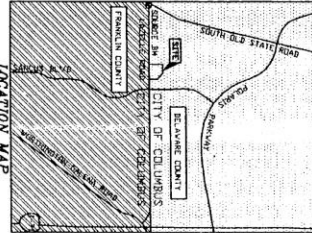


TALIA CT.

(1) HORIZONTAL DISTANCE TO BE MEASURED FROM THE EXTENSION OF LAZELLE ROAD

SITE DATA:

Reasoning: 207-051
 Address: 480 Lazelle Road, Columbus, OH 43240
 PID: 45-31843301017000 (Delaware County)
 Acreage: 6.647 Acres
 Zoning (Existing): L-M, Limited Manufacturing (Z97-0334)
 Proposed Zoning: CPD, Commercial Planned Development
 Parcel 1: 1.001 Acres, Commercial
 Parcel 2: 1.066 Acres, Commercial
 Parcel 3: 1.208 Acres, Commercial
 Parcel 4: 3.372 Acres, Commercial



David B. Perry 3-14-08
 David B. Perry, Agent Date
Donald Plunk styles
 Donald Plunk, Attorney Date

207-051
 Final Review
 3/14/08
 by *Shannon Fine*

PROJECT	LAZELLE ROAD COMMERCIAL PLANNED DEVELOPMENT
ADDRESS	480 LAZELLE ROAD COLUMBUS, OHIO
OWNER	FEBEL REALTY COMPANY
DESIGNED BY	ARCHITECTURAL SERVICES, INC. 200 N. LEXINGTON AVENUE COLUMBUS, OHIO 43260 TEL: 614.220.0000 FAX: 614.220.0000
DATE	3/14/08
SCALE	AS SHOWN

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 13, 2008**

- 6. APPLICATION: Z07-051**
Location: **480 LAZELLE ROAD (43240)**, being 6.65± acres located on the north side of Lazelle Road, 275± feet west of Sancus Boulevard (31843301017000).
Existing Zoning: L-M, Limited Manufacturing District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Sancus Retail Partners II; c/o Dave Perry, David Perry Co., Inc., 145 East Rich Street, 3rd Floor, Columbus, OH 43215 and Donald Plank, Plank and Brahm, 145 East Rich Street, Columbus, Ohio 43215.
Property Owner(s): Polaris Sancus Retail, LLC; cc/o Dave Perry, David Perry Co., Inc., 145 East Rich Street, 3rd Floor, Columbus, OH 43215 and Donald Plank, Plank and Brahm, 145 East Rich Street, Columbus, Ohio 43215.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

