

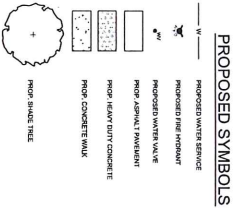
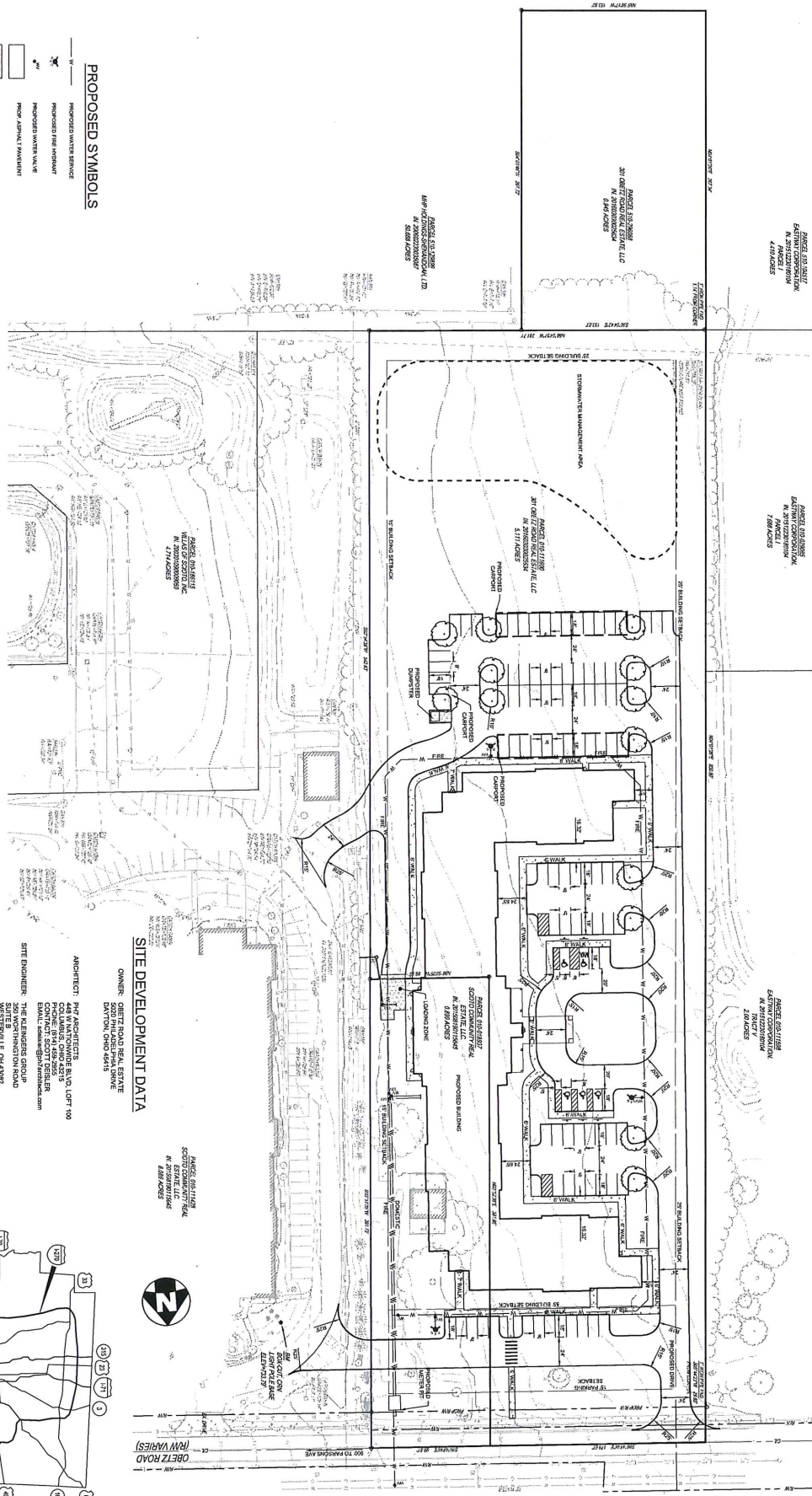
301 Obetz Road Real Estate LLC,
 an Ohio limited liability company

