

| HORIZONTAL REFERENCE POINTS |                                                            |             |              |
|-----------------------------|------------------------------------------------------------|-------------|--------------|
| POINT                       | LOCATION                                                   | NORTHING    | EASTING      |
| #1                          | FOUND MONUMENT BOX CENTERLINE HARLEM ROAD                  | 762372.0010 | 1874310.7470 |
| #2                          | PROPERTY CORNER                                            | 762295.0966 | 1874318.7403 |
| #3                          | PROPERTY CORNER                                            | 762293.0286 | 1874298.8438 |
| #4                          | SOUTHEAST PROPERTY CORNER                                  | 762162.9445 | 1874277.4595 |
| #5                          | SOUTHWEST PROPERTY CORNER                                  | 762201.5452 | 1873729.7877 |
| #6                          | NORTHWEST PROPERTY CORNER                                  | 762605.9231 | 1873755.9534 |
| #7                          | NORTHEAST PROPERTY CORNER                                  | 762574.4883 | 1874290.4081 |
| #8                          | FOUND MONUMENT BOX INTERSECTION OF HARLEM RD. & WARNER RD. | 761997.4240 | 1874349.6800 |

|                                                                                          |  |  |  |
|------------------------------------------------------------------------------------------|--|--|--|
| LOCATION: 6127 HARLEM ROAD<br>ACROSS S4<br>EXISTING ZONING: PUD 4<br>PROPOSED ZONING: LI |  |  |  |
| BUILDING SETBACKS:                                                                       |  |  |  |
| • FRONT: 50'                                                                             |  |  |  |
| • REAR: 50'                                                                              |  |  |  |
| • SIDE: 25'                                                                              |  |  |  |
| PARKING LOT DIMENSIONS:                                                                  |  |  |  |
| • AISLE WIDTH: 25'; 16' ONE-WAY                                                          |  |  |  |
| • STALLS: 9' x 18'                                                                       |  |  |  |
| • NUMBER OF STALLS: 383 STALLS                                                           |  |  |  |
| • SIDEWALK WIDTH: 5'                                                                     |  |  |  |

| LINE TABLE |         |            |  |
|------------|---------|------------|--|
| LINE       | LENGTH  | BEARING    |  |
| L1         | 20.38'  | S84.3375°W |  |
| L2         | 30.74'  | N55.3802°W |  |
| L3         | 3.71'   | N25.0008°W |  |
| L4         | 188.08' | N85.5806°W |  |
| L5         | 5.73'   | S04.0154°W |  |
| L6         | 231.49' | S85.5806°E |  |
| L7         | 6.75'   | N55.3802°W |  |

| CENTERLINE CURVE DATA |         |        |         |                                  |
|-----------------------|---------|--------|---------|----------------------------------|
| CURVE                 | RADIUS  | LENGTH | TANGENT | CHORD BEARING DELTA              |
| C1                    | 75.00'  | 52.75' | 27.52'  | S 75.4702° E 40°18'00"           |
| C2                    | 75.00'  | 40.10' | 20.54'  | S 40°19.05° E 30°37'54"          |
| C3                    | 50.00'  | 53.20' | 29.43'  | N 55.2907° W 60°57'58"           |
| C4                    | 25.00'  | 39.27' | 25.00'  | S 35.36° S 49.0154° W 90°00'00"  |
| C5                    | 25.00'  | 39.27' | 25.00'  | S 35.36° S 40°58'06° E 90°00'00" |
| C6                    | 100.00' | 52.94' | 27.11'  | N 70°48'04° W 30°20'04"          |

