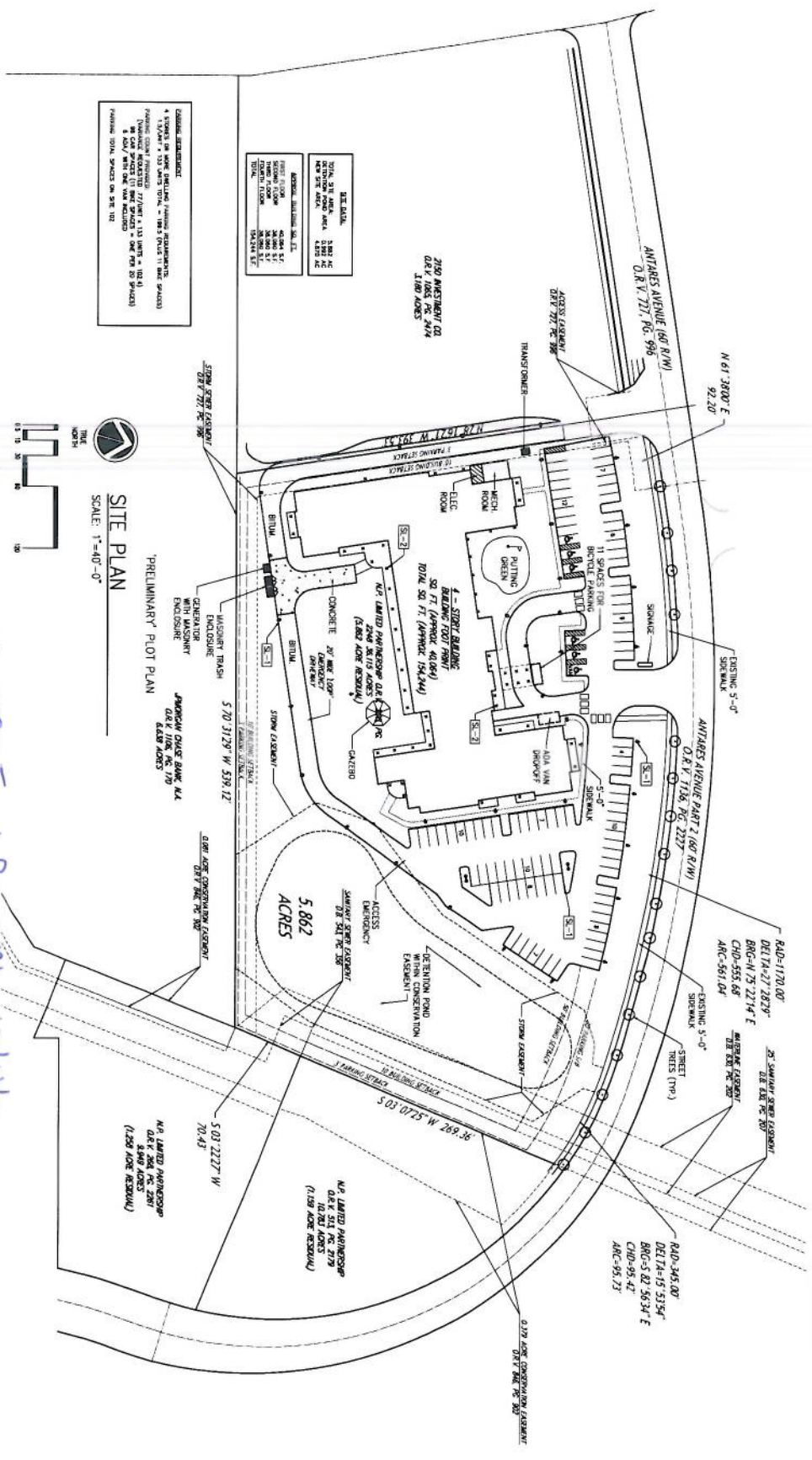


LUMINAIRE SCHEDULE

CLASSIFICATION	SYMBOL	LAMP	BALLAST	MOUNTING	MODEL	HGT. TO FIN.	BUILDING HEIGHT	RECOMMENDATION	QUANTITY
S-1.1	○	LED	PHOSOR	POLE	LUMINAIRE - 5000K 50	120	14'	SA	44
S-1.2	○	LED	PHOSOR	POLE	LUMINAIRE - 5000K 50	120	14'	SA	44



