

**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, 2nd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 423 East Town Street, 2nd Floor; Columbus, OH 43215.

 Property Owner(s): Walker Land, Ltd.; c/o David Perry, David Perry Company, Inc., Agent; 423 East Town Street, 2nd Floor; Columbus, OH 43215.

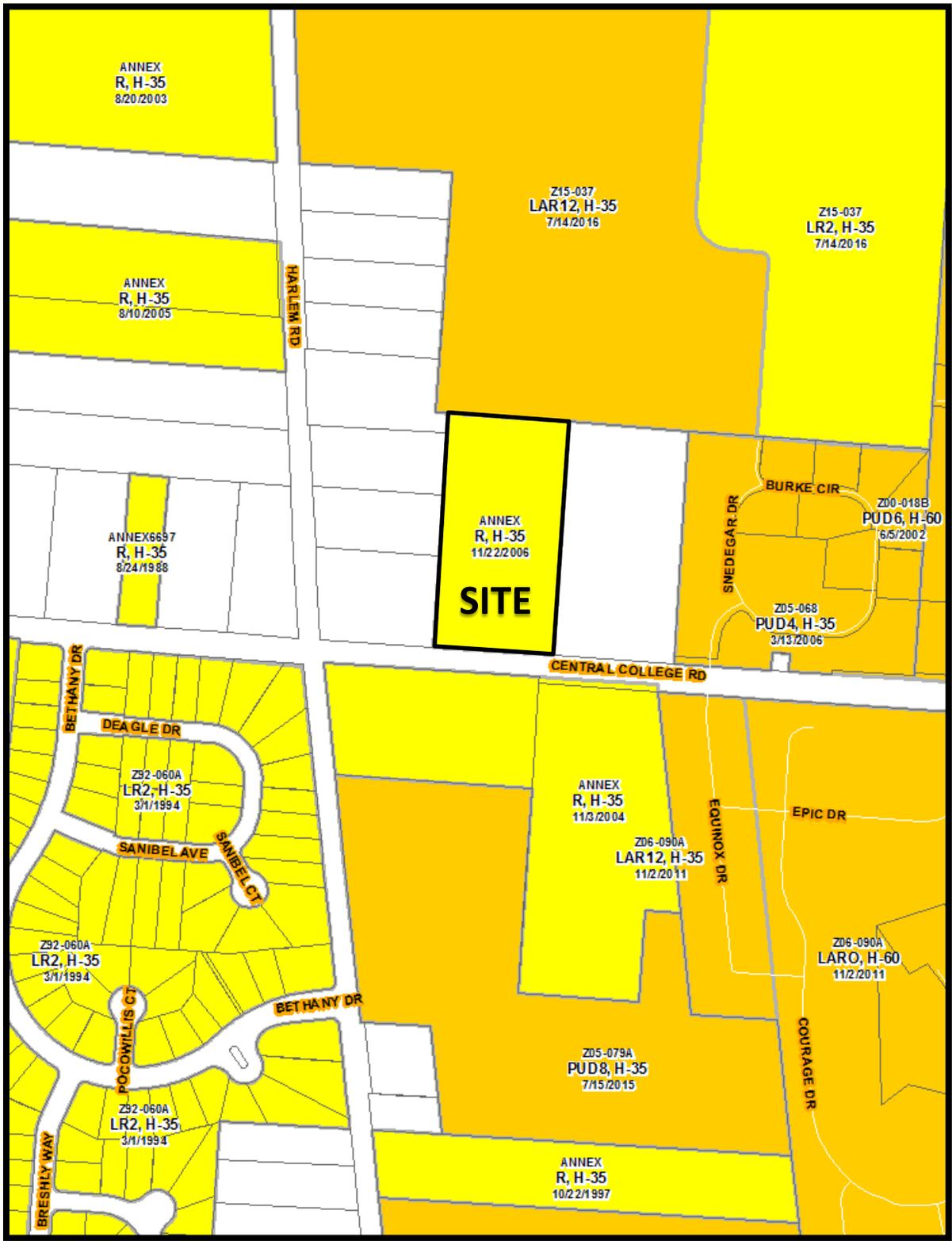
 Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

