

DEVELOPER:
PAO BUILDERS LTD.
700 PREFERRED SHOPS
50 PREFERRED SUITE 100
DELAWARE, OH 43015
Ph: 614.565.1705
EMAIL: ENDO@PACSONBUILDERS.COM

ENGINEER:
OT CONSULTANTS, INC.
7965 N. HIGH STREET, SUITE 340
COLUMBUS, OHIO 43235
PH: 614-868-1700
FAX: 614-869-1701
EMAIL: J@ARTCONSULTANTS.COM

ENGINEER.
CT CONSULTANTS, INC.
ATTN: JAMES BARRY, P.E.
7965 N. HIGH STREET, SUITE 340
COLUMBUS, OHIO 43235
PH: 614-888-1700
FAX: 614-885-1701
EMAIL: JBARRY@CTCONSULTANTS.COM

MARK R. CREVELL
c/o JORDAN A. CUNNEEN
300 AC
O.R. 7544, P.O. BOX
46 O.R. 4506, P.O. J
PO# 61016625
LD4, Z06-078

18 DWELLING UNITS (MAX), 11.5 DU/ACRE (3,750 SF/DU) OPEN SPACE/UNDEVELOPED (SUBAREA B MAY BE SPLIT FROM SUBAREA A, SUBAREA B SHALL REMAIN AS OPEN SPACE, BUT MAY BE USED FOR CALCULATION OF DENSITY FOR MULTI-FAMILY DEVELOPMENT ON AN ADJACENT PLOT, SUBJECT TO COMPLETION OF SUBAREA B WITH THE APPLICABLE ADJUTING PARCEL).

The Site Plan may be slightly adjusted to reflect engineering, topographic, or other data developed at the time that development and engineering plans are prepared. The proposed site plan is not intended to be revised and may be approved for the purpose of the Building and Planning Department and may be the designee upon submission of the appropriate data regarding the proposed adjustment. Building Department, Milwaukee.

David B. Perry Date: *5-1-17*
David B. Perry, Agent

Donald Plank Date: *5/1/17*
Donald Plank, Attorney

Donald Plank Date: 5/1/17
Donald Plank, Attorney

Z16-002

DRAWING SCALE	NO.	REVISION	DATE
HORIZ 1" = 40'			
DATE 05/01/2017			
DESIGNED BY: GS			
DRAWN BY: DJ			
CHECKED BY: GS			

SANCUS APARTMENTS
8240 SANCUS BOULEVARD

SUBAREA PLAN

PROJECT NO:		150316
DRAWING NAME		ZONE-PLAN
SHEET	OF	
1	1	

CT Consultants
engineers | architects | planners
Northwoods I Building - 7965 N. High Street - Suite 340, Columbus, Ohio 43235
Phone: 614.653.1700 - Fax: 614.653.1701 - www.ctconsultants.com

Final Site Plan Received 5/5/17

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2016**

- 10. APPLICATION: Z16-002**
- Location:** **8240 SANCUS BOULEVARD (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:** C-2, Commercial and L-C-3, Limited Commercial Districts.
- Request:** L-AR-12, Limited Apartment Residential District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Akidel Investment Company, LLC, c/o Dave Perry, Agent; David Perry Company, Inc.; 423 East Town Street, 2nd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 423 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** Lazelle Columbus Partners LP, c/o Dave Perry, Agent; David Perry Company, Inc.; 423 East Town Street, 2nd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 423 East Town Street, 2nd Floor; Columbus, OH 43215.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

