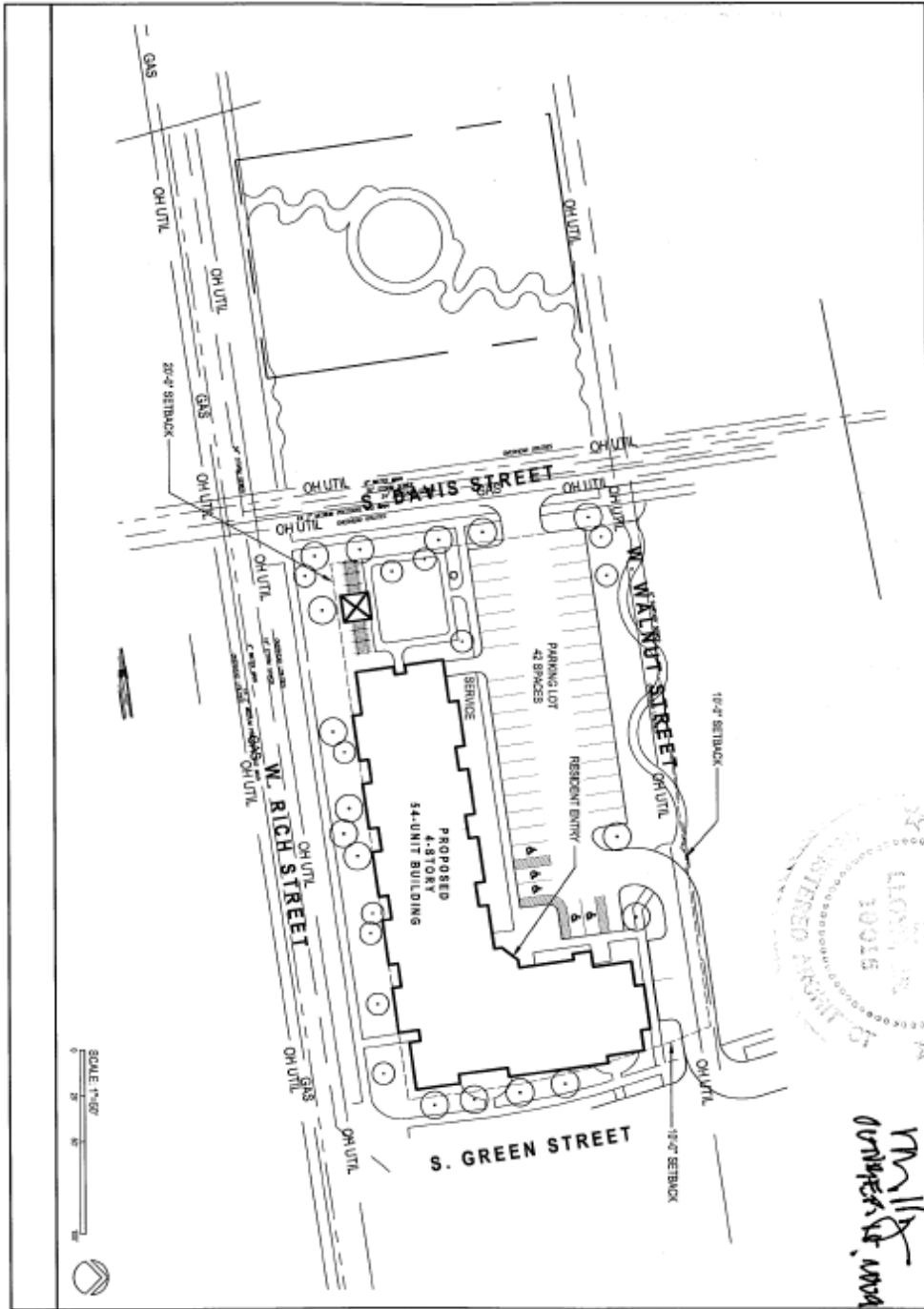


Z09-001

FINAL RECEIVED: *Don't*
10/15/09



mill
concrete

DATE	10/15/09
DESIGNED BY	RLD
DRAWN BY	RLD
CHECKED BY	RLD
APPROVED BY	RLD
DATE	10/15/09

TAX CREDIT
SUBMITTAL 2009

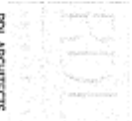


The NRP Group, LLC
10000 N. 10th Street
Suite 100
Phoenix, AZ 85020
Tel: 602.998.1111
Fax: 602.998.1112

