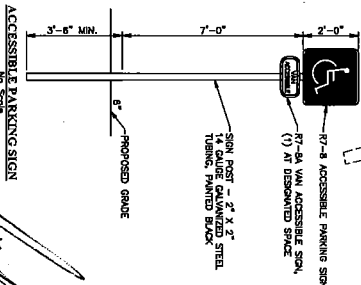
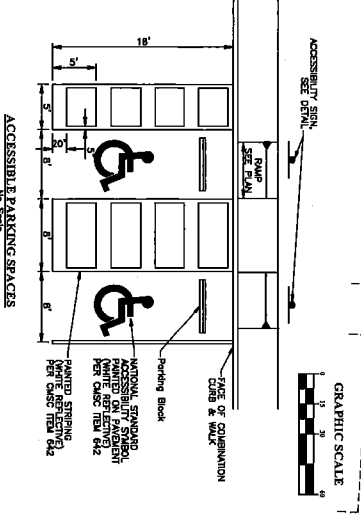
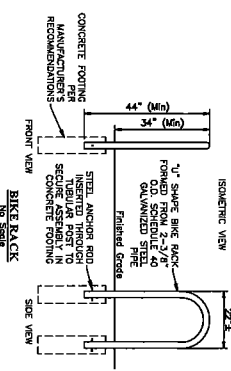
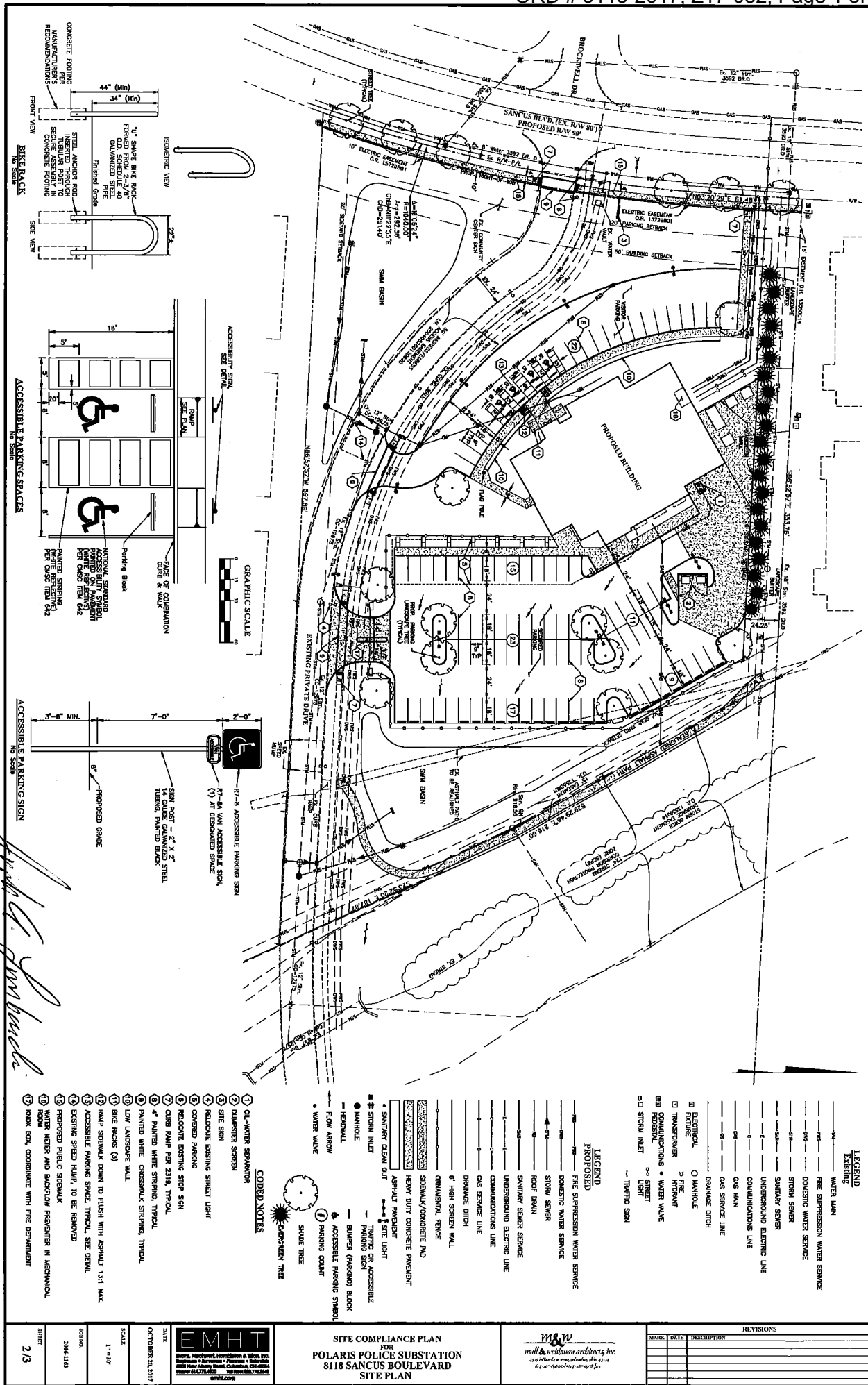


Z17-032 Final Revised 11/10/2017

[Handwritten Signature]

11-10-17



- LEGEND**
- WATER MAIN
 - FIRE SUPPRESSION WATER SERVICE
 - DOMESTIC WATER SERVICE
 - STORM SEWER
 - SANITARY SEWER
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - COMMUNICATIONS LINE
 - GAS MAIN
 - GAS SERVICE LINE
 - RAINWATER DITCH
 - ELECTRICAL
 - MANHOLE
 - TRANSFORMER
 - FIREWALL
 - COMMUNICATIONS & WATER VALVE
 - BIRD FOOTPRINT
 - 6\"/>
- PROPOSED**
- FIRE SUPPRESSION WATER SERVICE
 - DOMESTIC WATER SERVICE
 - STORM SEWER
 - ROOF DRAIN
 - SANITARY SEWER SERVICE
 - UNDERGROUND ELECTRIC LINE
 - COMMUNICATIONS LINE
 - GAS SERVICE LINE
 - RAINWATER DITCH
 - 6\"/>
- CODED NOTES**
- 1 OIL-WATER SEPARATOR
 - 2 DUMPSTER SCREEN
 - 3 SITE SIGN
 - 4 RELOCATE EXISTING STREET LIGHT
 - 5 COVERED PARKING
 - 6 RELOCATE EXISTING STOP SIGN
 - 7 RAMP STEELWALK DOWN TO FLUSH WITH ASPHALT 1:51 MAX.
 - 8 ACCESSIBLE PARKING SPACE, TYPICAL, SEE DETAIL
 - 9 PAINTED WHITE CROSSWALK STRIPING, TYPICAL
 - 10 LOW LANDSCAPE WALL
 - 11 BIKE RACKS (3)
 - 12 RAMP STEELWALK DOWN TO FLUSH WITH ASPHALT 1:51 MAX.
 - 13 ACCESSIBLE PARKING SPACE, TYPICAL, SEE DETAIL
 - 14 EXISTING SPEED HUMP, TO BE REMOVED
 - 15 PROPOSED PUBLIC SIDEWALK
 - 16 WATER METERS AND BACKFLOW PREVENTER IN MECHANICAL ROOM BOX, COORDINATE WITH FIRE DEPARTMENT

| <p>EMHT</p> <p>Engineering, Mechanical, Electrical & Construction Services, Inc.</p> <p>1000 West 42nd Street, Suite 200, Chicago, IL 60609</p> <p>Phone: (773) 225-7777</p> | <p>SITE COMPLIANCE PLAN FOR POLARIS POLICE SUBSTATION 8118 SANCUS BOULEVARD SITE PLAN</p> | <p>REVISIONS</p> <table border="1"> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | | MARK | DATE | DESCRIPTION | | | | | | | | | |
|---|---|--|------|-------------|------|-------------|--|--|--|--|--|--|--|--|--|
| | | MARK | DATE | DESCRIPTION | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| <p>DATE: OCTOBER 26, 2017</p> <p>SCALE: 1" = 30'</p> <p>JOB NO: 2016-1169</p> <p>SHEET: 2/3</p> | <p>M&W</p> <p>will & wenderson architects inc.</p> <p>1000 West 42nd Street, Suite 200, Chicago, IL 60609</p> <p>Phone: (773) 225-7777</p> | | | | | | | | | | | | | | |

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

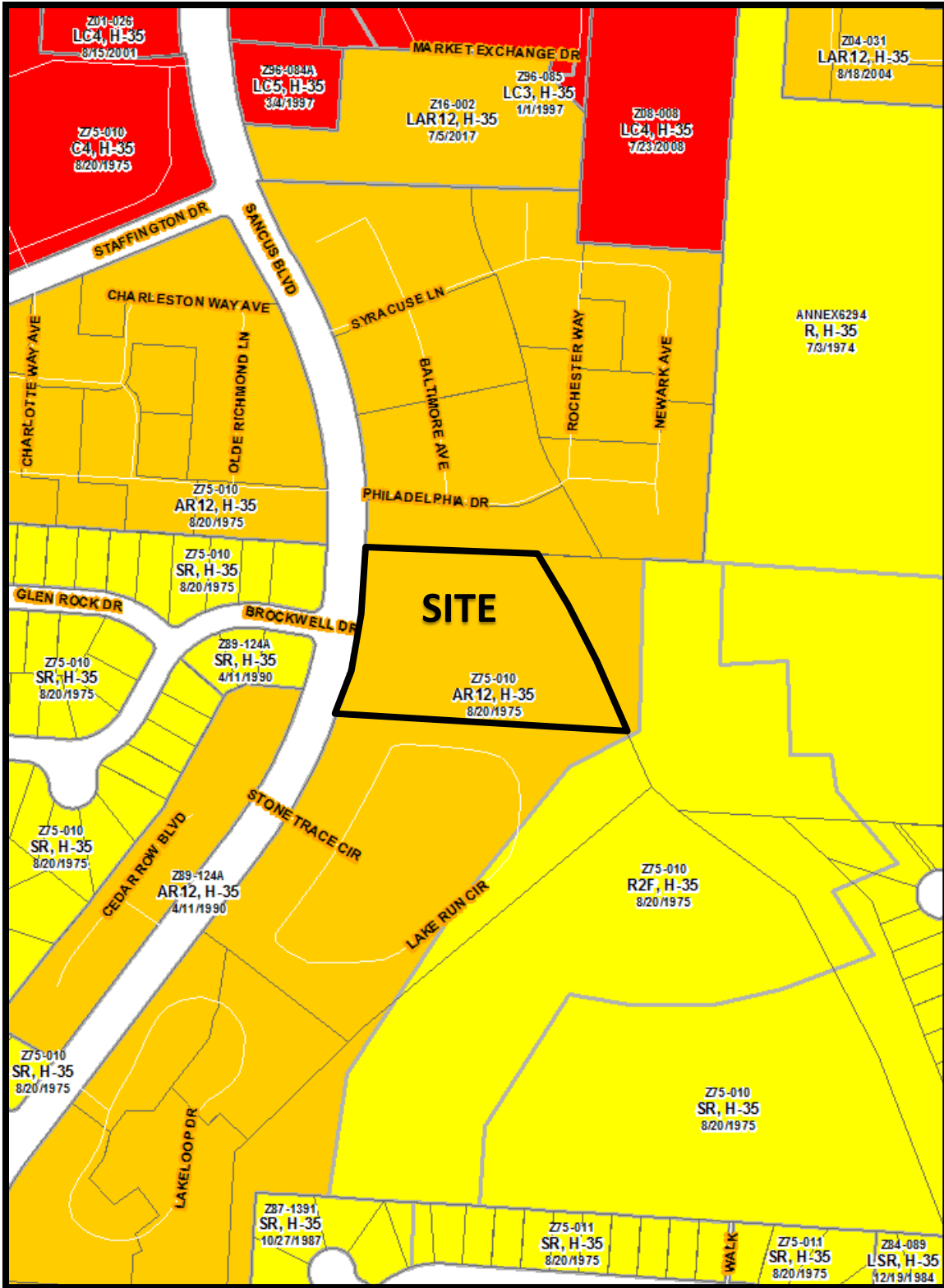
- 5. APPLICATION:** **Z17-032**
Location: **8118 SANCUS BOULEVARD (43081)**, being 3.79± acres located on the east side of Sancus Boulevard, at the intersection with Brockwell Drive (610-231154; Far North Columbus Communities Coalition).
Existing Zoning: AR-12, Apartment Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Police substation
Applicant(s): City of Columbus; c/o Heather L. Brink; 90 West Broad Street; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 3.79± acre site is undeveloped and zoned in the AR-12, Apartment Residential District. The requested CPD, Commercial Planned Development District will permit a City of Columbus police substation, including a community meeting room.
- Surrounding the site to the north and south are multi-unit residential developments in the AR-12, Apartment Residential District. To the east is the Lazelle Woods Recreation Center in the AR-12, Apartment Residential, R-2F, Residential and the SR, Suburban Residential districts. To the west across Sancus Boulevard are single-unit dwellings in the SR, Suburban Residential District.
- The site is within the boundaries of the *Far North Area Plan* (2014), which recommends “Institutional” uses at this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval of the requested CPD district.
- The CPD text commits to a site plan and includes I, Institutional District permitted uses and development standards. Commitments for setbacks, access, sidewalks, and street trees are also proposed, with variances included for reduced parking, and reduced rear yard and screening requirements.
- The *Columbus Thoroughfare Plan* identifies Sancus Boulevard 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 District will allow the construction of a new police substation. Staff supports the proposed use, which is consistent with the land use recommendation of the *Far North Area Plan*, and the proposed site design which is compatible with the adjacent recreation center. The request is consistent with the zoning and development pattern of the area.



Z17-032
8146 Sancus Boulevard
Approximately 3.79 acres
AR-12 to I

Far North Area Plan (2014)

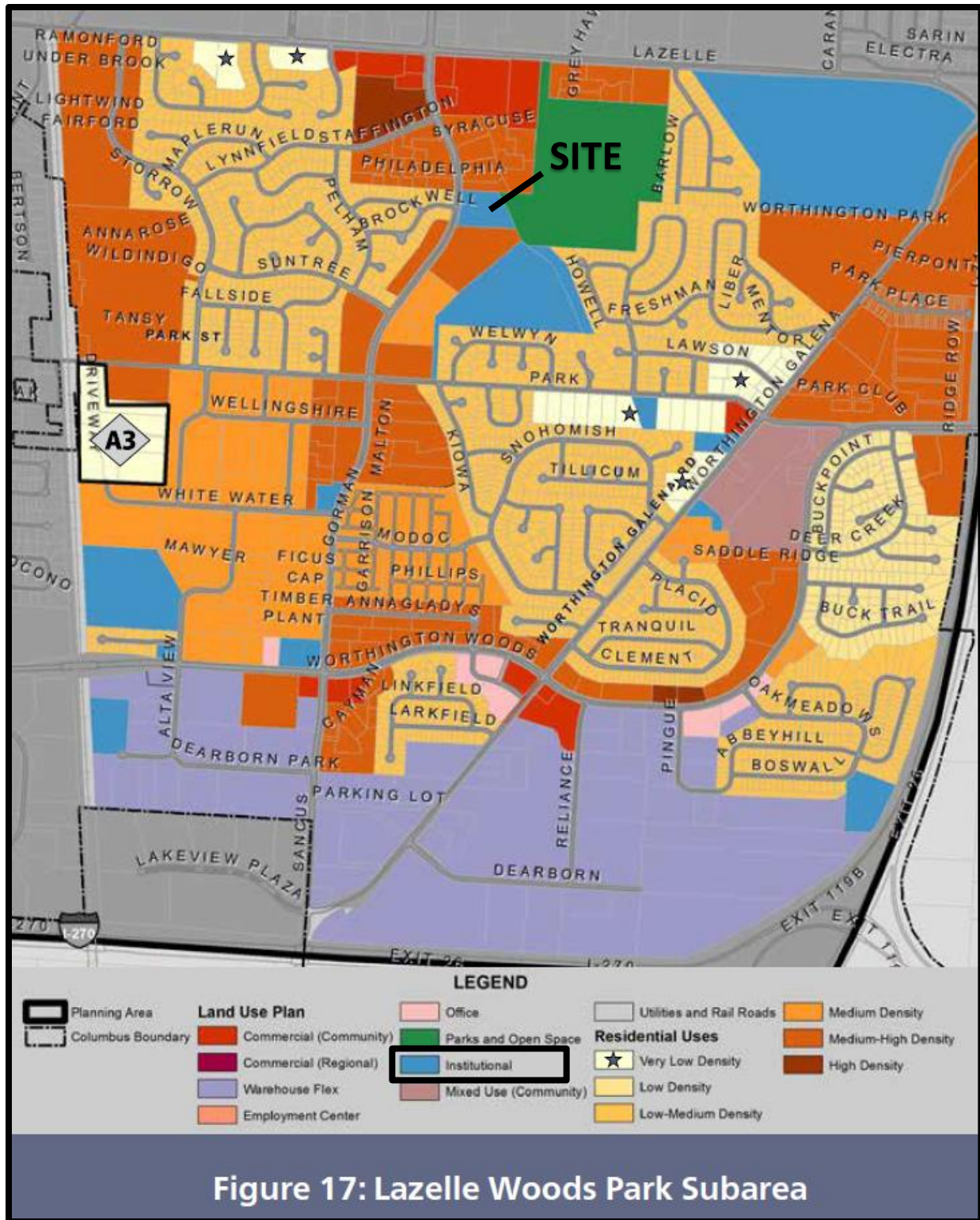


Figure 17: Lazelle Woods Park Subarea

Z17-032
8146 Sancus Boulevard
Approximately 3.79 acres
AR-12 to I



Z17-032
8146 Sancus Boulevard
Approximately 3.79 acres
AR-12 to I



STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

Case Number: 217-032
Address: 8146 Sencus Blvd.
Group Name: For North Columbus Communities Coalition
Meeting Date: 10/3/17
Specify Case Type: [X] Rezoning

Recommendation (Check only one): [X] Approval, [] Disapproval

NOTES: [Blank lines for notes]

Vote: 9-0
Signature of Authorized Representative: James Palmerson, FNECC President
RECOMMENDING GROUP TITLE: FNECC President
DAYTIME PHONE NUMBER: 614/832-9083

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



DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: 217-032

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) City of Columbus
of (COMPLETE ADDRESS) 90 W Broad ST, Columbus OH 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

Table with 2 columns and 2 rows. Row 1: 1. City of Columbus, 90 W Broad ST, Columbus OH 43215, 8000+, Heather Brink 614-645-1472. Row 2: 2. (empty), 4. (empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Scott Messer

Subscribed to me in my presence and before me this 25th day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Christopher S. Long

My Commission Expires:

1/28/18

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

Notary Seal Here

Handwritten notary seal for Christopher S. Long, Notary Public State of Ohio, My Commission expires 1/28/18

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 all checks payable to the Columbus City Treasurer