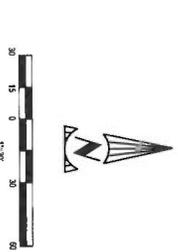


*Handwritten signature and date: Steve Wenzel, Esq. 1/22/2026*

FINAL SITE PLAN RECEIVED 01.22.2026 SHEET 1 OF 1 CV25-101



**LEGEND**

- PROPERTY LINE
- RIGHT OF WAY LINE
- PROPOSED 4' HIGH ORNAMENTAL FENCE
- PROPOSED 6' HIGH CONCRETE FENCE
- PROPOSED PAVEMENT (MATCH EXISTING SECTION)
- PROPOSED ASPHALT DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED SERRATED CONCRETE PAVEMENT
- PROPOSED ADA PARKING SYMBOL
- PROPOSED DIRECTIONAL ARROW PAVEMENT MARKING
- PROPOSED SITE BOUNDARY
- PROPOSED SIGN
- PROPOSED LIGHTPOLE
- PROPOSED WHEEL STOP
- PROPOSED STOP BAR
- PROPOSED PARKING CANT

**GENERAL NOTES:**

1. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT/FACE OF CURB UNLESS NOTED OTHERWISE.
2. LANDSCAPE ISLAND WITH DIMENSIONS REPRESENT BACK OF CURB TO BACK OF CURB.
3. ALL CURBS ARE 6" GENERAL UNLESS NOTED OTHERWISE.

**CODED NOTES:**

- ① CONTRACTOR TO INSTALL CURB PER DETAIL ON SHEET C002.
- ② CONTRACTOR TO ENSURE SERRATED IS FLUSH WITH ADJACENT PAVEMENT.
- ③ CONTRACTOR TO INSTALL (6) ADA SIGNS PER DETAIL ON SHEET C002.
- ④ CONTRACTOR TO INSTALL (6) CONCRETE WHEEL STOPS PER DETAIL ON SHEET C002.
- ⑤ REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR FROST SLAB AND PAVING LOCATIONS, DIMENSIONS, AND DETAILS.
- ⑥ CONTRACTOR TO INSTALL STOP BARS AND STOP SIGN.
- ⑦ CONTRACTOR TO INSTALL BUREAU PER DETAIL ON SHEET C002.
- ⑧ CONTRACTOR TO INSTALL WALK SIGNAGE.
- ⑨ CONTRACTOR TO INSTALL WALK SIGNAGE.
- ⑩ CONTRACTOR TO INSTALL WALK SIGNAGE.

**RECREATIONAL FEATURES PROVIDED:**

- ⑪ WALKING PATH
- ⑫ INDOOR FITNESS CENTERS

**REAR YARD SUMMARY**

TOTAL SITE AREA: 4.32 ACRES  
 REAR YARD AREA: 1.21 ACRES  
 REAR YARD PERCENTAGE = 28% (25% REQUIRED);

