

ELECTRIC COMPANY
 P.B. 1758, P.C. 459
 0.918 AC.

A ARCHITECTURAL SITE PLAN
 SCALE 1" = 20.00'



Willip Bar 8/21/03
 Authorized Representative for Willow Brook Christian Communities, Inc.

NO.	DATE	DESCRIPTION
1	08/01	
2	10/03	
3	09	
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

EXPANSION AND RENOVATION
 WILLOW BROOK CHRISTIAN HOME
 41 S. GLENN ROAD
 COLUMBUS, OHIO 43231

BROWN CALABRETTA
 ARCHITECTS INC.
 1165 W. Third Ave. Columbus, Ohio 43212-3043
 (614) 296-2332 FAX (614) 296-2121

ARCHITECTURAL SITE PLAN
 SD-2

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 14, 2003**

9. **APPLICATION:** **Z03-042**
 Location: **55 LAZELLE ROAD (43235)**, being 3.5± acres located on the south side of Lazelle Road, 340± feet east of North High Street.
 Existing Zoning: R, Rural District (Annexation Pending) and I, Institutional District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Assisted living nursing home.
 Applicant(s): Willow Brook Christian Communities, Inc.; c/o Phillip P. Bisesi, Esq.; 88 East Broad Street; Columbus, Ohio 43215.
 Property Owner(s): The Applicant.
 Planner: John Turner, 645-2485; jmturner@columbus.gov

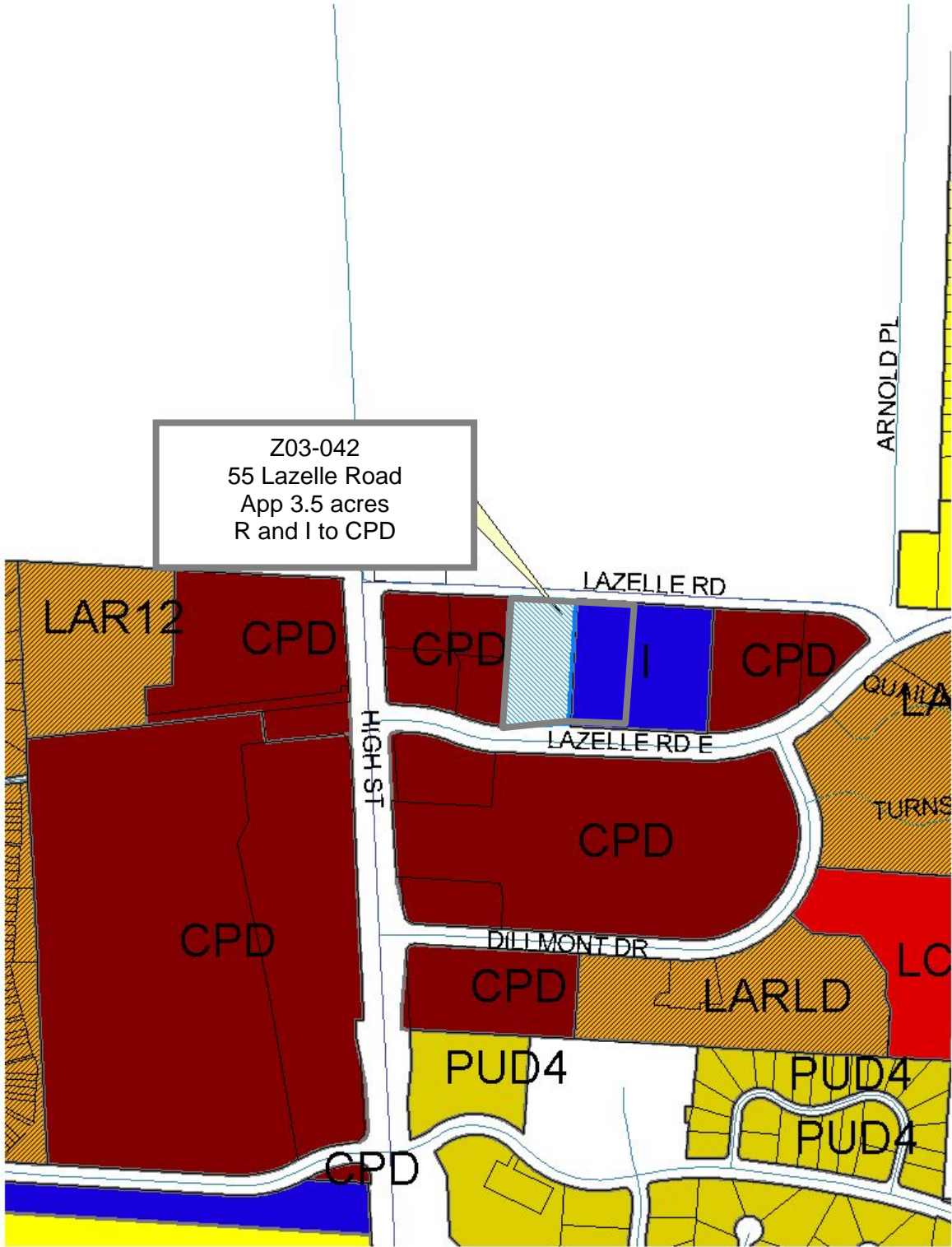
BACKGROUND:

- The 3.5- acre site consists of a 1.7-acre parcel pending annexation from Sharon Township and developed with a nursing home. The balance of the site is a 1.8-acre undeveloped parcel zoned in the I, Institutional District within the City of Columbus. The applicant requests the CPD, Commercial Planned Development District to expand the existing nursing home, as illustrated on the CPD site plan. The requested district is comparable to the existing Sharon Township zoning (EU District) on the 1.7-acre parcel.
- To the east of the site lies an electric substation zoned in the I, Institutional District. Farther east is an office commercial development within the CPD, Commercial Planned Development District. Retail, restaurant, and gas sales uses lie to the west and south of the site, zoned in the CPD, Commercial Planned Development District. To the north, across Lazelle Road is an office-commercial use within Sharon Township.
- The CPD text and site plan includes customary lighting, landscaping, and access provisions and permits only institutional uses.
- The site is located within Subarea D.7 of the *Far North Area Plan (1994)*, which recommends supporting “institutional land uses that are compatible with existing, adjacent development.” The proposal is consistent with this recommendation.
- The *Columbus Thoroughfare Plan* identifies Lazelle Road as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

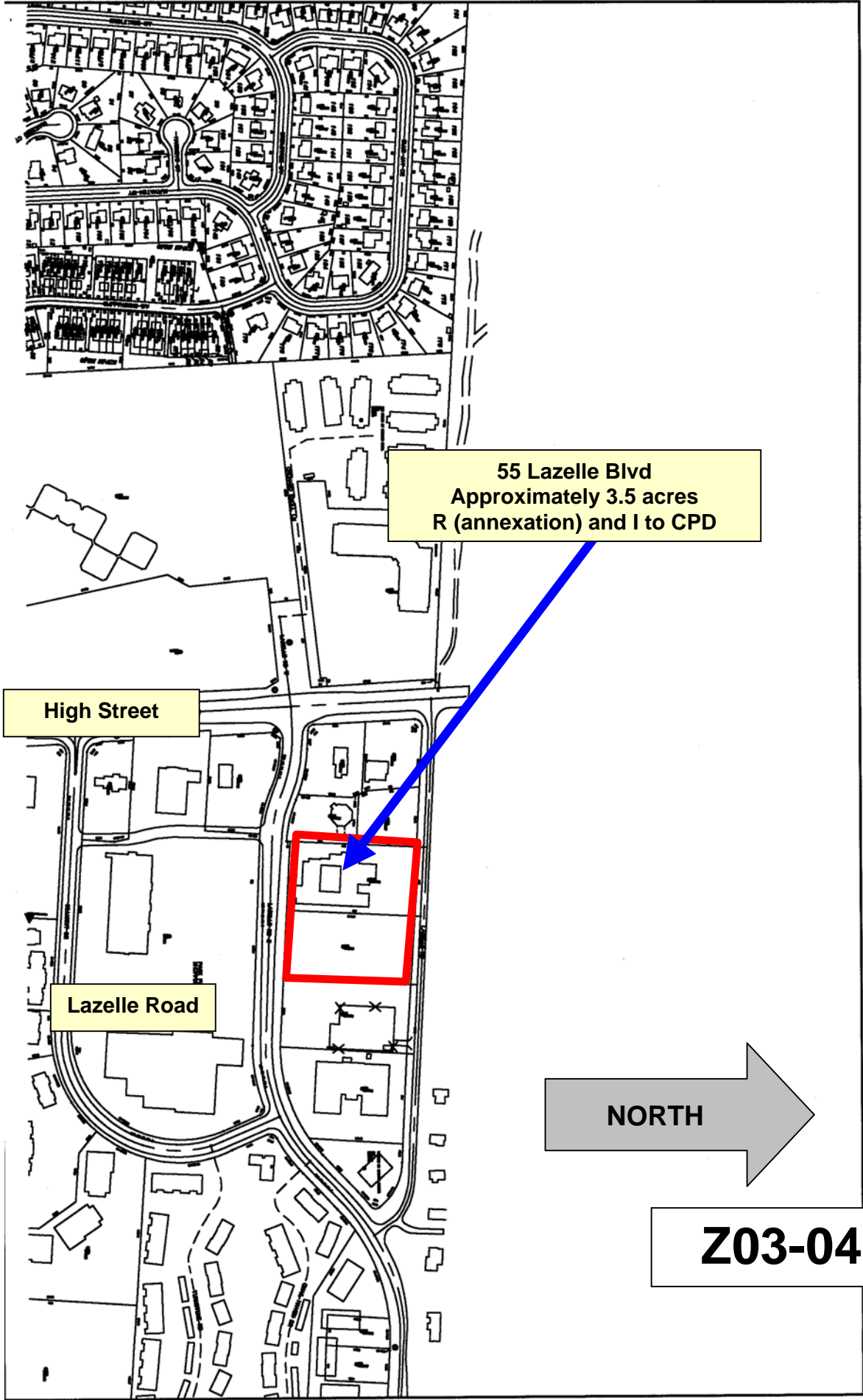
CITY DEPARTMENTS RECOMMENDATION: Approval.

The applicant requests the CPD, Commercial Planned Development District to conform an existing nursing home being annexed into the City of Columbus and add an additional 35,000 square feet to the building. The CPD District will only permit institutional uses and contains a site plan illustrating the proposed development. The request is consistent with the current development trend in area and with the recommendations of the *Far North Area Plan (1994)*.

