

# CPD PLAN



SIGNATURE: 

DATE: 9/2/2024

Z16-089 Final Plan Received 8/21/2024

MT. HERMON SENIOR HOUSING  
COLUMBUS, OHIO

NEW CURB CUT AND  
ENTRANCE INTO THE HOUSING  
PORTION OF THE SITE

EXISTING MONUMENT SIGN

EXISTING CURB CUT FOR  
CHURCH PARKING

SUNBURY ROAD

CHURCH-EXISTING

EXTEND PARKING LOT

DETECTION  
BASIN

3-STORY BUILDING

54-UNIT 3-STORY SENIOR  
BUILDING

46 COTTAGE UNITS  
+1.53 ACRES

70 UNITS  
54 APARTMENT UNITS  
16 COTTAGE UNITS  
+1.53 ACRES

6-PLEX COTTAGE BUILDING

COMMON GREEN SPACE WITH  
COMMUNITY CENTER

4-PLEX COTTAGE BUILDING

PROPOSED SITE PLAN  
APARTMENTS & COTTAGES



October 5, 2016. MKK#1332. COPYRIGHT © 2016.



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

**5. APPLICATION: Z16-089**  
**Location:** **2283 SUNBURY ROAD (43219)**, being 10.8± acres located on the west side of Sunbury Road, 490± feet north of Hillstone Street (010-242771; Northeast Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Senior housing development.  
**Applicant(s):** KBK Enterprises, LLC; c/o Rhea Carter; 4249 Easton Way, #220; Columbus OH, 43219.  
**Property Owner(s):** Mt. Hermon Baptist Church; 2283 Sunbury Road; Columbus, OH 43219.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

- The 10.8 acre site consists of an undeveloped portion of a parcel zoned in the R, Rural District. The applicant proposes to develop the site with a 108-unit senior housing development. The permitted uses in the CPD text include housing for the elderly and home for the aging, nursing home, or rest home, as allowed in the I, Institutional District.
- To the north of the site is undeveloped land in the R-1, Residential District, and to the northeast are single-unit dwellings in Mifflin Township. To the south of the site, on the same parcel, is a religious facility. To the south and west also is a single-unit residential subdivision in the PUD-6, Planned Unit Development District. To the east are single-unit dwellings in the R-1, Residential District.
- The site is located within the boundaries of the *Northeast Area Plan (2007)*, which recommends “Institutional” land uses for this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The CPD text commits to a site plan and includes commitments to building and parking setbacks, density, heights of buildings, traffic access from Sunbury Road, and buffering and screening.
- The *Columbus Thoroughfare Plan* identifies Sunbury Road as a C arterial requiring a minimum of 30 feet of right-of-way from the centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District would permit a 108-unit senior housing development at a net density of 10 dwelling units/acre. Although the density is higher than adjacent land uses, the nature of the use, building design, placement, setbacks and screening result in a proposal that will not negatively impact the adjacent land uses. The proposal is also consistent with the land use recommendations of the *Northeast Area Plan*.





Conceptual Building Elevations included for informational purposes.





Conceptual Building Elevations included for informational purposes.





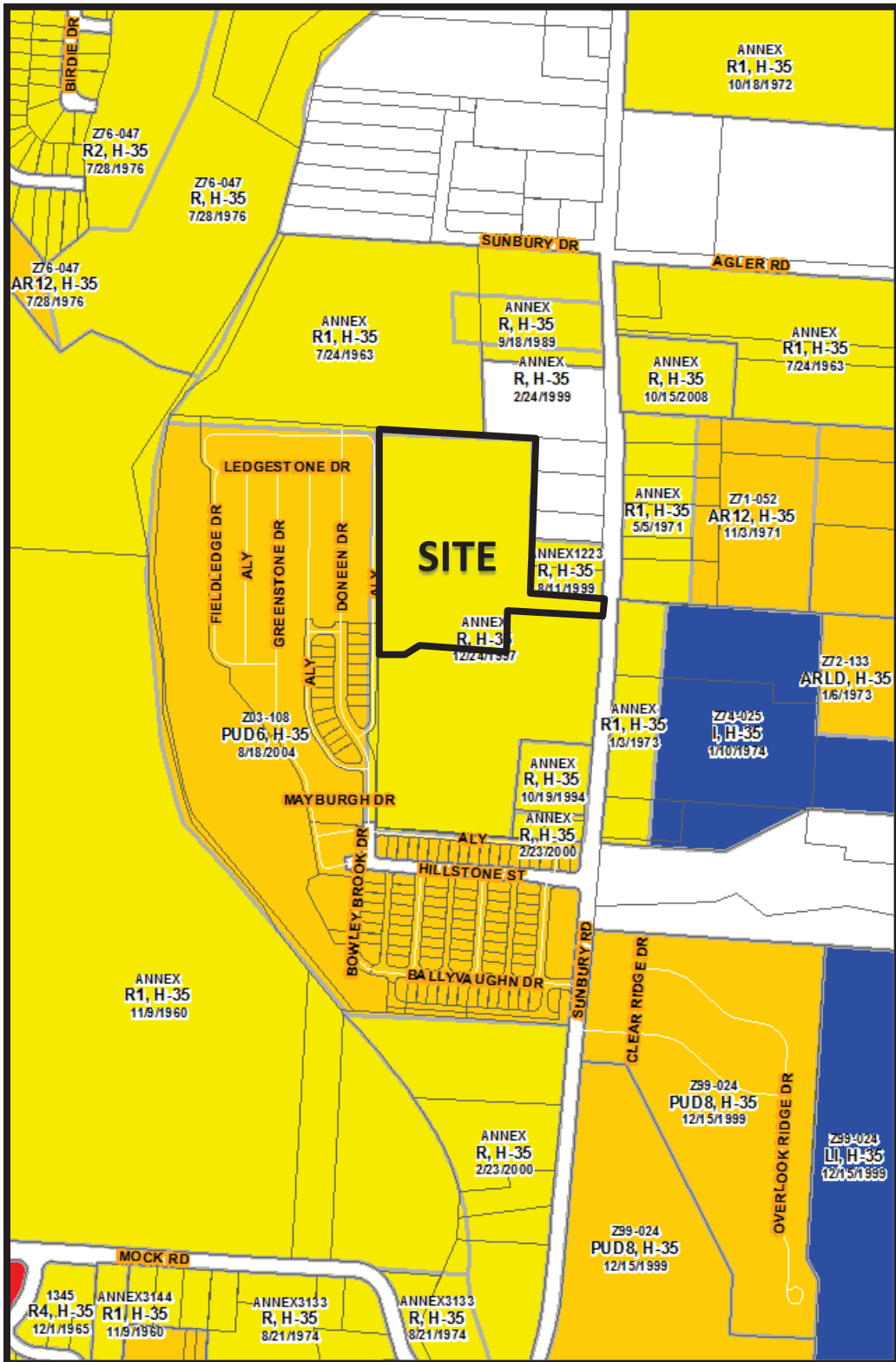
Conceptual Building Elevations included for informational purposes.