GENERAL NOTES:
 1. ALL UTILITIES TO BE SHOWN AND DEPTH TO BE INDICATED.
 2. ALL UTILITIES TO BE DEEPER THAN THE PROPOSED DRIVEWAY.
 3. ALL UTILITIES TO BE DEEPER THAN THE PROPOSED SIDEWALK.
 4. ALL UTILITIES TO BE DEEPER THAN THE PROPOSED DRIVEWAY AND SIDEWALK.
 5. ALL UTILITIES TO BE DEEPER THAN THE PROPOSED DRIVEWAY AND SIDEWALK AND SIDEWALK.
 6. ALL UTILITIES TO BE DEEPER THAN THE PROPOSED DRIVEWAY AND SIDEWALK AND SIDEWALK AND SIDEWALK.
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 8. ALL UTILITIES TO BE DEEPER THAN THE PROPOSED DRIVEWAY AND SIDEWALK AND SIDEWALK AND SIDEWALK AND SIDEWALK AND SIDEWALK.
 9. ALL UTILITIES TO BE DEEPER THAN THE PROPOSED DRIVEWAY AND SIDEWALK AND SIDEWALK AND SIDEWALK AND SIDEWALK AND SIDEWALK AND SIDEWALK.
 10. ALL UTILITIES TO BE DEEPER THAN THE PROPOSED DRIVEWAY AND SIDEWALK AND SIDEWALK AND SIDEWALK AND SIDEWALK AND SIDEWALK AND SIDEWALK AND SIDEWALK.

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

Z16-052 Final Received 12/4/16
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SITE

EXHIBIT 'A'

