THE CITY OF COLUMBUS
ANDREW J. GINTHER, MAYOR

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

OFFICE USE ONLY

Application #: 217-032 Date Received: 8/29/17

Application Accepted By: S.P. Fee: $0 (City is Applicant)

Assigned Planner: Shannan Pine; spine@columbus.gov; 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 8146 Sanous Blvd Westerville OH Zip 43081

Is this application being annexed into the City of Columbus ☐ Yes ☒ No (select one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 610-231154

☐ ***Check here if listing additional parcel numbers on a separate page.***

Current Zoning District(s) AR-12 Requested Zoning District(s) I, Institutional

Area Commission Area Commission or Civic Association: Far North Columbus Communities Coalition

Proposed Use or reason for rezoning request: City of Columbus Police Substation

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 3.792
[Columbus City Code Section 3309.14]

APPLICANT:

Name City of Columbus c/o Heather L. Brink

Address 90 W Broad St City/State Columbus, OH Zip 43215

Phone # 614-645-1472 Fax # 614-645-0254 Email hlbrink@columbus.gov

PROPERTY OWNER(S):

Name City of Columbus

Address 90 W Broad St City/State Columbus, OH Zip 43215

Phone # 614-645-1472 Fax # 614-645-0254 Email hlbrink@columbus.gov

☐ ***Check here if listing additional property owners on a separate page***

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) ☐ Attorney ☐ Agent

Name

Address City/State Zip

Phone # Fax # Email:

SIGNATURES **(ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)**

APPLICANT SIGNATURE Heather L. Brink

PROPERTY OWNER SIGNATURE Jim A. Lombardi

ATTORNEY / AGENT SIGNATURE

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

THE CITY OF
COLUMBUS
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Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION #: Z17-032

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME City of Columbus
of **(1)** MAILING ADDRESS 90 W Broad ST, Columbus OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 8146 Sonous Blvd, Westerville OH 43081
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** 8/29/17
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS
☐ *Check here if listing additional property owners on a separate page.*

(4) City of Columbus
90 W Broad ST
Columbus, OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

City of Columbus
614-645-1472

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Far North Columbus Communities Coalition
c/o Jim Palmisano
7984 Brookpoint Place
Westerville, OH 43081

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

SIGNATURE OF AFFIANT **(8)** Josh A. Lombardi

Sworn to before me and signed in my presence this 25th day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC **(8)** [signature]

My Commission Expires: 1/28/18

Notary Seal Here

Christopher S Long
Notary Public, State of Ohio
my Commission expires 1/28/18

This Affidavit expires six (6) months after date of notarization.

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Please make all checks payable to the Columbus City Treasurer

LABEL SET

APPLICANT

City of Columbus, Ohio
Street Address
Columbus, Ohio ZIP

PROPERTY OWNER

City of Columbus, Ohio
Street Address
Columbus, Ohio ZIP

AREA COMMISSION

Far North Columbus Communities Coalition
c/o Jim Palmisano
7984 Brookpoint Place
Westerville, OH 43061

SURROUNDING PROPERTY OWNERS

Aida Shabliq and
Mohammad Yassir
969 Brockwell Dr
Westerville, OH 43081

David B and
Annette M Zeledon
974 Brockwell Dr
Westerville, OH 43081

Shahzad S Ahmed

1005 Philadelphia Dr
Westerville, OH 43081

Joydeep Roychowdhury
1007 Philadelphia Dr
Westerville, OH 43081

Bonnie K Miley
1009 Philadelphia Dr
Westerville, OH 43081

Ved Prakash
1011 Philadelphia Dr
Westerville, OH 43081

Amy M Kulp
1013 Philadelphia Dr
Westerville, OH 43081

Robert J Pieper
1015 Philadelphia Dr
Westerville, OH 43081

Keisha A Boykin
1021 Philadelphia Dr
Westerville, OH 43081

David H Rasmussen
1023 Philadelphia Dr
Westerville, OH 43081

John M and Jennifer L Harp
1025 Philadelphia Dr
Westerville, OH 43081

Ryan McCulley
1027 Philadelphia Dr
Westerville, OH 43081

David J Wilson
1029 Philadelphia Dr
Westerville, OH 43081

James G Brown
1031 Philadelphia Dr
Westerville, OH 43081

217-032

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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 #: Z17-032

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) City of Columbus
of (COMPLETE ADDRESS) 90 W Broad 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 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. City of Columbus 90 W Broad St Columbus OH 43215 8000+ Heather Brink 614-645-1472	2.
3.	4.

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

SIGNATURE OF AFFIANT Anthony A. Lombardi

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 1/28/18

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

Notary Seal Here

Christopher S. Long
Notary Public State of Ohio
My Commission expires 1/28/18

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer

Revised 6/17 slp

City of Columbus
Address Plat

N

CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form are Herein Certified for Securing of Building & Utility Permits

Parcel ID: 610-231154

Project Name: POLICE SUBSTATION

House Number: 8146

Street Name: SANCUS BLVD

Lot Number: N/A

Subdivision: SANCUS BLVD PARK RD (DED & ESMTS)