NO.	DATE	BY	DESCRIPTION
1	09/20/25		REVIEW
2	09/20/25		REVIEW
3	09/20/25		DATA SUBMISSION
4	09/20/25		EDUPERMIT

1800 INDIAN WOOD CIRCLE  
 MAUMEE, OH 43531  
 TEL 419.891.2222  
 FAX 419.891.1555

PROJECT DATE 10/03/25  
 PROJECT NO 250058  
 DRAWN BY SMRSAS/JCC/LH  
 CHECKED BY CEGMAS



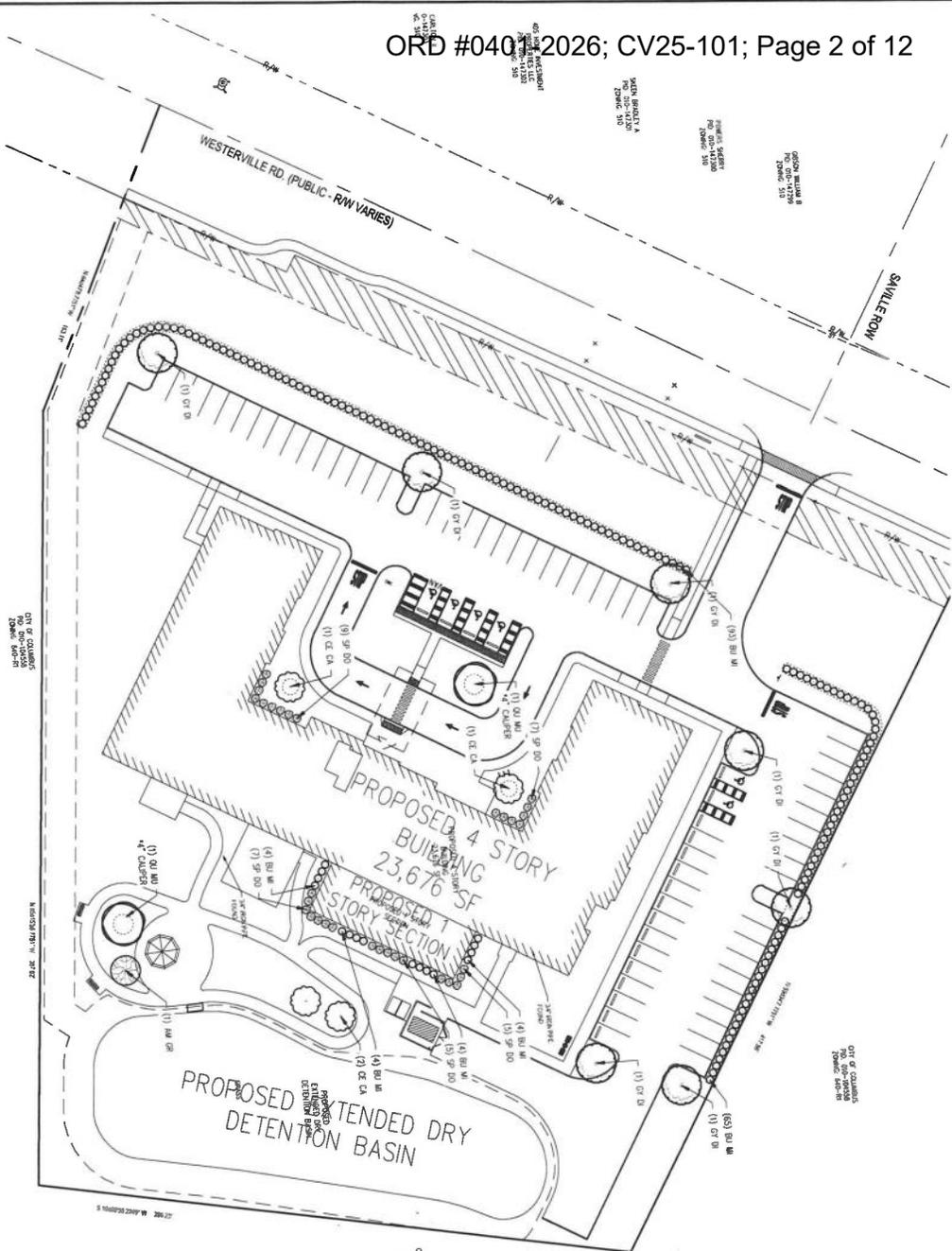
PREPARED FOR:  
**EVERGREEN REAL ESTATE GROUP**  
 556 WEST LAKE STREET, SUITE 400  
 CHICAGO, IL 60661

**GREEN OAKS OF WALNUT CREEK**  
 4000 WESTERVILLE ROAD  
 COLUMBUS, OH 43224

SITE PLAN

C200

W:\Projects\2025\205399\20250505\CAD\04-Landscape Plan.dwg Last saved 1/15/2025 12:16 PM by: bblabon [print] 1/15/2025 12:17 PM

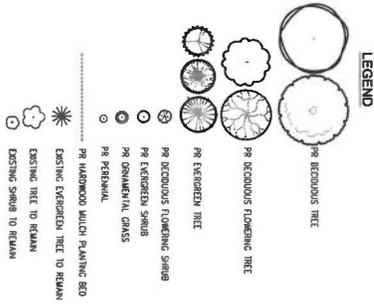


*Stalder & Sargent 1/22/2025*

ABBY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SITE	REMARKS
01 BU	2	QUERCUS WILTINGERSONI	CHICKADEE OAK	2" CALIPER	TRF
01 BT	7	QUERCUS DODDII TORRESO-JF*	TESSESSOR KENTUCKY COFFEE TREE	2" CALIPER	DECIDUOUS TREE
01 CA	1	AMELANCHIER X CORYMORPHA 'AUTUMN BRILLIANT'	'AUTUMN BRILLIANT' HOLLAND SPINEBERRY	1.5" CALIPER	ORNAMENTAL TREE
01 CB	4	CITRUS CAMMERSII	'FAKIN REBBER'	1.5" CALIPER	ORNAMENTAL TREE
01 BU	173	BONUS MICROPHYLLA VAR. JAPONICA	'FAXIN BEAUTY' JAPANESE BOWNOD	3" HEIGHT	CONIFER
01 BT	33	SPIREA DOUGLASSI	'WESTER SPIRA'	2" HEIGHT	CONIFER