BAUC, Inc. ERT, LLC

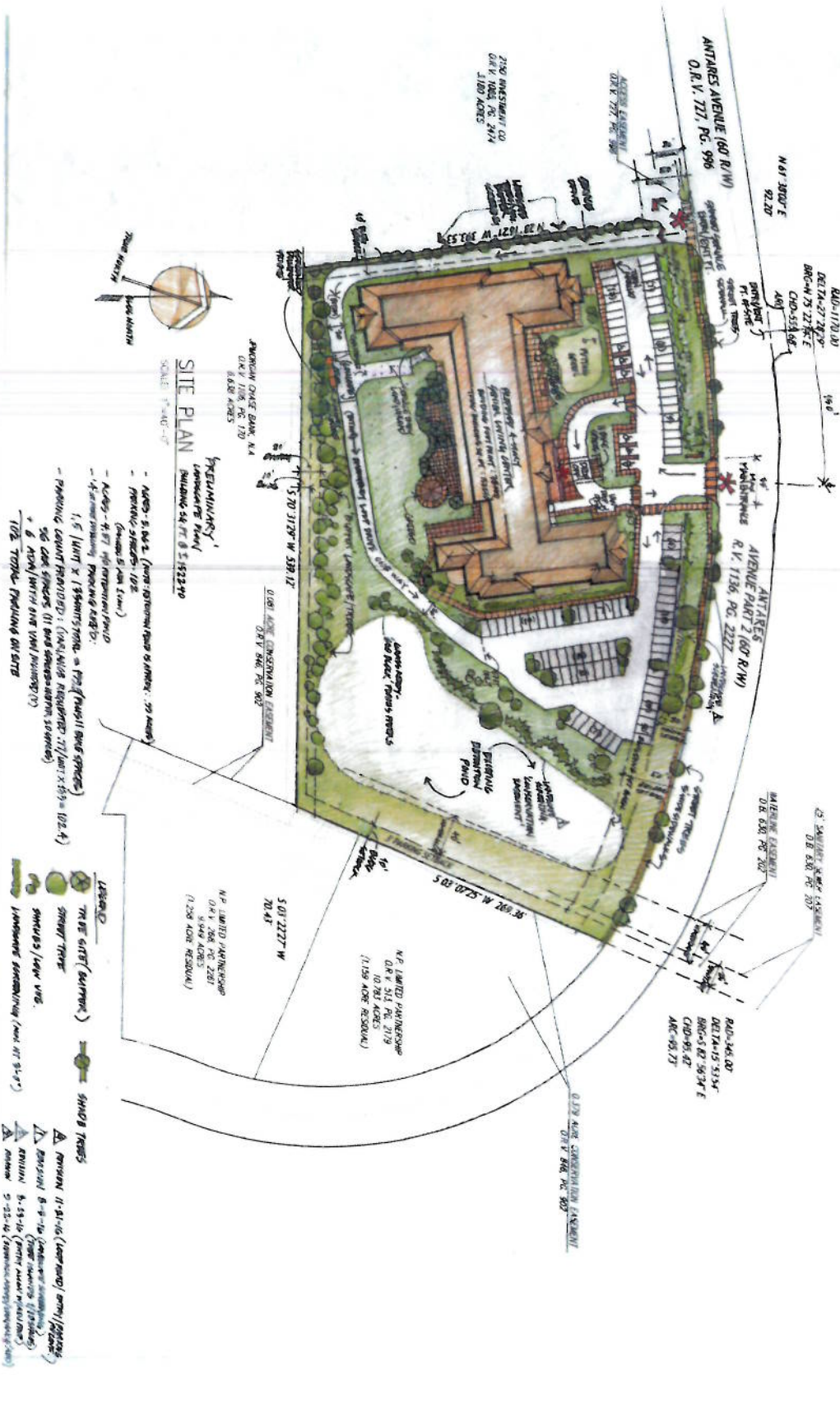
DATE	DESCRIPTION	BY	CHKD.
10-11-16	PROJECT START	CS	SA
11-23-16	REVISION 1	CS	SA
12-01-16	REVISION 2	CS	SA
12-01-16	REVISION 3	CS	SA
12-01-16	REVISION 4	CS	SA
12-01-16	REVISION 5	CS	SA
12-01-16	REVISION 6	CS	SA
12-01-16	REVISION 7	CS	SA
12-01-16	REVISION 8	CS	SA
12-01-16	REVISION 9	CS	SA
12-01-16	REVISION 10	CS	SA
12-01-16	REVISION 11	CS	SA
12-01-16	REVISION 12	CS	SA
12-01-16	REVISION 13	CS	SA
12-01-16	REVISION 14	CS	SA
12-01-16	REVISION 15	CS	SA
12-01-16	REVISION 16	CS	SA
12-01-16	REVISION 17	CS	SA
12-01-16	REVISION 18	CS	SA
12-01-16	REVISION 19	CS	SA
12-01-16	REVISION 20	CS	SA

LLI ENGINEERING
 1000 PINE HILL DRIVE, SUITE 100
 FORT WORTH, TX 76102 (817) 331-1111

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EXHIBIT 'B'

SUNCOAST, LLC



SITE PLAN
SCALE 1/8\"/>

'PRELIMINARY'
Landscape Element
DATE OF 8-1-12

- AUTO-5, 6, 8, 2 (PARKING SPACES & TRAFFIC PATTERNS) 20 SPACES
- PARKING STRIPS - 192
- ACTIVITY - 4 FT OFF-ROADWAY STRIP
- 1.5' (10 FT x 150 FT) STRIP - 17 (PARKING SPACES)
- 36 CAR SPACES (10 CAR SPACES/3 SPACES)
- 8 ADA/INTX AND 281 (ADA/INTX)
- 102 TOTAL PARKING AT SITE

- LEGEND**
- TREE 60FT (SUNCOAST)
 - SHADY TREES
 - SHRUBS/LOW VEG.
 - ▲ BRUSH 11-21-16 (SUNCOAST/INTX/INTX)
 - ▲ BRUSH 11-21-16 (SUNCOAST/INTX/INTX)
 - ▲ BRUSH 8-8-16 (SUNCOAST/INTX/INTX)
 - ▲ BRUSH 8-8-16 (SUNCOAST/INTX/INTX)
 - ▲ BRUSH 8-8-16 (SUNCOAST/INTX/INTX)

