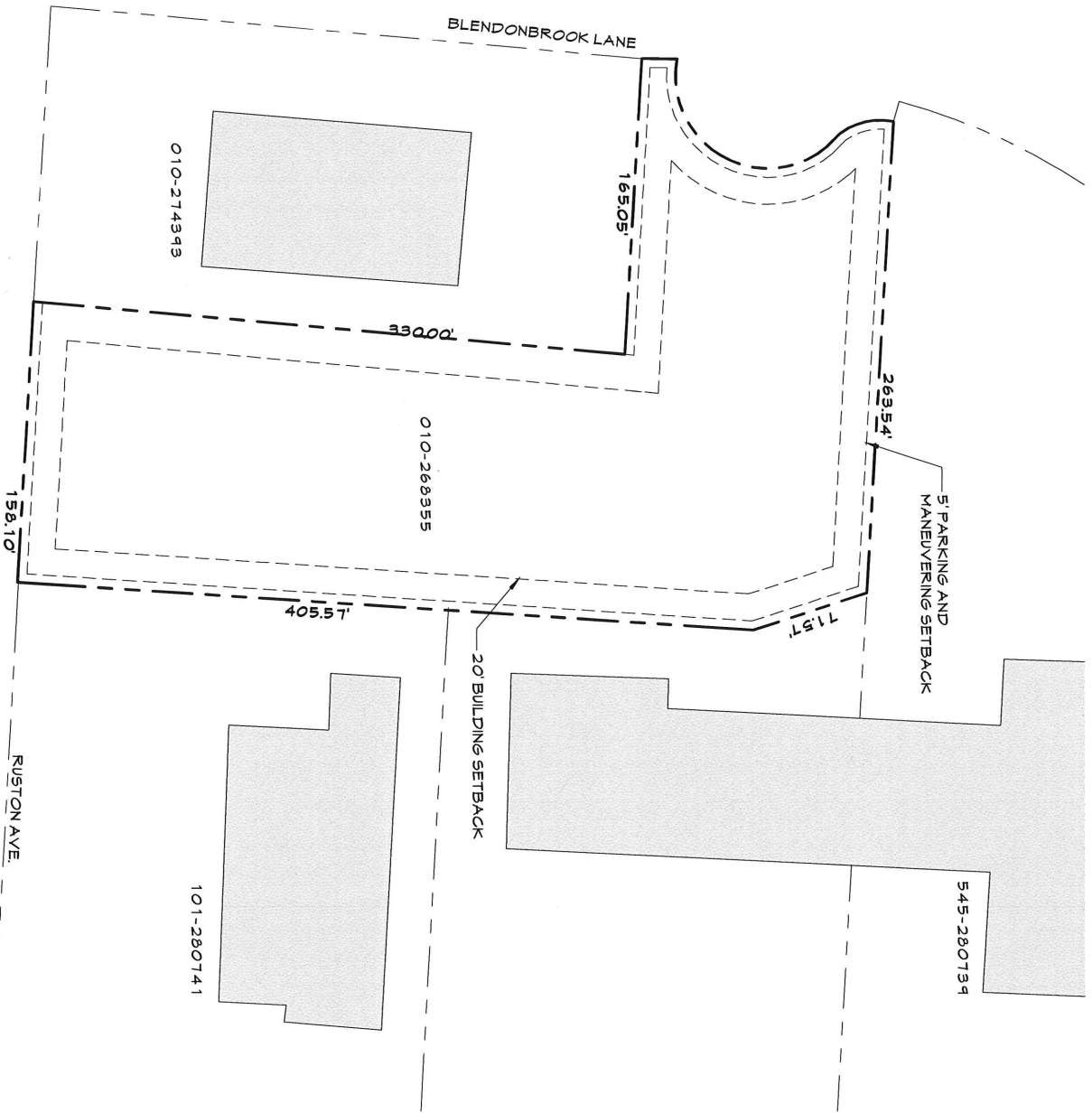
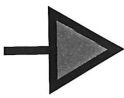


CPD SITE PLAN



1" = 60'-0"

NORTH



C-100  
CPD SITE  
PLAN

**berardi+**  
architectural + interior design + engineering  
10000 W. 12th Street, Suite 100  
Overland Park, KS 66211-1117  
913.641.1117  
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SCHMATIC

PROJECT DATE: 11/15/16  
PROJECT # 2016-050

SUNSET  
DEVELOPMENT  
NORTH  
HAMILTON  
SENIOR  
HOUSING II  
DARWINA, OH

BERARDI & ASSOCIATES, INC.  
ARCHITECTS  
10000 W. 12th Street, Suite 100  
Overland Park, KS 66211-1117  
913.641.1117  
www.berardi.com

*John B. Reynolds III 11/15/16*

Final Site Plan Received 11.17.16 216-050

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 10, 2016**

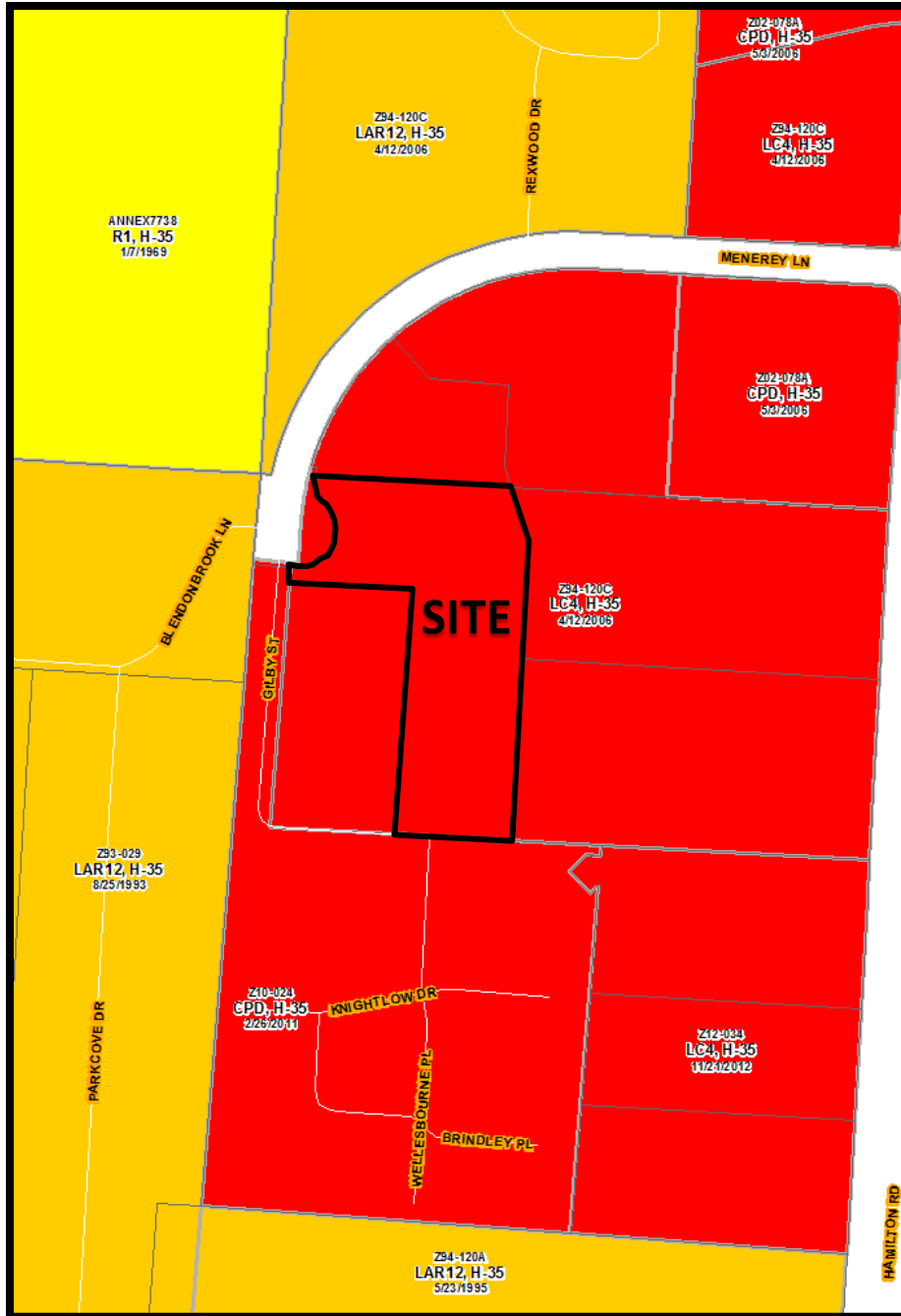
1.     **APPLICATION:**                   **Z16-050**  
       **Location:**                   **5747 MENEREY LANE (43230)**, being 2.0± acres located at the southeastern terminus of Menerey Lane, 900± feet west of North Hamilton Road (010-268355; Northland Community Council).  
  
       **Existing Zoning:**           L-C-4, Limited Commercial District.  
       **Request:**                     CPD, Commercial Planned Development District.  
       **Proposed Use:**             Housing for the elderly.  
       **Applicant(s):**             Stock Development Company, LLC; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
  
       **Property Owner(s):**       Menerey, LLC; 2506 Colts Neck Road; Blacklick, OH 43004.  
       **Planner:**                   Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The 2.0± acre site consists of one undeveloped parcel in the L-C-4, Limited Commercial District. The applicant requests the CPD, Commercial Planned Development District to allow housing for the elderly development. Since the existing zoning permits commercial development, the CPD district carries over limited C-4 uses if the housing development does not occur.
- North of the site is an undeveloped parcel in the L-C-4, Limited Commercial District. South of the site is a daycare facility in the L-C-4, Limited Commercial District and housing for the elderly in the CPD, Commercial Planned Development District. East of the site are various retail establishments in the L-C-4, Limited Commercial District. West of the site are residential dwellings in the L-AR-12, Limited Apartment Residential District.
- The site is within the planning area of the *Northland Plan – Volume II* (2002), which does not have specific land use recommendations for this location, however, commercial uses are recommended along the Hamilton Road corridor.
- The site is located within the boundaries of the Northland Community Council whose recommendation is for approval.
- The CPD text includes use restrictions, setbacks, landscaping and screening, exterior building commitments and graphic controls. If the site is developed with housing for the elderly, a maximum of 43 units are permitted and sidewalks/paths are provided. Variances to reduce the required number of parking spaces and to increase the allowable density are included in the text.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District allows the applicant flexibility to develop the site with a maximum of 43 units of housing for the elderly or a limited number of commercial uses. The CPD text includes appropriate setbacks, landscaping, screening, and building commitments in consideration of the surrounding limited commercial and residential districts. The proposed CPD, Commercial Planned Development District is consistent with the zoning and development patterns along the North Hamilton Road corridor.

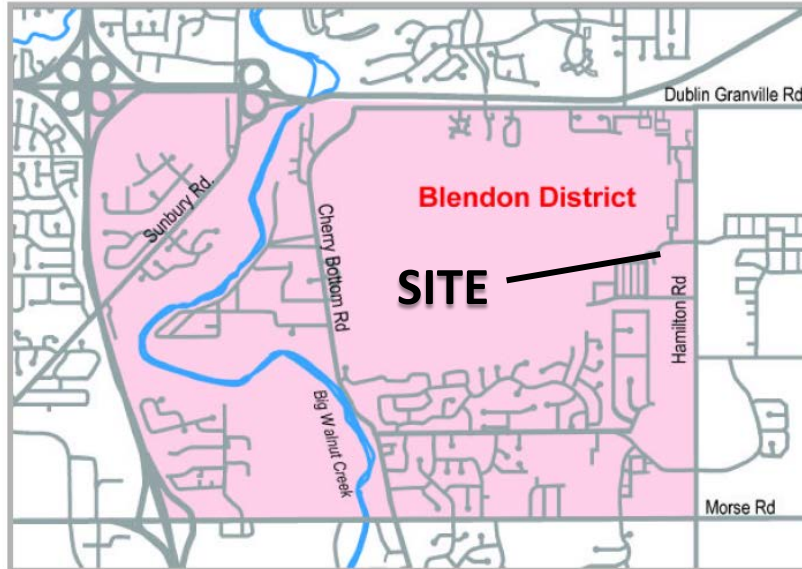


Z16-050  
5747 Menerey Lane  
Approximately 2.00 acres  
L-C-4 to CPD

Proposed Land-use/Blendon District

### Blendon District

This district is almost completely annexed and zoned in the city of Columbus. The district stretches from Hamilton Road to I-270 (east to west), and SR-161 to Morse Road (north to south). The predominant land-uses are the Blendon Woods Metro Park, Hap Cremean Water Plant (Columbus), detached single-family subdivisions, some condominium and apartment units, and burgeoning commercial uses along Hamilton Road. Additional roadways in this district include Sunbury and Broadview roads.



Blendon District



Z16-050  
5747 Menerey Lane  
Approximately 2.00 acres  
L-C-4 to CPD



Z16-050  
5747 Menerey Lane  
Approximately 2.00 acres  
L-C-4 to CPD



Northland Community Council  
Development Committee

Report

October 26, 2016 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

**Meeting Called to Order: 6:35 pm** by chair **Dave Paul**

Members represented:

*Voting: (17):* Albany Park (APC), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem Civic Association (SCA), Sharon Woods (SWCA), Village at Preston Woods (PWCA), Woodstream East (WECA).

- Case #1:** Application #Z16-056 (Rezone 1.13 AC± from CPD to CPD to permit the repurposing of a closed car wash site for limited C-4 uses)  
Dave Perry/Dave Perry Co. *representing*  
KM22 Investment, LLC  
3380 Morse Road, 43231 (PID 010-255453)
- *The Committee approved (17-0) a motion (by KWPCA, second by PCHA) to*  
**RECOMMEND APPROVAL WITH ONE (1) CONDITION:**
    1. That paragraph 2 of the text be revised to specify that both “new and/or used” vehicle sales are prohibited and to additionally exclude *Billboards and off-premise graphics* as a permitted use.

- Case #2:** Application #Z16-050 (Rezone 2.0 AC± from L-C-4 to CPD to allow construction of a senior living facility)  
Jack Reynolds/Smith and Hale LLC *representing*  
Stock Development Co. LLC  
5747 Menerey Lane, 43230 (PID 010-268355)
- *The Committee approved (17-0) a motion (by FPCA, second by APHA) to*  
**RECOMMEND APPROVAL** of the application.<sup>1</sup>

- Case #3:** Application #Z16-043 (Rezone 21.13 AC± from L-ARO to CPD to permit limited C-4 uses)  
Aaron Underhill/Underhill and Hodge *representing*  
The New Albany Company LLC  
5806 North Hamilton Road, 43230 (PID 545-291670)
- *The Committee approved (17-0) a motion (by APHA, second by PWCA) to*  
**RECOMMEND APPROVAL WITH ONE (1) CONDITION:**
    1. That paragraph 1.B.3. of the text be revised to include additional prohibited uses routinely recommended by the Committee, specifically: *Animal Shelter; Blood and Organ Banks; Halfway House; Missions/Temporary Shelters; Motorcycle, Boat and Other Motor Vehicle Dealers(not including new car dealers); and Used Automobile Sales (not associated with a new car dealership).*

**Executive Session 7:40 pm**

**Meeting Adjourned 8:00 pm**

<sup>1</sup> The text reviewed by the Committee was dated 10/26/2016.

## 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 # 216-050

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III

of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 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

<p>1. Stock Development Company LLC 3001 Bethel Road, Suite 207 Columbus, OH 43220 John Stock 817-1500</p>	<p>2. Menerey LLC 2506 Colts Neck Road Blacklick, OH 43004 Konstantia Balaloski</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT

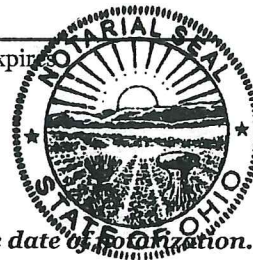
Sworn to before me and signed in my presence this 15<sup>th</sup> day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

9/4/2020

My Commission Expires

Notary Seal Here



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

*This Project Disclosure expires six (6) months after the date of finalization.*

**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 checks payable to the Columbus City Treasurer