

INSPIRED PEOPLE ► CREATIVE DESIGN ► TRANSFORMING COMMUNITIES



LEGEND:

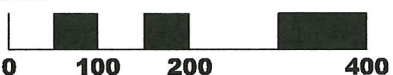


TREE PRESERVATION AREA



ZONING EXHIBIT

Donald Plank # 8/15/17

 <p>THE KLEINGERS GROUP</p> <p>CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE www.kleingers.com 6305 Centre Park Dr. West Chester, OH 45069 513.779.7851</p>	<p>LAUREL HEALTHCARE NURSING HOME</p> <p>GABRIEL'S RUN DRIVE COLUMBUS, OHIO</p>	PROJECT NO: 160681.000
		DATE: 06-13-2017
		<p>SCALE:</p> 
		SHEET NO. 1/1

Z16-069 ; Final Received 8/15/17

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 10, 2017**

- 1. APPLICATION: Z16-069**
Location: **471 NORTON ROAD (43119)**, being 16.24± acres located on the west side of Norton Road, 465± feet south of Sullivant Avenue (570-268728 and 29 others; Westland Area Commission).
Existing Zoning: L-AR-12, Limited Apartment Residential, ARLD, Apartment Residential, and C-4, Commercial Districts.
Request: CPD, Commercial Planned Development, and L-AR-12, Limited Apartment Residential Districts.
Proposed Use: Nursing home and multi-unit residential development.
Applicant(s): The Laurels of West Columbus Real Estate, LLC; c/o Donald Plank, Atty.; Plank Law Firm; 423 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): The Laurels of West Columbus Real Estate, LLC, et al; 8181 Worthington Road; Westerville, Ohio 43082.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site consists of undeveloped parcels in the L-AR-12, Limited Apartment Residential, ARLD, Apartment Residential and C-4, Commercial districts, and a multi-unit residential development in the L-AR-12, Limited Apartment Residential District (Z04-075). The applicant proposes to rezone 12.75± acres of the site to the CPD, Commercial Planned Development District in order to construct a nursing home / assisted living facility (Subarea A). The balance of the site will be rezoned to a new L-AR-12, Limited Apartment Residential District in order to conform the development standards of the existing multi-unit residential development (Subarea B).
- To the north of the site, across Sullivant Avenue, are single-unit residential developments zoned in the R-2, Residential District. To the south of the site are undeveloped land and a multi-unit residential development zoned in the ARLD, Apartment Residential District. To the east of the site are a fuel sales/convenience retail facility zoned in the C-4, Commercial District, and an undeveloped lot zoned in the C-2, Commercial District. To the west of the site are single-unit dwellings zoned in the SR, Suburban Residential District.
- Concurrent CV17-047 has been filed to vary perimeter setback requirements along the property line for the existing multi-unit residential development, and to permit maneuvering across property lines for parking spaces. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the *Westland Area Plan* (1994), which recommends “Residential (3-5 du/AC)” and “Open Space / Park / Buffer” land uses for

