

EXHIBIT A

1 ARCHITECTURAL SITE PLAN



THE EMILY PROGRAM PARKING CALCULATION	
TOTAL LEASE AREA: NET = 22,001 SF GROSS = 27,989 SF NON-LEASE AREA: NET = 4,833 SF GROSS = 4,833 SF (4,615 X .05) TOTAL = 27,989 SF	TOTAL PBD COUNT = 24 X 2.5/PBD = 60 PARKING STALLS OTHER TERRAINS = 4,833/80 = 60 PARKING STALLS TOTAL PARKING REQUIRED = 120 PARKING STALLS TOTAL PARKING PROVIDED = 60 PARKING STALLS W/ 2 ACCESSIBLE STALLS

Z20-031 Final Received 7/20/2020

PHASE	SHEET DESCRIPTION	DRAWING INFORMATION	ISSUE RECORD	REGISTRATION	ARCHITECT	PROJECT NAME						
CONSTRUCTION DOCUMENTS	SITE PLAN	PROJECT NUMBER: Z02 DRAWN BY: JDL CHECKED BY: EM DATE: 6/30/2020 COMPILED/DIRECTOR:	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE				NOT FOR CONSTRUCTION	 M&H ARCHITECTS & PLANNERS 1001 Temple Dale Center Columbus, OH 43260	EMILY PROGRAM SITE PLAN EMILY PROJECT 8001 RAVINES EDGE CT. COLUMBUS, OH 43235
NO.	DESCRIPTION	DATE										

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 9, 2020**

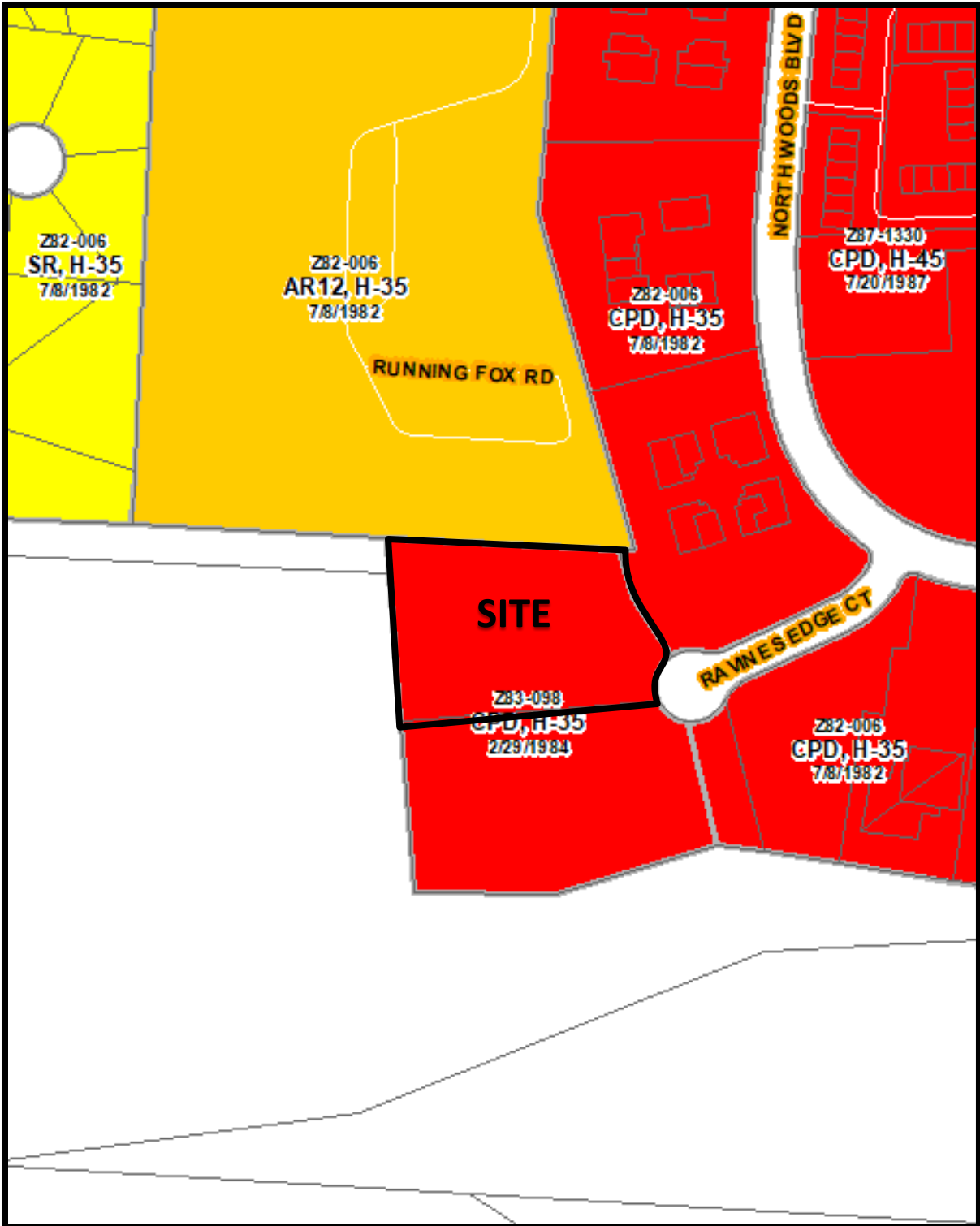
- 4. APPLICATION: Z20-031**
- Location:** **8001 RAVINES EDGE CT. (43235)**, being 1.84± acres located on the northwest side of the terminus of Ravines Edge Court (610-207437; Far North Columbus Communities Coalition).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use.** In-patient medical treatment facility.
- Applicant(s):** The Emily Program; c/o Kate Norris; 1295 Bandana Boulevard West, Suites 310 and 210; St. Paul, MN 55108; and Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215E
- Property Owner(s):** Center for Eating Disorders and Psychotherapy; PO Box 600; Worthington, OH 43085.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 1.84± acre site consists of one parcel developed with a medical office building zoned in the CPD, Commercial Planned Development District. The requested CPD, Commercial Planned Development District would allow an in-patient medical treatment facility, a C-4, Commercial District use, in conjunction with the medical office and out-patient treatment uses within the existing building. The rezoning is necessary because the current CPD, Commercial Planned Development District (Z83-083) permits only C-2, Commercial District uses.
- North of the site is a multi-unit residential development in the AR-12, Apartment Residential District. East and south of the site are office buildings in the CPD, Commercial Planned Development District. West of the site is a camping and outdoor recreational facility in Sharon Township.
- The site is within the boundaries of *Far North Area Plan (2014)*, which recommends office land uses at this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The CPD text allows an in-patient medical treatment facility for patients with eating disorders and C-2, Commercial District uses. The text also includes a commitment to a site plan.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow an in-patient medical treatment facility in conjunction with the existing medical office and out-patient treatment center. The CPD text also permits C-2, Commercial District uses and includes a commitment to a site plan. The proposed use is generally consistent with the *Far North Area Plan's* recommendation of office land uses at this location, and the request does not introduce an incompatible use to the surrounding area.



Z20-031
8001 Ravines Edge Ct.
Approximately 1.82 acres
CPD to CPD

Far North Area Plan (2014)