DATE	BY	REVISION
01-23-16	LLI	REVISION: ADD PROPERTY
01-23-16	LLI	REVISION: ADD PROPERTY
01-23-16	LLI	REVISION: ADD PROPERTY
01-23-16	LLI	REVISION: ADD PROPERTY
01-23-16	LLI	REVISION: ADD PROPERTY
01-23-16	LLI	REVISION: ADD PROPERTY
01-23-16	LLI	REVISION: ADD PROPERTY
01-23-16	LLI	REVISION: ADD PROPERTY

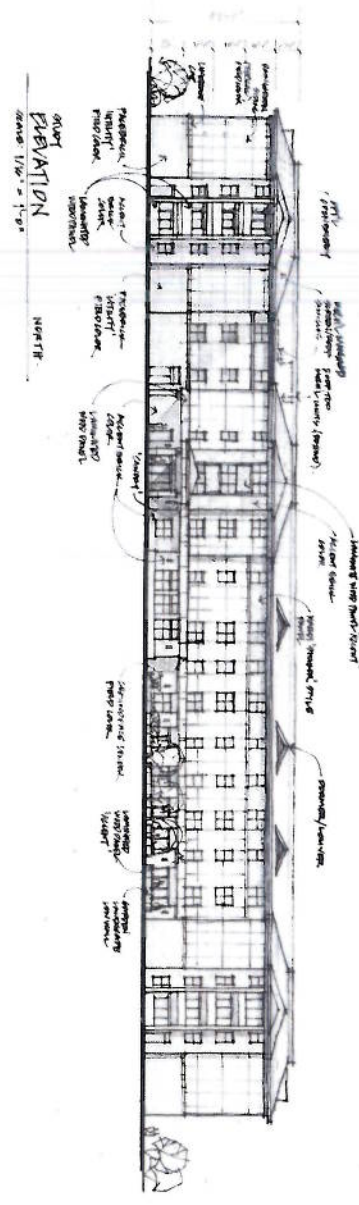
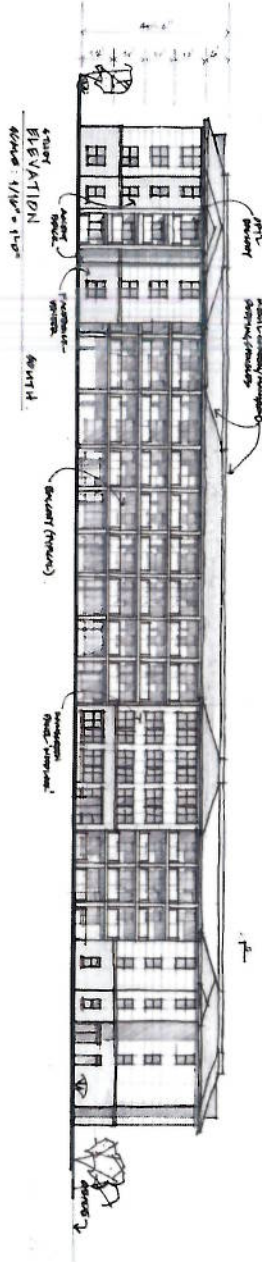
PROJECT TITLE: EXHIBIT 'B' ZONING SITE PLAN

PROJECT NUMBER: CS2

COLUMBUS
INDEPENDENT LIVING FACILITY

LLI ENGINEERING

100 FREEBIE ROAD, SUITE 200 | PITTSBURGH, PA 15106 | 412-391-1234



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 ③ of ④

EXHIBIT 'C'

2800 N. W. E. R. I. C.

GRAPHIC TITLE	ZONE #	DATE	SCALE	DRAWN BY	CHECKED BY	DATE	DATE	DATE	DATE
ZONING ELEVATIONS	AS NOTED	AS NOTED	AS NOTED						
GRAPHIC NUMBER									
A1									

