

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 13, 2015**

- 3. APPLICATION: Z15-027**
Location: **4980 CENTRAL COLLEGE ROAD (43081)**, being 1.02± acres located on the north side of Central College Road, 340± feet west of Course Drive (010-270766; Rocky Fork - Blacklick Accord).
Existing Zoning: RR, Rural Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Eating and drinking establishment or office use.
Applicant(s): David B. Meleca Architects, LLC, c/o Amanda Dunfield; 144 East State Street; Columbus, OH 43215.
Property Owner(s): Cristian Dirva; 6120 Braet Road; Westerville, OH 43081.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- The 1.02± acre site is zoned in the RR, Rural Residential District and is developed with a vacant single-unit dwelling. The applicant requests the CPD, Commercial Planned Development District to allow the expansion of the building for limited restaurant or office uses.
- To the north across Caplinger Avenue are single-unit dwellings in the NE, Neighborhood Edge, and NG, Neighborhood General Districts. To the east and west is undeveloped land in the NE, Neighborhood Edge District. To the south across Central College Boulevard are undeveloped land in the NE, Neighborhood Edge District, and single-unit dwellings in Plain Township.
- The site is within the boundaries of the *Rocky Fork/Blacklick Accord* (2003), which recommends “Neighborhood” uses (single- and multi-unit residential) for this location. Deviation from the Plan recommendation was supported by the Planning Division based on the following merits the proposal contains:
 - Preserves the large contiguous open space along Central College Road
 - Permanently protects the historic structure
 - Calls out existing specimen trees to be preserved
 - Provides ample landscaping, with a focus on the northern property boundary
 - Limits commercial signage
 - Limits permitted uses to office and restaurant without a drive-through
- The Rocky Fork - Blacklick Accord Panel recommended unanimous approval of the request at their June 25, 2015 meeting.
- The CPD Plan depicts the proposed building expansion, the new parking lot, and landscaping and screening. Use restrictions and development standards for setbacks,

access, landscaping and screening, building materials, and signage commitments are included in the CPD Text. Additionally, variances to reduce the minimum number of parking spaces and the building setback along Central College Road are requested.

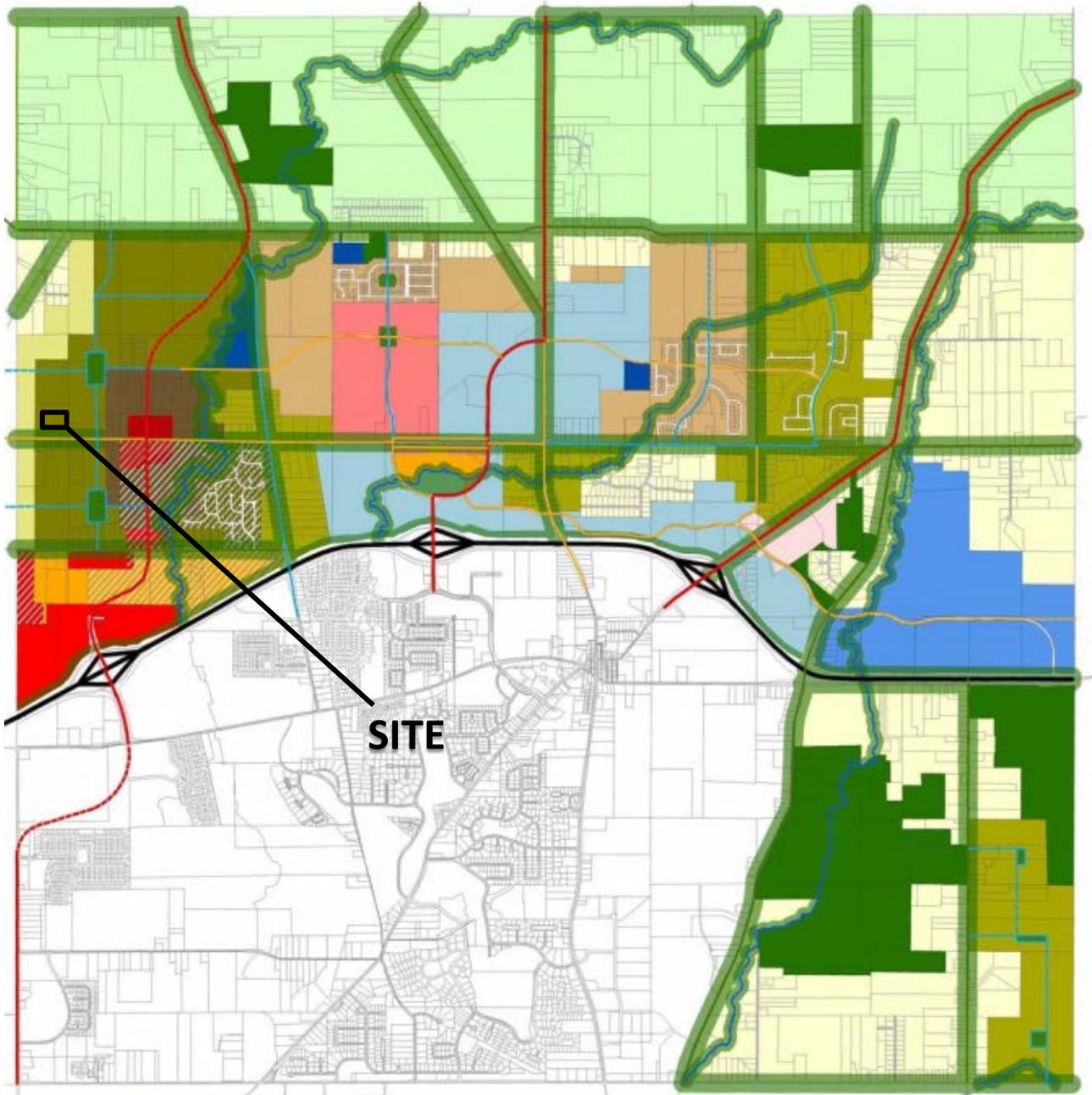
- The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial requiring 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit an existing historic dwelling to be expanded and converted into an eating or drinking establishment or office with appropriate limitations. Although the proposed uses are not consistent with the land use recommendations of the *Rocky Fork/Blacklick Accord*, the request can be supported because it contains commitments to preserve the open space along Central College Road, protects the historic structure, preserves trees, provides ample landscaping, limits commercial signage, and limits permitted uses to office and restaurant without a drive-through component.