REQUIRED	PROVIDED
<p>1. THE NUMBER OF ANY PLANTING LOT CONTAINING TWO PLANTING SPACES OR MORE AND NOT IN A PARKING STRUCTURE SHALL BE LIMITED TO ONE PER LOT. PLANTING SPACES SHALL BE PROVIDED IN A MANNER THAT PROVIDES VISUAL SCREENING FROM ADJACENT SPACES.</p> <p>2. LANDSCAPING IN THE PARKING STRUCTURE SHALL BE LIMITED TO ONE PLANTING SPACE PER LEVEL. PLANTING SPACES SHALL BE PROVIDED IN A MANNER THAT PROVIDES VISUAL SCREENING FROM ADJACENT SPACES.</p> <p>3. LANDSCAPING IN THE PARKING STRUCTURE SHALL BE LIMITED TO ONE PLANTING SPACE PER LEVEL. PLANTING SPACES SHALL BE PROVIDED IN A MANNER THAT PROVIDES VISUAL SCREENING FROM ADJACENT SPACES.</p>	<p>1. TOTAL PARKING SPACES 170 (8 PROVIDED)</p> <p>2. LANDSCAPING IN THE PARKING STRUCTURE SHALL BE LIMITED TO ONE PLANTING SPACE PER LEVEL. PLANTING SPACES SHALL BE PROVIDED IN A MANNER THAT PROVIDES VISUAL SCREENING FROM ADJACENT SPACES.</p>

