

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

1. **APPLICATION:** **Z17-035**
 Location: **8558 SANCUS BOULEVARD (43240)**, being 2.47± acres located on the east side of Sancus Boulevard, 670± feet north of Lazelle Road, (31843301020000, and part of 31843301009000; Far North Columbus Communities Coalition).

 Existing Zoning: L-C-4, Limited Commercial District.
 Request: L-ARLD, Limited Apartment Residential District.
 Proposed Use: Multi-unit residential development.
 Applicant(s): NP Limited Partnership; c/o Dave Perry, Agent.; Dave Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.

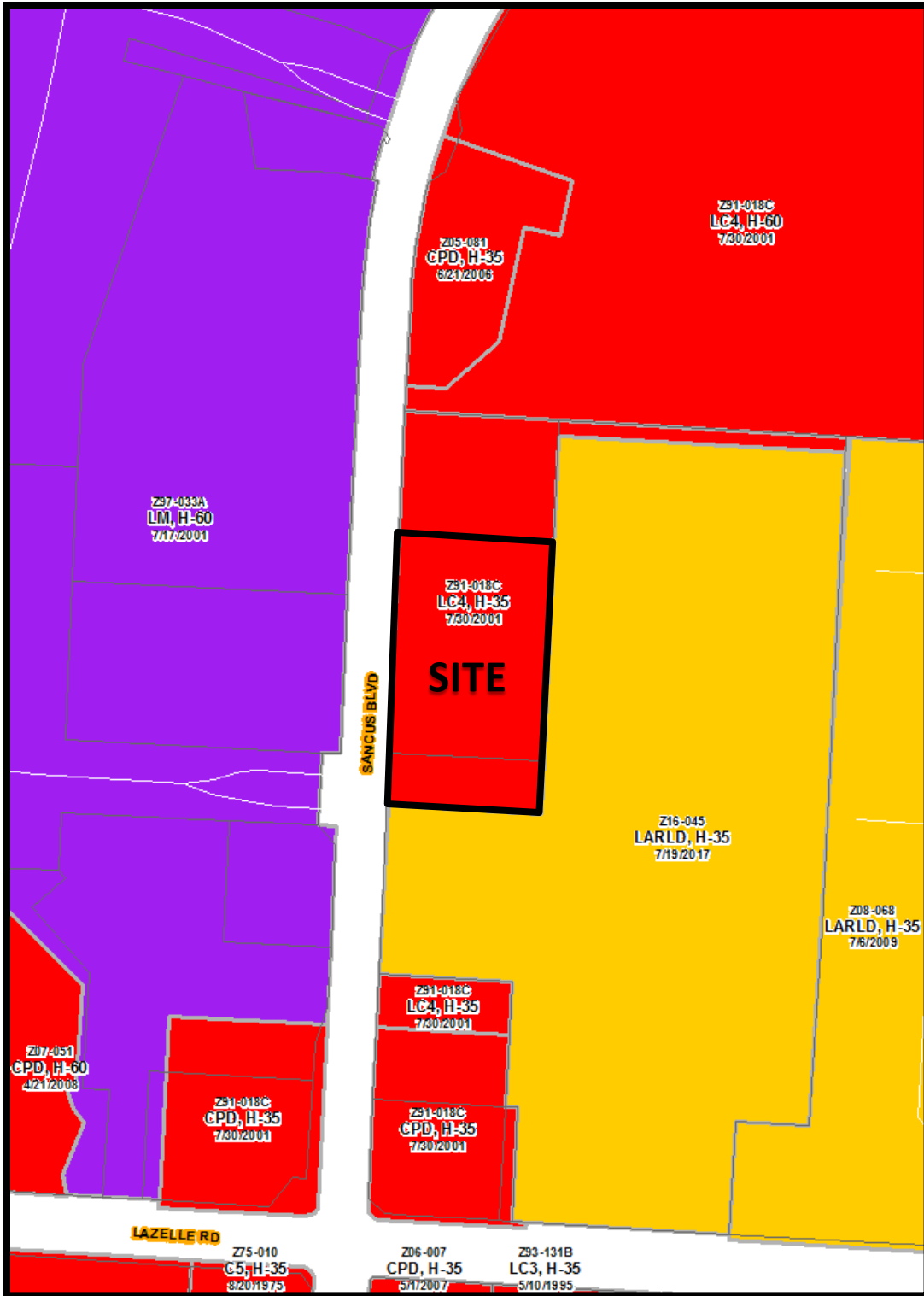
 Property Owner(s): The Applicant.
 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

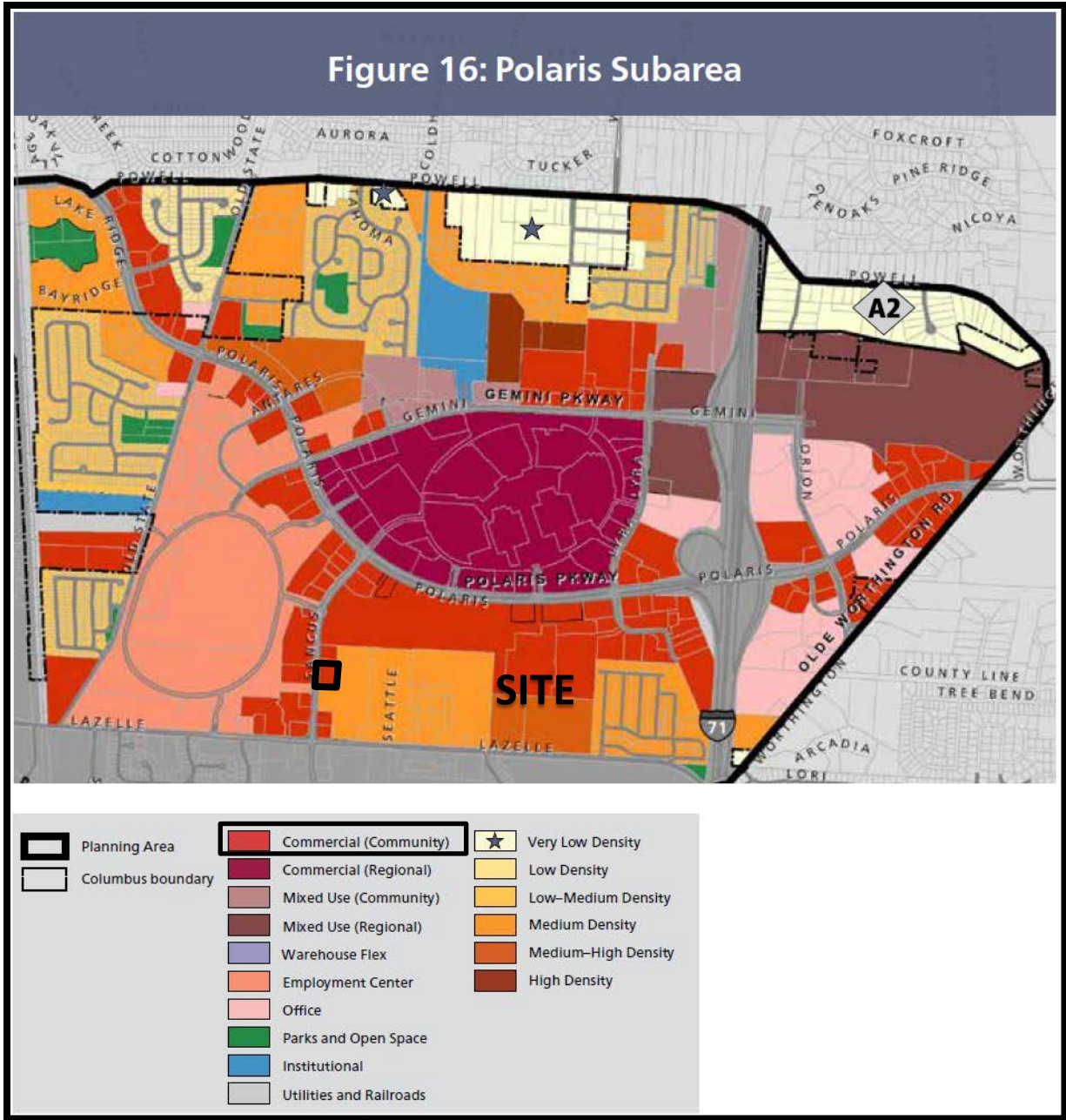
- The 2.47± acre site is undeveloped and zoned in the L-C-4, Limited Commercial District. The site consists of one whole parcel and the northwest corner of an adjacent parcel. The applicant is requesting the L-ARLD, Limited Apartment Residential District to allow construction of a multi-unit residential development.
- North and west of the site are various commercial establishments zoned in the L-C-4, Limited Commercial and L-M, Limited Manufacturing Districts. South and east of the site is a multi-unit residential development zoned in the L-ARLD, Limited Apartment Residential District.
- The site is within the boundaries of the *Far North Area Plan* (2014), which recommends “Community Commercial” 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 includes landscaping and screening provisions and provides for a minimum of one paved and illuminated pedestrian connection through either the northern or eastern side of the site.
- 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 L-ARLD, Limited Apartment Residential District will allow a multi-unit residential development with appropriate limitations including commitments for landscaping and screening, and a pedestrian connection to adjacent commercial development. While the *Far North Area Plan* (2014), recommends Community Commercial for this location, staff recognizes multi-unit residential uses may be appropriate here due to adjacent L-ARLD zoning and the site's location.



Z17-035
8558 Sancus Boulevard
Approximately 2.47 acres
From L-C-4 to L-ARLD



Far North Area Plan (2014)

Z17-035
8558 Sancus Boulevard
Approximately 2.47 acres
From L-C-4 to L-ARLD



Z17-035
8558 Sancus Boulevard
Approximately 2.47 acres
From L-C-4 to L-ARLD



STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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

Case Number

Z17-035

Address

8558 Sancus Blvd.

Group Name

For North Columbus Communities Coalition

Meeting Date

10/3/17

Specify Case Type

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

Recommendation
(Check only one)

- Approval
- Disapproval

NOTES:

Vote

9-0

Signature of Authorized Representative

James Palmisano
FNCC President

SIGNATURE

RECOMMENDING GROUP TITLE

614/430-2840

DAYTIME PHONE NUMBER

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 # 217-035

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 of 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 for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank (handwritten signature)

Subscribed to me in my presence and before me this 24th day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC
Stacey L. Danza
11-5-2018

My Commission Expires:

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