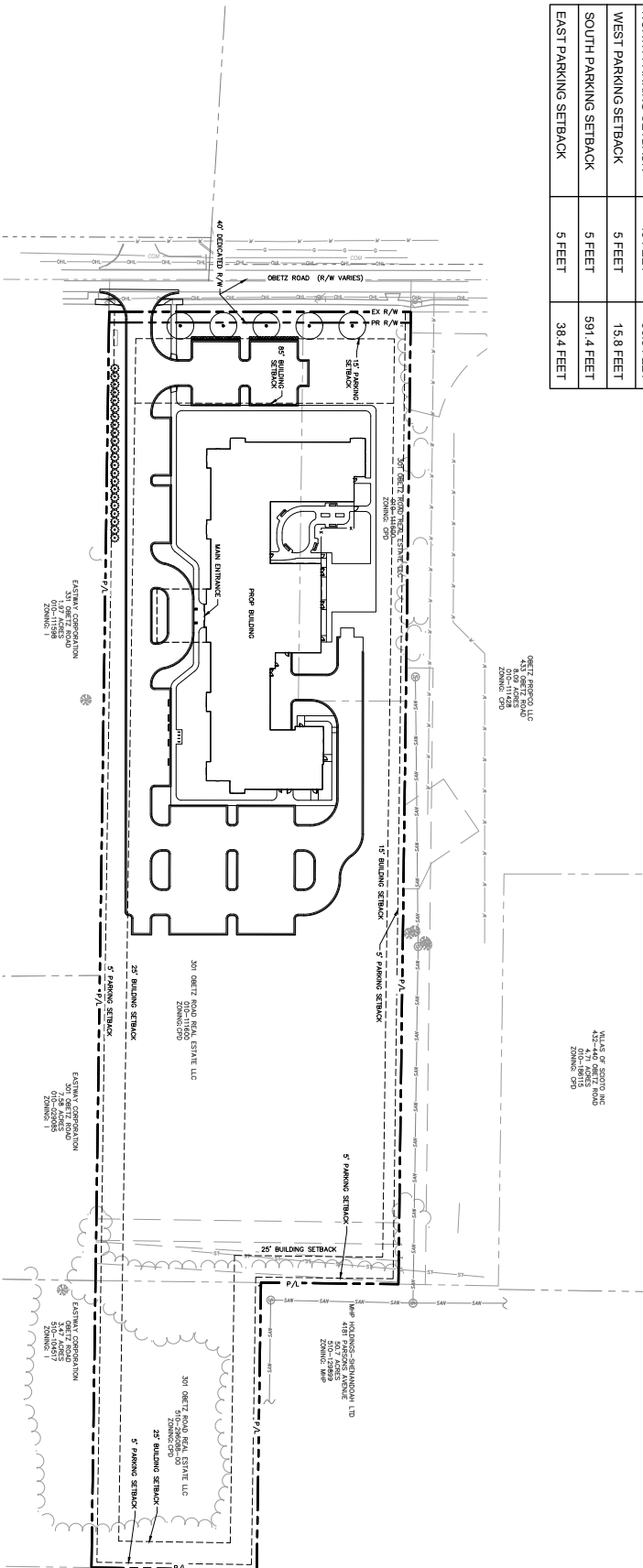
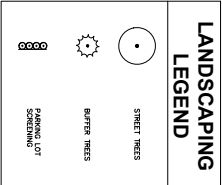


Drawing name: K:\GDL\GDL\190304002_Marian_Rosewood_Design\CAD\CARMA\Jobing Site Plan\Jobing Site Plan.dwg ZONING SITE PLAN Oct 10, 2025 8:55am by KHA/MSD

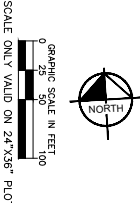
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse or and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA		
JURISDICTION	CITY OF COLUMBUS	
EXISTING ZONING *	C-4 / OPD	
PROPOSED ZONING	C-4 / AMENDED CPD	
USE	INSTITUTIONAL HOUSING	
SITE AREA	6.78 AC.	
BUILDING HEIGHT	4 STORIES	
PARKING PROVIDED	89 SPACES	
BICYCLE RACKS PROVIDED	4 RACKS	
	REQUIRED	PROVIDED
NORTH BUILDING SETBACK	85 FEET	117.6 FEET
WEST BUILDING SETBACK	25 FEET	96.5 FEET
SOUTH BUILDING SETBACK	25 FEET	73.5 FEET
EAST BUILDING SETBACK	15 FEET	40.8 FEET
	REQUIRED	PROVIDED
NORTH PARKING SETBACK	15 FEET	30.5 FEET
WEST PARKING SETBACK	5 FEET	15.8 FEET
SOUTH PARKING SETBACK	5 FEET	591.4 FEET
EAST PARKING SETBACK	5 FEET	38.4 FEET

- PLAN NOTES:
1. PARKING REQUIREMENT BASED ON CITY OF COLUMBUS ZONING CODE SECTION 3312.49 FOR ASSISTED LIVING USE (0.75/UNIT).
 2. PARKING SPACE STRIPING AND MARKING SHALL BE IN COMPLIANCE WITH SECTION 3312.39 OF THE CITY OF COLUMBUS ZONING CODE.
 3. PAVEMENT SURFACE SHALL BE IN COMPLIANCE WITH SECTION 3312.43 OF THE CITY OF COLUMBUS ZONING CODE.
 4. THE PARKLAND REDUCTION ORDINANCE DOES NOT APPLY TO THIS SITE BASED ON SECTION 3312.49 OF THE CITY OF COLUMBUS ZONING CODE.
 5. SIDEWALKS TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET TYPICAL.
- * CITY OF COLUMBUS HAS DIRECTED THE PROJECT TO REFER TO C-4 DISTRICT DEVELOPMENT STANDARDS AS BASE ZONING.



James L. Bugar
DEVELOPER
10/10/25
DATE



Final Site Plan Received 10.10.2025; Z16-062A; Sheet 1 of 1

	ZONING SITE PLAN	NOT FOR CONSTRUCTION	SCALE: AS NOTED DESIGNED BY: WOS DRAWN BY: KKB CHECKED BY: WOS	Kimley-Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200, COLUMBUS, OH 43235 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM	<table><tr><th>No.</th><th>REVISIONS</th><th>DATE</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	No.	REVISIONS	DATE	BY																																				
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VIVERA ROSEWOOD 341 OBETZ ROAD COLUMBUS, OH 43207		ORIGINAL ISSUED: 10/10/2025 KHA PROJECT NO. 190304002 SHEET NUMBER SP-1																																											

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2016**

- 2. APPLICATION: Z16-062**
Location: **343 OBETZ ROAD (43207)**, being 6.96± acres located on the south side of Obetz Road, 880± feet west of Parsons Avenue (010-111600, 010-018937, and 510-296088; Far South Columbus Area Commission).
Existing Zoning: RRR, Restricted Rural Residential District and I, Institutional District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Elderly housing/assisted living.
Applicant(s): 301 Obetz Road Real Estate, LLC; & Scioto Community Real Estate, LLC; c/o Ryan P. Aiello, Atty.; Dinsmore & Shohl, LLP; 191 West Nationwide Boulevard, Suite 300; Columbus, OH 43215.
Property Owner(s): The Applicants.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

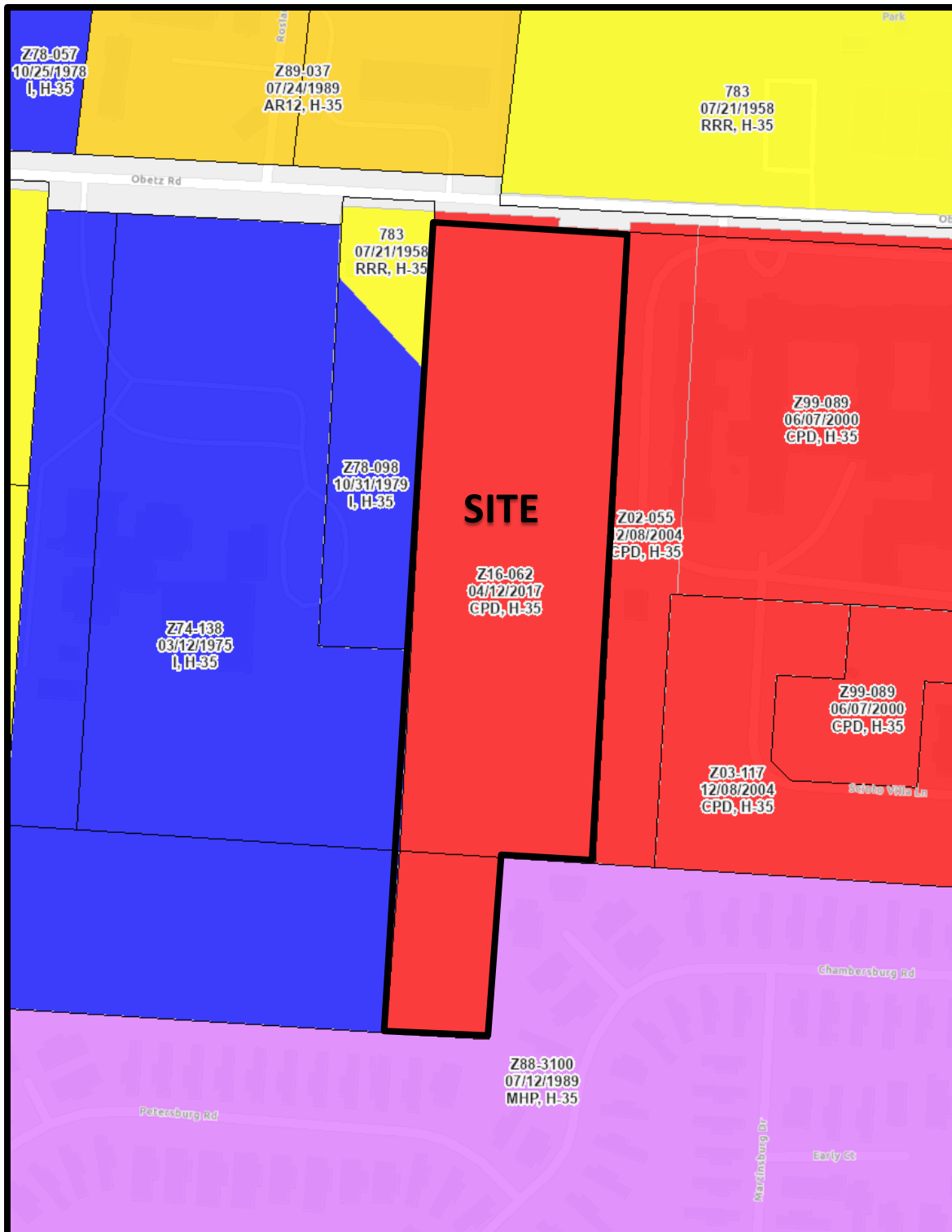
BACKGROUND:

- o The 6.96± acre site consists of three parcels zoned in the RRR, Restricted Rural Residential, and I, Institutional Districts, and are undeveloped. The applicant is requesting the CPD, Commercial Planned Development District to allow the development of an 80-unit elderly housing/assisted living facility. All institutional uses are permitted within this district.
- o North of the site is parkland zoned RRR, Restricted Rural Residential District and multi-unit residential development zoned AR-12, Apartment Residential District. South of the site are residential units zoned MHP, Manufactured Home Park District. East of the site is an assisted living and nursing facility zoned CPD, Commercial Planned Development District. West of the site is a residential treatment center zoned I, Institutional District.
- o The site is within the planning area of the *Scioto Southland Plan* (2007), which recommends single-unit residential and institutional land uses for this location.
- o The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation is for approval.
- o The CPD text commits to a site plan, and includes commitments to building and parking setbacks, building height, pedestrian access to public sidewalks, and traffic access from Obetz Road and adjacent properties to the east. Variances to reduce the front, rear and side yards, the parking setbacks, the minimum number of required parking spaces, and an allowance for maneuvering and parking spaces to cross parcel lines are included in the text.

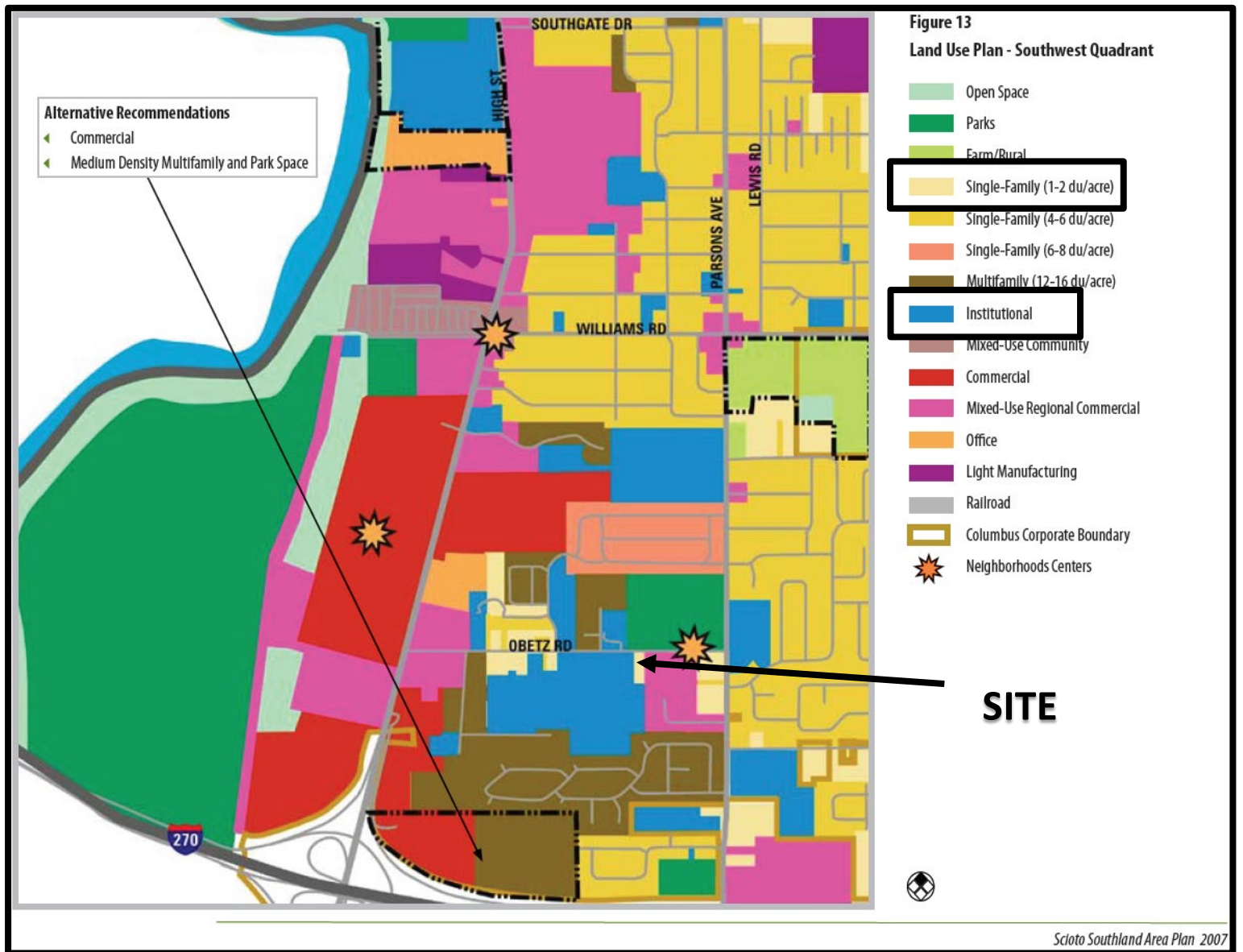
- o The *Columbus Thoroughfare Plan* identifies Obetz Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the development of an 80-unit elderly housing/assisted living facility. The proposed CPD district is compatible with adjacent institutional uses both to the east and west of this proposal. Additionally, the requested rezoning is consistent with the land use recommendation of the *Scioto Southland Plan* (2007) for a majority of the site.



Z16-062A
341 Obetz Rd.
Approximately 6.96 acres
CPD Amendment



Z16-062A
341 Obetz Rd.
Approximately 6.96 acres
CPD Amendment



Z16-062A
341 Oetz Rd.
Approximately 6.96 acres
CPD Amendment

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z25-034 (Z16-062A)

Address 341 Obetz Rd

Group Name FAR SOUTH COLUMBUS AREA COMM.

Meeting Date 10/2/2025

Specify Case Type

☐ BZA Variance / Special Permit

☐ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation ☒ Approval

(Check only one) ☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 5-0

Signature of Authorized Representative 

Recommending Group Title Far South Columbus Area Commission

Daytime Phone Number 614-390-6687

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

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z16-062A

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) MARIAN DEVELOPMENT GROUP, LLC

of (COMPLETE ADDRESS) 11701 COMMONWEALTH DRIVE, LOUISVILLE, KY 40299

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

1. Marian Development Group Katherine Smith - (502) 297-8130 11701 Commonwealth Dr, Louisville, KY 40299 Zero	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

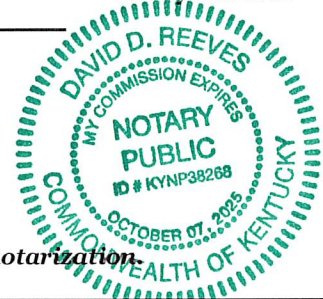
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 24th day of July, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 10/17/25

Notary Seal Here



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