By: *Myra P. Allen*
 Print Name: Myra P. Allen, Esq.
 Title: Attorney in Fact
 Date: 2/15/2017

SCIOTO COMMUNITY OBETZ ROAD COLUMBUS, OH 43207

Scioto Community Real Estate LLC,
 an Ohio limited liability company

By: *Myra P. Allen*
 Print Name: Myra P. Allen, Esq.
 Title: Attorney in Fact
 Date: 2/15/2017



NOTES:

THE PROPOSED PROJECT WILL COMPLY WITH SECTIONS 3112.15 & 3121.01 PARAGRAPHS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

SITE DEVELOPMENT DATA

OWNER: SCOTO COMMUNITY REAL ESTATE LLC
 DAYTON, OHIO 45415

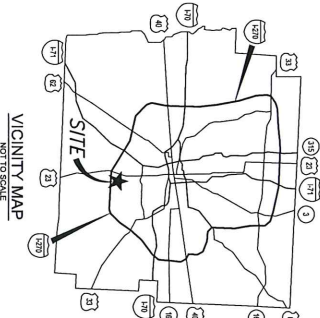
ARCHITECT: *MPR ARCHITECTS*
 100 COLLEGE CIRCLE, SUITE 200
 COLUMBUS, OHIO 43215
 CONTACT: SCOTT REISER
 EMAIL: scott@mprarchitects.com

SITE ENGINEER: *THE KLEINGERS GROUP*
 SUITE B, 1000 LEXINGTON
 COLUMBUS, OHIO 43215
 PHONE: 614.862.4177
 CONTACT: IVY WISER
 EMAIL: ivy.wiser@kleingers.com

EXISTING USE: UNDEVELOPED
 PROPOSED USE: SENIOR APARTMENT/ASSISTED LIVING

ZONING DISTRICT: CP1 COMMERCIAL PLANNED DEVELOPMENT
 ADJACENT ZONING DISTRICTS: INSTITUTIONAL (WEST), AGRICULTURAL, CROSBY/ST. WERNER

SITE AREA: 6.88 ACRES
 TOTAL PROPOSED PARKING: 112 SPACES
 PROVIDED COVERED PARKING (GARAGE): 28 SPACES
 FLOOD ZONE DESIGNATION: ZONE X



THE KLEINGERS GROUP

DATE PREPARED: 1/11/2017
 DRAWN BY: IVY WISER
 CHECKED BY: SCOTT REISER
 APPROVED BY: SCOTT REISER

NO. DATE DESCRIPTION

DATE: 2/15/2017

PROJECT NO: 2017-062

SCALE: 1" = 40'

DATE: 1/11/2017

ZONING PLAN

1/1

Final Site Plan Received 2/16/17 216-062

**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

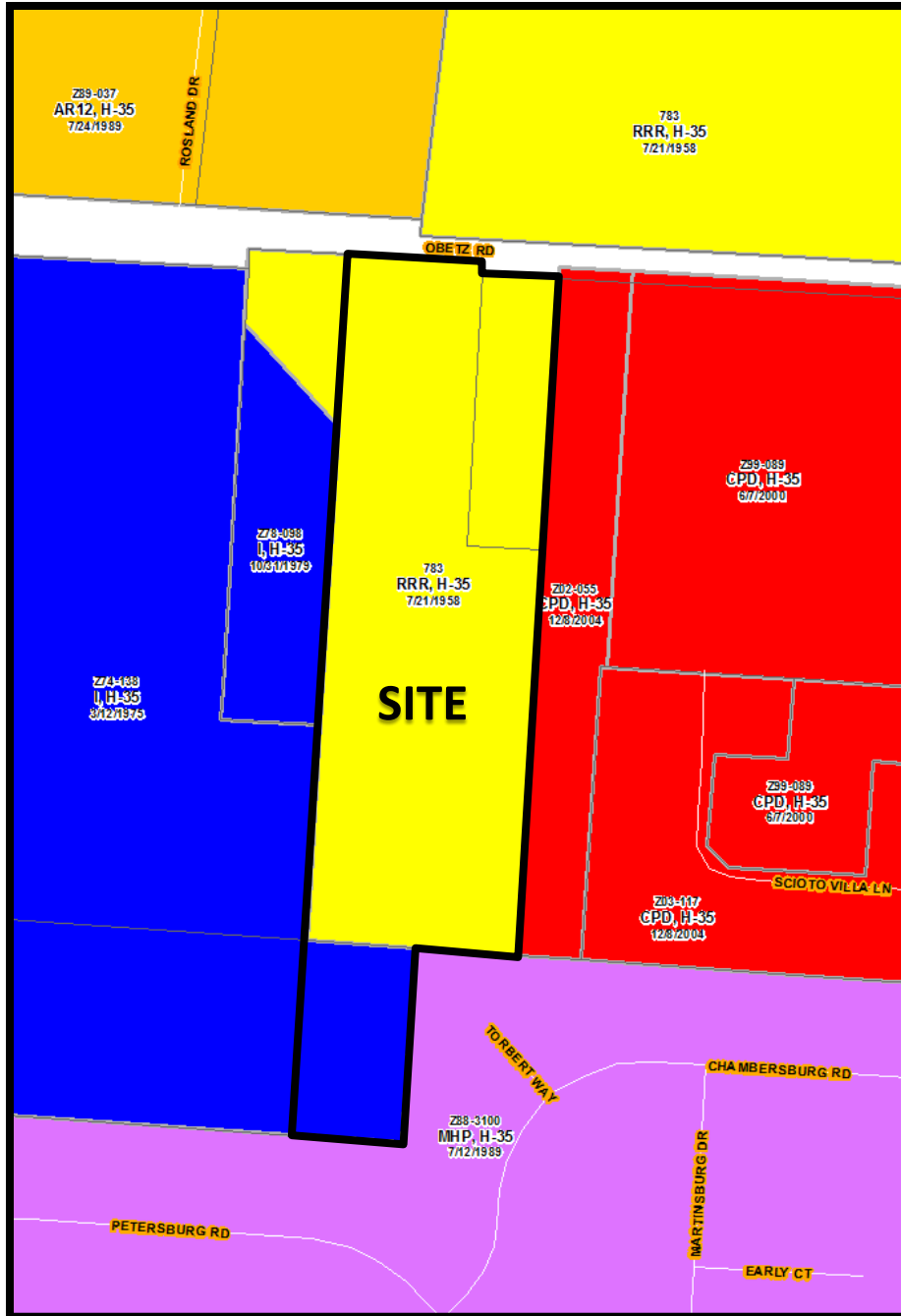
BACKGROUND:

- 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 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.
- 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.

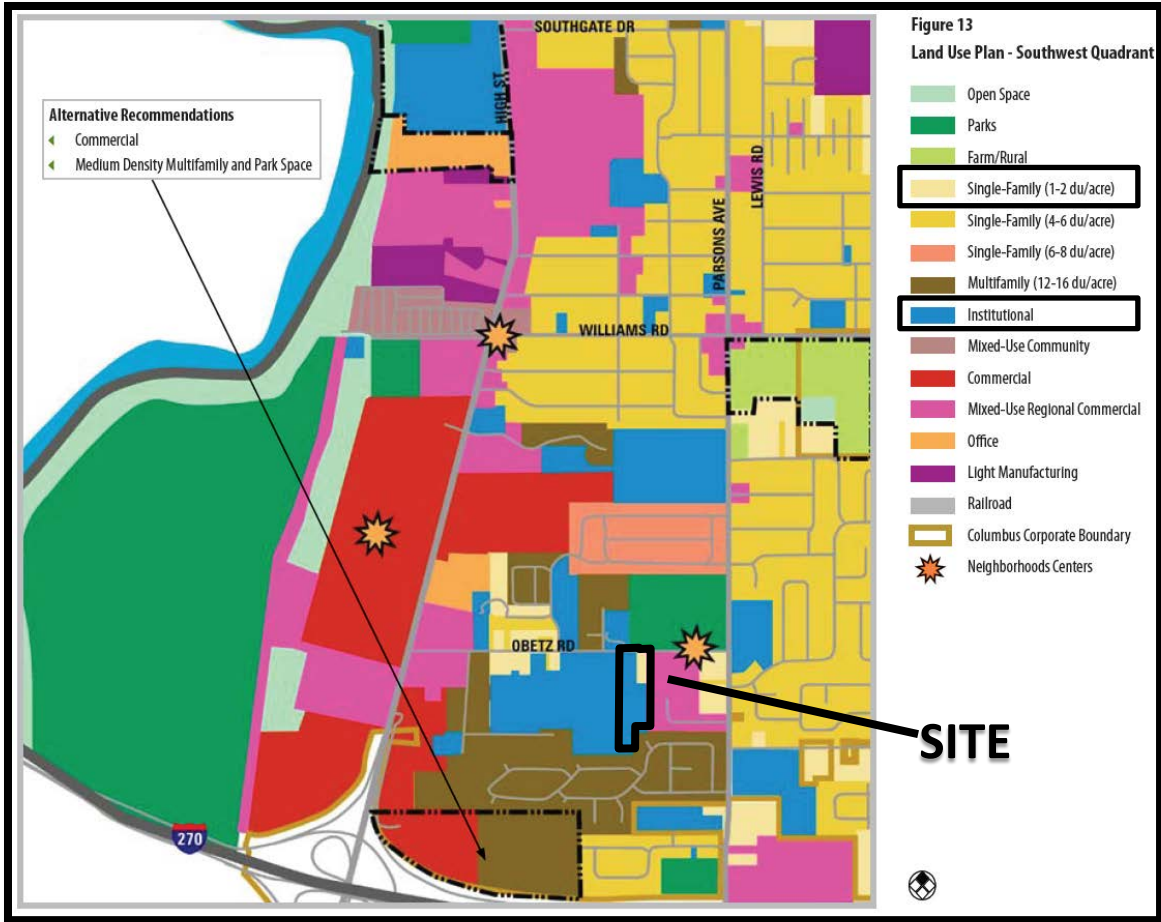
- The *Columbus Thoroughfare Plan* identifies Obetz Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

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.



Z16-062
343 Obetz Road
Approximately 6.96 acres
RRR & I to CPD



Z16-062
343 Obetz Road
Approximately 6.96 acres
RRR & I to CPD



Z16-062
343 Obetz Road
Approximately 6.96 acres
RRR & I to CPD

From: [Becky Walcott](#)
To: [Dietrich, Timothy E.](#)
Cc: robingetsreal@yahoo.com
Subject: Rezoning application 216-062 343 Obetz Rd.
Date: Friday, November 04, 2016 8:54:13 AM

Good Morning Tim,

The far South Columbus Area Commission met yesterday and voted in approval of the Rezoning Application 216-062 from RRR to CPD.

The vote was

Yes -7

No-0

Thank You,

Becky Walcott
Far South Columbus Area Commission
Zoning Chair
614-491-6786

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 # 216-062

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Ryan P. Aiello, Esq., Dinsmore & Shohl LLP
of (COMPLETE ADDRESS) 191 W. Nationwide Boulevard, Suite 300, Columbus, Ohio 43215
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

1. 301 Obetz Road Real Estate LLC 5020 Philadelphia Drive Dayton, Ohio 45415 0 Columbus based employees Josh Huff - 937.304.7914	2. Scioto Community Real Estate LLC 5020 Philadelphia Drive Dayton, Ohio 45415 0 Columbus based employees Josh Huff - 937.304.7914
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Ryan P. Aiello

Subscribed to me in my presence and before me this 3rd day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Jodi Diewald Dyer

My Commission Expires:

No expiration

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

Notary Seal Here



JODI DIEWALD DYER
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date. Section 147.03 O.R.C.

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