**COLUMBIA GAS PIPELINE NOTE**

IT IS BELIEVED THAT EXISTING ABANDONED GAS LINES MAY BE PRESENT ON THE SITE. HOWEVER, COLUMBIA GAS HAS NO RECORDS OR MAPPING IN REGARD TO THESE LINES. COLUMBIA GAS HAS NO OBJECTIONS TO THE PARTIAL OR FULL REMOVAL AND DISPOSAL OF THESE LINES IF PRESENT. COLUMBIA GAS ALSO HAS NO INFORMATION REGARDING ABANDONED PIPELINES ON THE PROPERTY THAT MAY BELONG TO OTHER COMPANIES, SO THIS NON-OBJECTION ONLY APPLIES TO COLUMBIA GAS FACILITIES. THE CONSTRUCTION CONTRACTOR SHOULD CALL O.U.P.S. AT 811 TO HAVE ALL ACTIVE FACILITIES MARKER PRIOR TO DIGGING. IF THE CONTRACTOR WOULD LIKE COLUMBIA GAS TO MEET THEM ON SITE, CONTACT ANDREA DAVIS AT 614-989-4979.

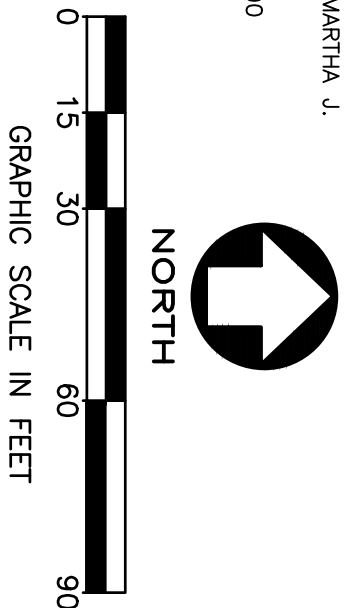
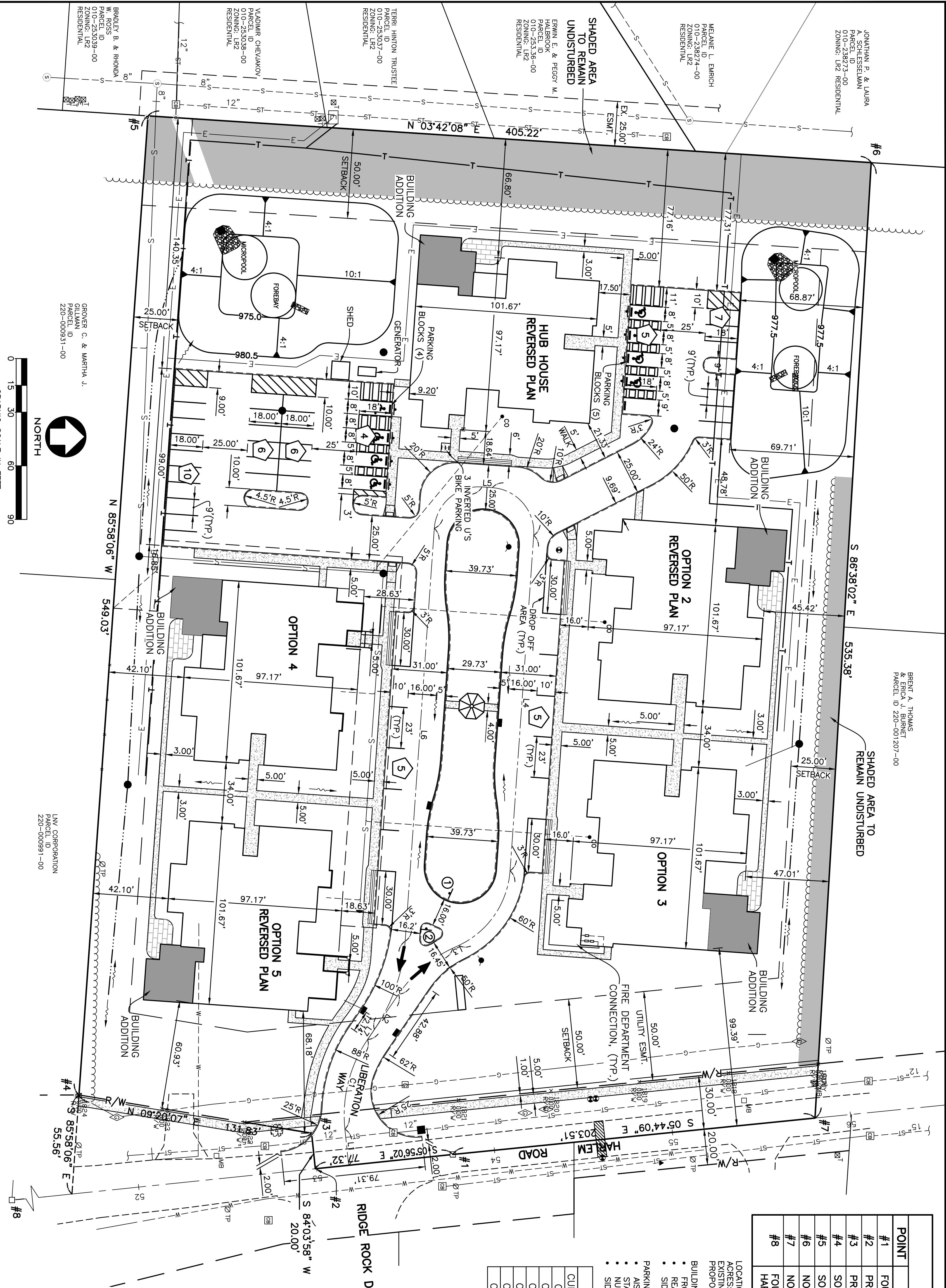
LEGEND

