



SITE DATA - STORAGE FACILITY

SITE AC	+/- 5.11 AC
CONDITIONED USEABLE SF	+/- 48,750 SF
UNCONDITIONED USEABLE SF	+/- 14,000 SF
OFFICE	1 OFFICE

LEGEND

- 2' CALIPER SHADE TREE
- 1.5' CALIPER ORNAMENTAL TREE
- 5' HEIGHT EVERGREEN TREE

SITE DATA - APARTMENTS

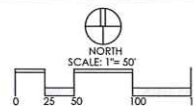
SITE AC	+/- 11.80 AC
36 - UNIT BUILDINGS	2 BUILDINGS / 72 UNITS
24 - UNIT BUILDINGS	4 BUILDINGS / 96 UNITS
16 - UNIT BUILDINGS	3 BUILDINGS / 48 UNITS
TOTAL UNITS	216 UNITS (18.31 DU/AC)
BIKE RACKS	17 RACKS
7 - STALL GARAGES	5 GARAGES / 35 STALLS (2 HANDICAPPED)
6 - STALL GARAGES	3 GARAGE / 18 STALLS
TOTAL GARAGE STALLS	53 GARAGE STALLS (2 HANDICAPPED)
TOTAL SURFACE PARKING SPACES	321 SPACES (10 HANDICAPPED)
TOTAL PARKING	374 SPACES (11.73 SPACES / DU)

*Approved for
6/6/19*

Z19-006 Final Received 6/6/2019 - 1 of 9
CONCEPT PLAN

SUNPARK APARTMENTS
PREPARED FOR WILCOX COMMUNITIES

DATE: 3/21/19

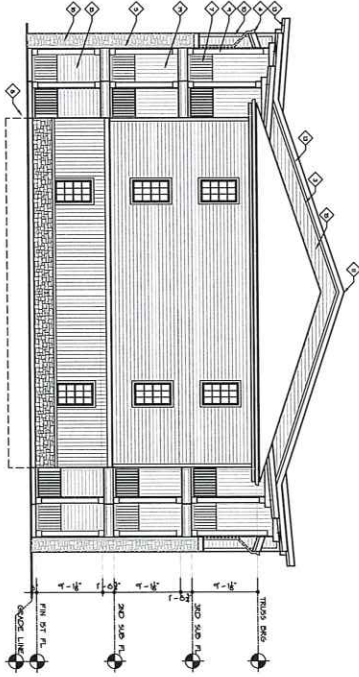


Faris Planning & Design

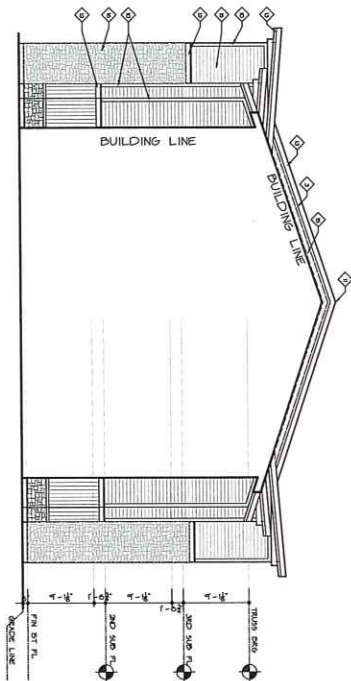
LAND PLANNING LANDSCAPE ARCHITECTURE
243 N. 25th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

ELEVATIONS	
CODED NOTES	
◇	SHINGLES
◇	1/2" X 4" TRIM
◇	1" X 4" BUTTER
◇	ALUMINUM DOWNPOUT
◇	PAINT DOOR
◇	BRICK ALUMINUM 4" SILLING
◇	FOUNDATION WALL AND FOOTING
◇	SQUARE COLUMN 5" X 5" CORNER TRIM
◇	ROOF VENT
◇	2ND ALUM W/OUTED TRIM BOARD
◇	2ND ALUM W/OUTED FLOOR BOARD
◇	2ND ALUM W/OUTED FLOOR BOARD
◇	SHINGLES (VINTL-HOOD)
◇	CALCATED STONE ACCENT
◇	OF EXPOSURE LOWER
◇	SHINGLES (VINTL-VERT)
◇	
◇	
◇	
◇	
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◇	
◇	
◇	
◇	