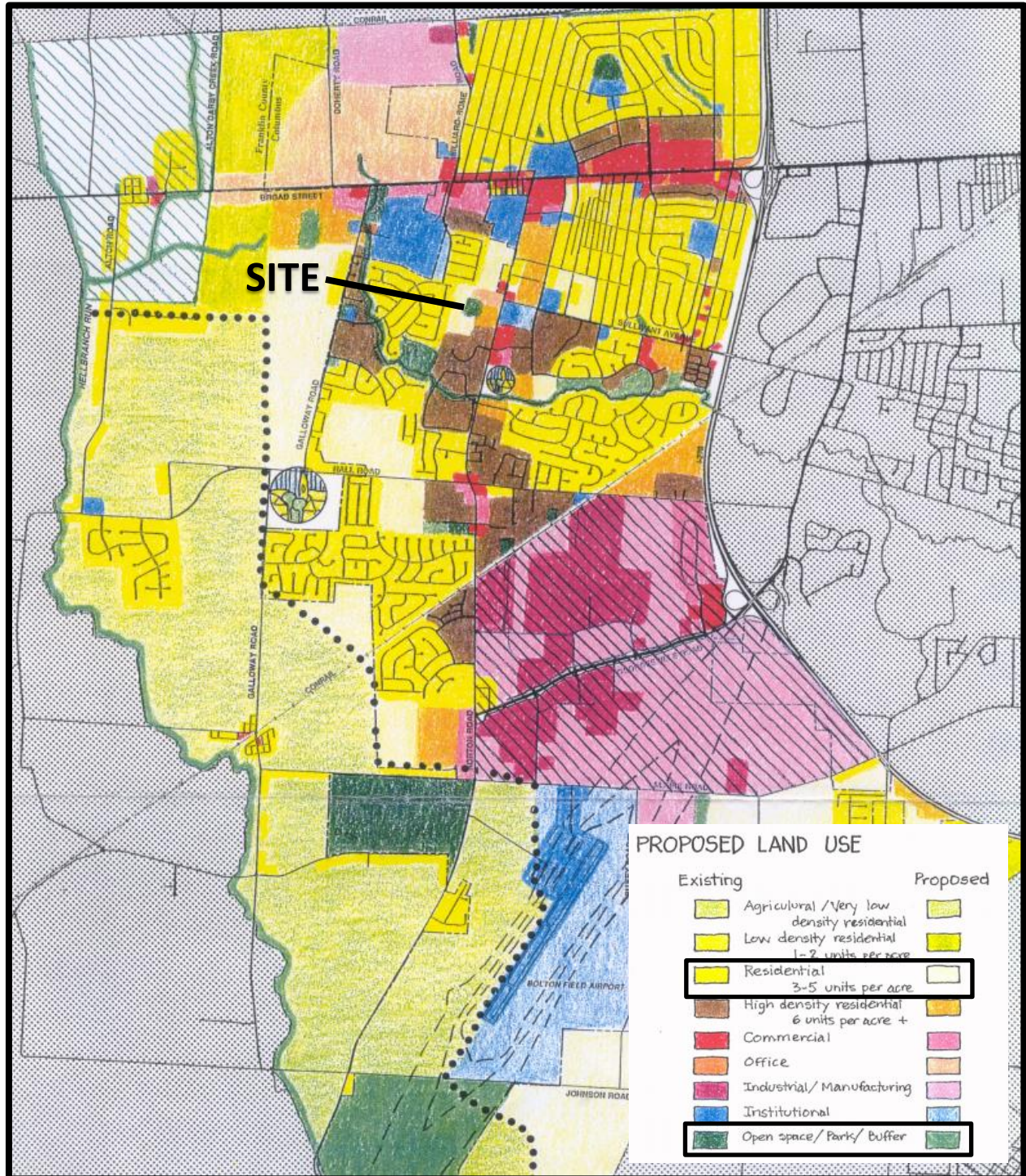
this location.

- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for approval, but the written recommendation had not been received at the time this report was finalized.
- The CPD text commits to a site plan and provides commitments for building and parking setbacks, vehicular access, parking restrictions, right-of-way dedication, landscaping and buffering, graphics, building materials, and lighting. The permitted uses in Subarea A are home for the aging, nursing home, or rest home, as permitted in the I, Institutional District. The permitted uses in Subarea B are attached dwelling units, as permitted in the AR-12, Apartment Residential District. Variances to reduce the required rear yard and minimum setbacks in the proposed CPD district are included in this request.
- The *Columbus Thoroughfare Plan* identifies Norton Road as a 4-2D arterial requiring a minimum of 50 feet of right-of-way from centerline and Sullivant Avenue as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

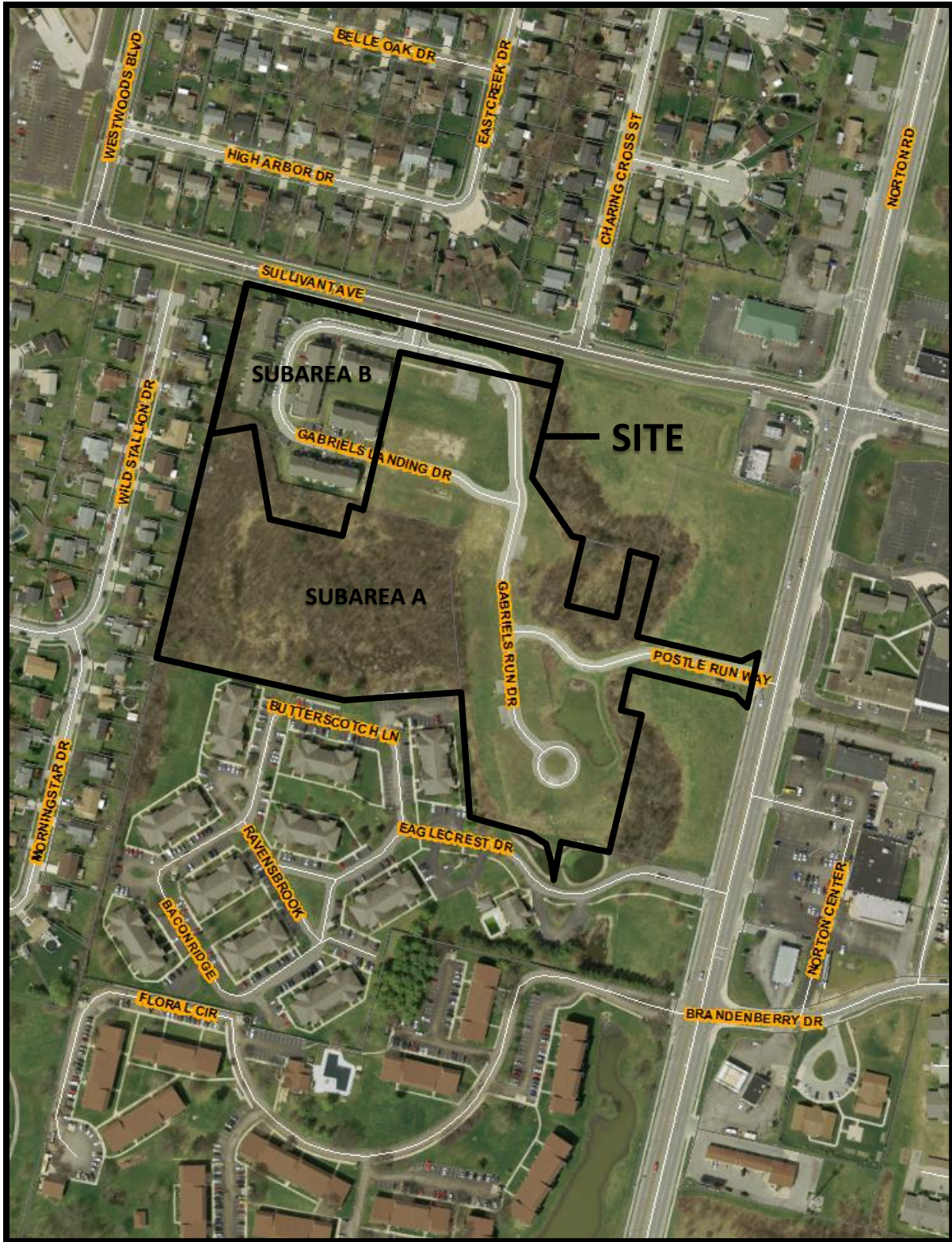
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development, and L-AR-12, Limited Apartment Residential Districts will allow a nursing home and multi-unit residential development that are compatible with the density and development standards of adjacent residential developments. Although the *Westland Plan* (1994) designated this site for open space/park and residential uses at a density of 3-5 du/ac, the proposed uses are compatible with the existing zoning and surrounding area that is mostly comprised of multi-unit residential developments and medium density single-unit residential developments.

Z16-069
471 Norton Road
Approximately 16.24 acres
L-AR-12, ARLD, C-4 to CPD, L-AR-12



Z16-069
 471 Norton Road
 Approximately 16.24 acres
 L-AR-12, ARLD, C-4 to CPD, L-AR-12



Z16-069
471 Norton Road
Approximately 16.24 acres
L-AR-12, ARLD, C-4 to CPD, L-AR-12

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEWCase Number: 216-069Address: 471 Norton RoadGroup Name: Westland Area CommissionMeeting Date: July 19, 2017

Specify Case Type:

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one)

☒ Approval

☐ Disapproval

NOTES:Vote: 10-0Signature of Authorized Representative: Michael J. McKay

SIGNATURE

Chairman, Zoning Committee

RECOMMENDING GROUP TITLE

614-745-5452

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or
MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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 # 216-069

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald T. Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 E. Town St., FL 2, 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

1. The Laurels of West Columbus Real Estate, LLC 8181 Worthington Rd. Westerville, OH 43082 Columbus based employees: 0 Eric Mohler 614-794-8800	2. Gabriel's Landing Condominium Association c/o Robin L. Strohm, Williams & Strohm, LLC Two Miranova Place, Suite 380 Columbus, OH 43215 Columbus based employees: 0 614-228-0207
3.	4.

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

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 22nd day of JUNE, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2020

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

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2020

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