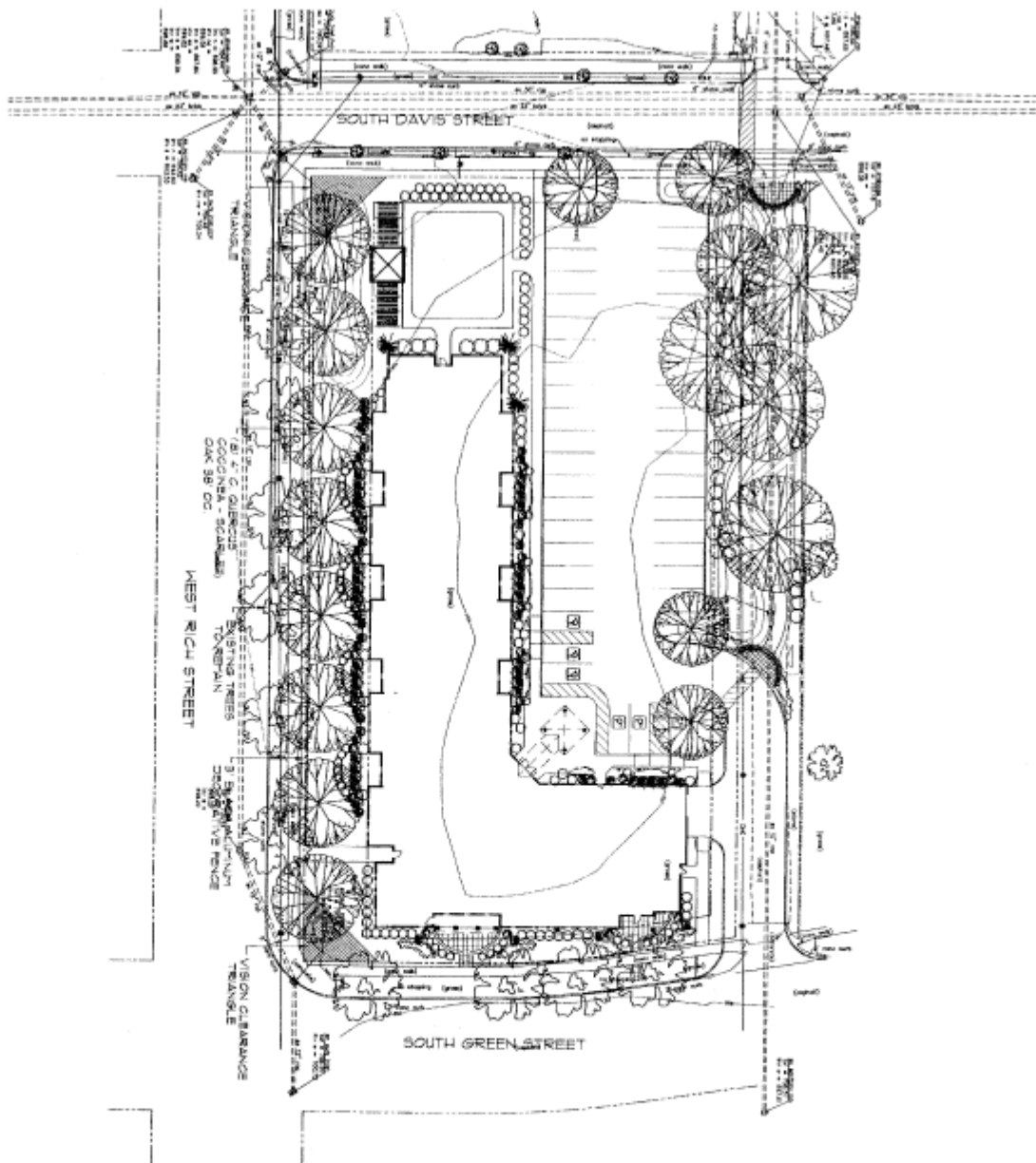
group llc
NRP

FRANKLIN
SENIOR
COLLEGE, 2000

ROL ARCHITECTS
10000 N. 10th Street
Suite 100
Phoenix, AZ 85020
Tel: 602.998.1111
Fax: 602.998.1112



Z09-001



SCALE: 1"=20'-0"

Ecd	Nat
SCHWARTZ	MEDICIN
JOB NO.	
FIR	

WEST BUCH
STREET
STRETScape

WEST RICH
STREET
STREETSCAPE

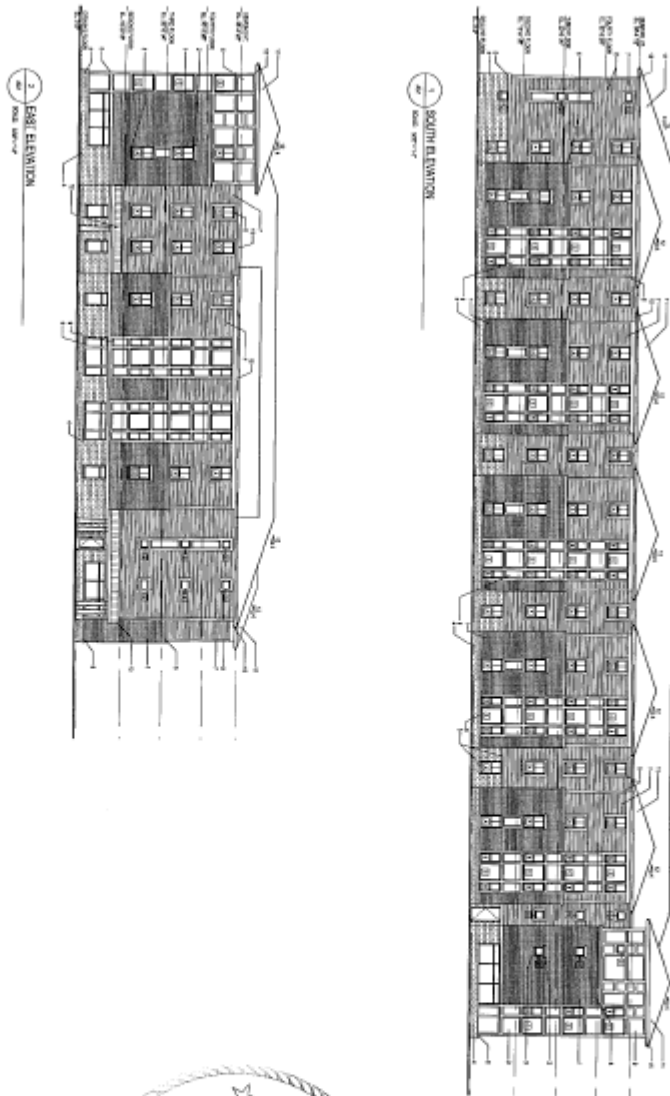
FRANKLIN
SINOR
EASTMAN, OHIO

Peggy A. Brown
landscape architect
The Chippendale House
Chesand Village, Ohio 44026
tel: 440.333.1500
pabrown@aol.com



Z09-001

Final Received: Dana Gitt
10/15/09



MATERIAL SCHEDULE

1	CONCRETE
2	BRICK
3	WOOD
4	GLASS
5	ROOFING
6	PAINT
7	CEILING
8	FLOORING
9	MECHANICAL
10	ELECTRICAL
11	PLUMBING
12	HEATING
13	Cooling
14	Lighting
15	Acoustics
16	Security
17	Fire Protection
18	Life Safety
19	Accessibility
20	Other

