

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
 PRELIMINARY SITE COMPLIANCE PLAN  
 FOR  
**NEW VISTA  
 RIVER VISTA COTTAGES**

1599 ALUM CREEK DRIVE  
 PID:010-221413

GENERAL ZONING INFORMATION	
ADDRESS:	1599 ALUM CREEK DRIVE
PARCEL NO.:	010-221413
EXISTING ZONING CLASSIFICATION/DISTRICT:	CPD
ZONING CASE NO.:	Z21-048
VARIANCE:	N/A
HEIGHT DISTRICT:	H-110
COMMERCIAL OVERLAY:	N/A
TOTAL SITE AREA:	12.94 AC
FLOOD INSURANCE RATE MAP NUMBER (FIRM):	39049C0337K
MOST RECENT EFFECTIVE DATE OF FIRM:	6/17/2008
BASE FLOOD ELEVATION (BFE):	741.50 FT
FLOOD ZONE:	ZONE X

GENERAL PROJECT INFORMATION	
MAXIMUM BUILDING HEIGHT:	38'-2" (EXISTING)
PROPOSED BUILDING HEIGHT:	26'
BUILDING USE:	I-1 & I-2
BUILDING AREA (SF):	3,000
EXISTING BUILDING AREA (SF):	80,736
NO. OF DWELLING UNITS (RESIDENTIAL ONLY):	N/A
PROPOSED REFUSE SERVICE (RESIDENTIAL ONLY):	N/A
PROPOSED REFUSE CAPACITY, C.Y. (RESIDENTIAL ONLY):	N/A

SITE DATA TABLE	
TOTAL SITE AREA:	12.94 AC
TOTAL DISTURBED AREA:	7,018 SF
PRE-DEVELOPED IMPERVIOUS:	0.88 AC
POST-DEVELOPED IMPERVIOUS:	1.03 AC

PARKING CALCULATION				
USE	SQUARE FOOTAGE	MINIMUM	MAXIMUM	
BEHAVIORAL HEALTH	210 BEDS	X	2.5 SPACES / BED = 525	N/A
(ROUND TOTAL UP TO THE NEAREST INTEGER)				525
REQUIRED PARKING				525
PROPOSED PARKING				30
EXISTING PARKING				153
TOTAL PARKING				183
REQUIRED ADA PARKING (VAN/TOTAL)				1/6
PROPOSED ADA PARKING (VAN/TOTAL)				3/11
REQUIRED BICYCLE PARKING				3
EXISTING BICYCLE PARKING				8

PROPERTY OWNERS				
X	OWNER NAME	PARCEL	ADDRESS	ZONING CLASSIFICATION
1	REGENCY MSTR LSCO LLC	010-221413	1599 ALUM CREEK DR	CPD
2	STEPHEN L ROSEDALE	010-224212	ALUM CREEK DR	CPD
3	JONESPRIDE DEVELOPMENT	010-268560	1692 ALUM CREEK DR	M
4	RICHARD E BATEMAN	010-213711	1660 ALUM CREEK DR	M

**TREE PRESERVATION NOTES:**

- ALL PUBLIC TREES WHETHER SHOWN OR NOT SHOWN ON THE PLANS ARE TO BE PRESERVED UNLESS APPROVAL TO REMOVE OR PRUNE IS GIVEN IN WRITING BY COLUMBUS RECREATION & PARKS/CITY FORESTER OR THEIR REMOVAL HAS BEEN DESIGNATED ON THE PLAN. TREES REMOVED BY EITHER OF THE TWO PRECEDING AUTHORITIES SHALL BE PAID FOR UNDER CMSC ITEM 201. CLEARING AND GRUBBING UNLESS OTHERWISE PROVIDED FOR BY UNIT PRICE BID UNDER ITEM 201. THE CONTRACTOR SHALL USE SPECIAL PRECAUTIONS TO AVOID DAMAGE TO ALL OTHER TREES. ALL TREES REMOVED SHALL INCLUDE STUMP REMOVAL TO EIGHTEEN (18) INCHES BELOW GRADE.
- ALL CLEARING AND GRUBBING DONE ON COLUMBUS RECREATION & PARKS PROPERTY/RIGHT OF WAY SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
- CONTRACTOR SHALL REFER TO THE CITY OF COLUMBUS EXECUTIVE ORDER 2015-01 FOR TREE PROTECTION AND REPLACEMENT.

**TREE PROTECTION NOTES:**

- SUBMIT A TREE PROTECTION PLAN TO THE CITY DIVISION OF FORESTRY WITH A DRAWING OF ANY WORK LOCATED WITHIN THE DRIP LINE OF A PUBLIC TREE.
- PUBLIC TREES MUST BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS, OR ROOTS FROM CONSTRUCTION AND EXCAVATION, AS DESCRIBED IN THE "BEST MANAGEMENT PRACTICES - MANAGING TREES DURING CONSTRUCTION" A COMPANION PUBLICATION TO ANSI A300 PART 5.

