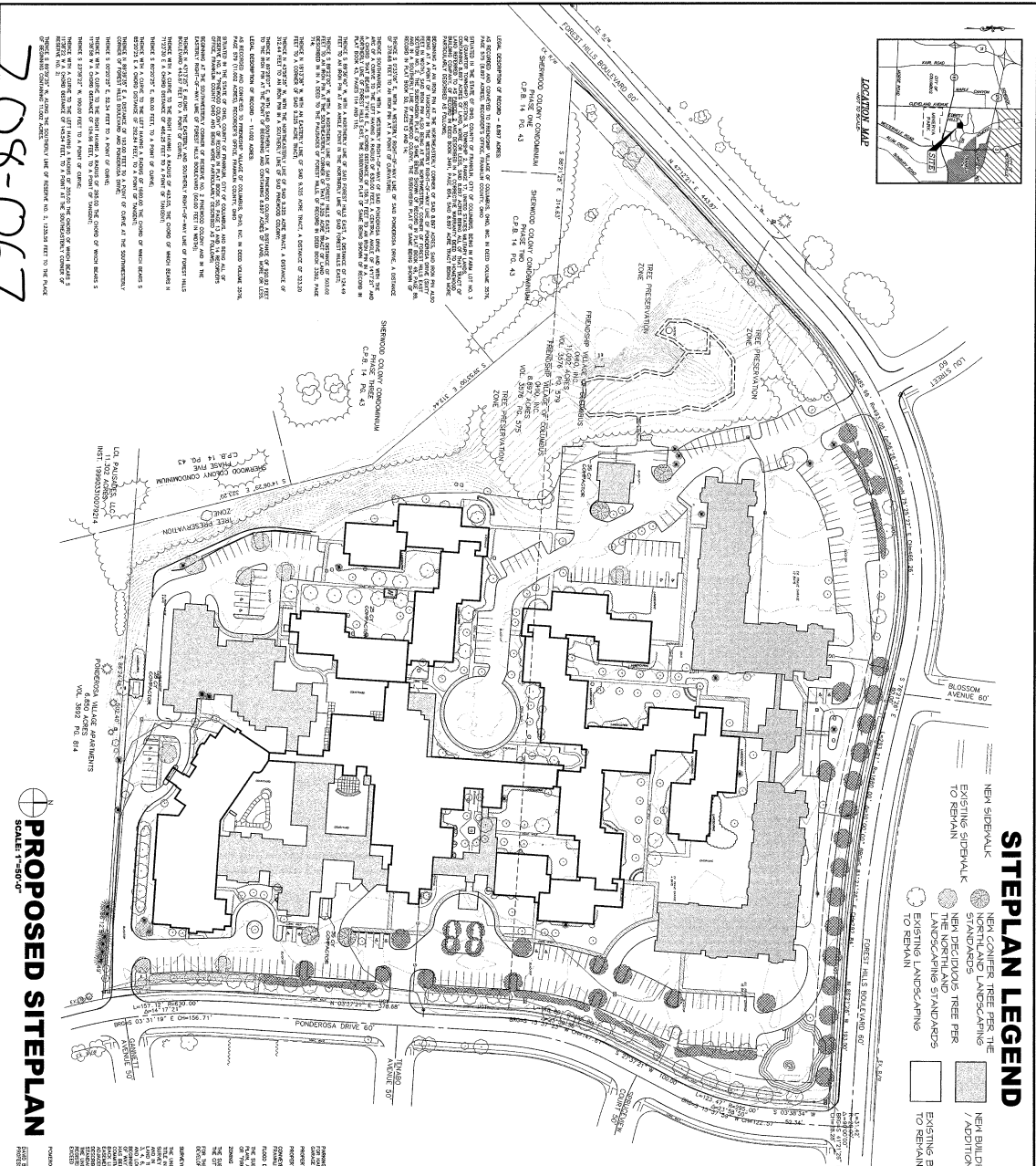


Z08-067

PROPOSED SITEPLAN

FINAL RECEIVED: 08/24/10 9/12/10



Z08-067

SCALE: 1"=50'-0"

**PROPOSED SITE PLAN DATA**

PROJECT NAME: RENOVATION OF FRIENDSHIP VILLAGE OF COLUMBUS

OWNER: FRIENDSHIP VILLAGE OF COLUMBUS, INC.

