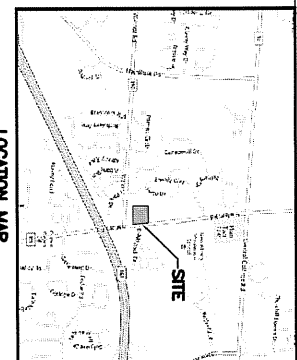
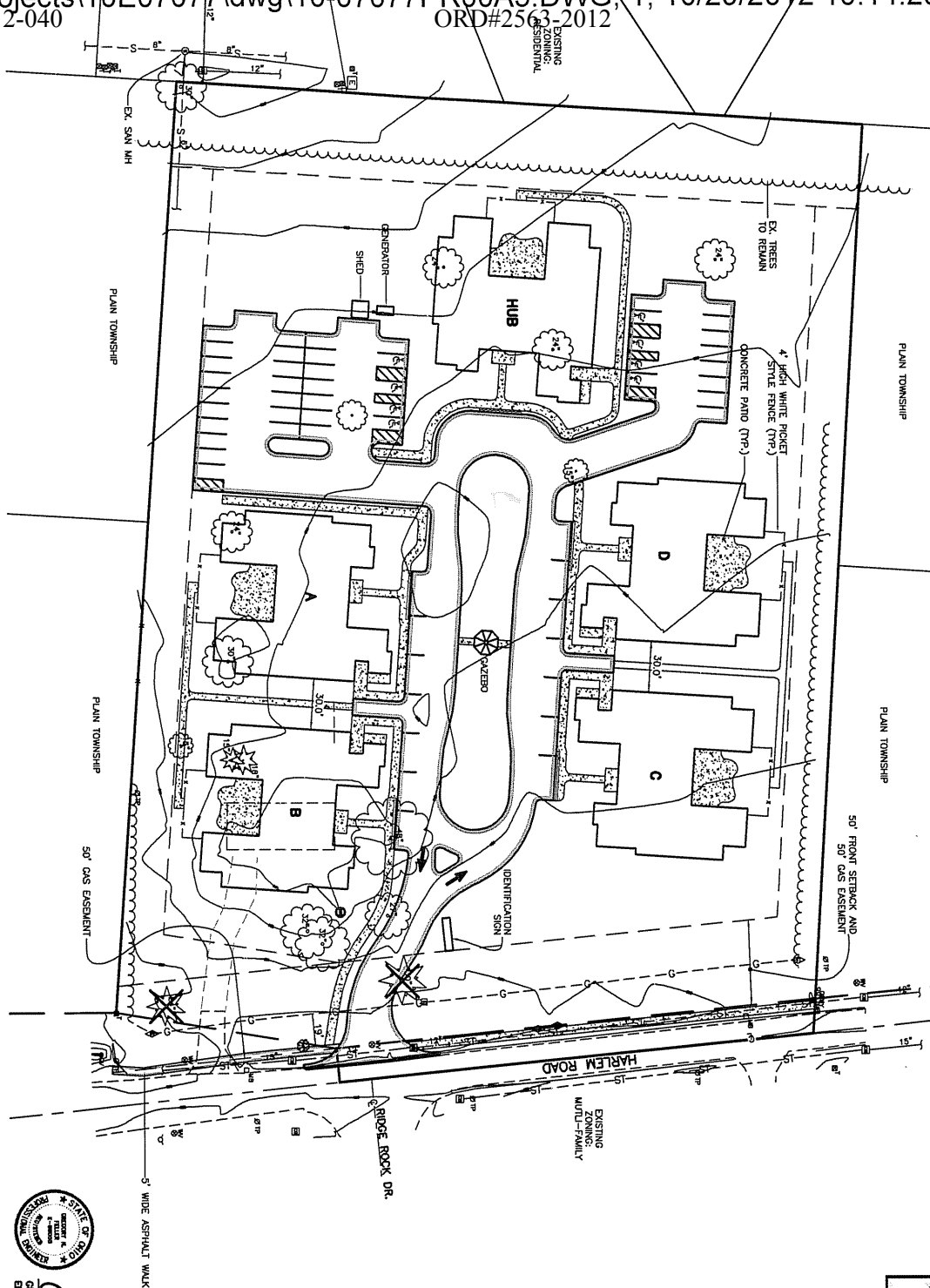


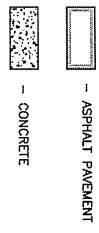
Otterbein Skilled Nursing & Rehab Neighborhood

PRELIMINARY DRAWING OF
 COLUMBUS, OHIO



SITE ANALYSIS

- AREA: 5.2296 ACRES
- EXISTING ZONING: U
- PROPOSED ZONING: U
- FRONT SETBACK: 50'
- REAR SETBACK: 50'
- OPEN SPACE: 2.5 AC.
- TYP. PARKING STALL: 9'x18'
- TYP. PARALLEL PARKING STALL: 10'x23'
- NO. PARKING STALLS: 52
- PAVEMENT SURFACE: ASPHALT
- NO FLOOR PLAN PER FEMA MAP 390480204K
- REVISION DATE 11, 2008 PER SO. F.V. / BUILDING
- OVERALL FLOOR AREA: 77,242 SQ. FT.
- THE PROPOSED PROJECT WILL COMPLY WITH SECTIONS 1331.01 DIMENSIONS, 1331.01 SECTIONS 1331.03 LIFTING, 1331.22, 1312.43 SURFACE AND 1312.45 WHEEL STOPS/CURB.



Gregory N. Feller
 GREGORY N. FELLER
 ENGINEER/ARCHITECT FOR APPLICANT

10/29/12
 DATE

SCALE	1"=50'
DATE	10-29-12
DRAWN BY	RMS
CHECKED BY	JLH
DESIGNED BY	10/29/12
PROJECT	10-07077PR00A3
SHEET	1 OF 1

TITLE: **PRELIMINARY DRAWING OF OTTERBEIN SKILLED NURSING & REHAB NEIGHBORHOOD**
 ADDRESS: **6127 HARLEM ROAD**
 PARCEL No. 010287891

REVISION	DATE

Feller Finch & Associates, Inc.
 Engineers - Architects - Surveyors
 1683 Woodlands Drive, Mansfield, Ohio 43137
 Phone: (419) 893-3680
 Fax: (419) 893-2682
 www.fellerfinch.com