Z03-042
55 Lazelle Road
App 3.5 acres
R and I to CPD



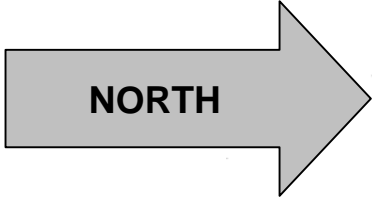
Z03-042



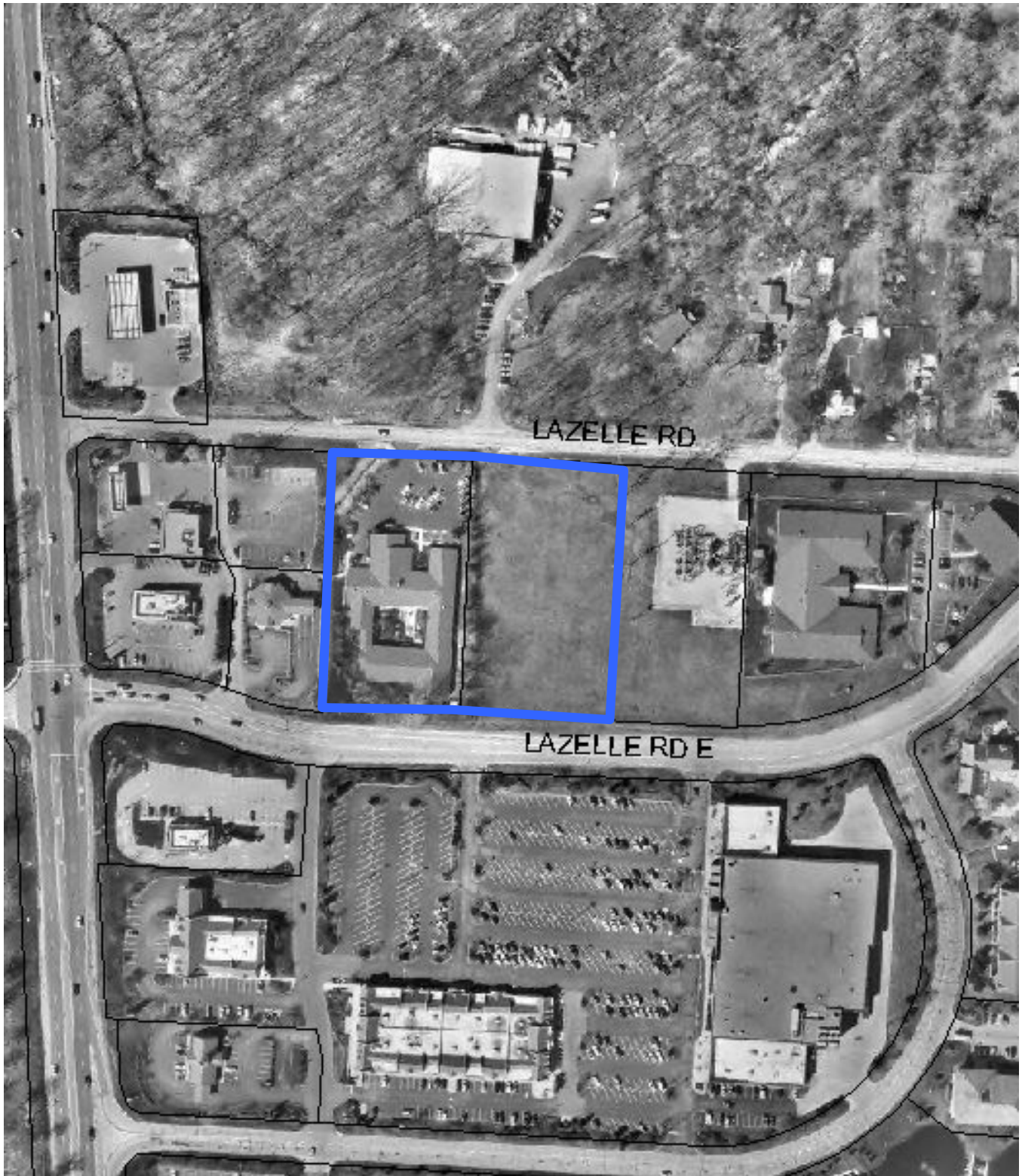
55 Lazelle Blvd
Approximately 3.5 acres
R (annexation) and I to CPD

