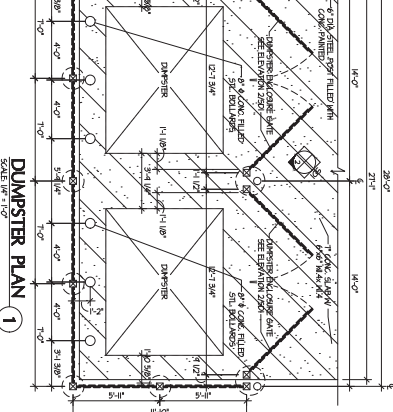
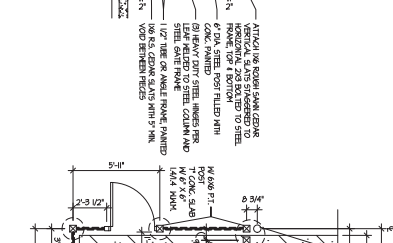
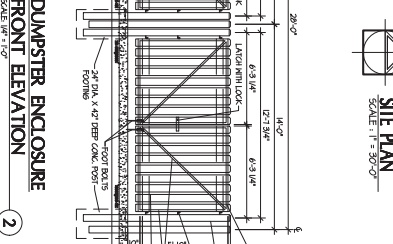
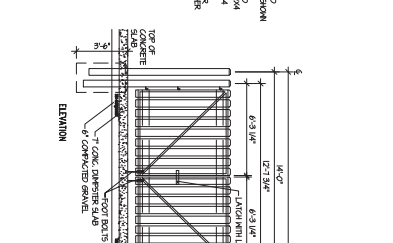
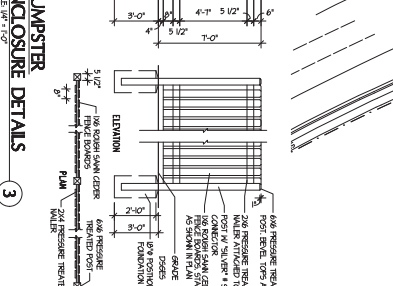
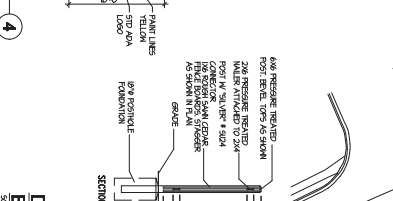
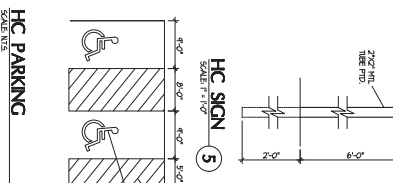
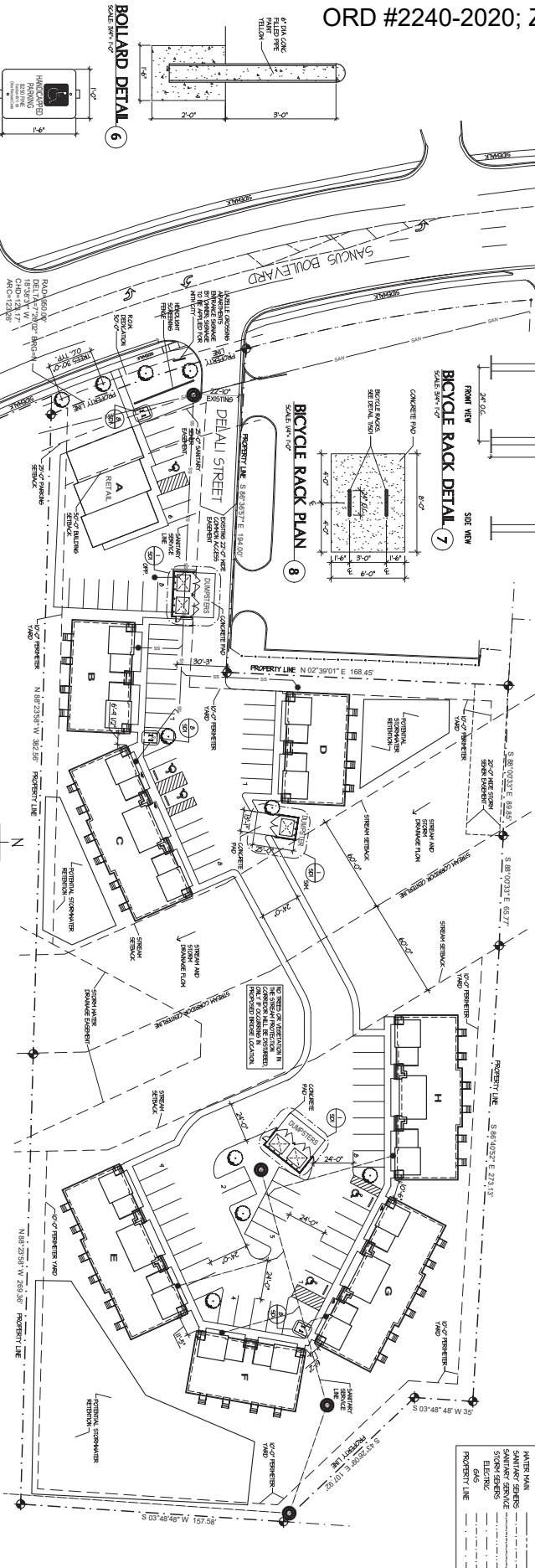