Z15-027
4980 Central College Road
Approximately 1.02 acres
RR to CPD



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 | | |

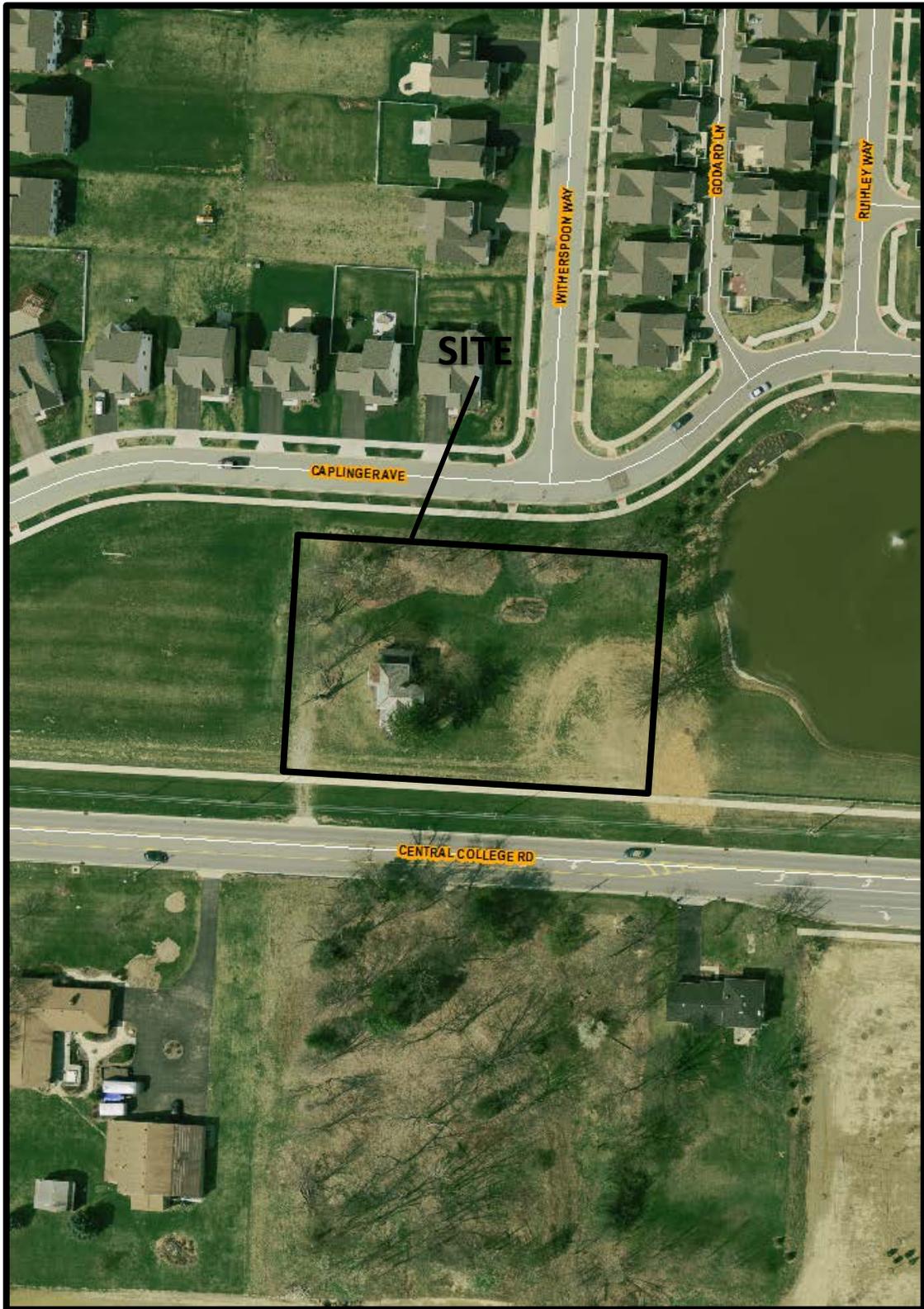
Z15-027

4980 Central College Road

Approximately 1.02 acres

RR to CPD

Rocky Fork Black Lick Accord (2003)



Z15-027
4980 Central College Road
Approximately 1.02 acres
RR to CPD

**DEVELOPMENT TEXT
CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT
1.015 ACRES**

EXISTING DISTRICTS: RR, Restricted Rural Residential
PROPOSED DISTRICT: CPD, Commercial Planned Development District
PROPERTY ADDRESS: 4980 Central College Rd.
PARCEL ID: 010-270766-00
OWNER: Cristian Dirva et al. 6120 Braet Rd. Westerville OH 43081-8062

APPLICANT: Amanda Dunfield, David B. Meleca Architects, LLC 140 E. State St. Columbus, OH 43215

DATE OF TEXT: July 8, 2015

APPLICATION NUMBER: Z15-027

INTRODUCTION: The subject property ("Site") is 1.015 acres located on the north side of Central College Road and south of Caplinger Rd. The site is zoned RR, Residential from a 2004 rezoning. The site has been developed with a vacant single family home constructed in 1850. The site is in the Rocky Fork Blacklick Accord Planning area. The site plan titled "Central College Redevelopment", hereafter "Site Plan", dated 06/25/2015, is the site development plan for the property.