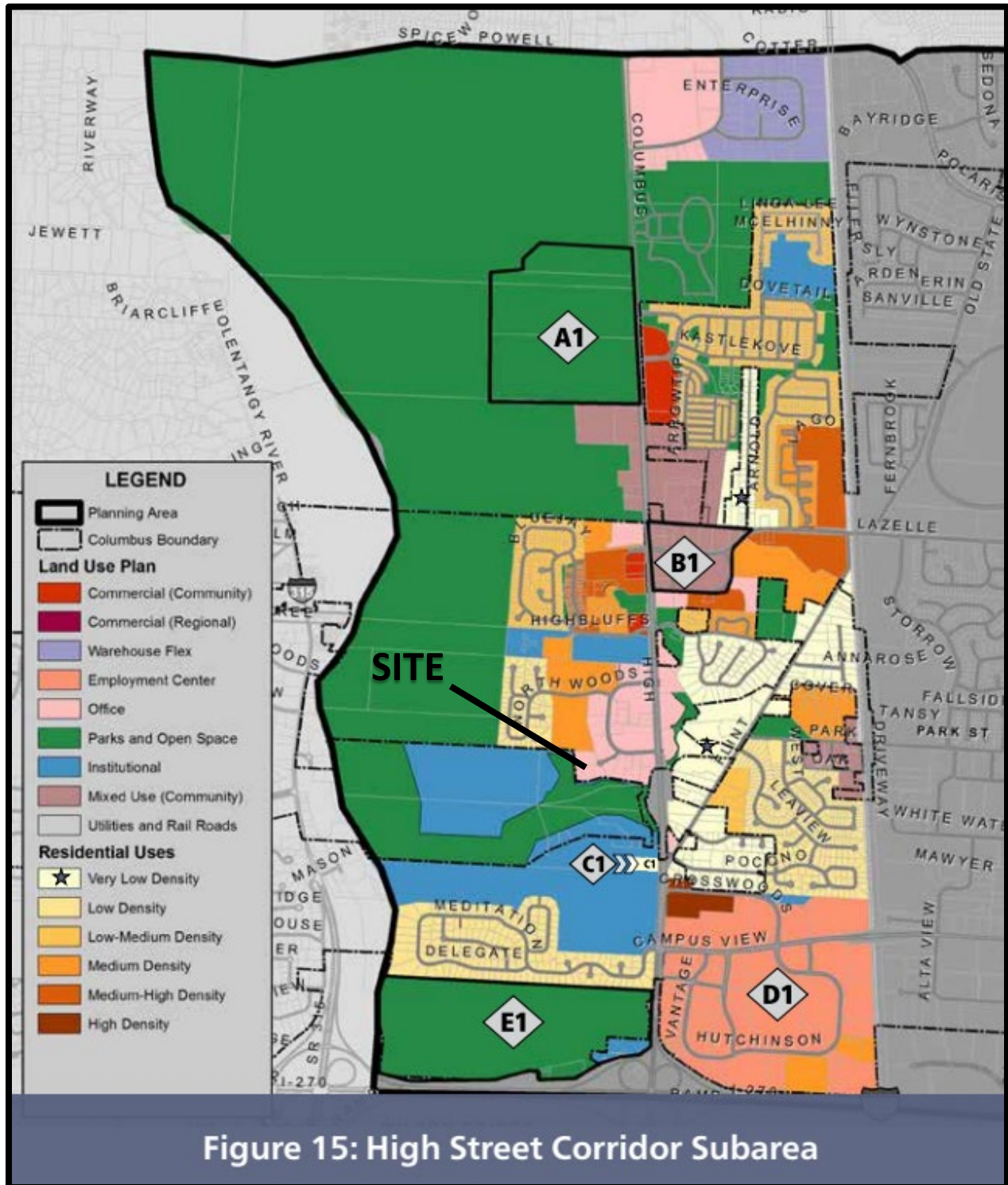


Figure 15: High Street Corridor Subarea

Z20-031
8001 Ravines Edge Ct.
Approximately 1.82 acres
CPD to CPD



Z20-031
8001 Ravines Edge Ct.
Approximately 1.82 acres
CPD to CPD

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z20-031

Address: 8001 Ravines Edge Ct

Group Name: Far North Columbus Communities Coalition

Meeting Date: June 2, 2020

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation: (Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

Vote: 7-0

Signature of Authorized Representative: James Palmisano
SIGNATURE

FNCC President
RECOMMENDING GROUP TITLE

614/832-9083
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-031

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

1. The Emily Program 1295 Bandana Boulevard West, Suite 310 & 210 St. Paul, Minnesota 55108 <input type="checkbox"/> Columbus Employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 25th day of April, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Lizbeth Gregg Cutler

My Commission Expires:

LIZABETH GREGG CUTLER

Notary Public, State of Ohio



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

Notary Seal Here

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