**FAILURE TO CONTACT:**

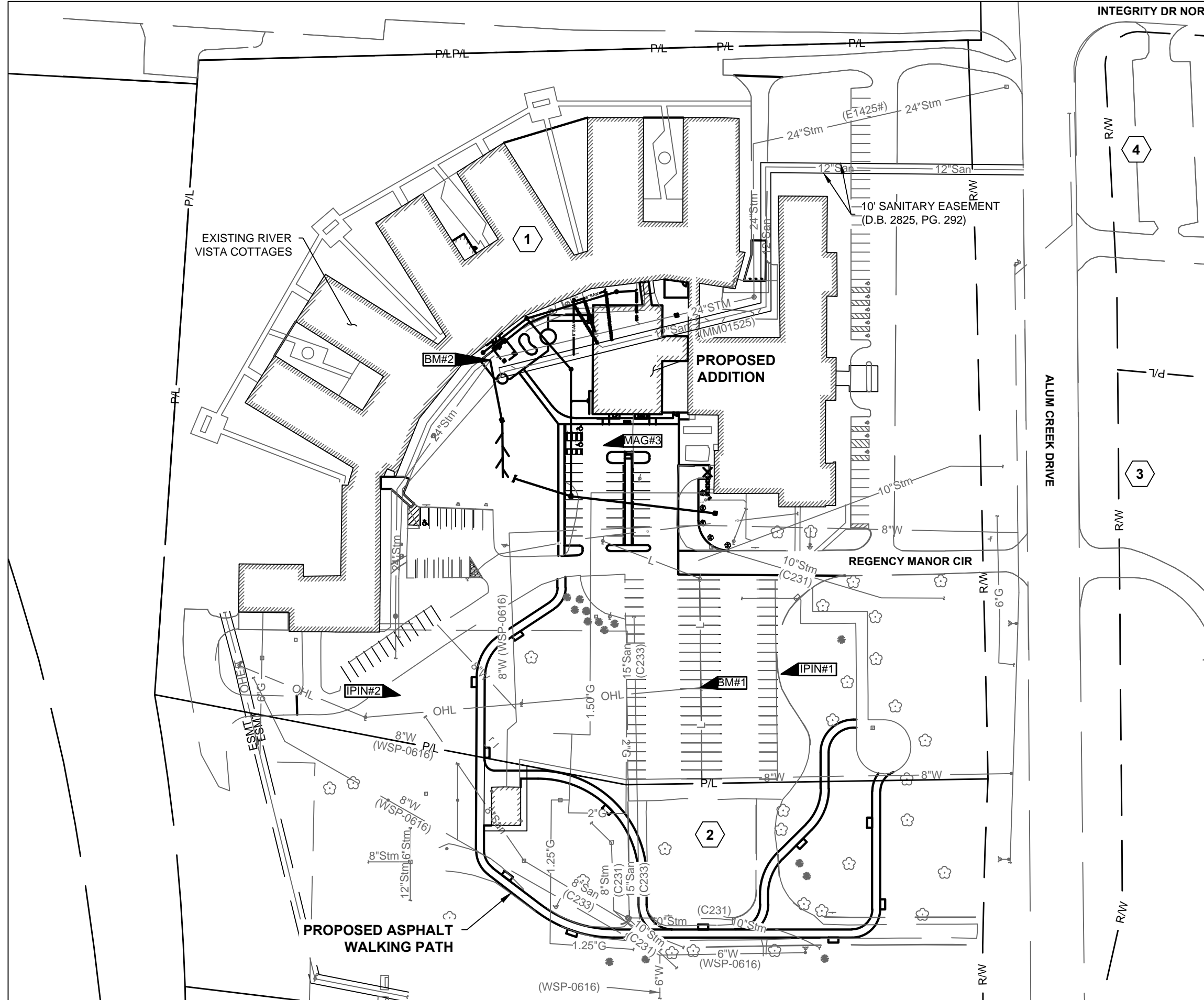
- FAILURE TO CONTACT THE CITY FORESTRY REPRESENTATIVE (614) 645-2864 IN ADVANCE OF CONSTRUCTION WILL RESULT IN THE APPLICANT REIMBURSING CITY FORESTRY FOR THE COST OF ANY AND ALL DAMAGE AS DETERMINED BY THE CURRENT CITY OF COLUMBUS EXECUTIVE ORDER 2015-01 FOR TREE PROTECTION AND REPLACEMENT.