Applicant will work with the city Historic Preservation Office for determination as to the applicability and benefits of listing the existing Victorian era home with the office.

1. PERMITTED USES: All office permitted in Columbus City Code Chapter 3353, C-2, Office Commercial District, and restaurant uses permitted in Chapter 3355, C-3, Community Scale Commercial District, which shall be limited to 4,825 GSF and shall not include Fast Food (food that can be prepared quickly and easily and is sold in restaurants and snack bars as a quick meal or to be taken out) or Fast Casual (facilities that do not offer full table service) types. No drive thru's are permitted.

2. DEVELOPMENT STANDARDS: The applicable development standards shall be as specified in Chapter 3351, C-1, Neighborhood Commercial District, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standard, except as specifically set forth herein.

A. Density, Height, Lot and/or Setback Commitments.

1. The minimum building setback along Central College shall be 29'-7" +/- based upon the existing building front facade.

2. The minimum parking setback along Central College shall be 11'-0" as depicted on the submitted Site Plan.

3. The minimum building and pavement setback along the west property line shall be 5 feet as long as the adjacent property to the west is zoned or used for neighborhood edge purposes.

4. The minimum building and pavement setback along the east property line shall be 60 feet as long as the adjacent property to the east is zoned or used for neighborhood edge purposes.
5. Lot Coverage for Building and Pavement shall not exceed fifty (50) percent (%).

B. Access, Loading, Parking and/or other Traffic Related Commitments.

Curb cuts shall be approved by the City of Columbus Department of Public Service, but shall include one (1) full access curb cut on Central College Rd.

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

1. The parking setback along Central College shall be maintained in live vegetation and shall include tree and shrub planting at a minimum rate of four (4) trees and four (4) shrubs per 100 lineal feet of frontage. Trees shall be placed randomly to stimulate natural hedgerows. The trees are in addition to those required in No. 2 below.
2. A street tree row shall be established along Central College Rd. The street tree row shall require trees at the minimum rate of four (4) trees for every 100 feet of lineal frontage. Trees may be planted in a natural hedgerow manner or straight line and may include grouping of trees. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester. The trees shall be planted in the right of way, subject to approval of the City Forester and Public Service Department, or otherwise shall be planted adjacent to the right-of-way. The open space along the South east portion of the site shall be maintained as open space and will be utilized as lawn area, formal garden plantings, or other green space development. This area shall be kept free of parking or building construction.
3. All parking areas adjacent to Caplinger Rd. shall have headlight-screening parallel to the frontage, with a minimum height of 48 inches measured from the elevation of the nearest section of the adjacent parking area. Said headlight screening shall be in the form of an evergreen hedge, earth mounding, fence or combination of the three. Parking areas adjacent to Central College Rd. shall have shall have headlight-screening parallel to the frontage, with a minimum height of 36 inches measured from the elevation of the nearest section of the adjacent parking area. Said headlight screening shall be in the form of an evergreen hedge, earth mounding, fence or combination of the three and shall have not less than 75% opacity.
4. Within the five (5) foot landscaped setback on the west property line, evergreen plant material, planted 3 - 5 feet on center, and being a minimum of three (3) feet tall at planting shall be provided. The planting shall start at the same point as the actual setback of the building from Central College and extend north along the west and east property lines to the parking setback along Caplinger Rd. Said screening shall have not less than 75% opacity.
5. Existing specimen trees will be located and preserved as part of the development. Minor adjustments or the parking lot layout will be made to protect specimen trees and their associated drip lines.
6. A white fence, meeting the New Albany standard design, shall be provided along the Central College frontage as an extension of the current fence line to the east and west of the parcel. A design section for this fence is included on the site plan.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. There shall be no roof-mounted mechanical equipment or utility hardware unless said mechanicals are screened by decorative cornices.
2. Building illumination shall be permitted, provided such light source is concealed. No colored light shall be used to light the exterior of any building.
3. Building materials for any additions shall be similar in appearance to the existing building and shall be traditional and natural in appearance, such as wood, brick, stone, stucco, EIFS and/or glass. Additions shall complement the existing building design.
4. The primary roof of the buildings shall be pitched or sloped with a minimum slope of 6:12 or, if flat, shall have decorative cornices or the appearance of a sloped roof on all four (4) sides of the building. If shingles are used for roofing, they shall be dimensional shingles or period style shingles, synthetic slate or standing seam metal roofing.
5. The building shall be finished on all sides/elevations with the same or similar level and quality of finish and design detailing.

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

1. Except for decorative lighting, all other light poles shall be metal or fiberglass and such light poles shall be of the same color. Any new lighting shall comply with Section 3321.03(A), except that the maximum height of light fixtures shall not exceed a height limit of 10 feet. Lighting shall be cut off type fixtures and all lighting shall be off during non-business hours except for lighting necessary to provide security for the building.
2. All new or relocated utility lines shall be installed underground, unless a public utility does not permit underground installation in a particular location or instance.
3. Dumpster enclosures shall be partially bermed with earth on the north, west and east sides with evergreen planting material of not less than 4 feet in height planted on the bermed area to fully screen the dumpster from view from adjoining residential areas.

F. Graphics and Signage Commitments.

1. The applicant will present a site specific Graphics Plan to the Graphics Commission for review.

G. Modifications.

1. 3312.49, Minimum number of Parking Spaces Required, which Section requires 65, with 30 spaces being provided.
2. 3351.09(2.), Minimum building setback from Central College Road Required, which section requires 50', with 29'-7" (+/-) as the existing condition being provided.

H. Other CPD Requirements

1. Natural Environment: The natural environment of the site is flat.

2. Existing Land Use: The property is developed with a 2,800 sq. ft. 2 story residential building and accessory parking.
3. Circulation: Access to and from the site is via Central College Rd.
4. Visual Form of the Environment: The area surrounding the site is zoned for Residential use to the north. East and West are Neighborhood Edge.
5. Visibility: The site is visible from Central College Rd. and Caplinger Rd.
6. Proposed Development: Neighborhood Commercial Development. Restaurant and/or Professional Office.
7. Behavior Patterns: Vehicular access from Central College Rd. no access to Caplinger Rd.
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.

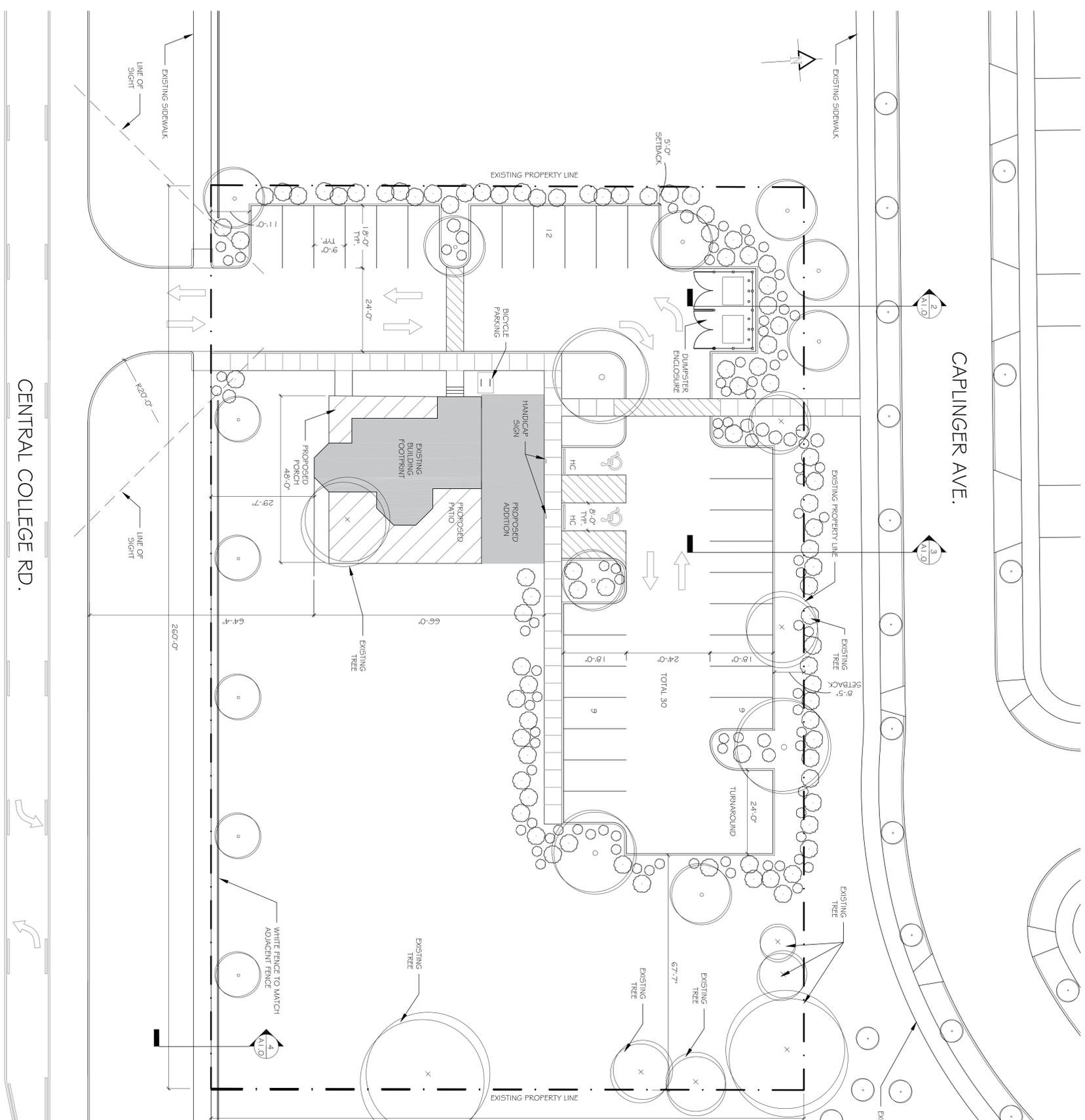
I. Miscellaneous Commitments

1. Development of the site shall be developed in accordance with the site plan titled "Central College Redevelopment". 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 Building and Zoning Services Department, or a designee, upon submission of the appropriate data regarding the proposed adjustment.
2. If the proposed parking reduction causes an overflow condition onto Caplinger Rd., the developer will work with a neighboring church to provide valet parking.
3. Deliveries and trash pick-up will not occur outside the hours of 7AM to 7PM and the developer will require this as part of any service agreement or lease agreement.

The undersigned, being the applicant in the subject application, or authorized representative, 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 Code, except as permitted by the development text and site plan referenced herein.

Signature: _____

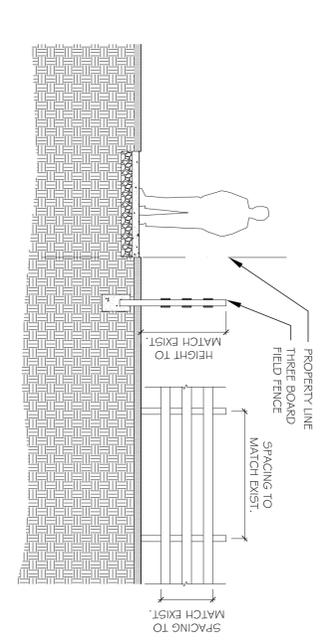
Date: _____



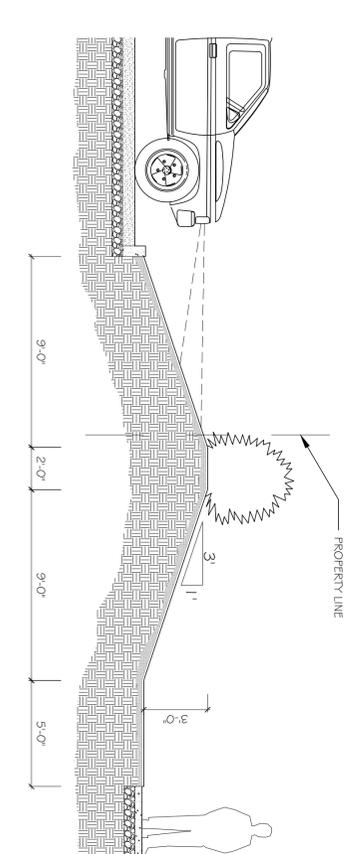
CAPLINGER AVE.