|  |                                 |  |                |
|--|---------------------------------|--|----------------|
|  | HANDICAP SIGN                   |  | STORM SEWER    |
|  | PARKING COUNT                   |  | SANITARY SEWER |
|  | PROPOSED 4" THICK CONCRETE WALK |  | GASLINE        |
|  | LIMITS OF ASPHALT PAVEMENT      |  | TELEPHONE      |
|  | PROPOSED FENCE                  |  | WATERLINE      |

NOTE: ALL RADI DIMENSIONS ARE TO THE BACK OF CURB. ALL OTHER DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED WITH \*.

SIGN TABLE

| NUMBER | SIGN         | SIGN CODE | SIZE  | NORTHING    | EASTING      |
|--------|--------------|-----------|-------|-------------|--------------|
| 1      | DO NOT ENTER | R5-1      | 30X30 | 762370.7364 | 1874164.9528 |
| 2      | DO NOT ENTER | R5-1      | 30X30 | 762357.0706 | 1874185.0754 |



|                    |                 |                     |         |
|--------------------|-----------------|---------------------|---------|
| EASEMENT REFERENCE |                 | ISSUED FOR          |         |
| CITY NO.           | COUNTY RECORDER | DESCRIPTION         | DATE    |
| VOL.               | PAGE            | GRANTOR             |         |
|                    |                 | REVISED FOR PERMITS | 4/2/20  |
|                    |                 | FOR PERMITS         | 6/17/23 |
|                    |                 | REVISIONS           | 6/8/20  |
|                    |                 | NO.                 | DATE    |
|                    |                 | SIGNED              | 4/2/20  |
|                    |                 | DATE                |         |

**FellerFinch**  
ENGINEERS & SURVEYORS  
1883 Woodlands Drive, Marietta, Ohio 45757  
Phone: (419) 883-5870  
Fax: (419) 883-2892  
www.fellerfinch.com

**STATE OF OHIO**  
SURVEYOR  
E-69053  
GREGORY J. FELLER  
EXPIRATION: 12/31/2024

**PROJECT TITLE:**  
FINAL SITE COMPLIANCE PLAN  
*Quercetin Skilled Nursing & Related Neighborhood*  
6127 HARLEM ROAD, COLUMBUS, OHIO

