

PARKING REQUIRED

APARTMENT UNITS - 14
 GARAGE UNITS - 14
 OFFICE UNITS - 14
 TOTAL UNITS - 42

APARTMENT UNITS - 14
 GARAGE UNITS - 14
 OFFICE UNITS - 14
 TOTAL UNITS - 42

SITE AREA

EXISTING SITE AREA: 8.87 AC
 REQUESTED RECONFIGURATION: 8.47 AC
 NEW SITE AREA: 8.40 AC

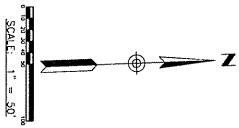
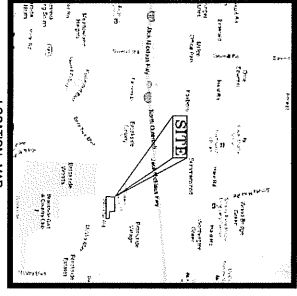


EXHIBIT "A"

Z12-042 Final Revised 10/23/12

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 10/23/12

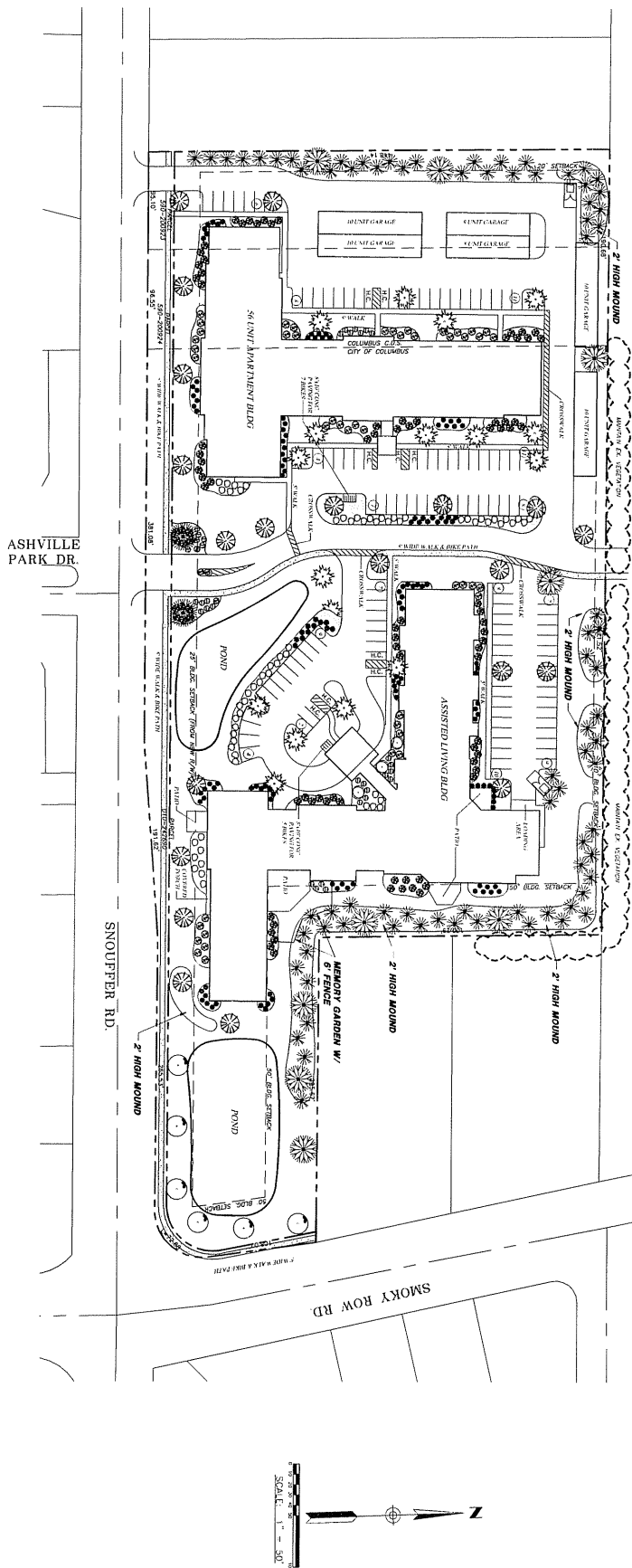
2870 SNOUFFER RD.
 COLUMBUS, OHIO

ZONING SITE PLAN

LEMMON & LEMMON, INC.
 1201 S. MAIN ST., SUITE 100
 NORTH CANTON, OH 44720

GBC DESIGN, INC.
 665 White Pond Dr.
 Phone 330-858-0228
 Akron, OH 44320
 Fax 330-858-0782