THIS SITE PLAN AND ALL DETAILS ARE SUBMITTED TO THE CITY OF COLUMBUS, OHIO, FOR REVIEW AND APPROVAL. THE CITY ENGINEER AND ENGINEERS BOARD MAY REVIEW AND APPROVE THE SITE PLAN AND DETAILS. THE CITY ENGINEER AND ENGINEERS BOARD MAY APPROVE THE SITE PLAN AND DETAILS. THE CITY ENGINEER AND ENGINEERS BOARD MAY APPROVE THE SITE PLAN AND DETAILS. THE CITY ENGINEER AND ENGINEERS BOARD MAY APPROVE THE SITE PLAN AND DETAILS.

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

SITE DATA	
ADDRESS:	6240 SANCUS BOULEVARD, COLUMBUS, OH 43201
PID:	620-210036
AREA:	3,481 SQUARE FEET
ZONING:	L-AR-12 LIMITED APARTMENT RESIDENTIAL
PROPOSED:	L-AR-12 LIMITED APARTMENT RESIDENTIAL
HEIGHT DISTRICT:	H-35
PROPOSED DEPENDENT:	36 DWELLING UNITS (MAX), 103 DUMPSTER (100 SF/DU) + 2380 SQ. FT. COMMERCIAL BUILDING
FLOOR ZONE:	X 39041205K, C4462204
COMMERCIAL BUILDING PARKING REQUIRED:	14 SPACES REQUIRED, 14 SPACES PROVIDED
VEHICLE PARKING:	1 SPACE PER 250 SQ. FT. (2380 SF COMMERCIAL BLDG) = 11 SPACES REQUIRED, 14 SPACES PROVIDED
ACCESSIBLE PARKING:	REQUIRED: 1 PROVIDED, 2
BICYCLE PARKING:	REQUIRED: 2 PROVIDED, 4
RESIDENTIAL PARKING REQUIRED:	36 DU @ 15 SPACES/DU = 54 SPACES REQUIRED, 57 SPACES PROVIDED
VEHICLE PARKING:	REQUIRED: 1 PROVIDED, 2
ACCESSIBLE PARKING:	REQUIRED: 3 PROVIDED, 4
BICYCLE PARKING:	REQUIRED: 2 PROVIDED, 4



NOT FOR CONSTRUCTION  
**LAZELLE CROSSING APARTMENTS**  
 Delali St. Columbus, OH 43081

**JMAC** ARCHITECTS & PLANNERS  
 781 Northwest Blvd. Suite 100  
 Columbus, Ohio 43212  
 Phone: (614) 481-8574  
 www.jmacarchitects.com

SD1  
 SITE PLAN AND DETAILS  
 JOB NO.: 1714  
 DATE: 28 May 2020  
 REVISIONS:

FINAL SITE PLAN RECEIVED 9.10.20 Z20-045 & CV20-061

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 13, 2020**

- 6. APPLICATION: Z20-045**  
**Location:** **8240 SANCUS BLVD. (43081)**, being 3.49± acres located on the east side of Sancus Boulevard, 520± feet south of Lazelle Road (610-218056; Far North Columbus Communities Coalition).  
**Existing Zoning:** L-AR-12, Limited Apartment Residential District.  
**Request:** L-AR-12, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development and commercial development.  
**Applicant(s):** John McKay; 781 Northwest Boulevard, Suite 100; Columbus, OH 43212.  
**Property Owner(s):** Yaw & Delali Agyekum; 1701 Home Road; Delaware, OH 43015.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

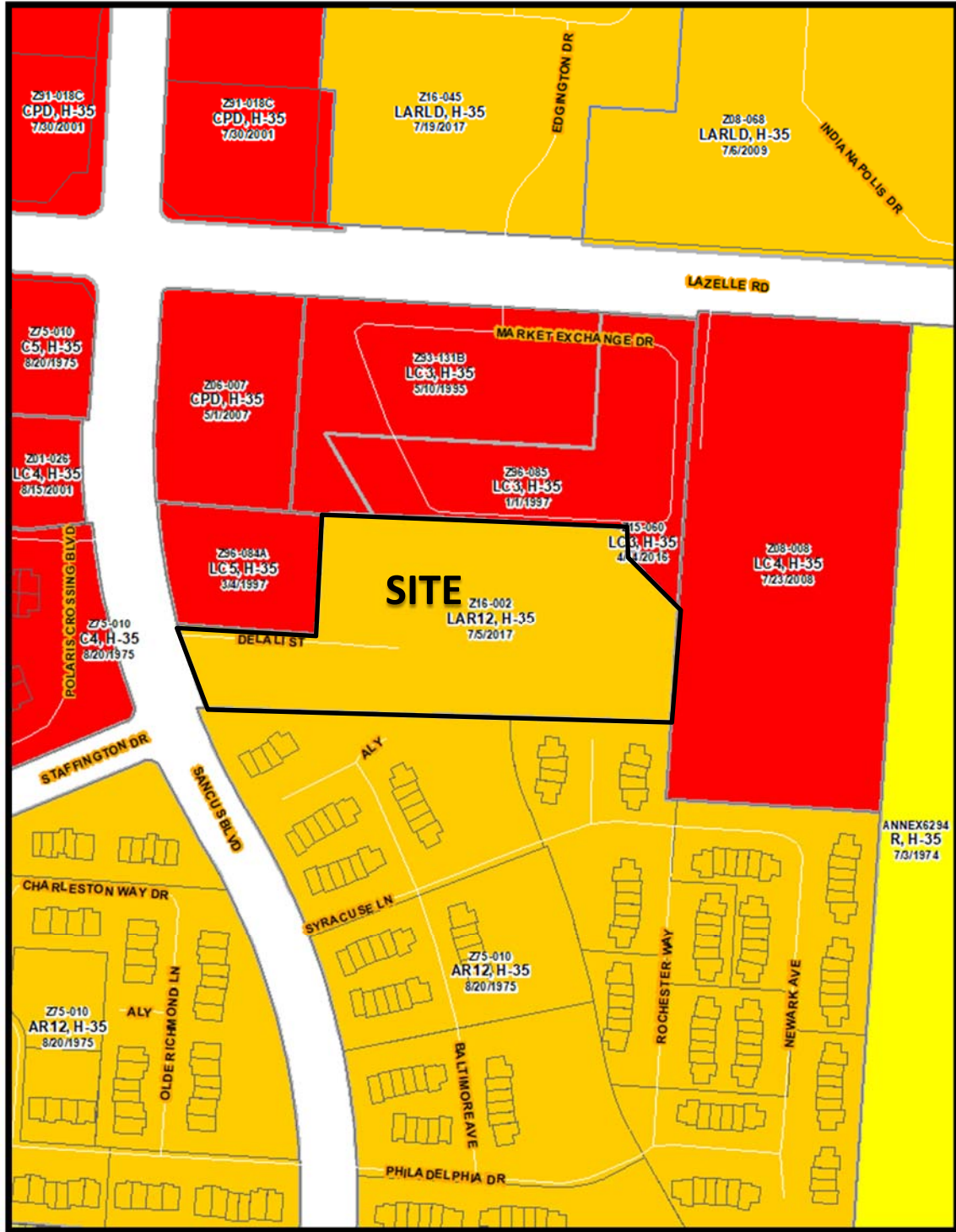
- The 3.49± acre site consists of one parcel in the L-AR-12, Limited Apartment Residential District containing two subareas: the western subarea permits up to 18 dwelling-units, while the eastern subarea permits only open space. The applicant is requesting a new L-AR-12, Limited Apartment Residential District to permit a multi-unit residential development containing up to 36 dwelling-units with no subareas, and a revised site plan.
- North of the site is a car wash in the L-C-5, Limited Commercial District, and a shopping center and a monopole telecommunications tower in the L-C-3, Limited Commercial District. South of the site is a multi-unit residential development in the AR-12, Apartment Residential District. East of the site is a garden center in the L-C-4, Limited Commercial District. West of the site is an extended stay hotel in the C-4, Commercial District.
- Concurrent Council variance CV20-061 has been filed to permit a 3,000 square foot commercial building on western side of the property along Sancus Boulevard. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Far North Area Plan* (2014), which recommends medium-high density residential land uses at this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The limitation text establishes use restrictions and supplemental development standards that address the maximum number of dwelling units, traffic access, building design and

materials, and includes a commitment to develop the site in accordance with the submitted site plan.

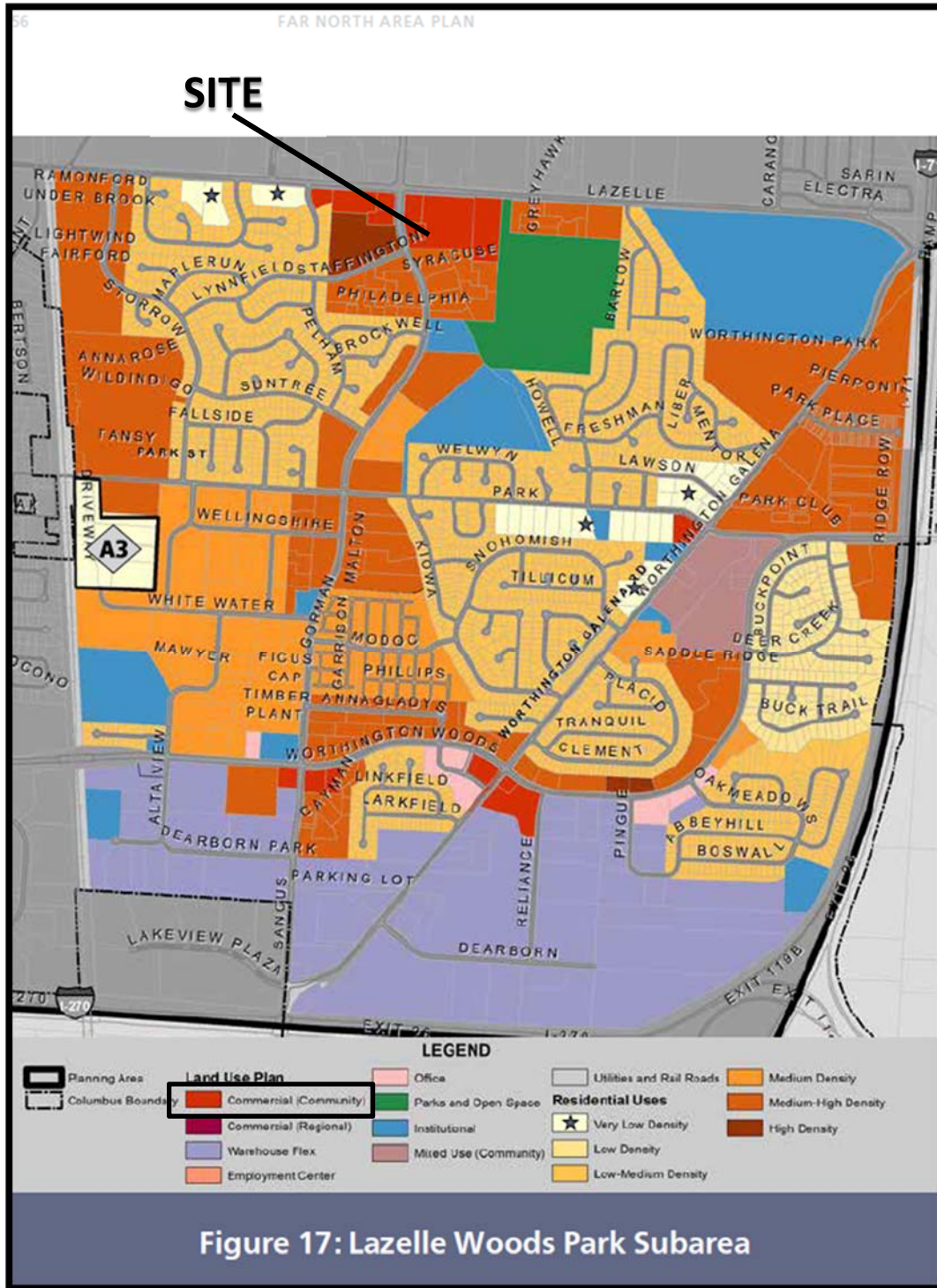
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Sancus Boulevard as a Suburban Commuter Connector requiring 100 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-AR-12, Limited Apartment Residential District will permit a multi-unit residential development with a maximum of 36 dwelling units. The limitation text includes appropriate use restrictions and development standards, and a commitment to develop the site in accordance with the submitted site plan. While *The Far North Area Plan* recommends medium-high density residential uses at this location, Staff recognizes the site is already zoned for multi-unit residential development.



Z20-045  
8240 Sancus Blvd.  
Approximately 3.49 acres  
L-AR-12 to L-AR-12



Z20-045  
 8240 Sancus Blvd.  
 Approximately 3.49 acres  
 L-AR-12 to L-AR-12



Z20-045  
8240 Sancus Blvd.  
Approximately 3.49 acres  
L-AR-12 to L-AR-12

TE 0

# Standardized Recommendation Form

ORD #2240-2020; Z20-045; Page 7 of 8  
111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Case Number:** Z20-045

**Address:** 8240 Sancus Blvd. Columbus, OH 43081

**Group Name:** Far North Columbus Communities Coalition

**Meeting Date:** August 4, 2020

**Specify Case Type:**

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

**Recommendation:**

(Check only one and list basis for recommendation below)

- Approval
- Disapproval

**NOTES:**

Approved pending one of the following actions:

- 1) Re-orientation of the Commercial building that results in an additional 3 parking spaces, or
- 2) Elimination of the Commercial Building and increasing Building B from 4 to 6 residential units.

**Vote:** 6-1

**Signature of Authorized Representative:** \_\_\_\_\_  
SIGNATURE

FNCCC President  
RECOMMENDING GROUP TITLE

614/848-8231  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of  
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



Rezoning Application

111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-045

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John McKay
of (COMPLETE ADDRESS) 781 Northwest Blvd., Suite 100, Columbus, OH 43212
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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows. Row 1: 1. Akidel Investment Company, LLC, 1701 Home Rd. Delaware, OH 43015, # of Columbus Based Employees: 2; 2. Yaw and Delali Agyekum, 1701 Home Rd. Delaware, OH 43015, # of Columbus Based Employees: 0. Row 2: 3. (empty), 4. (empty).

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature]

Subscribed to me in my presence and before me this 22nd day of May, in the year 2020

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature]

My Commission Expires: November 8, 2023



This Project Disclosure Statement expires six months after date of notarization.
JESSICA NORMAN
NOTARY PUBLIC, STATE OF OHIO
FRANKLIN COUNTY
My Comm. Expires November 8, 2023

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