**CITY OF COLUMBUS**  
DIVISION OF PUBLIC UTILITIES  
DIVISION OF SEWERAGE AND DRAINAGE

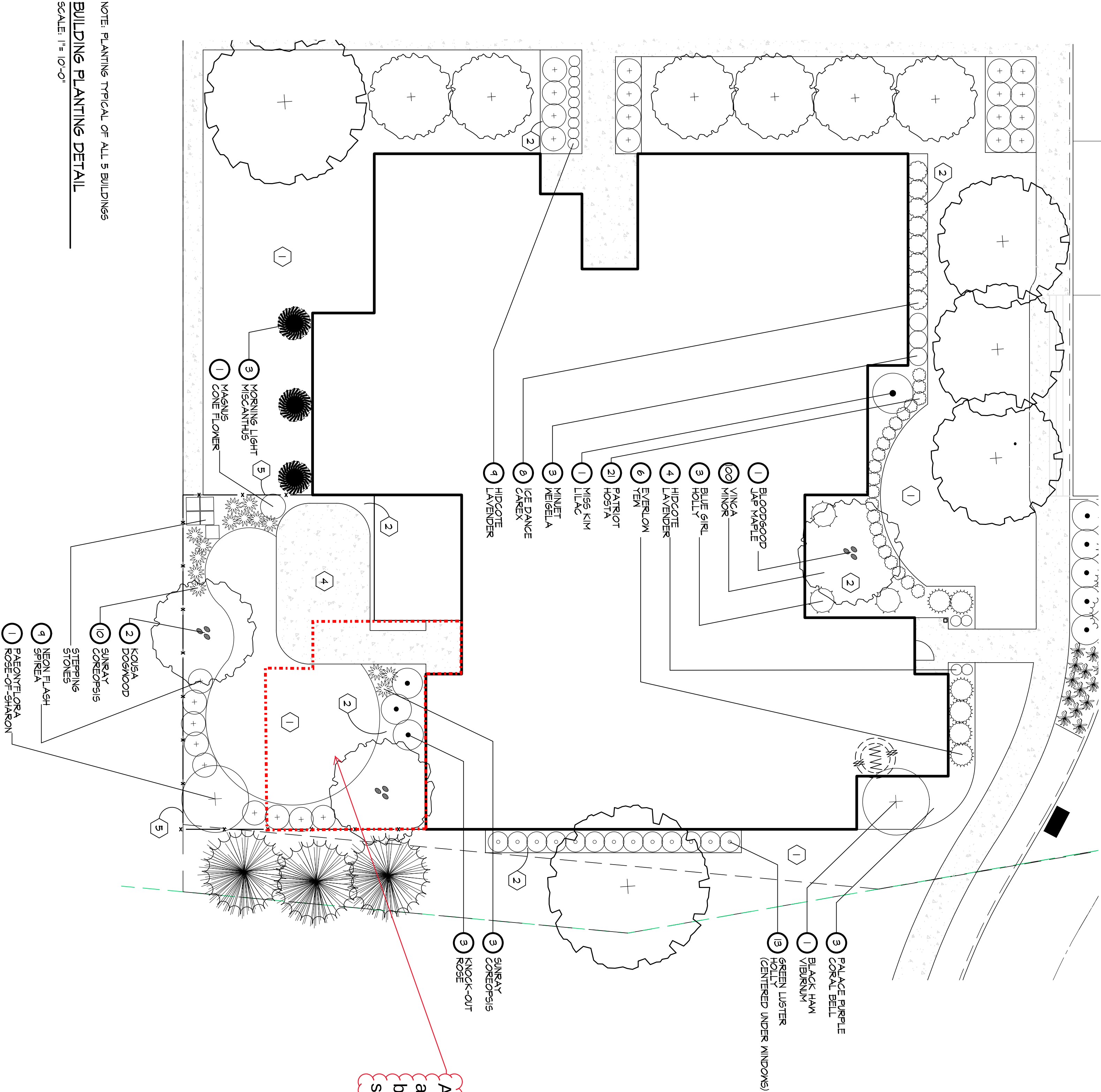
SCALE: 1" = 30'  
SHEET: 2 OF 7  
CONTRACT DRAWING NO.  
RECORD PLAN NO.