CENTRAL COLLEGE RD.

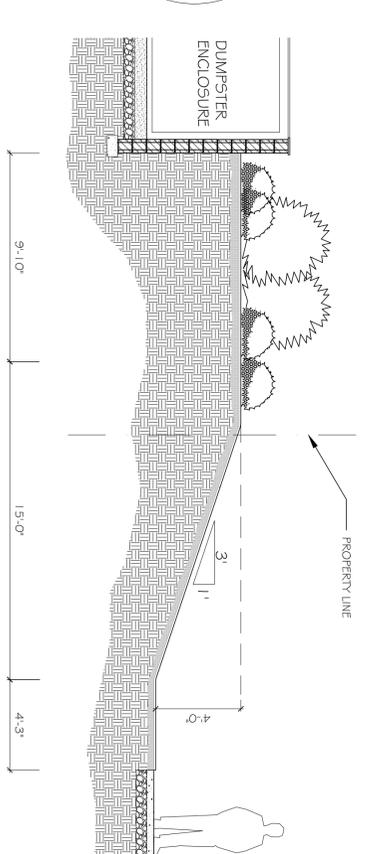
1 SITE PLAN
SCALE: 1/8" = 1'-0"



4 FENCE SECTION
SCALE: 1/4" = 1'-0"



3 HEADLIGHT SCREENING OPTION
SCALE: 1/4" = 1'-0"



2 DUMPSTER ENCLOSURE SCREENING
SCALE: 1/4" = 1'-0"

GROSS AREA:		
BASEMENT LEVEL	EXISTING	1,030 GSF
FIRST LEVEL	EXISTING	1,125 GSF
FIRST LEVEL	NEW	820 GSF
SECOND LEVEL	EXISTING	1,073 GSF
PATIO	NEW	775 GSF
GROSS SQUARE FOOTAGE		4,825 GSF
NET AREA:		
BASEMENT LEVEL	EXISTING	835 NSF
FIRST LEVEL	EXISTING	965 NSF
FIRST LEVEL	NEW	770 NSF
SECOND LEVEL	EXISTING	930 NSF
NET SQUARE FOOTAGE		3,500 NSF
PARKING SPACES		
REQUIRED ACCESSIBLE PARKING SPACES		2
TOTAL REQUIRED PARKING SPACES		65
ACCESSIBLE PARKING SPACES		2
TOTAL PROVIDED PARKING SPACES		30
BICYCLE PARKING PROVIDED		4
BICYCLE PARKING REQUIRED		4
SITE 44.213 SF		
1.015 ACRES		
BUILDING HT. APPROX. 25'-0"		

4980 CENTRAL COLLEGE ROAD
COLUMBUS, OH 43081
PROJECT #: 14027

DAVID B. MELECA ARCHITECTS LLC
141 EAST STATE STREET - COLUMBUS, OHIO 43215
614.413.3100 614.413.2211
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PROJECT NO: 14027
INSYED: 06-25-2015
REVISIONS:
CENTRAL COLLEGE REDEVELOPMENT SITE PLAN
A1.0

Application Number:	Z15-027	Date Reviewed:	Revised July 7, 2015
Address:	4980 CENTRAL COLLEGE ROAD	Planning Contact:	Lohr
Existing Land Use:	Vacant single family house circa 1850	BZS Case Planner:	Pine
Existing Zoning:	RR, Rural Residential District	BZS File Month :	June
Requested Zoning or Variance:	CPD		
Applicable Plan:	Rocky Fork – Blacklick Accord		
If Rezoning or Council Variance, Plan’s Land Use Recommendation:	Single family or Multifamily		
Relevant Design Guidelines:	RFBA Plan – see review checklist		

Comments:

The RFBA panel unanimously recommended the rezoning for approval on June 25, 2014.

Planning is generally supportive of this request. The following is from the Planning staff report presented to the RFBA panel:

This application proposes non-residential use for this site while maintaining the existing historic, low-density residential character. Planning supports office uses in the historic structure. A restaurant use at this location requires careful consideration of site layout, intensity, as well as impacts on adjacent residences to the north. Consideration of this proposal should include a site plan commitment and CPD text that:

- Preserves the large contiguous open space along Central College.
- Permanently protects the historic structure.
- Calls out existing specimen trees to be preserved.
- Provides ample landscaping, with a focus on the northern property boundary.
- Limits commercial signage for the site to a maximum of 20 square feet in total size and maximum height of 5 feet. Alternatively, the applicant may commit to submitting a graphics plan at a later date.
- Limits permitted uses to general office and restaurant without pickup.
- Preservation of the site’s general character is dependent on maintaining a substantial amount of open space. Staff notes that the proposal reflects a significant parking reduction. A determination by the applicant, city staff, and/or the Development Commission/Board of Zoning Adjustment that the parking provided is inadequate will require further consideration of the proposal.