10-23-2012
 1 OF 2



- LEGEND**
- ORNAMENTAL STRIP
 - EVERGREEN TREE
 - SHRUB

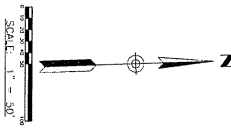
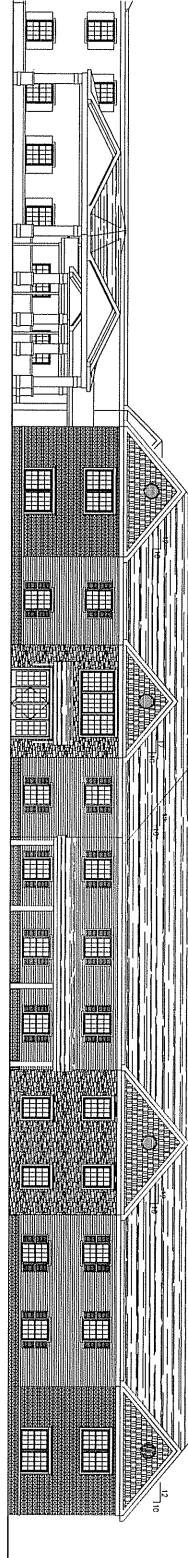


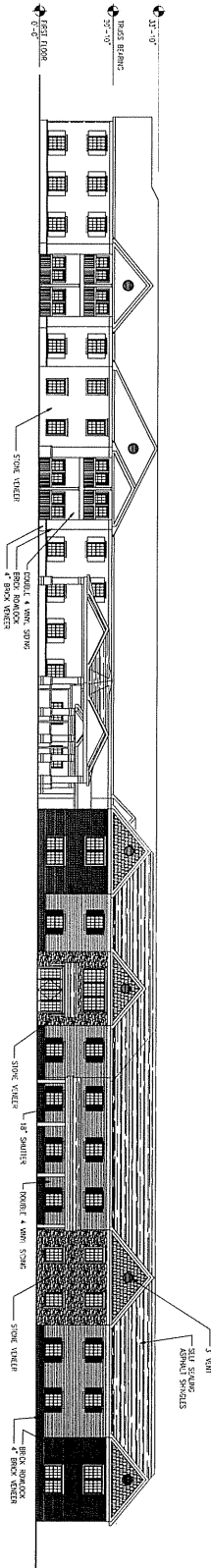
EXHIBIT "A"

Z12-042 Final Received 10/23/12

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ENLARGED SOUTH PRELIM ELEVATION
3/8" = 1'-0"



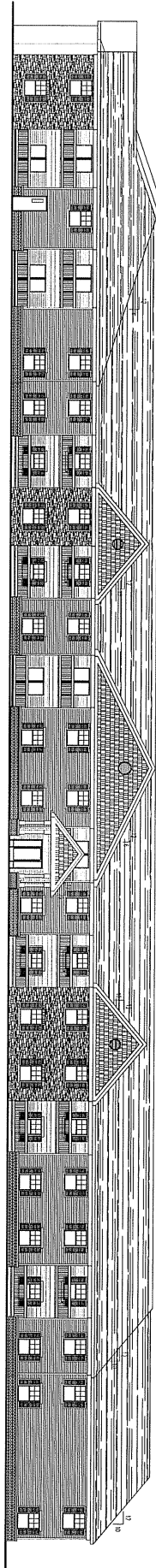
OVERALL SOUTH PRELIM ELEVATION
1/8" = 1'-0"