**REFUSE COLLECTION NOTE:**

THE IDENTIFIED PARCEL(S) IS NOT ELIGIBLE FOR FUTURE REFUSE COLLECTION SERVICES WITH THE CITY OF COLUMBUS PER THE REQUIREMENTS OF SUBSECTION 1309.02 OF COLUMBUS CITY CODES, TITLE 13. REFUSE COLLECTION CODE. A PRIVATE COLLECTION SERVICE FOR ALL ACCEPTABLE WASTE FOR SAID PROPERTY WILL BE SECURED.



ZONING: CPD



INDEX MAP  
1"=100'

**DESCRIPTION**

PROJECT INCLUDES A 8,269 SF ADDITION TO THE EXISTING NEW VISTA RIVER VISTA COTTAGES. SITE WORK INCLUDES PARKING LOT MODIFICATIONS, A NEW WALKING PATH, STORM SEWER INFRASTRUCTURE AND AN EXTENDED DRY DETENTION BASIN.

**GENERAL NOTES**

- ALL ASPECTS OF THIS DEVELOPMENT SHALL CONFORM TO THE COLUMBUS ZONING CODE.
- ALL SITE ROADS, DRIVES, RADII AND MEANS OF ACCESS SHALL CONFORM TO THE RULES AND REGULATIONS OF THE DIVISION OF FIRE PUBLISHED JUNE 11, 1988 UNLESS OTHERWISE SPECIFIED IN SECTION 3320 OF CITY OF COLUMBUS ZONING CODE.
- CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE AT 111 NORTH FRONT ST., 1ST FLOOR, 614-645-7490.
- PRIOR TO DEMOLITION, A PERMIT FOR SANITARY LATERALS TO BE CAPPED OFF MUST BE OBTAINED FROM 111 N. FRONT ST., 1ST FLOOR, 614-645-7490.
- NO PRIVATE ELEMENTS ARE PERMITTED TO ENCRACH INTO THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO STAIRS, RAILINGS, FOUNDATIONS, DOORS, OVERHEAD ELEMENTS OR WALLS.
- THE PROPOSED PROJECT WILL COMPLY WITH THE FOLLOWING CITY OF COLUMBUS ZONING CODE SECTIONS:
  - A. 3312.15 & 3321.01 DUMPSTER AREA AND SCREENING
  - B. 3312.21 LANDSCAPING AND SCREENING
  - C. 3312.19 & 3321.03 SITE LIGHTING
  - D. 3321.05 VISION CLEARANCE
  - E. 3312.39 STRIPING AND MARKING
  - F. 3312.43 REQUIRED SURFACE FOR PARKING
  - G. 3312.45 WHEEL STOP DEVICE
- ALL DRIVE APPROACHES, PEDESTRIAN FACILITIES, CURBS, AND RAMPS CONSTRUCTED WITH THIS PROJECT SHALL MEET THE REQUIREMENTS OF THE CITY OF COLUMBUS STANDARDS AND ADA COMPLIANCE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO MEET THESE CONSTRUCTION STANDARDS.
- CONTRACTOR WILL CONTACT COLUMBUS RECREATION & PARKS DEPARTMENT'S INSPECTOR, KEITH MAY, AT (614) 645-3014 THIRTY (30) CALENDAR DAYS PRIOR TO ANY WORK ON OR NEAR PARK PROPERTY. CONTRACTOR SHALL SUBMIT A WORK SCHEDULE AND COORDINATE ACCESS. SCHEDULED EVENTS BY COLUMBUS RECREATION & PARKS SHALL TAKE PRECEDENCE AND CONTRACTOR WILL BE REQUIRED TO ADJUST WORK SCHEDULE AS NECESSARY FOR WORK ON PARK PROPERTY. THE CONTRACTOR SHALL NOT STAGE/STORE ANY MATERIALS OR EQUIPMENT OUTSIDE THEIR WORK LIMITS IN COLUMBUS RECREATION & PARKS PROPERTY WITHOUT A PERMIT ISSUED BY COLUMBUS RECREATION & PARKS. PERMIT MUST BE POSTED ONSITE AT ALL TIMES. ANY AND ALL PARK AREAS DISTURBED BY THE CONTRACTOR DURING THE COURSE OF THEIR WORK ACTIVITIES SHALL BE RESTORED TO LIKE OR BETTER CONDITIONS WITHIN THE TIME FRAMES NOTED IN THE APPROVED SCHEDULE AND SHALL BE TO THE SATISFACTION OF THE OWNER, COLUMBUS RECREATION & PARKS. ENTRY INTO A CITY PARK OR PARKLAND FOR CONSTRUCTION OR ANY OTHER NON-DESIGN USE IS PROHIBITED UNLESS AN MOU OR OTHER AUTHORIZED APPROVAL IS IN PLACE. UNLESS SPECIFIC PERMISSIONS ARE GRANTED BY CRPD ACCESS TO, FORM, ON, OVER, UNDER, THROUGH, ACROSS OR OTHER RELATED NON-PARK OR NON-TRAIL USE OF THE TRAIL CORRIDOR/PARKLAND IS NOT GRANTED OR IMPLIED. FAILURE TO HAVE A MOU IN PLACE THAT IS CONSISTENT WITH THE COLUMBUS RECREATION & PARKS POLICY WILL RESULT IN DELAY OF FINAL SITE COMPLIANCE APPROVAL SIGNATURE BY RECREATION & PARKS/CITY FORESTER.



