

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

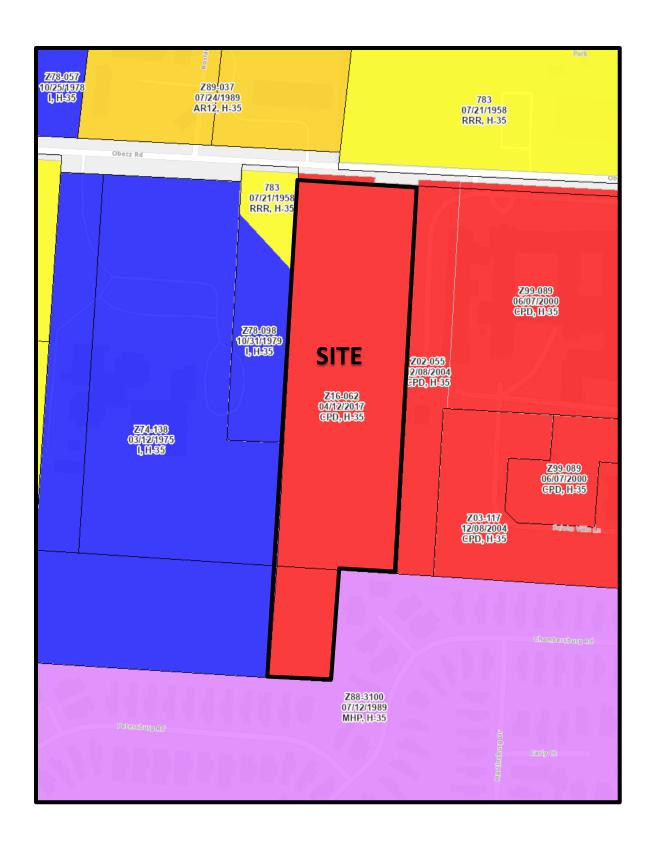
BACKGROUND:

- 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.
- North of the site is parkland zoned RRR, Restricted Rural Residential District and multiunit 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.
- The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation is for approval.
- 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.

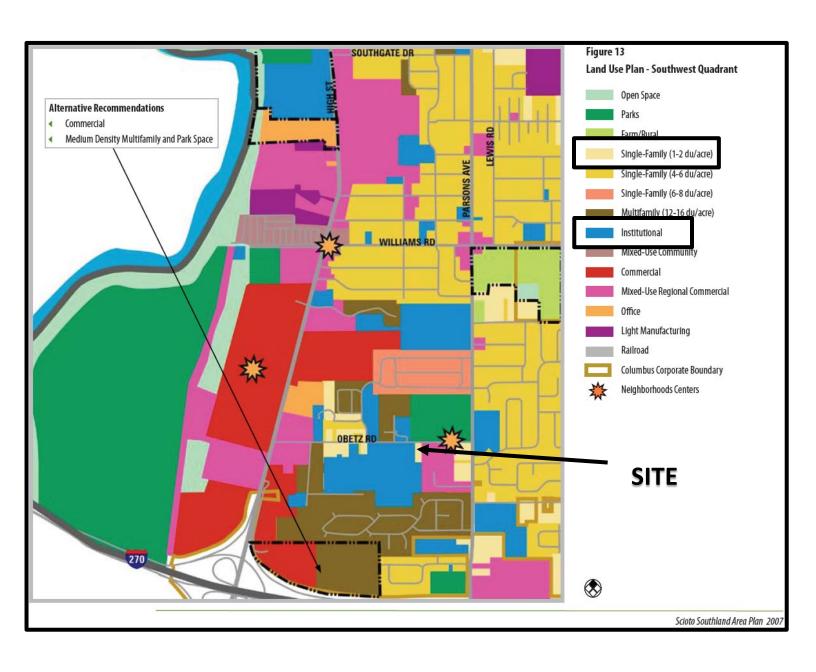
 The Columbus Thoroughfare Plan identifies Obetz Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

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



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ORD #2789-2025; Z16-062A; Page 7 of 8 **Standardized Recommendation Form**

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)

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

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 (Check only one)	✓ Approval□ Disapproval		
LIST BASIS FOR RECOMMENDATION:			
Vote	5-0		

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.

614-390-6687

Far South Columbus Area Comission



Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT	APF	PLICATION #: Z16-062A		
Parties having a 5% or more interest in the project that is the s				
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NO	ARIZED. Do not indicate ' NON	E' in the space provided.		
STATE OF OHIO COUNTY OF FRANKLIN				
Being first duly cautioned and sworn (NAME) MARTAI of (COMPLETE ADDRESS) 1170 \ Commonw FALTE	OEVELOPMENT G.	Roup, LLC		
of (COMPLETE ADDRESS) 1170 Common FALTE deposes and states that they are the APPLICANT, AGENT, OR list of all persons, other partnerships, corporations or entities application in the following format:	DULY AUTHORIZED ATTORNI	EY FOR SAME and the following is a		
For Example:	Name of Business or individual			
•	Contact name and number			
	Business or individual's address	s; City, State, Zip Code		
	Number of Columbus-based em	ployees		
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 pag	2.			
SIGNATURE OF AFFIANT				
Sworn to before me and signed in my presence this 24 th	day of July , in t	the year 2025		
1 /h/1/5	10/7/25	Notary Seal Here		
SIGNATURE OF NOTARY PUBLIC	My Commission Expires	AND D. REEVER		
		NOTARY NOTARY NOTARY NOTARY OTOGER OT STATEMENT OF ST		
		D#KYNF38268		
This Project Disclosure Statement expires six (6) months after date of notarization ALTH OF THE PROPERTY OF TH				