REZONING APPLICATION
City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

Application #: 212-005 12335-0-00004
Date Received: 1/7/12
Application Accepted By: DH
Comments: Case Planner: Dana Hitt 645-2395 dohitt@columbus.gov

LOCATION AND ZONING REQUEST:
Certified Address (for Zoning Purposes) 7520 Sancus Blvd. Zip 43085
Is this application being annexed into the City of Columbus □ Yes □ No (circle 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 610-280547
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) L-AR-12
Requested Zoning District(s) L-AR-12
Recognized Area Commission Area Commission or Civic Association Far North Columbus Communities Coalition
Proposed Use or reason for rezoning request: Multi-family
Proposed Height District: 35 (Columbus City Code Section 3309.14) Acreage 10.2
(continue on separate page if necessary)

APPLICANT:
Name The Traditions at Worthington Woods, LLC
Address 470 Olde Worthington Rd., Suite 100 City/State Westerville, OH Zip 43082
Phone # 540-2400 Fax # Email

PROPERTY OWNER(S):
Name The Traditions at Worthington Woods, LLC, et al.
Address 470 Olde Worthington Rd., Suite 100 City/State Westerville, OH Zip 43082
Phone # 540-2400 Fax # Email
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) □ Attorney □ Agent
Name Jeffrey L. Brown - Smith & Hale LLC
Address 37 W. Broad St., Suite 725 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jlbrown@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)
APPLICANT SIGNATURE: The Traditions at Worthington Woods, LLC By:
PROPERTY OWNER SIGNATURE: The Traditions at Worthington Woods, LLC By:
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.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer
Johnny & Joo Kustomo  
7473 Liberton Place  
Worthington, OH 43085  

Juanita Bergeron  
7481 Liberton Place  
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<th>City, State, Zip</th>
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<tr>
<td>Joy-Lynn Wade</td>
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Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.
AFFIDAVIT
(See instruction sheet)

APPLICATION # 212-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME: Jeffrey L. Brown - Smith & Hale LLC
of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, 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 7520 Sancus Blvd.

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) 

(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.

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

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

(4) The Traditions at Worthington Woods, LLC
470 Olde Worthington Rd., Suite 100
Westerville, OH 43082

(5) Far North Columbus Communities Coalition
c/o Gloria Humes
771 Wyndstone Dr., Lewis Center, OH 43035

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

Subscribed to me in my presence and before me this 3rd day of , in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here

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Revised 02/08/11
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<th><strong>SURROUNDING PROPERTY OWNERS</strong></th>
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</tr>
</thead>
</table>
| Tom & Coralyn Black  
141 Saint Julien Street  
Worthington, OH 43085 | Healthy Children Holdings  
760 Lakeview Plaza Blvd., Suite 500  
Worthington, OH 43085 |
| Tess Miranda & Associates  
7465 Worth Galena Road, Suite C  
Worthington, OH 43085 |
| Amanda Stauch  
800 Pine Way Drive  
Worthington, OH 43085 | John Miller  
825 Hawks Crest Lane  
Blacklick, OH 43004 |
| Janet Hawk  
677 South Wapak Road  
Elida, OH 45807 |
| Julie Kochensparger  
785 Plant Drive  
Worthington, OH 43085 | Chun Man Ng & Wing Chan  
783 Plant Drive  
Worthington, OH 43085 |
| Candace Wuebker  
781 Plant Drive  
Columbus, OH 43085 |
| Christine Lyon  
797 Plant Drive  
Worthington, OH 43085 | Verna Shultz  
793 Plant Drive  
Worthington, OH 43085 |
| Cabot II OH1M05 LLC  
1 Beacon Street, Suite 1700  
Boston, MA 02108 |
| Giuseppe Pingue  
Pingue Properties Inc.  
1445 Worthington Woods Blvd.  
Worthington, OH 43085 | Schottenstein Property Group  
4300 East 5th Avenue  
Columbus, OH 43224-4550 |
| Frank Sugar TOD  
Castle Point Dev. Ltd.  
991 Linworth Village Drive  
Columbus, OH 43235 |
| Angelique Alfon  
7449 Liberton Place  
Worthington, OH 43085 | Sherwood Jr. & Maribeth Sharp  
7457 Liberton Place  
Worthington, OH 43085 |
| Melissa Holmes  
7465 Liberton Place  
Worthington, OH 43085 |
Legal Description

7520 SANCUS BOULEVARD (43035), being 10.2± acres located on the east side of Sancus Boulevard, 200± feet south of Worthington Woods Boulevard and being more particularly described as follows:

legal description of 10.244 acre tract

Situated in the State of Ohio, County of Franklin, and in the City of Columbus, located in Farm Lots 5 and 6, Section 2, Township 2 North, Range 18 West, United States Military Lands, and being part of a original 59.977 acre tract conveyed to Giuseppe A. Pingue, as recorded in Deed Book 3791, Page 43, part of an original 9.934 acre tract (Parcel I) conveyed to Giuseppe A. Pingue, as recorded in Official Record Volume 4164, Page 110, part of an original 13.671 acre tract conveyed to Giuseppe A. Pingue as recorded in Official Record Volume 10762, Page F19, and part of an original 6.614 acre tract conveyed to Giuseppe A. Pingue as recorded in Official Record Volume 10762, Page F19, Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at a PK Nail found marking the intersection of the centerline of Worthington Woods Boulevard and Sancus Boulevard as shown on the recorded plat of "DEDICATION PLAT OF ALTA VIEW BOULEVARD, SANCUS BOULEVARD AND WORHTINGTON WOODS BOULEVARD", of record in Plat Book 67, Page 52;

thence South 03° 10' 02" West 292.32 feet, along the centerline of Sancus Boulevard, to a point;

thence South 86° 49' 58" East 40.00 feet, to an iron pin found (3/4 inch) in the east line of Sancus Boulevard marking the southwest corner of a 1.294 acre tract currently owned by Speedway Superamerica LLC, as recorded in Instrument Number 200012280261635, and being the principal place of beginning of the herein described tract;

thence South 86° 49' 58" East 384.00 feet, along the south line of said 1.294 acre tract, to an iron pin set (5/8 inch);

thence North 03° 10' 02" East 303.80 feet, to an iron pin set (5/8 inch) in the south line of a 0.332 acre tract currently owned by the City of Columbus, as recorded in Official Record 27131, Page. D09;
thence along the arc of a curve turning to the left (Delta angle = 06° 39'14", Radius = 1050.00 feet, Arc Length=121.94 feet), with a chord bearing and distance of North 70° 08' 13" East 121.87 feet, and along the south line of said 0.332 acre tract, to and iron pin found (3/4 inch);

thence North 66° 48' 31" East 139.43 feet, along the south line of said 0.332 acre tract, to an iron pin found (3/4 inch) in the west line of WORTHINGTON VILLAGE NORTH SEC. 3, of record in Plat Book 85, Page 19;

thence the following courses and distances along the west line of said WORTHINGTON VILLAGE NORTH SEC. 3:

South 23° 11' 29" East 97.07 feet, to an iron pin found (3/4 inch);

South 02° 52' 35" West 120.00 feet, to an iron pin found (3/4 inch);

South 56° 42' 36" West 185.00 feet, to an iron pin found (3/4 inch);

South 02° 24' 07" West 774.74 feet, to an iron pin found (3/4 inch) marking the southwest corner of said WORTHINGTON VILLAGE NORTH SEC. 3, and in the north line of a 3.075 acre tract currently owned by Frank S. Sugar Jr. and Castle Point Development, Ltd., LLC, as recorded in Instrument Number 200501200001925;

thence North 87° 35' 53" West 559.23 feet, along the north line of said 3.075 acre tract and a 3.085 acre tract currently owned by Longhill III Worthington LLC, as recorded in Instrument Number 200005030087257, to an iron pin found (3/4 inch) in the east line of Sancus Boulevard marking the northwest corner of said 3.085 acre tract;

thence the following courses and distances along the east line of Sancus Boulevard:

North 02° 53' 17" East 157.83 feet, to an iron pin found (3/4 inch);

along the arc of a curve turning to the right (Delta angle = 06° 15' 31", Radius = 960.00 feet, Arc Length=104.86 feet), with a chord bearing and distance of North 06° 01' 02" East 104.81 feet, to an iron pin found (3/4 inch);

North 09° 08' 47" East 218.34 feet, to an iron pin found (3/4 inch);

along the arc of a curve turning to the left (Delta angle = 05° 58' 45", Radius = 1040.00 feet, Arc Length=108.53 feet), with a chord bearing and distance of North 06° 09' 15" East 108.48 feet, to an iron pin found (3/4 inch);

North 03° 10' 02" East 97.68 feet, to the principal place of beginning containing 10,244 acres, of which 1.034 acres is from said original 59.977 acre tract, 2.793 acres from said original 9.934 acre tract, 2.086 acres from said original 13.671 acre tract, and 4.331 acres from said 6.614 acre tract.