RECORD OF PROCEEDINGS

June 25, 2015

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

I. Call to Order

Meeting opened at approximately 6:01 pm at New Albany Village Hall with the following members present: Kimberly Burton, Kasey Kist, Dean Swartz, Don Ballard, Mike Chappellear, and Ron Lachey. Dave Paul attended the meeting beginning at 6:03. Dean Swartz chaired the meeting. Staff members present were Stephen Mayer, City of New Albany; and Christopher Lohr, Tori Proehl, and Mark Dravillas, City of Columbus.

II. Record of Proceedings

Ms. Burton made a motion for approval of May 14, 2015 minutes, seconded by Mr. Chappellear . Motion passed 6-0. Mr. Paul joined the meeting following approval of the minutes.

III. Old Business

4980 Central College Road: *Review and Input regarding a rezoning request to reuse a house built circa 1850 for a restaurant or office.*

<i>Acreage:</i>	<i>1 acre</i>
<i>Current Zoning:</i>	<i>RR, rural residential</i>
<i>RFBA District:</i>	<i>West Village Neighborhood (Single-Family or Multifamily)</i>
<i>Proposed Use/Zoning:</i>	<i>Restaurant or office, CPD</i>

<i>Applicant(s):</i>	<i>Amanda Dunfield, AIA, David B. Meleca Architects</i>
<i>Property Owner(s):</i>	<i>Cristian Dirva</i>

Mr. Lohr presented the application. The application's proposed rezoning to CPD to allow restaurant or office use is inconsistent with the Rocky Fork-Blacklick Accord's Future Land Use Plan recommendation for single and multi-family. The size and location of the site and presence of a historic structure limit development options. The RFBA West Village Neighborhood district recommendation would allow up to 5 dwelling units on the site, while existing zoning could potentially allow up to 4 dwelling units on the site if subdivided. Additionally, this application scored a 78% on the Accord's score card which assessed the proposal based on selected standards from the West Village District-Neighborhood Center & Village Mixed Use. Staff provided comments that addressed the proposed use and considerations that should be taken into account by the Panel when reviewing the proposed uses.

Mr. Swartz said most of the questions and concerns regarding this proposal will likely revolve around the impact on the community in terms of traffic, noise, light pollution and aromas.

Mr. Chappellear asked Staff to clarify the zoning of the current property. He said he understood that

nothing would be able to be built due to the setbacks along Central College Road. He didn't think anyone would be able to develop the property if the existing building were to come down due to the existing setbacks.

Mr. Lohr said the application was reviewed against the Accord Plan recommendations and that it is a unique site. He further explained that the site would need to be split in order to develop the site with four units. He also noted that the existing building is not a designated historic building.

Ms. Proehl read the list of permitted uses in the RR, Rural Residential District, and explained that if anyone wanted to come in and tear down the existing house they could, and that someone could come in and develop it with any of the aforementioned uses.

Ms. Amanda Dunfield, AIA, with David B. Melecca Architects, gave an overview of the project. She said the intent of the project is to renovate an existing farmhouse, and for the project to become an amenity for the neighborhood. She explained that she had met previously with the neighbors and that she will try to address those concerns tonight. Ms. Dunfield began by addressing the issue of noise, from both music and trash. She said there will be no outdoor music. She continued by explaining there will be no trash pickup between the hours of 7pm-7am. She said another concern was the view of the parking lot from Caplinger Avenue. The new intent is to berm up the earth on that edge of the parking lot and to add shrubs on top, to block most if not all headlights. She explained that an additional concern was the view of the existing house from the adjacent neighborhood. She said they are proposing a significant, more efficient screen that would be present year around. The dumpster will also be screened and planted upon in order to provide full screening from Caplinger Avenue. Additionally, the continuation of the white fence along Central College Road is included in this proposal. Ms. Dunfield said they are continuing to explore options on parking lot pavers and how to enhance the parking lot and site.

Mr. Paul asked if there was a sidewalk or walkway going from the proposed restaurant to the existing neighborhood.

Ms. Dunfield answered that it was a sidewalk, and that it would be a gateway into the site from the neighborhood. She said it may be a point of contention and that both the Accord and City have requested the sidewalk be included. She also pointed out the bike racks on the site plan.

Mr. Tom McCash, with David B. Melecca Architects, further explained the project. Modifications were made due to initial comments from the City and the neighbors. He said they increased the landscaping requirements, committed to a larger lot coverage provision, and committed to increased open space. He said storm water has not been addressed yet, but that they are exploring their options and that screening requirements have been increased to 48 inches in height along Caplinger Avenue. He said specimen trees will be included. He also said the parking lot may expand slightly due to technicalities. He explained this project is not a bar, which is a C-4, Commercial District use. This restaurant, rather, is more of a sit-down quality bistro restaurant.

Mr. Paul asked if beer and wine would be served on the premises.

Mr. McCash answered yes, that the typical bistro would have a beer and wine license.

Mr. Kist asked if the floor plan shows a bar.

Mr. McCash responded that that had yet to be determined, but that a small bar would likely be included.

Mr. Chappelle asked if the designers had considered in the open green space a formal garden area for outside dining, as opposed to the patio or inside seating.

Mr. McCash said that would likely increase the amount of required parking if there were tables and seats. He said the patio was available for outdoor dining.

Mr. Chappellear said something like that may make the project more neighborhood friendly.

Mr. McCash said maybe park benches or something similar may be considered, but likely not tables and chairs.

Mr. Kist inquired about the calculation of parking spaces.

Mr. McCash explained the calculation was derived from the square footage of the building.

Mr. Kist asked about the seating in the restaurant in order to see how many parking spaces are required.

Mr. McCash said the total number of seats in the restaurant could be between 40-50 seats.

Mr. Paul asked about ADA compliance.

Mr. McCash said the addition will include an elevator. He also explained they are working with MI Homes to obtain an easement to maintain the additional landscaping strip on the north side of the property.

Mr. Paul reiterated that the sidewalk going in to the community could be a gateway to the project. He asked about a physical gate to close off the sidewalk when the business is closed.