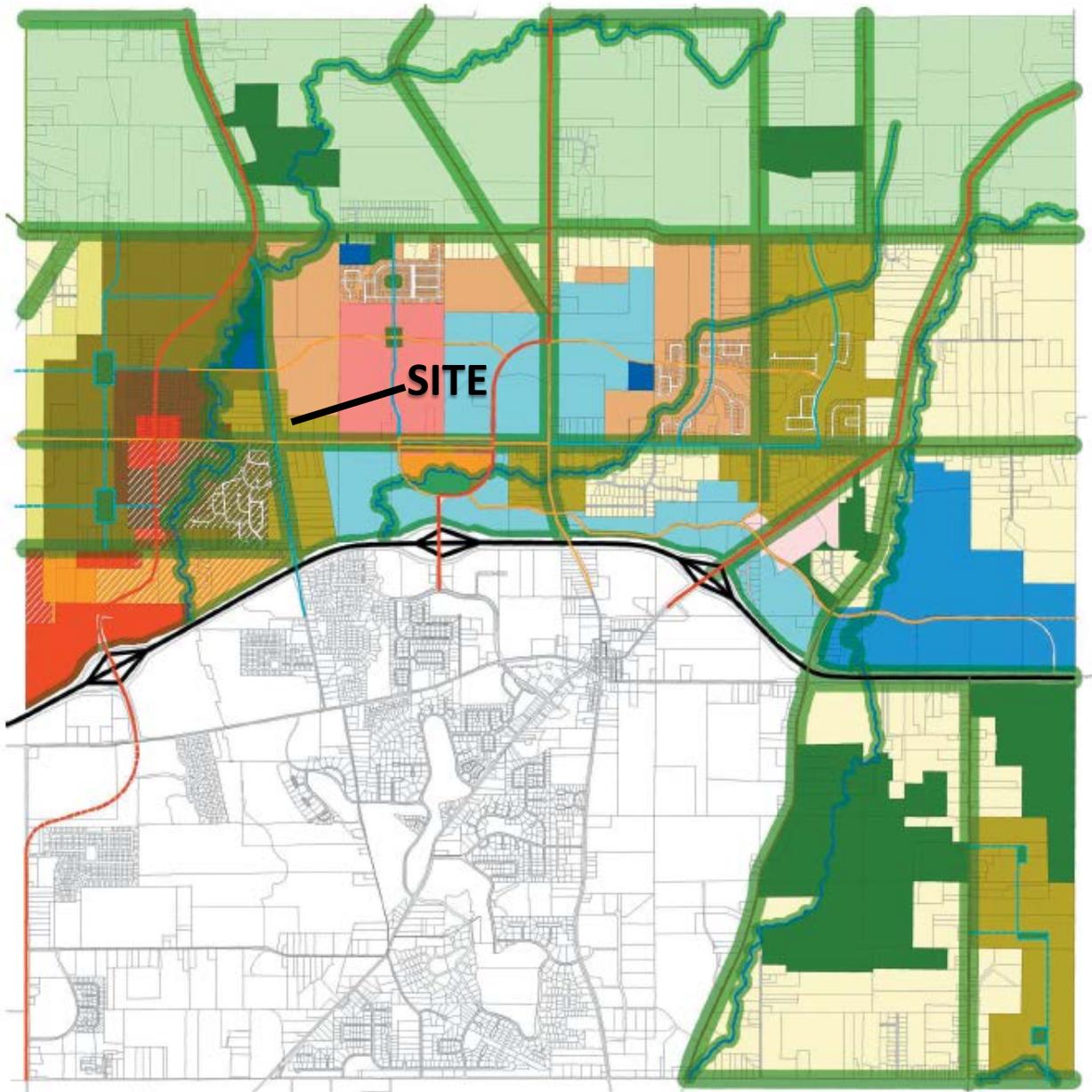
- The site consists of a single parcel currently zoned R, Rural District. A rezoning to the CPD, Commercial Planned Development (Subarea A) and PUD-4, Planned Unit Development (Subarea B) districts is necessary to develop the parcel with a daycare center and thirteen detached single-unit dwellings with 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

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: November 28, 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" is 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.

The Central College Road building setback line shall be a minimum of 50 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.

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. An access study for access to Central College Road is pending review with the City of Columbus. The access study indicates an eastbound turn lane is warranted. Upon approval of the access study, this section will be updated to reflect specific requirements.

3. On-site street(s) shall be private street(s).

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.

N/A

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 areas 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.

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. 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. An access study for access to Central College Road is pending review with the City of Columbus. The access study indicates an eastbound turn lane is warranted. Upon approval of the access study, this section will be updated to reflect specific requirements.

3. 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.
3. A ten (10) foot tree buffer area shall be located on the east and west sides of the single family area, within the area noted as 10' tree buffer on the Site Plan. Trees of 2" caliper or greater within the tree buffer area shall be preserved.

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

N/A

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. 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 NPAWG.

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.

11-30--2016

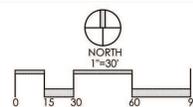


DEVELOPMENT PLAN

CENTRAL COLLEGE

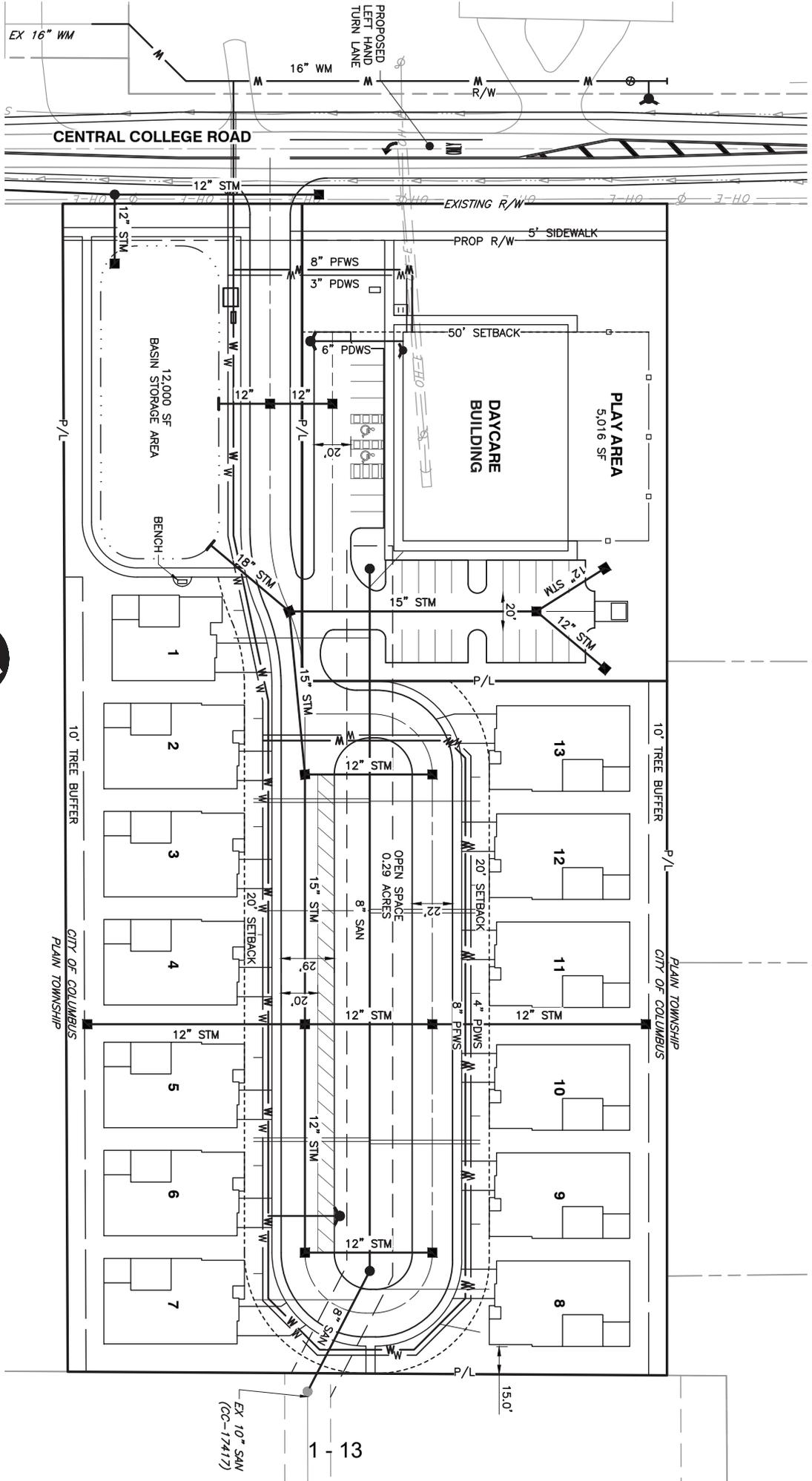
PREPARED FOR CUGINI AND CAPOCCIA BUILDERS, INC.
DATE: 12/6/2016

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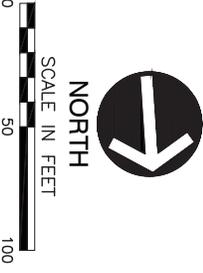


Faris Planning & Design

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



- NOTE**
1. PARKING FOR DAYCARE = 1 PER 500 SF AS PER COLUMBUS CODE 5312.49 - MINIMUM NUMBER OF PARKING SPACES REQUIRED.
- REFERENCE**
1. TOPOGRAPHIC INFORMATION BASED ON FRANKLIN COUNTY AUDITORS ACCESSED IN AUG 2016.



| | | | |
|--|--------------------------|---|-----------------------|
|  <p>Civil & Environmental Consultants, Inc. 250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085 614-540-6633 - 688-598-6808 www.ceecinc.com</p> | | <p>CCBI HOMES CENTRAL COLLEGE ROAD DAYCARE CITY OF COLUMBUS</p> | |
| <p>DRAWN BY: NOVEMBER 2016</p> | <p>MGS CHECKED BY:</p> | <p>CJB APPROVED BY:</p> | <p>DRAWING NO.: 1</p> |
| <p>DATE: NOVEMBER 2016</p> | <p>DWG SCALE: 1"=50'</p> | <p>PROJECT NO: 162-775</p> | <p>CONCEPT PLAN</p> |

RECORD OF PROCEEDINGS

October 20, 2016

6:00 PM
New Albany Village Hall
99 West Main Street, New Albany

I. Call to Order

Meeting opened at approximately 6:25 pm at New Albany Village Hall with the following members present: Kimberly Burton, Dave Paul, Sarah Biggs, Jay Herskowitz, Mike Chappellear. Kimberly Burton chaired the meeting. Staff members present were Stephen Mayer, City of New Albany and Christopher Lohr and Festus Manly-Spain, City of Columbus.

II. Organization

Mr. Lohr introduced Mr. Manly-Spain who will be the new staff person from Columbus.

Staff made amendment to agenda under to elect chairs.

Mr. Paul made a motion to elect Ms. Burton as Columbus co-chair, seconded by Ms. Burton . Motion passed 5-0.

Mr. Paul made a motion to elect Ms. Briggs as New Albany co-chair, seconded by Ms. Burton . Motion passed 5-0.

Mr. Paul made a motion to elect Mr. Chappellear as Plain Township co-chair, seconded by Ms. Burton . Motion passed 5-0

IV. Old Business

None

V. New Business**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 & Capoccia Builders, Inc., c/o Dave Perry</i> |
| <i>Property Owner(s):</i> | <i>Walker Land, Ltd, c/o Dave Perry</i> |

Mr. Lohr presented the application.

Mr. Herskowitz asked if a traffic study has been completed.

Mr. Perry stated that a traffic study hasn't been done because it doesn't meet the necessary threshold. The proposed uses appear to generate nominal traffic.

Mr. Paul asked if the daycare will be for adults or children.

Mr. Perry stated that the daycare will be for childcare and that zoning regulations do not differentiate between adult and children daycare. He added that child care is typically close to neighborhoods and will provide services to the areas outside of this immediate development. He expects the daycare to potentially have up to 100 children.

Mr. Chappellear asked staff of what other developments in the immediate area have 100 foot setback.

Mr. Lohr stated Sugar Run is 100 feet from centerline.

Mr. Chappellear expressed concern that as the road grows, there will be less greenway between road and the development. He asked if the setback was appropriate with that in mind.

Mr. Lohr identified surrounding properties on the map with the same setback.

Mr. Chappellear said Central College is more of a major road than Harlem. He has concerns with deviating and its effect on the aesthetics. He is concerned with the amount of green space and the small amount of condos. He is further concerned on whether the HOA will be able to pay for grounds upkeep with such a small number of units in the development. He expressed his desire to see multi-family than a child care facility.

Mr. Perry stated that the daycare is setback 100 feet and the residential use is considerably further back. He identified other projects to the east of this site that have less than 250 feet of setback and he feels this isn't a huge deviation given the surrounding development. He added that future road widening will not be affected by this project.

Mr. Perry deferred to Mr. Cugini to address concerns about grounds upkeep and HOA.

Mr. Cugini explained that the units will be between 2,200 and 2,400 square feet big and will be sold for between \$400,000 and \$500,000 to finishes that support that price. He added that these are basically ranch units and at this price point, residents not being able to pay their HOA fee is not a concern.

Mr. Paul asked if the units will be marketed to families with small children or empty nesters.

Mr. Cugini stated that the units will be marketed towards empty nesters.

Mr. Paul asked for confirmation on the location of the playground area for the childcare center. He asked for further elaboration about traffic and drop-off area.

Mr. Cugini said he doesn't foresee drop-off being a problem.

Mr. Perry added that 50 feet from center line of the road along Central College will be deeded for public right-of-way.

Ms. Briggs asked if staff has accounted for the required number of parking spaces provided.

Mr. Perry stated that there are 31 total spots and that most users will be picking up and dropping off and not parking for a long period of time. He added that 31 spaces currently exceed code requirement.

Ms. Briggs expressed concern about the provision for adequate parking for turn-around and drop-offs.

Mr. Chappellear said they should consider providing a curb cut in the median to improve circulation.

Ms. Briggs agreed with the suggestion saying it appears the site could bottleneck as laid out now.

Mr. Herskowitz asked if it is a deal breaker if they lose a unit of residential.

Mr. Cugini said yes it is. Each unit accounts for 7% of the project.

Mr. Paul asked what the daycare hours are.

Mr. Cugini said it will operate Monday to Friday, 6am to 6pm/6:30pm.

Ms. Briggs commented she thinks there is a market for this type of unit.

Mr. Chappellear asked about impact to neighbors.

Mr. Cugini stated they are preserving trees to provide a buffer between the two uses and they are not mounding in order to save trees.

Ms. Burton commented that she likes the mix of uses and using the daycare as a buffer. She expressed concern about the access point to the daycare being close to Central College. She suggested that a curb cut would help with the site's flow and queuing. She requests that the applicant provide screening for building 1 from the daycare if they provide the curb cut. She added that the applicant also change grade to block headlights from cars. Her initial concern with the lack of open space has been alleviated since the developer is marketing the development for empty nesters and there won't be many kids in the neighborhood.

Ms. Briggs moved to approve the application with note that a license traffic engineer to examine the need for a turn lane, seconded by Mr. Paul. Motion passed 5-0.

MOTION: To recommend this application Z16-060 for approval.

MOTION BY: Mr. Briggs, seconded by Mr. Paul.

RESULT: Approved 5-0

VI. Adjournment

With there being no further business, the meeting was adjourned at approximately 7:19 pm.