WINDOW SCHEDULE

1	Window
2	Door
3	Other

DOOR SCHEDULE

1	Door
2	Other

CEILING SCHEDULE

1	Ceiling
2	Other

FLOORING SCHEDULE

1	Flooring
2	Other

MECHANICAL SCHEDULE

1	Mechanical
2	Other

ELECTRICAL SCHEDULE

1	Electrical
2	Other

PLUMBING SCHEDULE

1	Plumbing
2	Other

HEATING SCHEDULE

1	Heating
2	Other

Cooling SCHEDULE

1	Cooling
2	Other

Lighting SCHEDULE

1	Lighting
2	Other

Acoustics SCHEDULE

1	Acoustics
2	Other

Security SCHEDULE

1	Security
2	Other

Fire Protection SCHEDULE

1	Fire Protection
2	Other

Life Safety SCHEDULE

1	Life Safety
2	Other

Accessibility SCHEDULE

1	Accessibility
2	Other

Other SCHEDULE

1	Other
2	Other

W. H. K. & S. J. K.



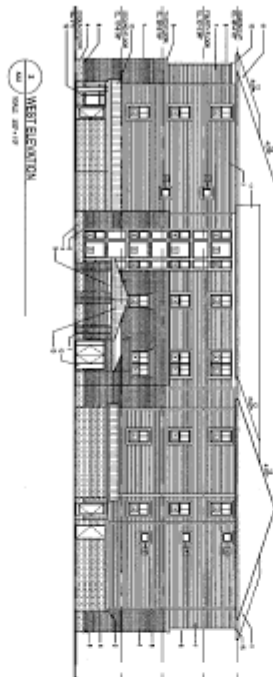
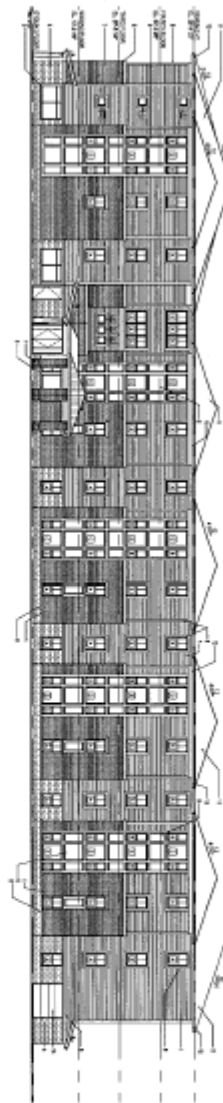
100-602

A3.1

Z09-001

Z09-001

FINAL RECEIVED: Dana Whit
10/15/09



MATEEN, JOHETULF.

- [illegible]

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| 100 | 001 000 000 000 |

Paradiseo Sector
CHURCH, ONE

NRP

U.S. MAIL PERMIT NO. 1000
NEW YORK, N.Y. 10001

...

ELEVATION
1000' ± 142'

A3.2

Z09-001

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 07-11-2013 BY 60322
AND 60322

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 8, 2009**

1. **APPLICATION:** **Z09-001 (ACCELA # 09335-00000-00014)**
 Location: **764 WEST RICH STREET (43222)**, being 1.2± acres located at the northwest corner of West Rich and South Green Streets (010-018974, Franklinton Area Commission).

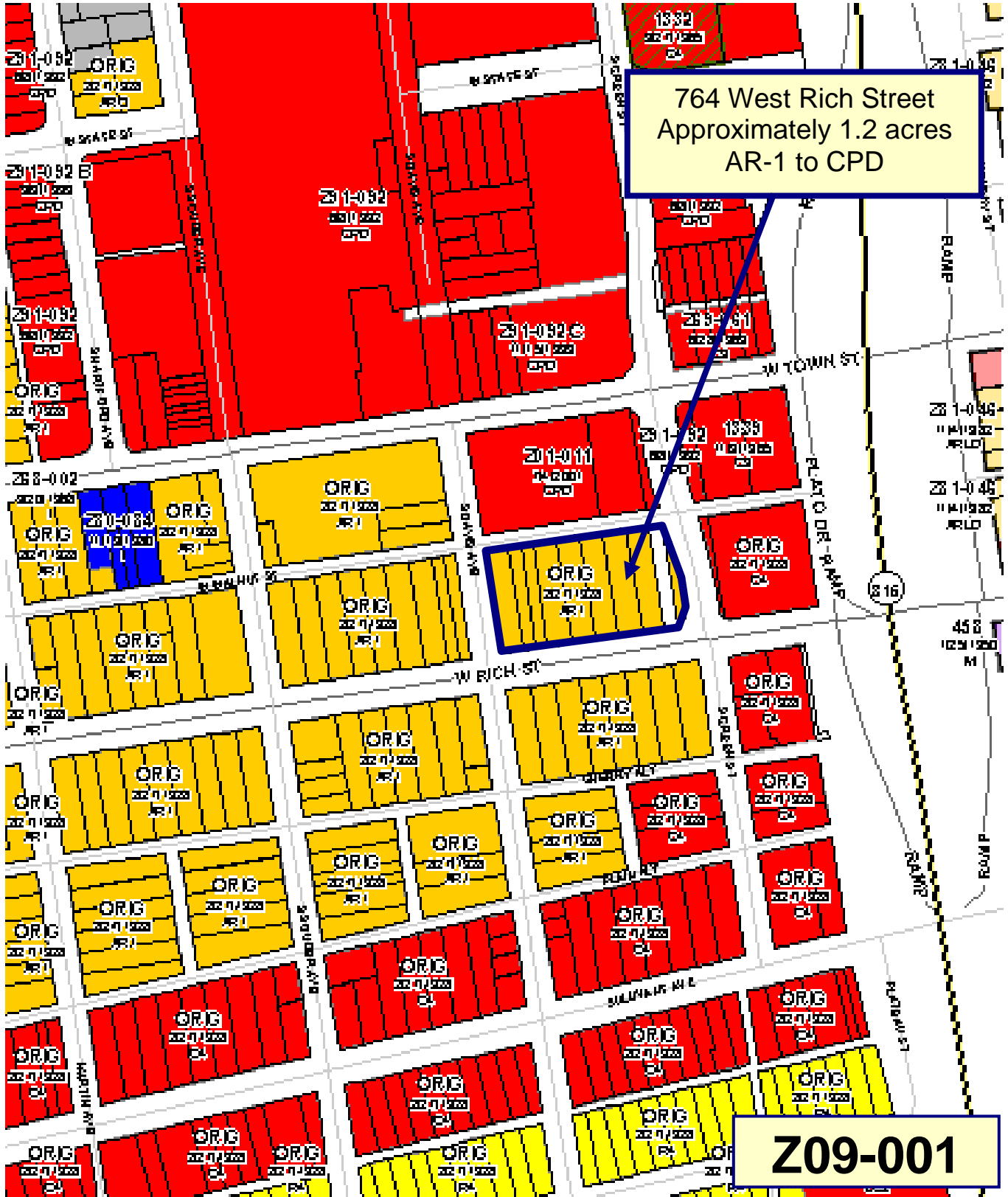
 Existing Zoning: AR-1, Apartment Residential District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Elderly housing and hospital use.
 Applicant(s): The NRP Group LLC; 5309 East Broad Street; Cleveland, OH 44125.
 Property Owner(s): Mount Carmel Health System; 6150 East Broad Street; Columbus, OH 43213.
 Planner: Dana Hitt, AICP; 645-2395; dahitt@columbus.gov

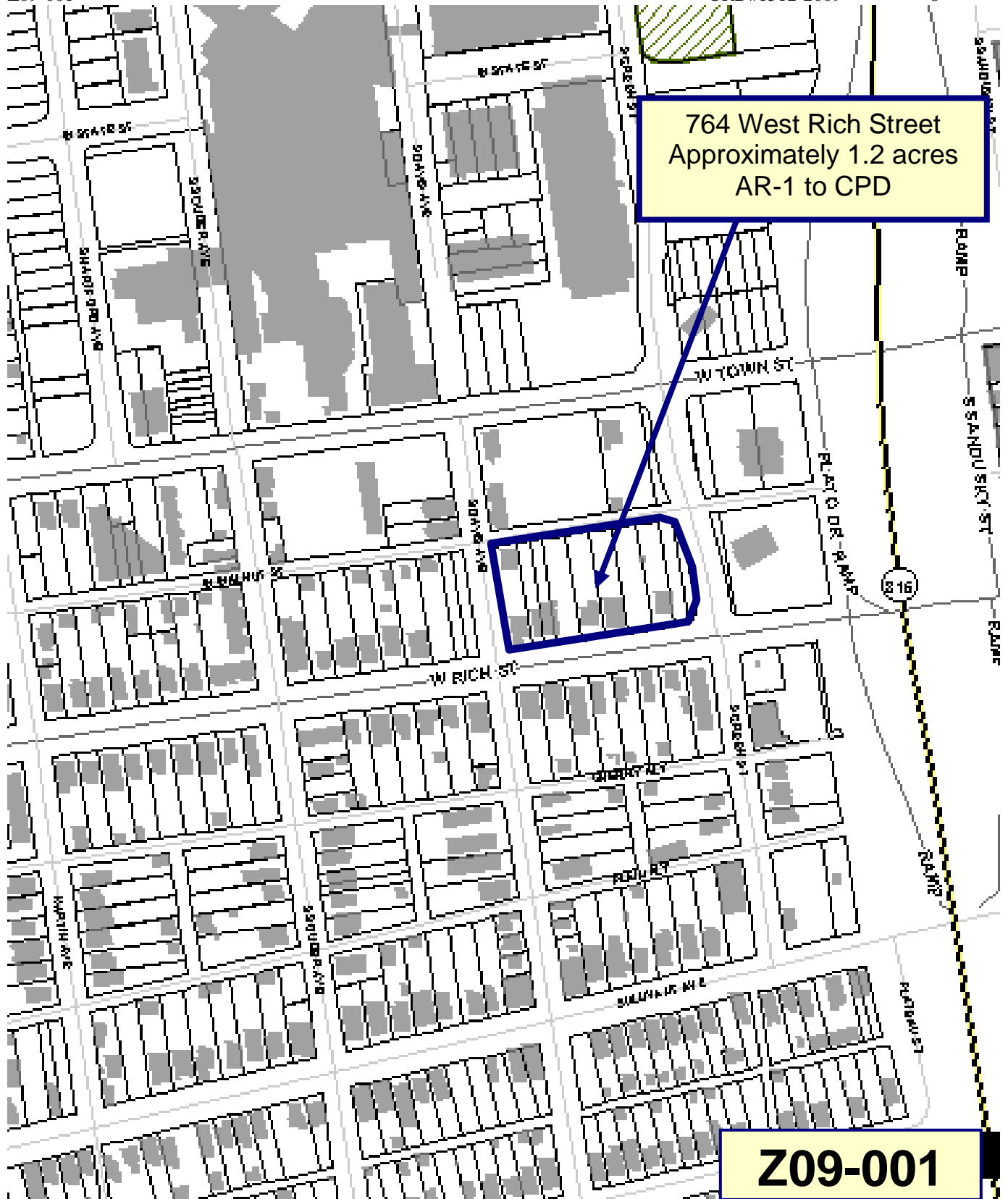
BACKGROUND:

- The 1.2± acre site is undeveloped and is zoned in the AR-1, Apartment Residential District. The applicant is requesting the CPD, Commercial Planned Development District as a follow up rezoning to Council variance CV08-043 to allow 60 elderly housing units and up to 5000 square feet of hospital use with additional variances to standards. The applicant is decreasing the number of dwelling units from 60 down to 54 and the amount of space devoted to hospital use from 5000 down 1000 square feet.
- To the north is a parking garage zoned in the R-1, Residential District. To the south across West Rich Street are single-family dwellings zoned in the AR-1, Apartment Residential District. To the east across South Green Street is an office zoned in the C-4, Commercial District. To the west across South Davis Avenue are vacant parcels zoned in the AR-1 Apartment District.
- The site lies within the boundaries of the *Franklinton Plan* (2003), which recommends single-family residential uses for the site. Due to the presence of the adjacent parking garage, Staff finds it unlikely that anyone will seek to construct single-family homes at this site and therefore supports deviation from the recommendation.
- The CPD text limits the use of the site to elderly housing and up to 1000 square feet hospital use. Customary landscaping and lighting limitations are provided. The applicant is committing to elevations in compliance with the *Franklinton Plan* (2003).
- The applicant is seeking a variance to allow air conditioning units five feet beyond the building line. Given the urban nature of the area, Staff finds this acceptable. The applicants are asking for a variance to have 42 parking spaces instead of 54. The Division of Planning and Operations supports this variance.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The Applicant's request for the CPD Commercial District is consistent with the zoning and development patterns of the area. The CPD text limits the use of the site to elderly housing and up to 1000 square feet hospital use. Customary landscaping and lighting limitations are provided. The applicant is committing to elevations in compliance with the *Franklinton Plan* (2003). Due to the presence of the adjacent tall parking garage, deviation from the recommendation of the *Franklinton Plan* (2003) for single-family residential uses is supported.