EXHIBIT A

Z12-042 Final Received 10/23/12

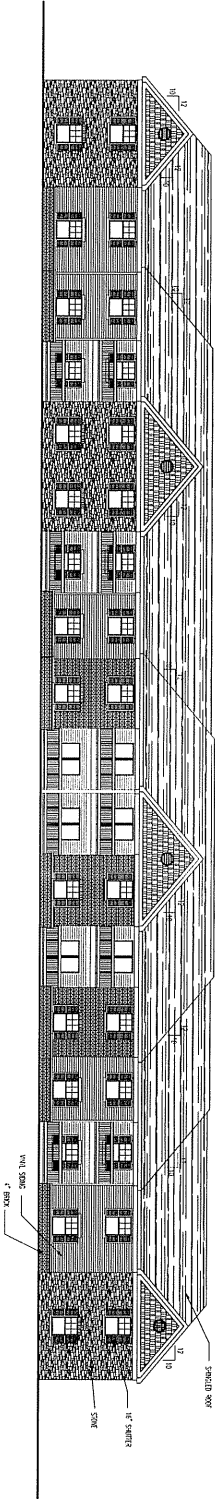
10/23/12 *[Handwritten signature]*

<p>104 UNIT ASSISTED LIVING BUILDING 2870 SNOOPER ROAD COLUMBUS OHIO ZONING ELEVATIONS COPYRIGHT © 2012 GBC DESIGN, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF GBC DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF GBC DESIGN, INC.</p>	<p>LEMMON & LEMMON 1201 SOUTH MAIN STREET NORTH CANTON, OH 44720</p>	<p>GBC DESIGN, INC. 566 White Pond Drive Akron, OH 44320-1123 Phone 330-436-0225 Fax 330-836-0782</p>	<p>REVISIONS 9/7/12</p>
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PRELIMINARY EAST ELEVATION

3/28" = 1'-0"



PRELIMINARY SOUTH ELEVATION

3/28" = 1'-0"

EXHIBIT A

Z12-042 Final Received 10/23/12

10/23/12

REVISIONS Δ 9/17/12 Δ 9/25/12	GBC DESIGN, INC. 556 White Pond Drive Akron, OH 44320-1122 Phone 330-636-0225 Fax 330-636-0782	LEMMON & LEMMON 1201 SOUTH MAIN STREET NORTH CANTON, OH 44720	56 UNIT APARTMENT BUILDING 2870 SINOUFFER ROAD COLUMBUS OHIO ZONING ELEVATIONS COPYRIGHT © 2012 GBC DESIGN, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF GBC DESIGN, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF GBC DESIGN, INC.
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DRAWING NO.	A201
PROJECT NO.	45540
DATE	7/27/12
DRAWN BY	

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 11, 2012**

- 3. APPLICATION: Z12-042 (12335-00000-00437)**
Location: **2870 SNOUFFER ROAD (43235)**, being 8.89± acres located at the northwest corner of Snouffer Road and Smoky Row Road (010-242690).
Existing Zoning: R, Rural, and R-2, Residential Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Assisted living facility and housing for the elderly.
Applicant(s): Lemmon & Lemmon, Inc; c/o John E. Walsh, Agent; GBC Design Inc.; 565 White Pond Drive; Akron, OH 44320.
Property Owner(s): Congregation Beth Tikvah; 6121 Olentangy River Road; Worthington, OH 43085; and Fredrick F. Campbell, Bishop of the Roman Catholic Diocese of Columbus; 198 East Broad Street; Columbus, OH 43215.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- The 8.89± acre site is comprised of 3 undeveloped parcels in two different taxing districts and is zoned in the R, Rural, and R-2, Residential Districts. The applicant requests the CPD, Commercial Planned Development District to allow a 104-unit assisted living facility and a 52-unit senior apartment building.
- To the north are single-unit dwellings and a church complex in the R, Rural District. To the east across Smoky Row Road are single-unit dwellings in the SR, Suburban Residential District. To the south across Snouffer Road are single-unit dwellings in the L-SR, Limited Suburban Residential, PUD-6, Planned Unit Development, and R, Rural Districts, a daycare/Montessori school in the R, Rural District, and a church in Perry Township. To the west is a single-unit dwelling in Perry Township.
- The site is located within the boundaries of *The Northwest Plan (2007)*, which recommends single or two-unit residential development or religious uses for this location. Staff does not oppose institutional-type uses such as senior housing at this location, given that there are several religious and educational institutions within this neighborhood.
- The CPD text commits to a site plan, landscape plan, and elevation drawings, and includes landscaping, exterior building commitments, and lighting controls as well as Columbus Health Department Healthy Places features such as five foot wide sidewalks, pedestrian signage or markings, internal connectivity, and access to the church complex to the north. Variances for increased density, reduced setbacks due to right-of way dedication, maneuvering over property lines, and a reduction in the required number of parking spaces are included in the request.
- The *Columbus Thoroughfare Plan* identifies Snouffer and Smoky Row Roads as 4-2

