5. **APPLICATION:** Z12-005 (ACCELA # 12335-00000-00004)  
   **Location:** 7520 SANCUS BOULEVARD (43213), being 10.2± acres located on the east side of Sancus Boulevard, 225± feet south of Worthington Woods Boulevard. (610-280547).  
   **Existing Zoning:** L-AR-12, Limited Apartment District.  
   **Request:** L-AR-12, Limited Apartment District.  
   **Proposed Use:** 20 Multi-unit dwellings.  
   **Applicant(s):** The Traditions at Worthington Woods, LLC c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
   **Property Owner(s):** The Traditions at Worthington Woods, LLC; 470 Olde Worthington Road, Suite 100; Worthington, Ohio 43082.  
   **Planner:** Dana Hitt; 645-2395; dahitt@columbus.gov.

**BACKGROUND:**

- This application is to rezone this site from the L-AR-12, Limited Apartment Residential District to the L-AR-12, Limited Apartment Residential District to allow 20 additional dwelling units.
- To the north of the site is a multi-unit development across Worthington Woods Boulevard in the L-AR-O, Limited Apartment Residential District. To the south is an industrial building zoned in the M-2 Manufacturing District. To the east of the site are single-unit dwellings zoned in the L-R-2, Limited Residential District. To west of the site is a gasoline station in the CPD, Commercial Planned Development District, vacant land zoned in the L-C-4, Limited Commercial District and an industrial building zoned in the M-2 Manufacturing District.
- The site is within Subarea F2 of *The Far North Plan* (1994), which calls for commercial uses on the site. In 2005, Staff supported deviating from this recommendation due to the presence of single-unit dwellings to the east of the site.
- The development standards include commitments for specific building materials, street trees, and screening. A site plan is provided but only commits to the landscaping next to the commercial development to the north and west.
- The *Columbus Thoroughfare Plan* identifies Sancus Boulevard as 4-2 arterial requiring a minimum of 50 feet of right-of-way from the centerline.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

Because the standards from the previous zoning are carried forth, the proposed addition of
20 multi-unit dwellings in the L-AR-12, Limited Apartment Residential District is consistent with the zoning and development pattern of the area.
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
LIMITATION TEXT

PROPOSED DISTRICT: L-AR-12
PROPERTY ADDRESS: 7520 Sancus Boulevard
OWNER: The Traditions at Worthington Woods LLC et al.
APPLICANT: The Traditions at Worthington Woods LLC
DATE OF TEXT: April 4, 2012
APPLICATION NUMBER: Z12-005

1. INTRODUCTION: The site is located south of Worthington Woods Boulevard, east of Sancus Boulevard. The site is currently zoned L-AR-12 (Z05-057). The applicant is seeking rezoning of the property to add 20 units to the existing zoning density of 100 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 120.

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. There shall be one fountain located in each pond.

5. A walking path shall be installed along the creek within the 100 foot stream buffer as shown on the conceptual site plan; said walking path shall be extended along the east and south property lines to connect up to the public side walk at the southwest corner of the site.

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

1. The building materials for the units shall be brick and vinyl; however, stone may also be used.
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.

N/A

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singly 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.
**STANDARDIZED RECOMMENDATION FORM**

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME: FNCCC  
MEETING DATE: April 3, 2012

CASE NUMBER: Z12-005 (12335-00000-00004)  
Case Type: ☐ Variance  ☐ Special Permit

ZONING ADDRESS: 7520 Sancus Blvd.  
APPLICANT: The Traditions at Worthington Woods

PERSON[S] REPRESENTING APPLICANT AT MEETING: Jeff Brown, Attorney

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**CONDITIONS REQUESTED BY GROUP** (Add continuation sheet if needed)

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**Applicant Response**

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**Recommendations:**

☐ Approval  ☐ Disapproval  ☐ Conditional approval (list conditions and applicant response above)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

See attachment

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**Recommending Commission / Association / Accord Partner Vote:** For 0 Against 12

**Signature / Title of Authorized Representative:** Glorian Nance - President  FNCCC

**Daytime phone number:** 614-781-0064

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**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

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Attachment for Z12-005
Application: Z12-005 (12335-00000-00004)
Location: 7520 Sancus Blvd.

Meeting - April 3, 2012

**FNCCC Trustee Vote unanimously: – Disapproval - Vote For 0 and Against 12**

The subject site consists of 10.244 acres. When it was originally zoned (2005), it was stated by Applicant that the site would have no more than 100 units on the entire 10.244 acres. This resulted in a density of 9.76 units per acre over the entire site.
Since that time, 54 units have been built on 6.46 acres on the north side of the subject site. The resulting density of this portion of the site is 8.36 units per acre.

Applicant is now submitting a proposal to “rezone” the entire site for increased density even though it intends to build all of the additional units (the remainder of the original 100 and 20 more [66 units] only) on the south 3.784 acres. The fiction here is that Applicant cannot (and does not intend) to build on the already developed portion of the site. Accordingly, Applicant will actually be building 66 units on 3.784 acres. The resulting density of this portion of the property is **17.44 units per acre, not 11.71 units per acre as represented by Applicant.**

FNCCC requested that the Applicant decrease the density of its proposal and to accurately state the resulting density of its rezoning request. Having refused to comply with these requests, the FNCCC has voted For 0 to Against 12 in **DISAPPROVAL** of this proposed rezoning.

Reasons for the disapproval are primarily due to the extremely high density that will be present if this rezoning is approved. The inaccurate statement regarding the new density was a factor in the decision, but not the driving force.

Finally, although not a factor in the decision of the FNCCC, there were concerns over the following:

- Increased traffic and possible nuisance to the surrounding landowners by having such a tightly packed (not only units, but also parking) area in such close proximity.

- It was also noted that the surrounding area is comprised of single-family homes and condominiums and that the proposed use did not fit.

- It was also mentioned, but not considered, that it was rather unfair to permit this type of use so close to the original development since the current condominium owners were never expecting something so dense this close to their property, at least according to the zoning that was in place when their units were purchased.

- Spokesperson for Sancus residents voiced displeasure regarding traffic impact, no guest parking, crowded clubhouse, and generally the fact the new builds are going to be apartments. Another comment was expressed that the developer met with the HOA Board, but did not inform the residents of the new apartments.
7520 Sancus Blvd.
Approximately 10.2 acres
L-AR-12 to L-AR-12