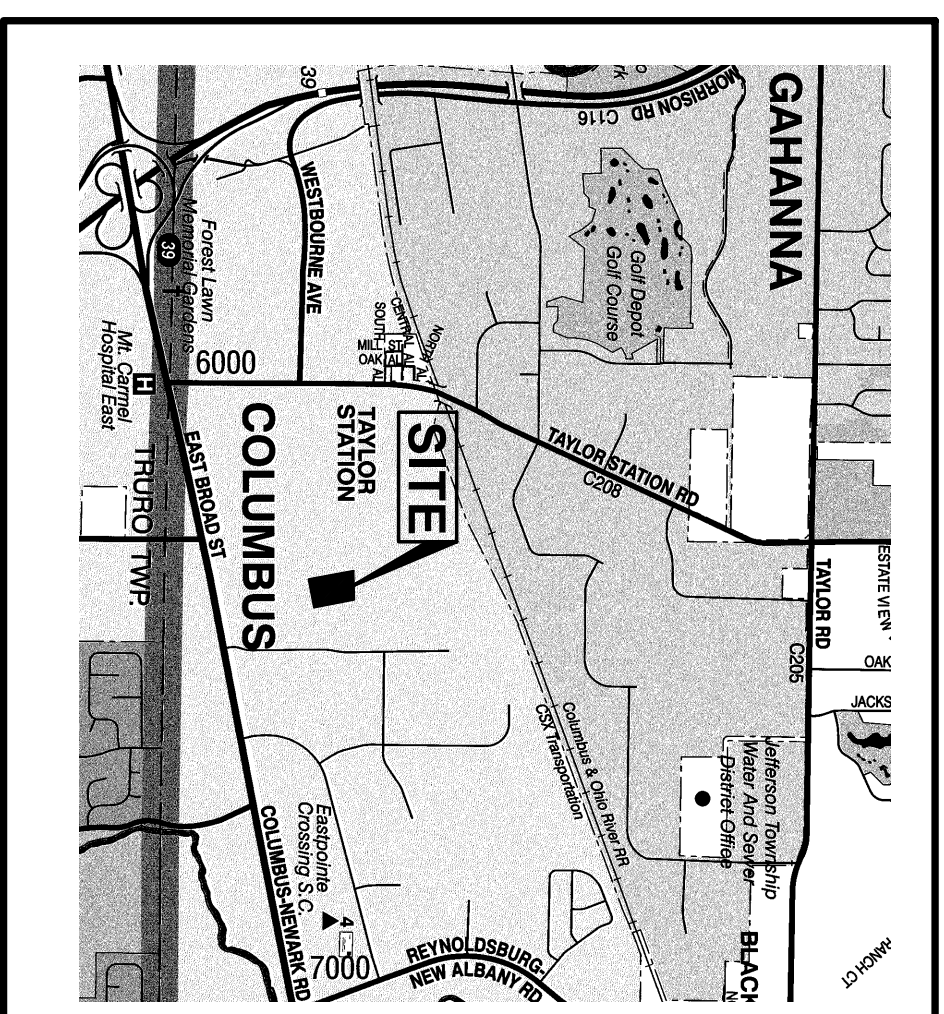
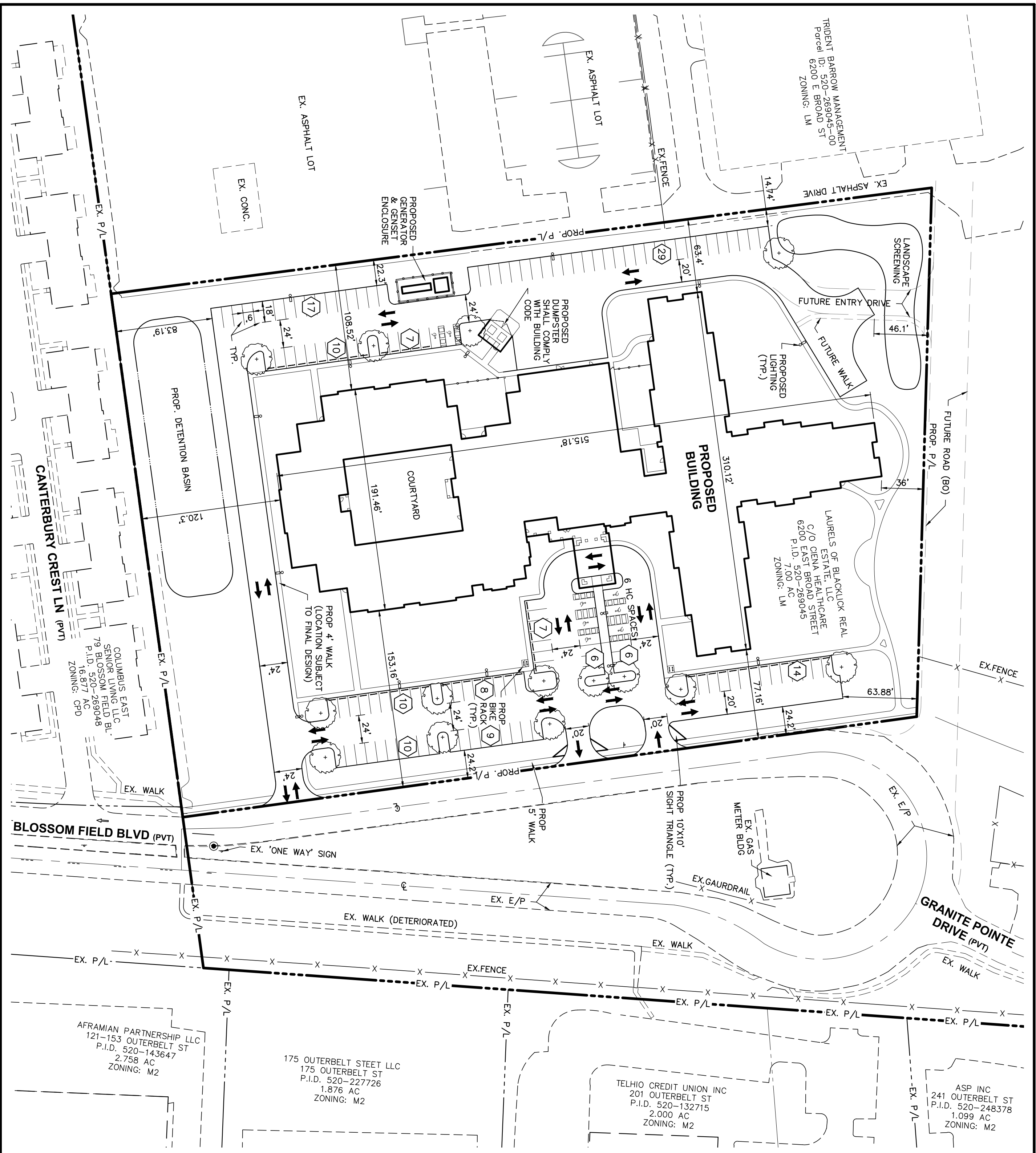


ZONING SITE PLAN FOR LAURELS OF BLACKCLICK 2021



SITE LOCATION MAP
NOT TO SCALE

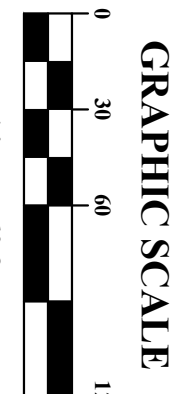
APPLICANT - ARCHITECT
PH7 ARCHITECTS
448 W NATIONWIDE BLVD, LOT 100
COLUMBUS, OHIO 43215
PHONE: (614) 459-2955

ENGINEER - APPLICANT
ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OH 43230
PHONE: (614) 428-7750
CONTACT: THOMAS W. WARNER, P.E.
EMAIL: TWARNER@ADVANCEDCIVILDDESIGN.COM

DEVELOPER
LAUREL HEALTH CARE COMPANY
8181 WORTHINGTON ROAD
WESTERVILLE, OHIO 43082
PHONE: (614) 794-8800

SITE DATA TABLE

SITE AREA:	= 7.00 AC
STRUCTURE COVERAGE AREA:	= 7.0 AC
TOTAL LOT COVERAGE AREA:	= 3.0 AC
PARKING REQUIRED:	99 BEDS X 0.75 SPACES PER UNIT = 74.25
PARKING PROVIDED:	75 SPACES REQUIRED
HOP SPACES REQUIRED:	133 SURFACE SPACES
HOP SPACES PROVIDED:	8 SPACES (INCLUDES 2 VAN ACCESSIBLE)
BICYCLE PARKING REQUIRED:	8 BICYCLE SPACES (4 ~ U TYPE RACKS)
2 SPACES FOR FIRST 20 SPACES AND 1 FOR EVERY 20 SPACES AFTER (W/ A MAX OF 20)	
8 BICYCLE SPACES REQUIRED	
BICYCLE PARKING PROVIDED:	8 BICYCLE SPACES (4 ~ U TYPE RACKS)
PARKING SPACE SHADE TREES REQUIRED:	1 TREE PER 10 PARKING SPACES
PARKING SPACE SHADE TREES PROVIDED:	14 TREES PROVIDED
TRAFFIC FLOW ARROW	
PROPOSED PARKING COUNT	
PARKLAND DEDICATION APPLIES	



Final Received 11/21/2021; Z21-072

Catherine A. Cunningham
Catherine A. Cunningham
KEGLER BROWN HILL + RITTER
Attorney for Applicant & Owner
Date 11/21/21

CITY OF COLUMBUS, OHIO
ZONING SITE PLAN
FOR
LAURELS OF BLACKCLICK

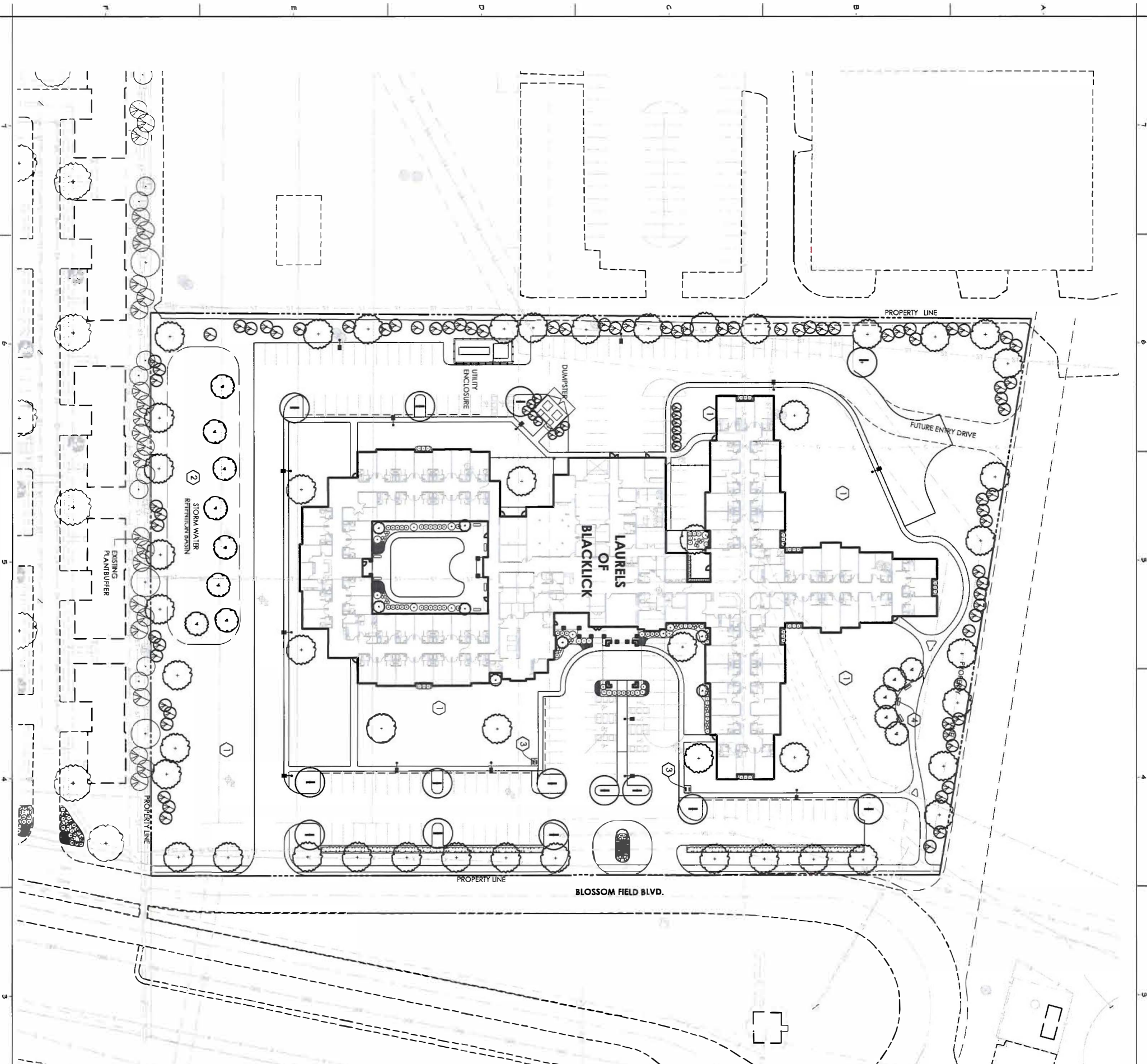
PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fx 614.428.7755

