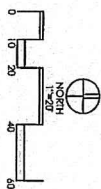


**GENERAL PLANTING NOTES:**

1. ALL SHADE TREES (STREET TREES) SHALL BE 2" CAL. MINIMUM
2. ALL EVERGREEN TREES SHALL BE 6" HEIGHT MINIMUM.
3. ALL ORNAMENTAL OR UPRIGHT TREES SHALL BE 1" CALIPER OR 6" HEIGHT MINIMUM IF MULTI STEM.
4. ALL SHRUBS FOR PARKING SCREENING SHALL BE 24" HEIGHT MINIMUM
5. ALL PERENNIALS OR ORNAMENTAL GRASSES SHALL BE 1 GALLON CONTAINER MINIMUM

PRELIMINARY  
NOT FOR CONSTRUCTION



L-1

DATE	10/30
PROJECT	XXXX
SHEET	

**Faris Planning & Design**

LAND PLANNING & LANDSCAPE ARCHITECTURE  
243 N. 5th Street Suite 401 Columbus, OH 43215  
614.441.1000

**SPECTRUM OLENTANGY RIVER ROAD**

PREPARED BY  
ADVANCED CIVIL DESIGN  
422 BECHER ROAD GAITHERSBURG, MD 20878

**LANDSCAPE CONCEPT PLAN**

*Handwritten:* 10/11/17  
10/12/17  
Z17-020, Final Received 10/31/17

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 12, 2017**

- 1. APPLICATION: Z17-020**  
**Location:** **3660 OLENTANGY RIVER ROAD (43214)**, being 3.5± acres located on the east side of Olentangy River Road, across from the intersection with Latham Court (010-126692, 010-096918, and part of 010-109193).  
**Existing Zoning:** I, Institutional and C-2, Commercial Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Housing for the elderly and assisted living.  
**Applicant(s):** Spectrum Acquisition Columbus LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Olentangy Christian Reformed Church et al.; 2660 Olentangy River Road; Columbus, OH 43214.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