VICINITY MAP  
NOT TO SCALE

**SITE DEVELOPMENT DATA**

**ARCHITECT:**  
 HASENSTAB ARCHITECTS  
 190 NORTH UNION STREET, SUITE 400  
 AKRON, OHIO 44304  
 CONTACT: MARGE ZEZULEWICZ  
 P: 330-434-4464  
 EMAIL: MMZ@HASENSTABINC.COM

**ENGINEER:**  
 KORDA/NEMETH ENGINEERING  
 1650 WATERMARK DRIVE  
 COLUMBUS, OHIO 43215  
 CONTACT: ERIC WALSH  
 P: 614-487-1650  
 EMAIL: ERIC.WALSH@KORDA.COM

**OWNER/DEVELOPER:**  
 NEW VISTA HEALTHCARE  
 100 W. OLD WILSON BRIDGE RD., SUITE 205  
 WORTHINGTON, OH 43085  
 CONTACT: KYLE STUDABAKER  
 P: 937-423-4372  
 EMAIL: STUDABAKER@NEWVISTAHEALTH.COM

INDEX OF SHEETS	
TITLE SHEET	1
CPD TEXT	2
SURVEY/EXISTING CONDITIONS	3
IMPROVEMENT PLAN	4
EXTERIOR ELEVATIONS	5
EXTERIOR ELEVATIONS	6
EXTERIOR ELEVATIONS	7

RECORD OF ISSUE		
	TRACKING NO.	DATE
PRELIMINARY SITE COMPLIANCE PLAN	21601-00038	3/4/2021
FINAL SITE COMPLIANCE PLAN		X

DATE OF EXPIRATION: THE SITE PLAN IS VALID FOR A ONE YEAR PERIOD FROM THE DATE OF APPROVAL.

**FOR THE DIVISION OF POWER**

THE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD PRIMARY, SECONDARY, AND STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT OUPS AT 811 OR 1-800-362-2764 FORTY-EIGHT HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL AND AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S "MATERIAL AND INSTALLATION SPECIFICATIONS" (MIS) AND THE CITY OF COLUMBUS "CONSTRUCTION AND MATERIAL SPECIFICATIONS" (CMSC). ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMSC MANUAL. THE CONTRACTOR SHALL CONFORM TO DOP'S EXISTING LOCKOUT/TAGOUT (LOTO) PROCEDURE, MIS-1. COPIES OF WHICH ARE AVAILABLE FROM DOP.

IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, THE DOP DISPATCH OFFICE SHOULD BE CONTACTED IMMEDIATELY AT (614) 645-7627. DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

PREPARED BY:  
**KORDA**  
 Korda/Nemeth Engineering, Inc. - Consulting Engineers  
 1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010  
 TEL: 614-487-1650 - FAX: 614-487-8881 - WEB: www.korda.com

THE UNDERSIGNED HEREBY CERTIFIES THAT THE SITE ZONING COMPLIANCE PLAN MEETS ALL THE REQUIREMENTS OF THE GENERAL DEVELOPMENT TEXT STANDARDS REFLECTED HEREON.