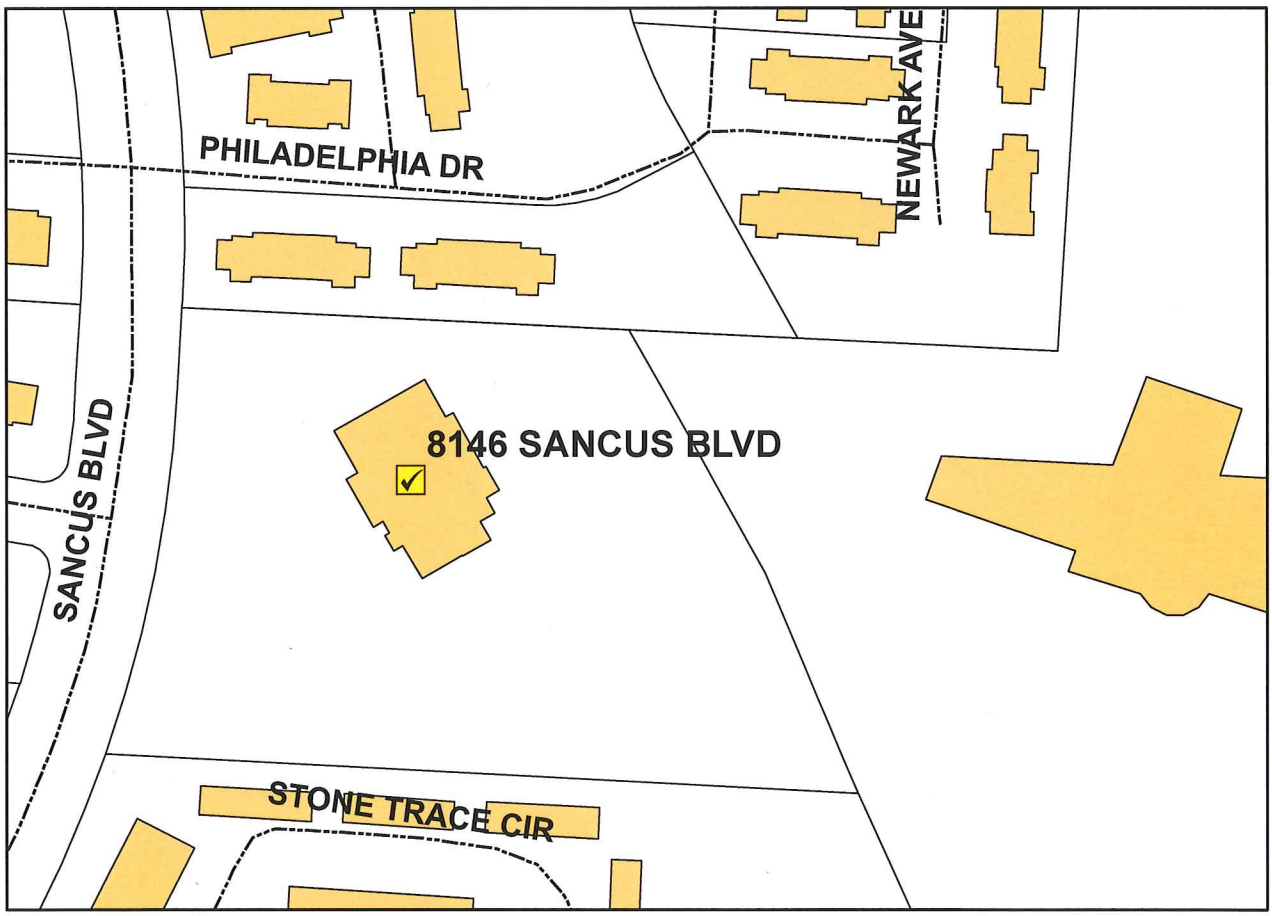
Work Done: NEW

Complex: N/A

Owner: CITY OF COLUMBUS OHIO

Requested By: EMH&T (ALAN DAVIS)

Printed By: [illegible] **Date: 6/30/2017**



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 1645587

217-032

Printed: 6/30/2017 12:43:43 PM - U:\CERTIFIED ADDRESS_10.3.1.mxd, amwoldemariam

LEGAL DESCRIPTION

Parcel ID: 610-231154-00

Legal Description:
BROCKWELL DRIVE
R18 T2 1/4T1
3.792 ACRES

DESCRIPTION OF 3.792 ACRES OF LAND LOCATED ON THE EASTERLY SIDE OF SANCUS BOULEVARD AND SOUTH OF LAZELLE ROAD, IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Farm Lot 9, in Section 1, Township 2, Range 18, United States Military Lands, containing 3.792 acres of land, more or less, said 3.792 acres being out of the residue of that 13.500 acre tract of land described in EXHIBIT A in the deed to the Board of Education of The Worthington City School District, of record in Official Record 13050C09, Recorder's Office, Franklin County Ohio, said 3.792 acre area of land being more particularly described as follows:

Beginning at a ¾-inch (1.D.) iron pipe at the point of intersection of an easterly right-of-way line of Sancus Boulevard eighty feet in width, and a northerly line of said Farm Lot 9, the same being in a southerly line of Farm Lot 10 at the northerly terminus of Sancus Boulevard as designated and shown on the recorded plat of Sancus Boulevard and Park Road Dedication and Easements, of record in Plat Book 71, Page 95 and at the southerly terminus of Sancus Boulevard as the same is designated and shown on the Dedication Plat of Lazelle Road, Sancus Boulevard, Staffington Drive and Easements, of record in Plat Book 70, Page 55, said iron pipe also being the northwesterly corner of the residue of said 13.500 acre tract and the southwesterly corner of the Third Amendment to Worthington Glen North Condominium, of record in Condominium Plat Book 47, Pages 30, 31, 32, 33 and 34 all being of record in the Recorder's Office, Franklin County, Ohio;

Thence, from said beginning point, S-86° 56' 01" E, with the northerly line of said 13.500 acre tract, with the southerly line of said Third Amendment to Worthington Glen North Condominium, with a northerly line of said Farm Lot 9 and with a southerly line of said Farm Lot 10, a distance of 353.76 feet to a ¾-inch (1.D.) iron pipe;

Thence 5-29° 32' 52" E, a distance of 216.60 feet to a ¾-inch (I. D.) iron pipe; Thence 5-24° 15' 25" E, a distance of 188.60 feet to a ¾-inch (1.D.) iron pipe;
Thence N-86° 56' 01" W, parallel with and 350.00 feet southerly from, as measured at right angles, the northerly line of said 13.500 acre tract, a distance of 597.89 feet to a ¾-inch (1.D.) iron pipe in a curve in an easterly right-of-way line of said Sancus Boulevard, the same being in a westerly line of the residue of said 13.500 acre tract;

Thence northwardly, with the easterly right-of-way boundary of said Sancus Boulevard and with the westerly boundary of the residue of said 13.500 acre tract, the following two (2) courses and distances:

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1.) with the arc of a curve to the left having a radius of 1040.00 feet, a central angle of 16° 06' 24" and a chord that bears N-11° 07' 11" E, a chord distance of 291.40 feet to a point of tangency;

2.) N-3' 03' 59" E, a distance of 61.48 feet to the point of beginning and containing 3.792 acres of land, more or less.

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COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development
PROPERTY ADDRESS: 8146 Sancus Blvd.
OWNER: City of Columbus Ohio
APPLICANT: City of Columbus Ohio
DATE OF TEXT: 8-29-2017
APPLICATION:

1. INTRODUCTION: 8146 Sancus Blvd, located at the northeast corner of Sancus Blvd and Brockwell Dr, directly west of the Lazelle Woods Community Rec Center, consists of 3.792 acres, and is currently zoned AR-12 multi-family. The site is currently vacant with a paved pedestrian path running N-S along the east property line. This path extends north and south of the site to connect multi-family dwellings with the Worthington Park Elementary School. The rezoning will permit, subject to this zoning text, construction of a City of Columbus Police Substation. The building will serve 2 precincts as well as a midwatch shift.

2. PERMITTED USES: The current intended use for the subject site shall be a police substation and supporting parking lot. In the event the subject building is no longer used as a substation, other permitted uses shall include those identified in Chapter 3349 I, Institutional Use District.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in this text the applicable development standards are contained in Chapter 3349 I, Institutional Use District of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements:

1. Building setbacks along Sancus Blvd shall be a minimum of 50 feet.

2. Parking setbacks abutting the adjacent AR-12 district shall be a minimum of 20 feet.

3. The side yard setback shall be a minimum of 20 feet.

4. The rear yard setback shall be reduced from a minimum of 50 feet to 30 feet per Variance 3.G.2.a as noted below.

5. No structure shall be more than 35 feet in height, apart from portions of the building which may extend higher as provided in Code 3309.142(A) or of antennas as provided in Code 3309.145.

B. Traffic-Related Commitments:

1. There shall be two access points along the existing access drive leading to the Lazelle Woods Community Rec Center, the closest of which shall be 225 feet to the west property line.

2. Sidewalks shall be constructed within the east right-of-way along Sancus Blvd.

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3. The existing paved pedestrian path will be relocated per the attached Site Plan.

4. Parking shall be provided as indicated on the attached Site Plan. Parking for both the general office use and the assembly use are calculated per Variance 3.G.2.b.

General Office (10,657 sf):		75 spaces (Secured Parking– cruisers and POV's)
Assembly Use (1,020 sf):	1:47 sf =	+ 22 spaces (Visitor Parking – including 4 accessible spaces)
Total Spaces Required:		97 spaces

C. Buffering, Landscaping, Open Space and/or Screening Commitments:

1. Deciduous street trees shall be provided along the Sancus Blvd. property line at the rate of approximately 40 feet on center. Exact planting locations shall be determined during site compliance review.

D. Building Design and Interior-Exterior Treatment Commitments

1. N/A

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments:

1. N/A

F. Graphics and/or Signage Commitments:

1. All graphics and signage shall comply with the Graphics Code, Article 15 of the Columbus City Code as it applies to the I, Institutional Use District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous:

1. The subject site shall be in accordance with the attached Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

2. Variances

a) Section 3349.04 (c) Rear Yard Setback - Reduce the setback along the east property line from 50 feet to 30 feet. The reduced setback is necessary to accommodate the required parking spaces and the storm water management required for both the site and the existing private drive cutting through the site in the

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form of detention basins. The existing storm sewer drainage easement directly east of the site prevents future development within 114' of the site.

b) Section 3312.49 Minimum number of parking spaces required – Increase the required number of parking spaces for the General Office use to 75 in order to correlate with the actual number of fleet vehicles and personnel at the station during shift changes- 15 permanent police cruisers as well as personal vehicles for all personnel during shift changes- including 2 precincts of 15 personnel and a midwatch shift.
Decrease the number of parking spaces required in the Assembly use from 1:30 sf = 34 spaces to 1:47 = 22 spaces. The Community Training Room will not serve as a Pride Center, but will be used for community training events such as self-defense classes and meetings of up to 20 people. Any larger community events will continue to be held at the Lazelle Woods Recreation Center adjacent to the site.

c) Section 3321.09 and Section 3321.11 – Provide an ornamental fence along the east property line in lieu of a screening fence, establishing visual access from the building to the adjacent pedestrian path for increased child safety along the route. Existing trees in the storm sewer drainage easement obscure the Recreation Center from view year-round. See Exhibits A and B.
Omit screening along the south property line where the parking lot faces the rear wall of adjacent garages in order to provide enhanced visibility for emergency vehicles exiting the site. See Exhibit C.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

Signature: Joseph A. Lombardi

Date: 8-28-17

217-032

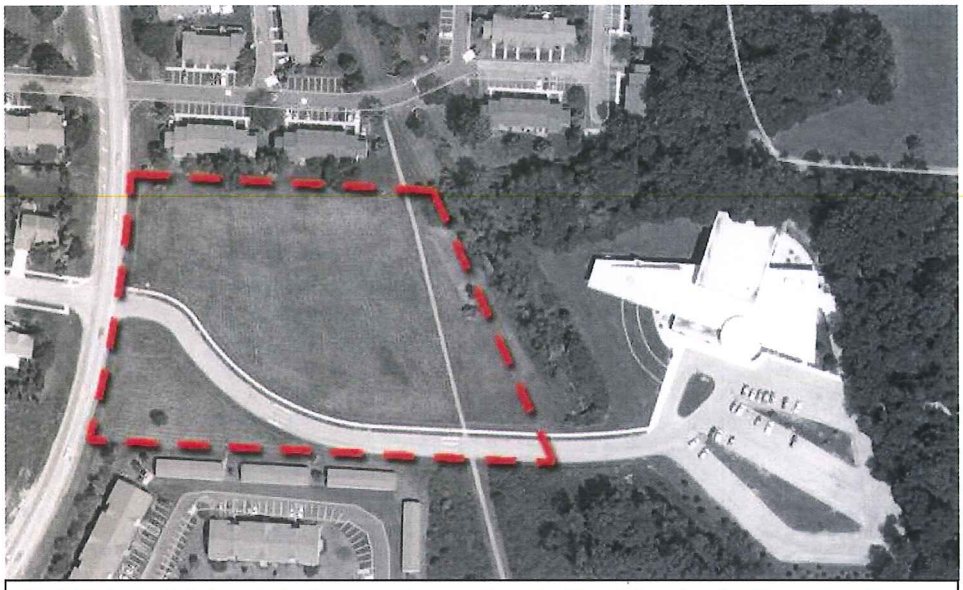

Exhibit A: Aerial view of site (property lines indicated with red lines) and adjacent Lazelle Woods Rec Center.

Exhibit B: View from west property line looking towards the east property line. Photo taken 8-8-2017.

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Exhibit C: View from SE corner of site looking towards the garages in the development immediately south of the site. Photo taken 8-10-2017.

