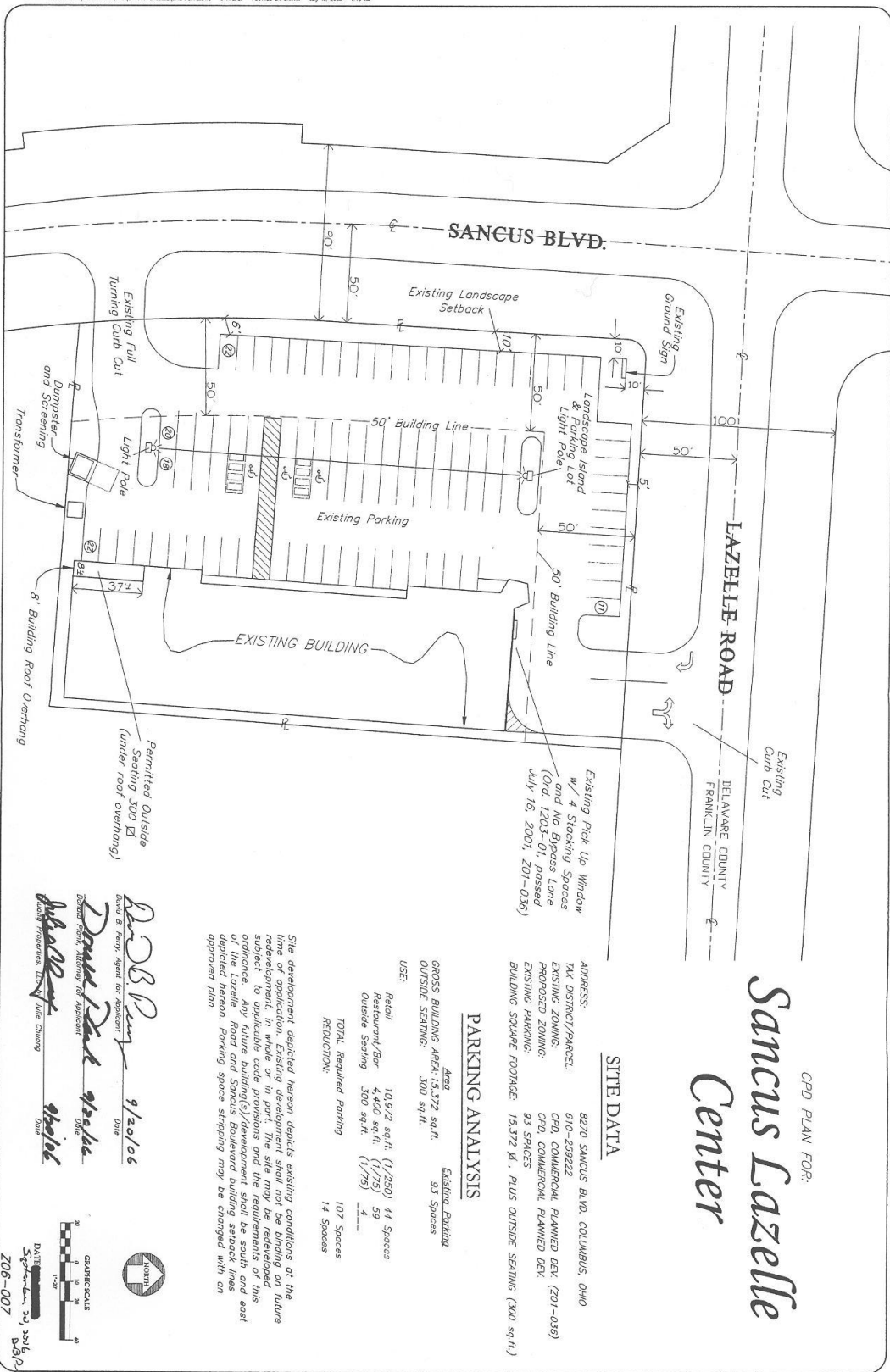


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# Sancus Lazelle Center

CPD PLAN FOR:

## SITE DATA

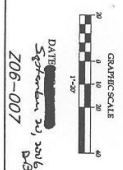
ADDRESS: 8270 SANCUS BLVD. COLUMBUS, OHIO  
 TAX DISTRICT/PARCEL: 610-259222  
 EXISTING ZONING: CPD, COMMERCIAL PLANNED DEV. (Z01-036)  
 PROPOSED ZONING: CPD, COMMERCIAL PLANNED DEV.  
 EXISTING PARKING: 93 SPACES  
 BUILDING SQUARE FOOTAGE: 15,372 sq. ft., PLUS OUTSIDE SEATING (300 sq ft.)