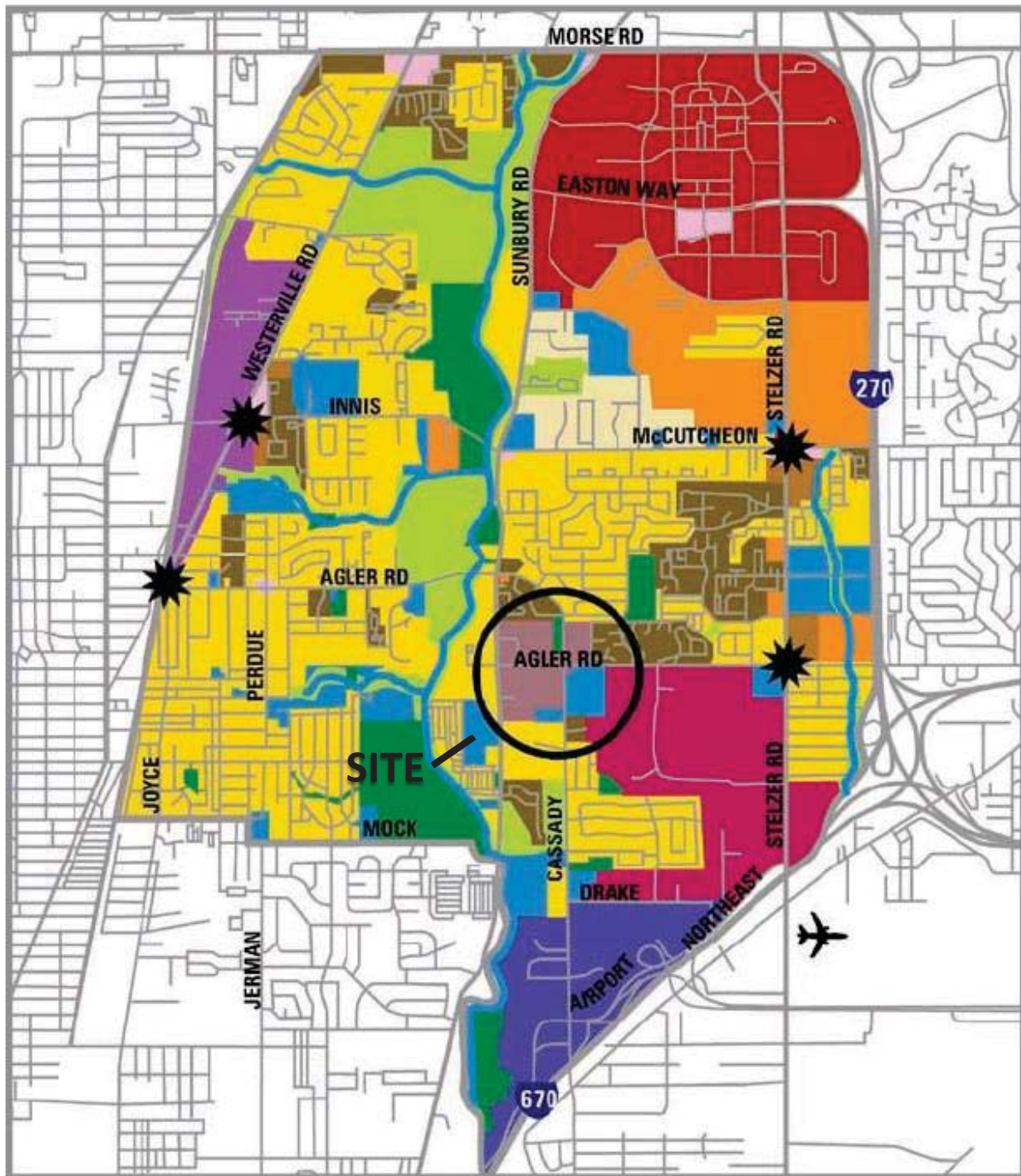
Conceptual Building Elevations included for informational purposes.





Z16-089  
2283 Sunbury Road  
Approximately 10.8 acres  
R to CPD





- |   |  |  |
|---|--|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:#90EE90; border:1px solid black;"></span> Open Space                   | <span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6; border:1px solid black;"></span> Institutional                                     | <span style="display:inline-block; width:15px; height:15px; background-color:#DC143C; border:1px solid black;"></span> Office-Light Industrial   |
| <span style="display:inline-block; width:15px; height:15px; background-color:#008000; border:1px solid black;"></span> Parks                        | <span style="display:inline-block; width:15px; height:15px; background-color:#F08080; border:1px solid black;"></span> Neighborhood Commercial                           | <span style="display:inline-block; width:15px; height:15px; background-color:#4169E1; border:1px solid black;"></span> Airport Related   |
| <span style="display:inline-block; width:15px; height:15px; background-color:#FFFACD; border:1px solid black;"></span> Very Low Density Residential | <span style="display:inline-block; width:15px; height:15px; background-color:#A52A2A; border:1px solid black;"></span> Mixed Use Neighborhood Center                     | <span style="display:inline-block; width:15px; height:15px; background-color: radial-gradient(circle, black 1px, transparent 0); background-size: 4px 4px;"></span> Sub-Neighborhood Centers |
| <span style="display:inline-block; width:15px; height:15px; background-color:#FFFF00; border:1px solid black;"></span> Low Density Residential      | <span style="display:inline-block; width:15px; height:15px; background-color:#DC143C; border:1px solid black;"></span> Mixed Use-Regional Retail/Office/Light Industrial | <span style="display:inline-block; width:15px; height:15px; border: 1px solid black; border-radius: 50%;"></span> Agler Cassidy Mixed-Use Center   |
| <span style="display:inline-block; width:15px; height:15px; background-color:#A0522D; border:1px solid black;"></span> Medium Density Residential   | <span style="display:inline-block; width:15px; height:15px; background-color:#FFA500; border:1px solid black;"></span> Office  |  |
| <span style="display:inline-block; width:15px; height:15px; background-color:#654321; border:1px solid black;"></span> High Density Residential     | <span style="display:inline-block; width:15px; height:15px; background-color:#800080; border:1px solid black;"></span> Office-Commercial-Light Industrial                |  |

Z16-089  
 2283 Sunbury Road  
 Approximately 10.8 acres  
 R to CPD





Z16-089  
2283 Sunbury Road  
Approximately 10.8 acres  
R to CPD



"Together we can build a stronger community"


March 9, 2017

Kelsey Priebe  
Department of Development  
Building & Development Services  
757 Carolyn Ave  
Columbus, OH 43224

Kelsey Priebe:

Subject: Rezoning Application Z16-089 on property known as 2283 Sunbury Road, Columbus, OH, 43219. The North East Area Commission at a public meeting on March 6, 2017, recommended approval by all commissioners of the above application.

Sincerely,



Commissioner Porter  
3130 McCutcheon Place  
Columbus, OH 43219

Cc: Elwood Rayford – NEAC Chair  
Reba Carter - Agent

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z16-089

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.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Keith B. Key  
of (COMPLETE ADDRESS) 345 E. 5th Ave. Columbus, OH 43201  
deposes and states that they are 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:

For Example:      Name of Business or individual  
                                 Contact name and number  
                                 Business or individual's address; City, State, Zip Code  
                                 Number of Columbus-based employees

1. Mt. Hermon Baptist Church 2283 Sunbury Rd. Columbus, OH 43219 Ed Dudley (614) 934-1314	2. My Brother's Keeper 2283 Sunbury Rd. Columbus, OH 43219 Ed Dudley (614) 934-1314
3. Mt. Hermon Senior Phase 1, LLC 345 E. 5th Ave. Columbus, OH 43201 Mike McCroskey (614) 476-3548	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 22 day of August, in the year 2024

SIGNATURE OF NOTARY PUBLIC

June 28, 2025  
My Commission Expires

Notary Seal Here

Commonwealth of Pennsylvania - Notary Seal  
JAMIE COLEMAN - Notary Public  
Allegheny County  
My Commission Expires June 28, 2025  
Commission Number 1398661

**This Project Disclosure Statement expires six (6) months after date of notarization.**