217-032

217-036

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
SITE COMPLIANCE PLAN
FOR
POLARIS POLICE SUBSTATION
SANCUS BOULEVARD
2017

PROJECT DATA TABLE

TOTAL SITE AREA:	3.79 ACRES
MAXIMUM LOT COVERAGE ALLOWED (60%)	2.76 ACRES
ACTUAL LOT COVERAGE (50.6%)	1.92 ACRES
MAXIMUM BUILDING HEIGHT:	35'
BUILDING SIZE:	11,677 GSF
PARKING REQUIRED PER ZONING TEXT.	22 VISITOR SPACES 75 SECURE POLICE SPACES
PARKING PROVIDED:	22 PUBLIC SPACES 75 SECURE POLICE SPACES
ACCESSIBLE PARKING REQUIRED:	4 SPACES
ACCESSIBLE PARKING PROVIDED:	4 SPACES
BICYCLE PARKING REQUIRED:	5 SPACES
BICYCLE PARKING PROVIDED:	6 SPACES
PARKING LOT TREES REQUIRED:	10 TREES
PARKING LOT TREES PROVIDED:	10 TREES

GENERAL PROJECT DEVELOPMENT TEXT

ALL ASPECTS OF THIS DEVELOPMENT SHALL CONFORM TO THE COLUMBUS ZONING CODE. REFER TO CITY OF COLUMBUS ZONING CODE SECTION 3345.

ALL SITE ROADS, DRIVES, RADII AND MEANS OF ACCESS SHALL CONFORM TO THE RULES AND REGULATIONS OF THE DIVISION OF FIRE PUBLISHED JUNE 11, 1988, UNLESS OTHERWISE SPECIFIED IN SECTION 3320 OF CITY OF COLUMBUS ZONING CODE.

THE PROPOSED PROJECT WILL COMPLY WITH CHAPTERS 3312 AND 3321 OF THE COLUMBUS CITY CODE.

DUMPSTER AREA SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTIONS 3312.15 AND 3321.01.

LANDSCAPING & SCREENING SHALL CONFORM TO THE CITY OF COLUMBUS ZONING CODE SECTION 3312.21.

LIGHTING SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTIONS 3312.03 AND 3319.19.

VISION CLEARANCE SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3321.05.

PARKING SPACE STRIPING/MARKING SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.39.

PAVEMENT SURFACES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.43.

WHEEL STOPS/CURBS SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.45.

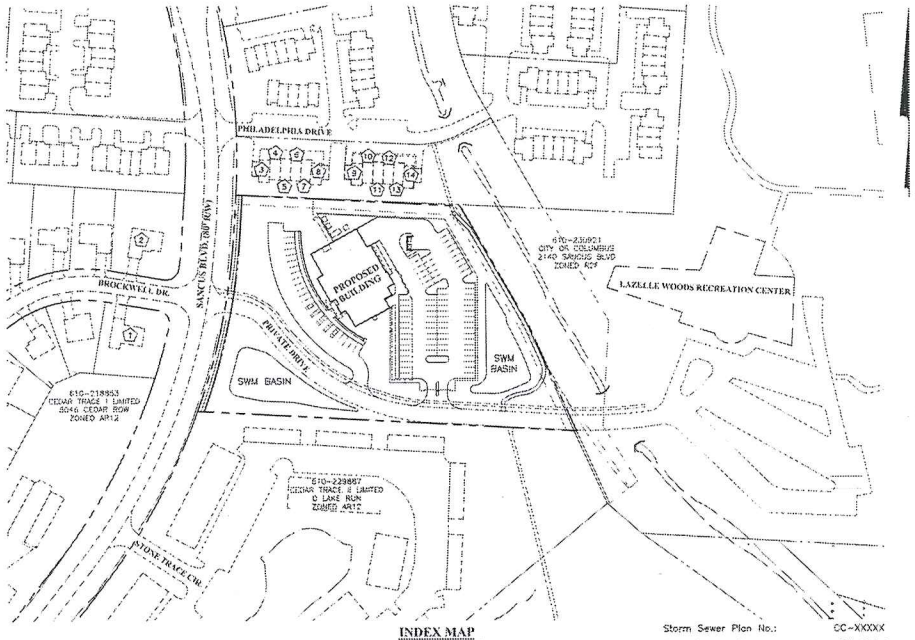
SIGNAGE AND GRAPHICS SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE.

SITE LIGHTING NOTE

NO LIGHT FIXTURE SHALL EXCEED 25 FEET IN HEIGHT. LIGHT LOCATIONS WITHIN 100 FEET OF THE NEIGHBORING RESIDENTIAL DISTRICT SHALL NOT EXCEED 18 FEET IN HEIGHT. ALL FIXTURES SHALL BE CUT-OFF AND SHALL BE OF A SIMILAR STYLE AND COLOR.

② ADJACENENT OWNERS TABLE

	Owner Name	Parcel	Address	Zoning
1	SHIBLAQ AIDA YASSIR MOHAMMAD	610-222426	969 BROCKWELL	RESIDENTIAL SR
2	ZELEDON DAVID B ZELEDON ANNETTE M	610-222427	974 BROCKWELL	RESIDENTIAL SR
3	AHMED SHAHZAD S	610-217284	1005 PHILADELPHIA	APARTMENT AR12
4	ROYCHOWDHURY JOYDEEP	610-217285	1007 PHILADELPHIA	APARTMENT AR12
5	MILEY BONNIE K	610-217286	1009 PHILADELPHIA	APARTMENT AR12
6	PRAKASH VED	610-217287	1011 PHILADELPHIA	APARTMENT AR12
7	KULP AMY M	610-217288	1013 PHILADELPHIA	APARTMENT AR12
8	PIEPER ROBERT J	610-217289	1015 PHILADELPHIA	APARTMENT AR12
9	BOYKIN KEISHA A	610-217290	1021 PHILADELPHIA	APARTMENT AR12
10	RASMUSSEN DAVID H	610-217291	1023 PHILADELPHIA	APARTMENT AR12
11	HARP JOHN M & JENNIFER L	610-217292	1025 PHILADELPHIA	APARTMENT AR12
12	MCCULLEY RYAN	610-217293	1027 PHILADELPHIA	APARTMENT AR12
13	WILSON DAVID J	610-217294	1029 PHILADELPHIA	APARTMENT AR12
14	BROWN JAMES G	610-217295	1031 PHILADELPHIA	APARTMENT AR12



INDEX MAP
SCALE: 1" = 100'

GRAPHIC SCALE
0 50 100 200

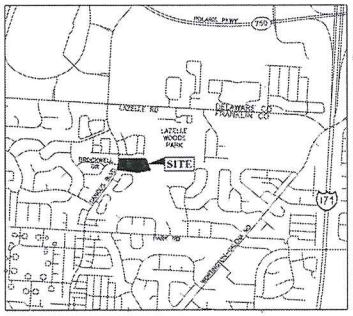
Storm Sewer Plan No.: CC-XXXXX
Water Service Plan WSP-XXXX

PROJECT ZONING INFORMATION

ADDRESS:	8146 SANCUS BOULEVARD COLUMBUS, OH 43081
TAX PARCEL NUMBER:	610-231154
EXISTING ZONING:	AR12 MULTIFAMILY* Z75-010
PROPOSED ZONING:	BY ZONING TEXT
PROPOSED USE:	POLICE SUBSTATION

* POLICE STATION/SUBSTATION IS NOT A SPECIFIED USE IN AN AR12 DISTRICT AND REZONING IS ANTICIPATED.

FEMA NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 39049C0063K DATED JUNE 16, 2011 (NOT PRINTED). THE SUBJECT TRACT SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).



VICINITY MAP
NO SCALE

SHEET INDEX

TITLE SHEET	1
SITE PLAN	2
CPD TEXT & DUMPSTER DETAILS	3

PROJECT DESCRIPTION

LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF SANCUS BLVD. AND BROCKWELL DRIVE, COLUMBUS. THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A CITY OF COLUMBUS DIVISION OF POLICE SUBSTATION FACILITY WITH ASSOCIATED PARKING, UTILITIES AND STORMWATER MANAGEMENT.

OWNER
CITY OF COLUMBUS
DEPARTMENT OF PUBLIC SAFETY
STEVE LEWIE
CONSTRUCTION MANAGEMENT
COLUMBUS, OHIO 43215
TEL: (614) 645-8679
BSLEWIE@COLUMBUS.GOV

ARCHITECT
MULL & WEITHMAN ARCHITECTS, INC.
JOE WEITHMAN, AIA
4525 INDIANOLA AVENUE
COLUMBUS, OHIO 43214
TEL: (614) 267-6980
JCW@MW-ARCHITECTS.COM

ENGINEER
EMH&T, INC.
BRIAN QUACKENBUSH, PE
5500 NEW ALBANY ROAD
COLUMBUS, OHIO 43054
TEL: (614) 775-4400
BQUACKENBUSH@EMHT.COM

DATE OF EXPIRATION:
THIS PLAN IS VALID FOR ONE (1) YEAR FROM DATE OF APPROVAL.

PREPARED BY:
EMH&T
emht.com

THE UNDERSIGNED HEREBY CERTIFIES THAT THE SITE ZONING COMPLIANCE PLAN MEETS ALL THE REQUIREMENTS OF THE GENERAL DEVELOPMENT TEXT STANDARDS REFLECTED HEREON.

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
AUGUST 29, 2017

REGISTERED ENGINEER DATE

Compliance Plan Tracking No.: 17601-00131

REVISIONS
NUMB. DATE DESCRIPTION

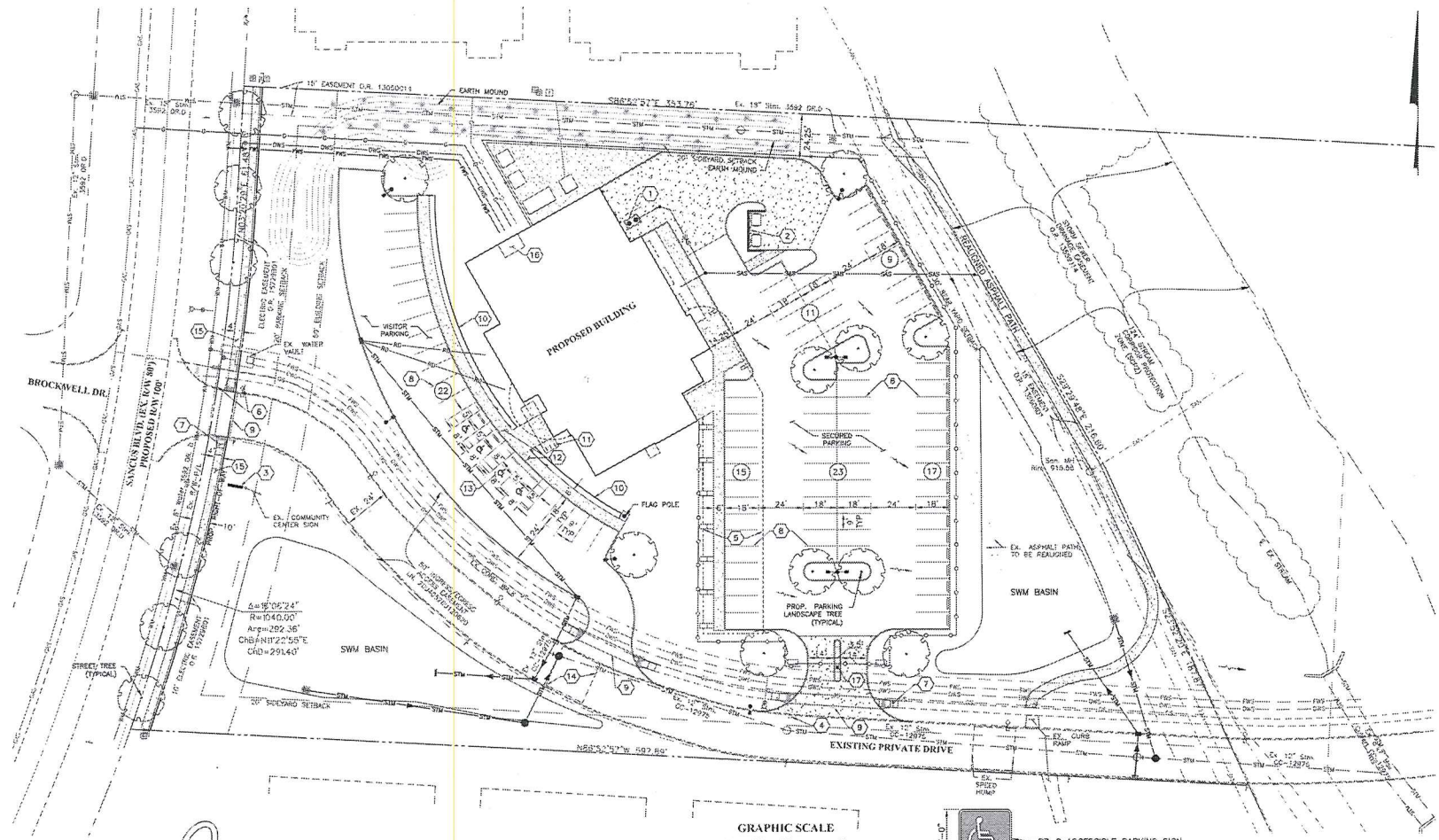
mull & weithman architects, inc.

SITE COMPLIANCE PLAN
FOR
POLARIS POLICE SUBSTATION
8146 SANCUS BOULEVARD

EMH&T

DATE AUGUST 20
SCALE AS NOTED
JOB NO. 2016-1163
SHEET 1 /3

217-032

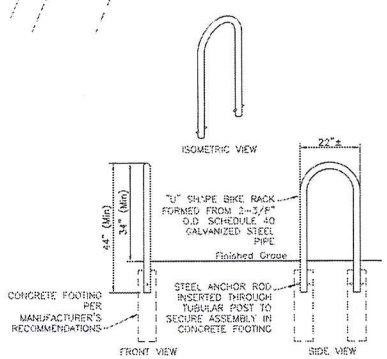


LEGEND
Existing

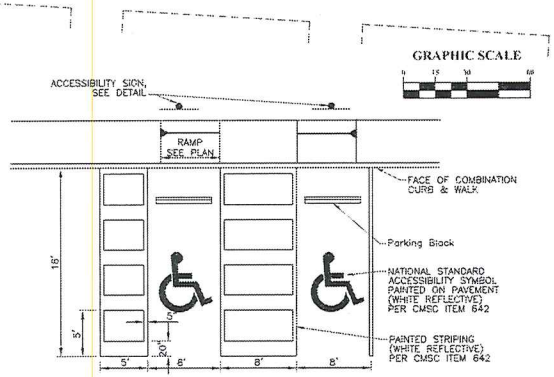
- WATER MAIN
- FIRE SUPPRESSION WATER SERVICE
- DOMESTIC WATER SERVICE
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND ELECTRIC LINE
- COMMUNICATIONS LINE
- GAS MAIN
- GAS SERVICE LINE
- DRAINAGE DITCH
- ELECTRICAL FIXTURE
- MANHOLE
- TRANSFORMER
- FIRE HYDRANT
- COMMUNICATIONS PEDESTAL
- WATER VALVE
- STORM INLET
- STREET LIGHT
- TRAFFIC SIGN

LEGEND
PROPOSED

- FIRE SUPPRESSION WATER SERVICE
- DOMESTIC WATER SERVICE
- STORM SEWER
- ROOF DRAIN
- SANITARY SEWER SERVICE
- UNDERGROUND ELECTRIC LINE
- COMMUNICATIONS LINE
- GAS SERVICE LINE
- DRAINAGE DITCH
- 6' HEIGHT PRIVACY FENCE
- ORNAMENTAL FENCE
- SIDEWALK/CONCRETE PAD
- HEAVY DUTY CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- SANITARY CLEAN OUT
- SITE LIGHT
- STORM INLET
- TRAFFIC OR ACCESSIBLE PARKING SIGN
- MANHOLE
- BUMPER (PARKING) BLOCK
- HEADWALL
- ACCESSIBLE PARKING SYMBOL
- FLOW ARROW
- PARKING COUNT
- WATER VALVE
- SHADE TREE
- EVERGREEN TREE



BIKE RACK
No Scale



ACCESSIBLE PARKING SPACES
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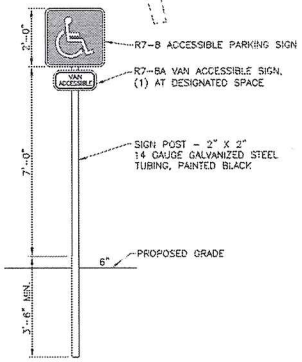


ACCESSIBLE PARKING SIGN
No Scale

CODED NOTES

1. OIL-WATER SEPARATOR
2. DUMPSTER SCREEN
3. SITE SIGN
4. RELOCATE EXISTING STREET LIGHT
5. COVERED PARKING
6. RELOCATE EXISTING STOP SIGN
7. CURB RAMP PER 2319, TYPICAL
8. 4" PAINTED WHITE STRIPING, TYPICAL
9. PAINTED WHITE CROSSWALK STRIPING, TYPICAL
10. LOW LANDSCAPE WALL
11. BIKE RACKS (3)
12. RAMP SIDEWALK DOWN TO FLUSH WITH ASPHALT 13:1 MAX.
13. ACCESSIBLE PARKING SPACE, TYPICAL. SEE DETAIL
14. EXISTING SPEED HUMP, TO BE REMOVED
15. PROPOSED PUBLIC SIDEWALK
16. WATER METER AND BACKFLOW PREVENTER IN MECHANICAL ROOM
17. KNOX BOX, COORDINATE WITH FIRE DEPARTMENT

MARK	DATE	DESCRIPTION

REVISIONS

wilt & wellmann architects, inc.

SITE COMPLIANCE PLAN
POLARIS POLICE SUBSTATION
8146 SANCUS BOULEVARD

EMH&T
Earth Data Water Health Energy
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
www.emht.com

DATE: AUGUST 201

SCALE: 1" = 30'

JOB NO. 2016-1163

SHEET 2/3

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development
PROPERTY ADDRESS: 8146 Sancus Blvd.
OWNER: City of Columbus Ohio
APPLICANT: City of Columbus Ohio
DATE OF TEXT: 8-29-2017
APPLICATION:

1. INTRODUCTION: 8146 Sancus Blvd, located at the northeast corner of Sancus Blvd and Brockwell Dr, directly west of the Lazelle Woods Community Rec Center, consists of 3.792 acres, and is currently zoned AR-12 multi-family. The site is currently vacant with a paved pedestrian path running N-S along the east property line. This path extends north and south of the site to connect multi-family dwellings with the Worthington Park Elementary School. The rezoning will permit, subject to this zoning text, construction of a City of Columbus Police Substation. The building will serve 2 precincts as well as a midwatch shift.

2. PERMITTED USES: The current intended use for the subject site shall be a police substation and supporting parking lot. In the event the subject building is no longer used as a substation, other permitted uses shall include those identified in Chapter 3349 I, Institutional Use District.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in this text the applicable development standards are contained in Chapter 3349 I, Institutional Use District of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements:

1. Building setbacks along Sancus Blvd shall be a minimum of 50 feet.

2. Parking setbacks abutting the adjacent AR-12 district shall be a minimum of 20 feet.

3. The side yard setback shall be a minimum of 20 feet.

4. The rear yard setback shall be reduced from a minimum of 50 feet to 30 feet per Variance 3.G.2.a as noted below.

5. No structure shall be more than 35 feet in height, apart from portions of the building which may extend higher as provided in Code 3309.142(A) or of antennas as provided in Code 3309.145.