High Street

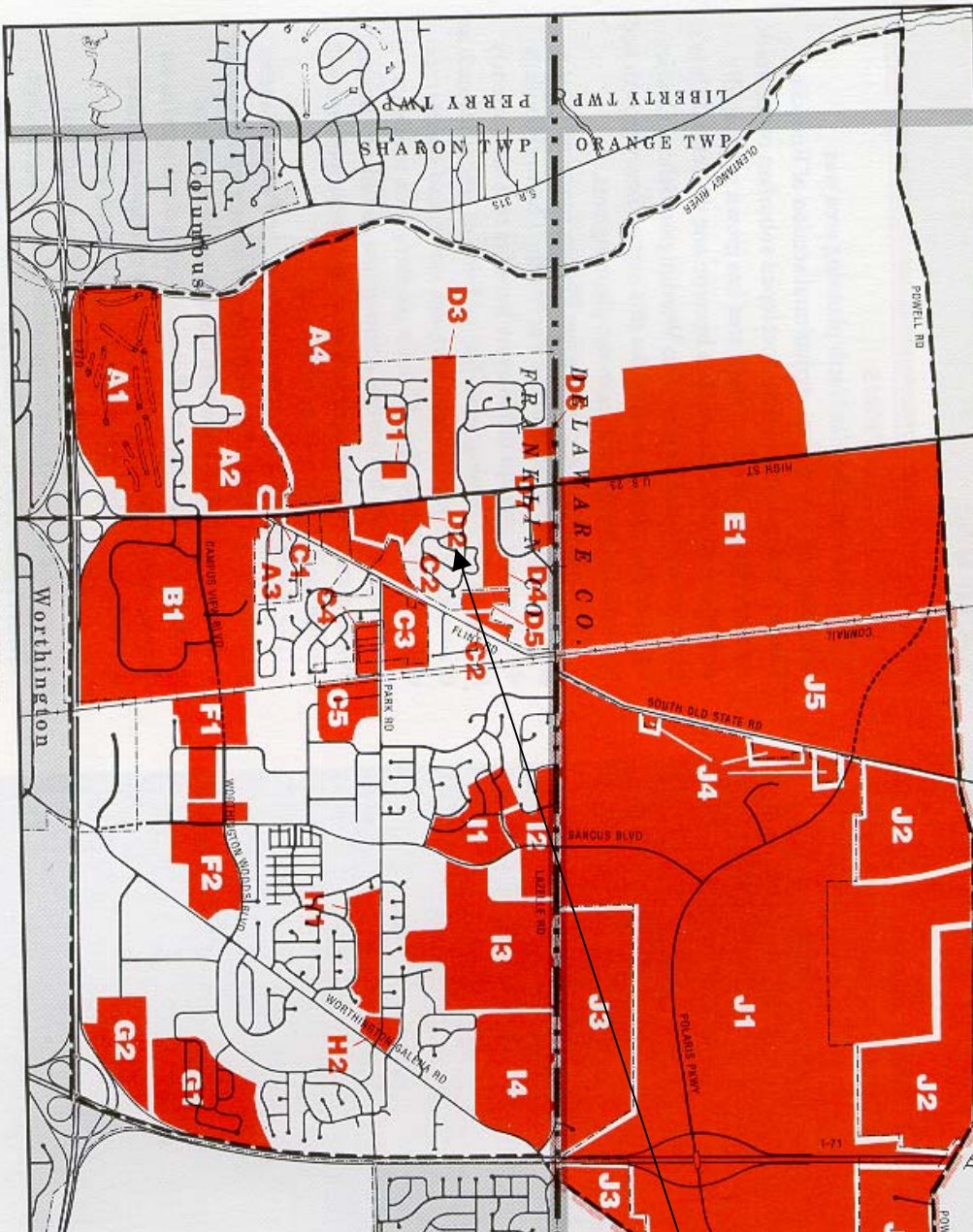
Lazelle Road



Z03-042



UNDEVELOPED AND UNDERDEVELOPED LAND



12

Subarea D.7: This is a small, undeveloped parcel located on the south side of Lazelle Road. The current zoning is Institutional (I). Offices, a retirement home, and a shopping center are adjacent to this site.

- Support institutional land uses that are compatible with existing, adjacent commercial development is not appropriate for this subarea.



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 # 203-043

Being first duly cautioned and sworn (NAME) Phillip P. Bisesi
 of (COMPLETE ADDRESS) 88 E. Broad St., Suite 900, 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS	
Willow Brook Christian Communities Inc. 55 Lazelle Road, Columbus, OH 43235	100% Ownership	

SIGNATURE OF AFFIANT
 Subscribed to me in my presence and before me this 3rd day of June, in the year 2003
 SIGNATURE OF NOTARY PUBLIC
 My Commission Expires: 7-16-04

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



PAMELA L. FELTMAN
 Notary Public, State of Ohio
 My Commission Expires 09-16-04