

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 9, 2017**

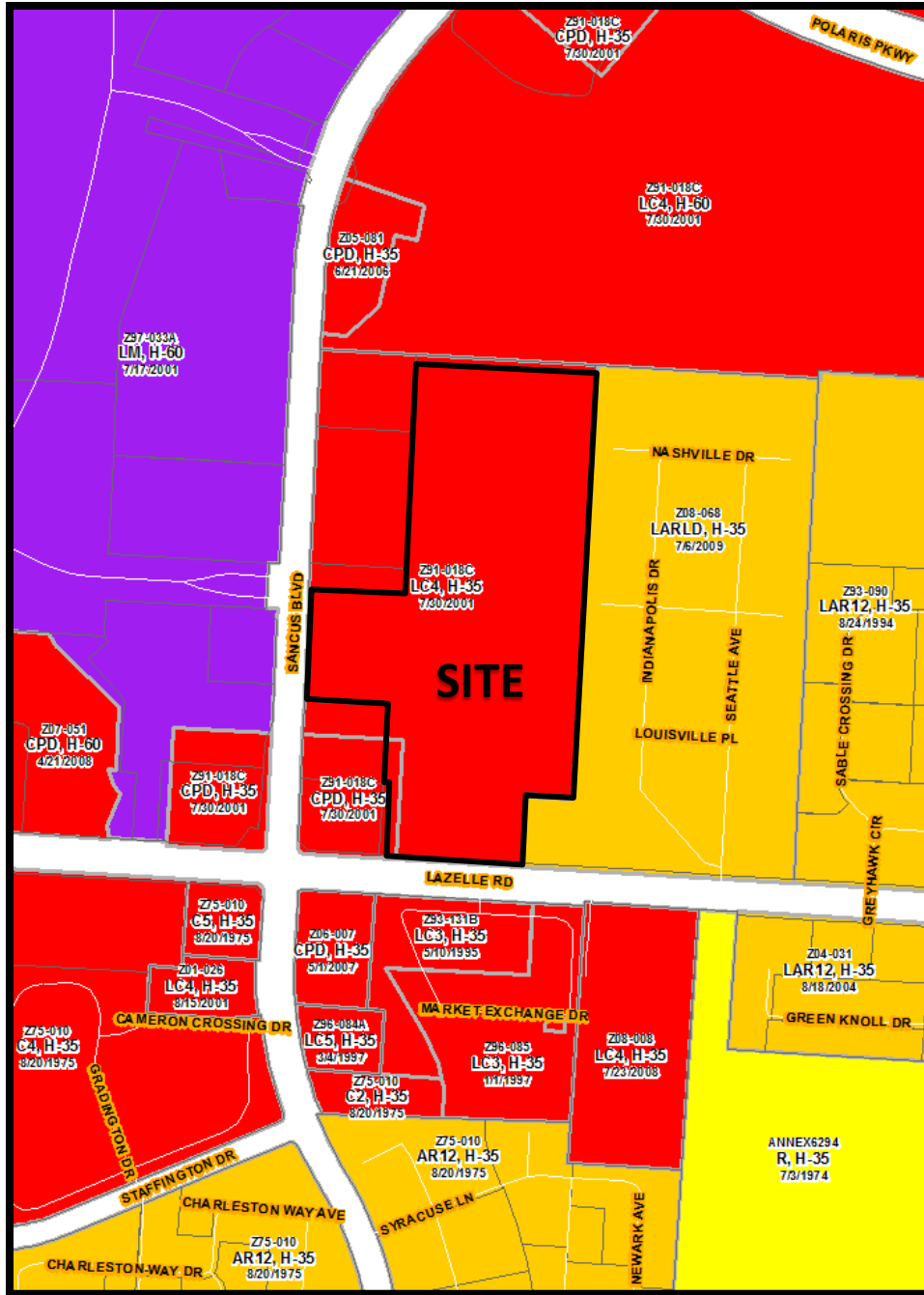
- 5. APPLICATION: Z16-045**
- Location:** **510 LAZELLE ROAD (43240)**, being 15.08± acres located on the north side of Lazelle Road, 230± feet east of Sancus Boulevard, (31843301009000, Far North Columbus Community Coalition).
- Existing Zoning:** L-C-4, Limited Commercial, and CPD, Commercial Planned Development Districts.
- Request:** L-ARLD, Limited Apartment Residential District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** NP Limited Partnership; c/o Dave Perry, Agent; David Perry Company, Inc.; 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):** The Applicant.
- Planner:** Tim Dietrich; 645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 15.10± acre site consists of a single parcel that is currently undeveloped and zoned in the L-C-4, Limit Commercial and CPD, Commercial Planned Development Districts. The applicant is requesting the L-ARLD, Limited Apartment Residential District to allow construction of a multi-unit residential development.
- North and west of the site are various commercial establishments zoned in the L-C-4, Limited Commercial and L-M, Limited Manufacturing Districts. South of the site is a commercial building zoned in the L-C-3, Limited Commercial District. East of the site is a multi-unit residential development zoned in the L-ARLD, Limited Apartment Residential District.
- The site is within the boundaries of the *Far North Area Plan* (2014), which recommends medium-density residential land uses at this location.
- The limitation text includes landscaping and screening provisions where the northern and western perimeter yards abut commercial zoning districts; and provides for a minimum of one paved and illuminated pedestrian connection through either the northern or western perimeter yard. Additional commitments to open space, including the location of a portion of the total open space, are included in the text.
- The Columbus Thoroughfare Plan identifies Lazelle Road and Sancus Boulevard as a 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