B. Traffic-Related Commitments:

1. There shall be two access points along the existing access drive leading to the Lazelle Woods Community Rec Center, the closest of which shall be 225 feet to the west property line.

2. Sidewalks shall be constructed within the east right-of-way along Sancus Blvd.

3. The existing paved pedestrian path will be relocated per the attached Site Plan.

4. Parking shall be provided as indicated on the attached Site Plan. Parking for both the general office use and the assembly use are calculated per Variance 3.G.2.b.

General Office (10,657 sf):	75 spaces (Secured Parking-cruisers and POVs)
Assembly Use (1,020 sf): 1:47 sf =	+22 spaces (Visitor Parking - including 4 accessible spaces)
Total Spaces Required:	97 spaces

C. Buffering, Landscaping, Open Space and/or Screening Commitments:

1. Deciduous street trees shall be provided along the Sancus Blvd. property line at the rate of approximately 40 feet on center. Exact planting locations shall be determined during site compliance review.

D. Building Design and Interior-Exterior Treatment Commitments

1. N/A

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments:

1. N/A

F. Graphics and/or Signage Commitments:

1. All graphics and signage shall comply with the Graphics Code, Article 15 of the Columbus City Code as it applies to the I, Institutional Use District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous:

1. The subject site shall be in accordance with the attached Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

2. Variances

a) Section 3349.04 (c) Rear Yard Setback – Reduce the setback along the east property line from 50 feet to 30 feet. The reduced setback is necessary to accommodate the required parking spaces and the storm water management required for both the site and the existing private drive cutting through the site in the form of detention basins. The existing storm sewer drainage easement directly east of the site prevents future development within 114' of the site.

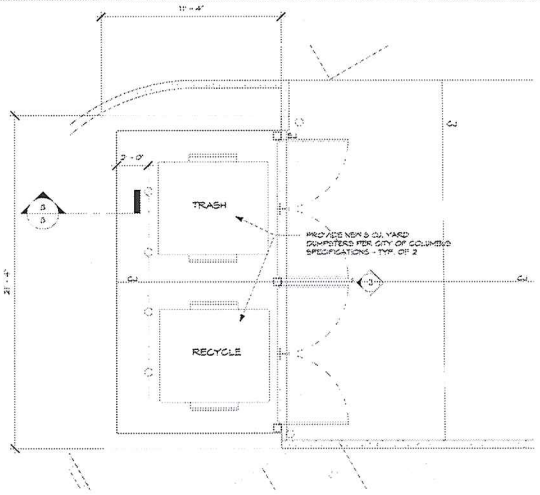
b) Section 3312.49 Minimum number of parking spaces required – Increase the required number of parking spaces for the General Office use to 75 in order to correlate with the actual number of fleet vehicles and personnel at the station during shift changes-- 15 permanent police cruisers as well as personal vehicles for all personnel during shift changes-- including 2 precincts of 15 personnel and a midwatch shift.
Decrease the number of parking spaces required in the Assembly use from 1:30 sf = 34 spaces to 1:47 = 22 spaces. The Community Training Room will not serve as a Pride Center, but will be used for community training events such as self-defense classes and meetings of up to 20 people. Any larger community events will continue to be held at the Lazelle Woods Recreation Center adjacent to the site.

c) Section 3321.09 and Section 3321.11 – Provide an ornamental fence along the east property line in lieu of a screening fence, establishing visual access from the building to the adjacent pedestrian path for increased child safety along the route. Existing trees in the storm sewer drainage easement obscure the Recreation Center from view year-round. See Exhibits A and B.
Omit screening along the south property line where the parking lot faces the rear wall of adjacent garages in order to provide enhanced visibility for emergency vehicles exiting the site. See Exhibit C.

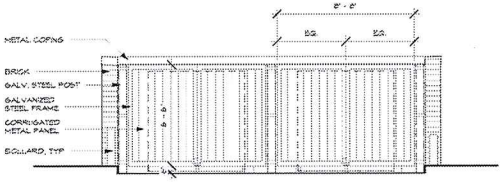
The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

Signature: _____

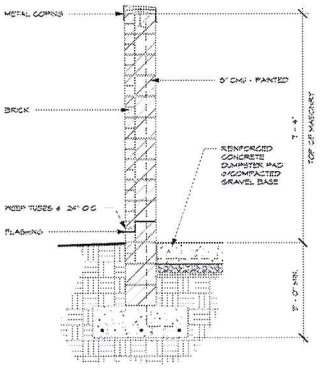
Date: _____



1 ENLARGED PLAN @ DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



2 ELEVATION @ DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



3 WALL SECTION
SCALE: 1/2" = 1'-0"

217-032

REVISIONS

MARK	DATE	DESCRIPTION

mull & wildman architects, inc.

SITE COMPLIANCE PLAN
FOR
POLARIS POLICE SUBSTATION
8146 SANCUS BOULEVARD

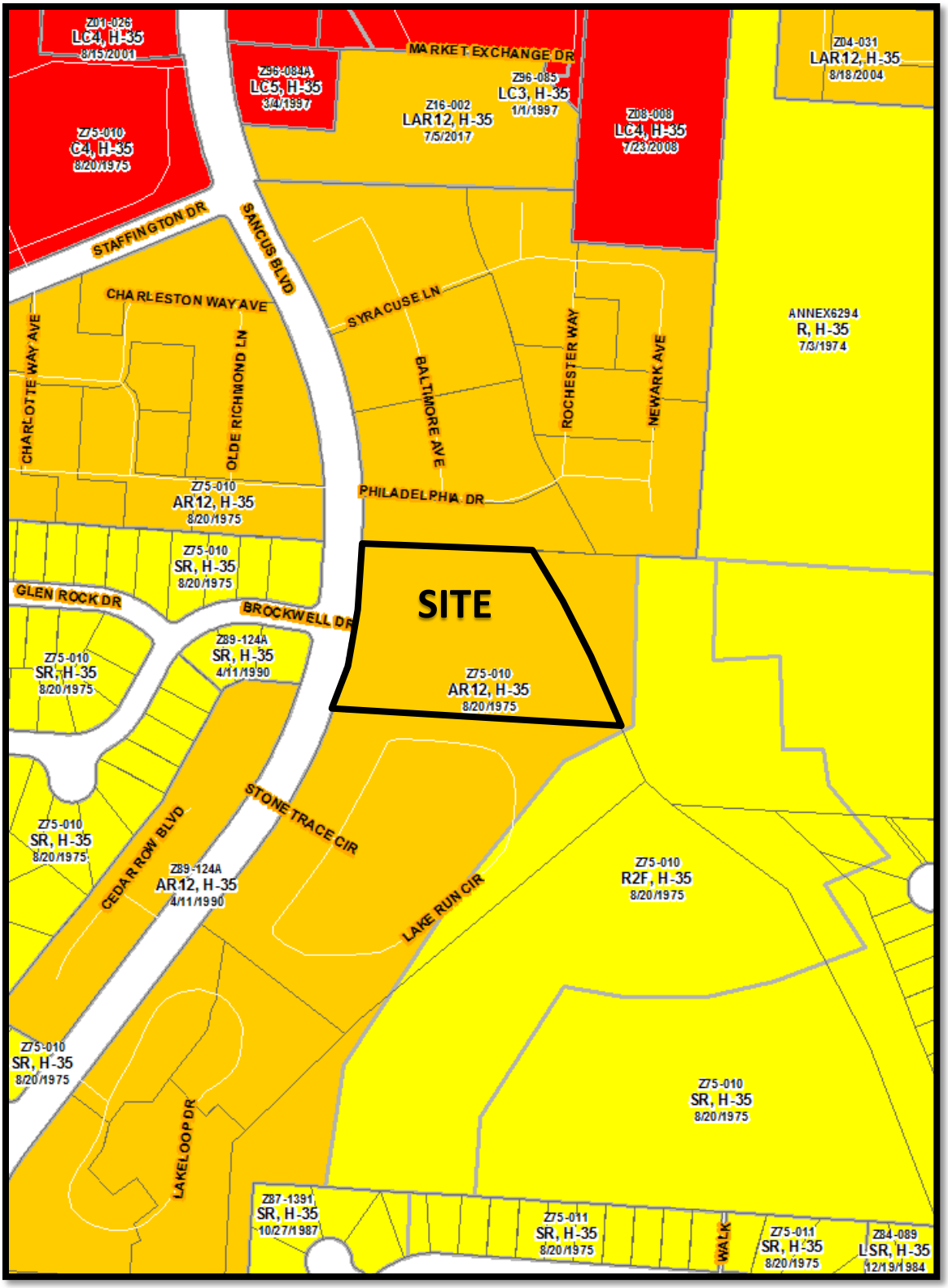
EMH&T

DATE: AUGUST 201

SCALE: 1" = 30'

JOB NO.: 2016-1163

SHEET: 3/3



Z17-032
8146 Sancus Boulevard
Approximately 3.79 acres
AR-12 to I

Far North Area Plan (2014)

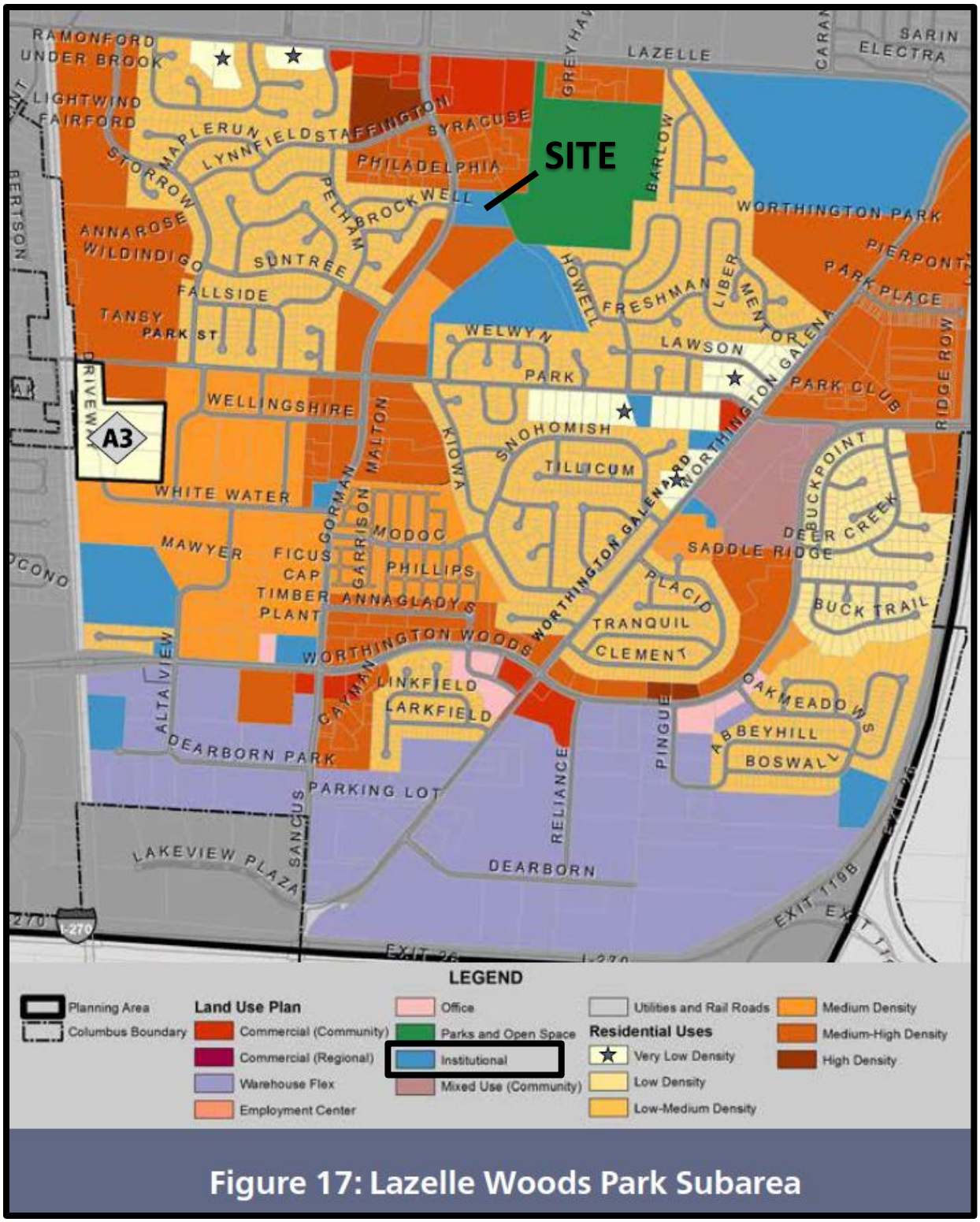


Figure 17: Lazelle Woods Park Subarea

Z17-032
8146 Sancus Boulevard
Approximately 3.79 acres
AR-12 to I

Z17-032
8146 Sancus Boulevard
Approximately 3.79 acres
AR-12 to I