PROPOSED LAND USE



Single-Family Residential
Multi-family Residential
Apartment/Office



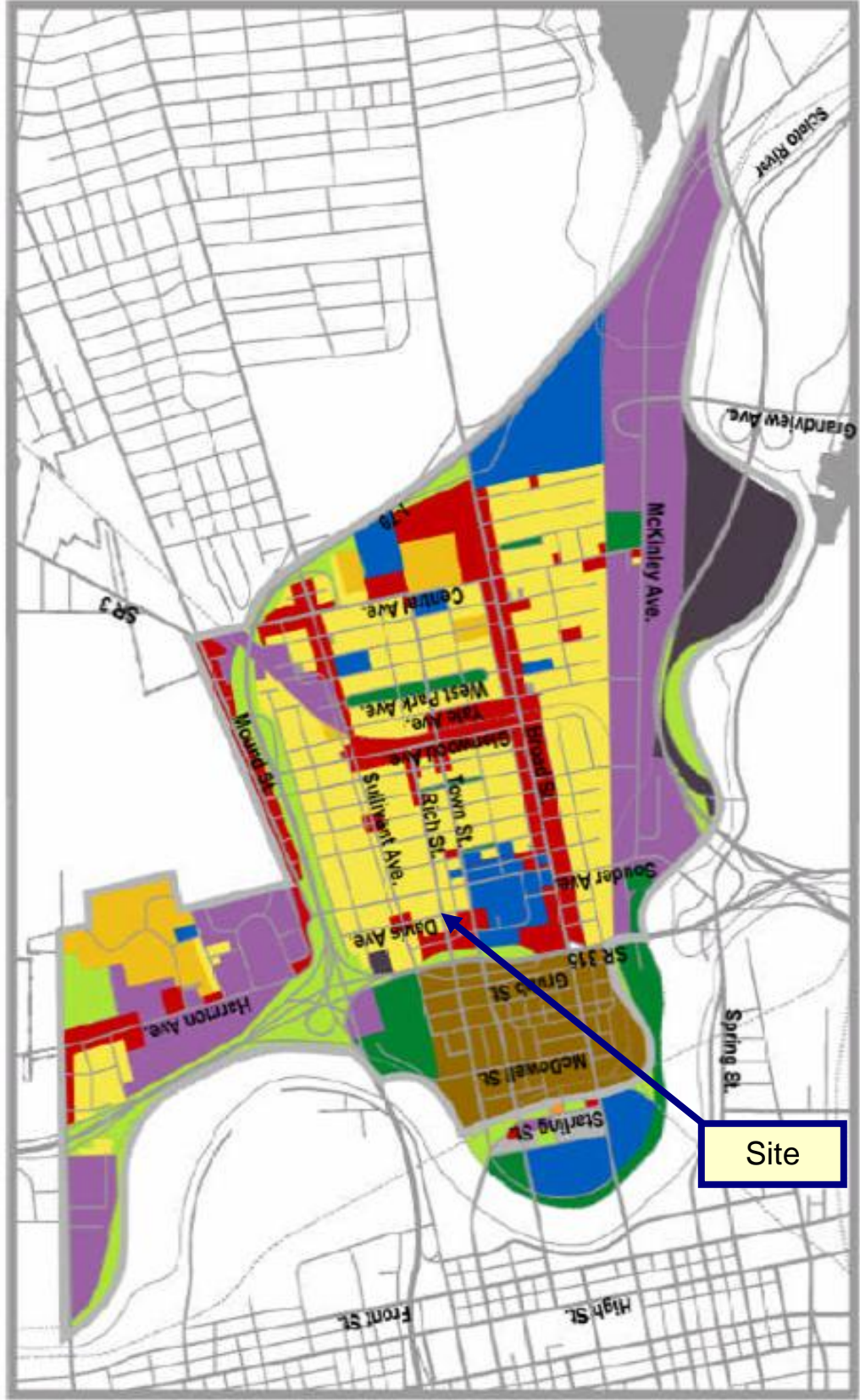
Commercial
Manufacturing
Institutional



Mixed Use
Park/Green Space
Vacant Land



Excavation/Quarrying
Parking



Site

Franklinton Area Commission
183-»awhej Avenue
Columbus, Ohio, 43223



Chairperson:	Carol J. Stewart	614-279-9382
Vice Chairperson:	Pauline Edwards	614-463-1753
Secretary:	Donna Woods	614-227-1623
Treasurer:	Philip R. Johnson	614-888-2096

August 5, 2009

To Whom it may concern,

The Franklinton Area Commission recognizes the need for high quality affordable senior housing in Franklinton.

The Franklinton Area Commission met February 10, 2009 and voted to support NRP's CPD application for affordable senior housing at 764 West Rich Street. We are comfortable with a decrease of units and less parking.

The February 10, 2009 Minutes reflect our support:

Jeff Brown of Smith and Hale presented a CPD Rezoning request for FAC support. This is the same development proposal of 764 W. Rich St. that was presented and detailed in last month's minutes. There have been 2 changes in the wording of the request that require FAC support. The changes will be 60 feet, not 48 feet, and the building will be 4 stories, not 3 stories. Even though the request is for 60 feet, the building will not be more than 48 feet tall. The change reflects the range that the city has designated as the request. The extra story doesn't increase the height of the building. Mr. Brown reported that letters had been sent to landlords and tenants near the proposed construction. Bruce Warner made a motion that the FAC support the application as requested. Pauline Edwards seconded the motion. Alan Papa abstained from the voting. All other commissioners present voted in favor of the motion. Motion passed.

A handwritten signature in blue ink that reads 'Carol J. Stewart'.

Carol J. Stewart, Chair
Franklinton Area Commission

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 FRANKLINAPPLICATION # Z09-001Being first duly cautioned and sworn (NAME) Mary Hada / The NRP Group LLC
of (COMPLETE ADDRESS) 5309 Transportation Boulevard, Cleveland, Ohio 44125

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. The NRP Group, LLC 5309 Transportation Boulevard Cleveland, Ohio 44125	2. Mount Carmel Health System 6150 East Broad Street Columbus, OH 43213
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 3rd day of August, in the year 2009

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

10/18/10*This Project Disclosure Statement expires six months after date of notarization.*SHANNON L. FEATHERS
Notary Public,
State of OhioMy Commission Expires
On October 18, 2010 page 9 — Rezoning Packet