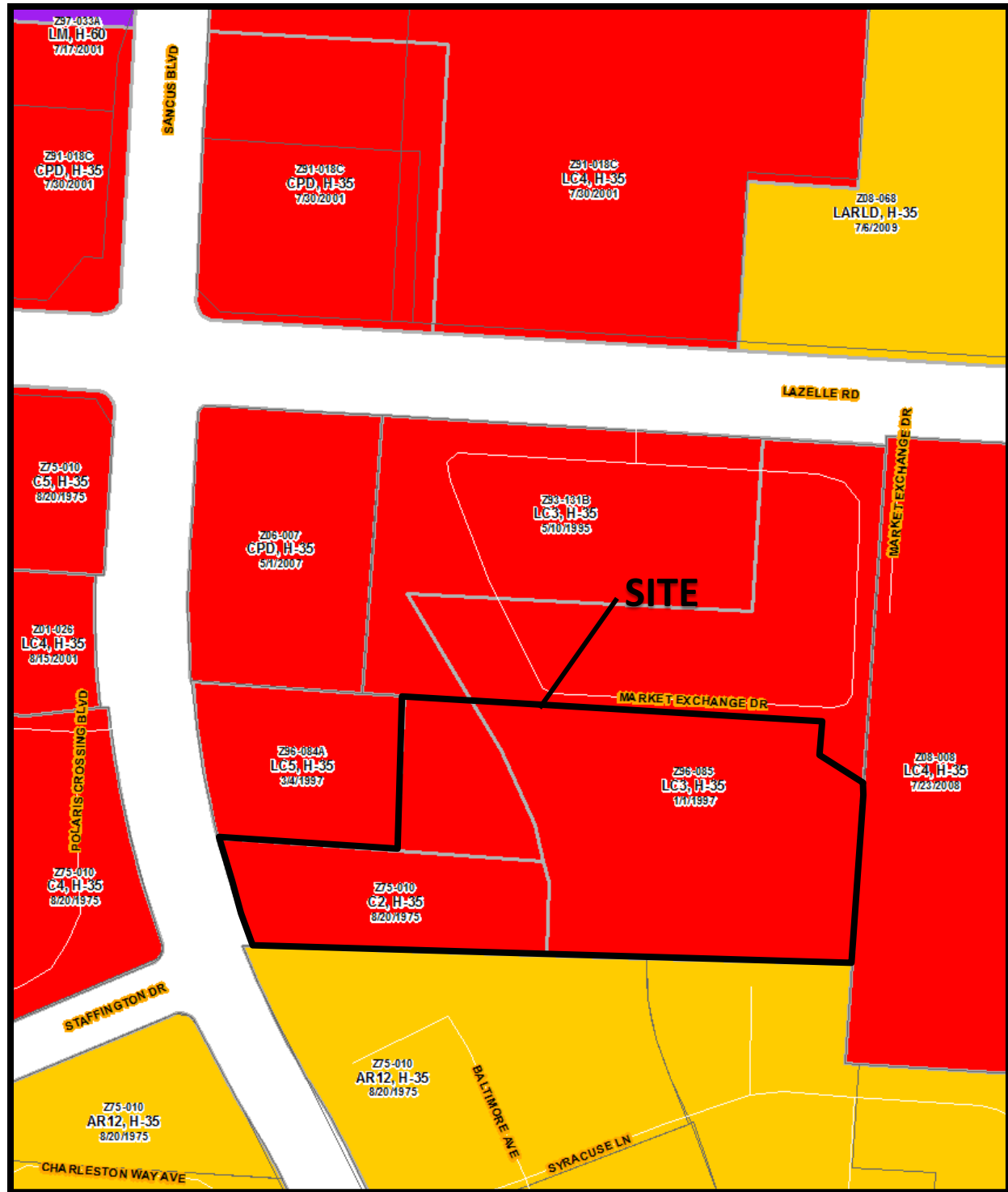
BACKGROUND:

- The 3.49± acre site consists of one parcel zoned C-2, Commercial, and L-C-3, Limited Commercial Districts and is developed only with a shared driveway for an adjacent commercial use. The applicant is requesting the L-AR-12, Limited Apartment Residential District to permit a multi-unit residential development, consisting of two subareas, with a maximum of eighteen units.
- North of the site are commercial uses and a monopole telecommunications tower zoned L-C-5, and L-C-3, Limited Commercial Districts. South of the site is a multi-unit residential development zoned AR-12, Apartment Residential District. East of the site is a garden center zoned L-C-4, Limited Commercial District. West of the site is an extended stay hotel zoned C-4, Commercial District.
- Companion Council Variance (CV16-002) has been filed to permit commercial use of the existing driveway and to reduce the required perimeter yard on three sides. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site lies within the boundaries of *The Far North Area Plan* (2014), which recommends community commercial uses for this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation was not available as of the writing of this report.