GEOMETRIC/SITE PLAN

Z12-040A Final Received 6/8/2020; 1 of 4







All landscaping removed, to accommodate new expansion, to be replaced with same qty and species

- CONSTRUCTION NOTES
- 1 LAWN AREA FILL WITH TOPSOIL. MINIMUM DEPTH SHALL BE 6" TYPICAL. MEET ADJACENT SURFACES FLUSH. WOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
  - 2 LANDSCAPE AREA FILL WITH TOPSOIL. MINIMUM DEPTH SHALL BE 24" TYPICAL. MEET ADJACENT SURFACES FLUSH. WOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
  - 3 REPAIR EXISTING LAWN AREAS DISTURBED BY CONSTRUCTION.
  - 4 PATIO AREA - BY OTHERS
  - 5 FENCE - BY OTHERS
- SEED MIX:  
80% - TREE TYPE TALL FESCUE  
10% - KENTUCKY BLUEGRASS  
10% - PERENNIAL RYEGRASS  
RATE: 1 TBS / 1000 SF

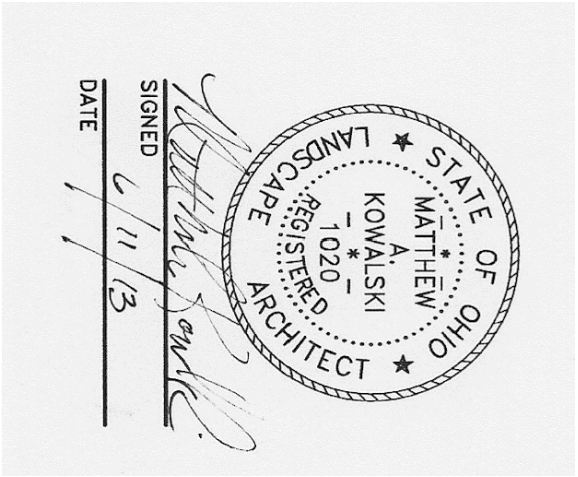
PLANT MATERIALS LIST (X5)

|                                 | BOTANICAL NAME             | SIZE   | ROOT  | REMARKS |
|---------------------------------|----------------------------|--------|-------|---------|
| TREES                           |                            |        |       |         |
| 1                               | BLOODGOOD JAPANESE MAPLE   | 6' HT  | B4B   | -       |
| 2                               | KOJIA DOGWOOD              | 6' HT  | B4B   | CLUMP   |
| SHRUBS                          |                            |        |       |         |
| 1                               | PAEONIFLORA ROSE-OF-SHARON | 6' HT  | B4B   | -       |
| 1B                              | GREEN LUSTER HOLLY         | 15'    | B4B   | -       |
| 3                               | BLUE GIRL HOLLY            | 24"    | B4B   | -       |
| 3                               | KNOCK-OUT ROSE             | 16"    | B4B   | -       |
| 4                               | NEON FLASH SPIREA          | 15'    | B4B   | -       |
| 1                               | MISB KIM LILAC             | 24"    | B4B   | -       |
| 6                               | EVERLON YEW                | 16"    | B4B   | -       |
| 1                               | BLACK HAM VIBURNUM         | 6' HT  | B4B   | -       |
| 3                               | MINLET WEIGELA             | 15'    | B4B   | -       |
| ORNAMENTAL GRASSES / PERENNIALS |                            |        |       |         |
| 5                               | ICE DANCE CAREX            | NO. 1  | Cont. | -       |
| 1B                              | SUNRAY COREOPSIS           | NO. 1  | Cont. | -       |
| 1                               | MAGNUS CORNELIOWER         | NO. 2  | Cont. | -       |
| 1d                              | PATRIOT HOSTA              | NO. 1  | Cont. | -       |
| 5                               | PALACE PURPLE CORAL BELLS  | NO. 1  | Cont. | -       |
| 1B                              | HIDCOTE LAVENDER           | NO. 1  | Cont. | -       |
| 3                               | MORNING LIGHT MISCANTHUS   | NO. 3  | Cont. | -       |
| 100                             | VINCA MINOR                | 2-1/4" | P.P.  | -       |