COLUMBIA
 INDEPENDENT LIVING FACILITY

LLI ENGINEERING
 1000 PINE HOLLOW, SUITE 200
 FORT WORTH, TX 76102
 817-335-1111



Z16-052 Final Received 12/4/16
 ⊕ ⊕ ⊕

EXHIBIT 'D'

gndling, etc, llc

DRAWING TITLE	RENDERING	SHEET #	2016000001						
PLANT DATE	10-11-16								
SCALE	AS NOTED								
DRAWN BY									
CHECKED BY									
LLI PROJECT #	20160000								
DATE DATE		DATE	NO.	REVISION	DATE	BY	DATE	BY	DATE

COLUMBUS
 INDEPENDENT LIVING FACILITY

LLI ENGINEERING
 1000 PINEVILLE ROAD, SUITE 300 PITTSBURGH, PA 15222 412-466-1244

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2016**

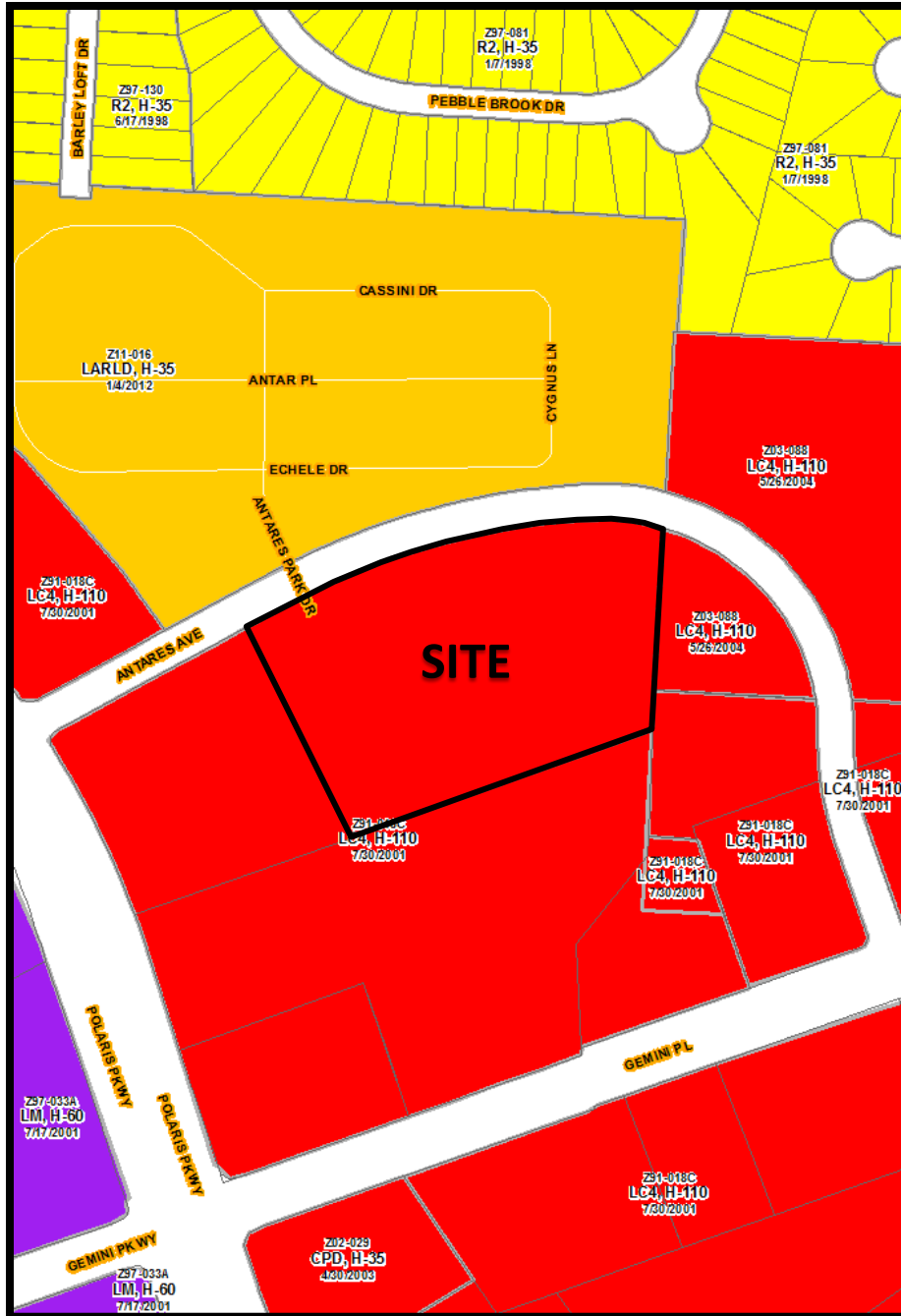
- 6. APPLICATION: Z16-052**
Location: **8917 ANTARES AVENUE (43240)**, being 5.86± acres located on the south side of Antares Avenue, 387± feet east of Polaris Parkway (31843201016000; Far North Columbus Communities Coalition).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Housing for the elderly.
Applicant(s): Polaris Retirement Living Properties, LP; c/o Stephen Lenker, Agent; ELTI, LLC; 8195 Avery Road; Dublin, OH 43017.
Property Owner(s): Polaris SL LLC; 8800 Lyra Drive, Suite 550; Columbus, OH 43240.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

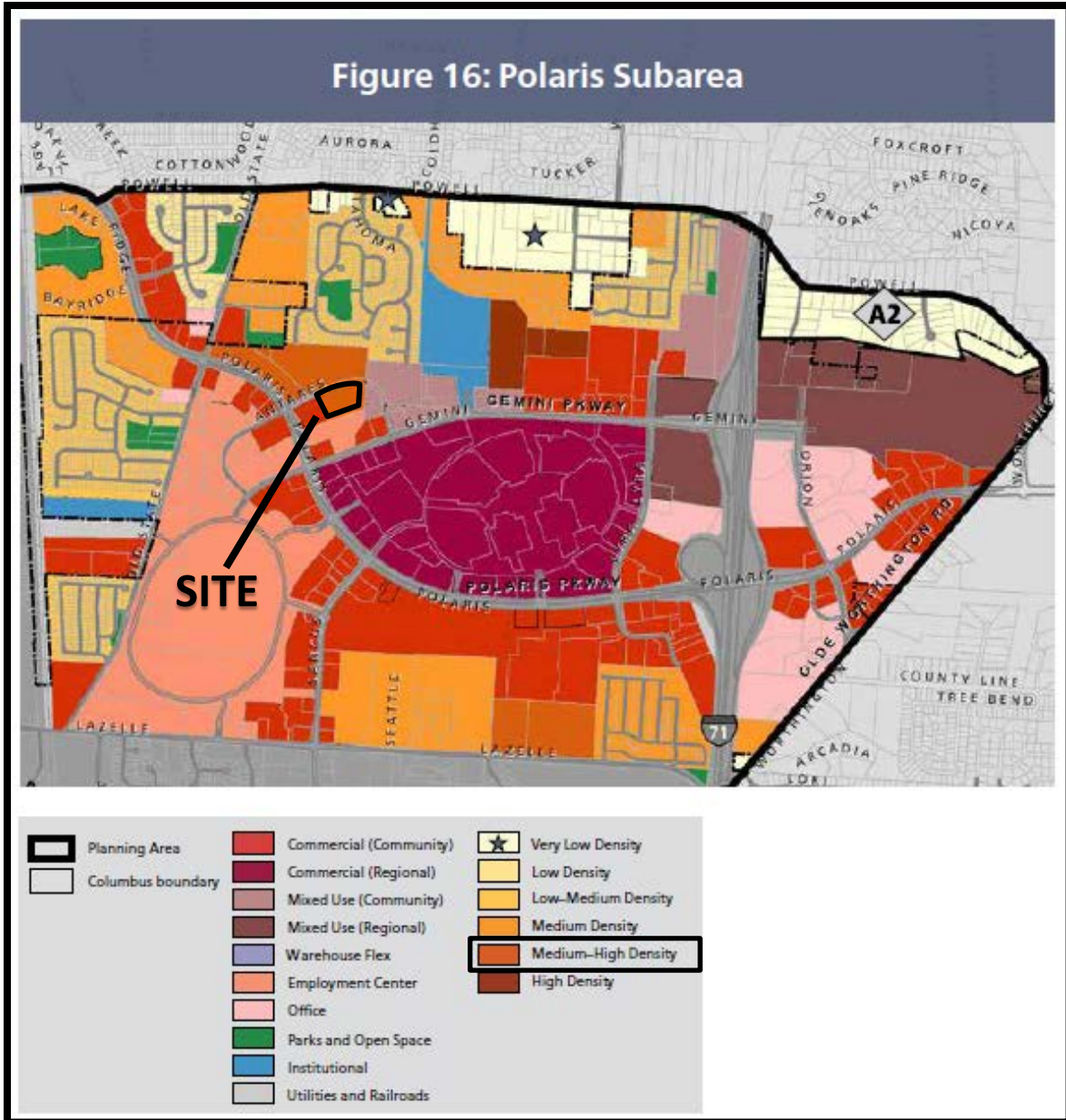
- The site consists of a single undeveloped parcel, zoned L-C-4, Limited Commercial District. The requested CPD, Commercial Planned Development District will permit a 133-unit elderly housing development.
- North of the site is a multi-unit residential development in the L-ARLD, Limited Apartment Residential District. South of the site is an office complex in the L-C-4, Limited Commercial District. East of the site is undeveloped land in the L-C-4, Limited Commercial District. West of the site is furniture store in the L-C-4, Limited Commercial District.
- The site is within the boundaries of the *Far North Area Plan* (2014) which recommends “Medium-High Density” for this location, which is defined as residential development at 10-16 dwelling units per acre.
- The site is located within the boundaries of the Far North Columbus Communities Coalition who recommends approval of the requested CPD district, but the written recommendation was not available at the time this report was finalized.
- The CPD text proposes I, Institutional District uses, and includes development standards addressing setbacks, landscaping and screening, exterior building material commitments and elevations, and lighting controls. Variances to allow increased density from 17.4 to 22.29 units/acre and a reduction from 195 required to 102 provided parking spaces are incorporated into the request. Additionally, the proposal commits to development in accordance with the submitted plans.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the applicant to develop a 133-unit elderly housing development (22.29 du/acre). While the proposed density is higher than the *Far North Area Plan's* recommendation for residential development at 10-16 dwelling units per acre, the proposal is near a primary corridor and proximate to the Polaris Shopping Center. Also, this request is compatible with the existing land uses in the area and this request will maintain the character of the area by use of pedestrian walkways, landscaping and screening.