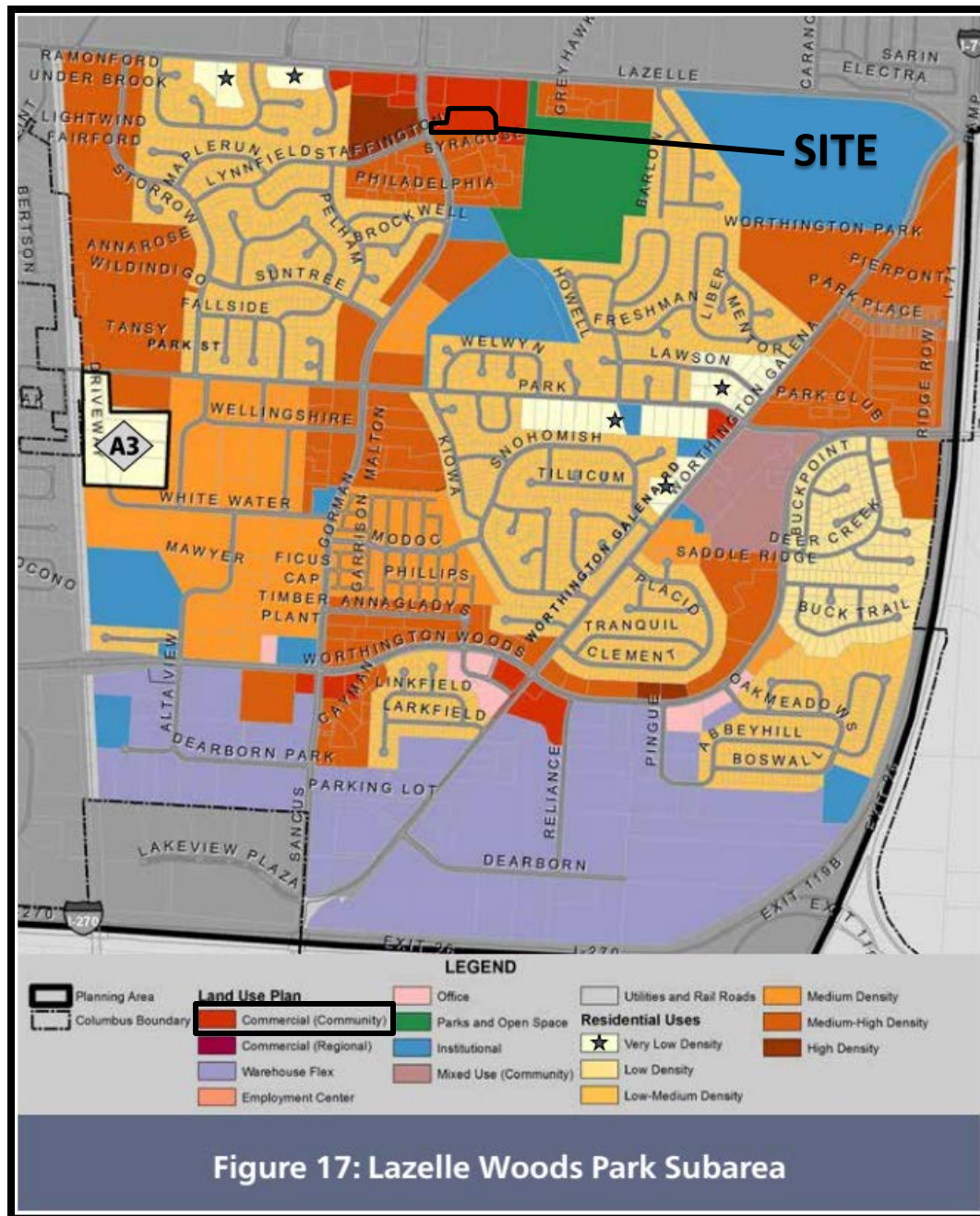
- The limitation text for Subarea A provides commitments to a maximum number of units allowed, site access, traffic access study commitments, and building roof styles and exterior materials. Subarea B is permitted to be only open space and shall remain undeveloped. The density calculation for Subarea A is permitted to consider the total area of Subarea B as well.
- 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-AR-12, Limited Apartment Residential District will permit a multi-unit residential development with a maximum of eighteen units. While *The Far North Area Plan*, recommends community commercial uses for this location, Staff recognizes site constraints make commercial development at this location unlikely, and support deviation from the Plan. Given the commitment to permit only open space in Subarea B, thus maintaining the integrity of the stream corridor protection zone and allowing for significant preservation of the natural resources on the site, Staff's recommendation is for approval.



Z16-002
8240 Sancus Boulevard
Approximately 3.487 acres
C-2 & L-C-3 to L-AR-12



Z16-002
 8240 Sancus Boulevard
 Approximately 3.487 acres
 C-2 and L-C-3 to L-AR-12



Z16-002
8240 Sancus Boulevard
Approximately 3.487 acres
C-2 & L-C-3 to L-AR-12



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	<u>Z16-002 & CV16-002</u>
Address	<u>8240 SANCUS BLVD.</u>
Group Name	<u>For North Columbus Communities Coalition</u>
Meeting Date	<u>12/6/2016</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

NOTES:

Vote	<u>10-0</u>
Signature of Authorized Representative	<u>James Palmisano</u>
	<small>SIGNATURE</small>
	<u>President- FNCCC</u>
	<small>RECOMMENDING GROUP TITLE</small>
	<u>614 / 832-9083</u>
	<small>DAYTIME PHONE NUMBER</small>

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 & 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 # Z16-002

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

1. Akidel Investment Company, LLC 365 Meadow Ash Drive Lewis Center, Ohio 43035 # of Columbus Based Employees: 2 Contact: Yaw Agyekum (614) 882-7782	2. Yaw and Delali Agyekum 365 Meadow Ash Drive Lewis Center, Ohio 43035-8704 # of Columbus Based Employees: 0 Contact: Yaw Agyekum (614) 882-7782
3. _____	4. _____

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 7th day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza
11-5-2018



This 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