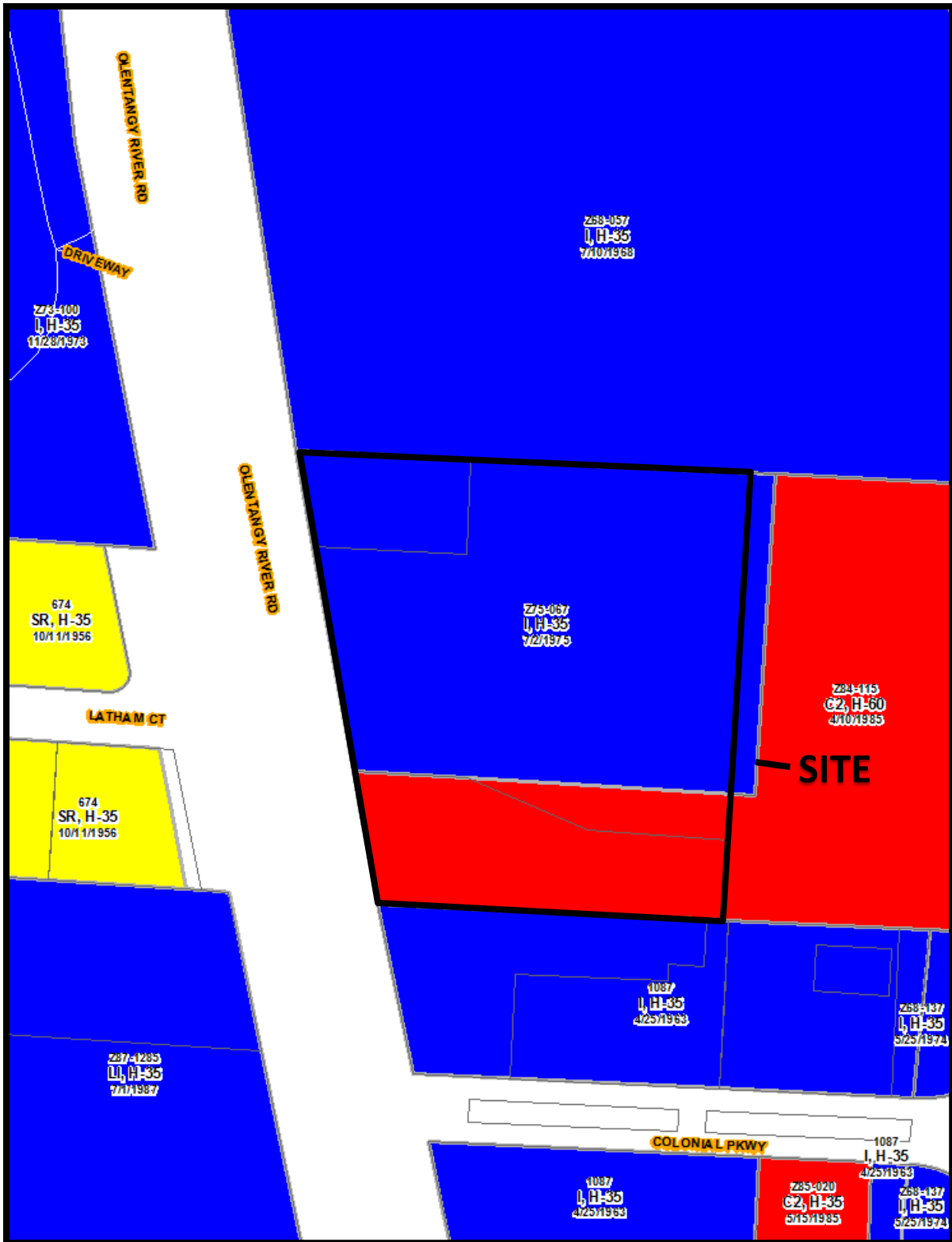
**BACKGROUND:**

- The 3.9± acre site is developed with a religious facility and a driveway to an office building in the I, Institutional and C-2, Commercial districts. The proposed CPD, Commercial Planned Development District will allow up to 110 dwelling units for independent living, assisted living, and memory care.
- To the north of the site is a nursing home zoned in the I, Institutional District. To the south is a medical office complex zoned in the I, Institutional District. To the east is State Route 315. To the west across Olentangy River Road are single-unit dwellings zoned in the SR, Suburban Residential District, and the McConnell Heart Health Center zoned in the I, Institutional District.
- The site is located within the boundaries of the *Olentangy West Area Plan* (2013), which recommends “Institutional” land uses for this location.
- The CPD text commits to a site plan, and provides commitments for density and graphics provisions. The permitted uses include those in the I, Institutional district. Variances to reduce the minimum number of parking spaces from 165 required spaces to 83 provided, to eliminate the two required loading spaces, and to reduce the parking setback line are included in this request.
- The *Columbus Thoroughfare Plan* identifies Olentangy River Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