SCALE: 1" = 60'
DATE: 10/26/2021

SHEET 1 / 1



- GENERAL NOTES:**
1. EXAMINE FINISH SURFACE GRADE, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
 2. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR DAMAGES TO THE SATISFACTION OF THE OWNER.
 3. ALL PLANT MATERIALS TO BE DELIVERED WITHIN 5' DEEP ALBEDO MULCH TO BE MAINTAINED WITHIN 5' DEEP.
 4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LAWN AREAS.
 5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
 6. CONTRACTOR SHALL SEED OR SOG ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
 7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
 8. ALL PLANNING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

- PLANTING CONSTRUCTION NOTES:**
- ① LAWN AREA SPREAD OR FILL AREA WITH TOPSOIL AS REQUIRED TO MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. SEED OR SOG AS INDICATED WITH TURF-TYPE TALL FESCUE MIX.
 - ② BIO RETENTION SEED MIX IN STORM WATER BASIN.
 - ③ BIKE RACK (TYP. OF 4)
 - ④ SEATING AREA WITH (3) 6 BENCHES

- LEGEND**
- DECIDUOUS SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - DECIDUOUS OR EVERGREEN SHRUB
 - EVERGREEN HEDGE - 3' HGT. (MIN.)
 - PARKING LOT SCREENING (SECTION 3312.21)

ZONING COMPLIANCE

① SECTION 3312.21 A INTERIOR LANDSCAPE. PROVIDE ONE TREE FOR EVERY TEN PARKING SPACES. 12" DIA. OR 13 TREES REQUIRED. TREES PROVIDED = 14

SECTION 3312.21 PARKING LOT SCREENING. PARKING LOT SCREENED FROM R.O.W. WITH EVERGREEN HEDGE AS INDICATED ON THIS SHEET. PROPOSED SCREEN SHALL BE MAINTAINED AT A MINIMUM 3' HGT. AND SHALL PROVIDE YEAR-ROUND OPACITY OF NOT LESS THAN 75 PERCENT.

SECTION 3312.40 MINIMUM NUMBER OF BIKE PARKING. SECTION 3312.40 MINIMUM NUMBER OF BIKE PARKING. ADDITIONAL SPACES = 8 REQUIRED. RECYCLE PARKING SPACES PROVIDED = 8 (OR 4 USHAPED RACKS)

Catherine A. Cunningham
 Catherine A. Cunningham
 KEGLER BROWN HILL + RITTER
 Attorney for Applicant & Owner
 Date 11/21/21

Final Received 11/21/2021; Z21-072



 448 W. Nationwide Blvd Lot 100 Columbus, Ohio 43215 614.453.2355 FX www.phrarchitects.com	LAURELS OF BLACKLICK 6200 E BROAD ST. COLUMBUS, OHIO 43213 LAUREL HEALTH CARE 8181 Worthington Road Westerville, OH 43082	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> JOB NO.: 2021-14 PHASE: CONSTRUCTION DOCUMENTS ISSUED FOR: RE-ZONING DATE: 10/15/2021 </td> <td style="width: 50%; text-align: center;"> OVERALL LANDSCAPE PLAN <h1 style="font-size: 2em; margin: 0;">L101</h1> </td> </tr> </table>	JOB NO.: 2021-14 PHASE: CONSTRUCTION DOCUMENTS ISSUED FOR: RE-ZONING DATE: 10/15/2021	OVERALL LANDSCAPE PLAN <h1 style="font-size: 2em; margin: 0;">L101</h1>
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 17, 2021**

- 5. APPLICATION: Z21-072**
- Location:** **6200 E. BROAD ST. (43213)**, being 7.0± acres located approximately 1,090± feet north of East Broad Street on the west side of Blossom Field Boulevard (520-302801; Far East Area Commission).
- Existing Zoning:** L-M, Limited Manufacturing District.
- Request:** CPD, Commercial Planned Development District (H-60).
- Proposed Use:** Nursing home facility.
- Applicant(s):** Laurel Healthcare; c/o Catherine Cunningham, Atty.; Kegler Brown Hill & Ritter; 65 East State Street, Suite 1800; Columbus, OH 43215.
- Property Owner(s):** Laurels of Blacklick Real Estate, LLC; c/o Catherine Cunningham, Atty.; Kegler Brown Hill & Ritter; 65 East State Street, Suite 1800; Columbus, OH 43215.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

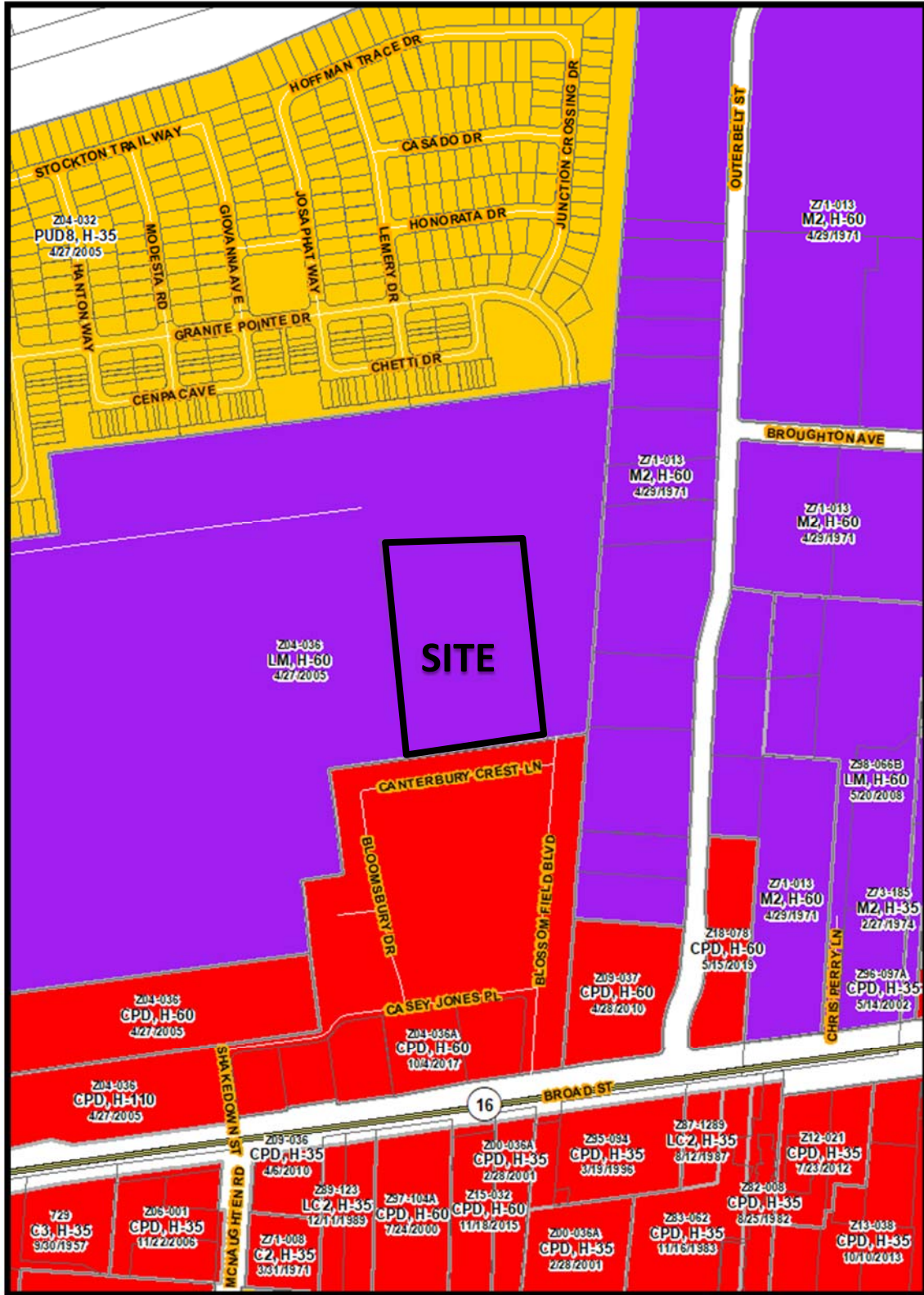
BACKGROUND:

- The 7.0± acre site consists of one undeveloped parcel in the L-M, Limited Manufacturing District (Ordinance # 0493-2005; Z04-036) which permits less objectionable manufacturing uses. The requested CPD, Commercial Planned Development District will permit a nursing home facility.
- The site is surrounded to the north, east, and west by land pending zoning to the L-M, Limited Manufacturing District (Z21-070). A new public street is proposed with that request along the north and east boundaries. Further to the east is industrial development in the M-2, Manufacturing District. To the south is a senior housing facility in the CPD, Commercial Planned Development District.
- The site is located within the boundaries of the *Far East Land Use Plan* (2018), which recommends “Employment Center” land uses at this location, a classification for employment type uses, including office uses. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- The CPD text provides for limited C-4, Commercial and I, Institutional district uses, and includes supplemental development standards that address building and parking setbacks, access, landscaping, four-sided building architecture, and a commitment to develop the site in accordance with the submitted site plan for the proposed nursing home facility. A modification to the required building setback lines along the new public street is included in the request.

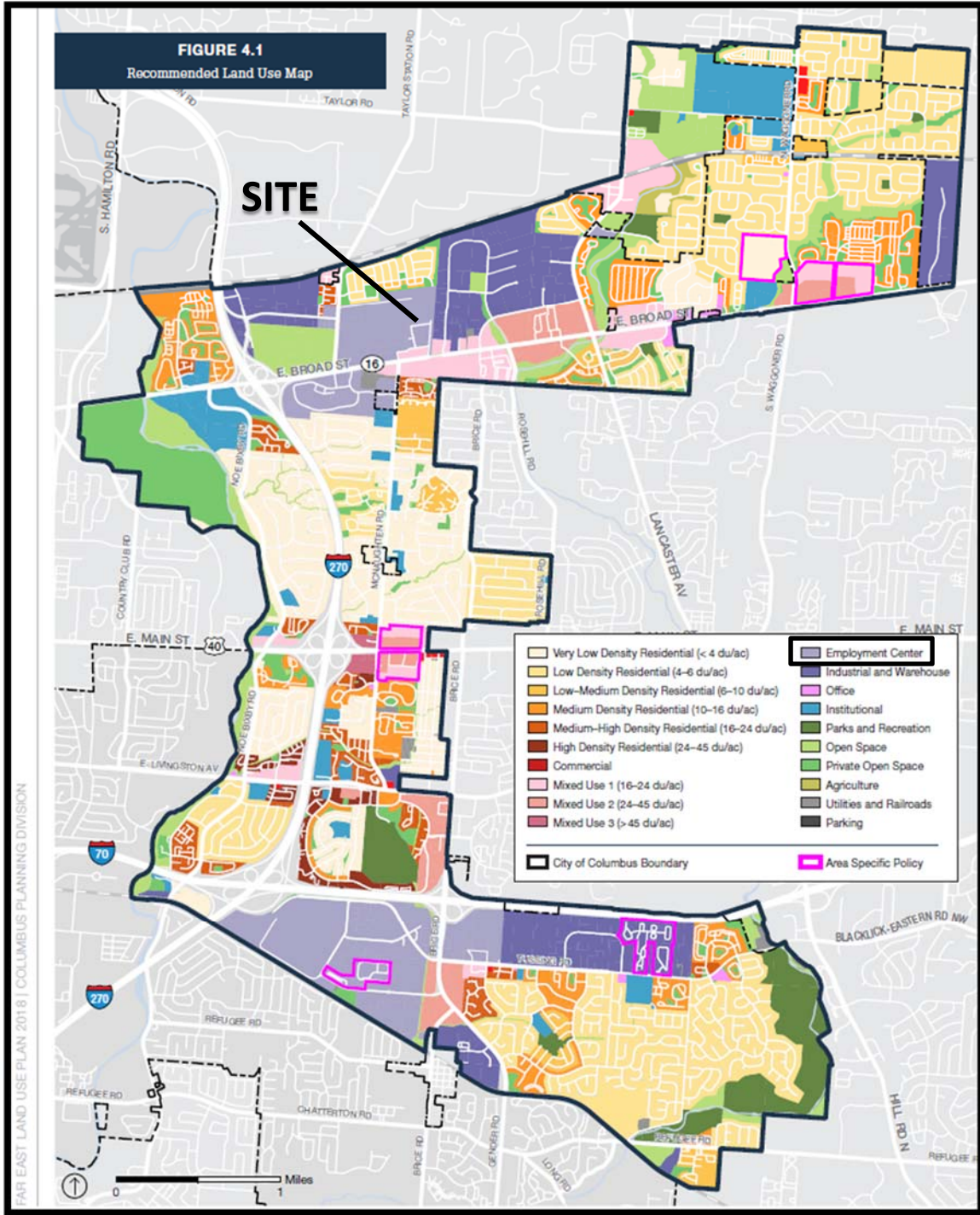
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of East Broad Street as a Suburban Community Corridor requiring 160 feet of right-of-way, noting that this site does not have direct frontage on East Broad Street.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development will allow commercial development that meets the intent of the *Far East Land Use Plan's* recommendation for "Employment Center" uses. While the proposed nursing home includes a residential component, staff recognizes the employment aspect inherent to this use making it supportable. Planning Division staff also notes that requests for additional street trees and landscaping along the Blossom Field Boulevard frontage, and additional screening for the adjacent residential development to the south are being provided and are consistent with C2P2 Design Guidelines. Staff also supports the vehicular access point to future public right to the north which includes a pedestrian connection that links to the internal walkway.



Z21-072
6200 E. Broad St.
Approximately 7.0 acres
L-M to CPD



Z21-072
6200 E. Broad St.
Approximately 7.0 acres
L-M to CPD



Z21-072
6200 E. Broad St.
Approximately 7.0 acres
L-M to CPD

THE CITY OF
COLUMBUS
ANDREW J. BENTNER, MAYOR

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number 221-072
 Address 6200 E. Broad St.
 Group Name Far East Area Commission
 Meeting Date 09/07/21
 Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

LIST BASIS FOR RECOMMENDATION:
Approved unanimously

Vote 5 Yes 0 No 0 Abstain
 Signature of Authorized Representative Jennifer Chamberlain
 Recommending Group Title Far East Area Commission Chair
 Daytime Phone Number 614-307-4708

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-072

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) Catherine A. Cunningham
of (COMPLETE ADDRESS) Kegler Brown Hill & Ritter, 65 E. State Street, Suite 1800, 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Laurel Healthcare, c/o Catherine Cunningham 65 E. State Street, Suite 1800, Columbus, OH 43215 150 Columbus-based employees (614) 462-5486	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Catherine A. Cunningham*

Sworn to before me and signed in my presence this 23rd day of August, in the year 2021

SIGNATURE OF NOTARY PUBLIC *Kelly L. Ackley*

6.8.23 Notary Seal Here
My Commission Expires



KELLY L. ACKLEY
Notary Public, State of Ohio
My Commission Expires 06-08-2023

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