Mr. McCash said that could be considered. He said the property has been left behind and is an island. He said the applicant is trying to preserve the historical character of the home, and turn it into an amenity to the neighborhood.

Mr. Lohr clarified that the parking requirement, as determined by the City, is calculated by the total gross square footage of the building.

Ms. Burton said she likes what they are trying to do, and that parking seems like a challenge. She said they should consider getting an agreement with the neighboring church for employee parking. She also said the turnaround in the back corner of the property should be made obvious that it is a turnaround and not a large parking space. She asked about headlight screening.

Mr. McCash reiterated the 48 inches height commitment and also explained that when the business is closed, the parking lot lights will be off so they will not be a nuisance to the neighbors.

Ms. Burton said she also likes the idea of a gazebo and/or walking paths in the open area so people can really enjoy the site.

Mr. McCash responded that that was something they may consider in the future.

Mr. Paul asked for clarity on restrictions of hours of trash and deliveries.

Mr. McCash clarified that there will be no deliveries or trash pickup between 7pm-7am and that will be put in the CPD text.

Ms. Proehl explained that hours of operation and trash collection are not regulated by the Zoning Code. She said this is something that could be done through a Good Neighbor Agreement, not the CPD text.

Mr. McCash said that is fine, and they could do it through different means.

Mr. Ballard asked about limited parking on Caplinger Avenue. He said he is bothered by the idea that people may want to park on Caplinger Avenue to get to their business.

Mr. McCash said Caplinger Avenue was a public street and that people can park there if they wish. He said if the business were that successful in the future, the business would look at valet parking.

Mr. Swartz confirmed that this was not going to be a bar.

Mr. McCash said a bar is not permitted in this zoning district and is not proposed.

Mr. Kist asked if signs could be placed on Caplinger Avenue that indicated it was only resident parking on that strip of the street.

Mr. McCash said he would have no problem with that, but that the street was public and that he would have to check with the City of Columbus first.

Ms. Proehl clarified that any signs would have to be approved by the Department of Public Service.

Mr. Chappellear asked if it was possible to put a strip of parallel parking along Central College Road. He said there was parallel parking further down on Central College Road.

Mr. McCash said if it were to be permitted by the City of Columbus, it would be something they could look at if parking became a problem.

Mr. Swartz said these issues are beyond the scope of the meeting right now. He asked how many tables would be in the restaurant.

Mr. McCash answered that 30 parking spaces was believed to be sufficient parking for this establishment.

Mr. Swartz stated this was a unique situation. He asked if there was enough parking on the property for what they are planning to do, without spilling over onto the surrounding streets.

Mr. McCash answered yes, that they believe there is sufficient parking. He said their commitment is that the parking situation will not impact the surrounding residents.

Mr. Kist suggested that the applicant work with Staff to find additional parking offsite, especially for the workers of the new business.

Mr. Swartz opened the floor for public comment.

Ms. Sandra Hara, 5976 Oswald Street, shared her concerns about the proposal. She said the homeowners association members and residents have had no conversations with the applicant regarding this project. She said the contact is MI Homes, not the HOA. She said the walkway, even if gated, would not keep people from coming and going. She said parking is a concern, that MI Homes did not build wide streets and that almost all of the homes have at least two vehicles on the streets in the evening. She said the City of Columbus does not want parking limited to one side of Caplinger Avenue right now, and that parking is a problem. Ms. Hara also said she is concerned about the proposed berms, and what impact the additional runoff will have on the existing ponds. She said the HOA will be responsible for cleaning up the trash from the restaurant. She reiterated her concerns about traffic. She said she appreciated someone wanting to renovate the old house, but that the expense for the surrounding neighbors was too great at this time.

Mr. McCash responded by saying by renovating a dilapidated building will not decrease the surrounding home values. He said they are committed to being a responsible neighbor, to not use plastic bags, and keeping the site clean. He said they are talking with MI Homes because they are the contact. He said if MI Homes is not talking to the neighbors that the neighbors should talk directly to MI Homes.

Ms. Jackie Rose, 5933 Ruihley Way, asked to see the rendering of the proposal. She said the rendering does not look anything like it does now.

Ms. Dunfield explained the layout of the building. She said the north elevation is the entire new addition to the building.

Mr. Paul asked for clarity regarding the height of the addition.

Ms. Dunfield stated it is yet to be determined. She said this was the most intense proposal.

Mr. McCash explained that the addition will encompass the kitchen for the restaurant.

Mr. Kist asked why an elevator was needed if the addition was only one story.

Mr. McCash explained that the rest of the house has two floors, which is why they need the elevator.

Ms. Rose said the fact that they don't know who the tenant is, and that is a lot of the anxiety from the neighbors revolves around that point. She said the owner has not done something like this before.

Ms. Dunfield said the owner lives in Germany and manages two properties there. She said his buildings are far older than the one being looked at tonight. She said he has never done one of these in a neighborhood, however.

Ms. Rose said they are guinea pigs in the respect that he has never had a restaurant in a neighborhood before. She asked what happens to the property if the restaurant fails.

Mr. Swartz said this panel is always asked to look at the worst possible case scenario. He said anything that happens would be an improvement to the property as compared to what it is now. He said it is better than someone coming and bulldozing the property and starting over.

Ms. Rose said she agrees with what Mr. Swartz said, but that the flip side is that the residents have to deal with the negative impacts: the traffic, noise, and trash. She said parking is already out of control. She said she was on the fence about the proposal. Ms. Rose went on to say the unknown is the scariest part, and that she doesn't know if the proposal will impact her property values. More of her concerns include a lack of involvement from MI Homes, and all the unknowns. She said if they could see more finality about this project, it may sway people one way or the other.

Mr. Swartz said many of those questions won't be answered until the proposal is further along in the process. He said they are fairly conceptual at this point. He said the important thing for the applicant to hear is that the applicant needs to play nicely with the neighbors. Unfortunately, though, he said the legal representation for the property is not communicating with the neighbors.

