



REZONING APPLICATION

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

OFFICE USE ONLY

Application #: Z12-005 12335-0-00004
Date Received: 1/3/12
Application Accepted By: DH Fee: _____
Comments: Case Planner: Dana Hitt 645-2395 dahitt@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 (continue on separate page if necessary)
Acreage 10.2
(Columbus City Code Section 3309.14)

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 _____

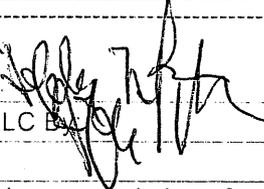
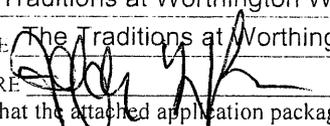
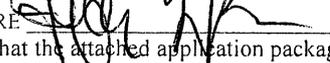
PROPERTY OWNER(S):

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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Roxanne Price
7489 Liberton Place
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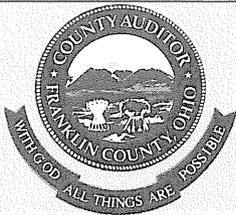
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Worthington, OH 43085

Kara Daprile
7424 Cayman Lane
Worthington, OH 43085



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 12/30/11



Disclaimer

Scale = 200



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.

Real Estate / GIS Department



REZONING APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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) 1/3/12

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

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

The Traditions at Worthington Woods, LLC
540-2400

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

(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

(8) [Signature]

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

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
no expiration

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here

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APPLICANT / PROPERTY OWNER

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

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 725
Columbus, OH 43215

Tom & Coralyn Black
141 Saint Julien Street
Worthington, OH 43085

Amanda Stauch
800 Pine Way Drive
Worthington, OH 43085

Julie Kochensparger
785 Plant Drive
Worthington, OH 43085

Christine Lyon
797 Plant Drive
Worthington, OH 43085

Giuseppe Pingue
Pingue Properties Inc.
1445 Worthington Woods Blvd.
Worthington, OH 43085

Angelique Alfon
7449 Liberton Place
Worthington, OH 43085

AREA COMMISSION

Far North Columbus Communities
Coalition
c/o Gloria Humes
771 Wyndstone Drive
Lewis Center, OH 43035

SURROUNDING PROPERTY OWNERS

Healthy Children Holdings
760 Lakeview Plaza Blvd., Suite 500
Worthington, OH 43085

John Miller
825 Hawks Crest Lane
Blacklick, OH 43004

Chun Man Ng & Wing Chan
783 Plant Drive
Worthington, OH 43085

Verna Shultz
793 Plant Drive
Worthington, OH 43085

Schottenstein Property Group
4300 East 5th Avenue
Columbus, OH 43224-4550

Sherwood Jr. & Maribeth Sharp
7457 Liberton Place
Worthington, OH 43085

Tess Miranda & Associates
7465 Worth Galena Road, Suite C
Worthington, OH 43085

Janet Hawk
677 South Wapak Road
Elida, OH 45807

Candace Wuebker
781 Plant Drive
Columbus, OH 43085

Cabot II OH1M05 LLC
1 Beacon Street, Suite 1700
Boston, MA 02108

Frank Sugar TOD
Castle Point Dev. Ltd.
991 Linworth Village Drive
Columbus, OH 43235

Melissa Holmes
7465 Liberton Place
Worthington, OH 43085

Z12-005
L-AR-12
to
L-AR-12

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 I10, 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 WORTHINGTON 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 = $06^{\circ} 39' 14''$, Radius = 1050.00 feet, Arc Length=121.94 feet), with a chord bearing and distance of North $70^{\circ} 08' 13''$ 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 $66^{\circ} 48' 31''$ 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 $23^{\circ} 11' 29''$ East 97.07 feet, to an iron pin found (3/4 inch);

South $02^{\circ} 52' 35''$ West 120.00 feet, to an iron pin found (3/4 inch);

South $56^{\circ} 42' 36''$ West 185.00 feet, to an iron pin found (3/4 inch);

South $02^{\circ} 24' 07''$ 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 2005012000011925;

thence North $87^{\circ} 35' 53''$ 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 $02^{\circ} 53' 17''$ East 157.83 feet, to an iron pin found (3/4 inch);

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

North $09^{\circ} 08' 47''$ East 218.34 feet, to an iron pin found (3/4 inch);

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

North $03^{\circ} 10' 02''$ 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 $03^{\circ} 10' 02''$ 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: Guiseppe A. Pingue, Sr.
APPLICANT: Village Communities Corporation
DATE OF TEXT: January 3, 2012
APPLICATION NUMBER: 212-005

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 ½" caliper; Ornamental trees 1 ½" 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.

villagecomm-sancus.txt (nct)
1/3/12 F:\Docs\s&htxts\2011



REZONING APPLICATION

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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. <u>Please see enclosed affidavit list.</u> | 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: no expiration

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

Notary Seal Here

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villagecomm-propertyowners.lst (nct)
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label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

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Shawn Ginther
7428 Cayman Lane
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Brian Fisher
7432 Cayman Lane
Worthington, OH 43085

Kara Daprile
7424 Cayman Lane
Worthington, OH 43085

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Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160



APPLICANT / PROPERTY OWNER

AREA COMMISSION

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

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37 West Broad Street, Suite 725
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SURROUNDING PROPERTY OWNERS

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Worthington, OH 43085

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Schottenstein Property Group
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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

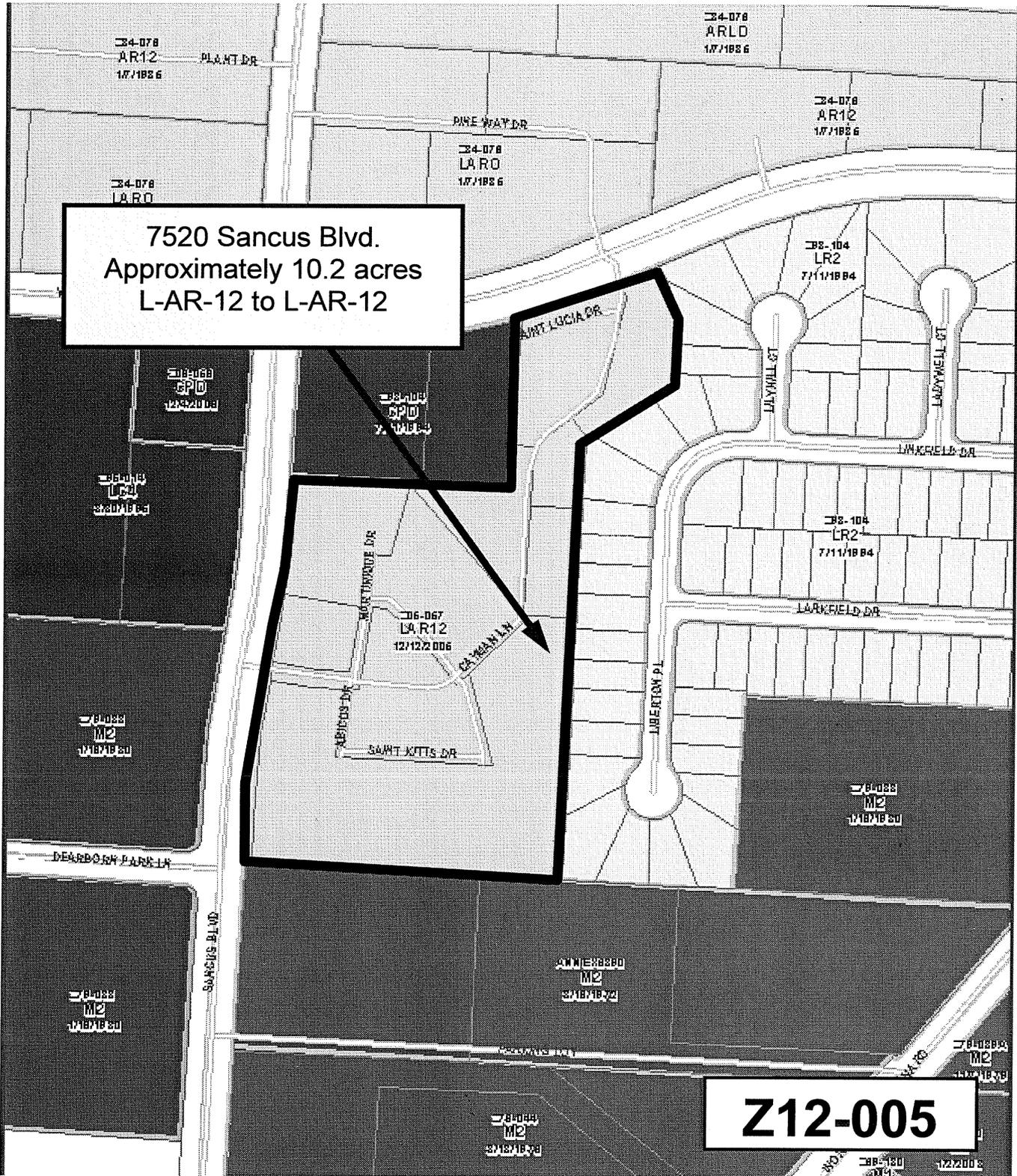
Sherwood Jr. & Maribeth Sharp
7457 Liberton Place
Worthington, OH 43085

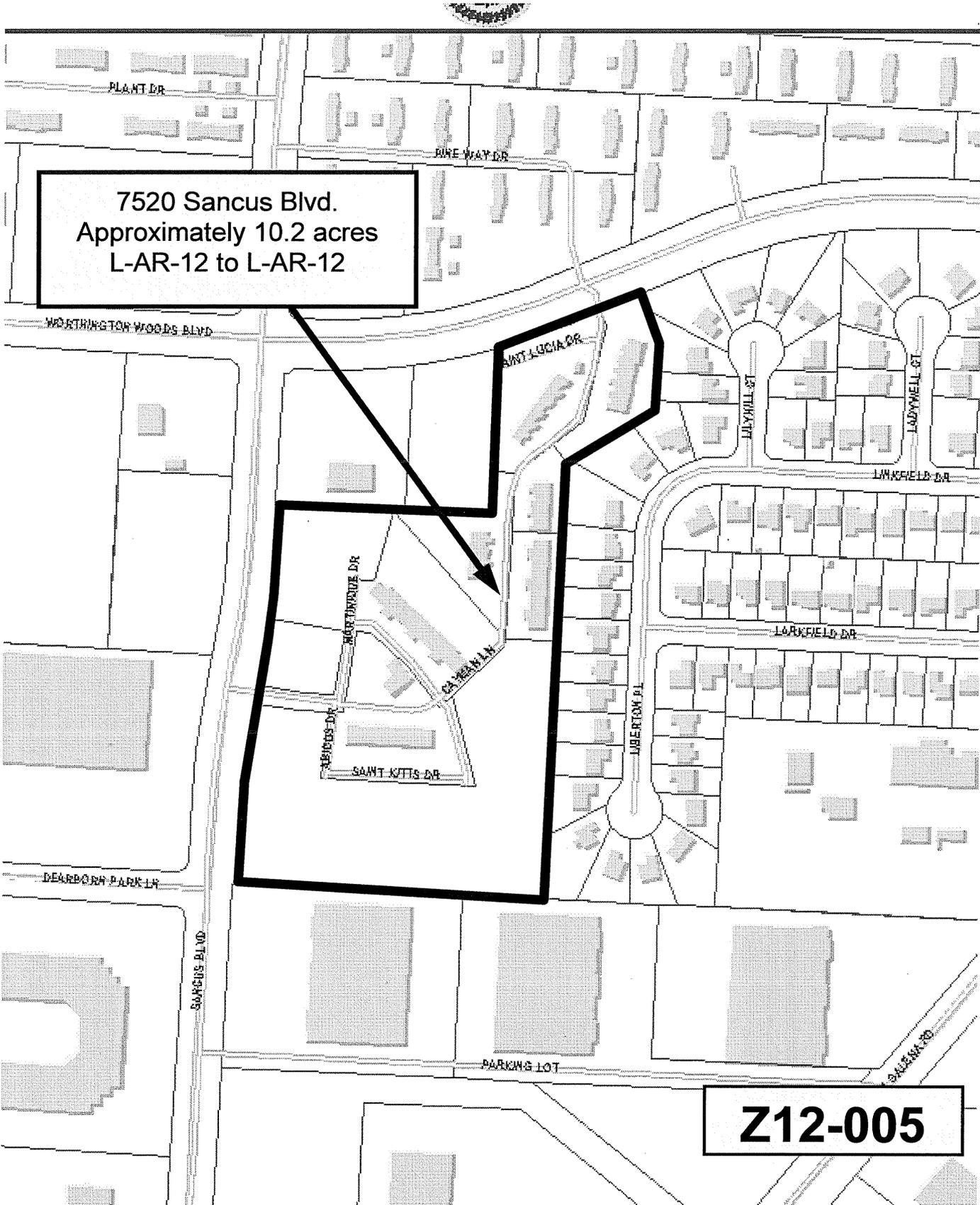
Melissa Holmes
7465 Liberton Place
Worthington, OH 43085



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

Z12-005



7520 Sancus Blvd.
Approximately 10.2 acres
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Z12-005