PROJECT: OTTERBEIN SKILLED NURSING & REHAB NEIGHBORHOOD

LANDSCAPE PLAN

6127 HARLEM ROAD  
COLUMBUS, OHIO

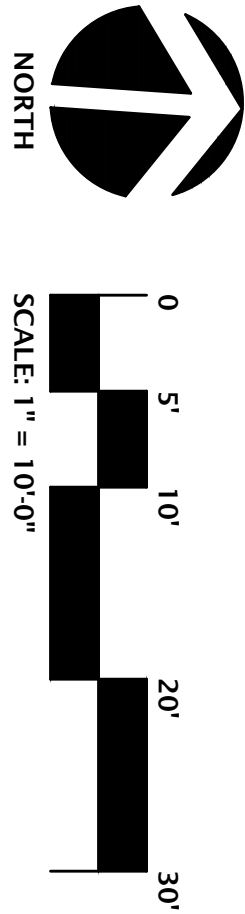


MKDesign LANDSCAPE  
Landscape Architecture  
2834 121st ST.  
TOLEDO, OHIO 43611  
PHONE/FAX: 419.356.4026

REVISIONS:  
06-08-20

SHEET TITLE: DETAIL LANDSCAPE PLAN

PROJECT NO.: 13-00136  
DATE: 06-11-23  
DRAWN BY: MAK  
APPROVED BY: MAK  
SHEET NUMBER: 7 of 7



Z12-040A Final Received 6/8/2020; 4 of 4

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

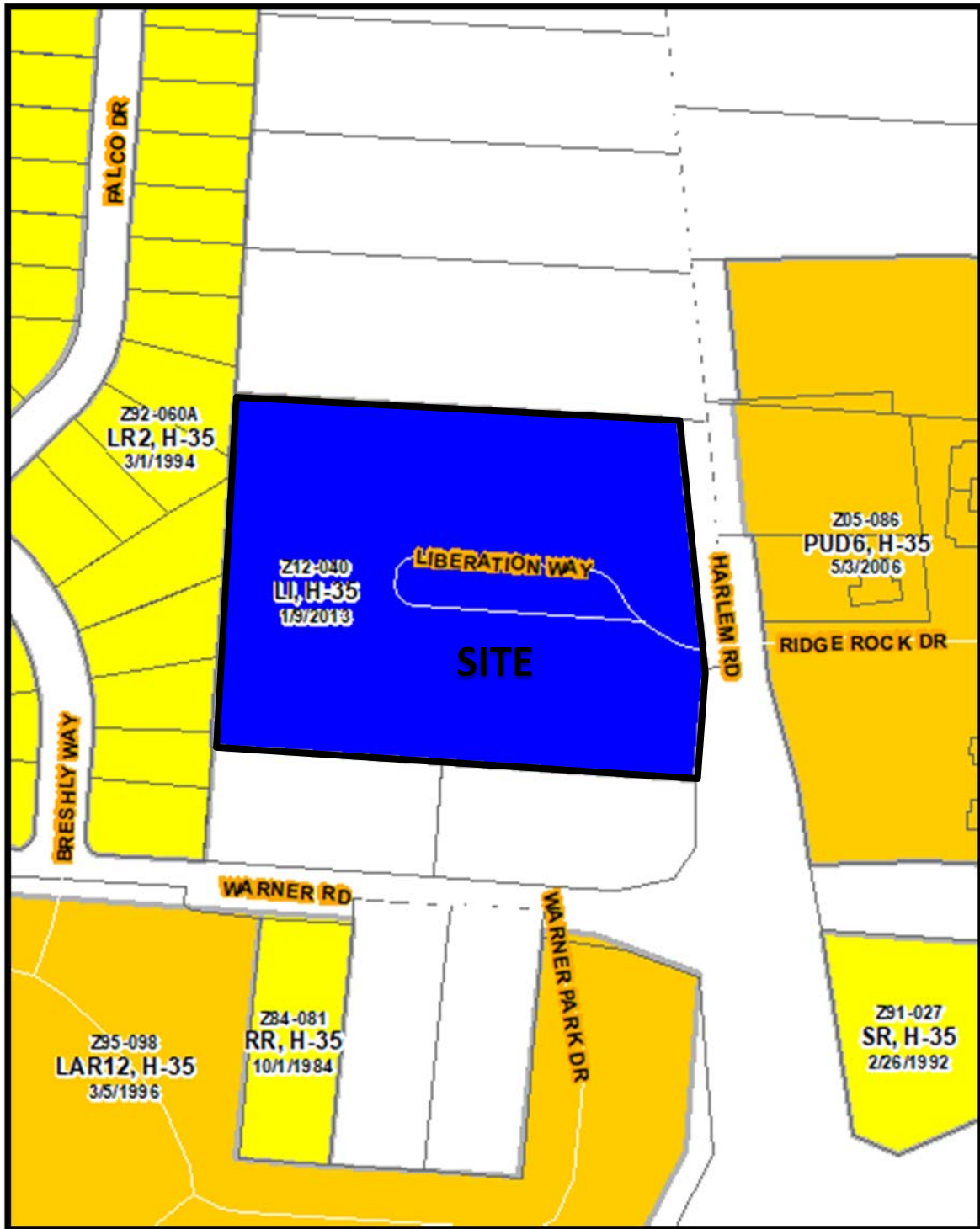
1.     **APPLICATION:**           **Z12-040 (12335-00000-00432)**  
      **Location:**           **6127 HARLEM ROAD (43054)**, being 5.2± acres located on the west side of Harlem Road, 160± feet north of Warner Road. (010-287891, Rocky Fork / Blacklick Accord).  
  