Ms. Rose said that one of the reasons she moved in her neighborhood was because of the lack of traffic, and that she knew what the existing building was and what it looked like. She reiterated that the fear of the unknown is a primary concern.

Ms. Katie Holcomb, 6164 Jennis Road, said the proposal was sprung on her, and has a lot of concerns. She

said her stepfather owns all the land on the other side of Central College Road and that it was hard for him to see it all go away. She said it is hard for her to see something really great upfront turn in to something potentially very destructive later. She asked what happens if the owner walks away and goes back to Germany, and how the neighborhood will be protected.

Mr. Paul clarified that anything that makes it in to the CPD text would be handed down to the next owner, unless it is modified or rezoned. He said anything in the text should persist even if the property is sold.

Ms. Holcomb asked if someone else bought the property, and wanted to rezone the property, what else could be put there.

Ms. Proehl explained that the zoning goes with the land. She explained that the applicant commits to a CPD text and site plan. She said if there are any changes after it is approved by Council that the applicant would have to start this process over.

Ms. Holcomb said a concern about the walkway invites people to park on an already crowded street. She said it's a no-win situation, and that the removal of the sidewalk would help the parking issue.

Mr. Swartz said the idea of the gate on the walkway would reduce the additional parking on Caplinger Avenue. He said these details would be more appropriate for the Planning Commission. He asked Staff if there was any way the surrounding residents could receive word about any updates on the project.

Ms. Proehl stated that code requires property owners within 125 feet of the subject site to be notified. She said all those owners will receive a notice in the mail for the Development Commission meeting and City Council meeting.

Mr. Swartz said the neighbors should work together to tell each other about any developments concerning this proposal.

Ms. Becky Cole, 6174 Upper Albany Crossing, said she personally knows the applicant and has been to their places in Germany. She said the applicant has renovated buildings older than this one and that they are gorgeous, there is no outdoor music and it is a European atmosphere. She said traffic is already present on Central College Road. She doesn't see how property values would go down with a project like this. She said the owner visits the community quite a bit and has been to her home several times.

Ms. Linda Rahe, 5990 Mealla Road, said a recent rezoning proposal was turned down across the street. She asked if this proposal was approved if the other proposal could be approved in the future.

Ms. Proehl said that this application is for this address only.

Mr. Paul said it does not set a precedent.

Mr. Kist said this proposal is unique and that it would definitely not set a precedent for the other proposal.

Ms. Rahe said she and her husband lived in another community that was totally residential. She said the City came in and changed the zoning to allow a restaurant to go in. Then there was a bar. Then there was another bar. She said the next thing they knew, they began having more problems in their community, and that today, it is a disaster. She said that was what frightened her about this proposal. She said she and her husband moved to this area because it was rural and totally residential.

Mr. Rick Lemmons, 5931 Bricklin Street, asked the architects about the stormwater runoff. He asked if an

engineer had been involved yet.

Ms. Dunfield answered not yet.

Mr. Lemmons expressed concern about employee parking. He said he thinks maybe more than 30 spaces will be needed. He also said if something happened and this property was sold, he thought the sale of the property would be contingent on the rezoning. Lastly, he said that as a Realtor he would like to sell in this community, and thinks it will be a benefit to the community.

Mr. Kist asked if a recommendation is needed tonight.

Mr. Lohr answered yes.

Mr. Kist asked if a tenant is being sought at this point.

Mr. McCash answered yes, but that zoning has to be done first. He said they would like to include things in the text to alleviate some of the neighbors' concerns, but if a Good Neighbor Agreement is necessary, they will do it that way. He also said the conversations with MI Homes are revolving around the easement, nothing else. He stated it is a unique site, and that they are trying to commit to the residents that they will work with them. Mr. McCash said that bad news travels fast through social media. He said the potential business owner wants to be a good neighbor.

Mr. Ballard asked if the structural inspection has been done.

Mr. McCash answered yes, that the report is done, and that some issues have been identified but not many with the outside of the building. He also said they are addressing building materials and style in the CPD text.

Mr. Paul asked if it was determined that the structure wasn't sound enough to host the proposed use, the text would require them to build the exact same structure again. He said they wouldn't be able to turn around and do something else with this plan.

Mr. McCash answered that if this building had structural issues, they would have to build like for like.

Mr. Paul said it would have to have the same footprint.

Mr. McCash said yes.

Mr. Chappellear said the existing terracotta and brick were semi-common materials for the time period and that the house is unique since it uses both. He said to take on restoring a historical building requires a lot of responsibility. He said it's not only unique because it's a historical building but also because of the fact that it sits in an area where it's been built around. He stated it is an island and if a historical building is going to be restored, it has to be done where it sits today. He said he feels like he is supposed to protect the history of the community. He said almost everyone came to the area with the same goal in mind – a better way of life. He stated that progress goes on. Mr. Chappellear said he sees the potential business owner wanting to get along with the surrounding neighborhood. He stated the potential owner has experience with older buildings, and in Europe they are even older. He said he doesn't think that there would be many people willing to come in and restore an older building in this location. He said it comes down to this: you either bulldoze the building or restore it. He said it comes down to willing to take a risk to have something nice in the community or risking it become dilapidated, which it already is. He said the business person has rights too and that you never really know what your new neighbors are going to be like. He said historic places are worth saving.

Mr. Joseph Ochwat asked how long this person has owned the property.

Mr. McCash answered since November 6, 2013, and that he has already starting working to secure the building.

Mr. Swartz asked for any other public comment.

MOTION: To recommend this application Z15-027 for approval.

MOTION BY: Mr. Paul, seconded by Ms. Burton

RESULT: Approved 7-0

V. New Business

VI. Adjournment

With there being no further business, the meeting was adjourned at approximately 7:49 pm.