Z16-052
8917 Antares Avenue
Approximately 5.86 acres
L-C-4 to CPD



Z16-052
8917 Antares Avenue
Approximately 5.86 acres
L-C-4 to CPD



Z16-052
8917 Antares Avenue
Approximately 5.86 acres
L-C-4 to CPD

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number 216-052

Address 8917 Anteros Ave.

Group Name Far North Columbus Community Coalition

Meeting Date 11-2-2016

- Specify Case Type
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
 - Disapproval

NOTES:

Vote 10-0

Signature of Authorized Representative James Palmiero

Recommending Group Title Far North Columbus Community Coalition President

Daytime Phone Number 614/430-7840

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

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.

APPLICATION # 216-052

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Denise Pampena, Manager of POLARIS Retirement Living Properties, LP
of (COMPLETE ADDRESS) 654 Alpha Drive, Pittsburgh, PA, 15238
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

Table with 2 columns and 2 rows containing party information: 1. POLARIS Retirement Living Properties, LP; 2. Polaris SL, LLC; 3. (empty); 4. (empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

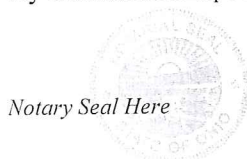
Handwritten signature of Denise M. Pampena

Subscribed to me in my presence and before me this 30 day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Kimberly J. Sargent

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization. My Commission Expires 4/17/2018

PLEASE NOTE: incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer