



**PCI DESIGN GROUP, INC.**  
 229 HUBER VILLAGE BLVD, SUITE 230  
 WESTERVILLE, OHIO 43081

**A SITE PLAN**  
 SCALE: 1" = 100'

PROJECT TYPE

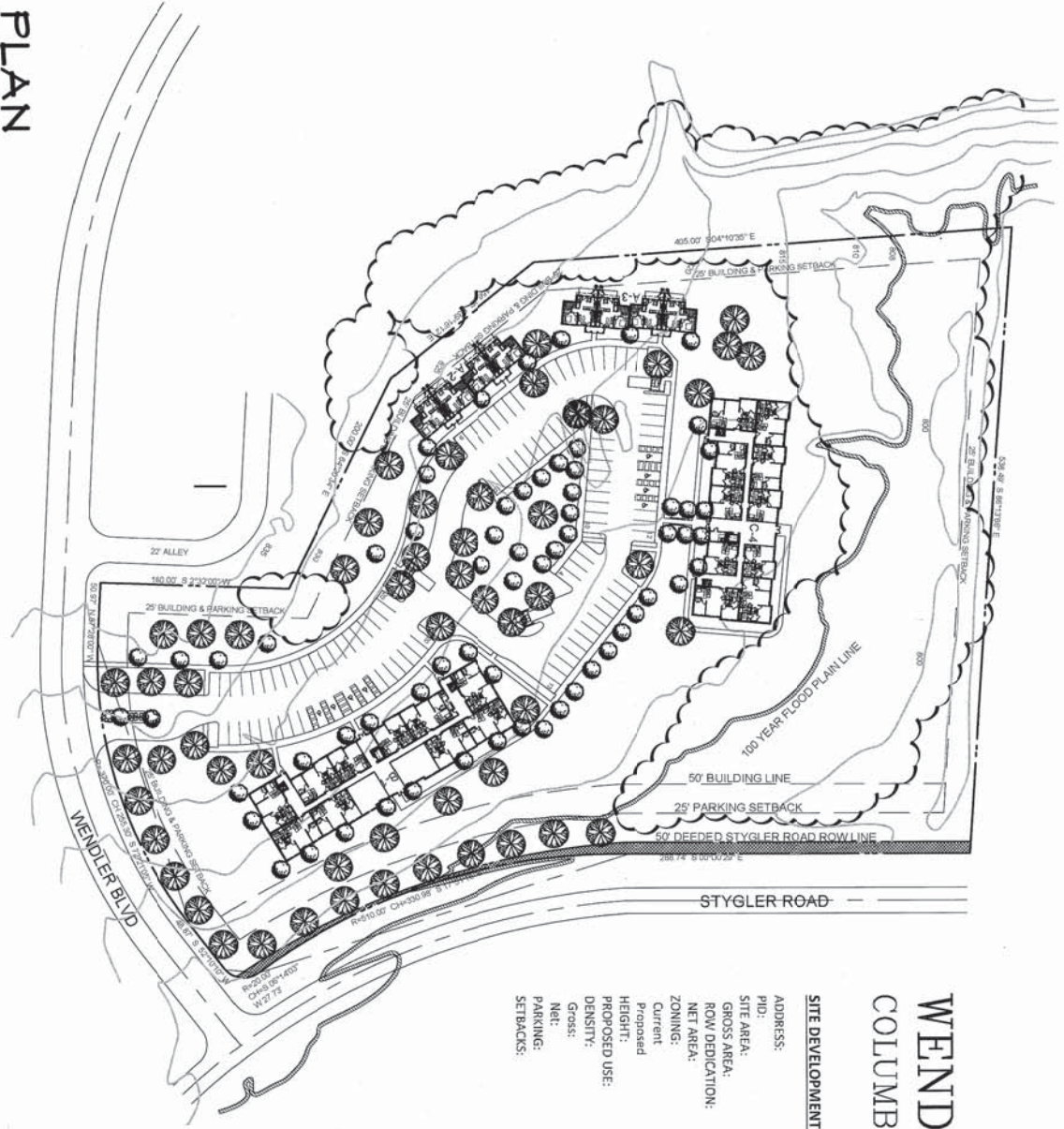
SITE PLAN

DATE  
 01-12-2018

PROJECT NAME  
**WENDLER BLVD.**  
 WENDLER BOULEVARD  
 COLUMBUS, OHIO 43230

SUBMITTAL  
 Z17-041

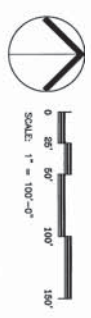
SHEET  
**A1.1**



**WENDLER**  
 COLUMBUS, OHIO

**SITE DEVELOPMENT DATA**

ADDRESS: 4854 Wendler Boulevard, Columbus, OH 43230  
 PDI: 520-168898 (part of)  
 SITE AREA: 7.73 acres (336,718 SF)  
 GROSS AREA: 0.104 acres (4,540 SF)  
 ROW DEDICATION: 7.626 ACRES  
 NET AREA:  
 ZONING: PUD-S (Z81-132A)  
 Current: L-AR-12, Limited Apartment Residential  
 Proposed: H-35  
 HEIGHT: 72 dwelling units  
 PROPOSED USE:  
 DENSITY: 9.3 +/- units/acre  
 Gross: 9.5 +/- units/acre  
 NET: 108 spaces (min.) at 1.5 spaces per DU  
 PARKING: As shown  
 SETBACKS:



This Site Plan may be slightly adjusted to reflect final engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment shall be the responsibility of the applicant. The Director of the Building and Zoning Services Department reserves the right to require any adjustment of the approved data regarding the proposed adjustment.  
*David B. Perry* Date: 1-12-18  
 David B. Perry, Agent  
*David Wade* Date: 1/21/18  
 David Wade, Colony

Z17-041; Final Received 01/16/18

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 11, 2018**

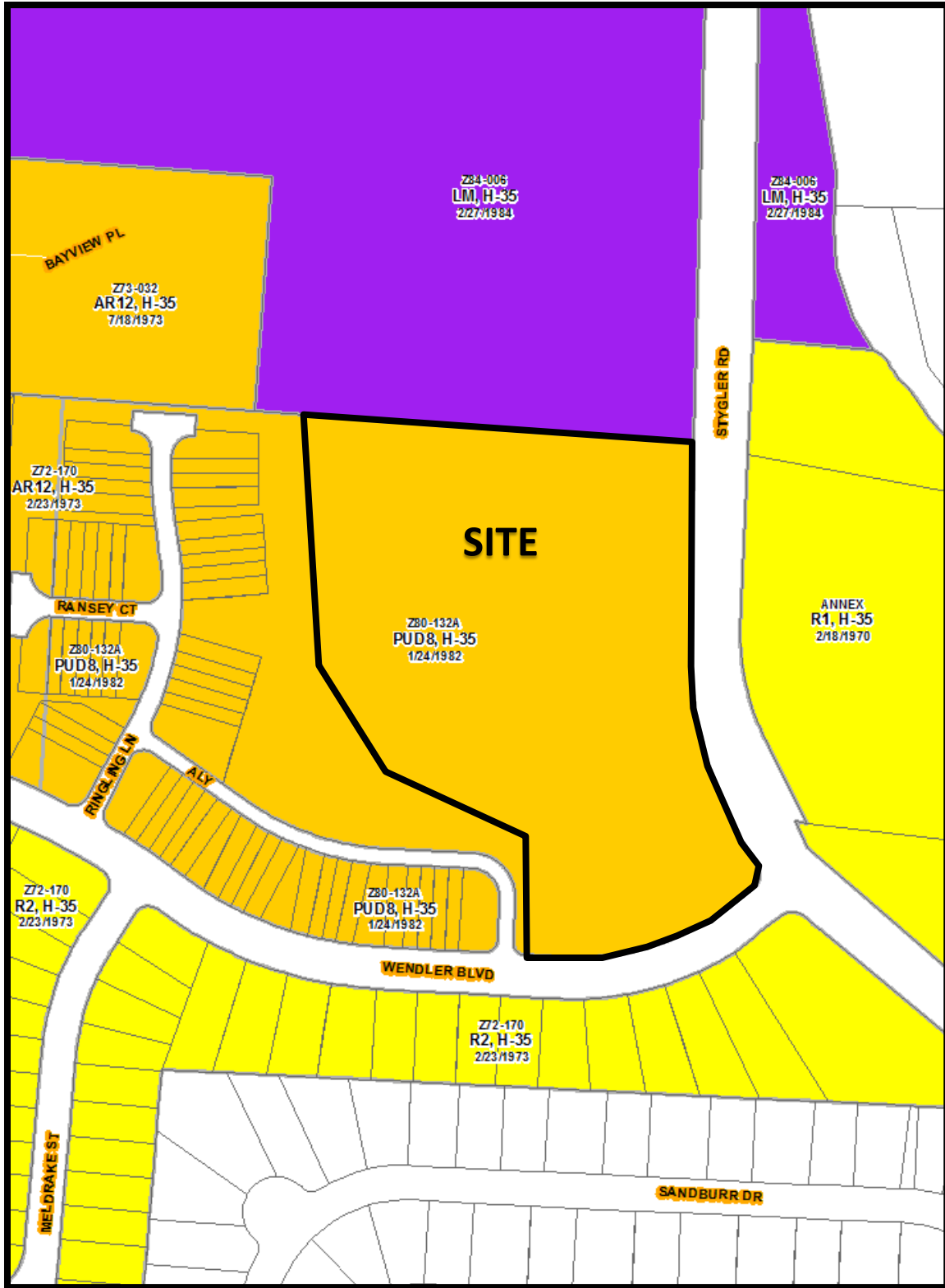
- 4. APPLICATION: Z17-041**
- Location:** **4854 WENDLER BOULEVARD (43230)**, being 7.73± acres located at the northwest corner of Wendler Boulevard and Stygler Road North (part of 520-168898).
- Existing Zoning:** PUD-8, Planned Unit Development District.
- Request:** L-AR-12, Limited Apartment Residential District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** The WODA Group, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.
- Property Owner(s):** L&N-UP Alum Creek, LLC; c/o Yhezkel Levi; 3540 East Fulton Street; Columbus, OH 43227.
- Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

- The 7.73± acre site consists of an undeveloped portion of a parcel identified as a future development area within the PUD-8, Planned Unit Development District (Z80-132A). The applicant is requesting the L-AR-12, Limited Apartment Residential District to allow development of the site with a multi-unit residential development.
- This application was heard and tabled by the Commission at the December 2017 Development Commission meeting. The proposal has been revised from an AR-12, Apartment Residential District to a L-AR-12, Limited Apartment Residential District, with commitments to a site plan and development standards.
- To the north of the site is an office complex in the L-M, Limited Manufacturing District. To the south across Wendler Boulevard are single-unit dwellings in the R-2, Residential District. To the east is parkland owned by the City of Columbus in the R-1, Residential District. To the west are multi-unit residential developments in the PUD-8, Planned Unit Development District, and AR-2, Apartment Residential District.
- For this site, there is no adopted area plan or affected community group.
- The Limitation text commits to a site plan, restricts the maximum number of units to 72, and includes development standards addressing traffic access, landscaping, and graphics provisions.
- The *Columbus Thoroughfare Plan* identifies Stygler Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-AR-12, Limited Apartment Residential District will allow a multi-unit residential development that is consistent with the zoning and density of adjacent residential developments.



Z17-041  
4854 Wendler Boulevard  
Approximately 7.73 acres  
PUD-8 to L-AR-12





Z17-041  
4854 Wendler Boulevard  
Approximately 7.73 acres  
PUD-8 to L-AR-12



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 # 217-041

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, 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

Table with 2 columns and 2 rows containing project details: 1. The WODA Group, LLC; 2. L&N-UP Alum Creek, LLC; 3. (blank); 4. (blank)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Donald Plank

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

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Stacey L. Danza

My Commission Expires:

Handwritten date 11-5-2018



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

Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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