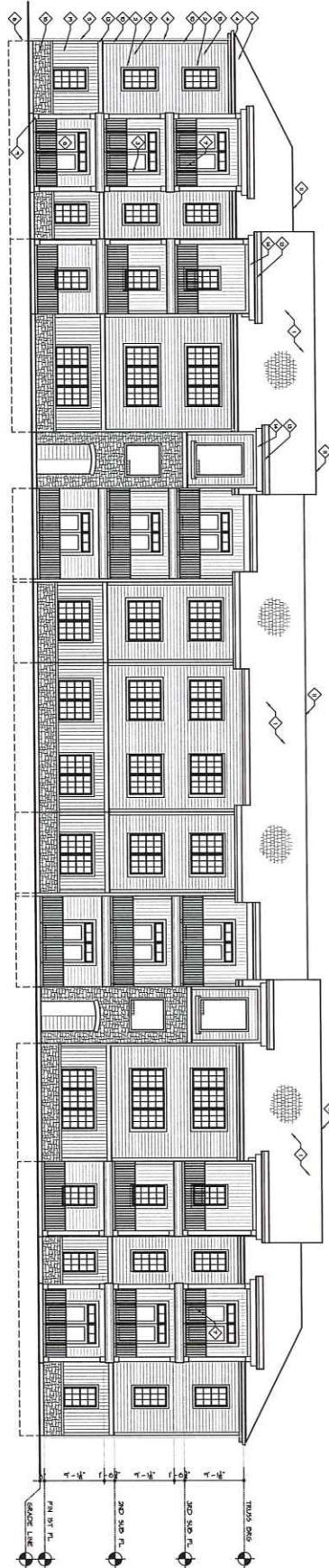
BUILDING # 2
TYPE 5
SIDE



BUILDING # 2
TYPE 5
MID VIEW

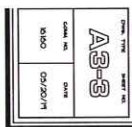


BUILDING # 2
TYPE 5
FRONT AND BACK



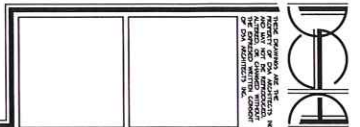
BLDG. 2, TYPE-5 ELEVATIONS

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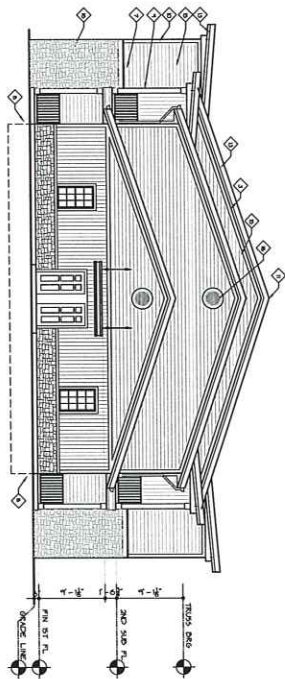
DONALD SCHOFIELD + ASSOCIATES, INC.
A R C H I T E C T S
 72 MILL ST. - GAHANNA, OH 43230 TEL (614) 840-0986
 WWW.DSAARCHITECTSINC.COM FAX (614) 840-0989

SUNPARK APARTMENTS
 NEW APARTMENT DEVELOPMENT
 WESTERVILLE, OHIO 43085

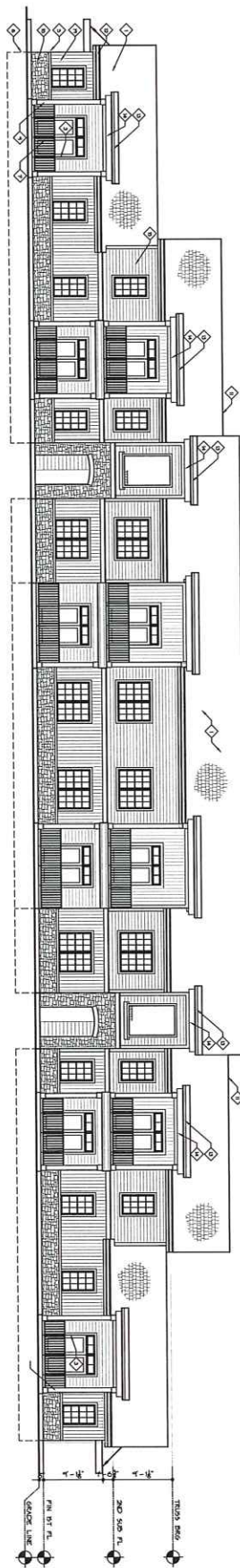


ELEVATION CODED NOTES	
◇	SHINGLES
◇	PA TRIM
◇	3RD TRIM
◇	1" ALUM. GUTTER
◇	ALUMINUM DOWNSPUT
◇	PAINT DOOR
◇	PUBLIC MAINTENANCE OF BUILDING
◇	FOUNDATION WALL AND FOOTINGS
◇	FOUR CORNER TRIM
◇	FLOOR VENT
◇	2000 ALUM. WANTED TRIM BOARD
◇	2000 ALUM. WANTED FLOOR BOARD
◇	2000 ALUM. WANTED FLOOR BOARD
◇	CALCULATED STONE
◇	1" MASON LOWER
◇	3000 VINYL-TRETTI
NOTE SEE ARCHITECT'S NOTES FOR ALL OTHERS.	