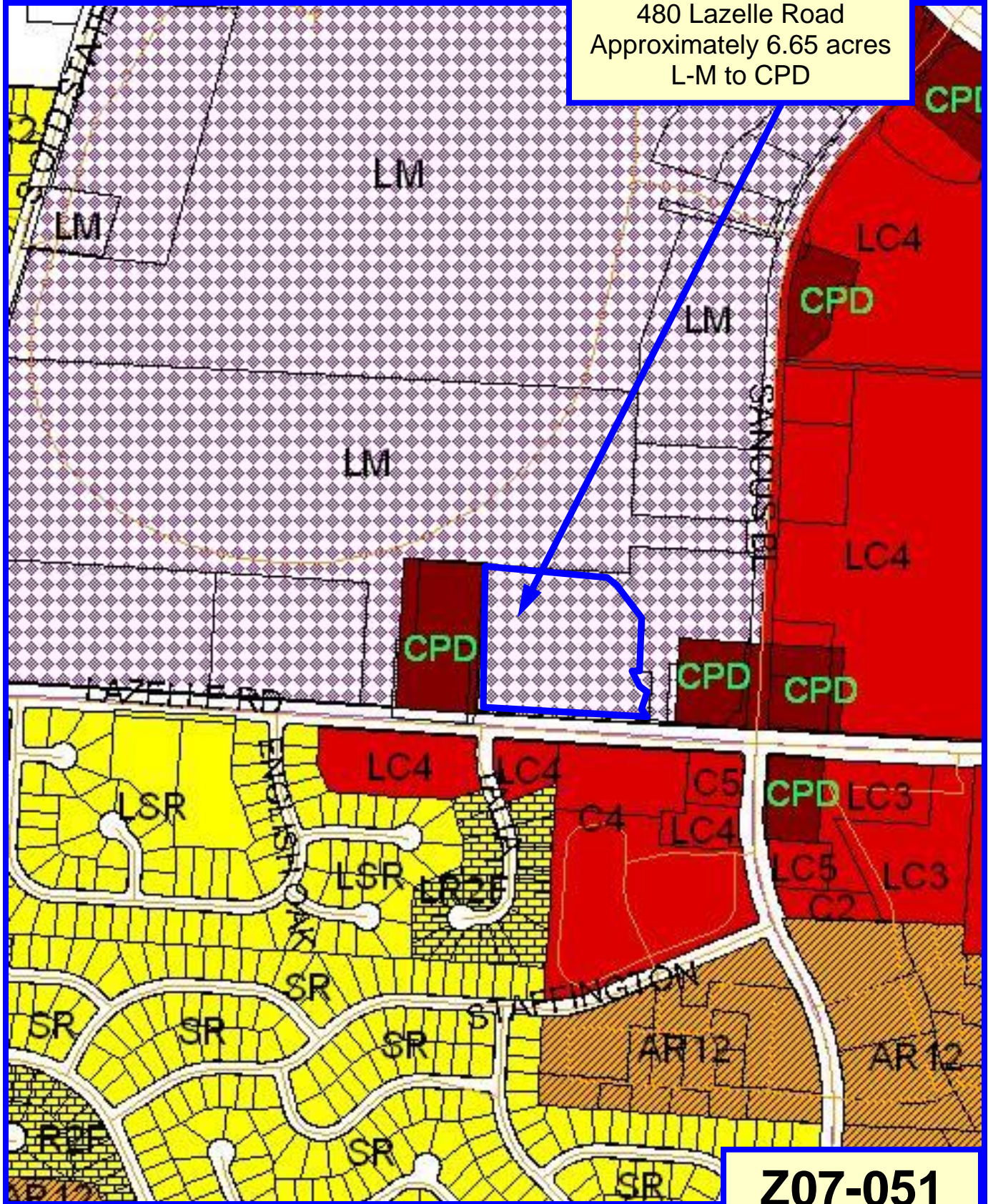
BACKGROUND:

- o The 6.65± acre site is undeveloped and zoned in the L-M, Limited Manufacturing District (Z97-033). The applicant is requesting the CPD, Commercial Planned Development District to allow the addition of C-5 uses. The current L-M District allows for C-1 through C-4 uses, but was approved prior to C-5 uses being permitted in the M, Manufacturing District. The applicant intends to develop a car wash on a portion of the site.
- o To the north is industrial and office development in the L-M, Limited Manufacturing District. To the east are a bank in the CPD, Commercial Planned Development District, and a strip retail center in the L-M, Limited Manufacturing District. To the south across Lazelle Road are strip retail centers in the L-C-4, Limited Commercial District. To the west are a fire station and water tower in the CPD, Commercial Planned Development District.
- o The site is located within the boundaries of Subarea J.1 of *The Far North Plan* (1994) which recommends office, auto-oriented commercial and light industrial uses for this location.
- o The CPD text contains all of the development standards of the current L-M District, including use restrictions, landscaping, street trees, and screening. A technical variance for driveway width is included to allow future property lines to cross through the center of the proposed private driveway.
- o The *Columbus Thoroughfare Plan* identifies Lazelle Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

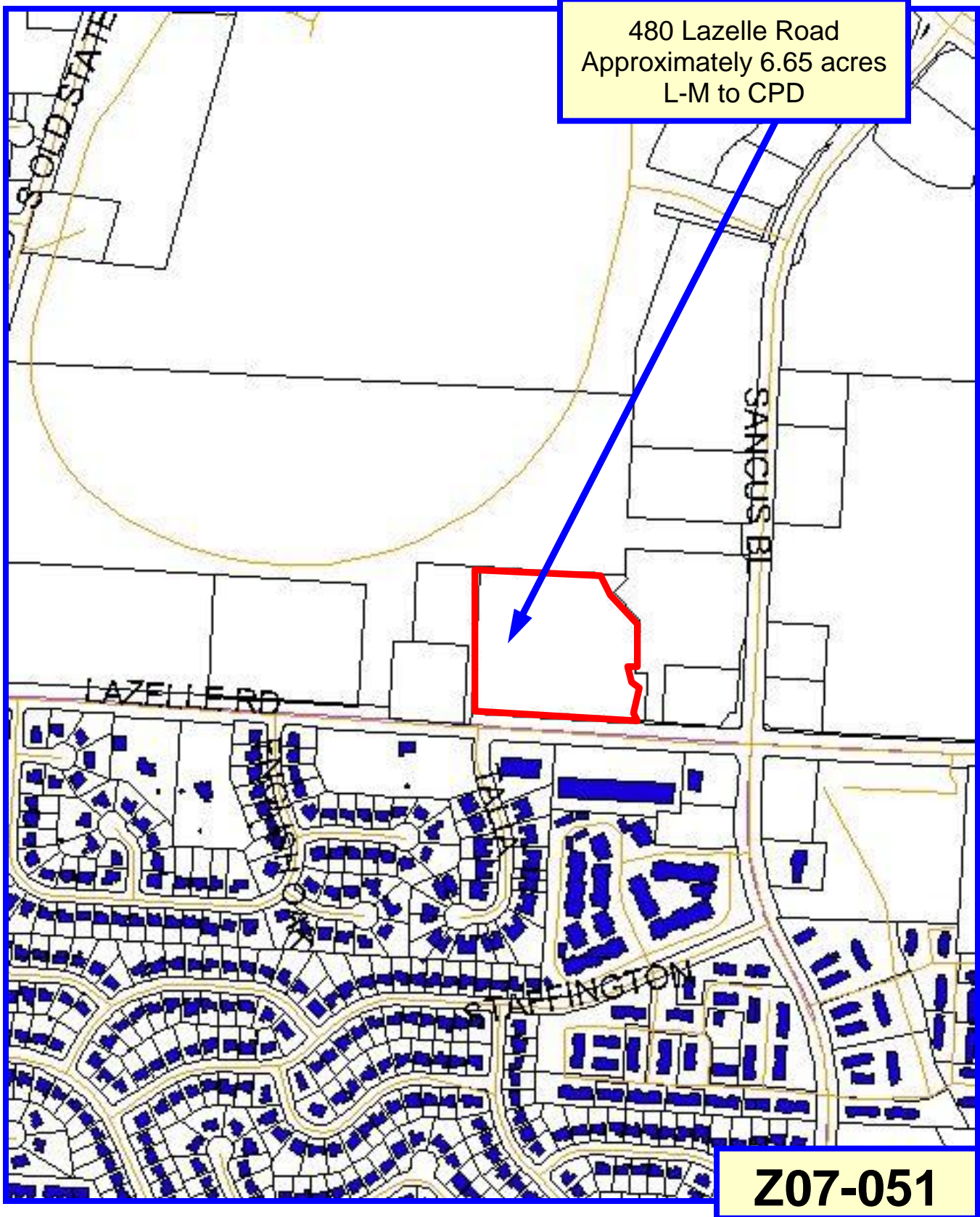
CITY DEPARTMENTS' RECOMMENDATION: Approval.