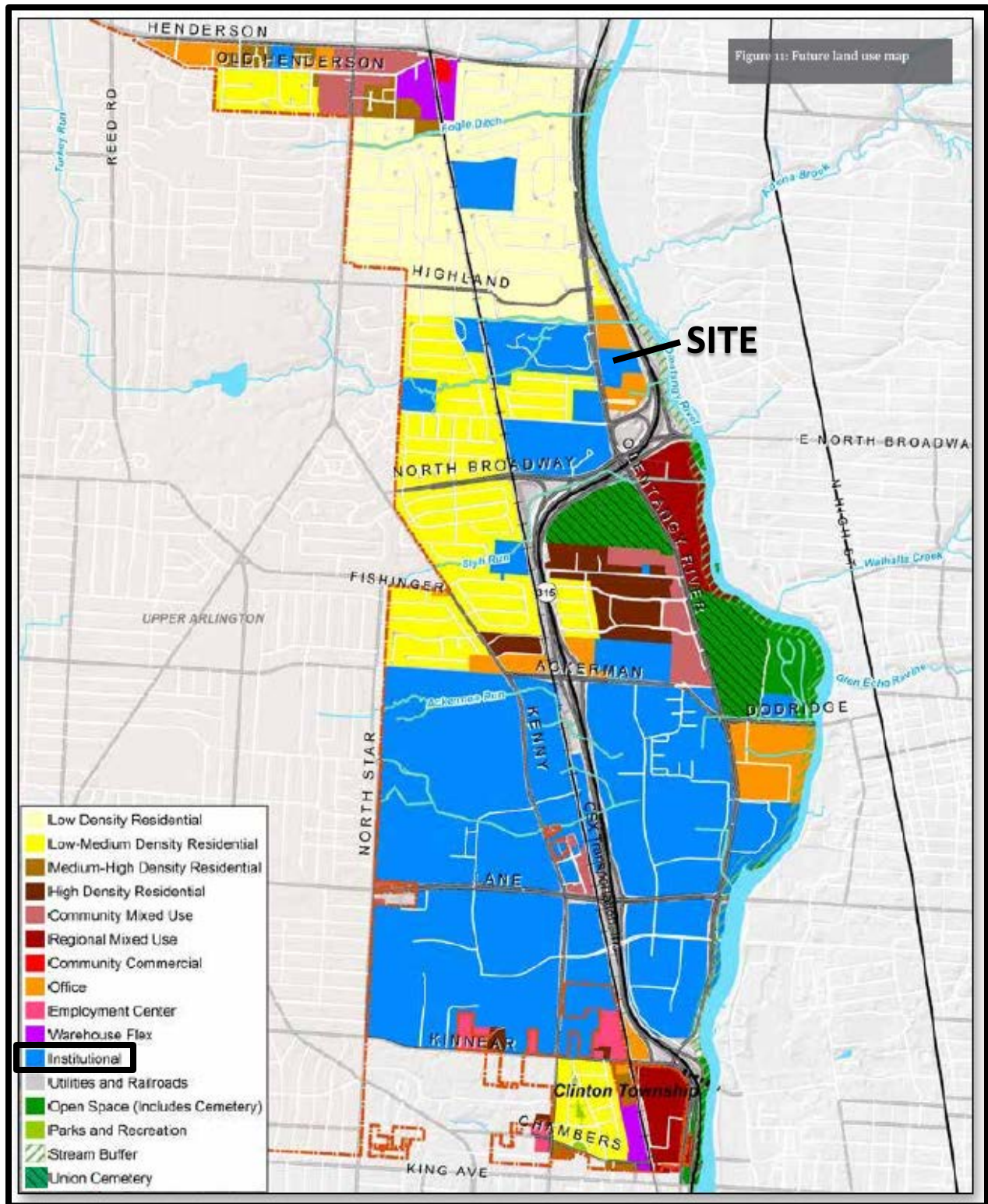
The requested CPD, Commercial Planned Development District will up to 110 dwelling units for independent living, assisted living, or memory care. This request is compatible with the density and development standards of adjacent institutional and residential developments. The *Olentangy West Area Plan* (2013) recommends institutional uses for this site, the use of design guidelines for new commercial development, pedestrian connections, appropriate landscaping and screening, and balancing parking needs with the goal of creating walkable/bikeable neighborhoods. The type of residential development proposed is consistent with the recommendations of the Plan.





Z17-020  
3660 Olentangy River Road  
Approximately 3.) acres  
I & C-2 to CPD

Olentangy West Area Plan (2013)



Z17-020  
3660 Olentangy River Road  
Approximately 3.) acres  
I & C-2 to CPD





Z17-020  
3660 Olentangy River Road  
Approximately 3.) acres  
I & C-2 to CPD

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

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 # 217-020

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown

of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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. Spectrum Acquisition Columbus LLC 200 Spruce St., Ste. 200 Denver, CO 80230 <u>0</u> number of Columbus based employees Mike Longfellow 330-360-8812	2. 3650 ECP Olentangy LLC 1220 Dublin Rd. Columbus, OH 43215 <u>0</u> number of Columbus based employees David Sheidlower 614-662-2804
3. Olentangy Christian Reformed Church 3660 Olentangy River Rd. Columbus, OH 43214 <u>0</u> number of Columbus based employees	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 23<sup>rd</sup> day of May, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



*This Project Disclosure Statement expires six months after date of notarization.*  
Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

**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