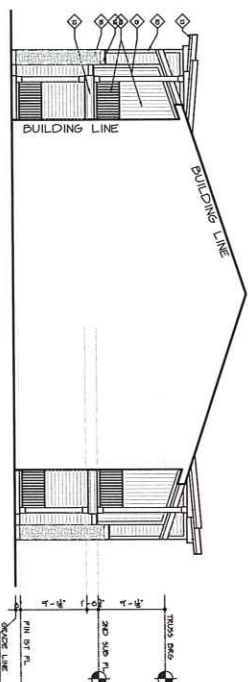
BUILDING # 3
TYPE 6
SIDE



BUILDING # 3
TYPE 6
FRONT AND BACK



BUILDING # 3
TYPE 6
MID VIEW



BLDG. 3, TYPE-6 ELEVATIONS

Z19-006 Final Received 6/6/2019 - 4 of 9

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6/6/19

DATE: 6/6/19	
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CHECKED BY: DSA	
SCALE: 1/8\"/>	

DONALD SCHOFIELD + ASSOCIATES, INC.
ARCHITECTS

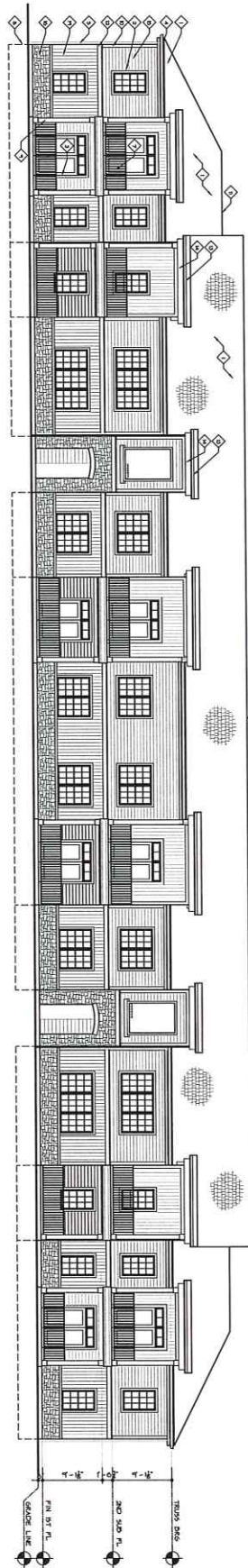
72 MILL ST. - GAHANNA, OH 43230
WWW.DSAARCHITECTSINC.COM

TEL (614) 840-0986
FAX (614) 840-0989

SUNPARK APARTMENTS
NEW APARTMENT DEVELOPMENT
WESTERVILLE, OHIO 43085

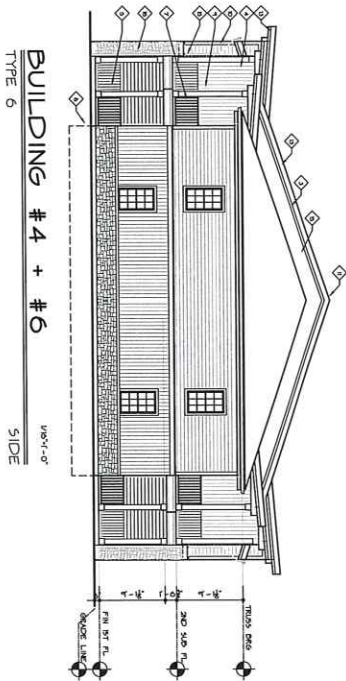
DSA

DESIGN SERVICES AND ARCHITECTURE, INC.
100 EAST MAIN STREET, SUITE 200
WESTERVILLE, OHIO 43081
TEL (614) 840-9300
WWW.DSADSA.COM

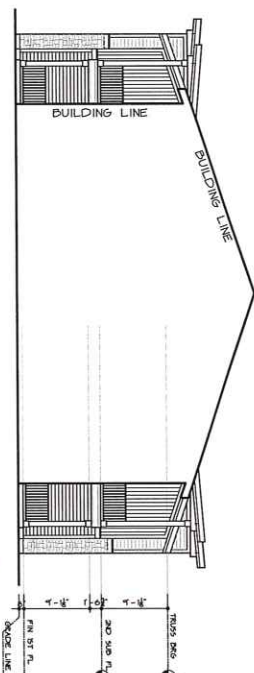


BUILDING #4 + #6
TYPE 4
FRONT AND BACK

ELEVATION CODED NOTES	
◇	SHINGLES
◇	1/4" TRIM
◇	3/8" TRIM
◇	1" FLOOR SCUTTER
◇	CLAMBER DOWNPOUT
◇	PARTS DOOR
◇	BLACK ALUMINUM 4" RAILING
◇	CONCRETE WALL, AND FOOTING
◇	POURER LOCATED 5'
◇	1" CORNER TRIM
◇	ROCK TRIM
◇	200 ALUM W/PAINTED TRIM BOARD
◇	200 ALUM W/PAINTED FLOOR BOARD
◇	200 ALUM W/PAINTED FLOOR BOARD
◇	200 ALUM W/PAINTED FLOOR BOARD
◇	CLUTTERED STONE
◇	CLUTTERED STONE ACCENT
◇	1" FINISH CORNER
◇	2000 TRIMS-TRIM
◇	
◇	
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◇	
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◇	



BUILDING #4 + #6
TYPE 6
SIDE



BUILDING #4 + #6
TYPE 4
MID VIEW

BLDG. #4 & 6, TYPE-4 ELEVATIONS

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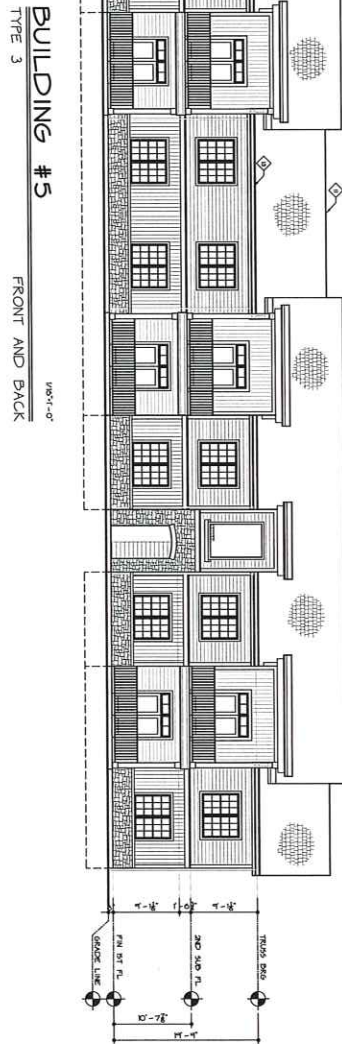
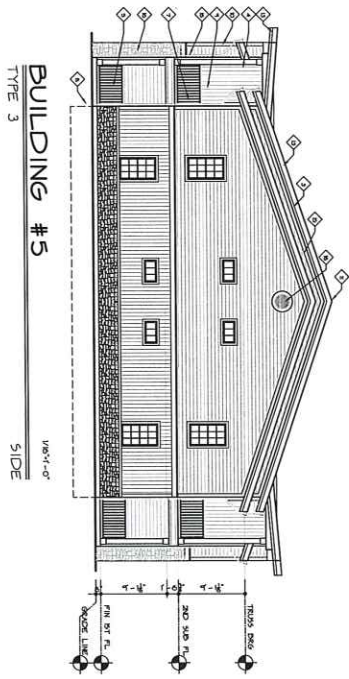
DATE: 05/20/19
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SCALE: AS-B

DONALD SCHOFIELD + ASSOCIATES, INC.
ARCHITECTS
72 MILL ST. - GAHANNA, OH 43230 TEL (614) 840-0986
WWW.DSAARCHITECTSINC.COM FAX (614) 840-0989

SUNPARK APARTMENTS
NEW APARTMENT DEVELOPMENT
WESTERVILLE, OHIO 43085

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ELEVATION CODED NOTES	
◇	SHINGLES
◇	6X6 TRUS
◇	8X8 TRUS
◇	ALUM. DOWNPOUT
◇	TRUSS POOR
◇	ROCK ALUMINA 1/2 BILBO
◇	FOUNDATION WALL AND FOOTING
◇	SQUARE COLUMN 8" X 8 CORNER TRUS
◇	ROOF VENT
◇	2X6 ALUM W/WRAPD TRUS BOARD
◇	2X6 ALUM W/WRAPD FICAL BOARD
◇	2X6 ALUM W/WRAPD FICAL BOARD
◇	SIGNING VINYL-WOODZ
◇	CALIBROD STONE ACCENT
◇	1" FIBROUS LOUVERS
◇	SIGNING VINYL-VERTI
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NOTE: ALL MATERIALS PERFORMED ON THE ROOF AND FOUNDATION ARE TO BE PERFORMED BY THE CONTRACTOR.	

BLDG. 5, TYPE-3 ELEVATIONS

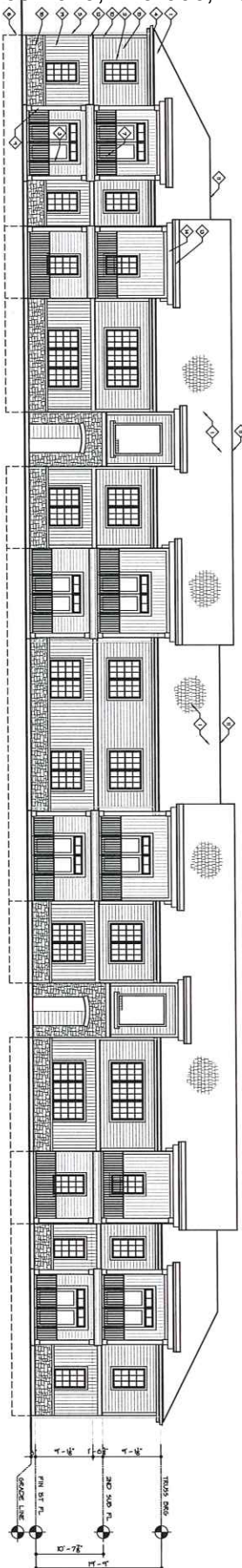
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Z19-006 Final Received 6/6/2019 - 6 of 9

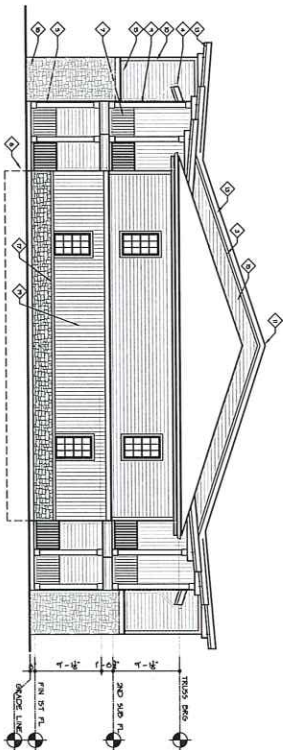
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 CHECKED BY: [blank]
 DATE: [blank]
 10/30/19

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 ARCHITECTS
 72 MILL ST. - GAHANNA, OH 43230
 WWW.DSAARCHITECTSINC.COM
 TEL (614) 840-0986
 FAX (614) 840-0989

SUNPARK APARTMENTS
 NEW APARTMENT DEVELOPMENT
 WESTERVILLE, OHIO 43085



BUILDING #8
TYPE 1
FRONT AND BACK



BUILDING #8
TYPE 1
SIDE

ELEVATION	CODED NOTES
SHINGLES	
6\"/>	

NOTE: SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.

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6/16/19

BLDG. 8, TYPE-1 ELEVATIONS

Z19-006 Final Received 6/6/2019 - 7 of 9

DATE PLOTTED: 10/30/19
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SCALE: 1/8\"/>

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ARCHITECTS
72 MILL ST. - GAHANNA, OH 43230 TEL (614) 840-0986
WWW.DSAARCHITECTSINC.COM FAX (614) 840-0989

SUNPARK APARTMENTS
NEW APARTMENT DEVELOPMENT
WESTERVILLE, OHIO 43065

DSA
DONALD SCHOFIELD + ASSOCIATES, INC.
ARCHITECTS
72 MILL ST. - GAHANNA, OH 43230
TEL (614) 840-0986
FAX (614) 840-0989



FRONT ELEVATION
3/16" = 1'-0"



SIDE ELEVATION
3/16" = 1'-0"

SUNPARK APARTMENTS OFFICE

WILCOX COMMUNITIES
APRIL 2, 2019

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EXTR. EAST ELEV.
1" = 20'-0"



EXTR. EAST ELEV. TREE LINE
1" = 20'-0"

SUNPARK APARTMENTS STORAGE UNITS

WILCOX COMMUNITIES
MARCH 5, 2019

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6/6/19

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 9, 2019**

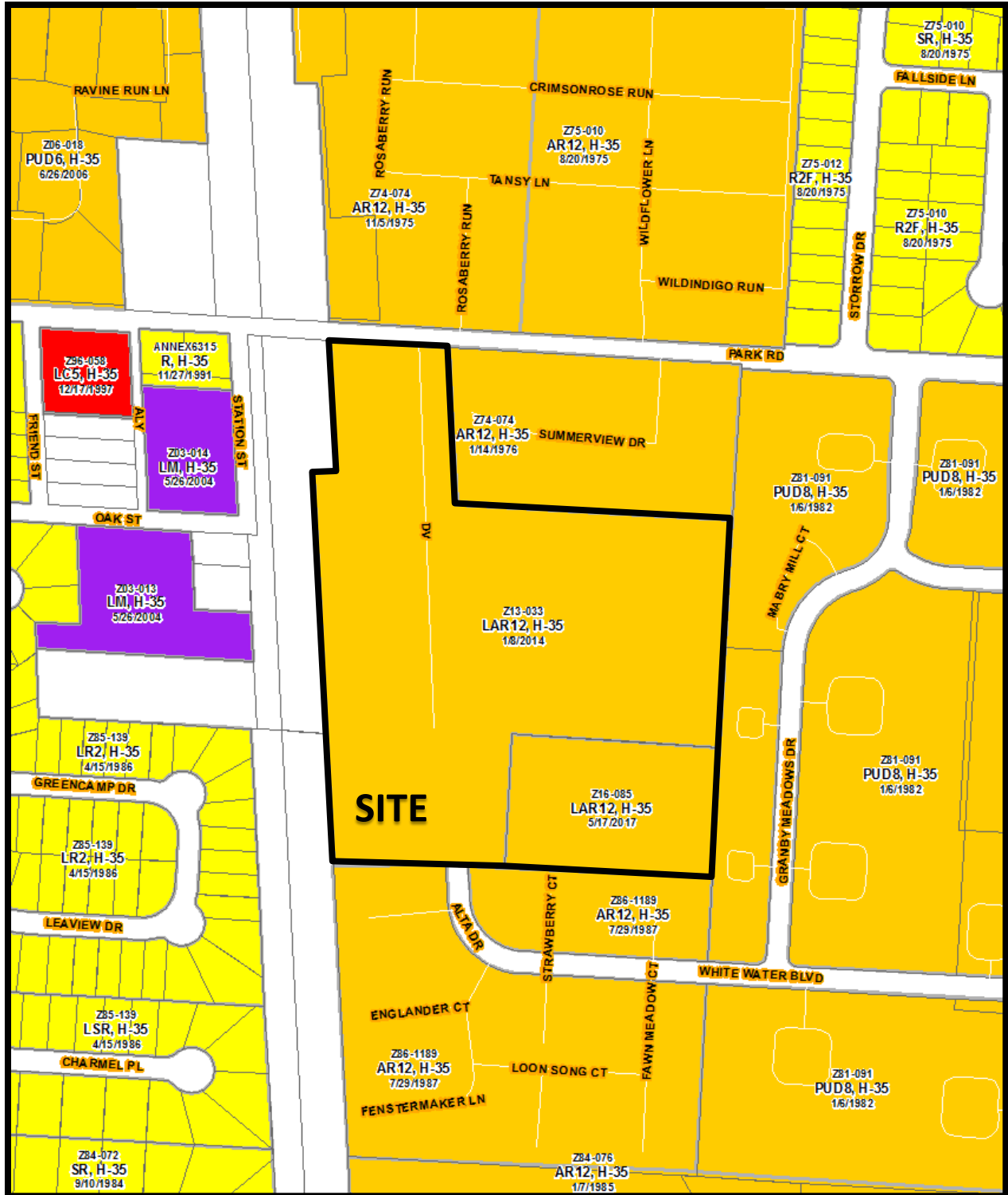
- 6. APPLICATION: Z19-006**
Location: **259 PARK RD (43085)**, being 18.25± acres located on the south side of Park Road, 230± feet west of Storrow Drive (610-166612; Far North Columbus Communities Coalition).
Existing Zoning: L-AR-12, Limited Apartment Residential District.
Request: L-AR-1, Limited Apartment Residential and L-M, Limited Manufacturing districts (H-35).
Proposed Use: Multi-unit residential development and self storage facility.
Applicant(s): Wilcox Communities LLC; c/o; Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Parkview Village, LLC; c/o Faith Gunal; 4602 Sandwich Court; Dublin, OH 43016.
Planner: Michael Maret; 614-645-2749; mjmaretcolumbus.gov

BACKGROUND:

- o The site consists of a single parcel developed with several single-unit dwellings in the L-AR-12, Limited Apartment Residential District (Z13-033). Previously rezoned to allow a multi-unit residential development, the applicant now proposes the L-AR-1, Limited Apartment Residential District and L-M, Limited Manufacturing District to permit an apartment complex (18.31 du/acre) and self-storage facility.
- o Recently approved BZA18-161 varies AR-12 area district requirements to permit slightly higher densities (12.89 du/acre) than those permitted by Z13-033 (12.1 du/acre).
- o To the north are multi-unit residential developments in the AR-12, Apartment Residential District. To the east is multi-unit residential development in the PUD-8, Planned Unit Development District. To the south is a multi-unit residential development in the AR-12, Apartment Residential District. To the west across the railroad tracks are office/warehouses in both the L-M, Limited Manufacturing District, and in Sharon Township, a single-unit dwelling in Sharon Township, and a bar in the in the R, Rural District.
- o The site is within the planning area of the *Far North Area Plan* (2014), which recommends “medium density residential development” at this location.
- o The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- o The limitation text establishes supplemental development standards that address subareas, density, access, sidewalks, landscaping, tree preservation, building design, lighting controls, and includes a site plan commitment.
- o The *Columbus Thoroughfare Plan* identifies Park Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed L-AR-1, Limited Apartment Residential District is consistent with the existing development patterns and density in the area. Although the proposed L-M, Limited Manufacturing District is not consistent with the *Far North Area Plan*, staff notes that the site is located along a rail corridor and includes screening of the site from the proposed residential to the east. Both proposals establish development standards within the limitation text that ensure compatibility and connectivity with adjacent developments and a commitment to preserve existing trees justifies the proposed density as recommended in the *Far North Area Plan*.