arterials requiring 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a 104-unit assisted living facility and a 52-unit senior apartment building within a neighborhood with several established institutional uses. The CPD plans and text include appropriate development standards which will ensure compatibility with surrounding residential uses.

ISSUES/RECOMMENDATIONS SUBAREAS



SNOUFFER ROAD AND SKYLINE DRIVE

On the south side of Snouffer Road near Skyline Drive development is mostly large-lot, single-family homes. Some of the area is in Perry Township. Adjacent development consists of offices, apartments, and shopping centers. The portion of the area that fronts on Snouffer Road is experiencing development pressures.

On the north side of Snouffer Road near Skyline Drive are several undeveloped parcels. The current zoning is Commercial (C2). Bordering development is made up of offices on the north, apartments on the west, and single-family homes on the south and east.

RECOMMENDATIONS

- ◆ **FOR THE AREA SOUTH OF SNOUFFER ROAD.**
 - Retain character of area by supporting existing residential as best long-term use along Skyline Drive.
 - Support small-scale, office commercial uses along Snouffer Road as the subarea redevelops. Future development should be sensitive to the residential character of the area. Development proposals should limit the number of curb cuts to obtain efficiency of traffic movement.
- ◆ **FOR THE AREA NORTH OF SNOUFFER ROAD.**
 - Support development under current zoning districts.

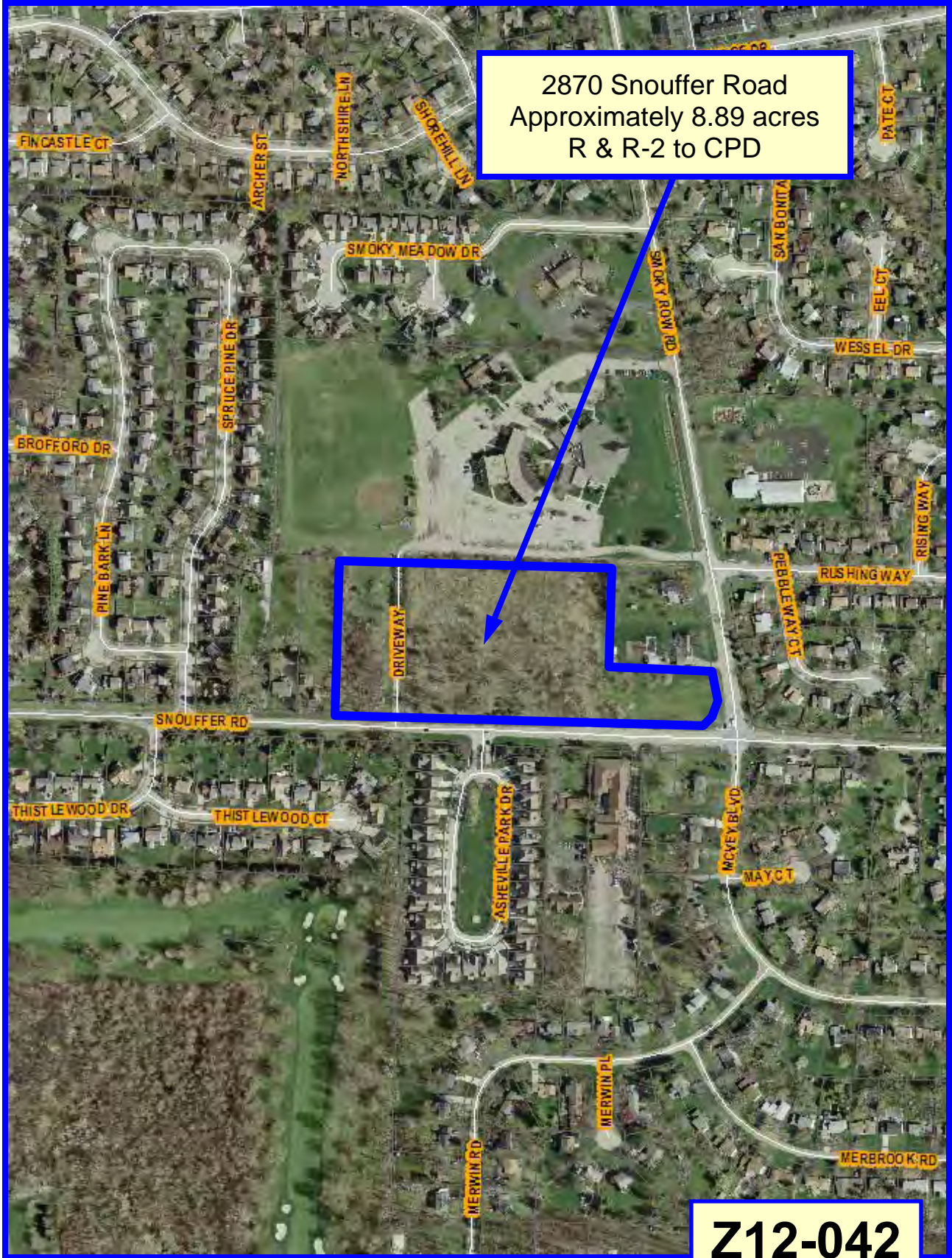
SMOKY ROAD AND SNOUFFER ROAD (NORTHWEST CORNER)

This area has mainly developed with large-lot single family uses. The area was annexed into Columbus several years ago and maintains residential zoning. Surrounding development includes religious uses and single-family homes.

RECOMMENDATIONS

- ◆ **SUPPORT RESIDENTIAL USES.** Single or two family units, with a density that is compatible with surrounding residential uses, are appropriate. Religious uses are also appropriate but access management at this busy intersection must be addressed.
- ◆ **NO COMMERCIAL DEVELOPMENT.** Commercial development is not appropriate for this location.





October 4, 2012

Mr. Skip Eberly
Principle Real Estate Group
113 B Commerce Park Drive
Westerville, Ohio 43082

Mr. Eberly,

We were pleased to meet with you at our August 29 meeting to discuss your application concerning construction of a senior housing development at 2870 Snouffer Road. After discussion, the Far Northwest Coalition voted unanimously to support your rezoning, variance requests and CPD text for the property located at 2870 Snouffer Road as specifically presented, provided solely that the project must remain at 2-stories as adamantly required by the local neighborhood. As discussed also at the meeting, the FNWC and community would like to be involved with architectural review of the materials and massings of the buildings as the project advances to the stage where that becomes pertinent.

Respectfully,

John Murley, President FNWC



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # 212-042

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John E. Walsh
of (COMPLETE ADDRESS) GBC Design, Inc., 565 White Pond Drive, Akron, OH 44320-1123
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. Lemmon & Lemmon, Inc. 1201 S. Main Street North Canton, OH 44720 William J. Lemmon (330) 497-8686</p>	<p>2. Fredrick F. Campbell, Bishop of the Roman Catholic Diocese of Columbus 198 East Broad Street Columbus, Ohio 43215 Mr. William S. Davis, Finance Director (614) 224 - 1221 ext 1633</p>
<p>3. Congregation Beth Tikvah 6121 Olentangy River Road Worthington, Ohio 43085 Ms. Patrice L. Price, President (614) 885 - 6286</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 27 day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Lisa A. DiTurno

My Commission Expires:

11-2-14

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



Lisa A. DiTurno, Notary Public
State of Ohio
Resident Summit County
My Commission Expires November 2, 2014

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