Basis of bearings per Instrument Number 200012280261635, based on the centerline of Sancus Blvd. Being South 03° 10' 02" West. A survey was done by Bradley J. Patridge P.S. 7068, in August, 2005. All iron pins set are 5/8 inch rebar, 30 inches long, capped PATRIDGE SURVEYING.

All referenced documents are on file at the Franklin County Recorder's Office, Columbus, Ohio.
LIMITATION TEXT

PROPOSED DISTRICT: L-AR-12
PROPERTY ADDRESS: 7520 Sancus Boulevard
OWNER: Giuseppe A. Pingue, Sr.
APPLICANT: Village Communities Corporation
DATE OF TEXT: January 3, 2012
APPLICATION NUMBER: 2212-0001

1. INTRODUCTION: The site is located south of Worthington Woods Boulevard, east of Sancus Boulevard. The site is currently zoned CPD. The applicant is seeking rezoning of the property to the L-AR-12 zoning district to develop 116 residential units.

2. PERMITTED USES: Those uses permitted in Section 3333.02, AR-12 of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3333 of the Columbus City Code.

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

1. The building setback from Sancus Boulevard shall be 50 feet, the parking and maneuvering setback shall be 25 feet. The building setback and the parking and maneuvering setback from Worthington Woods Boulevard shall be 50 and 25 feet respectfully.

2. There shall be a 25 perimeter yard setback along the south and east property lines.

3. Maximum number of dwelling units shall be 116.

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

1. All circulation curbcuts and access points shall be subject to the review and approval of the City’s Division of Transportation.

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

1. The developer shall install street trees 40 feet on center within the setback along Worthington Woods Boulevard and Sancus Boulevard.

2. The developer shall install two (2) shade trees, two (2) evergreen trees, two (2) ornamental trees and six (6) shrubs per building within the complex for landscaping purposes.

3. The developer shall install a six foot wood privacy fence along the entire length of the south property line. In addition the developer shall install shade trees 40 feet on center within the 25 foot perimeter yard along the entire south and east property lines. The developer shall also install mounding and landscaping around the commercially zoned property located north and west of the subject site as shown on the conceptual site plan.

4. All trees and landscaping shall be well maintained. Dead materials shall be replaced within six (6) months or the next planting season, whichever occurs first.

5. All trees shall meet the following minimum size at the time of planting:
   Shade trees 2 1/2” caliper; Ornamental trees 1 1/2” caliper; Evergreen trees 5 feet in height. Tree caliper is measured six (6) inches from the ground.

6. Minimum size of shrubs at installation shall be 2 gallon.

7. There shall be one fountain located in each pond.
8. A walking path shall be installed along the creek within the 100 foot stream buffer as shown on the conceptual site plan.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. The building materials for the units shall be brick and vinyl.

E. Lighting, Outdoor Display Areas and/or other Environmental Commitments.

1. Light fixtures shall not exceed 18 feet in height.

2. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer’s type to insure compatibility.

F. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. The developer shall install a sidewalk along its Worthington Woods Boulevard and Sancus Boulevard frontage except at the access points.

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.
REZONING APPLICATION
City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # Z12-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown - Smith & Hale LLC
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, 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. Please see enclosed affidavit list. 2.

3. 4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 3rd day of January, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here

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Christopher Inboden  
7324 Cayman Lane  
Worthington, OH 43085

Madeline Napier  
7328 Cayman Lane  
Worthington, OH 43085
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City, State, Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joy-Lynn Wade</td>
<td>7470 Sancus Blvd.</td>
<td>Worthington, OH 43085</td>
</tr>
<tr>
<td>Jena Kirkpatrick</td>
<td>7480 Sancus Blvd.</td>
<td>Worthington, OH 43085</td>
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<tr>
<td>Brenda Foote</td>
<td>7470 Cayman Lane</td>
<td>Worthington, OH 43085</td>
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<tr>
<td>Anish Mistry</td>
<td>7478 Cayman Lane</td>
<td>Worthington, OH 43085</td>
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<tr>
<td>Tara Algeo</td>
<td>7486 Cayman Lane</td>
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<tr>
<td>Mark McKinney</td>
<td>7490 Cayman Lane</td>
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<tr>
<td>Tiffany Murphy</td>
<td>7407 Cayman Lane</td>
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<tr>
<td>Colleen Mikula</td>
<td>7411 Cayman Lane</td>
<td>Worthington, OH 43085</td>
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<tr>
<td>Leigh Vandenburgh</td>
<td>7415 Cayman Lane</td>
<td>Worthington, OH 43085</td>
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<tr>
<td>Remigio Boeneker</td>
<td>7419 Cayman Lane</td>
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<tr>
<td>Shawn Ginther</td>
<td>7428 Cayman Lane</td>
<td>Worthington, OH 43085</td>
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<tr>
<td>Brian Fisher</td>
<td>7432 Cayman Lane</td>
<td>Worthington, OH 43085</td>
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<tr>
<td>Kara Daprile</td>
<td>7424 Cayman Lane</td>
<td>Worthington, OH 43085</td>
</tr>
<tr>
<td>APPLICANT / PROPERTY OWNER</td>
<td>AREA COMMISSION</td>
<td></td>
</tr>
<tr>
<td>----------------------------</td>
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</tbody>
</table>
| The Traditions at Worthington Woods, LLC  
470 Olde Worthington Rd., Suite 100  
Westerville, OH 43082 | Far North Columbus Communities Coalition  
c/o Gloria Humes  
771 Wyndstone Drive  
Lewis Center, OH 43035 |
| **ATTORNEY** | |
| Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 725  
Columbus, OH 43215 | **SURROUNDING PROPERTY OWNERS** |
| Tom & Coralyn Black  
141 Saint Julien Street  
Worthington, OH 43085 | Healthy Children Holdings  
760 Lakeview Plaza Blvd., Suite 500  
Worthington, OH 43085 |
| Amanda Stauch  
800 Pine Way Drive  
Worthington, OH 43085 | Tess Miranda & Associates  
7465 Worth Galena Road, Suite C  
Worthington, OH 43085 |
| Julie Kochensparger  
785 Plant Drive  
Worthington, OH 43085 | John Miller  
825 Hawks Crest Lane  
Blacklick, OH 43004 |
| | Janet Hawk  
677 South Wapak Road  
Elida, OH 45807 |
| Christine Lyon  
797 Plant Drive  
Worthington, OH 43085 | Chun Man Ng & Wing Chan  
783 Plant Drive  
Worthington, OH 43085 |
| Giuseppe Pingue  
Pingue Properties Inc.  
1445 Worthington Woods Blvd.  
Worthington, OH 43085 | Candace Wuebker  
781 Plant Drive  
Columbus, OH 43085 |
| Angelique Alfon  
7449 Liberton Place  
Worthington, OH 43085 | Verna Shultz  
793 Plant Drive  
Worthington, OH 43085 |
| | Cabot II OH1M05 LLC  
1 Beacon Street, Suite 1700  
Boston, MA 02108 |
| | Schottenstein Property Group  
4300 East 5th Avenue  
Columbus, OH 43224-4550 |
| | Frank Sugar TOD  
Castle Point Dev. Ltd.  
991 Linworth Village Drive  
Columbus, OH 43235 |
| | Sherwood Jr. & Maribeth Sharp  
7457 Liberton Place  
Worthington, OH 43085 |
| | Melissa Holmes  
7465 Liberton Place  
Worthington, OH 43085 |
7520 Sancus Blvd.
Approximately 10.2 acres
L-AR-12 to L-AR-12

Z12-005
7520 Sancus Blvd.
Approximately 10.2 acres
L-AR-12 to L-AR-12
7520 Sancus Blvd.
Approximately 10.2 acres
L-AR-12 to L-AR-12