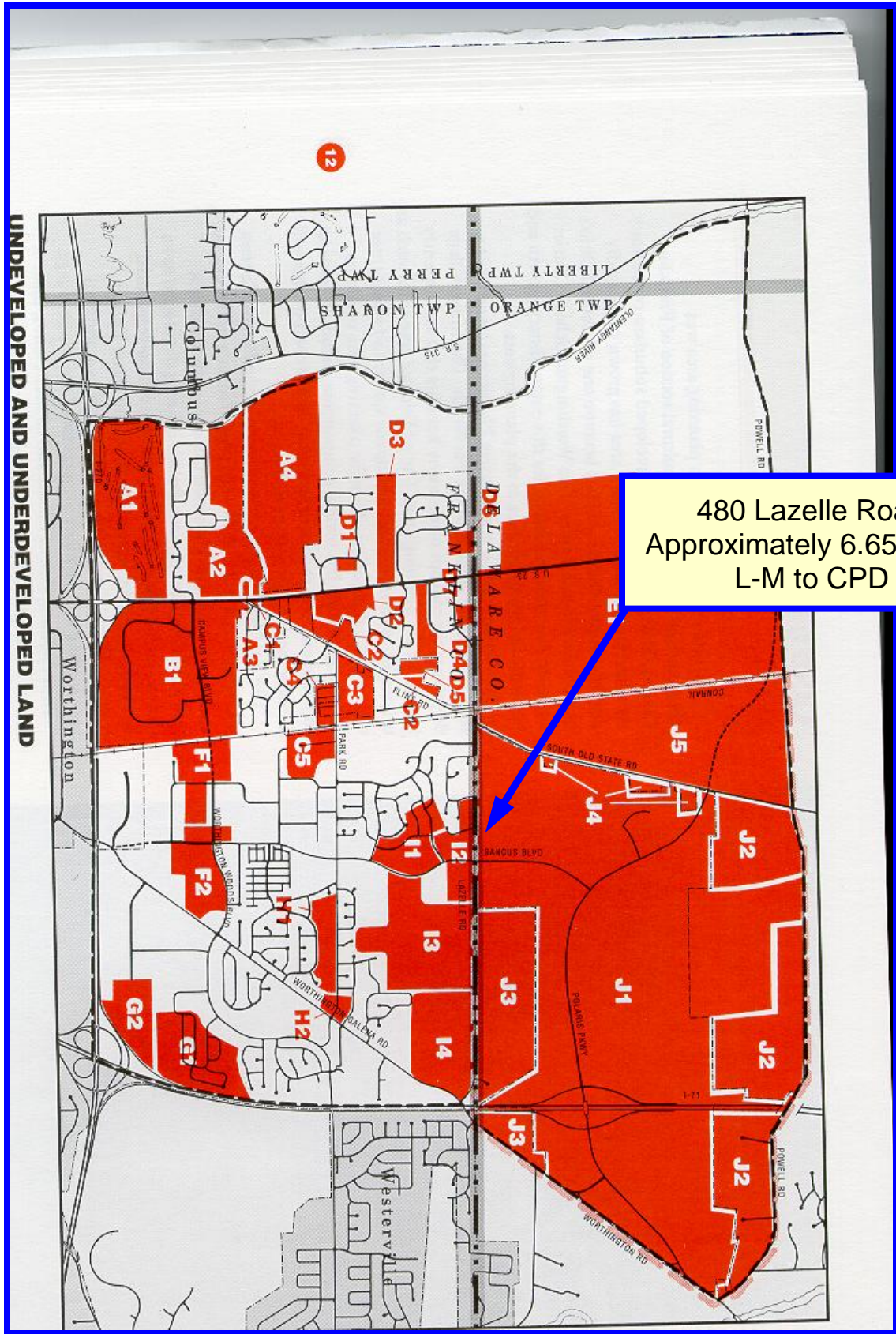
The requested CPD, Commercial Planned Development District will allow regional-scale commercial development with use restrictions and development standards that are similar to the current L-M District. The proposal is consistent with the zoning and development patterns of the area, and with the land use recommendations of the *Far North Plan* (1994).

480 Lazelle Road
Approximately 6.65 acres
L-M to CPD



Z07-051





480 Lazelle Road
Approximately 6.65 acres
L-M to CPD

- Subarea I.2:** This subarea is the undeveloped land fronting along the southside of Lazelle Road that is located adjacent to Sancus Boulevard. Bordering development includes Polaris Centers of Commerce, water tower, and site of future fire station on the north, single-family and multi-family development on the south and west, and undeveloped land on the east. The existing zoning is Commercial Planned Development (CPD) and Commercial (C2, C3, C4, and C5).
- Support auto-oriented commercial uses as the most appropriate development for the parcels fronting on the intersection.
 - Support neighborhood-oriented commercial development for the remaining portions of the subarea.
 - All future development must be sensitive to the residential development located south of the subarea.

- Subarea I.3:** This is a large, 93-acre undeveloped tract of land that is located south of Lazelle Road. The subarea is owned by the Worthington School District and has been reserved as a site for additional school buildings. Adjacent development consists of single-family homes on the south and multi-family apartments on the west. Undeveloped land borders the site on the north and east. The existing zoning is Rural (R) and Institutional (I).
- Support development of the subarea as school facilities for the Worthington School District.
 - If the entire subarea is not needed for school buildings, develop with public uses such as a library, community park and recreation center, and police substation. Additional appropriate uses for the subarea include private recreation facilities, a church, or medical facilities.

Subarea I.4: This large, 65-acre subarea is located in the southwest quadrant of Lazelle Road and Worthington Galena Road. The major portion of the subarea is developed as Grace

- Brethren Church. The undeveloped portion of the subarea has been reserved by the church as the location for a private high school. Adjacent development consists of single-family homes on the north, multi-family apartments on the south and east, and undeveloped land on the west. Current zoning is Institutional (I), Residential (R2F), and Rural (R).
- Support development of this subarea with land uses that support the mission of the church. Appropriate uses include: expanded church facilities, church parking, retirement housing, church-operated school, and church-related athletic facilities.

