

GENERAL ZONING INFORMATION	
ADDRESS:	1599 ALUM CREEK DRIVE
PARCEL NO.:	010-221413
EXISTING ZONING CLASSIFICATION/DISTRICT:	CPD
ZONING CASE NO.:	Z21-048
VARIANCE:	N/A
HEIGHT DISTRICT:	H-110
COMMERCIAL OVERLAY:	N/A
TOTAL SITE AREA:	12.94 AC
FLOOD INSURANCE RATE MAP NUMBER (FIRM):	39049C0337K
MOST RECENT EFFECTIVE DATE OF FIRM:	6/17/2008
BASE FLOOD ELEVATION (BFE):	741.50 FT
FLOOD ZONE:	ZONE X

GENERAL PROJECT INFORMATION	
MAXIMUM BUILDING HEIGHT:	38'-2" (EXISTING)
PROPOSED BUILDING HEIGHT:	26'
BUILDING USE:	I-1 & I-2
BUILDING AREA (SF):	3,000
EXISTING BUILDING AREA (SF):	80,736
NO. OF DWELLING UNITS (RESIDENTIAL ONLY):	N/A
PROPOSED REFUSE SERVICE (RESIDENTIAL ONLY):	N/A
PROPOSED REFUSE CAPACITY, C.Y. (RESIDENTIAL ONLY):	N/A

SITE DATA TABLE	
TOTAL SITE AREA:	12.94 AC
TOTAL DISTURBED AREA:	7,018 SF
PRE-DEVELOPED IMPERVIOUS:	0.88 AC
POST-DEVELOPED IMPERVIOUS:	1.03 AC

PARKING CALCULATION				
USE	SQUARE FOOTAGE	MINIMUM	MAXIMUM	
BEHAVIORAL HEALTH	210 BEDS	X	2.5 SPACES / BED = 525	N/A
(ROUND TOTAL UP TO THE NEAREST INTEGER)			525	N/A
REQUIRED PARKING			525	N/A
PROPOSED PARKING			30	
EXISTING PARKING			153	
TOTAL PARKING			183	
REQUIRED ADA PARKING (VAN/TOTAL)			1/6	
PROPOSED ADA PARKING (VAN/TOTAL)			3/11	
REQUIRED BICYCLE PARKING			3	
EXSITING BICYCLE PARKING			8	

PROPERTY OWNERS				
X	OWNER NAME	PARCEL	ADDRESS	ZONING CLASSIFICATION
1	REGENCY MSTR LSCO LLC	010-221413	1599 ALUM CREEK DR	CPD
2	STEPHEN L ROSEDALE	010-224212	ALUM CREEK DR	CPD
3	JONESPRIDE DEVELOPMENT	010-268560	1692 ALUM CREEK DR	M
4	RICHARD E BATEMAN	010-213711	1660 ALUM CREEK DR	M

TREE PRESERVATION NOTES:

- ALL PUBLIC TREES WHETHER SHOWN OR NOT SHOWN ON THE PLANS ARE TO BE PRESERVED UNLESS APPROVAL TO REMOVE OR PRUNE IS GIVEN IN WRITING BY COLUMBUS RECREATION & PARKS/CITY FORESTER OR THEIR REMOVAL HAS BEEN DESIGNATED ON THE PLAN. TREES REMOVED BY EITHER OF THE TWO PRECEDING AUTHORITIES SHALL BE PAID FOR UNDER CMSC ITEM 201. CLEARING AND GRUBBING UNLESS OTHERWISE PROVIDED FOR BY UNIT PRICE BID UNDER ITEM 201. THE CONTRACTOR SHALL USE SPECIAL PRECAUTIONS TO AVOID DAMAGE TO ALL OTHER TREES. ALL TREES REMOVED SHALL INCLUDE STUMP REMOVAL TO EIGHTEEN (18) INCHES BELOW GRADE.
- ALL CLEARING AND GRUBBING DONE ON COLUMBUS RECREATION & PARKS PROPERTY/RIGHT OF WAY SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
- CONTRACTOR SHALL REFER TO THE CITY OF COLUMBUS EXECUTIVE ORDER 2015-01 FOR TREE PROTECTION AND REPLACEMENT.

TREE PROTECTION NOTES:

- SUBMIT A TREE PROTECTION PLAN TO THE CITY DIVISION OF FORESTRY WITH A DRAWING OF ANY WORK LOCATED WITHIN THE DRIP LINE OF A PUBLIC TREE.
- PUBLIC TREES MUST BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS, OR ROOTS FROM CONSTRUCTION AND EXCAVATION, AS DESCRIBED IN THE "BEST MANAGEMENT PRACTICES - MANAGING TREES DURING CONSTRUCTION" A COMPANION PUBLICATION TO ANSI A300 PART 5.

FAILURE TO CONTACT:

- FAILURE TO CONTACT THE CITY FORESTRY REPRESENTATIVE (614) 645-2864 IN ADVANCE OF CONSTRUCTION WILL RESULT IN THE APPLICANT REIMBURSING CITY FORESTRY FOR THE COST OF ANY AND ALL DAMAGE AS DETERMINED BY THE CURRENT CITY OF COLUMBUS EXECUTIVE ORDER 2015-01 FOR TREE PROTECTION AND REPLACEMENT.

REFUSE COLLECTION NOTE:

THE IDENTIFIED PARCEL(S) IS NOT ELIGIBLE FOR FUTURE REFUSE COLLECTION SERVICES WITH THE CITY OF COLUMBUS PER THE REQUIREMENTS OF SUBSECTION 1309.02 OF COLUMBUS CITY CODES, TITLE 13. REFUSE COLLECTION CODE. A PRIVATE COLLECTION SERVICE FOR ALL ACCEPTABLE WASTE FOR SAID PROPERTY WILL BE SECURED.

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

PRELIMINARY SITE COMPLIANCE PLAN

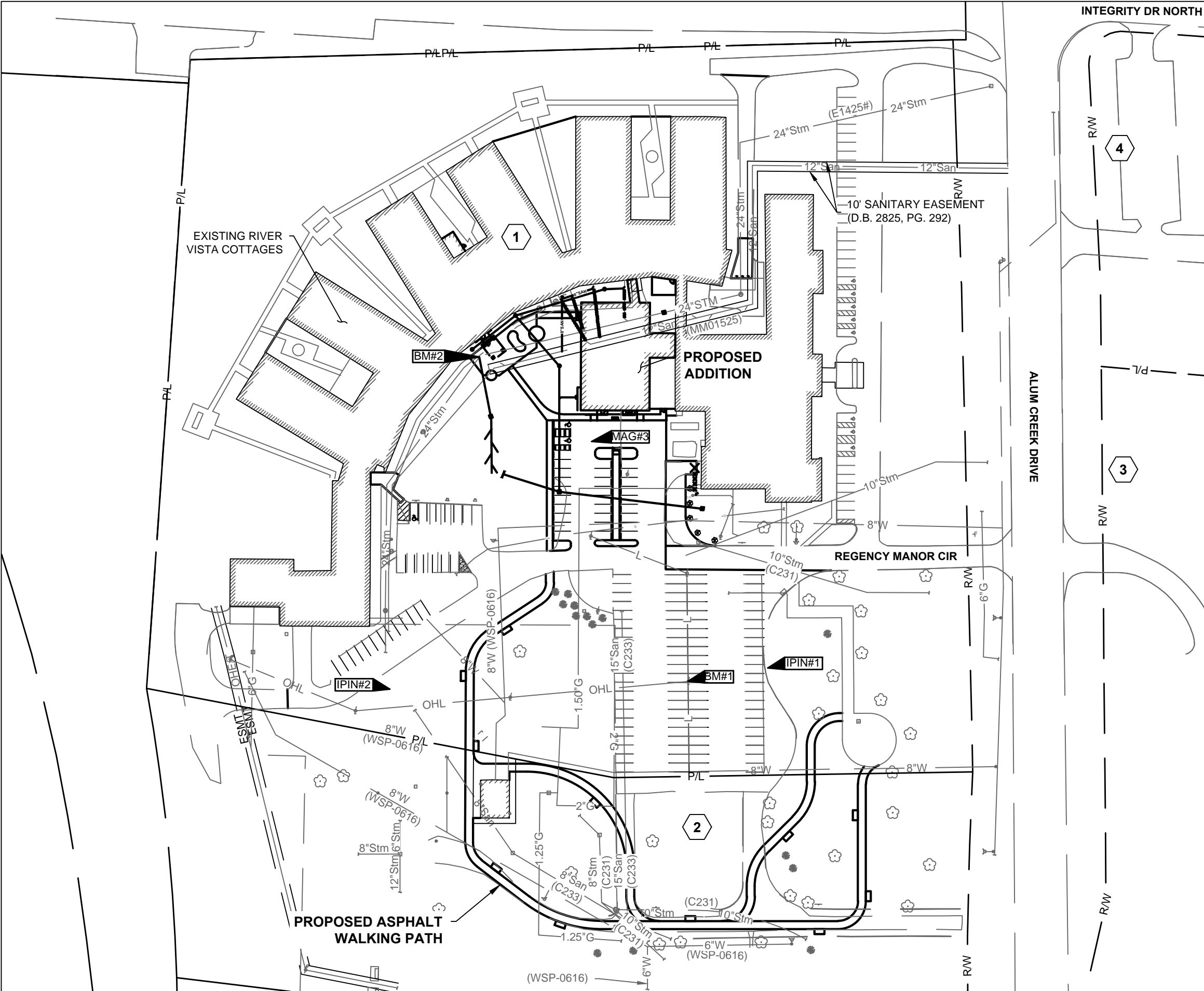
FOR

NEW VISTA RIVER VISTA COTTAGES

1599 ALUM CREEK DRIVE

PID:010-221413

ZONING: CPD



INDEX MAP

1"=100'

DESCRIPTION

PROJECT INCLUDES A 8,269 SF ADDITION TO THE EXISTING NEW VISTA RIVER VISTA COTTAGES. SITE WORK INCLUDES PARKING LOT MODIFICATIONS, A NEW WALKING PATH, STORM SEWER INFRASTRUCTURE AND AN EXTENDED DRY DETENTION BASIN.

GENERAL NOTES

- ALL ASPECTS OF THIS DEVELOPMENT SHALL CONFORM TO THE COLUMBUS ZONING CODE.
- ALL SITE ROADS, DRIVES, RADII AND MEANS OF ACCESS SHALL CONFORM TO THE RULES AND REGULATIONS OF THE DIVISION OF FIRE PUBLISHED JUNE 11, 1988 UNLESS OTHERWISE SPECIFIED IN SECTION 3320 OF CITY OF COLUMBUS ZONING CODE.
- CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE AT 111 NORTH FRONT ST., 1ST FLOOR, 614-645-7490.
- PRIOR TO DEMOLITION, A PERMIT FOR SANITARY LATERALS TO BE CAPPED OFF MUST BE OBTAINED FROM 111 N. FRONT ST., 1ST FLOOR, 614-645-7490.
- NO PRIVATE ELEMENTS ARE PERMITTED TO ENCR OACH INTO THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO STAIRS, RAILINGS, FOUNDATIONS, DOORS, OVERHEAD ELEMENTS OR WALLS.
- THE PROPOSED PROJECT WILL COMPLY WITH THE FOLLOWING CITY OF COLUMBUS ZONING CODE SECTIONS:
 - 3312.15 & 3321.01 DUMPSTER AREA AND SCREENING
 - 3312.21 LANDSCAPING AND SCREENING
 - 3321.19 & 3321.03 SITE LIGHTING
 - 3321.05 VISION CLEARANCE
 - 3312.39 STRIPING AND MARKING
 - 3312.43 REQUIRED SURFACE FOR PARKING
 - 3312.45 WHEEL STOP DEVICE
- ALL DRIVE APPROACHES, PEDESTRIAN FACILITIES, CURBS, AND RAMPS CONSTRUCTED WITH THIS PROJECT SHALL MEET THE REQUIREMENTS OF THE CITY OF COLUMBUS STANDARDS AND ADA COMPLIANCE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO MEET THESE CONSTRUCTION STANDARDS.
- CONTRACTOR WILL CONTACT COLUMBUS RECREATION & PARKS DEPARTMENT'S INSPECTOR, KEITH MAY, AT (614) 645-3014 THIRTY (30) CALENDAR DAYS PRIOR TO ANY WORK ON OR NEAR PARK PROPERTY. CONTRACTOR SHALL SUBMIT A WORK SCHEDULE AND COORDINATE ACCESS. SCHEDULED EVENTS BY COLUMBUS RECREATION & PARKS SHALL TAKE PRECEDENCE AND CONTRACTOR WILL BE REQUIRED TO ADJUST WORK SCHEDULE AS NECESSARY FOR WORK ON PARK PROPERTY. THE CONTRACTOR SHALL NOT STAGE/STORE ANY MATERIALS OR EQUIPMENT OUTSIDE THEIR WORK LIMITS IN COLUMBUS RECREATION & PARKS PROPERTY WITHOUT A PERMIT ISSUED BY COLUMBUS RECREATION & PARKS. PERMIT MUST BE POSTED ONSITE AT ALL TIMES. ANY AND ALL PARK AREAS DISTURBED BY THE CONTRACTOR DURING THE COURSE OF THEIR WORK ACTIVITIES SHALL BE RESTORED TO LIKE OR BETTER CONDITIONS WITHIN THE TIME FRAMES NOTED IN THE APPROVED SCHEDULE AND SHALL BE TO THE SATISFACTION OF THE OWNER, COLUMBUS RECREATION & PARKS. ENTRY INTO A CITY PARK OR PARKLAND FOR CONSTRUCTION OR ANY OTHER NON-DESIGN USE IS PROHIBITED UNLESS AN MOU OR OTHER AUTHORIZED APPROVAL IS IN PLACE. UNLESS SPECIFIC PERMISSIONS ARE GRANTED BY CRPD ACCESS TO, FORM, ON, OVER, UNDER, THROUGH, ACROSS OR OTHER RELATED NON-PARK OR NON-TRAIL USE OF THE TRAIL CORRIDOR/PARKLAND IS NOT GRANTED OR IMPLIED. FAILURE TO HAVE A MOU IN PLACE THAT IS CONSISTENT WITH THE COLUMBUS RECREATION & PARKS POLICY WILL RESULT IN DELAY OF FINAL SITE COMPLIANCE APPROVAL SIGNATURE BY RECREATION & PARKS/CITY FORESTER.



VICINITY MAP

NOT TO SCALE

SITE DEVELOPMENT DATA

ARCHITECT:
HASENSTAB ARCHITECTS
190 NORTH UNION STREET, SUITE 400
AKRON, OHIO 44304
CONTACT: MARGE ZEZULEWICZ
P: 330-434-4464
EMAIL: MMZ@HASENSTABINC.COM

ENGINEER:
KORDA/NEMETH ENGINEERING
1650 WATERMARK DRIVE
COLUMBUS, OHIO 43215
CONTACT: ERIC WALSH
P: 614-487-1650
EMAIL: ERIC.WALSH@KORDA.COM

OWNER/DEVELOPER:
NEW VISTA HEALTHCARE
100 W. OLD WILSON BRIDGE RD., SUITE 205
WORTHINGTON, OH 43085
CONTACT: KYLE STUDABAKER
P: 937-423-4372
EMAIL: STUDABAKER@NEWVISTAHEALTH.COM

INDEX OF SHEETS	
TITLE SHEET	1
CPD TEXT	2
SURVEY/EXISTING CONDITIONS	3
IMPROVEMENT PLAN	4
EXTERIOR ELEVATIONS	5
EXTERIOR ELEVATIONS	6
EXTERIOR ELEVATIONS	7

RECORD OF ISSUE		
	TRACKING NO.	DATE
PRELIMINARY SITE COMPLIANCE PLAN	21601-00038	3/4/2021
FINAL SITE COMPLIANCE PLAN		X

DATE OF EXPIRATION: THE SITE PLAN IS VALID FOR A ONE YEAR PERIOD FROM THE DATE OF APPROVAL.

FOR THE DIVISION OF POWER

THE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD PRIMARY, SECONDARY, AND STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT OUPS AT 811 OR 1-800-362-2764 FORTY-EIGHT HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL AND AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S "MATERIAL AND INSTALLATION SPECIFICATIONS" (MIS) AND THE CITY OF COLUMBUS "CONSTRUCTION AND MATERIAL SPECIFICATIONS" (CMSO). ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMSC MANUAL. THE CONTRACTOR SHALL CONFORM TO DOP'S EXISTING LOCKOUT/TAGOUT (LOTO) PROCEDURE, MIS-1, COPIES OF WHICH ARE AVAILABLE FROM DOP.

IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, THE DOP DISPATCH OFFICE SHOULD BE CONTACTED IMMEDIATELY AT (614) 645-7627. DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

PREPARED BY:

KORDA

Korda/Nemeth Engineering, Inc. - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL: 614-487-1650 • FAX: 614-487-8881 • WEB: www.korda.com

THE UNDERSIGNED HEREBY CERTIFIES THAT THE SITE ZONING COMPLIANCE PLAN MEETS ALL THE REQUIREMENTS OF THE GENERAL DEVELOPMENT TEXT STANDARDS REFLECTED HEREON.

Eric Walsh

REGISTERED ENGINEER NO.

8/16/2021

DATE

STATE OF OHIO

REGISTERED PROFESSIONAL ENGINEER

ERIC J. WALSH

E-80715



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 12, 2021**

- 3. APPLICATION: Z21-048**
Location: **1599 ALUM CREEK DRIVE (43209)**, being 12.94± acres located on the west side of Alum Creek Drive, 240± feet north of Frebis Avenue (010-221413; Columbus South Side Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-110).
Proposed Use: Expansion to existing behavioral hospital.
Applicant(s): Brandilyn Fry, AIA; Hasenstab Architects; 190 North Union Street, Suite 400; Akron, OH 44304.
Property Owner(s): New Vista Healthcare; c/o Kyle Studabaker; 670 Enterprise Drive, Suite C; Lewis Center, OH 43035.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

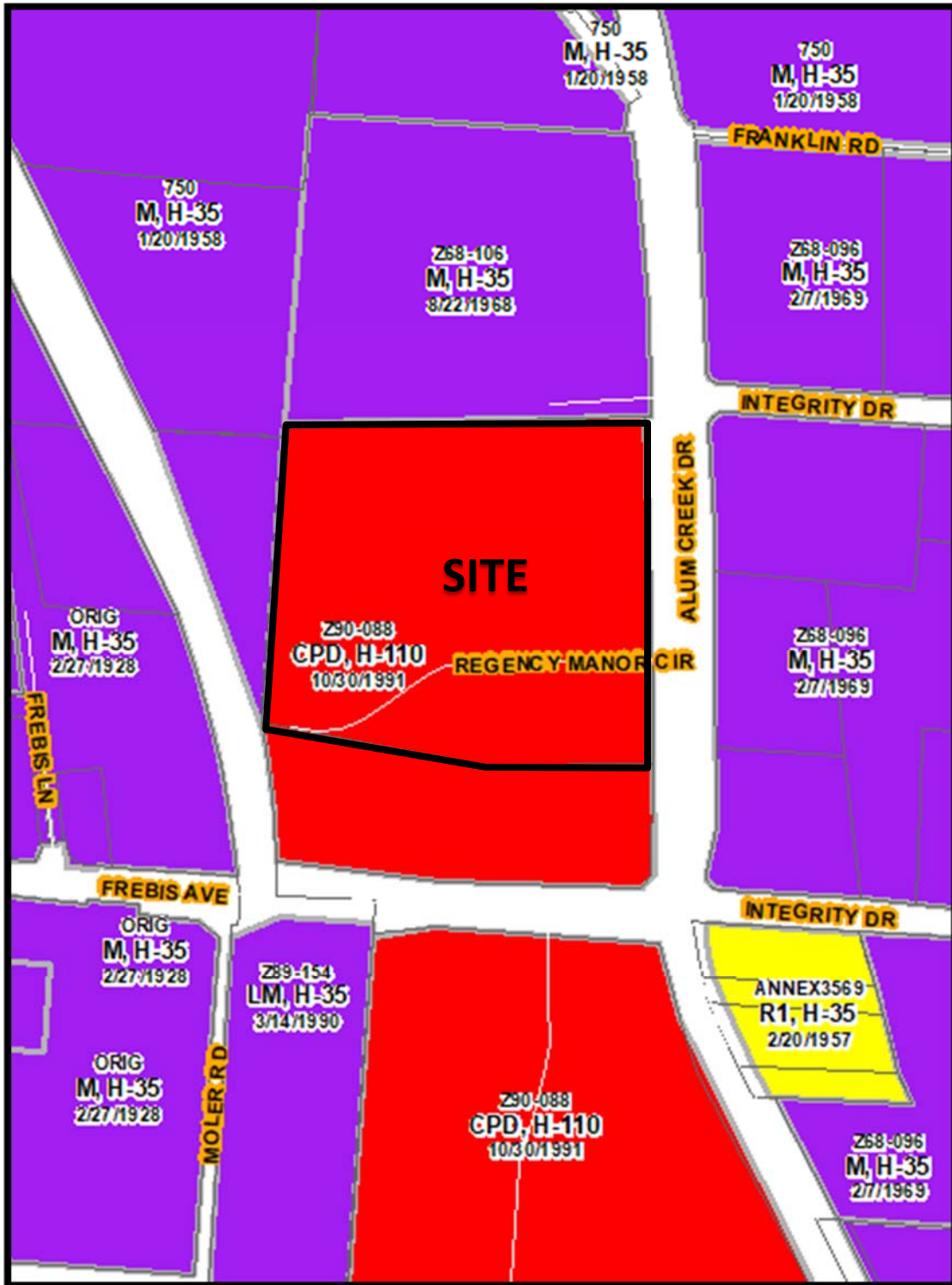
BACKGROUND:

- The site consists of one parcel developed with a behavioral hospital in the CPD, Commercial Planned Development District. The requested CPD, Commercial Planned Development District will permit an expansion to the facility, and incorporates a parking space reduction. Rezoning is necessary as the underlying CPD text (Z90-088) requires compliance with minimum parking space requirements.
- North, east, and west of the site are industrial development and undeveloped land zoned in the M, Manufacturing District. To the south is a vacant commercial building in the CPD, Commercial Planned Development District.
- The site is located within the boundaries of the *Near Southside Area Plan* (2011), which recommends “Institutional” land uses for this location.
- The site is located within the boundaries of the Columbus South Side Area Commission whose recommendation is for approval of the requested CPD district.
- The CPD text proposes I, Institutional and C-2, Office Commercial uses, provides setback, lot coverage, and sign height provisions, and includes a commitment to a site plan and a parking space reduction. According to the site plan, an 8,269 square foot building addition is proposed with the total number of beds for the facility being 210, thus requiring 525 parking spaces while 183 spaces are proposed. A request for an exemption from the Division of Parking Services requirement for a parking study has been approved based on the nature of the use, and the requested parking variance is supported.

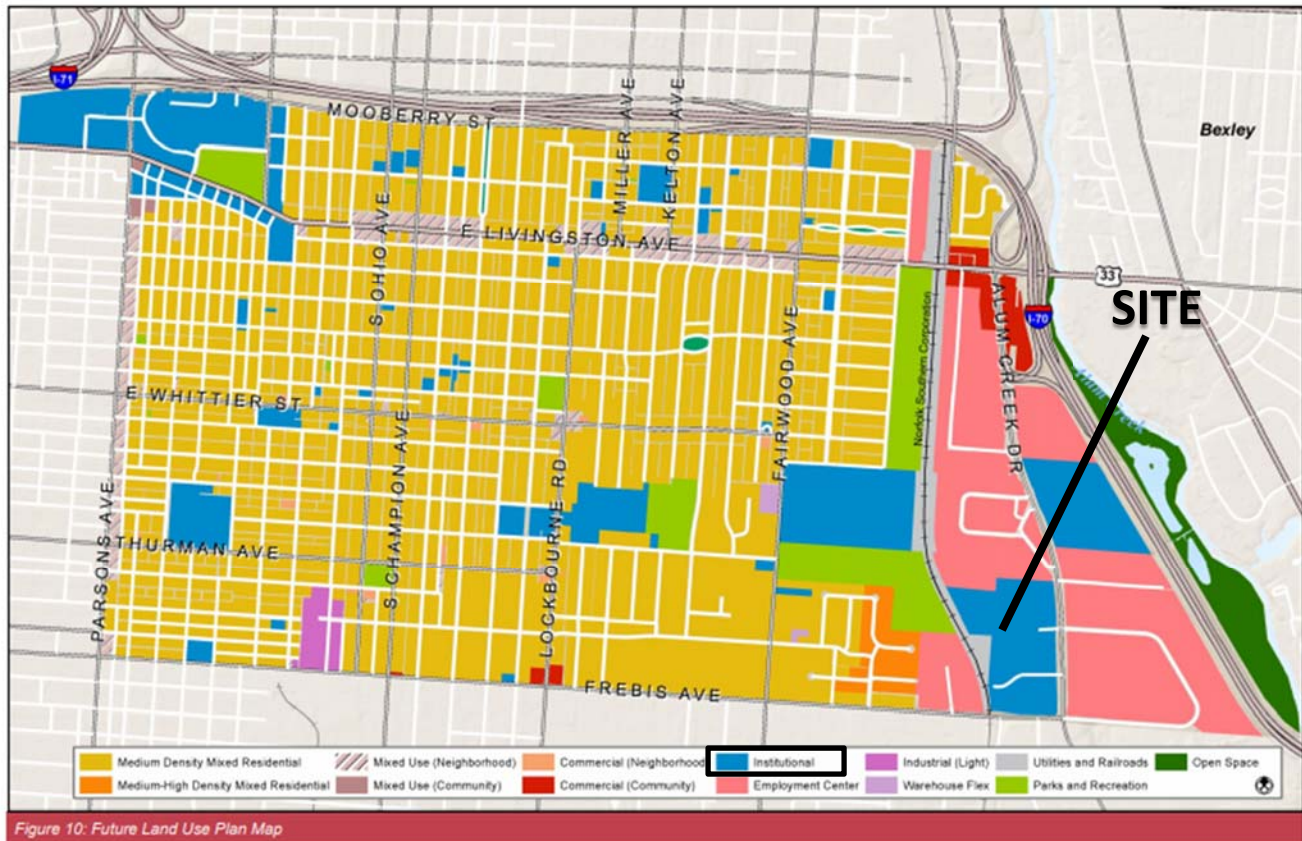
- The *Columbus Multimodal Thoroughfare Plan* identifies Alum Creek Drive as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow an increase in the number of beds and small building expansions for an existing behavior hospital development, and updates development standards to permit a parking space reduction and aisle width variance. The CPD text permits I, Institutional District uses and includes a commitment to a site plan which reflects the expansion areas. The request remains consistent with the institutional land use recommendation of the *Near Southside Area Plan*. The site plan also includes sufficient landscaping, open space, and walking paths, and the proposed addition areas are located such that they are not visible from the street, and are otherwise consistent in terms of the Plan's site design recommendations.



Z21-048
1599 Alum Creek Dr.
CPD to CPD
Approximately 12.9(acres



Near Southside Area Plan (2011)

Z21-048
1599 Alum Creek Dr.
CPD to CPD
Approximately 12.9(acres



Z21-048
1599 Alum Creek Dr.
CPD to CPD
Approximately 12.9(acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z21-048

Address: 1599 Alum Creek Dr.

Group Name: Columbus South Side Area Commission

Meeting Date: July 27, 2021

Specify Case Type:

☐ **BZA Variance / Special Permit**
☐ **Council Variance**
☒ **Rezoning**
☐ **Graphics Variance / Plan / Special Permit**

Recommendation:
(Check only one and list basis
for recommendation below)

☒ **Approval**
☐ **Disapproval**

NOTES:

Vote: 13-0

Signature of Authorized Representative: Curtis Davis

SIGNATURE

Digitally signed by Curtis Davis
DN: cn=Curtis Davis, o.ou, email=cdavis@team-icsc.com, c=US
Date: 2021.08.05 13:55:30 -04'00'

Southside Area Commission

RECOMMENDING GROUP TITLE

614-285-4901 x1100

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

111 N Front Street, Columbus, Ohio 43215
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-048

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

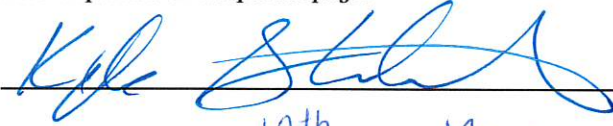
Being first duly cautioned and sworn (NAME) Kyle Studabaker
 of (COMPLETE ADDRESS) 670 Enterprise Drive, Suite C, Lewis Center, OH 43035
 deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is
 a list of all persons, other partnerships, corporations 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 (including contact name and number)
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees
 (Limited to 3 lines per box)

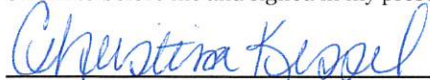
1. Regency Master LS. Co., LLC. 4700 Ashwood Drive, Suite 200 Cincinnati, OH 45241	2.
3.	4.

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

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 10th day of May, in the year 2021



SIGNATURE OF NOTARY PUBLIC

February 16, 2025
 My Commission Expires

Notary Seal Here

This Project Disclosure Statement expires six (6) months after date of notarization.