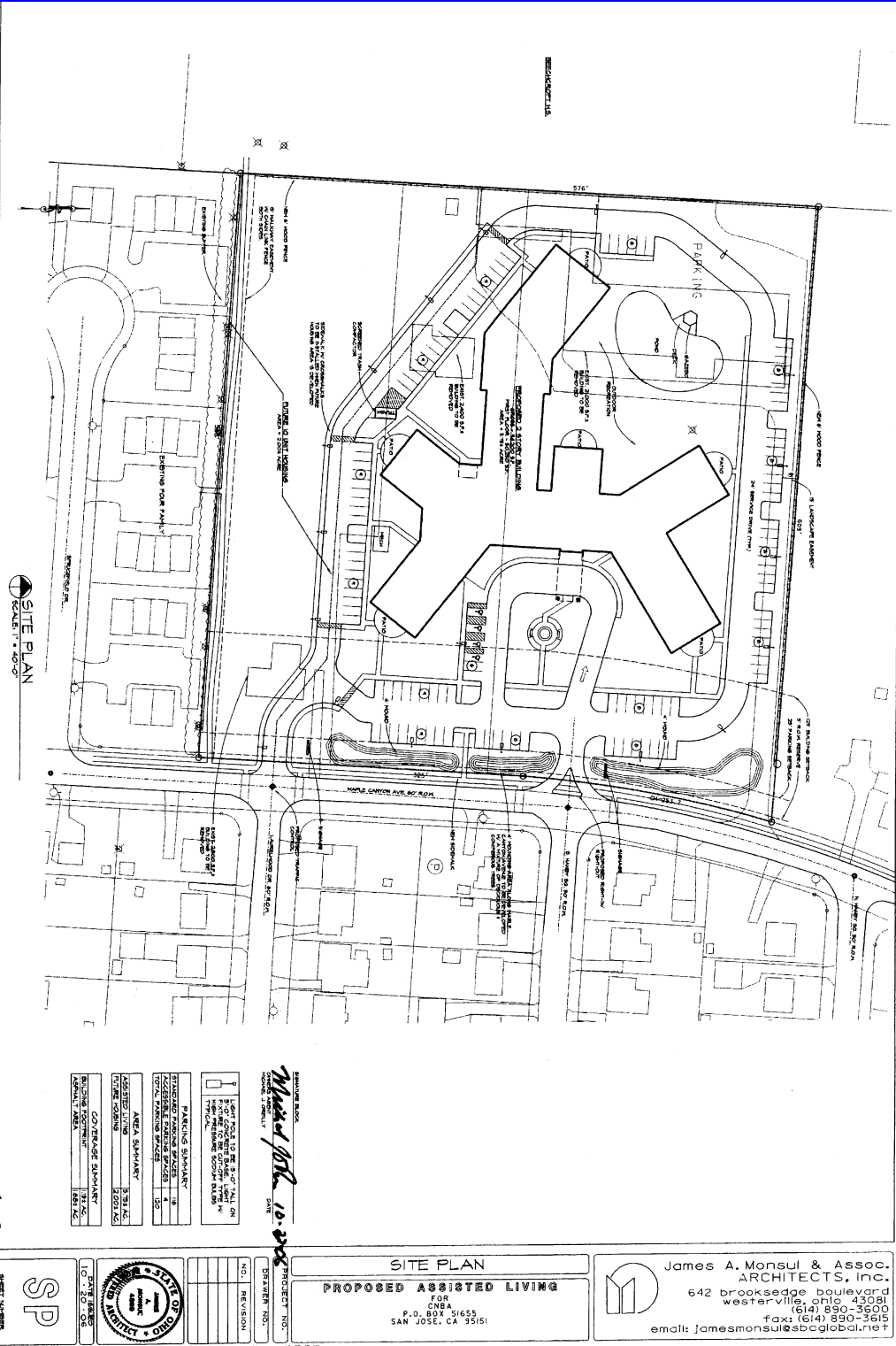


Z06-039 Final Received 10/3/06 by Shannon Fine



SITE PLAN
 SCALE: 1" = 40'-0"

1. LIGHT HOLES TO BE 3" x 3" x 1/2" ON 12" CENTER TO PROVIDE NATURAL LIGHT TO ALL ROOMS. 2. ALL ROOMS TO BE 8' x 8' MINIMUM. 3. ALL ROOMS TO BE 8' x 8' MINIMUM. 4. ALL ROOMS TO BE 8' x 8' MINIMUM.
5. ALL ROOMS TO BE 8' x 8' MINIMUM. 6. ALL ROOMS TO BE 8' x 8' MINIMUM. 7. ALL ROOMS TO BE 8' x 8' MINIMUM.
8. ALL ROOMS TO BE 8' x 8' MINIMUM. 9. ALL ROOMS TO BE 8' x 8' MINIMUM. 10. ALL ROOMS TO BE 8' x 8' MINIMUM.
11. ALL ROOMS TO BE 8' x 8' MINIMUM. 12. ALL ROOMS TO BE 8' x 8' MINIMUM. 13. ALL ROOMS TO BE 8' x 8' MINIMUM.
14. ALL ROOMS TO BE 8' x 8' MINIMUM. 15. ALL ROOMS TO BE 8' x 8' MINIMUM. 16. ALL ROOMS TO BE 8' x 8' MINIMUM.
17. ALL ROOMS TO BE 8' x 8' MINIMUM. 18. ALL ROOMS TO BE 8' x 8' MINIMUM. 19. ALL ROOMS TO BE 8' x 8' MINIMUM.
20. ALL ROOMS TO BE 8' x 8' MINIMUM. 21. ALL ROOMS TO BE 8' x 8' MINIMUM. 22. ALL ROOMS TO BE 8' x 8' MINIMUM.

PREPARED BY: *Monsul*
 DATE: 10/3/06

SHEET NUMBER: **SP**
 DATE ISSUED: 10/3/06
 PROJECT NO.: 1027140

NO.	REVISION

SITE PLAN
 PROPOSED ASSISTED LIVING
 FOR
 P.O. BOX 51655
 SAN JOSE, CA 95151

James A. Monsul & Assoc.
 ARCHITECTS, inc.
 642 brookside boulevard
 westerville, ohio 43081
 (614) 890-3600
 fax: (614) 890-3615
 email: jamesmonsul@sbglobal.net

Exhibit "A" Site Plan

Z06-039 Final Received 10/23/06 by Shannon Flood

Michael J. O'Reilly
DATE 10-23-06

EAST ELEVATION

ELEVATIONS

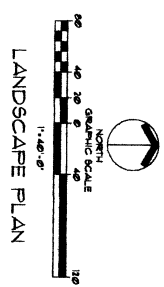
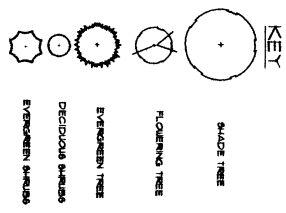
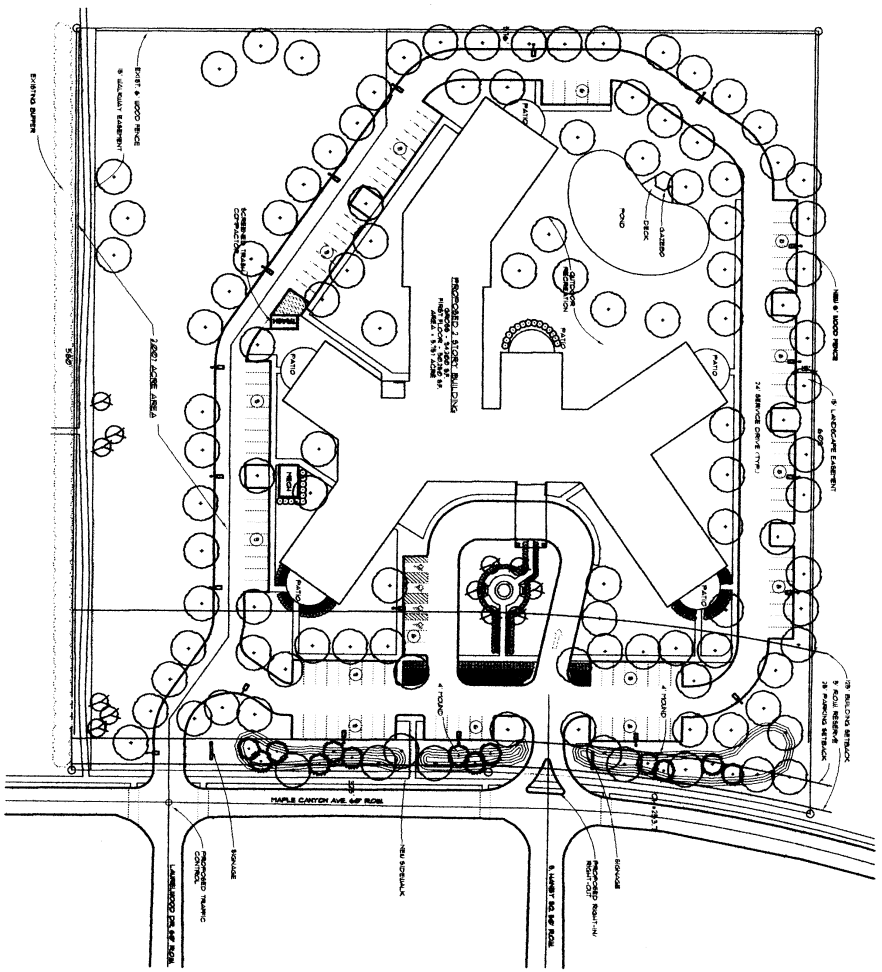
CSBA
P.O. BOX 51455
SAN JOSE, CALIF 95151
408-326-4474 / 415-833-3777 MIKE O'REILLY

James A. Monsul & Assoc. ARCHITECTS, Inc.

642 Brookedge Boulevard
Westerville, Ohio 43081
(614) 890-3600
fax: (614) 890-3615
email: Jamesmonsul@sbglobal.net

Exhibit "A" Elevations

Z06-039 Final Received 10/23/06 by Franney & Fine



LANDSCAPE PLAN

M. J. Quinn
 MICHAEL QUINN, OWNER
 DATE 10-23-06

Exhibit "B" Landscape Plan

DRAWING INFORMATION

ISSUE DATE:	10-23-06
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET # L-1
 JOB # 0612

ASSISTED LIVING CENTER
 MAPLE CANYON DR
 COLUMBUS, OHIO

CNBA
 P.O. BOX 51655
 SAN JOSE, CALIFORNIA 95151



BLAKE RAFELD & ASSOCIATES
 LANDSCAPE ARCHITECTS
 5000 ... Columbus, OH 43221 Tel: 614-291-1000 Fax: 614-291-1002

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 12, 2006**

- 3. APPLICATION: Z06-039**
- Location:** **6261 MAPLE CANYON AVENUE (43229)**, being 7.73± acres located on the west side of Maple Canyon Avenue 100± feet north of Sprucefield Drive (010-147418).
- Existing Zoning:** R-1, Residential District.
- Request:** CPD, Commercial Planned Development, and L-R-4 Limited Residential Districts.
- Proposed Use:** Housing for the elderly and multi-family residential development.
- Applicant(s):** Michael J. O'Reilly, Atty.; 115 North Center Street; Pickerington, OH 43147.
- Property Owner(s):** Rick L. Heskett; 6261 Maple Canyon Avenue; Columbus, OH 43229.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

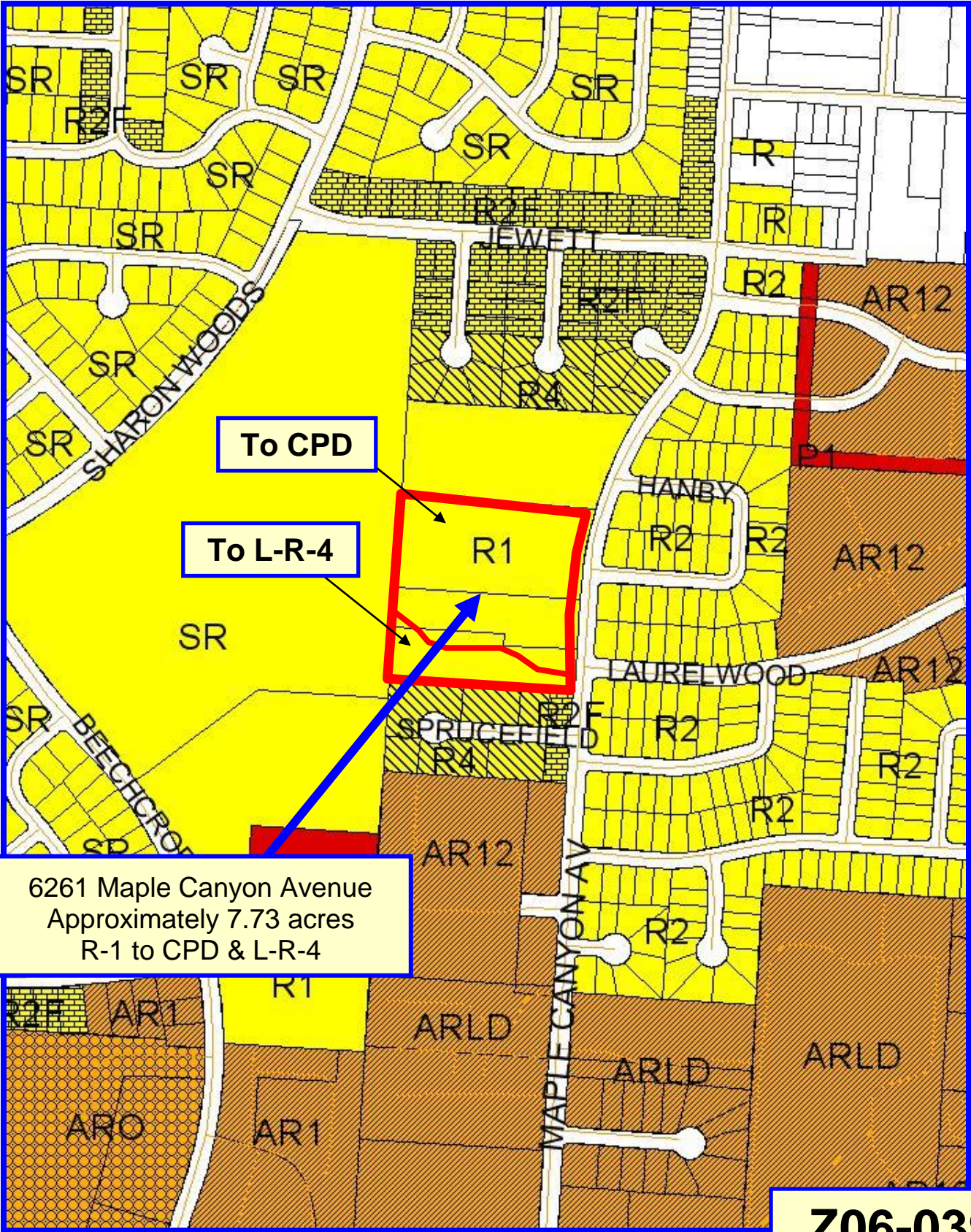
- o The 7.73± acre site is comprised of three parcels and is zoned in the R-1, Residential District. It is developed with two single-family dwellings and a non-conforming industrial structure. This application was tabled at the request of the Development Commission at the September 14, 2006 meeting for the site plan to be reconfigured, and the building height reduced to two stories. The applicant requests the CPD, Commercial Planned Development and L-R-4, Limited Residential Districts. The proposed CPD District is 5.74± acres, and has been revised to allow a 2-story, 90,000-100,000 square foot elderly housing facility comprised of 137 total units. The L-R-4 District is 1.98± acres, and is for a maximum of 10 units in 3 buildings with a minimum square footage of 1,600 square feet per unit.
- o To the north is a single-family dwelling zoned in the R-1, Residential District. To the south is a multi-family development zoned in the R-4, Residential District. To the east are single-family dwellings zoned in the R-2, Residential District. To the west is Beechcroft High School zoned in the SR, Suburban Residential District.
- o CPD Districts allow elderly housing as a permitted use of the I, Institutional District. Elderly housing density in the I District is limited to 1 unit per 2,500 square feet, or approximately 17.4 units/acre. The acreage of this elderly housing subarea would allow up to 99 units under the I District requirements. The proposed density of this development is equivalent to 23.86 units/acre. The CPD District is required in order to vary the density from the limitations imposed by the I, Institutional District. Staff recommended disapproval of a previous rezoning request (Z04-020) to the L-ARLD, Limited Apartment Residential District for this same site because the proposed density was much higher than what the *Northland Plan Volume I* (2001) recommended.
- o The site falls within the boundaries of Subarea 4 of the *Northland Plan Volume I* (2001)

which recommends “redevelopment be limited to single-family or low density multi-family (2-4 family units) consistent with surrounding densities” and “pedestrian access through this site to Beechcroft High School be maintained / established to accommodate neighborhood children”. Staff has determined that the proposal can meet the intent of the Plan’s land use recommendations only with the following conditions:

- The density shall be no higher than what would be the equivalent to 10 units/acre.
 - The building can be no more than two stories.
 - Eliminate the proposed L-R-4 District.
 - The development plan and text need to address on-site security, landscaping on all boundaries of the development, appropriate lighting and graphics controls, parking lot landscaping and screening, and a commitment to install a walkway through the site to Beechcroft High School.
- o The development plan depicts the building locations, parking, access, and landscaping, and commits to a 30-foot parking setback and 150-foot building setback from Maple Canyon Avenue, and a 30-foot landscaped setback from the north property line for the CPD Subarea. The development text commits to use restrictions, landscaping, exterior building materials, and lighting controls. The proposed L-R-4 will be served by a private or public cul de sac which will be shared with the CPD development. There is a commitment within the L-R-4 text for a pedestrian trail through the site that extends to Beechcroft High School.

CITY DEPARTMENTS RECOMMENDATION: Disapproval.

Staff supports the elderly housing use at this location, but only with the density, building height, and specific development standard conditions that have been stipulated. Although the building height condition and the requested development standards have been addressed, including a commitment for a pedestrian connection through the site that connects to the high school, the proposed density is much higher than what would be consistent with the recommendations of the *Northland Plan Volume I* (2001). Furthermore, the applicant is not willing to remove the L-R-4 portion of the site which would slightly reduce the proposed density to be more compatible with surrounding densities.

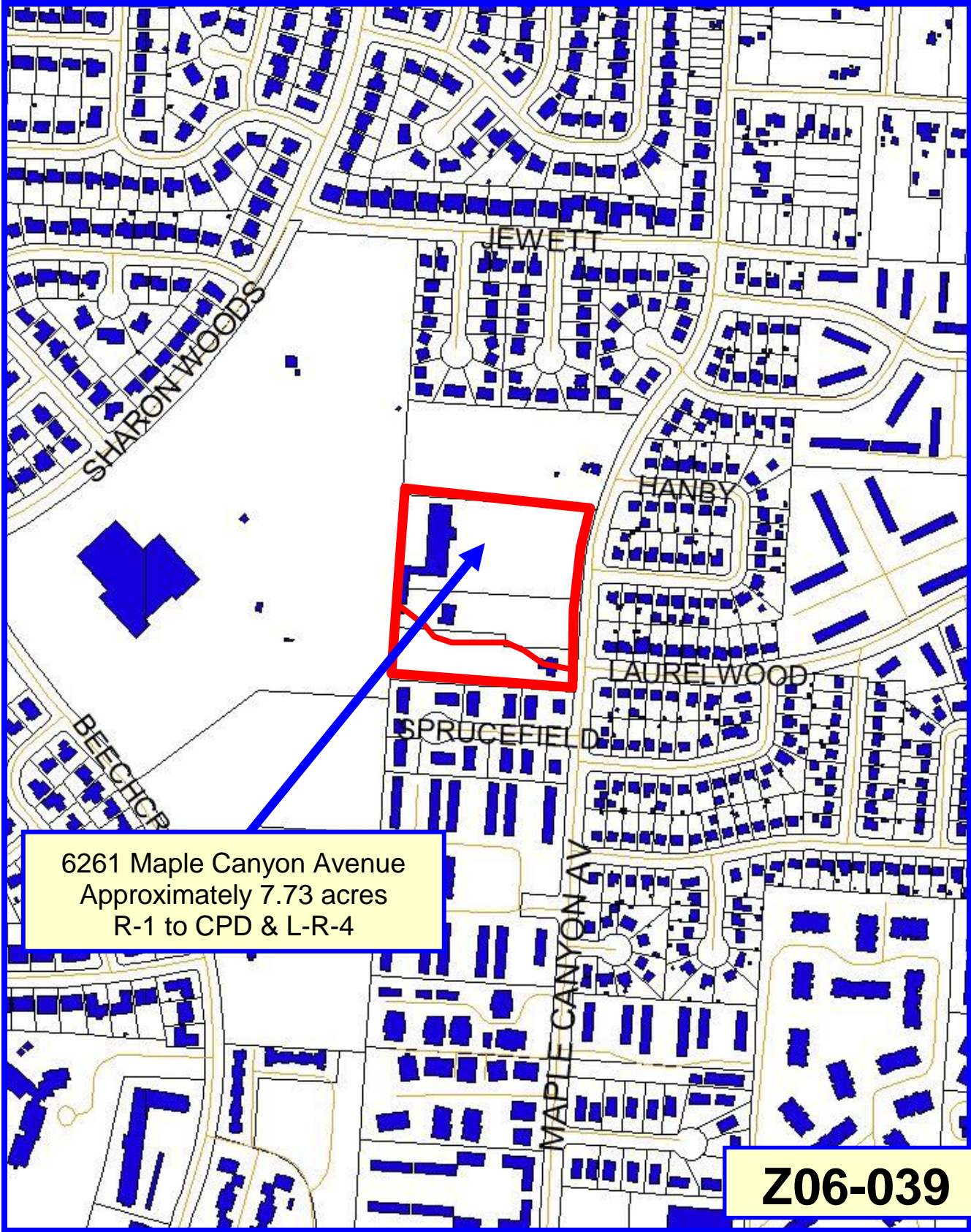


To CPD

To L-R-4

6261 Maple Canyon Avenue
Approximately 7.73 acres
R-1 to CPD & L-R-4

Z06-039



6261 Maple Canyon Avenue
Approximately 7.73 acres
R-1 to CPD & L-R-4

Z06-039

Area 4
Undeveloped Land east of Beechcroft High School



This roughly 13-acre site is zoned residential (R1) and lies immediately east of Beechcroft High School. Surrounding zoning is residential (R2, R2-F, and R4). Residential uses to the north and south

are comprised of two and four-family units. A single-family subdivision lies to the east across Maple Canyon Avenue. Two single-family homes and a large barn-like structure are located in the southern portion of the area, which includes several parcels. The site appears to have been used for a variety of small commercial operations.

It is the recommendation of the Northland Plan that:

- the city of Columbus consider this location for a multi-generational recreation center and park site.
- redevelopment be limited to single-family or low density multi-family (2-4 family units) consistent with surrounding densities.
- pedestrian access through this site to Beechcroft High School be maintained/ established to accommodate neighborhood children.



Z06-039

Mr. Jeff S. Murray – Chairperson FAX 614-818-4399



Fax

To: Mike O'Reilly	From: Jeff Murray
Fax:	Pages: 5
Phone: 614-833-3777	Date: 4/25/06
Re: Z06-039 6261 Maple Canyon	Email: oreillylawohio@yahoo.com

Dear Mike,

Our committee voted to support your application with the following conditions:

1. Provide a walkway from Maple Canyon to the Beechcroft High School property. This walkway should be fenced on both sides with an access point for the apartments to the South.
2. Fence your North property line with a fence acceptable to NCC.
3. Multi-family limited to a maximum of ten units with a minimum square footage of 1,600 each and a sidewalk along the front of these units extending to Maple Canyon.

If you have any questions please contact me at:

Work, 614-882-8558

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 # 2019-0000000000

Being first duly cautioned and sworn (NAME) Attorney Michael J. O'Reilly
of (COMPLETE ADDRESS) 115 North Center Street, Pickerington, Ohio 43147
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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Nellie A. Ehigie P.O. Box 51655 San Jose, CA 95151 1 Local employee Contact via M. O'Reilly 614-833-3777	2.
3.	4.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 4th day of April, in the year 2019

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

My Commission Expires: _____

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

Notary Seal Here

MARGARETA BOWLES
Notary Public, State of Ohio
Commission Expires Jan. 10, 2018