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

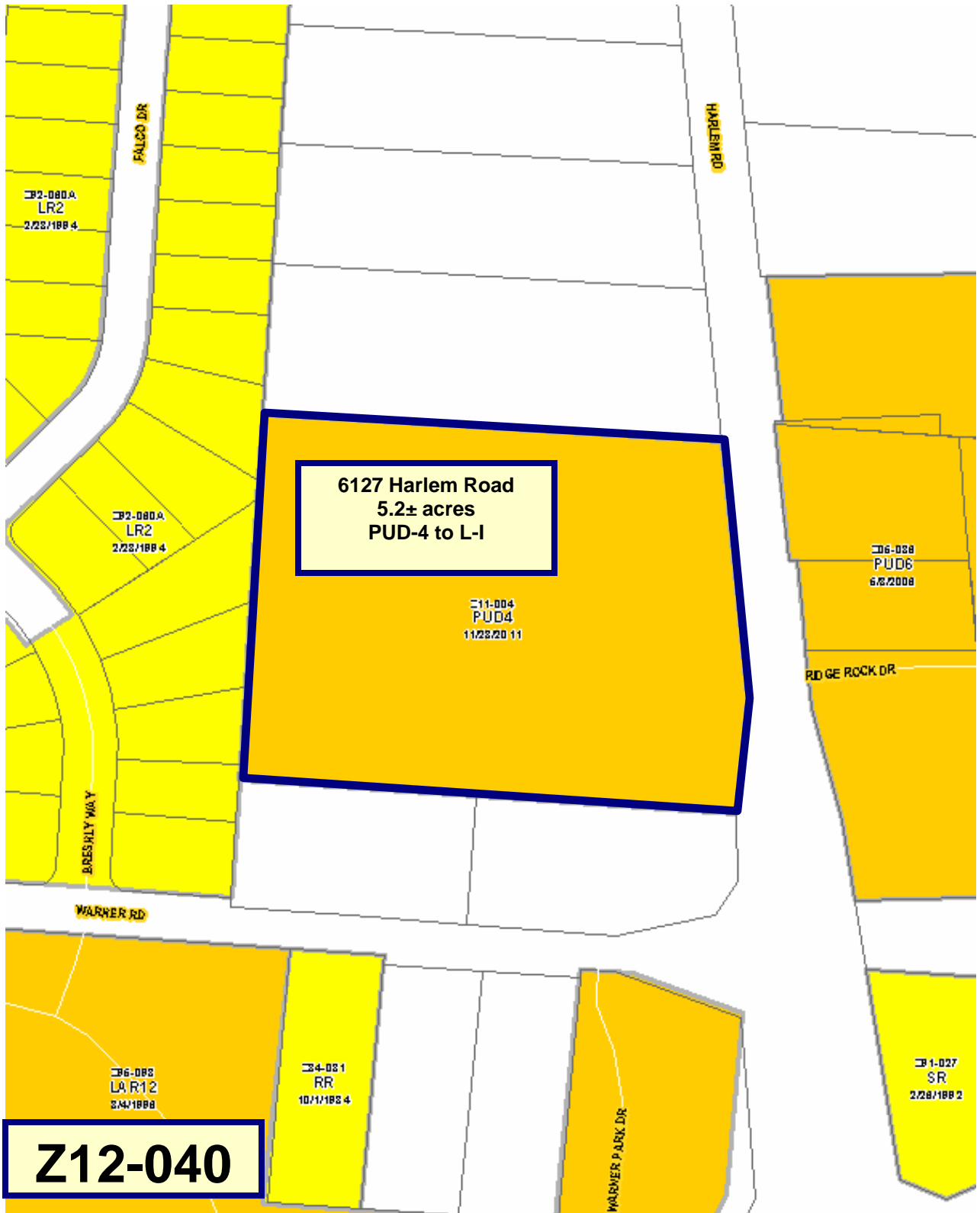
1. **APPLICATION:** **Z12-040 (12335-00000-00432)**
Location: **6127 HARLEM ROAD (43054)**, being 5.2± acres located on the west side of Harlem Road, 160± feet north of Warner Road. (010-287891, Rocky Fork / Blacklick Accord).
Existing Zoning: PUD-4, Planned Unit Development District.
Request: L-I, Limited Institutional District.
Proposed Use: Home for the aging.
Applicant(s): Otterbein Homes c/o Sue McConn; Smith 580 North State Route 741; Lebanon, OH 45036.
Property Owner(s): Lams United Properties LLC; P.O. Box 665; New Albany, OH 43054.
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

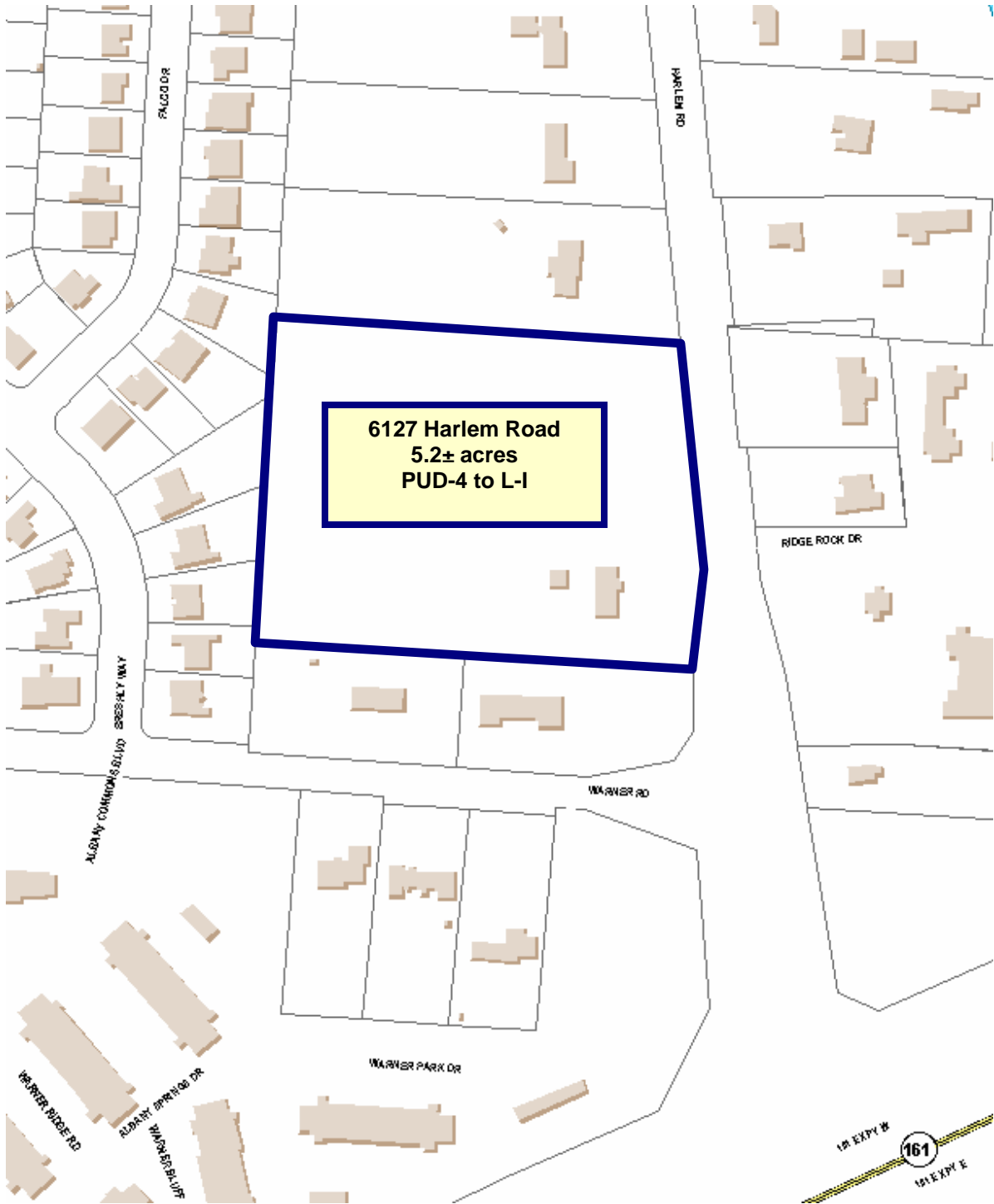
BACKGROUND:

- o The applicant is applying for a rezoning to the L-I, Limited Institutional in order to develop a 50 bed home for the aging, nursing home and/or rest home. This vacant site was rezoned in 2011 to develop up to eleven single-unit dwellings, however that proposal fell through.
- o To the north and south are single-unit dwellings in Plain Township. To the east across Harlem Road are single-unit dwellings zoned in the PUD-6, Planned Unit Development and SR, Suburban Residential Districts and in Plain Township. To the west are single-unit dwellings zoned in the L-R-2, Limited Residential District.
- o The site lies within the boundaries of the *Rocky Fork Blacklick Accord Community Plan (2003)* which proposes Village Residential development at this location. The Accord implementation panel recommended approval unanimously of this rezoning request on September 20, 2012.
- o The L-I text includes limitations on the number of beds, floor area, tree preservation and street trees.
- o The *Columbus Thoroughfare Plan* identifies Harlem Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

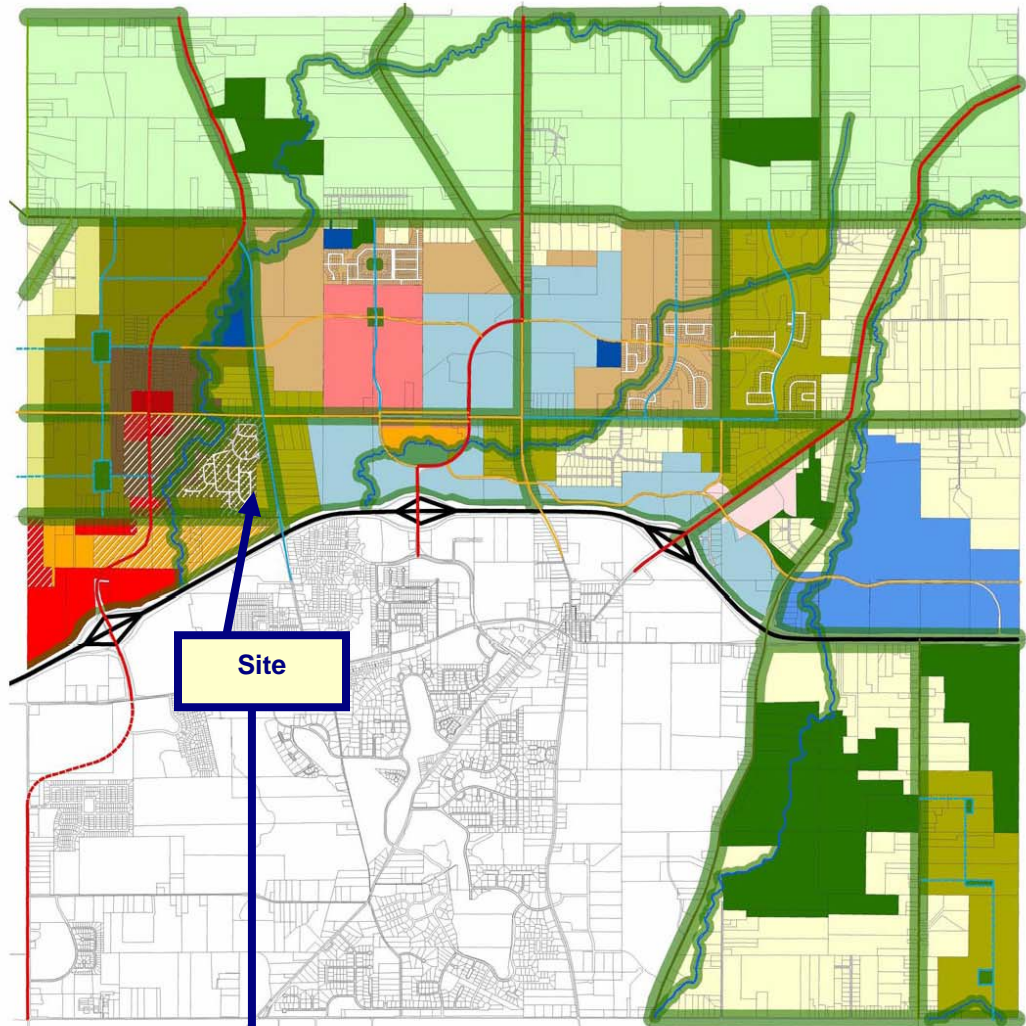
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The request is consistent with the land use recommendations of the *Rocky Fork/Blacklick Accord (2003)*, and with the zoning and development patterns of the area.





Z12-040



Legend

- | | | |
|------------------|---------------------|--------------------------------|
| Office | Park/Open Space | Edge |
| Office/Warehouse | Village Mixed Use | Neighborhood |
| Town Mixed Use | Town Residential | Neighborhood Center |
| Commercial | Village Residential | Neighborhood Center Commercial |
| Multi-Family | Rural Residential | Park Zone |
| Civic/Schools | | |

← Existing zoning represented by hatching.

2. 6127 Harlem Road

Review and Action regarding a Columbus application to rezone an approximately 5.2 acres located near the

northwest corner of Harlem and Warner Roads.

Proposed Use: Senior residential facility

Applicant: Otterbein Skilled Nursing and Rehab Neighborhood

ROCKY FORK - BLACKLICK ACCORD IMPLEMENTATION PANEL SEPTEMBER 20, 2012 - RECORD OF PROCEEDINGS 3

Staff Presentation: Ms. Puranik gave a brief overview of the case. She talked about the location and current zoning and RFBA classification. She also talked about the background of this parcel. This site was rezoned for 11 single family houses in 2011. No development has occurred on the site yet.

Applicant Presentation: Mr. Chappellear asked if the central area will have a pond. Applicant said that it will be just a green area. A retention pond will be provided along eastern setback.

Mr. Lachey asked if there are any such facilities within the area. Applicant said that they don't have any other in this area but they have several other facilities in Central Ohio.

Brian Gruber from Ridgestone Builders provided pictures of their facilities to the panel and went through typical elevations and building designs and site layout of their neighborhoods.

Mr. Chappellear said that he was impressed by their concept.

Mr. Chappellear asked about the kitchen situation.

Mr. Gruber said that each house has its own kitchen and staff cooks for the residents.

Mr. Burnip asked that who will be the residents of these houses.

Ms. McConn said that the residents will be any typical elders from Nursing Homes. This is not an assisted living facility but but a nursing facility.

Ms. McConn went through the typical working of their facilities.

Mr. Ballard asked about how long they have been working on this concept.

Ms. McConn said that the organization is working in the community for 100 years. First neighborhood was opened 5 years back.

Mr. Chappellear asked about the cost.

Ms. McConn said that their costs are very much comparable to typical nursing homes.

Mr. Burnip asked if their other neighborhoods are similar to the proposed.

Ms. McConn said that other neighborhoods are very similar.

Mr. Ballard asked about any restrictions to accept the individuals.

Ms. McConn said that they accept anybody who is eligible or needs skilled nursing.

Mr. Ballard asked about the average acreage required for their neighborhoods.

Ms. McConn said that they need about 5 acres.

Mr. Chappellear asked that how will this development impact the neighbors especially the properties to the south.

Mr. Gruber said that they hope not to impact them at all. They will be providing screening to screen the parking lot from the neighbors to the south. There will not be any high level lighting within the neighborhood. All the lighting will be residential in nature. The houses and the neighborhoods are maintained impeccably.

Ms. Parthasarathy said that she appreciates the green space and open space in the site plan.

Mr. Burnip asked about number of houses within approved subdivision in 2011.

Ms. Puranik said that 11 single family homes were approved.

Mr. Lachey asked about the security system.

Ms. McConn said that all of the houses and backyard fences have special keypads with special numbers.

Applicants thanked the panel members.

ROCKY FORK - BLACKLICK ACCORD IMPLEMENTATION PANEL SEPTEMBER 20, 2012 - RECORD OF PROCEEDINGS 4

MOTION: To approve

MOTION BY: Mr. Ballard, seconded by Mr. Lachey

RESULT: Approval (6-0)



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 # Z12-040

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Sue McConn
of (COMPLETE ADDRESS) 580 N. State Route 741, Lebanon, OH 45036
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. Otterbein Homes 580 N. State Route 741 580 N. State Route 741 Lebanon, OH 45036 Columbus based employees = Sue McConn, 613-933-5407	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sue McConn

Subscribed to me in my presence and before me this 17 day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Patricia F. Reynolds

My Commission Expires:

April 26, 2016



PATRICIA F. REYNOLDS Commission expires six months after date of notarization.

Notary Public
State of Ohio
Butler County

PLEASE NOTE: Information will result in the rejection of this submittal.
Application submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer