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Z16-089 Final Plan Received 8/21/2024

MT. HERMON SENIOR HOUSING
COLUMBUS, OHIO

MBK
My Brother's Keeper

kbk
enhances
COMMUNITY

**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

- 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.



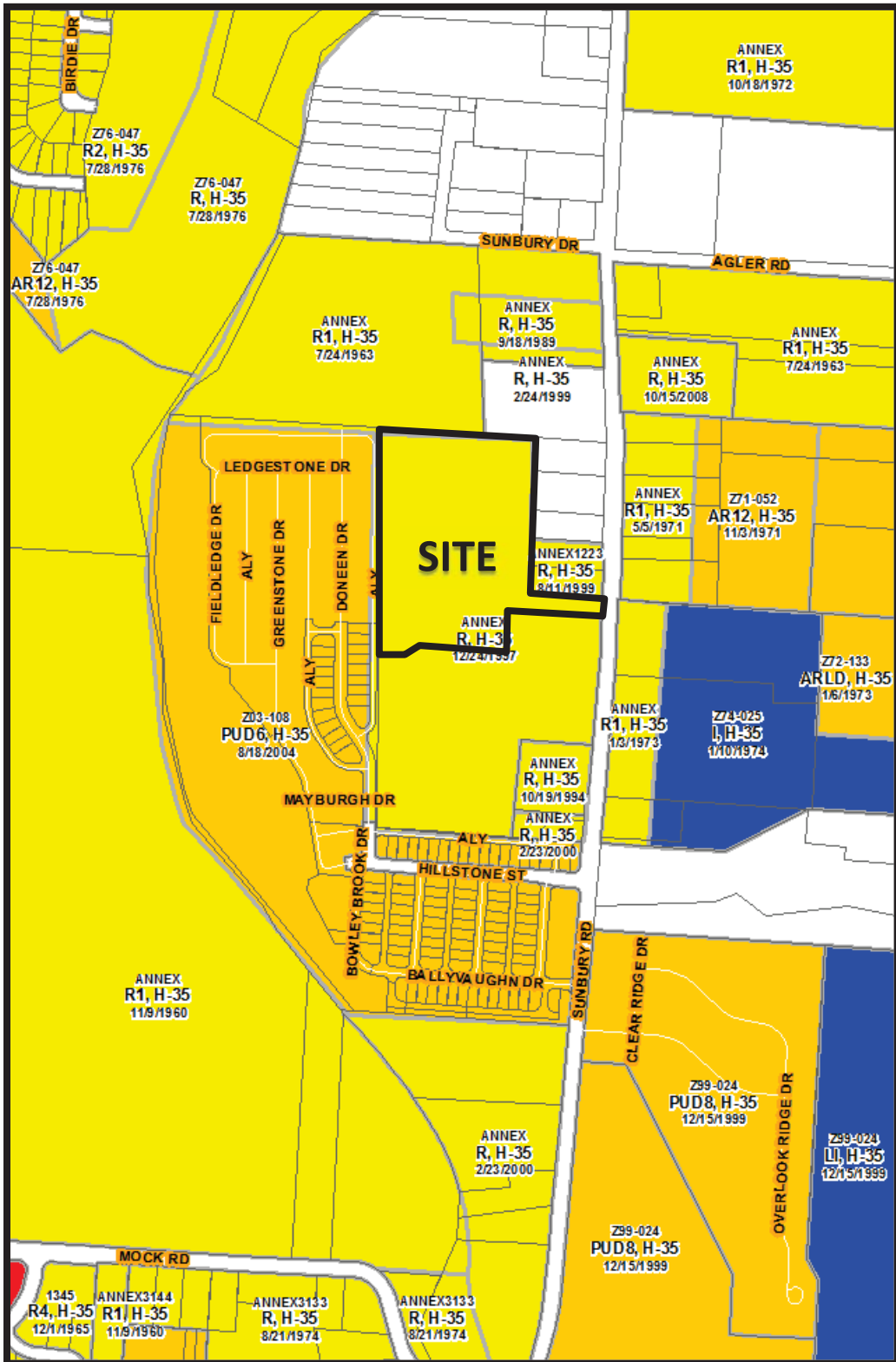
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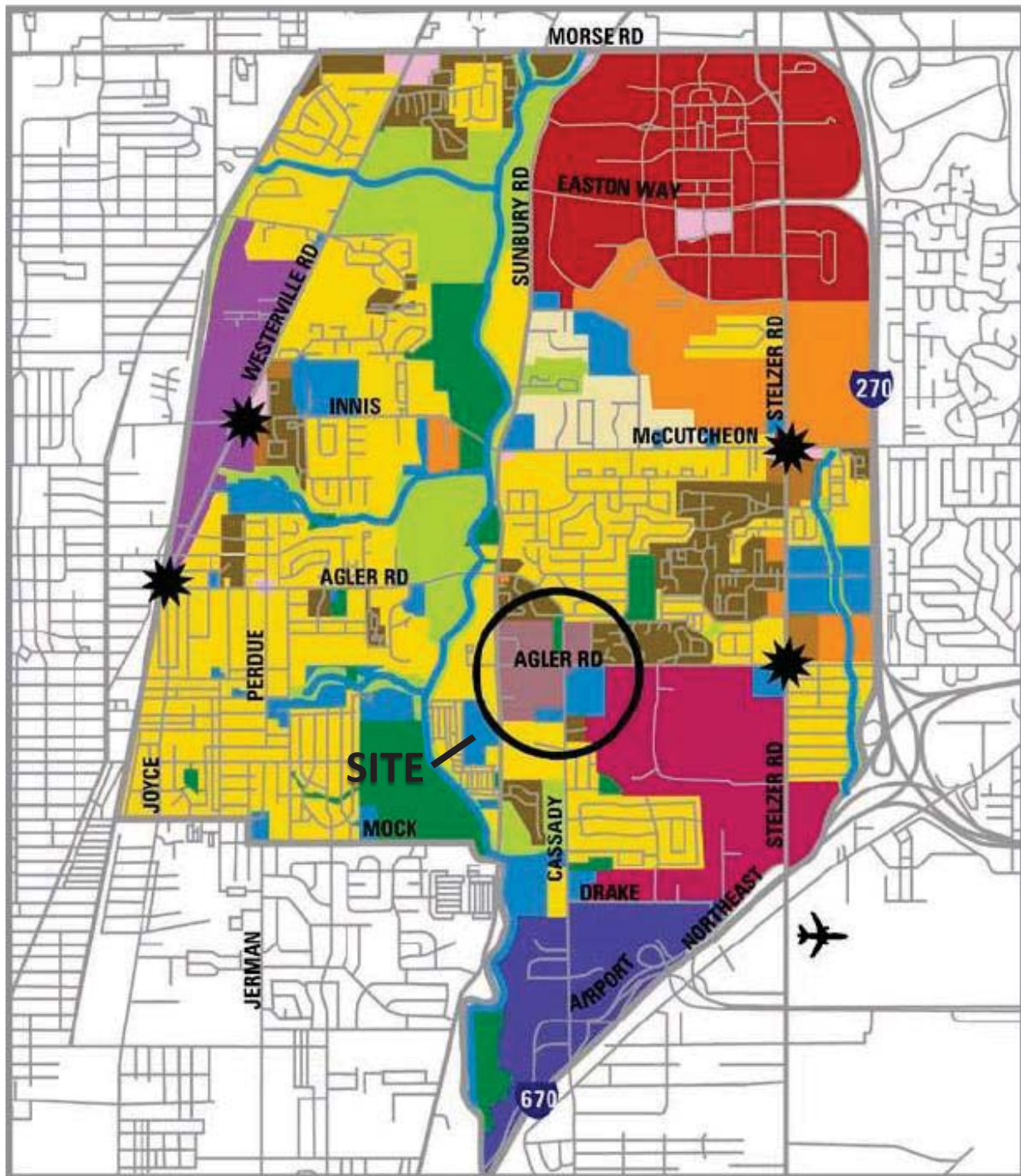
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Z16-089
2283 Sunbury Road
Approximately 10.8 acres
R to CPD



- | | | |
|--|---|--|
| Open Space | Institutional | Office-Light Industrial |
| Parks | Neighborhood Commercial | Airport Related |
| Very Low Density Residential | Mixed Use Neighborhood Center | Sub-Neighborhood Centers |
| Low Density Residential | Mixed Use-Regional Retail/Office/Light Industrial | Agler Cassidy Mixed-Use Center |
| Medium Density Residential | Office | |
| High Density Residential | Office-Commercial-Light Industrial | |

Z16-089
 2283 Sunbury Road
 Approximately 10.8 acres
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2283 Sunbury Road
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"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

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

Table with 2 columns and 2 rows containing party information: 1. Mt. Hermon Baptist Church, 2. My Brother's Keeper, 3. Mt. Hermon Senior Phase 1, LLC, 4.

Check here if listing additional parties on a separate page.

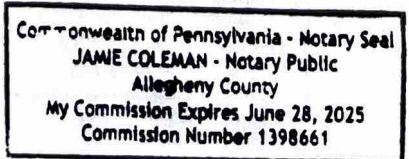
SIGNATURE OF AFFIANT [Handwritten Signature: Keith B. Key]

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

[Handwritten Signature: Jamie Coleman]
SIGNATURE OF NOTARY PUBLIC

June 28, 2025
My Commission Expires

Notary Seal Here



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