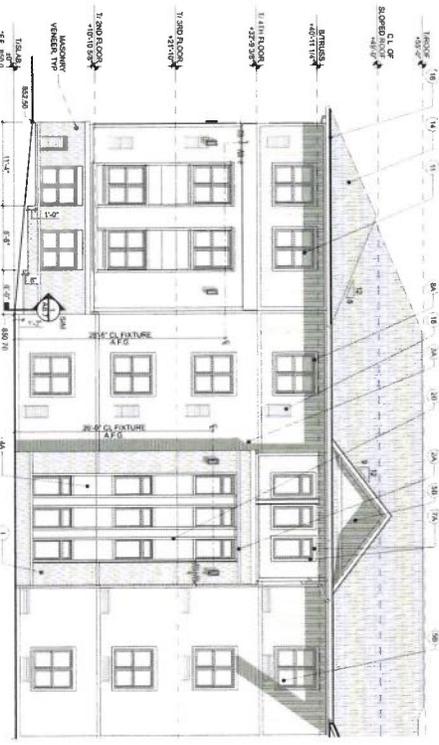
LANDSCAPE CODE REQUIREMENTS



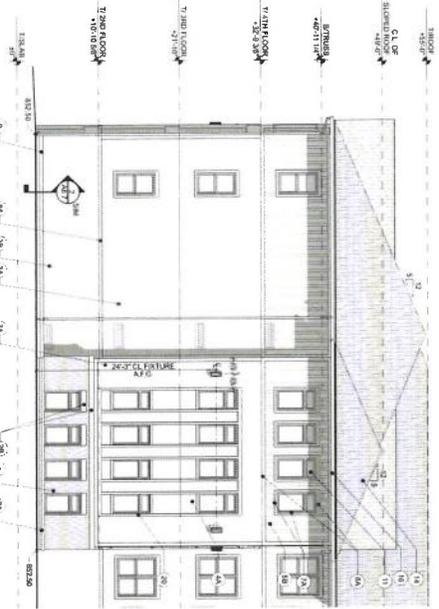
L100	LANDSCAPE PLAN	<p>GREEN OAKS OF WALNUT CREEK</p> <p>4000 WESTERVILLE ROAD COLUMBUS, OHIO 43224</p>	<p>PREPARED FOR</p> <p>EVERGREEN REAL ESTATE GROUP</p> <p>556 WEST LAKE STREET, SUITE 400 CHICAGO, IL 60661</p>	<p>www.MannikSmithGroup.com</p>	<p>1800 INDIAN WOOD CIRCLE MANNIKS CH 43027 TEL: 419 891 2222 FAX: 419 891 1595</p> <p>PROJECT DATE: 10/19/2025 PROJECT NO: 2500399 DRAWN BY: SMR/SAS/CDJ/LJH CHECKED BY: CEQ/MAS</p>	<table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1/15/2025</td> <td>REVIEW</td> <td></td> </tr> <tr> <td>1</td> <td>1/15/2025</td> <td>REVISION</td> <td></td> </tr> <tr> <td>1</td> <td>1/15/2025</td> <td>SHA SUBMISSION</td> <td></td> </tr> <tr> <td>1</td> <td>1/15/2025</td> <td>DISPERMIT</td> <td></td> </tr> </tbody> </table>	NO	DATE	BY	DESCRIPTION	1	1/15/2025	REVIEW		1	1/15/2025	REVISION		1	1/15/2025	SHA SUBMISSION		1	1/15/2025	DISPERMIT	
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1	1/15/2025	DISPERMIT																								
<p>FINAL LANDSCAPE PLAN RECEIVED 01.22.2026 SHEET 1 OF 1 CV25-101</p>																										



WEST ELEVATION ENTRANCE  
SCALE: 1/4" = 1'-0"

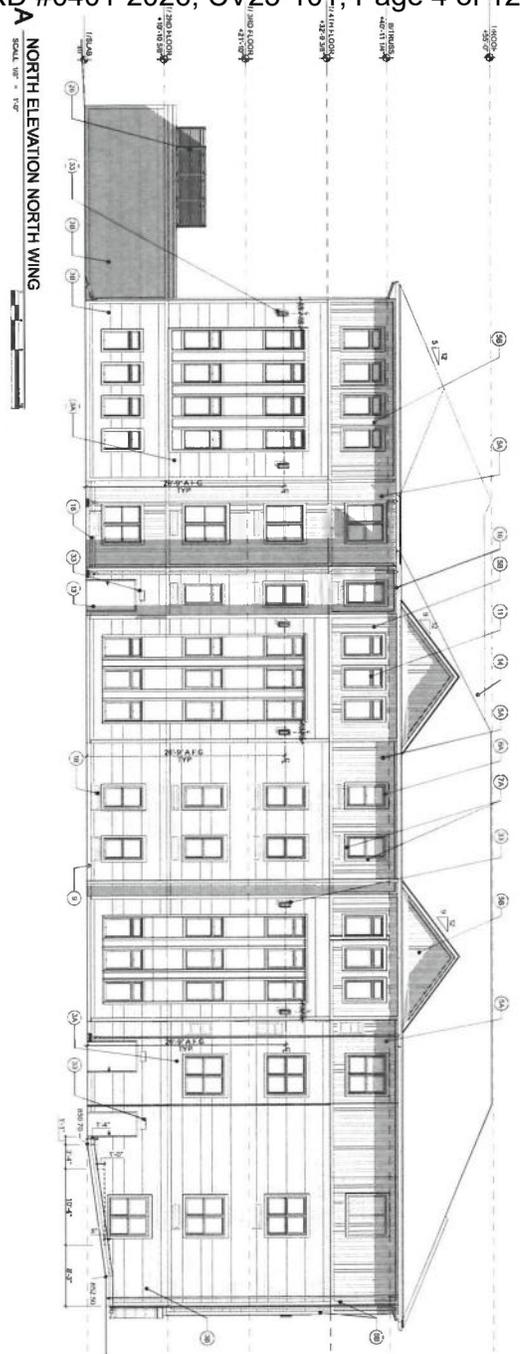


SOUTH ELEVATION NORTH WING  
SCALE: 1/4" = 1'-0"

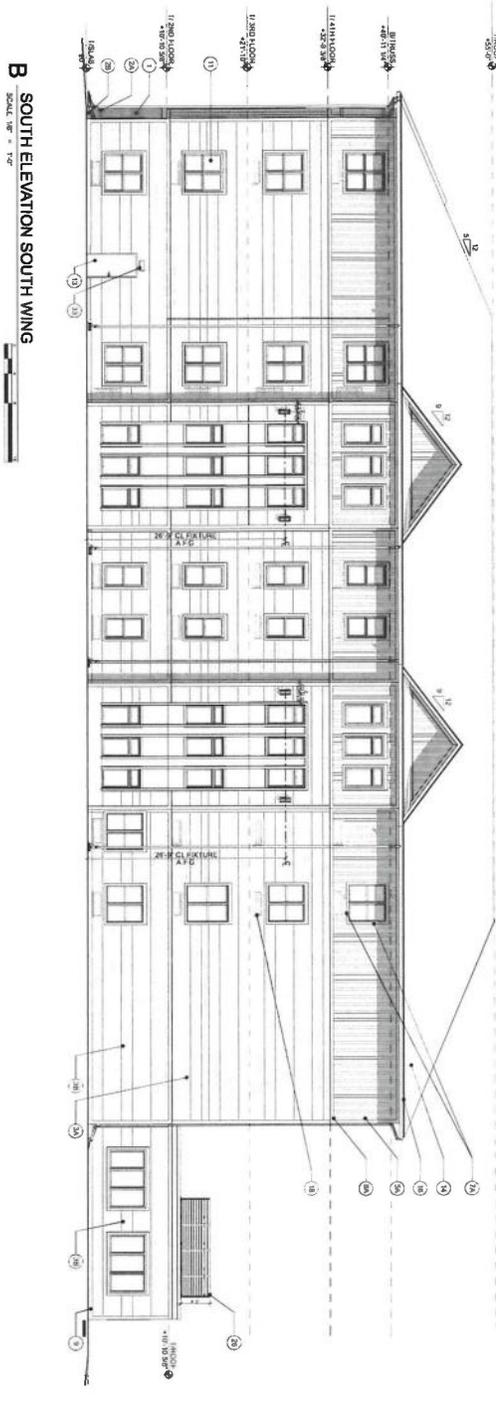


WEST ELEVATION NORTH WING  
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS KEY
1. EXTERIOR WALLS: BRICK, 8" COMMON, TYPE "A"
2. EXTERIOR WALLS: BRICK, 4" COMMON, TYPE "B"
3. EXTERIOR WALLS: BRICK, 2" COMMON, TYPE "C"
4. EXTERIOR WALLS: BRICK, 1" COMMON, TYPE "D"
5. EXTERIOR WALLS: BRICK, 3/4" COMMON, TYPE "E"
6. EXTERIOR WALLS: BRICK, 1/2" COMMON, TYPE "F"
7. EXTERIOR WALLS: BRICK, 1/4" COMMON, TYPE "G"
8. EXTERIOR WALLS: BRICK, 1/8" COMMON, TYPE "H"
9. EXTERIOR WALLS: BRICK, 1/16" COMMON, TYPE "I"
10. EXTERIOR WALLS: BRICK, 1/32" COMMON, TYPE "J"
11. EXTERIOR WALLS: BRICK, 1/64" COMMON, TYPE "K"
12. EXTERIOR WALLS: BRICK, 1/128" COMMON, TYPE "L"
13. EXTERIOR WALLS: BRICK, 1/256" COMMON, TYPE "M"
14. EXTERIOR WALLS: BRICK, 1/512" COMMON, TYPE "N"
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19. EXTERIOR WALLS: BRICK, 1/16384" COMMON, TYPE "S"
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203. EXTERIOR WALLS: BRICK, 1/40



**A** NORTH ELEVATION NORTH WING  
SCALE: 1/4" = 1'-0"



**B** SOUTH ELEVATION SOUTH WING  
SCALE: 1/4" = 1'-0"

*Stiller M. Boyd 1/22/2024*

SECTION MATERIAL KEY
1. EXTERIOR WALLS: 1/2\"/>
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100. EXTERIOR WALLS: 1/2\"/>

**GREEN OAKS OF WALNUT CREEK**  
4000 WYSEBROS RD.  
COLUMBUS, OH 43224

**WJM Architects**  
4018 BROADVIEW BLVD. #100 Columbus, OH 43201  
312.442.5267 www.greenoaksarchitect.com

**CONSULTANT INFORMATION**

**GENERAL NOTES:**

1. SEE GENERAL NOTES SHEET 01-01 FOR EXTERIOR FINISHES AND MATERIALS.
2. EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2021 IRC.
3. ALL EXTERIOR WALLS SHALL BE FINISHED WITH THE MATERIALS SHOWN ON THIS SHEET.
4. ALL EXTERIOR WALLS SHALL BE FINISHED WITH THE MATERIALS SHOWN ON THIS SHEET.
5. ALL EXTERIOR WALLS SHALL BE FINISHED WITH THE MATERIALS SHOWN ON THIS SHEET.

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/22/2024
2	ISSUED FOR PERMIT	01/22/2024
3	ISSUED FOR PERMIT	01/22/2024

**PROJECT INFORMATION:**

PROJECT NUMBER: 251023

CLIENT: GREEN OAKS OF WALNUT CREEK

ARCHITECT: WJM ARCHITECTS

DATE: 01/22/2024

SCALE: 1/4" = 1'-0"



**CITY COUNCIL – ZONING COMMITTEE  
STAFF REPORT  
COUNCIL VARIANCE**

**APPLICATION:** CV25-101  
**Location:** 4000-4022 WESTERVILLE RD. (43224), being 4.32± acres located on the east side of Westerville Road, 1,476± feet north of Ferris Road (010-104571 and 4 others; Northeast Area Commission).  
**Requested Zoning:** AR-3, Apartment Residential District (H-60).  
**Proposed Use:** Assisted living facility (rest home).  
**Applicant(s):** EREG Housing Preservation LLC c/o Thaddeus M. Boggs, Atty.; 10 West Broad Street, 23<sup>rd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** Joseph Reichert; 4014 Westerville Road; Columbus, OH 43224. Megan N. Vo; 4022 Westerville Road; Columbus, OH 43224.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

**BACKGROUND:**

- The applicant has received a recommendation of approval from Staff and the Development Commission for the proposed AR-3, Apartment Residential District. The requested Council Variance will allow a 120-unit senior assisted living facility (rest home) with reduced parking from 90 required spaces to 70 provided spaces.
- To the north, south, and east of the site is a golf course in the R-1, Residential District. To the west are single-unit dwellings in the SR, Suburban Residential District.
- The site is within the planning boundaries of the *Northeast Area Plan (2007)*, which recommends “Open Space/Stream Buffer” land uses at this location. The site is also subject to early adoption of *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties regarding the reduction in provided parking.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The proposal includes commitments to a site plan, building elevations, and a parking reduction that are all consistent with C2P2 Design Guidelines, and the *Columbus Growth Strategy (2026)*, which will be effective on February 25, 2026.

**STATEMENT OF HARDSHIP**

**Columbus City Code Section 3307.10 - Variances by City Council.**

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

**The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:**

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes    No

2. Whether the variance is substantial.

Yes    No

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes    No

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes  No

The variance would not adversely affect service delivery.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes  No

The applicant intends to pursue a rezoning application, but the variance is necessary to facilitate the Ohio Housing Finance Agency application on the necessary project timeline.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes  No

The applicant intends to pursue a rezoning application, but the variance is necessary to facilitate the Ohio Housing Finance Agency application on the necessary project timeline.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes  No

Nearby properties include single-family detached dwellings across Westerville Road to the west; the property is bounded to the north, south, and east by the Champions Golf Course, a Columbus municipal course. This use would serve a need for assisted living options as area residents age.

**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.**

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):**

Code section to be varied by this request: Section 3312.49 (Required Parking) to reduce required spaces from 90 to 70.

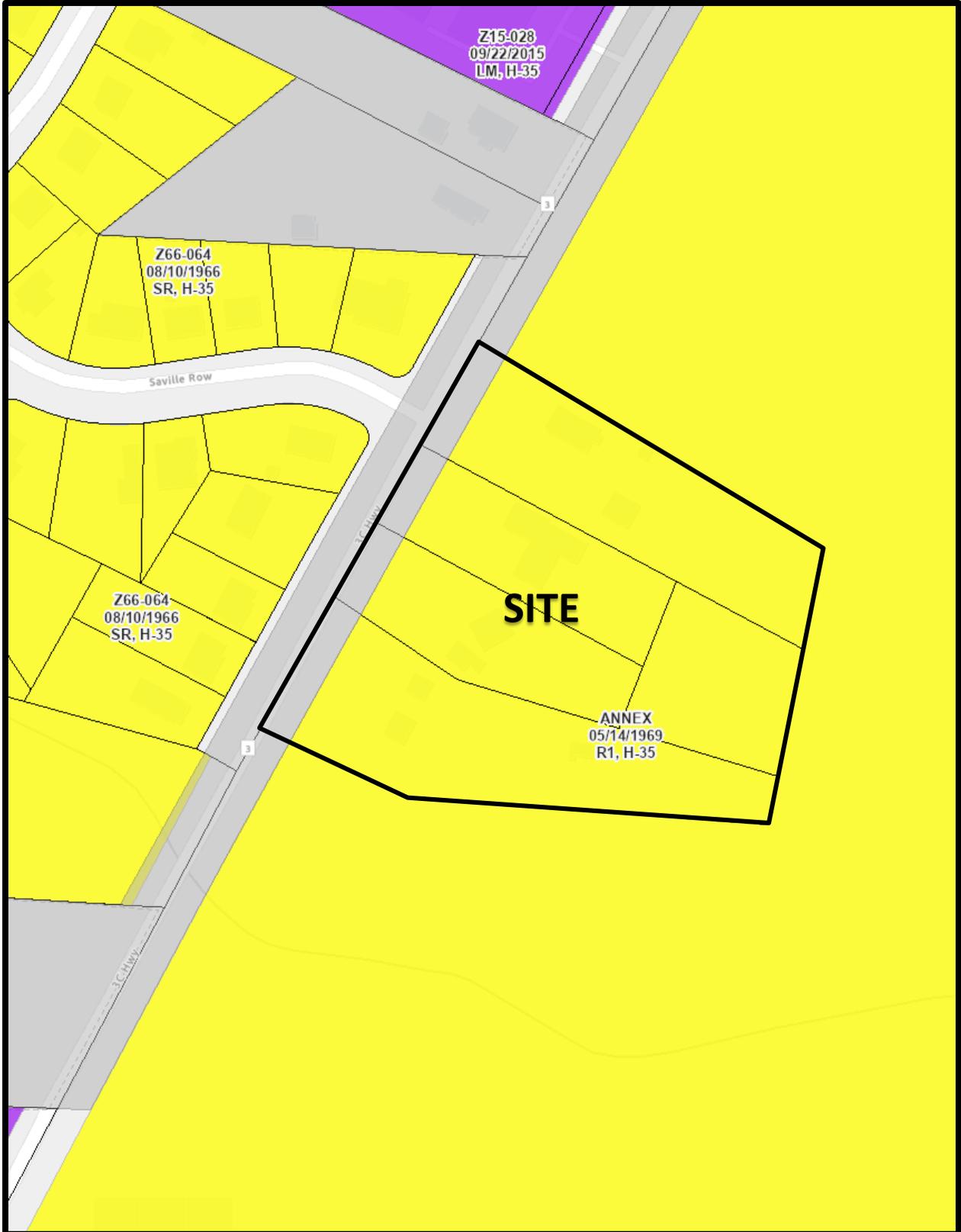
The pending AR-3 District, permits the "rest home" use (this affordable assisted living project does not include skilled nursing care).

THADDEUS M. BOGGS, ATTY FOR APPLICANT

MAY 14, 2025

Signature of Applicant

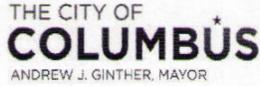
Date



CV25-101  
4000-4022 Westerville Rd.  
Approximately 4.32 acres



CV25-101  
4000-4022 Westerville Rd.  
Approximately 4.32 acres



## Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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)

**Case Number** Z25-058 & CV25-101

**Address** 4000-4022 WESTERVILLE RD

**Group Name** NORTHEASTAREA COMMISSION

**Meeting Date** November 13, 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:**

This application is a continuation of a previous application that has come before us earlier in the year. The commission did not identify any significant issues that would negatively impact the community but this approval is conditional upon the fulfillment of the site plan comments and the planning commission recommendations in accordance with C2 P2 guidelines. The commission has significant discussion about the parking lot in the rear/front of the building. The impact of the golf course and parking in the rear may substantiate the need for front parking with this development. The commission has requested from the developer an updated site plan prior to the development commission.

**Vote** 8 yes, 0 no

**Signature of Authorized Representative** *Commissioner E. Dana Moore*

**Recommending Group Title** Northeast Area Commission

**Daytime Phone Number** 614-519-2195

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.