## PARKING ANALYSIS

Area	Existing Parking
GROSS BUILDING AREA: 15,372 sq. ft.	93 Spaces
OUTSIDE SEATING: 300 sq. ft.	14 Spaces
<b>USE:</b>	
Retail	10,972 sq. ft. (1/250) 44 Spaces
Restaurant/Bar	4,400 sq. ft. (1/75) 59
Outside Seating	300 sq. ft. (1/75) 4
<b>TOTAL Required Parking</b>	<b>107 Spaces</b>
<b>REDUCTION:</b>	<b>14 Spaces</b>

The development depicted hereon depicts existing conditions at the time of application. Existing development shall not be binding on future redevelopment, in whole or in part. The site may be redeveloped subject to applicable code provisions and the requirements of this ordinance. Any future building(s) development shall be south and east of the existing building(s) and shall be within the boundaries of the Lazelle Road and Sanctus Blvd. Parking space striping may be changed with an approved plan.

*David B. Perry* 9/20/06  
 David B. Perry, Agent for Applicant  
*David Paul Goble* 9/20/06  
 David Paul Goble, Attorney for Applicant  
*David Perry* 9/20/06  
 David Perry, Title Company



206-007 Final Site Plan  
 Received 12/10/06  
 David B. Perry

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 9, 2006**

- 6. APPLICATION: Z06-007**
- Location:** **8270 SANCUS BOULEVARD (43081)**, being 1.43± acre located at the southeast corner of Sancus Boulevard and Lazelle Road. (610-259222).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Retail commercial development.
- Applicant(s):** Gregg Allwine; c/o Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, Ohio 43215; and David Perry, Agent; The David Perry Company; 145 East Rich Street; Columbus, OH 43215;
- Property Owner(s):** Chuang Properties, LLC c/o Julie Chuang; 8742 Sweetwater Court, Powell, Ohio 43065.
- Planner:** Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

**BACKGROUND:**

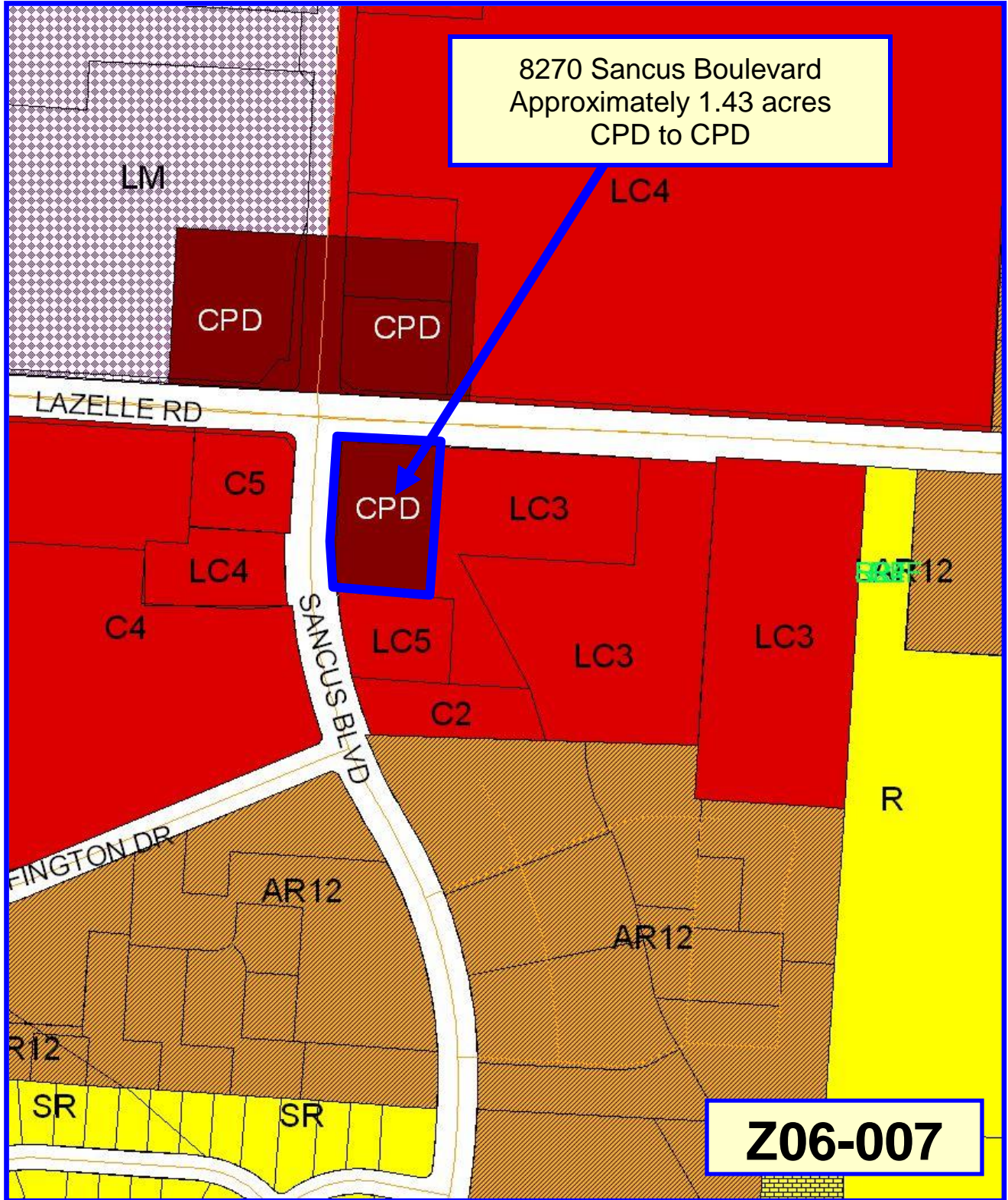
- The 1.43± acre site is currently developed with a shopping center. The applicant is requesting a rezoning from CPD, Commercial Planned Development, which currently permits most C-4 uses, to CPD, Commercial Planned Development to allow additional uses. The request would allow an arcade, dance hall, and outdoor restaurant seating, which are prohibited by the current CPD. The applicant is also requesting a reduction in the parking setback from ten (10) feet to four (4) feet from Lazelle Road and Sancus Boulevard and a reduction in the required number of parking spaces.
- To the north of the site, across Lazelle Road, is undeveloped property in the CPD, Commercial Planned Development District. To the east is a retail development in the L-C-3, Limited Commercial District. To the south is a car wash in the L-C-5, Limited Commercial District. To the west is a gas station and undeveloped property in the C-5, Commercial and L-C-4, Limited Commercial Districts, respectively.
- An amusement arcade is defined as “any place of business at which five (5), or more game machines or amusement devices are located for the use of entertainment of persons patronizing the place of business.” The applicant is proposing to limit the number of arcade games to five (5) games per any single business and only permit the arcade as an accessory use.
- The site is located within the boundaries of Subarea I.2 in *The Far North Plan* (1994) which supports auto-oriented and neighborhood-oriented commercial uses for the subarea.

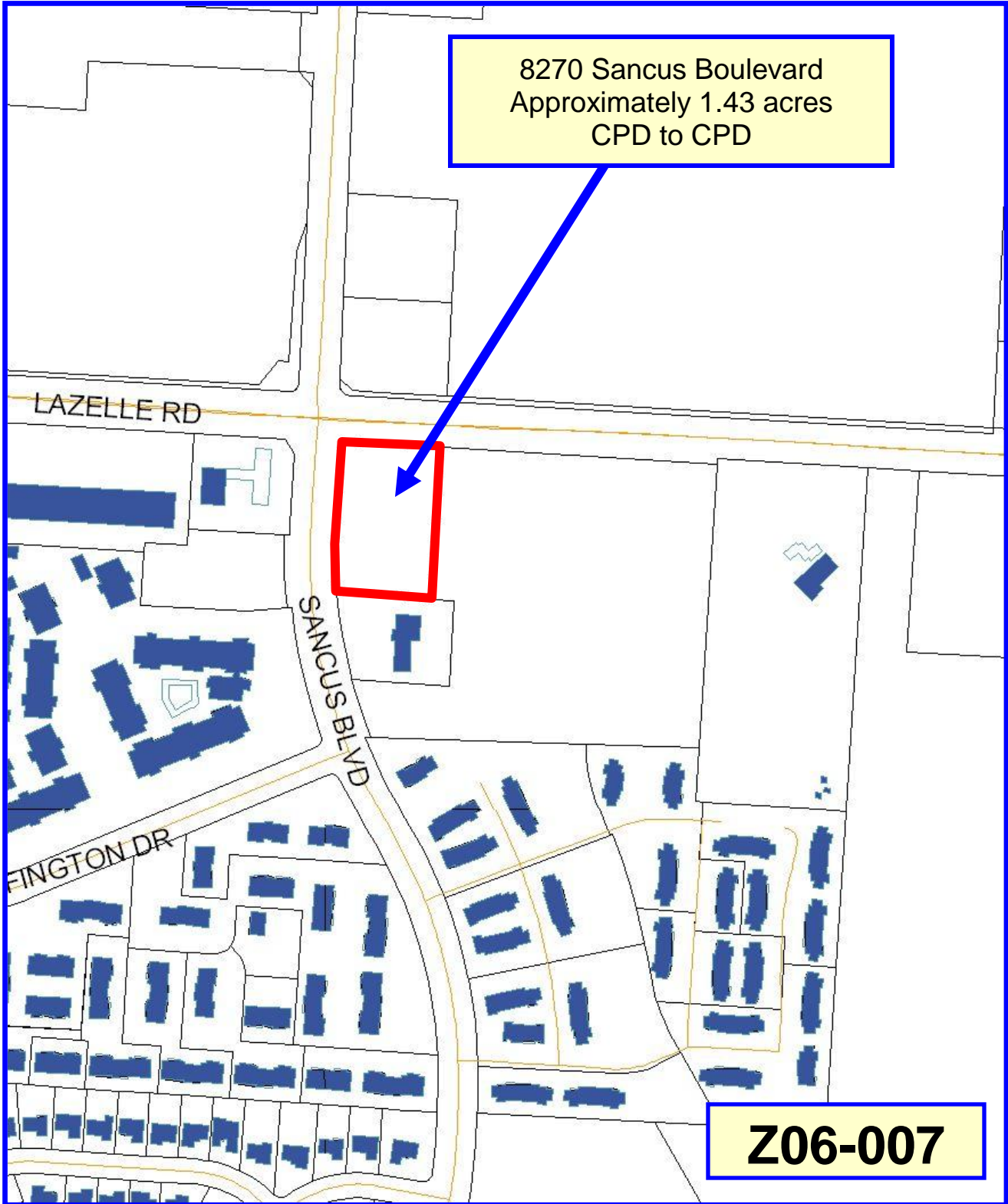
- The applicant has provided a list of tenants, square footage, and number of required parking spaces. The total number of spaces required is 107, with 103 spaces required for the existing retail and restaurant uses and 4 spaces for the proposed outdoor seating. There are 93 spaces available, therefore, a variance is being requested for 14 spaces.
- The applicant has indicated that the proposed reduction in parking setbacks from Sancus Boulevard and Lazelle Road are the result of right-of-way acquisition by the City of Columbus.
- The CPD text maintains current commitments including sidewalks, street trees, and lighting controls, and additionally limits the square footage of outside seating and prohibits outside amplification. The drive-up lane for the dry cleaner was approved as part of the earlier rezoning for this property.
- The *Columbus Thoroughfare Plan* identifies Sancus Boulevard and Lazelle Road as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District would allow the addition of an arcade, dance hall, and outdoor restaurant seating to the currently permitted uses. Variances to the parking setback and required parking spaces would also be allowed. The CPD plan and text commit to customary development standards. The proposed development is consistent with the zoning and development patterns of the area.

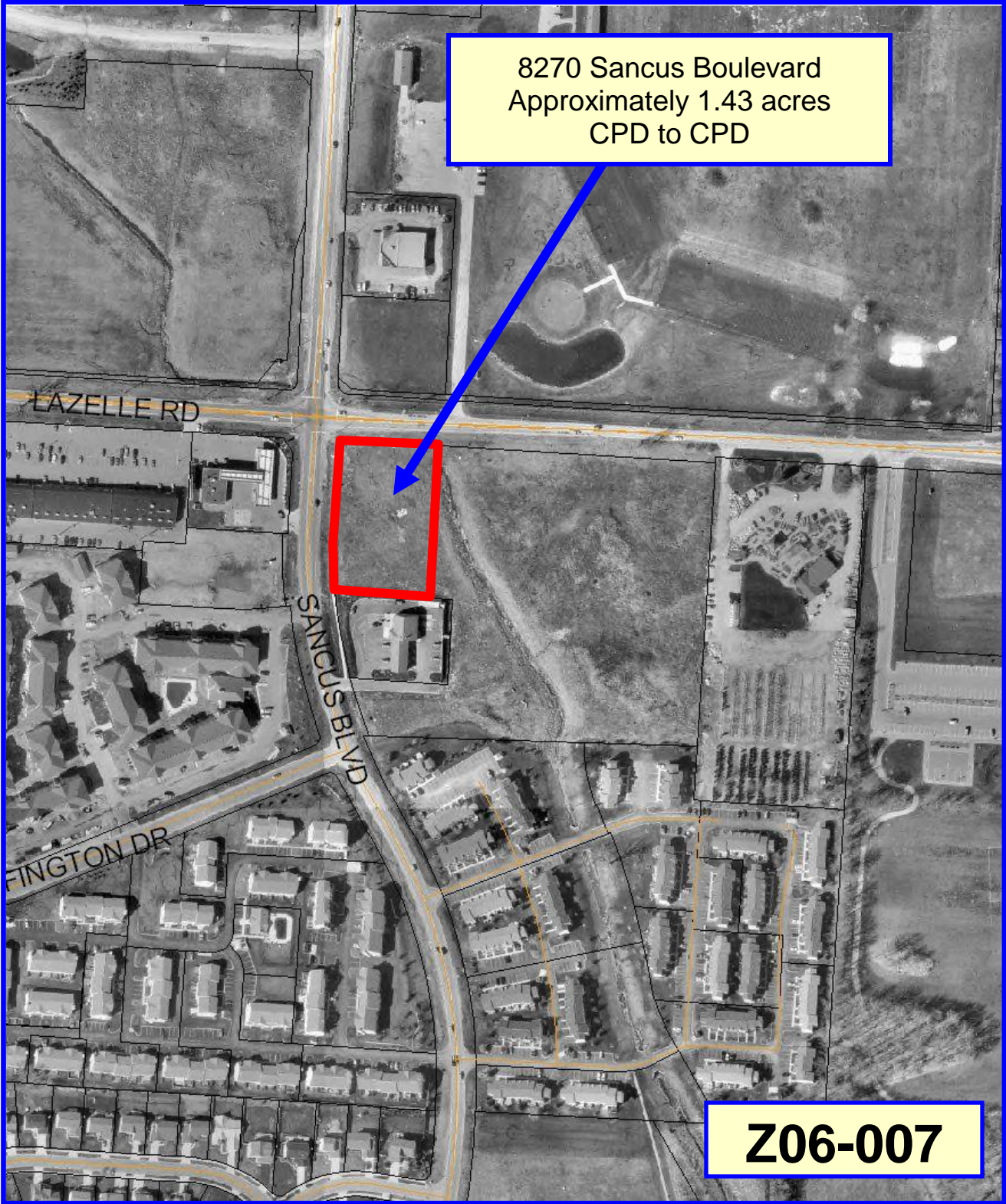
Some revisions to the text were provided too late for staff to carefully review, therefore, staff has no comment at this time regarding text related to the existing on-premises ground sign, which a variance is requested for in Section 3.G.4.





8270 Sancus Boulevard  
Approximately 1.43 acres  
CPD to CPD

**Z06-007**



8270 Sancus Boulevard  
Approximately 1.43 acres  
CPD to CPD

**Z06-007**

8270 SANCUS BLVD  
Z06-007

TENANT LIST	SQUARE FOOTAGE/RATE	PARKING SPACES (REQ.)
SWAN CLEANER	1690 / 250	7
PAPA JOHNS (Carry Out)	1560 / 250	6
CHINA EXPRESS	1351 / 75	18
SANCUS CARRY OUT	1690 / 250	7
PAYDAY	1690 / 250	7
DOLPHIN TAN	3335 / 250	13
CONTEMPO NAILS	1014 / 250	4
CLUB POLARIS	3042 / 75	41

**PARKING SUMMARY:**

	<u>Sq. Ft.</u>	<u>Required Parking</u>
Total Retail	10,972	44
Restaurant/Bar	4,400	59
Outside Seating	300	4
Total Building	15,372	
Total Outside Seating	300	
Total Required Parking:		107 spaces
Total Provided Parking:		93 spaces
Total Parking Reduction:		14 spaces

February 26, 2006

- **Subarea I.2:** This subarea is the undeveloped land fronting along the southside of Lazelle Road that is located adjacent to Sancus Boulevard. Bordering development includes Polaris Centers of Commerce, water tower, and site of future fire station on the north, single-family and multi-family development on the south and west, and undeveloped land on the east. The existing zoning is Commercial Planned Development (CPD) and Commercial (C2, C3, C4, and C5).
- Support auto-oriented commercial uses as the most appropriate development for the parcels fronting on the intersection.
  - Support neighborhood-oriented commercial development for the remaining portions of the subarea.
  - All future development must be sensitive to the residential development located south of the subarea.

- Subarea I.3:** This is a large, 93-acre undeveloped tract of land that is located south of Lazelle Road. The subarea is owned by the Worthington School District and has been reserved as a site for additional school buildings. Adjacent development consists of single-family homes on the south and multi-family apartments on the west. Undeveloped land borders the site on the north and east. The existing zoning is Rural (R) and Institutional (I).
- Support development of the subarea as school facilities for the Worthington School District.
  - If the entire subarea is not needed for school buildings, develop with public uses such as a library, community park and recreation center, and police substation. Additional appropriate uses for the subarea include private recreation facilities, a church, or medical facilities.

**Subarea I.4:** This large, 65-acre subarea is located in the southwest quadrant of Lazelle Road and Worthington Galena Road. The major portion of the subarea is developed as Grace

Brethren Church. The undeveloped portion of the subarea has been reserved by the church as the location for a private high school. Adjacent development consists of single-family homes on the north, multi-family apartments on the south and east, and undeveloped land on the west. Current zoning is Institutional (I), Residential (R2F), and Rural (R).

- Support development of this subarea with land uses that support the mission of the church. Appropriate uses include: expanded church facilities, church parking, retirement housing, church-operated school, and church-related athletic facilities.

#### **Area J: Polaris**

- Subarea J.1:** This subarea is the 1200± acre Polaris Centers of Commerce that is currently being developed as a mixed-use industrial, office, and commercial complex. The subarea is designated as an employment and shopping component of the fringe village. Adjacent development consists of single-family homes that have been developed on large lots. The subarea is zoned Limited Manufacturing (LM), Commercial Planned Development (CPD), and Limited Commercial (LC4).
- Support development of subarea in accordance with current plans and existing zoning. The land uses planned for the subarea include a regional mall, auto-oriented commercial, corporate offices, and high-tech and light assembly industrial.
  - Support auto-oriented commercial uses at the major intersections along Polaris Parkway and at the northwest and northeast corners of the Sancus Boulevard and Lazelle Road intersection.
  - Support the Special Development Standards contained in the zoning text for Polaris that are designed to protect



# F.N.C.C.C.

8147 Flint Road  
Columbus, OH 43235  
March 2, 2006

RE: Z06-007

Development Commission  
City of Columbus  
757 Carolyn Avenue  
Columbus, OH 43224

Walter Green,

We heard this rezoning at our FNCCC meeting February 7, 2006.

The proposed rezoning is for an existing property at 8270 Sancus Blvd. from CPD to CPD, with a limited text.

The FNCCC wishes to express our opinion that the rezoning be **APPROVED**. The vote was seven in favor, three opposed.

Some conditions were expressed. One: No expansion or changes in building or parking lot are proposed. Two: Video games to be limited to five (5).

Thank you for your consideration and forwarding of this notice to the members of the Development Commission.

Truly,

Daniel Province, President of FNCCC and zoning chair.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



### 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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 206-007

Being first duly cautioned and sworn (NAME) Julie Chuang on behalf of Chuang Properties, LLC  
of (COMPLETE ADDRESS) 8742 Sweetwater Court, Powell, Ohio 43065 (property owner)  
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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Chuang Properties, LLC C/o Julie Chuang 8742 Sweetwater Court Powell, Ohio 43065 Contact: Julie Chuang 738-9935	2.
3. No. of Employees: 0	4.

SIGNATURE OF AFFIANT

Julie Chuang

Subscribed to me in my presence and before me this 20<sup>th</sup> day of September, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08

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



STACEY L. DANZA  
Notary Public, State of Ohio  
My Commission Expires 11-05-08

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # Z06-007

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich St., 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Gregg Allwine 2447 Winona Drive Columbus, Ohio 43235 # of Employees: 0 Contact: Gregg Allwine , C/o Donald Plank (614) 228-4546	2.
3.	4.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 3rd day of January, in the year 2007

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08

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



STACEY L. DANZA  
Notary Public, State of Ohio  
My Commission Expires 11-05-08