



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 11, 2008**

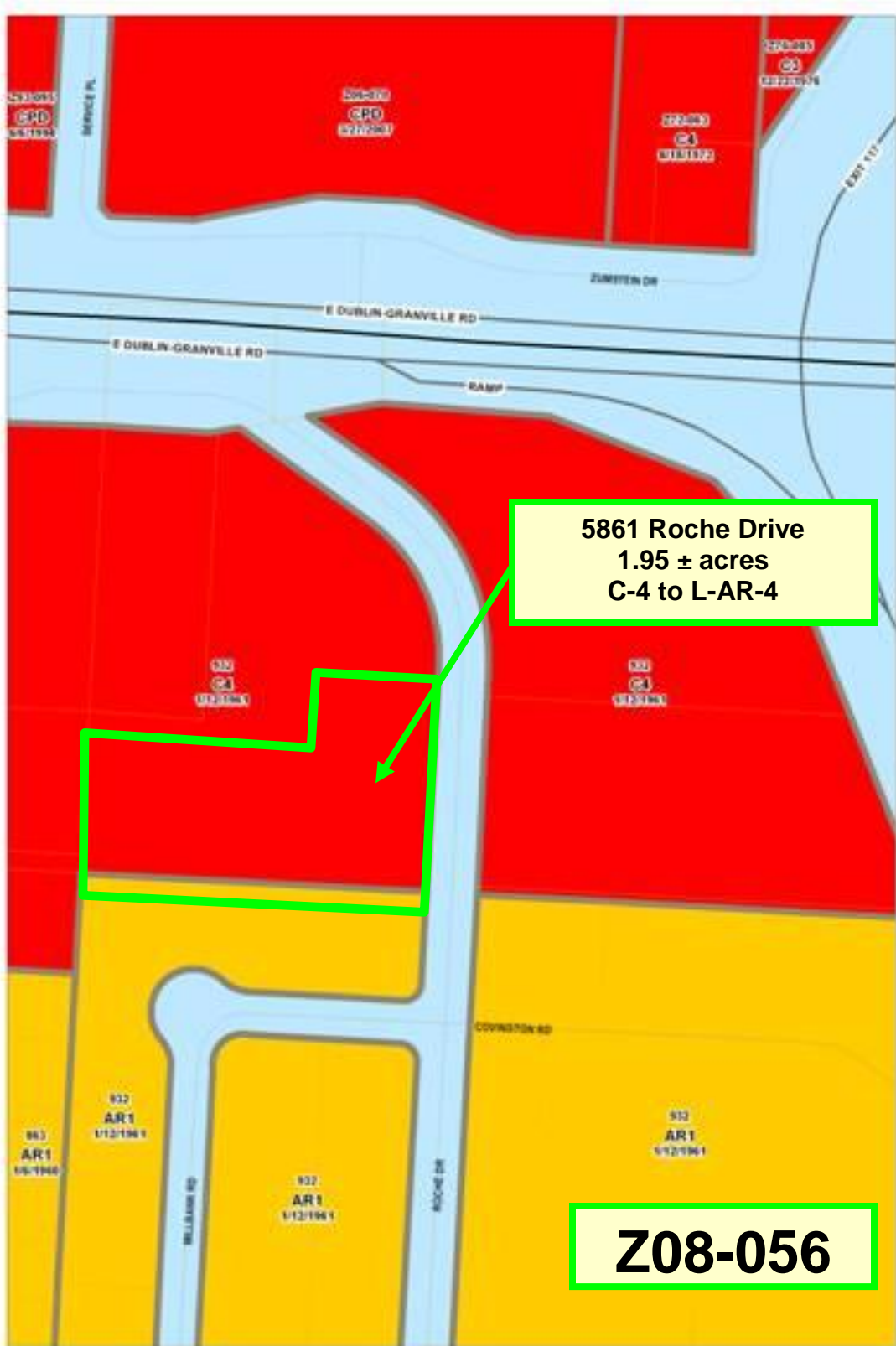
- 4. APPLICATION: Z08-056**  
**Location:** **5861 ROCHE DRIVE (43229)**, being 2.0± acres located on the southwest side of Roche Drive, 350± feet east of Northmeadows Boulevard. (010-130884).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** L-AR-4, Apartment Residential District.  
**Proposed Use:** Senior Housing.  
**Applicant(s):** National Church Residences of Hesus Ohio; c/o Joseph Kasberg; 2335 North Bank Drive; Columbus, OH 43220.  
**Property Owner(s):** RAAS Hotel Group Inc; 6691 Highland Lakes Place; Westerville, Ohio 43082.  
**Planner:** Dana Hitt, AICP; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- o The site is the location of a motel that was demolished several years ago and is zoned in the C-4, Commercial District. The Applicant was granted a Council variance (CV08-003) to allow forty senior housing units in April of 2008. The applicants are complying with a condition of Council variance (CV08-003) to rezone the site to the L-AR-4, Limited Apartment Residential District.
- o To the north is vacant land zoned in the C-4, Commercial District. To the south are multi-family dwellings zoned in the AR-1 Apartment Residential District. To the east across Roche Drive is a bowling alley zoned in the C-4, Commercial District. To the west is a parking lot zoned in the C-4, Commercial District.
- o The site lies within the boundaries of the *Northland Plan Volume I* (2001) but not within a designated sub area.
- o The limitation text commits to the site plan and provides for density limitations.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-AR-4, Limited Apartment Residential District will allow forty senior housing units which are consistent with the zoning and development patterns of the area.



# Fax

**To:** David Brainin **From:** Jeff Murray

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**Fax:** **Pages:** 1

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**Phone:** **Date:** 12/4/08

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**Re:** Z08-056  
5861 Roche Dr. **Email:**

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Dear Mr. Brainin,

Our committee voted to support this application..

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray  
Chairperson, Development Committee  
Northland Community Council

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

# 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 # Z08-056

Being first duly cautioned and sworn (NAME) Joseph Kasberg  
of (COMPLETE ADDRESS) 2335 N. Bank Dr. Columbus, OH 43220  
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

<p>1. RAAS Hotel Group, Inc. 6691 Highland Lakes Pl. Westerville, OH 43230 Tbomas Shelat 614-271-1002 0 employees</p>	<p>2. National Church Residences of East Dublin Granvile Rd. Columbus, OH 2335 N. Bank Drive Columbus, OH 43220 Joseph Kasberg 614-451-2151 2000 empl.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 31st day of OCTOBER, in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Edith B. Craig  
7/18/2012

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

Notary Seal Here



Edith B. Craig  
Notary Public-State of Ohio  
My Commission Expires  
July 18, 2012