

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 13, 2007**

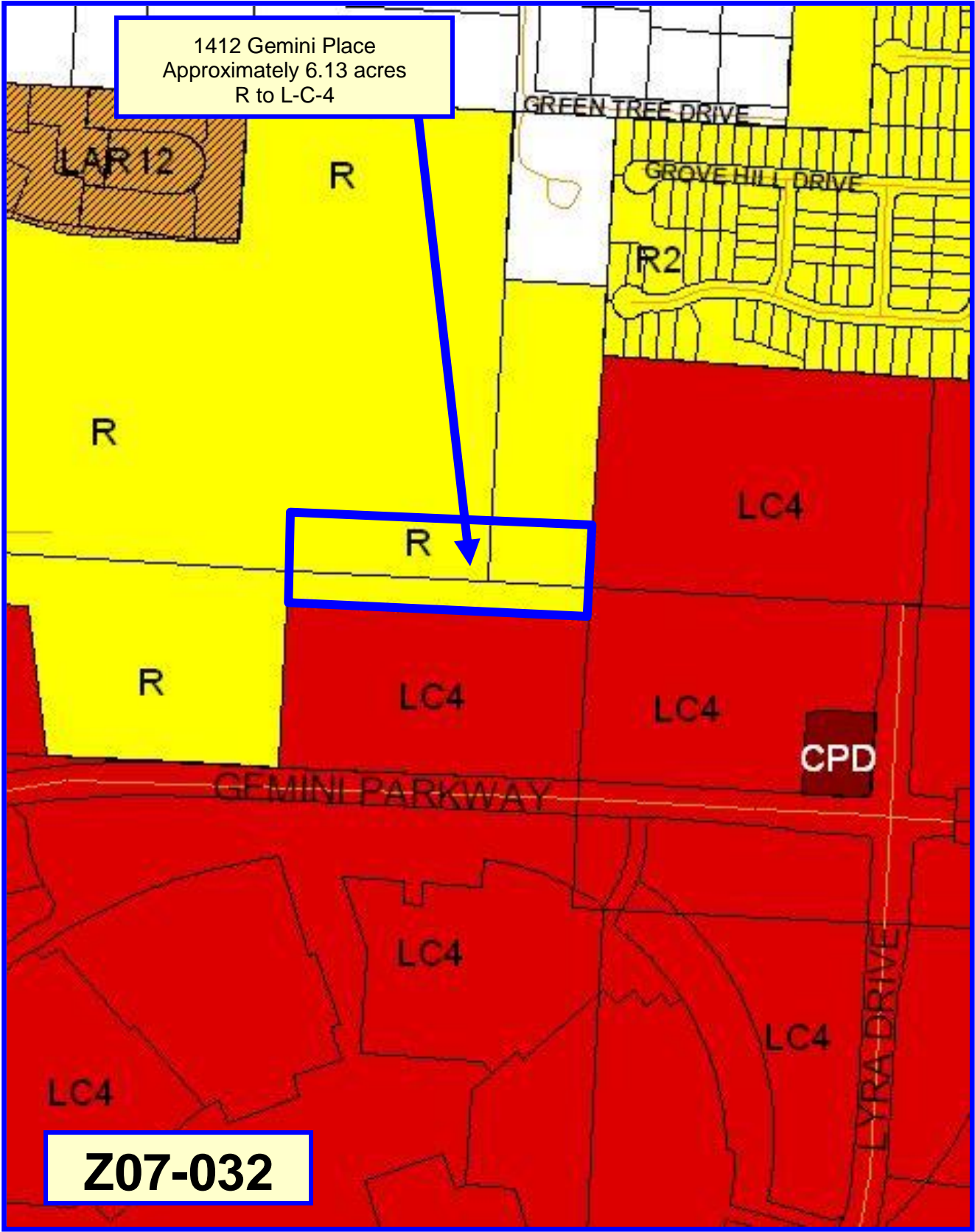
1.     **APPLICATION:**                   **Z07-032**  
       **Location:**                   **1412 GEMINI PARKWAY (43240)**, being 6.13± acres located 500± feet north of Gemini Place and 875± feet west of Lyra Drive (31843201001000, 31843101011000, 31843201002000).  
  
       **Existing Zoning:**           R, Rural District.  
       **Request:**                    L-C-4, Limited Commercial District.  
       **Proposed Use:**            Commercial development.  
       **Applicant(s):**           NP Limited Partnership, c/o David Perry; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, Ohio 43215 and Donald Plank, Plank and Brahm; 145 East Rich Street; Columbus, Ohio 43215.  
  
       **Property Owner(s):**   NSHE Solano, LLC; c/o David Perry; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, Ohio 43215 and Donald Plank, Plank and Brahm; 145 East Rich Street; Columbus, Ohio 43215.  
  
       **Planner:**                   Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

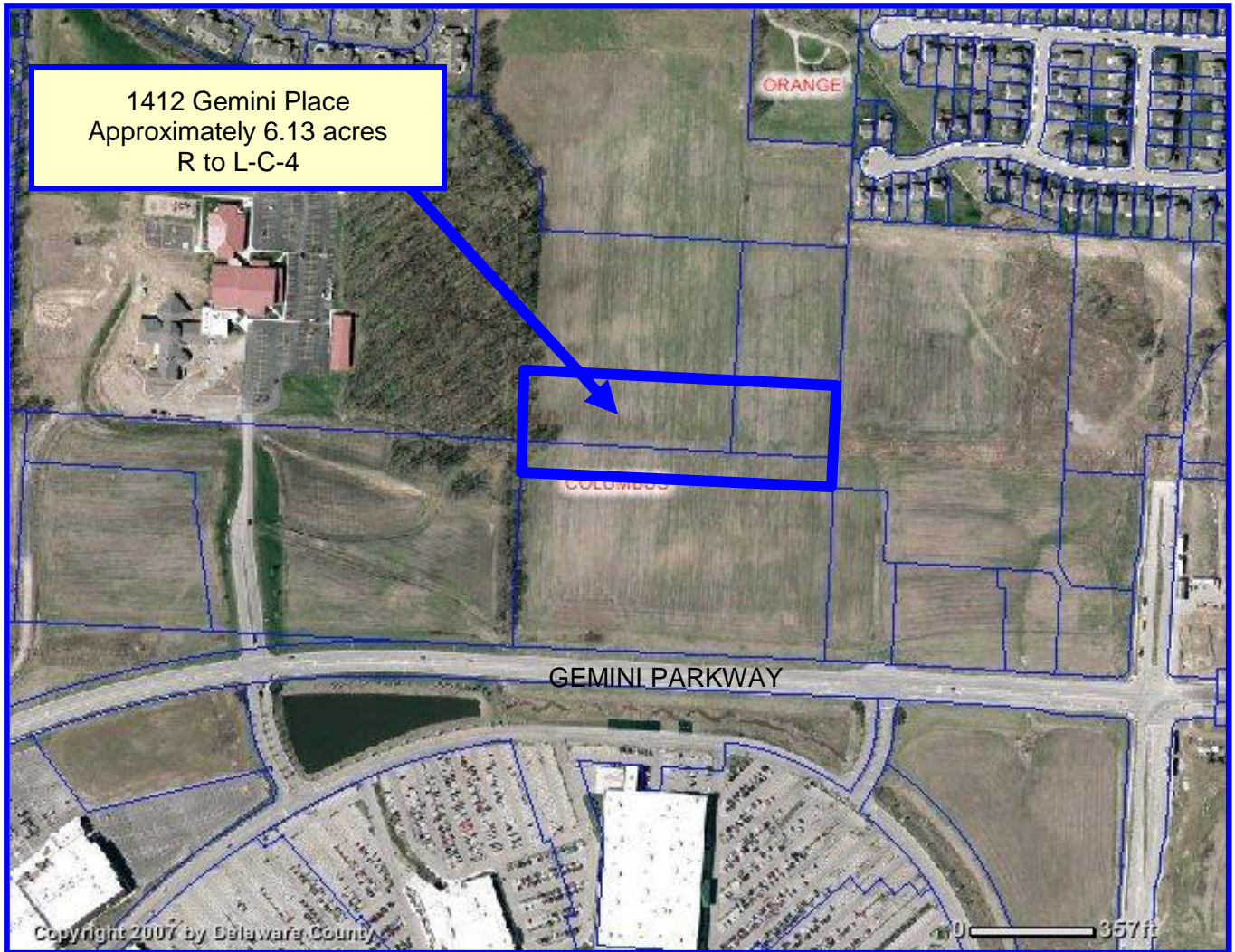
**BACKGROUND:**

- The 6.13± acre site is undeveloped and zoned in the R, Rural District. The applicant is requesting the L-C-4, Limited Commercial District for commercial development.
- To the north and west of the site is undeveloped land in the R, Rural District. To the east and south is undeveloped land in the L-C-4, Limited Commercial District. To the southeast is commercial development in the L-C-4, Limited Commercial District.
- The proposed L-C-4, Limited Commercial District text commits to customary use restrictions and development standards, consistent with the adjacent L-C-4 districts to the south and east. The development standards address building and parking setbacks, landscaping, mechanical and dumpster screening, buffering and screening, and lighting controls.
- The recommendation from the Far North Columbus Communities Coalition (FNCCC) had not been received at the time this report was completed. The applicant has indicated that they are on the schedule for the September 4 FNCCC meeting.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The site is currently zoned R, Rural District. The requested L-C-4, Limited Commercial District would permit commercial development with appropriate development standards, consistent with the adjacent L-C-4 districts to the south and east. The request is compatible with the development in the area.





**Z07-032**



**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

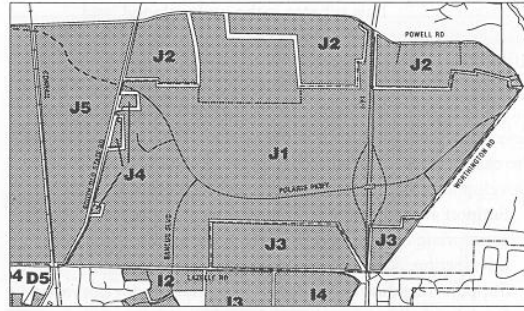
adjacent single-family residential development from the negative impacts of commercial and industrial development.

- Provide pedestrian and bicycle connections between Polaris employment and shopping locations and the adjacent residential areas and the mass transit terminal.

**Subarea J.2:** This subarea incorporates the developed and undeveloped land located in Delaware County between Powell Road and the northern boundary of Polaris Centers of Commerce. The subarea is partially developed in various densities as single-family homes. Single family development abuts the subarea on the north. The subarea is zoned Planned Commercial (PC), Neighborhood Commercial (NC), Planned Residential (PRD), and Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.

- Preserve existing residential development as the best long-term land use for the area.
- Support infill residential development that is compatible with existing residential development. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the subarea.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and employment and shopping components of the fringe village.

**Subarea J.3:** The subarea consists of the unincorporated land that is situated in Delaware County between the southern boundary of Polaris and Lazelle Road. It is partially developed as large-lot single-family homes. Subarea J.3 is zoned Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.



- Support land uses that are compatible with the existing and planned development in Polaris. Appropriate development includes offices, institutional uses, and public or private recreational facilities. Retail development is not appropriate for this area.
- Support a mixture of single-family and multi-family residential development as an alternative land use for the subarea. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the fringe village.
- The entire subarea should be planned and developed as one project. Incremental development of this land is not appropriate.
- Development proposals should limit the number of curb cuts along Lazelle Road to improve efficiency of traffic movement.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and the employment and shopping components of the fringe village.

**From:** DANIEL PROVINCE [activist77@sbcglobal.net]  
**Sent:** Thursday, October 04, 2007 10:45 AM  
**To:** David Perry; Green, Walter A.  
**Cc:** DANIEL PROVINCE  
**Subject:** Re: Z07-032, 1412 Gemini

Good.

Dan Province, President of FNCCC

**David Perry <dave@daveperryco.net>** wrote:

Walter Green  
Dan Province

Walter:

The final text dated 9-30-07 for Z07-032 is attached as a WORD document. The signed original will be delivered to you today. I have also attached the legal description and notice list. I think this is all that is needed to proceed with the ordinance. Please confirm. Thank you.

Dan Province and I have further discussed the patio language after the DC. FNCCC concern is no patios on north side of building and no patio to west as long as property (Christ the King church) is residentially zoned, including the present R, Rural, zoning. The text (Section D. # 1 and # 2) reflect the discussion with Dan and his approval of the language on behalf of FNCCC. I am copying Dan on this e-mail so he has a copy of the text that is submitted to you and will ask him to reply to you with FNCCC approval.

Dan:

The attached text (dated 9-30-07) is the same that I sent you and you replied that it was OK. The only difference in the attached document and what I sent you is that I have turned off the bold type font on the D.1 and D.2 sections that we were discussing. Walter wouldn't like the bold font. Please reply to Walter (copy me please) to confirm FNCCC approval. Thank you.

Dave Perry  
The David Perry Company  
Zoning/Real Estate Development Consultants  
145 East Rich Street, 3rd Floor  
Columbus, OH 43215

(614) 228-1727 Office  
(614) 228-1790 Fax

dave@daveperryco.net

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 # 207-032

Being first duly cautioned and sworn (NAME) Donald Plank  
 of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich Street, 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 C/o Franz Geiger 8800 Lyra Drive, Suite 550 Columbus, Ohio 43240 # of Employees: 2 Contact: Fran Geiger 841-1000	2. NSHE Solano, LLC C/o Karin A. Church 2390 E Camelback Rd., Suite 325 Phoenix, AZ 85016 # of Employees: 0 Contact: Karin A. Church (602) 850-8627
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 2nd day of July, 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.*

Notary Seal Here



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