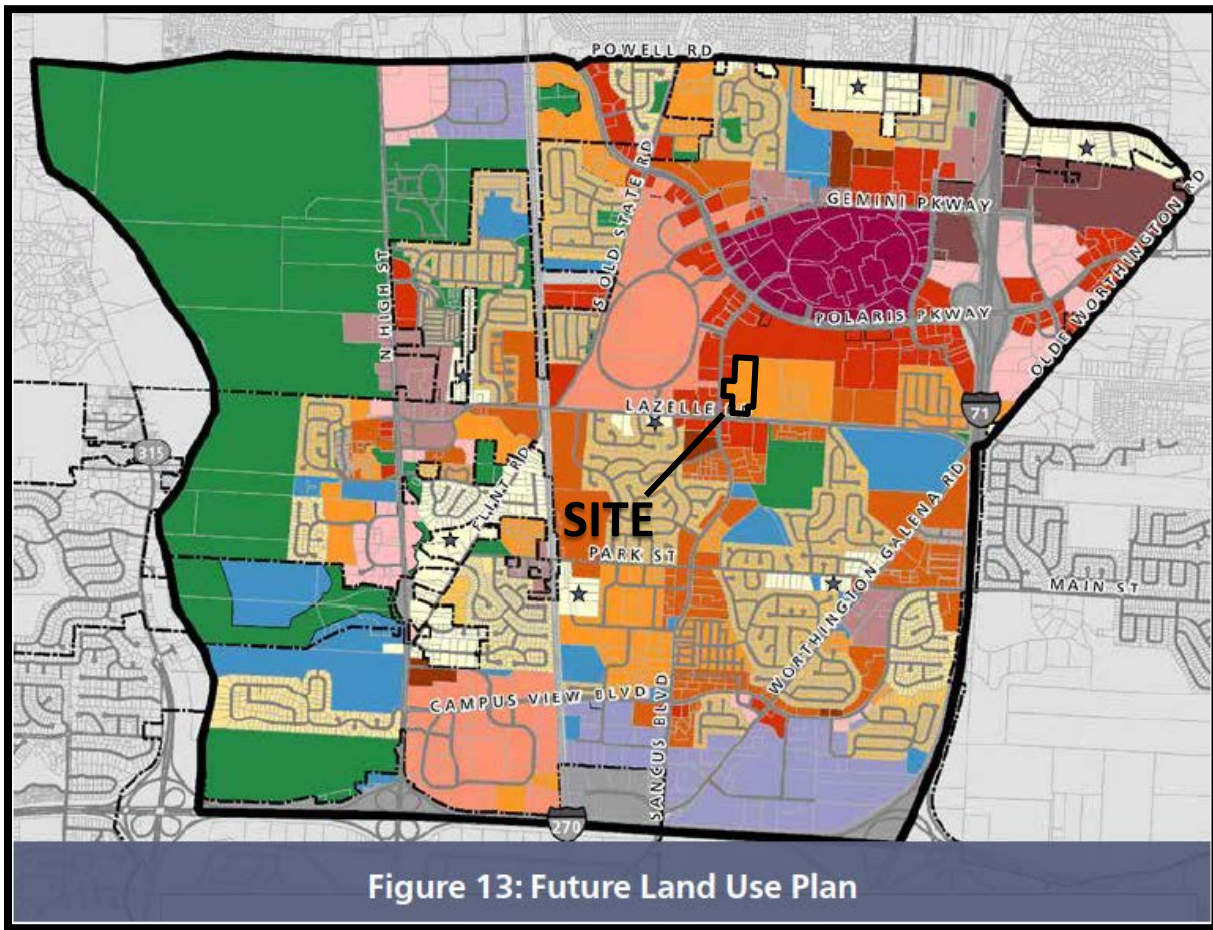
CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-ARLD, Limited Apartment Residential District will allow a multi-unit residential development with appropriate limitations including commitments for landscaping and screening, pedestrian connections, and open space placement and totals. The proposed L-ARLD, Limited Apartment Residential District is consistent with the land use recommendations of the *Far North Area Plan*, and is compatible with the surrounding land uses and development pattern along Lazelle Road.



Z16-045
510 Lazelle Road
Approximately 15.08 acres
L-C-4 & CPD to L-ARLD

Far North Area Plan (2014)



→ Medium Density
Six-ten units/acre
In suburban areas, this category is characterized by townhouse and condominium development as well as smaller lot single-family. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities may be considered for areas that are immediately adjacent to a neighborhood's primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern of the area.

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THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number 216-045

Address 510 Lazelle Rd.

Group Name Far North Columbus Community Coalition

Meeting Date 11-2-2016

- Specify Case Type
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
 - Disapproval

NOTES:

Vote 10-0

Signature of Authorized Representative James Palmisano

Recommending Group Title Far North Columbus Community Coalition President

Daytime Phone Number 614/430-7840

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

tedetrich@columbus.gov

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 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

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 # Z16-045

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

1. NP Limited Partnership 8800 Lyra Drive, Suite 550 Columbus, Ohio 43240 # of Columbus Based Employees: 2 Contact: Franz Geiger (614) 841-1000	2. _____
3. _____ 	4. _____

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 20th day of January, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-5-2018

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

Notary Seal



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