Area J: Polaris

- Subarea J.1:** This subarea is the 1200± acre Polaris Centers of Commerce that is currently being developed as a mixed-use industrial, office, and commercial complex. The subarea is designated as an employment and shopping component of the fringe village. Adjacent development consists of single-family homes that have been developed on large lots. The subarea is zoned Limited Manufacturing (LM), Commercial Planned Development (CPD), and Limited Commercial (LC4).
- Support development of subarea in accordance with current plans and existing zoning. The land uses planned for the subarea include a regional mall, auto-oriented commercial, corporate offices, and high-tech and light assembly industrial.
 - Support auto-oriented commercial uses at the major intersections along Polaris Parkway and at the northwest and northeast corners of the Sancus Boulevard and Lazelle Road intersection.
 - Support the Special Development Standards contained in the zoning text for Polaris that are designed to protect

adjacent single-family residential development from the negative impacts of commercial and industrial development.

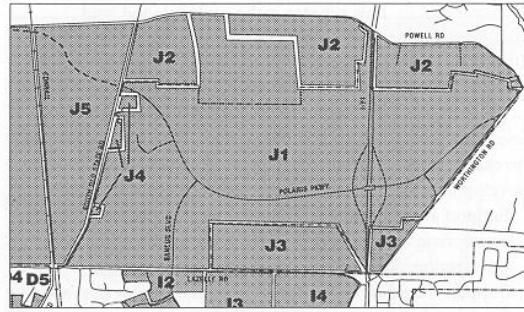
- Provide pedestrian and bicycle connections between Polaris employment and shopping locations and the adjacent residential areas and the mass transit terminal.

Subarea J.2: This subarea incorporates the developed and undeveloped land located in Delaware County between Powell Road and the northern boundary of Polaris Centers of Commerce. The subarea is partially developed in various densities as single-family homes. Single family development abuts the subarea on the north. The subarea is zoned Planned Commercial (PC), Neighborhood Commercial (NC), Planned Residential (PRD), and Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.

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- Preserve existing residential development as the best long-term land use for the area.
- Support infill residential development that is compatible with existing residential development. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the subarea.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and employment and shopping components of the fringe village.

Subarea J.3: The subarea consists of the unincorporated land that is situated in Delaware County between the southern boundary of Polaris and Lazelle Road. It is partially developed as large-lot single-family homes. Subarea J.3 is zoned Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.



- Support land uses that are compatible with the existing and planned development in Polaris. Appropriate development includes offices, institutional uses, and public or private recreational facilities. Retail development is not appropriate for this area.
- Support a mixture of single-family and multi-family residential development as an alternative land use for the subarea. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the fringe village.
- The entire subarea should be planned and developed as one project. Incremental development of this land is not appropriate.
- Development proposals should limit the number of curb cuts along Lazelle Road to improve efficiency of traffic movement.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and the employment and shopping components of the fringe village.

F.N.C.C.C.

8147 Flint Road
Columbus, OH 43235
February 14, 2008

RE: Z07—051

Development Commission
City of Columbus
757 Carolyn Avenue
Columbus, OH 43224

Shannon Pine,

We heard this rezoning at our FNCCC meeting held February 5, 2008.

The proposed rezoning is for an existing property at 480 Lazelle Road, from L-M, Limited Manufacturing to CPD, Commercial Planned Development.

There was a lengthy discussion on this rezoning. Most of the topics discussed were concerning the car wash. There were concerns over traffic flow into and out of the site, and visibility from Lazelle Road including the many businesses across that street.

We asked for a three foot mound measured from the Lazelle Road grade. The ground signs should be monument style and limited to ten feet in overall height above grade.

Dave Perry agreed to these requests.

The FNCCC wishes to express our opinion that the rezoning be **APPROVED**, with the limited text, that was submitted and these additional limitations.

The vote was nine in favor and none opposed.

Thank you for your consideration and forwarding of this notice to the members of the Development Commission.

Truly,

Daniel Province, President of FNCCC



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # Z07-051

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich 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 formats

- Name of business or individual
- Business of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

Sancus Retail Partners, II 2931 E. Dublin-Granville Road Suite 190 Columbus, Ohio 43231 # of Employees: 0 Contact: Donald Feibel 580-8677	Polaris Sancus Retail, LLC 8800 Lyra Dr., Suite 550 Columbus, Ohio 43240 # of Employees: 0 Contact: Franz Geiger 841-1000

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT Donald Plank

Subscribed to me in my presence and before me this 26th day
of March, in the year 2008

SIGNATURE OF NOTARY PUBLIC Stacey L. Danza

My Commission Expires: 11-05-08

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



STACEY L. DANZA
Notary Public, State of Ohio
My Commission Expires 11-05-08