Z19-006
259 Park Rd.
Approximately 18.25 acres
L-AR-12 to L-AR-1 & L-M

Far North Area Plan (2014)

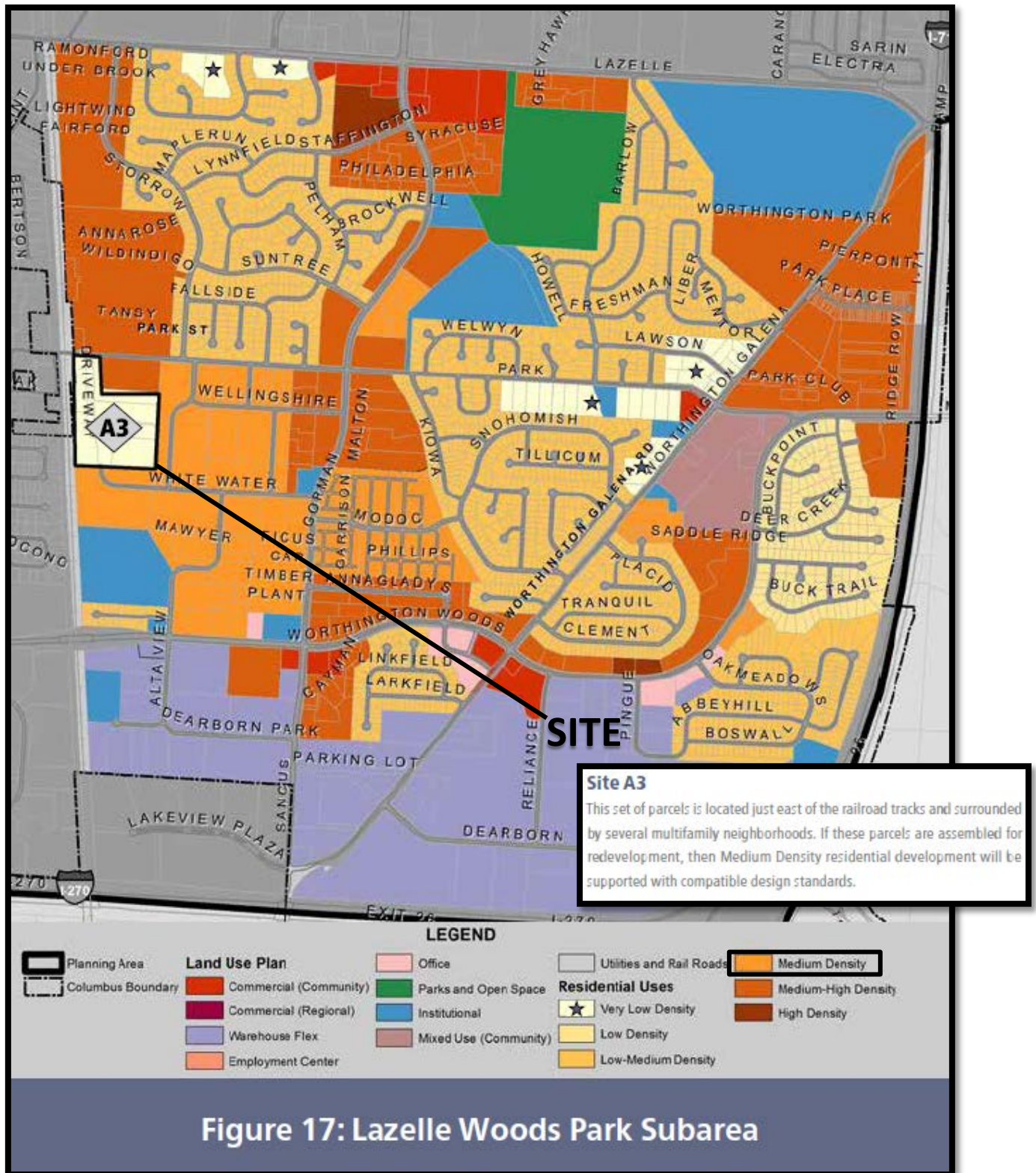
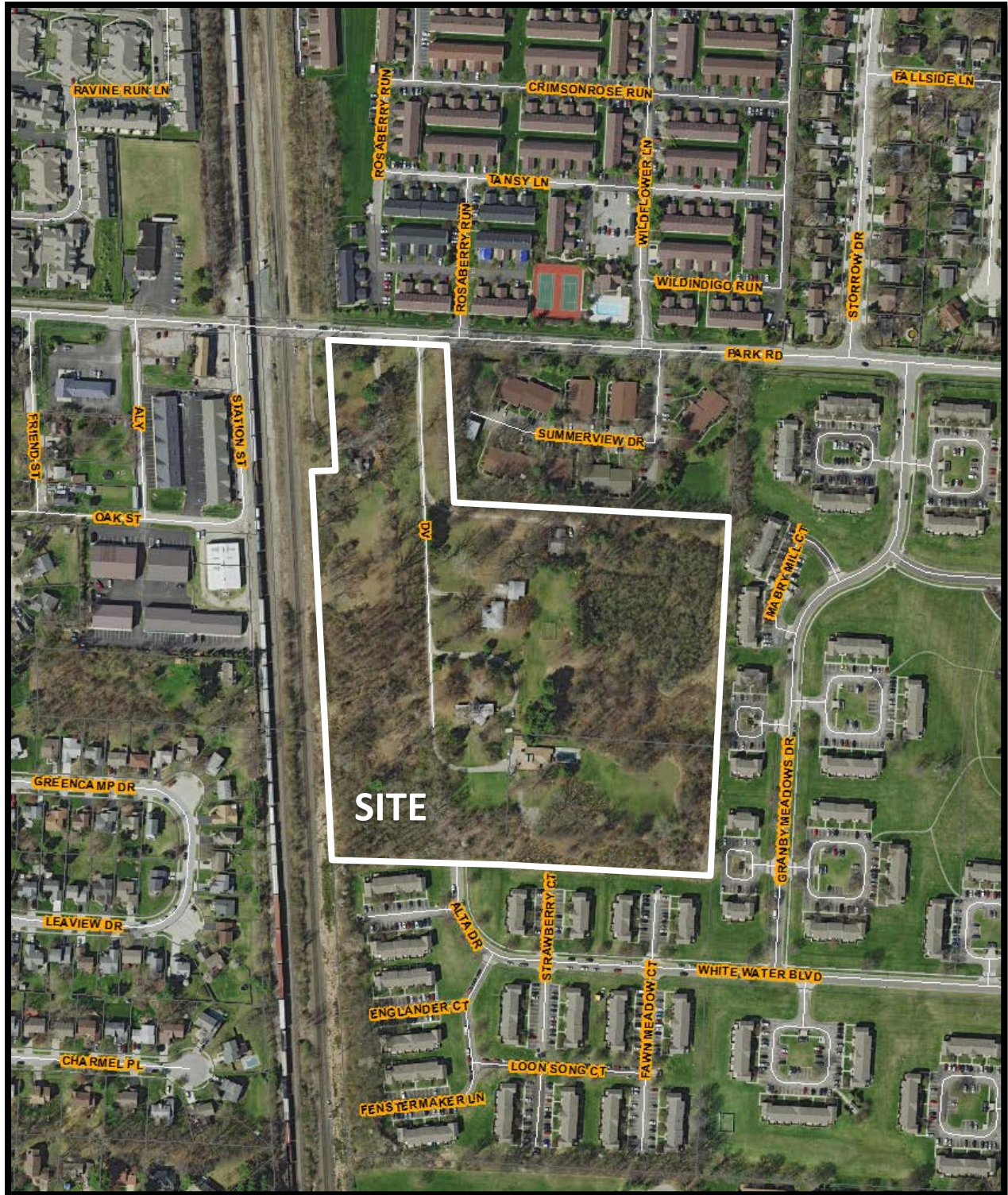


Figure 17: Lazelle Woods Park Subarea

Z19-006
 259 Park Rd.
 Approximately 18.25 acres
 L-AR-12 to L-AR-1 & L-M



Z19-006
259 Park Rd.
Approximately 18.25 acres
L-AR-12 to L-AR-1 & L-M

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bzs.columbus.gov

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

Case Number 219-006

Address 259 Park Rd

Group Name For North Columbus Communities Coalition

Meeting Date 4/2/19

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

Recommendation (Check only one)
 Approval
 Disapproval

NOTES: Includes Landscape site plan + building elevations
for self-storage units

Vote 7-1

Signature of Authorized Representative James J. Palmisano

Recommending Group Title FNCCC President

Daytime Phone Number 614/832-9083

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
 Applications must be submitted by appointment. Call 614-645-4522 to schedule.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

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

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 #: Z19-006

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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 containing business details for Wilcox Communities LLC and Parkview Village, LLC, including addresses and employee counts.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Jeffrey L Brown

Subscribed to me in my presence and before me this 25th day of January, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Notary Public and commission expiration date 9/4/2020



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020
Disclosure Statement expires six months after date of notarization.

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