DESIGNER: MADDOX-NBD ARCHITECTURE

DATE: 08/24/10

PROJECT LOCATION: 5800 FOREST HILLS BLVD., COLUMBUS, OHIO 43260

PROJECT AREA: 100,000 SQ. FT.

EXISTING BUILDING AREA: 80,000 SQ. FT.

NEW BUILDING AREA: 20,000 SQ. FT.

TOTAL BUILDING AREA: 100,000 SQ. FT.

EXISTING PAVED AREA: 50,000 SQ. FT.

NEW PAVED AREA: 50,000 SQ. FT.

TOTAL PAVED AREA: 100,000 SQ. FT.

EXISTING LANDSCAPING: 10,000 SQ. FT.

NEW LANDSCAPING: 10,000 SQ. FT.

TOTAL LANDSCAPING: 20,000 SQ. FT.

EXISTING SIDEWALK: 10,000 SQ. FT.

NEW SIDEWALK: 10,000 SQ. FT.

TOTAL SIDEWALK: 20,000 SQ. FT.

EXISTING TREES: 100

NEW TREES: 100

TOTAL TREES: 200

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/24/10	ISSUED FOR PERMIT
2	09/12/10	REVISED PER CITY COMMENTS

**NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING ORDINANCES AND THE CITY ENGINEER'S REQUIREMENTS.

2. THE PROPOSED SITE PLAN IS SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL.

3. THE PROPOSED SITE PLAN IS SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL.

4. THE PROPOSED SITE PLAN IS SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL.

5. THE PROPOSED SITE PLAN IS SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL.

RENOVATION SITE PLAN FOR  
 FRIENDSHIP VILLAGE OF COLUMBUS  
 5800 FOREST HILLS BLVD.  
 COLUMBUS, OHIO

**MADDOX-NBD**  
 ARCHITECTURE

6845 BRANDENBURG AVENUE DUBLIN, OHIO 43017-3576  
 614-754-2500 FAX 614-754-4522  
 www.maddoxnbd.com

**Pomeroy & Associates**  
 Ltd.

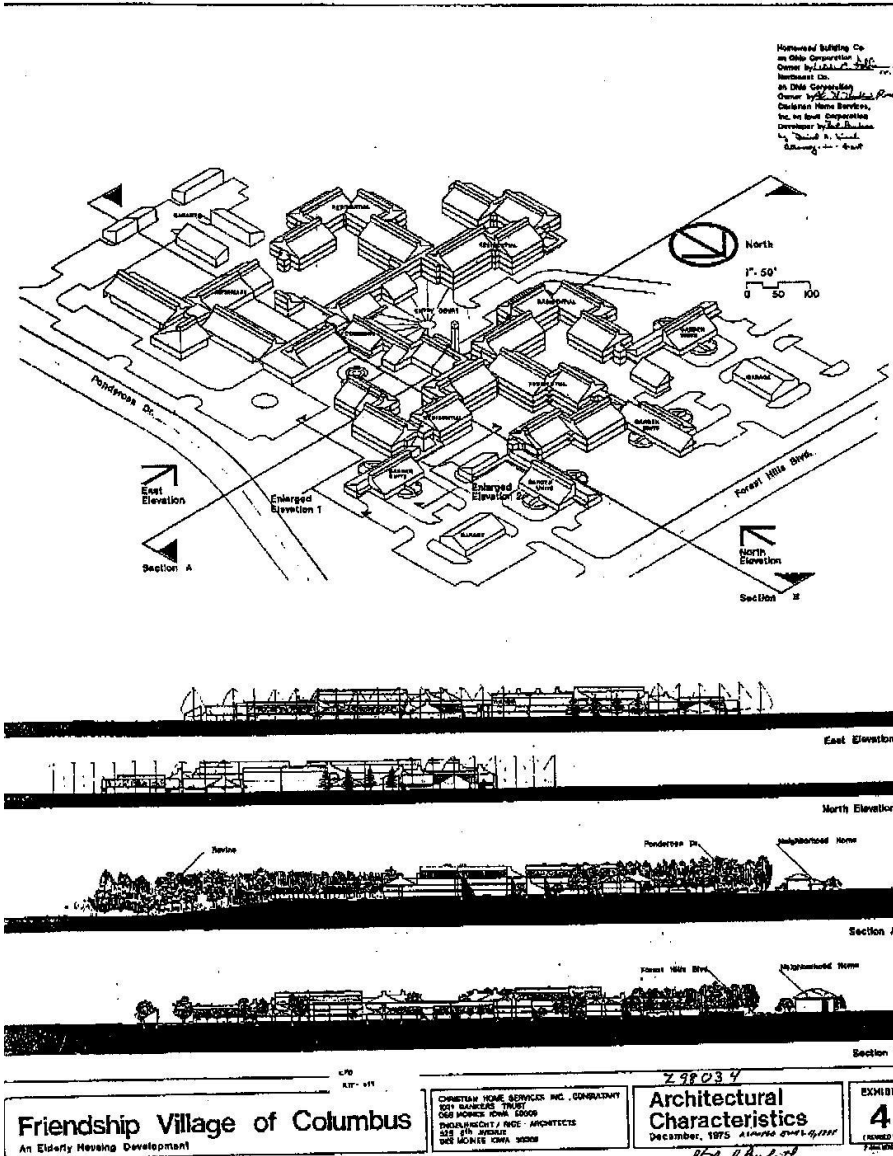
Consulting Engineers & Surveyors

589 Scherers Court • Northridge, Ohio 43065  
 Phone (614)885-2498 • Fax (614)885-2888

1  
 OF 1

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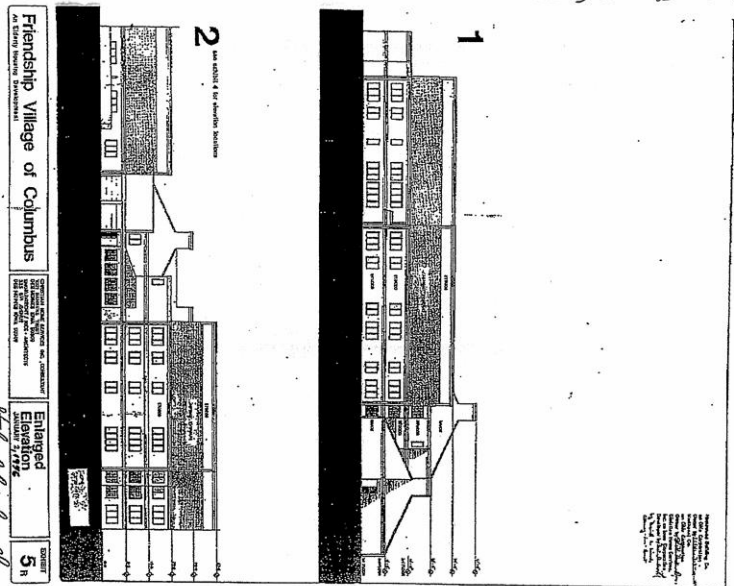
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"EXHIBIT 4R" (2 of 4)  
298-034

December 23, 2008  
Phill Tangen

Z08-067



6-1-98  
R. B. ...

'EXHIBIT 5R' (3 of 4)

Z98-DS4

London 23, 2:00B

Page 11

*[Handwritten signature]*

FINAL RECEIVED: *[Handwritten initials]*  
4/27/09

Z08-067

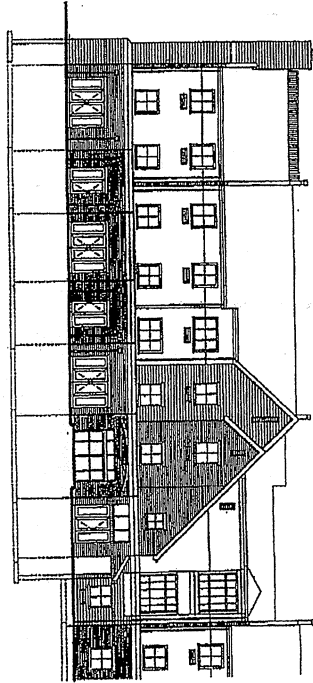
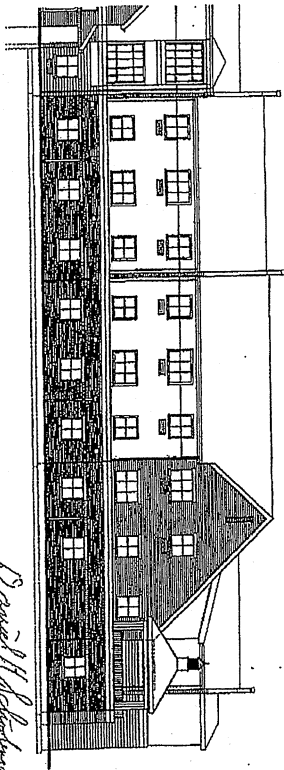
DEC-19-2008 11:05 FROM:

TO: 97194622

P: 13/14

Z08-067

FRIENDSHIP VILLAGE OF COLUMBUS  
PROPOSED ASSISTED LIVING / DCU FACILITY - SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



"FRIENDSHIP VILLAGE OF COLUMBUS  
PROPOSED ASSISTED LIVING / DCU  
FACILITY - SOUTH ELEVATION (4 OF 4)"

Z98-034

December 23, 2008

*Jill Tangen*

FINAL RECEIVED:

Don Hill 4/27/09

Z08-067

page  
-12-

*David H. Scheraga, Inc.*  
11-19-08

Z08-067

**DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 12, 2009**

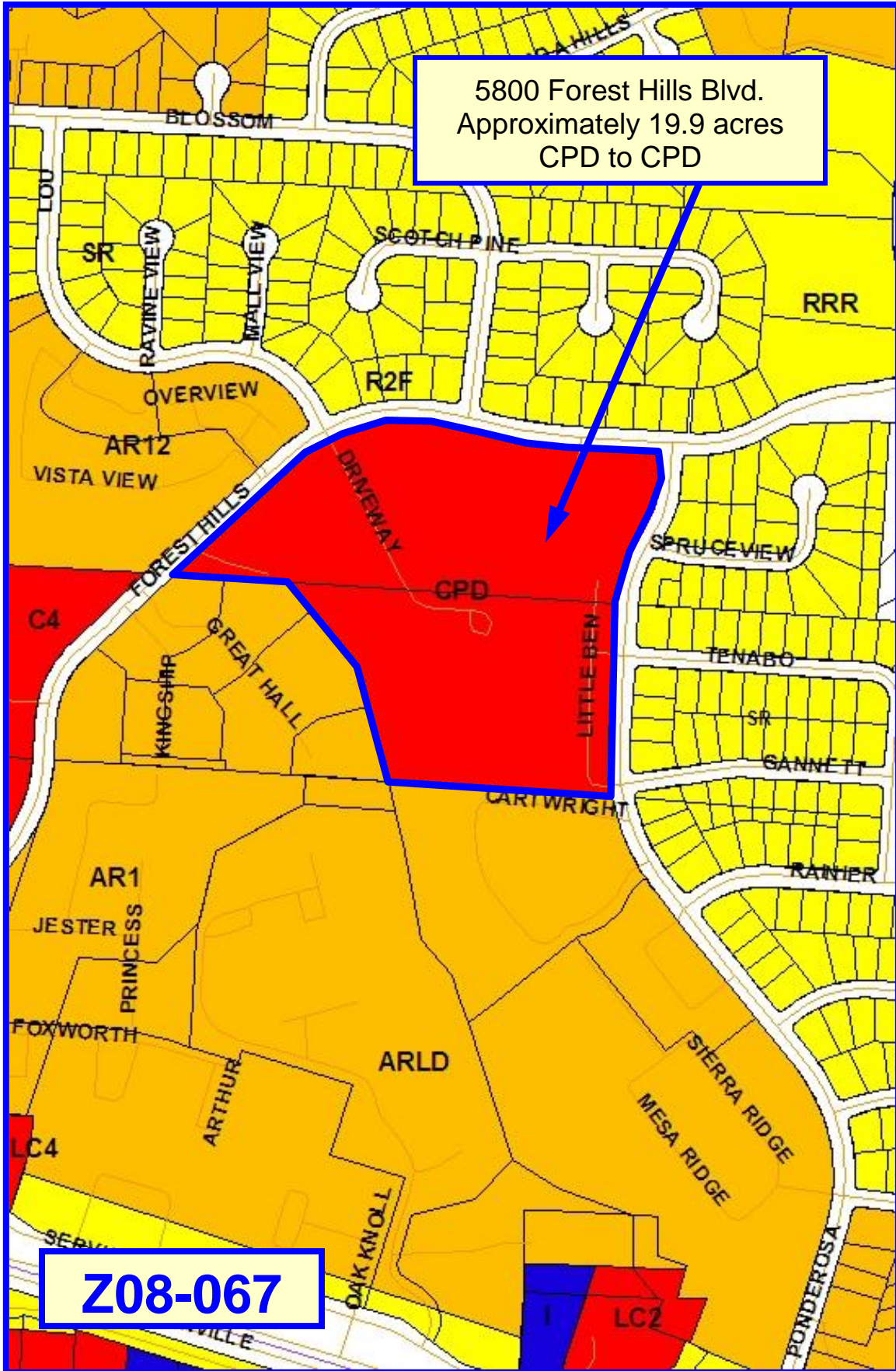
- 4. APPLICATION: Z08-067**
- Location:** **5800 FOREST HILLS BOULEVARD (43231)**, being 19.9± acres located at the southwest corner of Forest Hills Boulevard and Ponderosa Drive (600-135865, 600-169594).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Revise existing retirement village development.
- Applicant(s):** Friendship Village of Columbus, Ohio, Inc.; c/o Jill Tangeman, Attorney; 52 East Gay Street; Columbus, Ohio 43215.
- Property Owner(s):** Friendship Village of Columbus, Ohio, Inc.; 5800 Forest Hills Boulevard; Columbus, Ohio 43231.
- Planner:** Dana Hitt, AICP; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

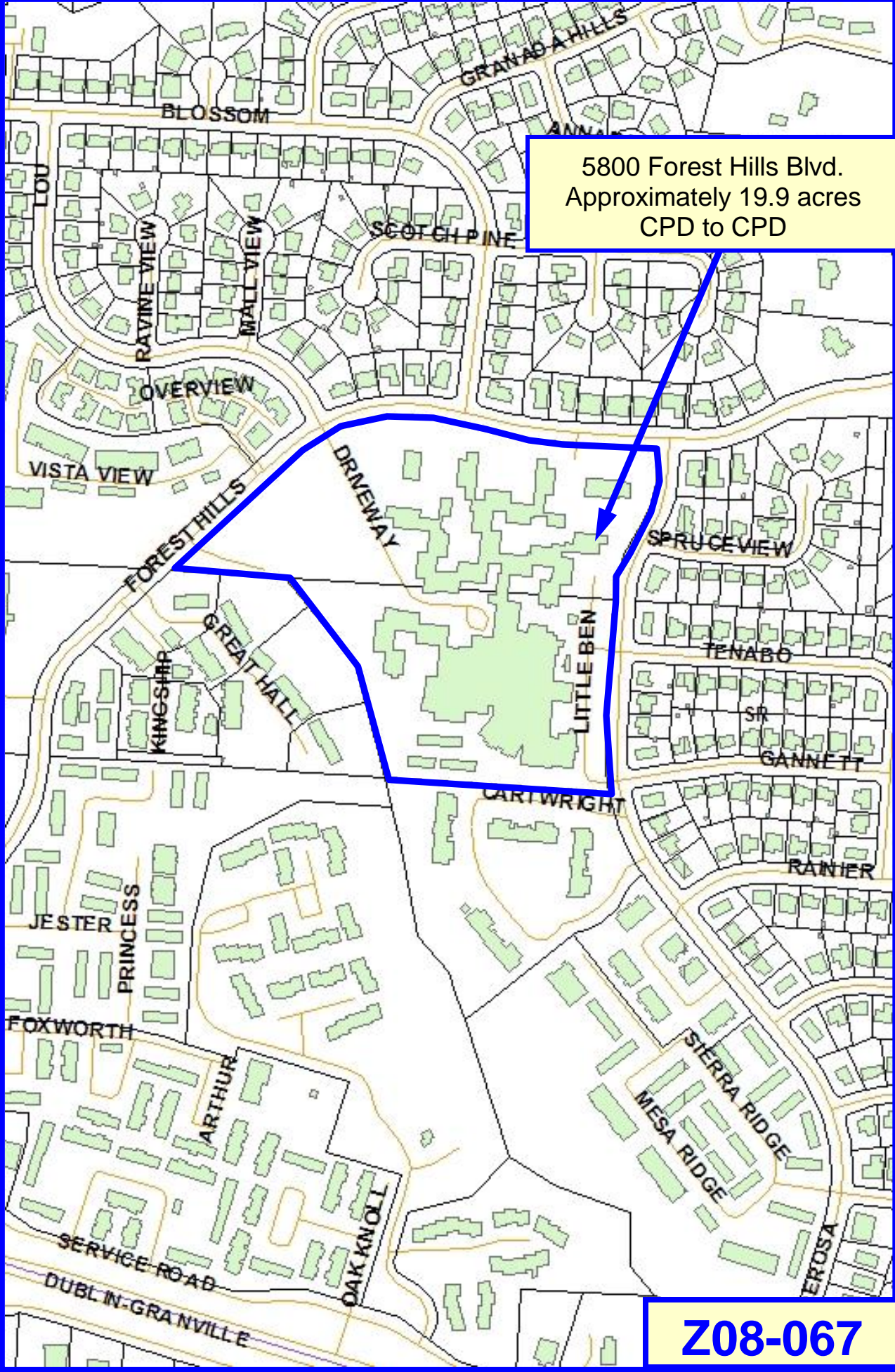
- The site is developed with a retirement village and zoned in the CPD, Commercial Planned Development District. The applicant is requesting an increase in the number of units from 250 to 299. The proposal includes the removal of a 90 bed licensed nursing unit, a covered parking area and portions of two independent living apartment buildings. Proposed construction includes a new 90 bed licensed nursing unit, covered parking garage, 15 bed memory unit and 81 independent living apartment units. The new buildings are generally located along the northern boundary and the southwestern boundary of the site.
- To the north are two-family dwellings zoned in the R-2F, Residential District. To the east across Ponderosa Drive are single-family dwellings zoned in the SR, Suburban Residential District. To the south are multi-family dwellings zoned ARLD, Apartment Residential District. Immediately to the west and to the west across Forest Hills Boulevard are multi-family dwellings zoned in the AR-12, Apartment Residential District.
- The site is located within the boundaries of the *Northland Area Plan: Volume I*, but not within a designated subarea.
- The CPD text carries forth the 2001 limitations and commitments with the exception of the additional use mentioned above and the elimination of outdated provisions.
- The CPD text provides for lighting, landscaping and commits to architectural elevations. The applicant has agreed to five foot wide sidewalks as opposed to the four foot standard width as well as the installation of a bike rack at the request of the Healthy Places program.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The applicant's request to revise the CPD, Limited Commercial District to allow for orderly expansion of the retirement village is consistent with the zoning and development patterns of the area.



5800 Forest Hills Blvd.  
Approximately 19.9 acres  
CPD to CPD



**Z08-067**

# Fax

<b>To:</b> Jill Tangeman	<b>From:</b> Jeff Murray
<b>Fax:</b> 614-719-4638	<b>Pages:</b> 1
<b>Phone:</b> 614-464-5608	<b>Date:</b> 3/3/09
Z08-067	
<b>Re:</b> 5800 Forest Hills	<b>Email:</b> jstangeman@vorys.com

Dear Ms. Tangeman.

Our committee voted to support this application.

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray  
Chairperson, Development Committee  
Northland Community Council



**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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 208-067

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq. of (COMPLETE ADDRESS) 52 E. Gay Street, Columbus, OH 43215 deposes and states that she is the DULY AUTHORIZED ATTORNEY FOR APPLICANT 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. Friendship Village of Columbus, Ohio, Inc. 5800 Forest Hills Blvd. Columbus, Ohio 43231 No. of Columbus based employees: 254 Contact: Thomas R. Miller (614) 890-8282	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*[Handwritten Signature]*

Subscribed to me in my presence and before me this 23<sup>rd</sup> day of December, in the year 2008

SIGNATURE OF NOTARY PUBLIC

*[Handwritten Signature: Sarah L. Herbert]*

My Commission Expires:

N/A

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

Notary Seal Here



SARAH L. HERBERT  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.