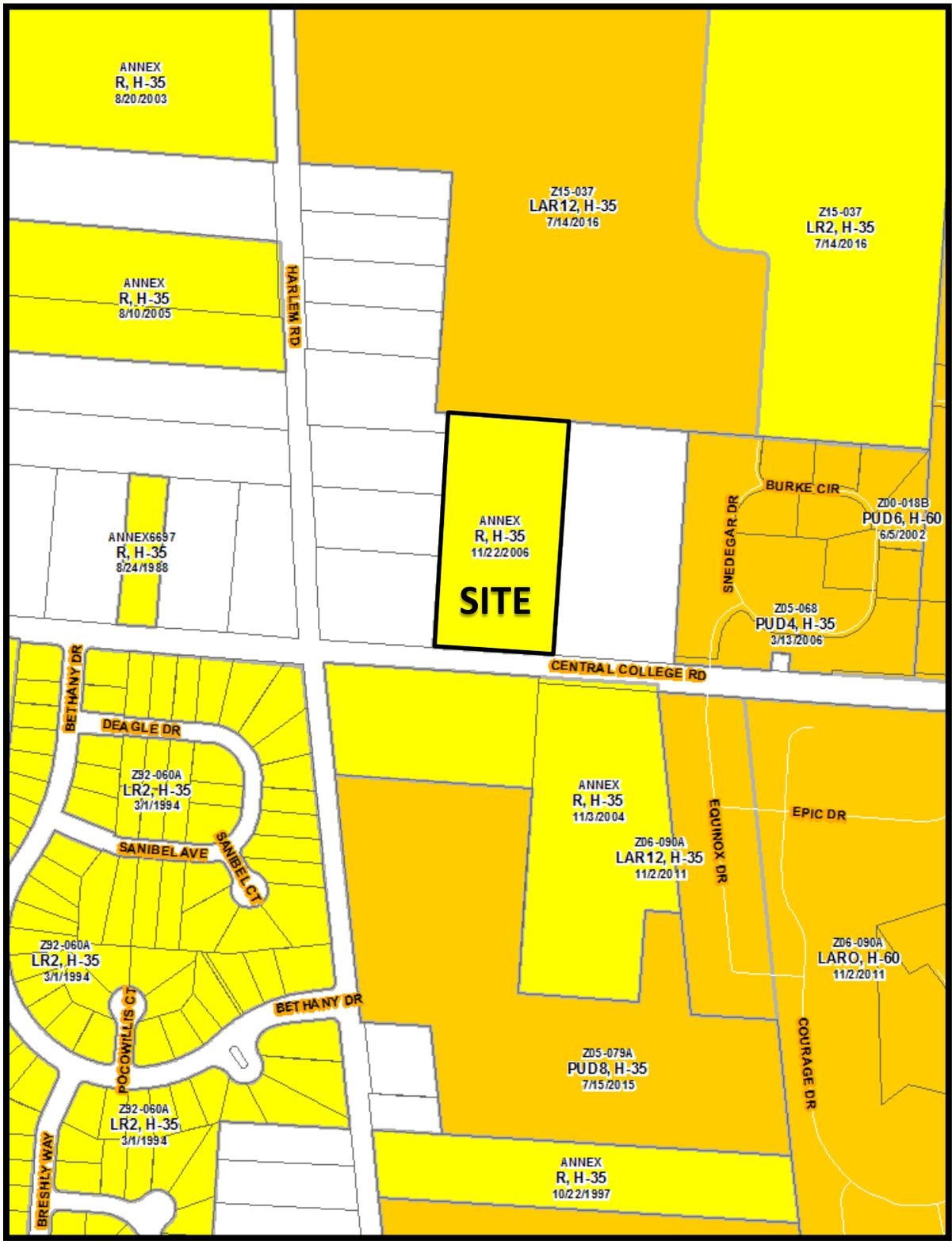
FIRST FLOOR  
 EL. 100'-0"

TRUSS BEARING  
 EL. 109'-1 7/8"

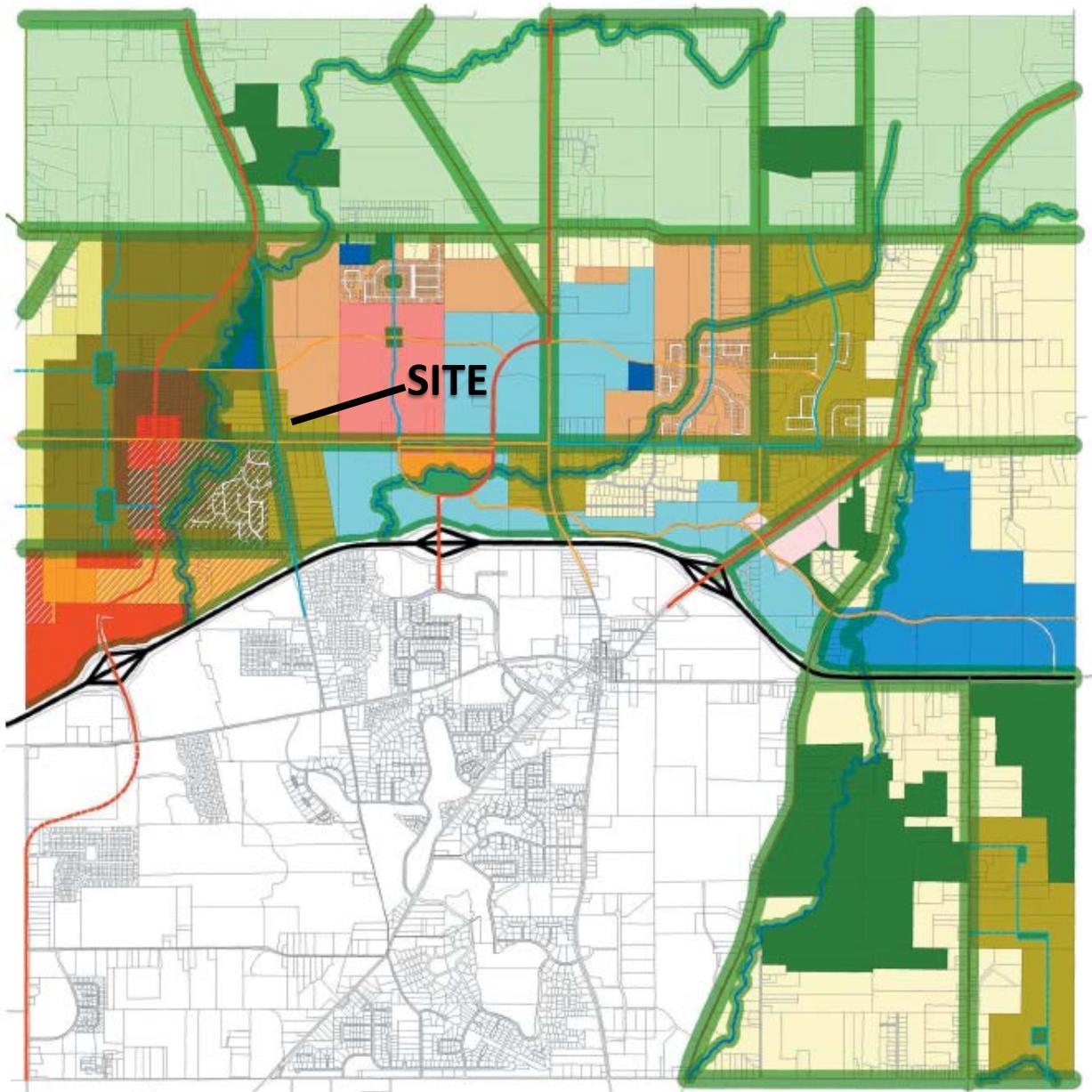


**FLOOR PLAN**  
 Scale: 1/8"=1'-0"





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  
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Z16-060  
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