      **Existing Zoning:**       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](mailto:dahitt@columbus.gov)

**BACKGROUND:**

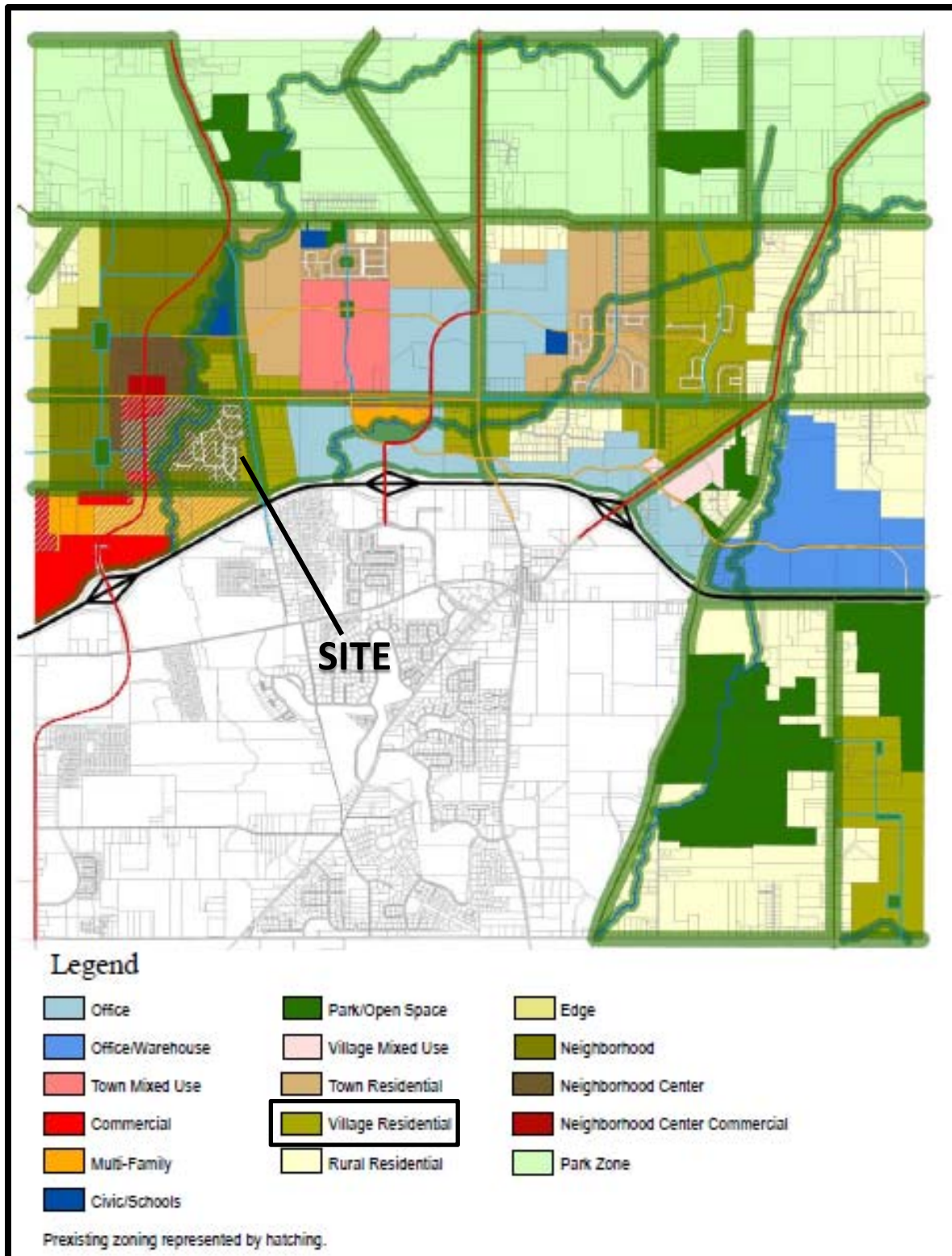
- o The applicant is applying for a rezoning to the L-I, Limited Institutional in order to develop a 50 bed home for the aging, nursing home and/or rest home. This vacant site was rezoned in 2011 to develop up to eleven single-unit dwellings, however that proposal fell through.
- o To the north and south 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.



Z12-040A  
6127 Harlem Rd.  
Approximately 5.03 acres  
L-I to L-I



Z12-040A  
6127 Harlem Rd.  
Approximately 5.03 acres  
L-I to L-I



Z12-040A  
6127 Harlem Rd.  
Approximately 5.03 acres  
L-I to L-I

## 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. Chappelle 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. Chappelle said that he was impressed by their concept.

Mr. Chappelle 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. Chappelle 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. Chappelle 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)



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Rezoning Application

111 North Front Street, Columbus, Ohio 43215

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

### 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 #: Z12-040A

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeff Kmet  
of (COMPLETE ADDRESS) 580 N. St. Rt. 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 (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.<br>Otterbein New Albany Real Estate, LLC<br>Contact: Jeff Kmet (513.725.5783)<br>580 N. St. Rt. 741 | 2. |
| Lebanon, OH 45036<br># of Employees: 0                                                                 | 4. |

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27<sup>th</sup> day of May, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

July 22, 2023

Notary Seal Here



This Disclosure Statement expires six months after date of notarization.

Judy Mansky

Notary Public

In and For the State of Ohio

My Commission Expires

22 July 2023

PLEASE make all checks payable to the Columbus City Treasurer.  
Applicant information will result in the rejection of this submittal.  
Application may be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer