

**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 #: 27-035 Date Received: 8/29/17  
Application Accepted By: TD Fee: \$3,840  
Assigned Planner: Tim Dietrich; 614-645-6665; tedietch@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 8558 Sancus Boulevard, Columbus, Ohio Zip 43240

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 318-433-01-020-000 and 318-433-01-009-000 (Part)

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

Current Zoning District(s) Commercial, LC4 Requested Zoning District(s) L-ARLD

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

Proposed Use or reason for rezoning request: Residential (Apartments)

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 2.469 +/- Ac.  
[Columbus City Code Section 3309.14]

**APPLICANT:**

Name NP Limited Partnership c/o Dave Perry (David Perry Company, Inc.)  
Address 411 East Town Street, 1st Floor City/State Columbus, OH Zip 43215  
Phone # 614-228-1727 Fax # N/A Email dave@daveperryco.net

**PROPERTY OWNER(S):**

Name NP Limited Partnership c/o Dave Perry (David Perry Company, Inc.)  
Address 411 E Town Street, 1st Floor City/State Columbus, Ohio Zip 43215  
Phone # 614-228-1727 Fax # N/A Email dave@daveperryco.net

Check here if listing additional property owners on a separate page

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

Name Donald Plank (Plank Law Firm)  
Address 411 East Town Street, 2nd Floor City/State Columbus, Ohio Zip 43215  
Phone # 614-947-8600 Fax # 614-228-1790 Email: dplank@planklaw.com

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

APPLICANT SIGNATURE NP Limited Partnership by David B. Perry, Agent  
PROPERTY OWNER SIGNATURE NP Limited Partnership by David B. Perry, Agent  
ATTORNEY / AGENT SIGNATURE Donald Plank

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**

**REZONING APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

**AFFIDAVIT**

(See instruction sheet)

APPLICATION # 217-035

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Dave Perry (David Perry Company, Inc.)  
of (1) MAILING ADDRESS 411 East Town Street, 1st Floor, Columbus, Ohio 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 8558 Sancus Boulevard, Columbus, Ohio 43240  
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) NP Limited Partnership c/o Dave Perry (Agent)  
David Perry Company, Inc.  
411 East Town Street, 1st Floor  
Columbus, Ohio 43214

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

NP Limited Partnership c/o Dave Perry  
(614) 228-1727

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

(5) Far North Columbus Community Coalition  
c/o Jim Palmisano 7984 Brookpoint Place  
Westerville, Ohio 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) David B Perry

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

SIGNATURE OF NOTARY PUBLIC

(8) Stacey L. Danza

My Commission Expires:

11-5-2018



**Stacey L. Danza**  
Notary Public, State of Ohio  
My Commission Expires 11-5-2018 six (6) months after date of notarization.

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**EXHIBIT A, Public Notice**  
**8558 Sancus Boulevard**  
**Z17- 035**  
**8/22/17**

**APPLICANT**

NP Limited Partnership  
c/o Dave Perry  
David Perry Company, Inc.  
411 East Town Street, FL 1  
Columbus, OH 43215

**PROPERTY OWNER**

NP Limited Partnership  
c/o Dave Perry  
David Perry Company, Inc.  
411 East Town Street, FL 1  
Columbus, OH 43215

**ATTORNEY**

Donald Plank  
Plank Law Firm  
411 East Town Street, FL 2  
Columbus, OH 43215

**COMMUNITY GROUP**

Far North Columbus Community  
Coalition  
c/o Jim Palmisano  
7984 Brookpoint Place  
Westerville, Ohio 43081

Cort Venture, LLC (or current occupant)  
c/o Cort Furniture Rental  
7287 Sawmill Road  
Columbus, Ohio 43016

Polaris AZ, LLC (or current occupant)  
c/o AutoZone, Inc.  
PO Box 2198  
Memphis, TN 38101

Columbus Corporation Center, Inc. (or  
current occupant)  
250 Civic Center Drive  
Columbus, Ohio 43215

**PROPERTY OWNERS WITHIN 125 FEET**

Edward Rose Millennial Development,  
LLC (or current occupant)  
8321 Seattle Avenue  
Columbus, Ohio 43240

NP Limited Partnership (or current  
occupant)  
8800 Lyra Drive, Suite 550  
Columbus, Ohio 43240-2002

Edward Rose Millennial Development,  
LLC (or current occupant)  
1611 N. Meridian Street  
Carmel, IN 46032

Capella II NL, LLC (or current occupant)  
c/o Casto Management Service  
250 Civic Center Drive  
Columbus, Ohio 43215

MFC Polaris I Venture, LLC (or current  
occupant)  
8491 Sancus Boulevard  
Columbus, Ohio 43240

The Ohio Automotive Club (or current  
occupant)  
90 E Wilson Bridge Road  
Worthington, Ohio 43085

Chuang Properties, LLC (or current  
occupant)  
8742 Sweetwater Court  
Powell, Ohio 43065

Bank One Management Corp (or  
current occupant)  
c/o Industry Consulting Group  
PO Box 8265  
Witchita Falls, TX 76307

DDR PTC, LLC (or current occupant)  
1177 Polaris Parkway  
Columbus, Ohio 43240

2WDLZ, LLC (or current occupant)  
10 N. High Street, Suite 401  
Columbus, Ohio 43215

**ALSO NOTIFY**

NP Limited Partnership  
c/o Mr. Franz Geiger  
8800 Lyra Drive, Suite 550  
Columbus, Ohio 43240

**8558 Sancus Boulevard**  
**Z17- 035**  
**Exhibit A, Public Notice**  
**Page 1 of 1, 8/22/2017**

**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 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

<p>1. NP Limited Partnership 8800 Lyra Drive, Suite 550 Columbus, Ohio 43240 # of Columbus Based Employees: 2 Contact: Franz Geiger (614) 891-4000</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

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 24<sup>th</sup> day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC

*Stacey L. Danza*

My Commission Expires: 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

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**DEVELOPMENT TEXT**  
**L-ARLD, LIMITED APARTMENT RESIDENTIAL DISTRICT**

**EXISTING DISTRICT:** L-C-4, Limited Commercial, and CPD, Commercial Planned Development District  
**PROPOSED DISTRICT:** L-ARLD, Limited Apartment Residential District  
**PROPERTY ADDRESS:** 8558 Sancus Boulevard, Columbus, OH 43240  
**APPLICANT:** NP Limited Partnership c/o Dave Perry, David Perry Co., Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E. Town Street, FL 2, Columbus, OH 43215  
**OWNER:** NP Limited Partnership c/o Dave Perry, David Perry Co., Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E. Town Street, FL 2, Columbus, OH 43215  
**DATE OF TEXT:** August 28, 2017  
**APPLICATION NUMBER:** Z17-035

**INTRODUCTION:**

The site is 2.469 +/- acres located on the east side of Sancus Boulevard, 600' +/- north of Lazelle Road. The property is zoned L-C-4, Limited Commercial (Z91-018C). Applicant proposes to rezone the property to the L-ARLD, Limited Apartment Residential District for development of an apartment complex. The proposed multi-family residential land use is supported by the Far North Plan. The 15 acre abutting property to the east is also zoned L-ARLD and the property farther east is zoned L-ARLD and is developed with an apartment complex.

**1.PERMITTED USES:** The permitted use of the site shall be multi-family residential development, as permitted in Section 3333.02, AR-12, ARLD and AR-1, Apartment Residential District Use, and accessory uses and structures.

**2.DEVELOPMENT STANDARDS:** Except as specified herein, the applicable development standards of Chapter 3333, Apartment Residential Districts, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards of the Columbus City Code shall apply.

**A.Density, Height Lot and/or Setback Commitments.**

N/A

**B. Access, Loading, Parking and/or Traffic Related Commitments.**

N/A

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

1. Street trees shall be provided on the Sancus Boulevard frontage of the site at approximately 50' on center, subject to adjustment of spacing as needed for driveways or other obstructions, and shall be located on site within 20 feet of the right of way.

2. Screening, which may consist of landscaping, mounding, fencing and/or walls, shall be provided in the north perimeter yard where the proposed apartment building(s) will abut commercial zoning. Screening shall provide 75% opacity to five (5) feet high, subject to breaks in the screening to provide pedestrian connections, if available with abutting property owners and subject to appropriate pedestrian connection points with the adjacent commercial development. A minimum of one (1) pedestrian connection shall be provided on either the north or east side of the site. The pedestrian connection(s) shall be paved and illuminated.

**D. Dumpsters, Lighting, Outdoor Display Areas and/or Environmental Commitments.**

N/A

**E. Graphics and Signage Commitments.**

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the ARLD, Apartment Residential District. All signage shall be monument style or shall be incorporated into an entrance feature. Any variance to the applicable sign requirements of the ARLD, Apartment Residential District shall be submitted to the Columbus Graphics Commission.

**F. Miscellaneous.**

The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.

*The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do 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 Codes.*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
David B. Perry, Agent

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Donald Plank, Attorney for Applicant

# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 31843301020000, PART OF 31843301009000

Zoning Number: 8558

Street Name: SANCUS BLVD

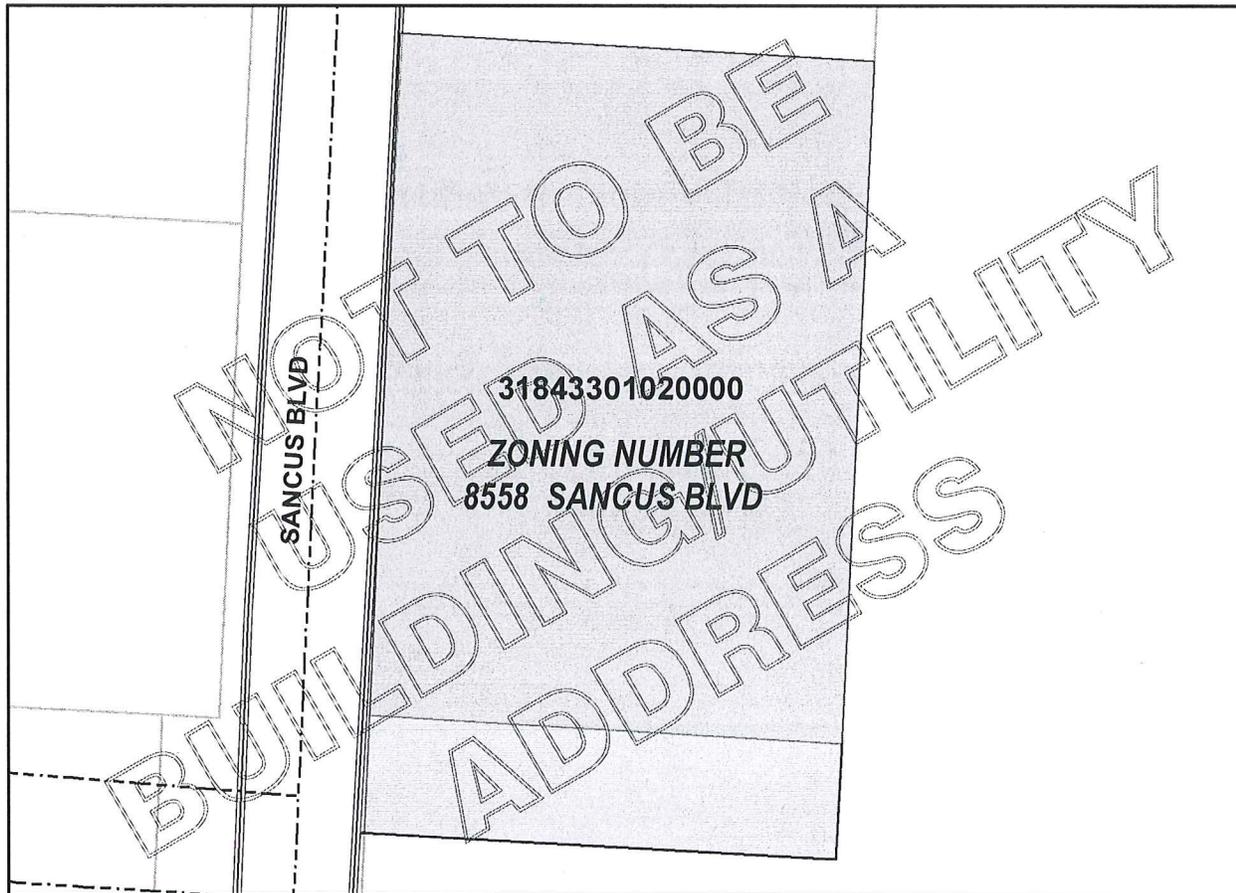
Lot Number: N/A

Subdivision: N/A

Requested By: DAVID PERRY CO.( DAVE PERRY)

Issued By: *Adyana Amarian*

Date: 8/23/2017



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

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 100599

217-035

### Description of a 2.469 Acre Tract

Situated in the State of Ohio, County of Delaware, City of Columbus, being part of Farm Lot 11, Quarter Township 4, Township 3, Range 18, United States Military Lands, being 2.469 acres out of Farm Lot 11, being 2.124 acres out of a 2.124 acre tract of land described in a deed to N.P. Limited Partnership of record in Official Record Volume 268, Page 2241, being 0.345 acres out of an original 33.630 acre tract of land described in a deed to N.P. Limited Partnership of record in Deed Book 589, Page 401, and being more particularly described as follows:



**COMMENCING** for reference at Franklin County Geodetic Survey Monument 1435 at the intersection of the centerline of Sancus Boulevard of record in Plat Cabinet 1, Slide 129 and the centerline of Lazelle Road (County Road 6);

Thence North 03°01'37" East, a distance of 719.76 feet with the centerline of said Sancus Boulevard, to a point;

Thence South 86°58'23" East, a distance of 40.00 feet, crossing said Sancus Boulevard to an iron pin set on the east right-of-way line of said Sancus Boulevard, being on the west line of said original 33.630 acre tract, and being the **TRUE POINT OF BEGINNING** of the tract to be described;

Thence North 03°01'37" East, a distance of 430.12 feet with the west line of said original 33.630 acre tract, with the west line of said 2.124 acre tract, and with the east right-of-way line of said Sancus Boulevard, to a Mag nail set at the northwest corner of said 2.124 acre tract and being at the southwest corner of a 1.075 acre tract of land described in a deed to Cort Venture, LLC of record in Deed Book 671, Page 766;

Thence South 86°37'53" East, a distance of 250.00 feet with the north line of said 2.124 acre tract and with the south line of said 1.075 acre tract, to a 1" iron pipe found with a CEA cap at the northeast corner of said 2.124 acre tract, being at the southeast corner of said 1.075 acre tract, and being on a west line of said original 33.630 acre tract;

Thence South 03°01'37" East, a distance of 430.12 feet with the east line of said 2.124 acre tract, with a west line of said original 33.630 acre tract, and then crossing said original 33.630 acre tract, to an iron pin set;

Thence North 86°37'53" West, a distance of 250.00 feet crossing said original 33.630 acre tract, to the **TRUE POINT OF BEGINNING** containing 2.469 acres of land, more or less, there being 2.124 acres out of Parcel Number 318-433-01-020-000, 0.345 acres out of Parcel Number 318-433-01-009-000, and 2.469 acres out of City of Columbus Tax District 45.

**Basis of Bearings:** Bearings are based on data acquired by GPS observations as per NAD 83 (1986) - Ohio State Plane Coordinate System - North Zone from the Delaware County Geodetic Control Monumentation.

All iron pins set are 5/8" solid iron pins 30" in length with a yellow plastic cap stamped "CT Consultants".

The above description is based on and referenced to an exhibit titled "Plat of Survey of a 2.469 Acre Tract" prepared by CT Consultants, attached hereto and made a part hereof. All references are to the records of the Recorder's Office, Delaware County, Ohio.

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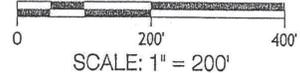
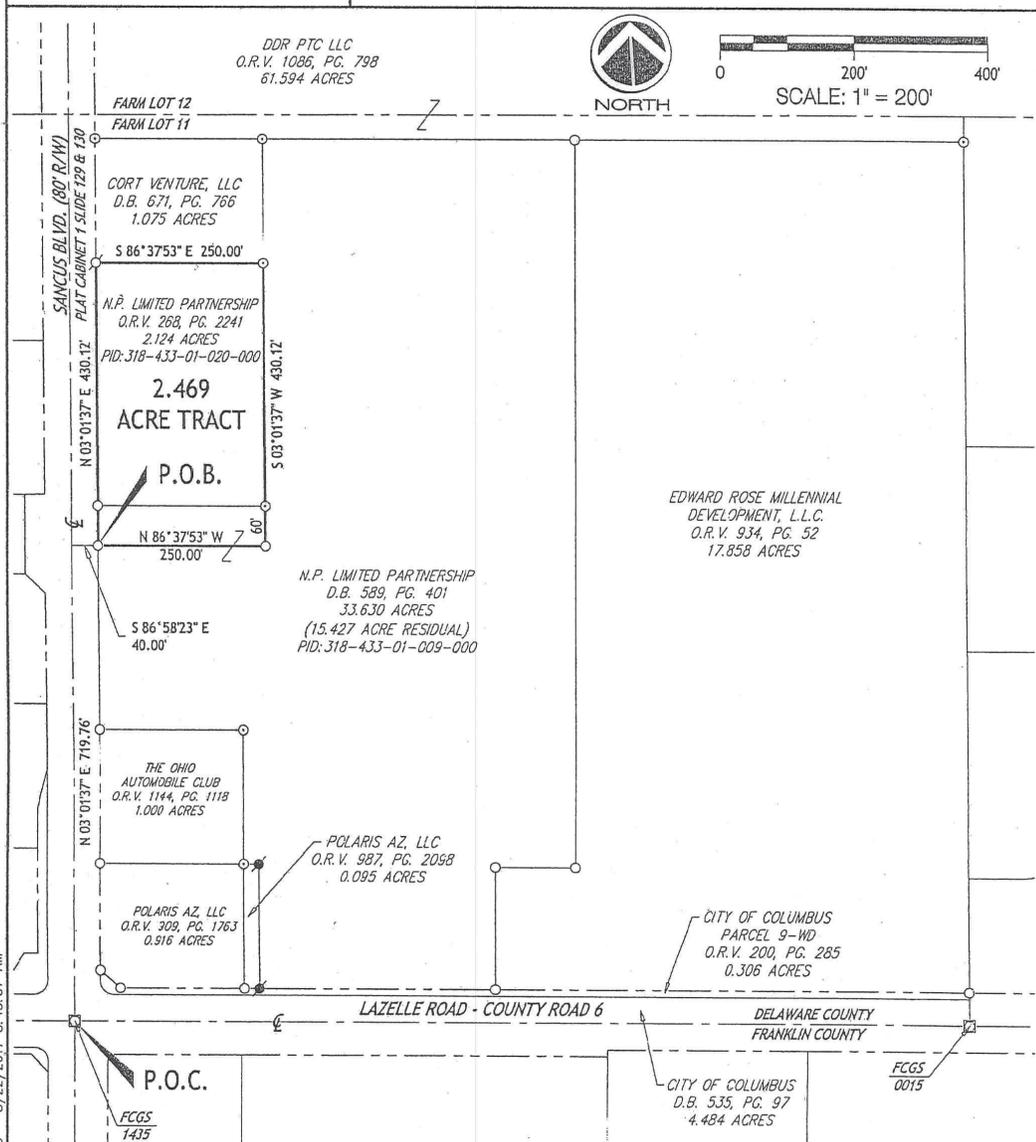
Darrell B. Plummer, P.S.  
Professional Surveyor No. 7595

Date



PLAT OF SURVEY OF A  
**2.469 ACRE TRACT**

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF COLUMBUS,  
BEING PART OF FARM LOT 11, QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 18,  
UNITED STATES MILITARY LANDS.



H:\2013\13394\SURVEY\13394 - SURVEY - BOUNDARY (2.469 AC).DWG - 8/22/2017 8:43:57 AM

**NOTE**  
ALL IRON PINS SET ARE 5/8" SOLID IRON PINS 30" IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS".

**NOTE**  
ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

**BASIS OF BEARINGS**  
BEARINGS ARE BASED ON DATA ACQUIRED BY GPS OBSERVATIONS AS PER NAD 83 (1986) - OHIO STATE PLANE COORDINATE SYSTEM - NORTH ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION.

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

*Darrell B. Plummer* 8/22/2017  
DARRELL B. PLUMMER, P.S. DATE  
PROFESSIONAL SURVEYOR NO. 7595

EDWARD ROSE MILLENNIAL DEVELOPMENT, L.L.C.  
O.R.V. 934, PG. 52  
17.858 ACRES

N.P. LIMITED PARTNERSHIP  
D.B. 589, PG. 401  
33.630 ACRES  
(15.427 ACRE RESIDUAL)  
PID: 318-433-01-009-000

THE OHIO AUTOMOBILE CLUB  
O.R.V. 1144, PG. 111B  
1.000 ACRES

POLARIS AZ, LLC  
O.R.V. 309, PG. 1763  
0.916 ACRES

POLARIS AZ, LLC  
O.R.V. 987, PG. 2098  
0.095 ACRES

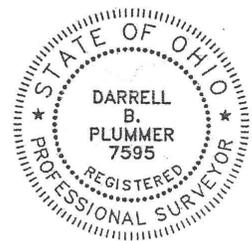
CITY OF COLUMBUS  
PARCEL 9-WD  
O.R.V. 200, PG. 285  
0.306 ACRES

CITY OF COLUMBUS  
D.B. 535, PG. 97  
4.484 ACRES

**ACREAGE BREAKDOWN**  
2.469 ACRES OUT OF FARM LOT 11.  
2.124 ACRES OUT OF 2.124 ACRE TRACT.  
0.345 ACRES OUT OF 33.630 ACRE TRACT.

**LEGEND**

- IRON PIN FND ●
- IRON PIPE FND ○
- MAG NAIL FND ⊗
- IRON PIN SET ○
- MAG NAIL SET ⊗
- MONUMENT BOX □



PAGE 1 OF 1  
DRAWN BY: DBP  
CHECKED BY: KAS

FILE NO. 13394

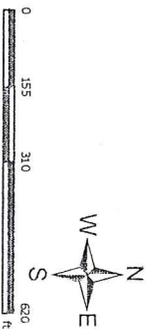
217-035



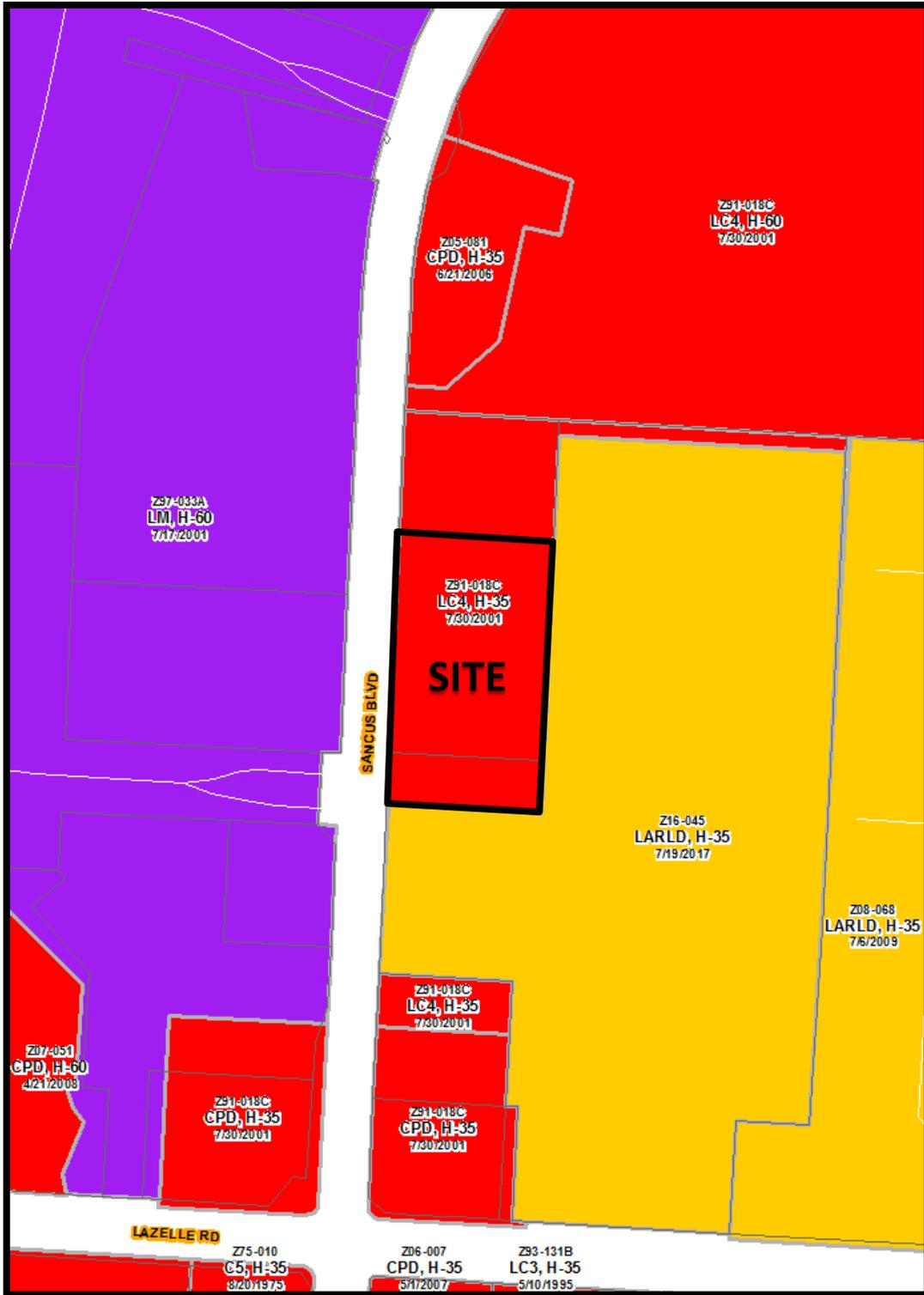
Delaware County Auditor  
George Kaltsa

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be construed or used as a "legal description" of a parcel. Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-933-2201). Please report any errors or omissions to the Delaware County Auditor's office at [delcogis@co.delaware.oh.us](mailto:delcogis@co.delaware.oh.us). Prepared by: Delaware County Auditor's GIS Office

Printed on 8/18/2017

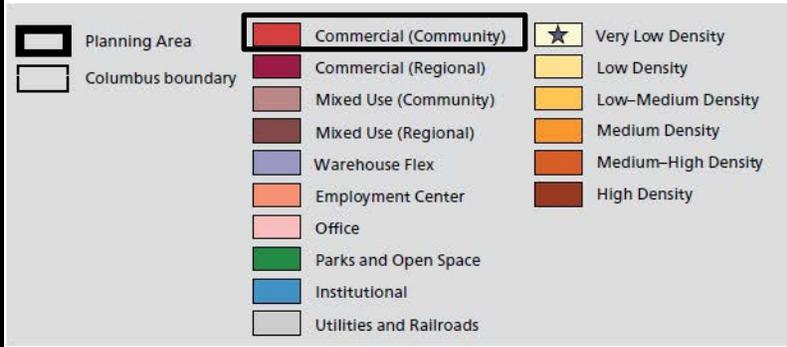
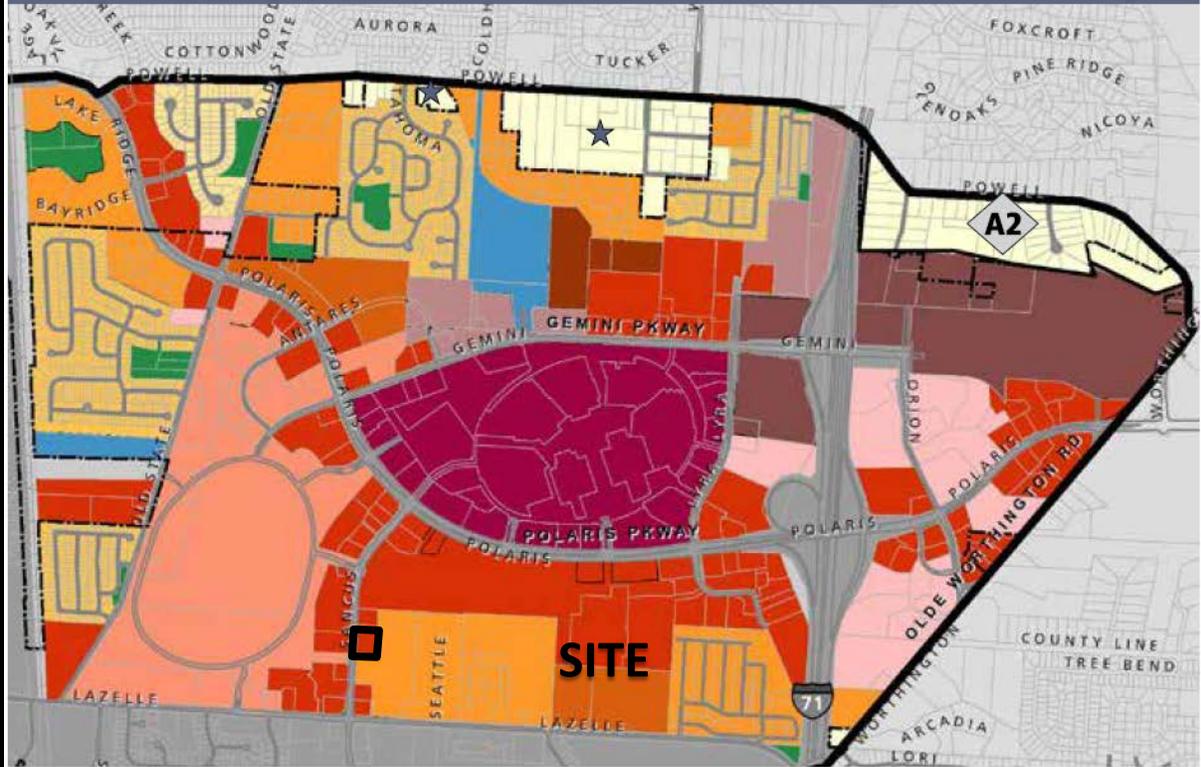


217-035



Z17-035  
 8558 Sancus Boulevard  
 Approximately 2.45 acres  
 From L-C-4 to L-ARLD

Figure 16: Polaris Subarea



Far North Area Plan (2014)

Z17-035  
 8558 Sancus Boulevard  
 Approximately 2.45 acres  
 From L-C-4 to L-ARLD



Z17-035  
8558 Sancus Boulevard  
Approximately 2.45 acres  
From L-C-4 to L-ARLD