*Eric Walsh*  
 REGISTERED ENGINEER NO. \_\_\_\_\_  
 DATE 8/16/2021

STATE OF OHIO  
 PROFESSIONAL ENGINEER  
 ERIC J. WALSH  
 E-80715

REV.	DATE	DESCRIPTION

NEW VISTA  
 RIVER VISTA COTTAGES  
 1599 ALUM CREEK DRIVE  
 PID: 010-221413

TITLE SHEET



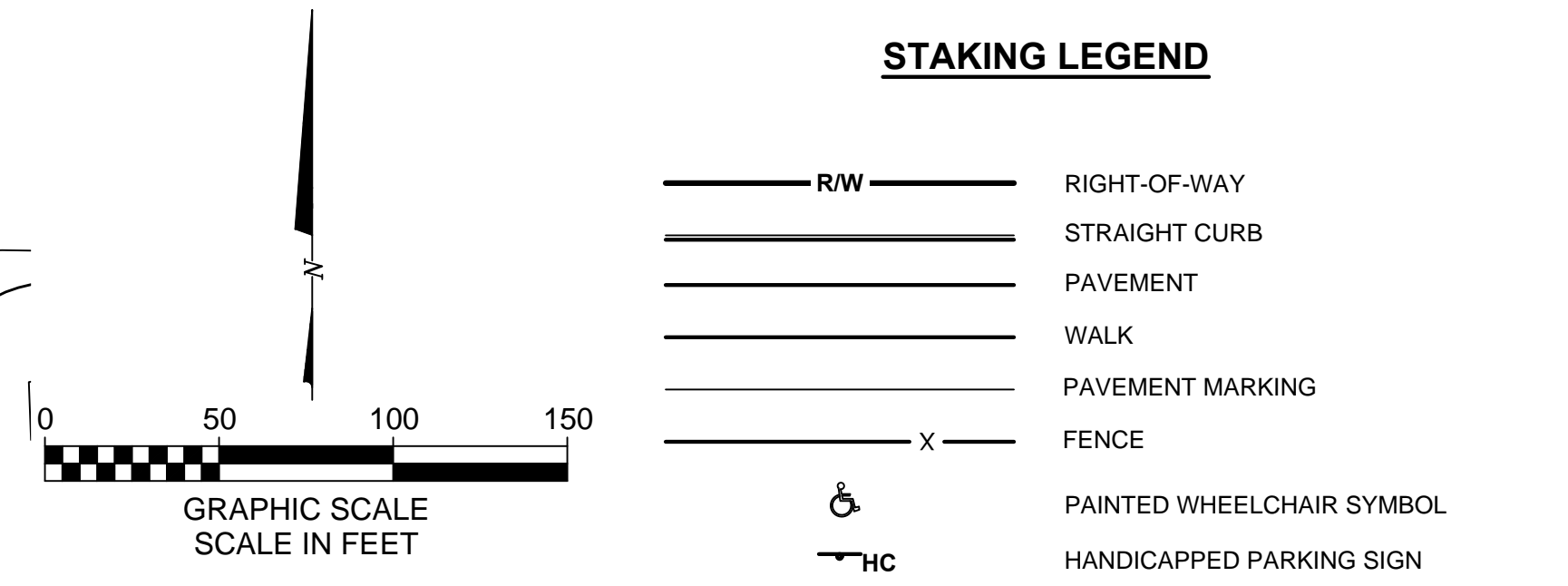
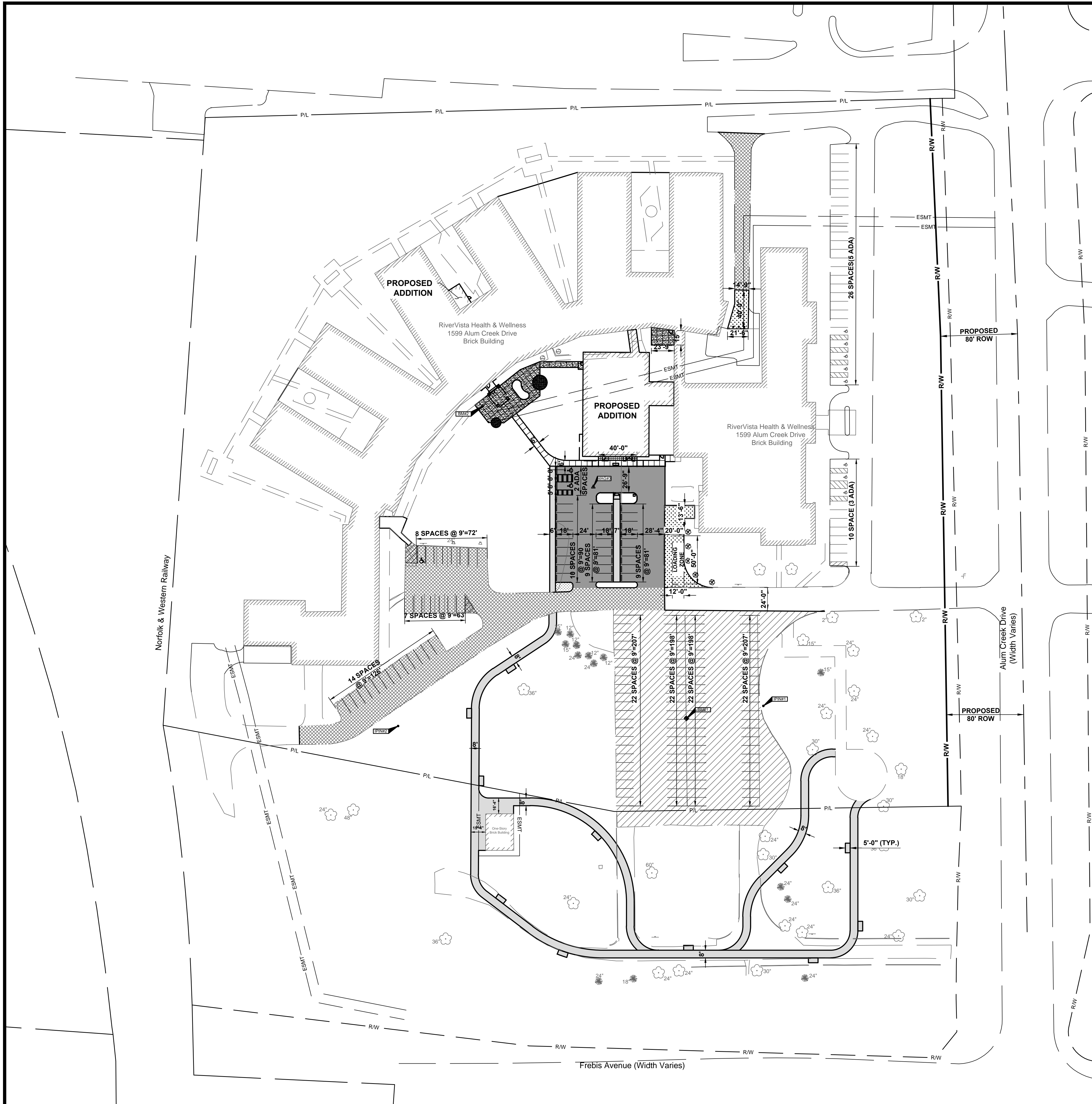
THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE OR TERRITORY SHOWN ON THE SEAL. THIS BUILDING USE IS ONLY APPLICABLE IN AREAS MEETING THE STATED DESIGN CRITERIA.

KNE JOB # 2021-0403

DRAWING NUMBER:

1/7





**GENERAL NOTES:**

- DIMENSIONS AND COORDINATES ARE GIVEN TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- CURB AND SIDEWALK RADII SHALL BE 5'-0" UNLESS OTHERWISE NOTED.
- PROVIDE STRIPING AND SYMBOLS AS SHOWN PER CMSCITEM 640 AND 641. STRIPING PAINT SHALL BE CMSC ITEM 740.02 TYPE 4 WITHOUT GLASS BEADS. TYPICAL LINE WIDTH SHALL BE 4 INCHES. COLOR WHITE.
- STANDARD PARKING STALL DIMENSIONS ARE 9'-0" IN WIDTH BY 18'-0" IN LENGTH UNLESS OTHERWISE NOTED.
- SAWCUT FULL DEPTH SIDEWALK AND PAVEMENT WHERE NEW WORK ABUTS EXISTING CONSTRUCTION. TAKE CARE TO PROVIDE NEAT STRAIGHT LINES. PROVIDE PAVEMENT SEALANT PER CMSC ITEM 409 AT JOINT BETWEEN EXISTING AND NEW ASPHALT. REMOVE CONCRETE TO NEAREST JOINT. PROVIDE 1/2" PREFORMED EXPANSION JOINT FILLER BETWEEN NEW AND EXISTING CONSTRUCTION.
- ANY PROPERTY PINS DAMAGED AS PART OF CONSTRUCTION SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR.
- PROVIDE 1 HANDICAP ACCESSIBLE PARKING SIGN AND 1 VAN ACCESSIBLE PARKING SIGN AS SHOWN FINAL LOCATION OF SIGNS TO BE DETERMINED BY ARCHITECT.
- MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ADJACENT BUILDINGS AT ALL TIMES DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE SIGNAGE NOT SHOWN ON THIS SHEET.
- BUILDING COORDINATES PROVIDED FOR BUILDING LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT.
- PROVIDE CONCRETE PARKING BLOCKS AT ALL SPACES.
- PROVIDE CONTROL JOINTS. PROVIDE ISOLATION JOINTS WHERE NEW CONCRETE ABUTS EXISTING STRUCTURES.
- REFER TO ARCHITECTURAL DRAWINGS FOR FROST SLAB DETAIL.

**CODED NOTES:**

- SAW-CUT EXISTING PAVEMENT WITH NEAT, STRAIGHT LINES. MATCH EXISTING PAVEMENT GRADE AT THIS POINT.
- PROPOSED WOOD FENCE. SEE NOTES ON THIS SHEET FOR DETAILS.
- STORM SEWER BELOW CONCRETE SLAB TO BE COMPLETED TO CONCRETE PLACEMENT.
- CONCRETE LANDSCAPE PLANTER TO BE PROVIDED BY OWNER'S LANDSCAPE CONTRACTOR.

**PARKING SPACES:**

PARKING SPACES REQUIRED: 150 SPACES  
 PARKING SPACES PROVIDED: 183 SPACES

**LOT COVERAGE:**

PRE-DEVELOPMENT: 24.4%  
 POST-DEVELOPMENT: 27.3%

**PREPARED BY:**  
**KORDA**  
 KordaNemeth Engineering, Inc. - Consulting Engineers  
 1850 Watermark Drive, Suite 200 - Columbus, Ohio 43240-2910  
 TEL: 614-467-1000 - FAX: 614-467-9661 - WEB: www.korda.com

THE UNDERSIGNED HEREBY CERTIFIES THAT THE SITE ZONING COMPLIANCE PLAN MEETS ALL THE REQUIREMENTS OF THE GENERAL DEVELOPMENT TEXT STANDARDS REFLECTED HEREON.

**ERIC J. WALSH**  
 E-80715  
 REGISTERED ENGINEER NO. DATE 8/16/2021

REV.	DATE	DESCRIPTION

**NEW VISTA**  
**RIVER VISTA COTTAGES**  
 1599 ALUM CREEK DRIVE  
 PID: 010-221413

**SITE PLAN**

**KORDA**  
 KordaNemeth Engineering, Inc. - Consulting Engineers  
 1850 Watermark Drive, Suite 200 - Columbus, Ohio 43240-2910  
 TEL: 614-467-1000 - FAX: 614-467-9661 - WEB: www.korda.com

THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND BOARD AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE OR TERRITORY SHOWN ON THE SEAL. THIS BUILDING USE IS ONLY APPLICABLE IN AREAS MEETING THE STATE DESIGN CRITERIA.

KNE JOB # 2021-0403  
**DRAWING NUMBER:**  
**C1.0**

**CHECKED BY:**  
**DRAWN BY:**

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 12, 2021**

- 3. APPLICATION: Z21-048**
- Location:** **1599 ALUM CREEK DRIVE (43209)**, being 12.94± acres located on the west side of Alum Creek Drive, 240± feet north of Frebis Avenue (010-221413; Columbus South Side Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District (H-110).
- Proposed Use:** Expansion to existing behavioral hospital.
- Applicant(s):** Brandilyn Fry, AIA; Hasenstab Architects; 190 North Union Street, Suite 400; Akron, OH 44304.
- Property Owner(s):** New Vista Healthcare; c/o Kyle Studabaker; 670 Enterprise Drive, Suite C; Lewis Center, OH 43035.
- Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The site consists of one parcel developed with a behavioral hospital in the CPD, Commercial Planned Development District. The requested CPD, Commercial Planned Development District will permit an expansion to the facility, and incorporates a parking space reduction. Rezoning is necessary as the underlying CPD text (Z90-088) requires compliance with minimum parking space requirements.
- North, east, and west of the site are industrial development and undeveloped land zoned in the M, Manufacturing District. To the south is a vacant commercial building in the CPD, Commercial Planned Development District.
- The site is located within the boundaries of the *Near Southside Area Plan* (2011), which recommends “Institutional” land uses for this location.
- The site is located within the boundaries of the Columbus South Side Area Commission whose recommendation is for approval of the requested CPD district.
- The CPD text proposes I, Institutional and C-2, Office Commercial uses, provides setback, lot coverage, and sign height provisions, and includes a commitment to a site plan and a parking space reduction. According to the site plan, an 8,269 square foot building addition is proposed with the total number of beds for the facility being 210, thus requiring 525 parking spaces while 183 spaces are proposed. A request for an exemption from the Division of Parking Services requirement for a parking study has been approved based on the nature of the use, and the requested parking variance is supported.

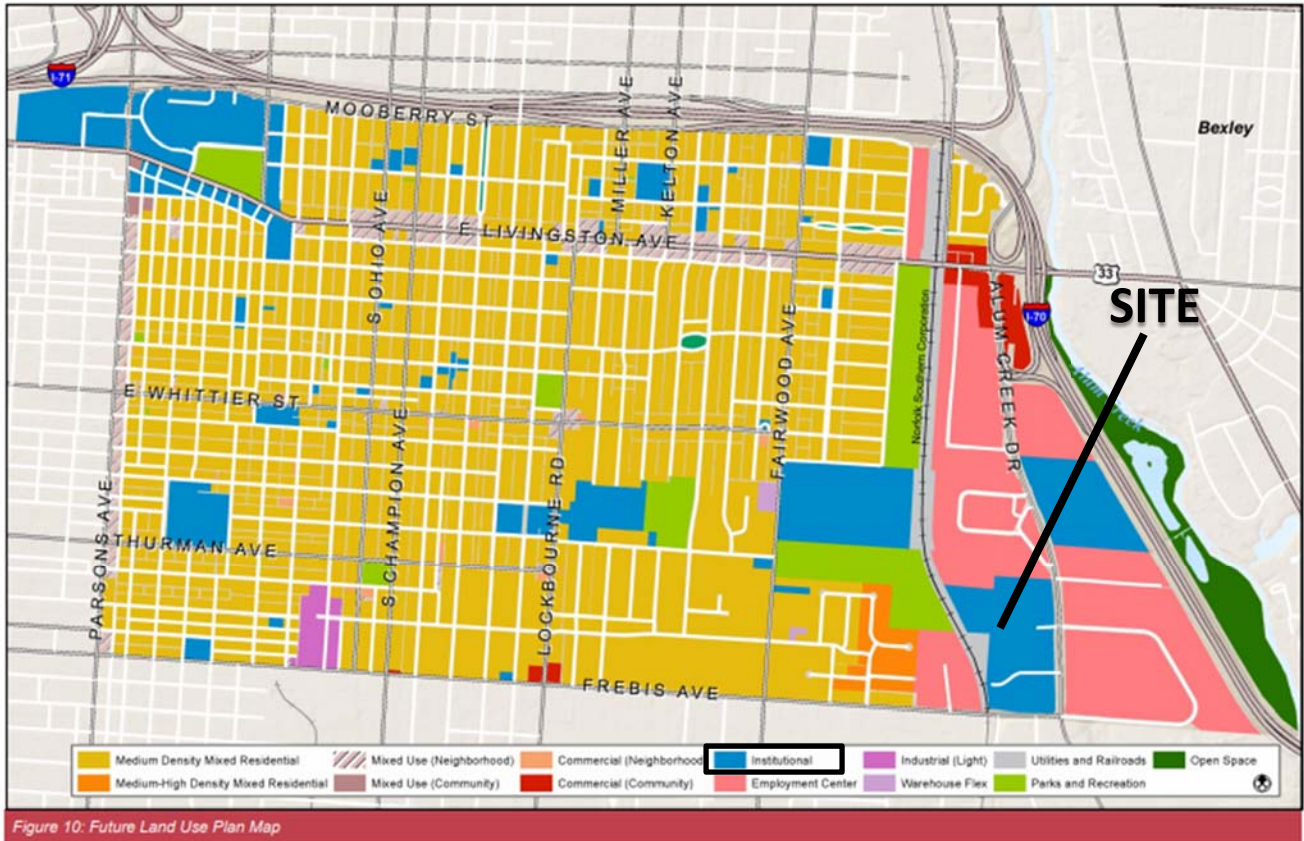
- The *Columbus Multimodal Thoroughfare Plan* identifies Alum Creek Drive as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow an increase in the number of beds and small building expansions for an existing behavior hospital development, and updates development standards to permit a parking space reduction and aisle width variance. The CPD text permits I, Institutional District uses and includes a commitment to a site plan which reflects the expansion areas. The request remains consistent with the institutional land use recommendation of the *Near Southside Area Plan*. The site plan also includes sufficient landscaping, open space, and walking paths, and the proposed addition areas are located such that they are not visible from the street, and are otherwise consistent in terms of the Plan's site design recommendations.







**Near Southside Area Plan (2011)**

Z21-048  
1599 Alum Creek Dr.  
CPD to CPD  
Approximately 12.9( acres





Z21-048  
1599 Alum Creek Dr.  
CPD to CPD  
Approximately 12.9( acres

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Case Number:** Z21-048

**Address:** 1599 Alum Creek Dr.

**Group Name:** Columbus South Side Area Commission

**Meeting Date:** July 27, 2021

**Specify Case Type:**

BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

**Recommendation:**  
(Check only one and list basis  
for recommendation below)

Approval  
 Disapproval

**NOTES:**

**Vote:** 13-0

**Signature of Authorized Representative:** Curtis Davis  
Digitally signed by Curtis Davis  
DN: cn=Curtis Davis, o. ou, email=cdavis@team-icsc.com, c=US  
Date: 2021.08.05 13:55:30 -04'00'

SIGNATURE

Southside Area Commission

RECOMMENDING GROUP TITLE

614-285-4901 x1100

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of  
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



# 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

APPLICATION #: Z21-048

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.

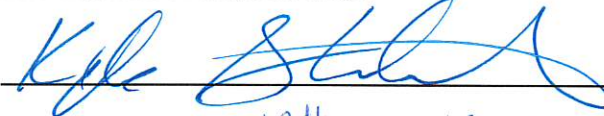
STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Kyle Studabaker  
of (COMPLETE ADDRESS) 670 Enterprise Drive, Suite C, Lewis Center, OH 43035  
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:

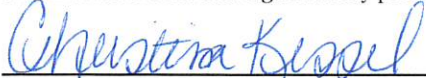
Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

1. Regency Master LS. Co., LLC. 4700 Ashwood Drive, Suite 200 Cincinnati, OH 45241	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 10<sup>th</sup> day of May, in the year 2021

  
SIGNATURE OF NOTARY PUBLIC

February 16, 2025  
My Commission Expires

Notary Seal Here

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