

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 14, 2010**

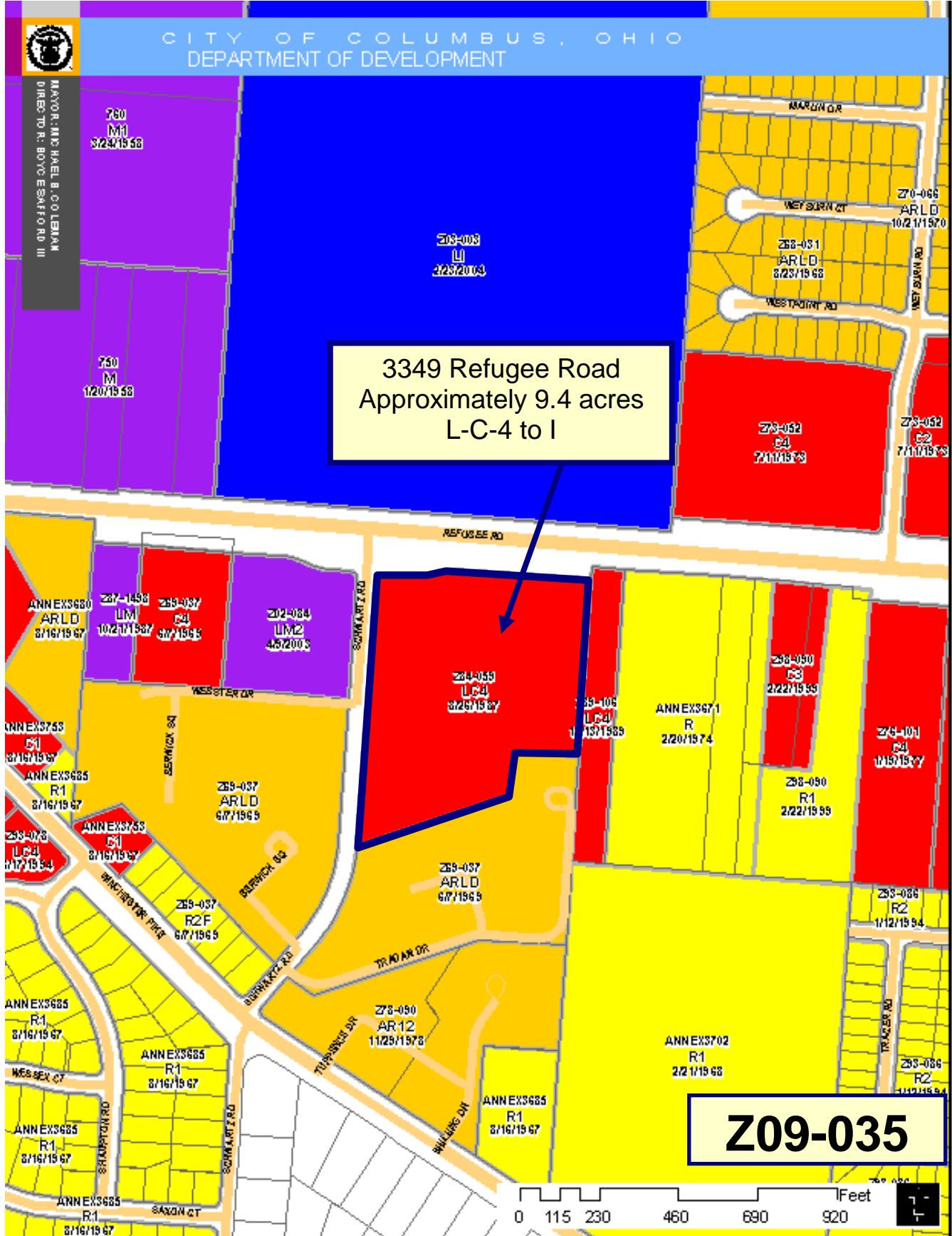
1. **APPLICATION:** **Z09-035 (ACCELA # 09335-00000-00311)**
Location: **3349 REFUGEE ROAD (43232)**, being 9.4± acres located at the southeast corner of Refugee and Schwartz Roads (530-156568).
Existing Zoning: L-C-4, Limited Commercial District.
Request: I, Institutional District.
Proposed Use: Senior / disabled housing.
Applicant(s): Bethel Crest East c/o James M. Mosley; 3360 East Livingston Avenue; Suite 2B; Columbus, OH 43232.
Property Owner(s): Ronald Erkis; 50 Ashbourne Road; Columbus, OH 43209.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov.

BACKGROUND:

- The applicant requests the I, Institutional District to develop housing for the elderly.
- To the north across Refugee Road is a church zoned in the L-I, Limited Institutional District. To the south are multiple-family dwellings in the ARLD, Apartment Residential District. To the east is undeveloped land zoned in the L-C-4, Limited Commercial District. To the west, across Schwartz Road is a contractor's office zoned in the L-M-2, Limited Manufacturing District and multiple-family dwellings in the ARLD, Apartment Residential District.
- The *Columbus Thoroughfare Plan* identifies Refugee Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

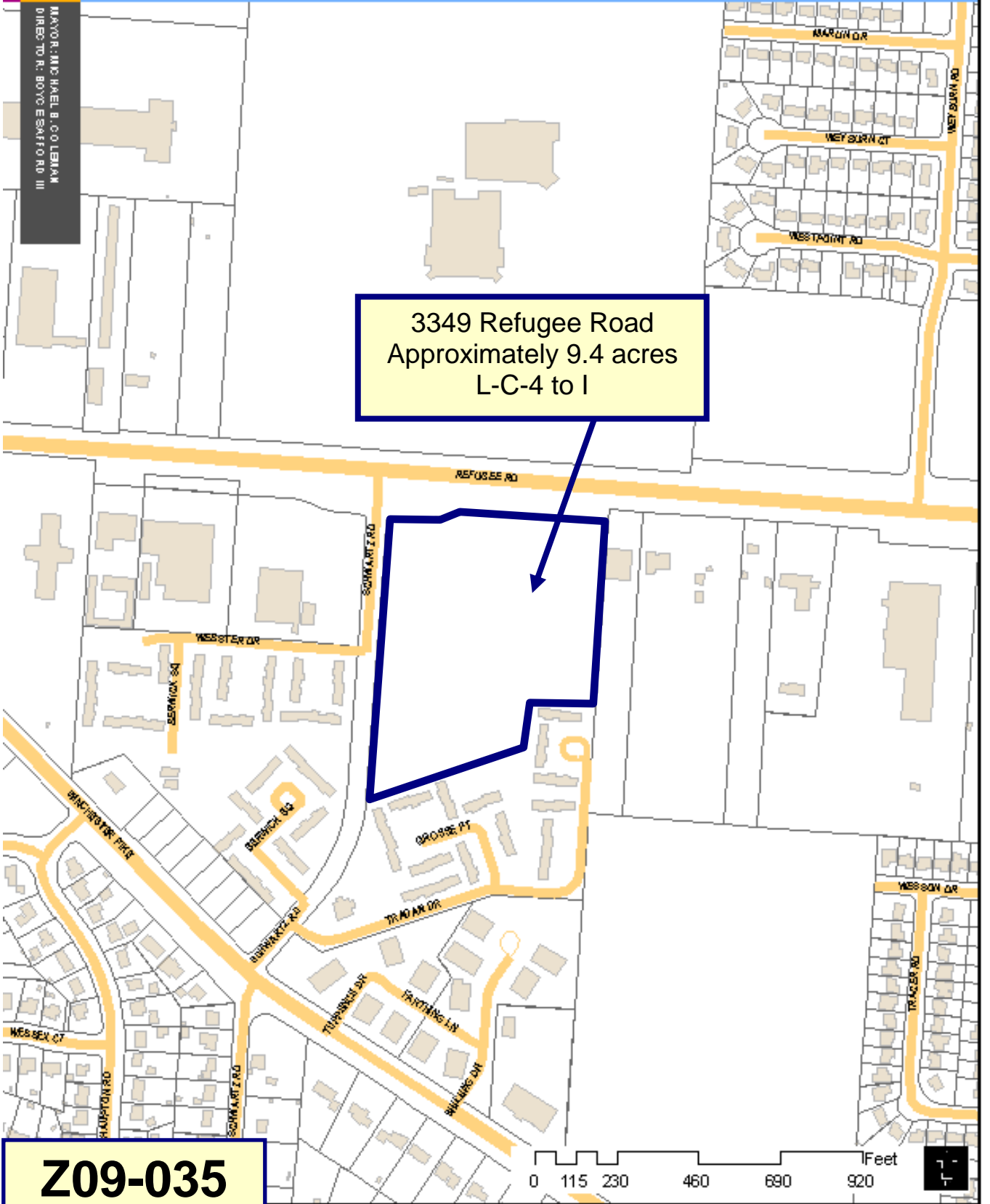
The requested I, Institutional District is compatible with surrounding development and consistent with the established zoning pattern of the area. The I, Institutional District requires large setbacks to buffer the future development from the L-C-4, Limited Commercial District to the east.



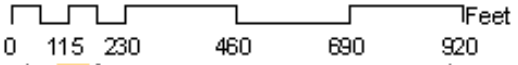


CITY OF COLUMBUS, OHIO
DEPARTMENT OF DEVELOPMENT

HAYWARD: JIM HABEL, B. COLEMAN
DIRECTOR: R. BOYD ESCHOFF, JR. III



Z09-035





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 FRANKLIN

APPLICATION # 209-039

Being first duly cautioned and sworn (NAME) Andrew Johnson
of (COMPLETE ADDRESS) 3360 E. Livingston Ave. Ste 2B Col., Ohio 43227
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. Bethel Crest East LLC 3360 E. Livingston Ave. Ste2B Columbus, Ohio 43227	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 23rd day of January, in the year 2010

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

12-19-2011

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



CHAD M. HODGE
Notary Public, State of Ohio
My Commission Expires 12-19-2011