

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

1. **APPLICATION:** **Z17-035**
 Location: **8558 SANCUS BOULEVARD (43240)**, being 2.54± 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.

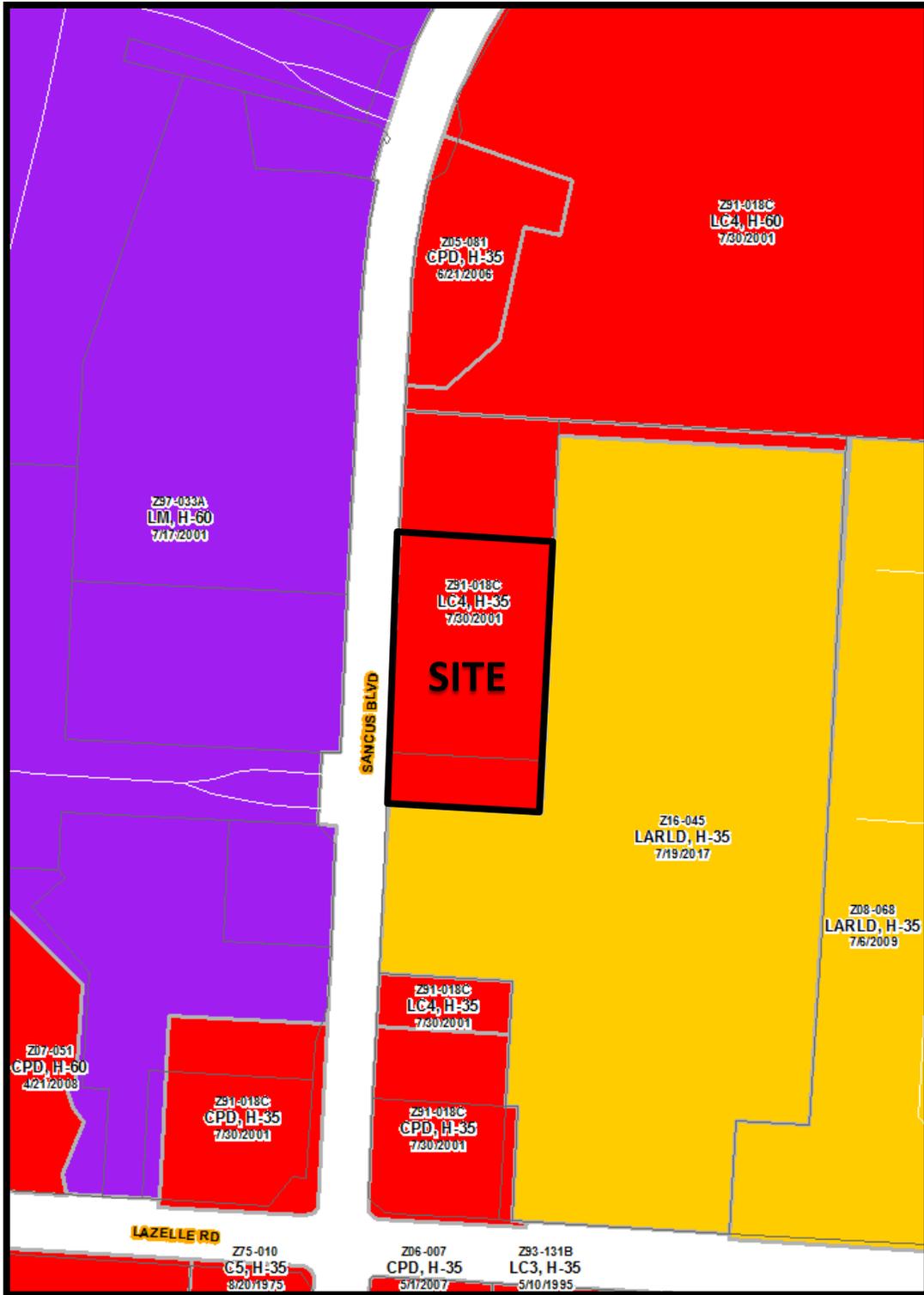
 Property Owner(s): The Applicant.
 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 2.54± 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.

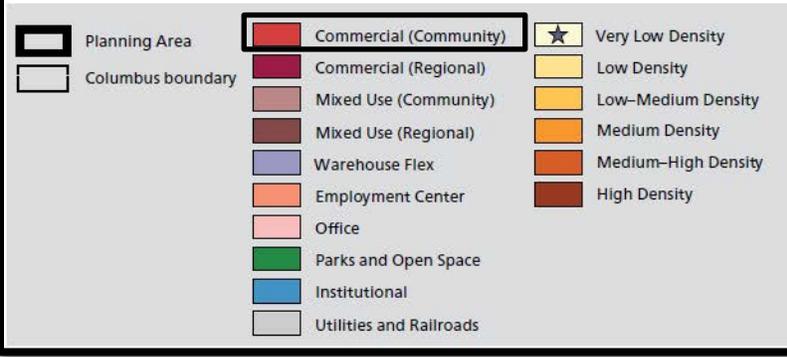
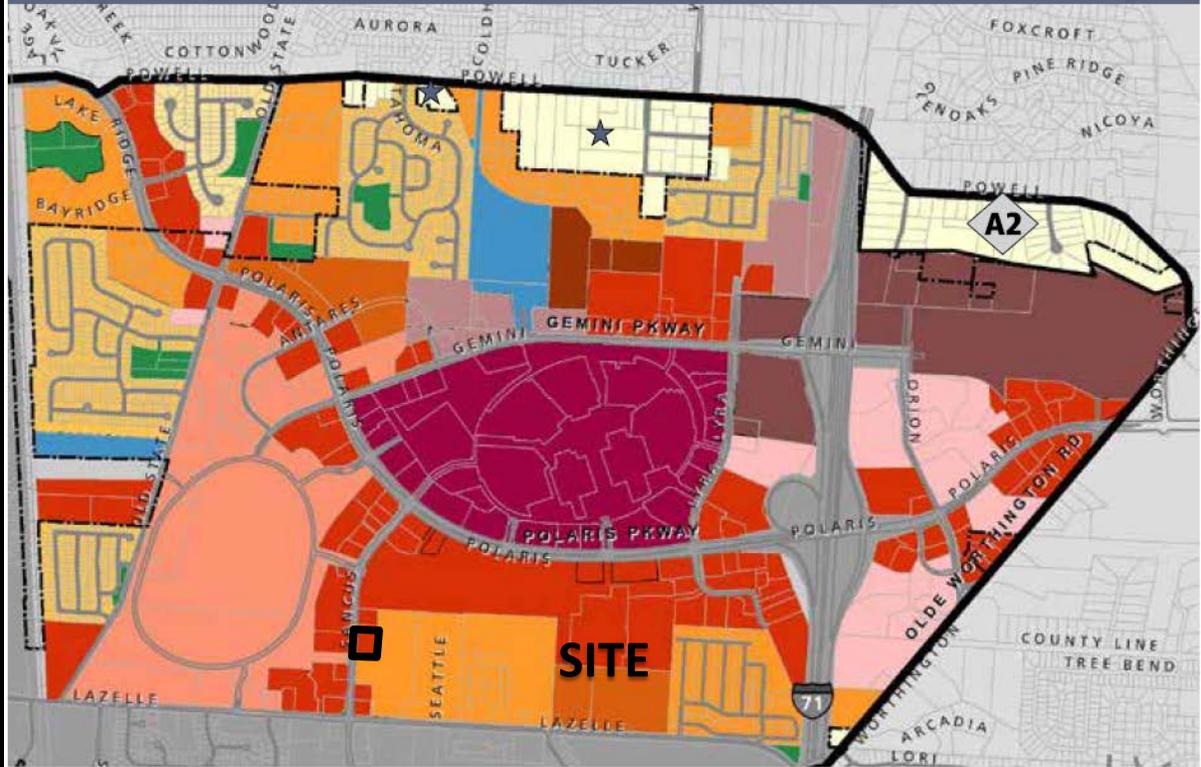
CITY DEPARTMENTS' RECOMMENDATION: Approval.

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 2.45 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

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.



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
FNECC 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.

From: [Pine, Shannon L.](#)
To: [Dietrich, Timothy E.](#)
Subject: FW: Z17-035, 8558 Sancus Boulevard
Date: Monday, October 16, 2017 10:49:56 AM

FYI

Shannon Pine

Planning Manager

City of COLUMBUS
Department of Building & Zoning Services

Zoning/Council Activities Section

757 Carolyn Avenue
Columbus, OH 43224

Direct: 614.645.2208

Public Hearings: 614.645.4522

Fax: 614.645.2463

E-mail: spine@columbus.gov

www.columbus.gov

From: Dravillas, Mark C.
Sent: Monday, October 16, 2017 8:06 AM
To: 'David Perry'
Cc: Pine, Shannon L.; Lohr, Christopher R.; Yeoman, Jacqueline E.
Subject: RE: Z17-035, 8558 Sancus Boulevard

Dave,

Understood. With this information, Planning is in full support on this application.

Mark

Mark Dravillas, AICP

Assistant Administrator
Planning Division

Direct: 614.645.6823

From: David Perry [<mailto:dave@daveperryco.net>]
Sent: Sunday, October 15, 2017 2:04 PM
To: Dravillas, Mark C. <MCDravillas@Columbus.gov>
Subject: RE: Z17-035, 8558 Sancus Boulevard

Hi Mark:

Please see attached scan. The pending 2.4 acre rezoning is only the approx. area outlined on the attached scan. The rest of the apartment complex shown is the area rezoned in June 2017. NP Limited decided to add the 2.4 acres to the project rather than have a commercial outlot. I think you would agree flanking the Sancus entrance with the 2 apartment buildings is better than one building