



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 2384-2012, **Version:** 1

Rezoning Application Z12-042

APPLICANT: Lemmon & Lemmon, Inc; c/o John E. Walsh, Agent; GBC Design Inc.; 565 White Pond Drive; Akron, OH 44320.

PROPOSED USE: Assisted living facility and housing for the elderly.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (7-0) on October 11, 2012.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested CPD, Commercial Planned Development District will allow the construction of a 104-unit assisted living facility and a 52-unit senior apartment building on three undeveloped parcels in two different taxing districts. The CPD plans and text include landscaping, exterior building commitments, lighting controls, internal connectivity, and access to the church complex to the north. Variances for increased density, reduced setbacks due to right-of way dedication, maneuvering over property lines, and a reduction in the required number of parking spaces are included in the request. The site is located within the boundaries of *The Northwest Plan (2007)*, which recommends single or two-unit residential development or religious uses for this location. Staff can support institutional-type uses such as senior housing at this location given that there are several religious and educational institutions within this neighborhood. In addition, appropriate development standards which will ensure compatibility with surrounding residential uses have been provided.

To rezone **2870 SNOUFFER ROAD (43235)**, being 8.89± acres located at the northwest corner of Snouffer Road and Smoky Row Road, From: R, Rural, and R-2, Residential Districts, To: CPD, Commercial Planned Development District (Rezoning # Z12-042).

WHEREAS, application #Z12-042 is on file with the Department of Building and Zoning Services requesting rezoning of 8.89± acres from R, Rural, and R-2, Residential Districts, to CPD, Commercial Planned Development District; and

WHEREAS, the Columbus Public Health Healthy Places program recognizes that the development has included five-foot wide sidewalks and pedestrian connectivity throughout the development; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District will allow a 104-unit assisted living facility and a 52-unit senior apartment building within a neighborhood with several established institutional uses. The CPD plans and text include appropriate development standards which will ensure compatibility with surrounding residential uses; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

2870 SNOUFFER ROAD (43235), being 8.89± acres located at the northwest corner of Snouffer Road and Smoky Row Road, and being more particularly described as follows:

010-242690

SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND IN THE TOWNSHIP OF PERRY:

BEING A PART OF LOT NUMBER FOUR (4) OF THE FLAVEL TULLER'S SURVEY OF QR. TWP. NO. 1 TWP. 2, RANGE 19, U.S.M. LANDS, PERRY TOWNSHIP, FRANKLIN COUNTY, OHIO.

BEGINNING AT A POINT IN THE CENTER LINE OF SNOUFFER ROAD WHICH IS NORTH 82° 11' 20" WEST, 573.00 FEET, MEASURED ALONG THE CENTER LINE OF SAID ROAD, FROM THE INTERSECTION OF THE CENTER OF SMOKEY ROW ROAD AND SNOUFFER ROAD; THENCE N. 7° 00' EAST 471.90 FEET TO AN IRON PIN SET IN THE NORTH LINE OF LOT 3, S. 82° 00' EAST 190.70 FEET TO AN IRON PIN; THENCE S. 7° 00' WEST 471.30 FEET TO A POINT IN THE CENTER LINE OF SNOUFFER ROAD AND PASSING AN IRON PIN AT 275.9 FEET AND PASSING AN IRON PIN AT 446.30 FEET; THENCE WITH THE CENTER LINE OF SNOUFFER ROAD N. 82° 190.70 WEST FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.065 ACRES OF LAND, ACCORDING TO A SURVEY BY MYRON T. JONES, REGISTERED SURVEYOR, JANUARY, 1948.

IT BEING A PART OF THE SAME PREMISES CONVEYED TO ROSETTA MORGAN BY ELONZO HARD, DEED BOOK 478 PAGE 179, FRANKLIN COUNTY, OHIO RECORDS, AND KNOWN AS LOT NUMBER THREE (3) OF MORGAN'S PARCEL PLAT,

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

SITUATED IN THE STATE OF OHIO, FRANKLIN COUNTY, PERRY TOWNSHIP, BEING IN SECTION 1, TOWNSHIP 2N, RANGE 19W, UNITED STATES MILITARY LANDS, ALSO BEING PART OF A 2.065 ACRE TRACT OF LAND LYING ON THE NORTH SIDE OF SNOUFFER ROAD (CR 62) AS CONVEYED TO THE GRANTOR IN DEED BOOK 3358 PAGE 691 OF THE RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A FRANKLIN COUNTY MONUMENT BOX SET AT THE INTERSECTION OF THE CENTERLINES OF OLD SMOKEY ROW ROAD (CR 164) AND SNOUFFER ROAD (CR 62) , THENCE WITH THE CENTERLINE OF SNOUFFER ROAD, S. 89° 24' 57" W., 573.46 FEET, TO THE GRANTORS SOUTHWEST CORNER, THE SOUTHEAST CORNER OF THE LOIS A. FLYNN TRACT (OR 06634, PAGE C03) AND ON THE NORTH LINE OF THE BERNICE F. DETTMAN TRACT (DEED BOOK 3538 PAGE 851) PASSING A FRANKLIN COUNTY MONUMENT BOX SET AT THE INTERSECTION OF THE CENTERLINES OF RELOCATED SMOKEY ROW ROAD AND SNOUFFER ROAD AT 18.18 FEET, THE TRUE POINT OF BEGINNING.

THENCE, WITH GRANTORS WEST LINE AND THE EAST LINE OF SAID FLYNN, N. 0° 23' 43" W., 25.00 FEET TO THE NORTH MARGIN OF SNOUFFER ROAD, PASSING AN IRON PIN FOUND AT 23.49 FEET;

THENCE CROSSING THE GRANTORS PROPERTY N. 84° 54' 20" E., 190.74 FEET TO THE GRANTORS EAST LINE AND ON THE WEST LINE OF THE IONA M. STILSON TRACT (DEED BOOK 3580 PAGE 597)

THENCE, WITH THE GRANTORS EAST LINE AND THE SAID WEST LINE OF STILSON, S. 01° 23' 43" E., 40.00 FEET TO THE GRANTORS SOUTHEAST CORNER, THE SOUTHWEST CORNER OF STILSON, ON THE NORTH LINE OF THE BONG SOON AMERICAN KOREAN CHRISTIAN FOUNDATION TRACT (OR 06862, PAGE B09) AND ON THE CENTERLINE OF SNOUFFER ROAD;

THENCE, WITH THE GRANTORS SOUTH LINE, THE CENTERLINE OF SNOUFFER ROAD, THE NORTH LINE OF THE SAID BONG SOON AMERICAN KOREAN CHRISTIAN FOUNDATION, S. 89° 24' 57" N., 190.36 FEET

TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.142 ACRE MORE OR LESS OF WHICH THE PRESENT ROAD OCCUPIES (PRO) 0.109 ACRE MORE OR LESS.

AND

SITUATED IN THE COUNTY OF FRANKLIN IN THE STATE OF OHIO AND IN THE TOWNSHIP OF PERRY AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING PART OF LOT NUMBER THREE (3) OF THE RESURVEY OF THE ESTATE OF HARMON AND ROSETTA MORGAN (BOTH DECEASED) AND BEING PART OF LOT NUMBER 4 OF FLAVEL TULLERS SURVEY IN QUARTER TOWNSHIP 1, TOWNSHIP NUMBER 2, RANGE NUMBER 19, UNITED STATES MILITARY LANDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE AT THE INTERSECTION OF THE CENTER LINE OF SMOKEY ROW ROAD AND SNOUFFER ROAD.

COURSE 1: THENCE WITH THE CENTERLINE OF SNOUFFER ROAD NORTH 82 DEGREES 11 MINUTES 20 SECONDS WEST, 383.10 FEET TO A POINT.

COURSE 2: THENCE NORTH 7 DEGREES 00 MINUTES EAST, 195.40 FEET TO AN IRON PIN AND PASSING AN IRON PIN AT 25 FEET

COURSE 3: THENCE SOUTH 82 DEGREES 11 MINUTES 20 SECONDS EAST AND PARALLEL TO SAID SNOUFFER ROAD 343.24 FEET TO A POINT IN THE CENTERLINE OF SMOKEY ROW ROAD AND PASSING AN IRON PIN AT 312.54 FEET

COURSE 4; THENCE WITH THE CENTERLINE OF SMOKEY ROW ROAD SOUTH 4 DEGREES 30 MINUTES EAST, 200 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.629 ACRES OF LAND ACCORDING TO A SURVEY BY MYRON T. JONES, REGISTERED SURVEYOR, JANUARY 1948.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

SITUATED IN THE STATE OF OHIO, FRANKLIN COUNTY, PERRY TOWNSHIP, BEING IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS ALSO BEING PART OF A 1.629 ACRE TRACT OF LAND LYING IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF SNOUFFER ROAD (CR 62) AND SMOKY ROW ROAD (CR 164) AS CONVEYED TO THE GRANTOR IN DEED BOOK 3580, PAGE 597 OF THE RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE GRANTORS SOUTHEAST CORNER, A FRANKLIN COUNTY MONUMENT BOX SET AT THE INTERSECTION OF THE CENTERLINES OF OLD SMOKY ROW ROAD (CR 164) AND SNOUFFER ROAD (CR 62), THE SOUTHWEST CORNER OF BROOKSIDE VILLAGE (PLAT BOOK 53, PAGES 48 AND 49) AND ON THE NORTH LINE OF BROOKSIDE ESTATES SECTION 5 (PLAT BOOK 36, PAGES 36 TO 41);

THENCE, WITH THE CENTERLINE OF SNOUFFER ROAD AND THE NORTH LINE OF SAID BROOKSIDE ESTATES, SOUTH 89 DEGREES 24 MINUTES 57 SECONDS WEST, 383.09 FEET TO THE GRANTORS SOUTHWEST CORNER, THE SOUTHEAST CORNER OF THE PEARLENE PADOVAN TRACT (DEED BOOK 3358; PAGE 691) AND ON THE NORTH LINE OF THE BONG SOON AMERICAN KOREAN CHRISTIAN FOUNDATION TRACT (OFFICIAL RECORDS VOLUME 6882, PAGE B09), PASSING A FRANKLIN COUNTY MONUMENT BOX SET AT THE INTERSECTION OF THE CENTERLINES OF RELOCATED SMOKY ROW ROAD AND SNOUFFER ROAD AT 18.18 FEET;

THENCE, WITH GRANTORS WEST LINE AND THE EAST LINE OF SAID PADOVAN, NORTH 01 DEGREES 23 MINUTES 43 SECONDS WEST 40.00 FEET;

THENCE, CROSSING THE GRANTORS PROPERTY THE FOLLOWING THREE (3) COURSES;

1) NORTH 89 DEGREES 24 MINUTES 57 SECONDS EAST 266.37 FEET, PARALLEL WITH SNOUFFER ROAD, TO A POINT OF CURVATURE;

2) A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 76.47 FEET, A CHORD LENGTH OF 67.60 FEET WHICH BEARS NORTH 40 DEGREES 43 MINUTES 57 SECONDS EAST TO A POINT CURVATURE;

3) A CURVE TO THE LEFT HAVING A RADIUS OF 1592.02 FEET, AN ARC LENGTH OF 106.06 FEET, A CHORD LENGTH 106.04 FEET WHICH BEARS NORTH 09 DEGREES 51 MINUTES 34 SECONDS WEST TO THE GRANTORS NORTH LINE AND THE SOUTH LINE OF THE MICHAEL W. AND TERESA L. WAUGH TRACT (DEED BOOK 3604, PAGE 320);

THENCE, WITH THE GRANTORS NORTH LINE, THE SAID WAUGH SOUTH LINE, NORTH 89 DEGREES 24 MINUTES 57 SECONDS EAST, PARALLEL WITH SNOUFFER ROAD, 46.50 FEET TO THE CENTERLINE OF SMOKY ROW ROAD AND THE WEST LINE TO THE SAID BROOKSIDE VILLAGE, PASSING THE WEST EXISTING MARGIN OF SMOKY ROW ROAD (DEED BOOK 1177, PAGE 336) AT 0.41 FEET;

THENCE, WITH THE CENTERLINE OF SMOKY ROW ROAD, THE WEST LINE OF SAID BROOKSIDE VILLAGE AND THE GRANTORS EAST LINE SOUTH 13 DEGREES 03 MINUTES 39 SECONDS EAST 200.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.543 ACRE MORE OR LESS OF WHICH THE PRESENT ROAD OCCUPIES (PRO) 0.399 ACRES MORE OR LESS.

AND

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, BEING PART IN THE TOWNSHIP OF PERRY AND OF PART IN THE CITY OF COLUMBUS, BEING IN LOT NUMBER FOUR (4) OF FLAVEL TULLER'S SURVEY OF QUARTER TOWNSHIP 1, TOWNSHIP 2 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS, CONTAINING 2.058 ACRES OF LAND, MORE OR LESS (ACCORDING TO A SURVEY BY BAUER, DAVIDSON & MERCHANT, INC. IN AUGUST OF 1998) SAID 2.058 ACRES BEING ALL OF THAT 2.070 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ALMA L. WARD, OF RECORD IN INSTRUMENT 1998102270044670, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 2.058 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE, AT A FRANKLIN COUNTY MONUMENT (FCGS NO.) AT THE CENTERLINE INTERSECTION OF SNOUFFER ROAD AND MCVEY BOULEVARD, THENCE N. 82° 11' 20" W., WITH THE CENTERLINE OF SAID SNOUFFER ROAD, A DISTANCE OF 744.22 FEET TO A RAILROAD SPIKE SET AT THE SOUTHEASTERLY CORNER OF SAID ALMA L. WARD TRACT AND THE SAME BEING THE SOUTHWESTERLY CORNER OF THAT 2.067 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PRAKASH PARASURAM AND JAYANTHY PRAKASA, OF RECORD IN OFFICIAL RECORD 25185, PAGE F20, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND THE TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING ALSO BEING LOCATED S. 82° 11' 20" E.. AS MEASURED ALONG THE CENTERLINE OF SAID SNOUFFER ROAD, A DISTANCE OF 192.00 FEET FROM A FRANKLIN COUNTY MONUMENT (FCGS NO. 8864):

THENCE, FROM SAID TRUE POINT OF BEGINNING N. 82° 11' 20" W., WITH THE CENTERLINE OF SAID SNOUFFER ROAD, A DISTANCE OF 190.60 FEET TO A RAILROAD SPIKE SET AT THE SOUTHWESTERLY CORNER OF SAID ALMA L. WARD TRACT, THE SAME BEING THE SOUTHEASTERLY CORNER OF THAT 1.03 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JAMES A. GRIFFIN, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF COLUMBUS, OF RECORD IN OFFICIAL RECORD 12872, PAGE F01, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE N 6° 31' 52" E., WITH THE WESTERLY LINE OF SAID ALMA L. WARD TRACT AND WITH THE EASTERLY LINE OF SAID 1.03 ACRE TRACT, PASSING A 3/4 INCH (I.D.) IRON PIPE FOUND AT A DISTANCE OF 24.90 FEET, A TOTAL DISTANCE OF 470.38 FEET TO A 1/2-INCH (I.D.) IRON PIPE FOUND AT THE NORTHWESTERLY CORNER OF SAID ALMA L. WARD TRACT, THE SAME BEING THE NORTHEASTERLY CORNER OF SAID 1.03 ACRE TRACT, SAID IRON PIPE ALSO BEING IN THE SOUTHERLY LINE OF THAT 16.5 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO EDWARD J. HERRMANN, BISHOP OF THE DIOCESE OF COLUMBUS, OF RECORD IN DEED BOOK 3377, PAGE 404, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE S. 82° 13' 42" E., WITH THE NORTHERLY LINE OF SAID ALMA L. WARD TRACT AND WITH THE SOUTHERLY LINE OF SAID 16.5 ACRE TRACT A DISTANCE OF 190.60 FEET TO A 3/4-INCH (I.D.) IRON PIPE SET AT THE NORTHEASTERLY CORNER OF SAID ALMA L. WARD TRACT, THE SAME BEING THE NORTHWESTERLY CORNER OF SAID 2.067 ACRE TRACT;

THENCE S. 6° 31' 52" W., WITH THE EASTERLY LINE OF SAID ALMA L. WARD TRACT AND WITH THE WESTERLY LINE OF SAID 2.067 ACRE TRACT, CROSSING A 3/4-INCH (I.D.) IRON PIPE SET AT A DISTANCE OF 445.51 FEET, A TOTAL DISTANCE OF 470.51 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 2.058 ACRES OF LAND, MORE OR LESS, (0.109 ACRES OF SAID 2.058 ACRES BEING IN PERRY TOWNSHIP AND 1.949 ACRES OF SAID 2.508 ACRES BEING IN THE CITY OF COLUMBUS;

AND

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND IN THE TOWNSHIP OF PERRY:

BEING PART OF LOT NUMBER THREE (3), OF THE RESURVEY OF THE ESTATE OF HARMON AND ROSETTA MORGAN (BOTH DECEASED) AND BEING A PART OF LOT NUMBER FOUR (4) OF FLAVEL TULLER'S RESURVEY IN QUARTER TOWNSHIP 1, TOWNSHIP NO. 2. RANGE 19, U.S. MILITARY LANDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF SNOUFFER ROAD WHICH IS NORTH 82 DEG. 11' 20" WEST 764.50 FEET, MEASURED ALONG THE CENTERLINE OF SAID ROAD FROM THE INTERSECTION OF THE CENTERLINE OF SNOUFFER AND SMOKEY ROW ROADS.

COURSE 1: THENCE NORTH 7 DEG. 00' EAST 472.51 FEET TO AN IRON PIN SET IN THE NORTH LINE OF THE ORIGINAL LOT 3 AND PASSING AN IRON PIN AT 25 FEET.

COURSE 2: THENCE WITH THE NORTH LINE OF SAID LOT 3, SOUTH 82 DEG. 00' EAST. 190.7 FEET TO AN IRON PIN.

COURSE 3: THENCE SOUTH 7 DEG. 00' WEST 471.90 FEET TO A POINT IN THE CENTERLINE OF SNOUFFER ROAD AND PASSING AN IRON PIN AT 446.90 FEET.

COURSE 4: THENCE WITH THE CENTERLINE OF SAID SNOUFFER ROAD NORTH 82 DEG, 11' 20" WEST, 190.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.067 ACRES OF LAND, MORE OR LESS, ACCORDING TO A SURVEY BY MYRON P. JONES, REGISTERED SURVEYOR, JANUARY 1948, AND BEING

KNOWN AS LOT NUMBER FOUR (4) OF JOHN A. MORGAN'S PARCEL PLAT.

590-200924 AND 590-200923

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN. AND IN THE TOWNSHIP OF PERRY:

PARCEL # 1:

BEING A PART OF LOT NO. 3 OF THE RESURVEY OF THE ESTATE OF HARMON AND ROSETTA MORGAN (BOTH DECEASED) AND BEING A PART OF LOT NO. 4 OF FLAVEL TULLER'S SURVEY OF QUARTER TOWNSHIP NO. 1, TOWNSHIP NO. 2, RANGE NO. 19, U.S. MILITARY LANDS, AND BEING MORE; PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF SNOUFFER ROAD, WHICH IS N. 82° 11' 20" WEST, 1,050.55 FEET, MEASURED ALONG THE CENTERLINES OF SNOUFFER AND SMOKEY ROW ROADS;

COURSE 1: THENCE NORTH 7° 00' EAST, 473.72 FEET, TO AN IRON PIN SET IN THE NORTH LINE OF THE ORIGINAL, LOT NO. 3;

COURSE 2: THENCE WITH THE NORTH LINE OF SAID LOT NO. 3, SOUTH 82° 00' EAST, 95.35 FEET TO AN IRON PIN;

COURSE 3: THENCE SOUTH 7° WEST 473.11 FEET TO A POINT IN THE CENTERLINE OF SNOUFFER ROAD AND PASSING AN IRON PIN AT 448.11 FEET;

COURSE 4: THENCE WITH THE CENTERLINE OF SNOUFFER ROAD NORTH 82° 11' 20" WEST, 95.35 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 1.03 ACRES OF LAND.

PARCEL #2:

BEING PART OF LOT NO. 3 OF THE RESURVEY OF THE ESTATE OF HARMON AND ROSETTA MORGAN (BOTH DECEASED) AND BEING PART OF LOT NO. 4 OF FLAVEL TULLER'S SURVEY OF QUARTER TOWNSHIP NO. 1, TOWNSHIP NO. 2, RANGE NO. 19, U.S. MILITARY LANDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF SNOUFFER ROAD, WHICH POINT IS N. 82° 11' W., 1,143.90 FEET MEASURED ALONG THE CENTERLINE OF SNOUFFER ROAD FROM ITS INTERSECTION WITH THE CENTERLINE OF SMOKEY ROW ROAD;

COURSE 1: THENCE N. 7° 00' E., 473.72 FEET TO AN IRON PIN SET ON THE NORTH LINE OF THE ORIGINAL LOT NO. 2 AND PASSING AN IRON PIPE AT 25 FEET;

COURSE 2: THENCE WITH THE NORTH LINE OF SAID LOT NO. 3, S. 82° 00' E., 95.35 FEET TO AN IRON PIN AND BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED BY RUTH HARMON TO LOREN R. UPDIKE AND ZELVA L. CUMMINS, BY DEED 12/4/1951 AND RECORDED IN DEED BOOK 1665, PAGE 61 OF THE DEED RECORDS OF FRANKLIN COUNTY;

COURSE 3: THENCE WITH SAID UPDIKE AND CUMMINS WEST LINE, S. 7° 00' W., 473.11 FEET TO A POINT IN THE CENTERLINE OF SNOUFFER ROAD AND PASSING AN IRON PIN AT 448.11 FEET;

COURSE 4: THENCE WITH THE CENTERLINE OF SNOUFFER ROAD N. 82° 11' W., 95.35 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.043 ACRES OF LAND.

To Rezone From: R, Rural, and R-2, Residential Districts

To: CPD, Commercial Planned Development District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the CPD, Commercial Planned Development District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.12 of the Columbus City Codes; said plan being titled, " **ZONING SITE PLAN,**" " **ZONING LANDSCAPING PLAN,**" "**ZONING ELEVATIONS - SHEET A100,**" and "**ZONING ELEVATIONS - SHEET A201,**" and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT,**" all dated October 23, 2012, and signed by Skip Eberly, Agent for the Applicant, and the text reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: COMMERCIAL PLANNED DEVELOPMENT DISTRICT

PROPERTY ADDRESS: 2870 Snouffer Road

OWNER: Fredrick F. Campbell, Bishop of the Roman Catholic Diocese of Columbus & Congregation Beth Tikvah

APPLICANT: Lemmon & Lemmon, Inc.

DATE OF TEXT: 10/23/12

APPLICATION NUMBER: Z12-042 (12335-00000-00437)

1. **INTRODUCTION:** The subject site contains approximately 8.887 acres, exclusive of the existing road right-of-way, consisting of three (3) separate parcels located at the northwest corner of Snouffer Road and Smoky Row Road. The applicant is proposing to construct a 104 unit assisted living facility and a 56 unit senior apartment building in the CPD Commercial Planned Development District. The three (3) parcels cannot be combined into one parcel due to the different taxing districts in which the parcels are located. The parcels are currently zoned R, Rural District and R-2, Residential District. Zoning plans and elevation drawings are attached as Exhibit "A".

2. **PERMITTED USES:** Section 3349.03(Institutional) of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the CPD Text, the applicable development standards are contained in Chapter 3361 of the Columbus City Code, and as shown on the attached Zoning Site Plan, Zoning Landscaping Plan and Zoning Elevations (Exhibit "A").

A. Density, Height, Lot and/or Setback Commitments.

1. The minimum building setback from the street property line is fifty (50) feet from Smoky Row Rd and twenty five (25) feet from Snouffer Road. Twenty five (25) feet of additional right-of-way is being dedicated, per City request.

2. A rear setback for the garage buildings along the northerly property line shall be as shown on the Zoning Site Plan with a minimum setback of ten (10) feet from property line.

3. No building setback shall be required from any property line that is created within and internal to the total site and the property created by this rezoning request will continue to function as one overall site.

4. No parking or maneuvering setback shall be required from any property line that is created within and internal to the total site and the property created by this rezoning request will continue to function as part of the overall site.

5. The height of the project shall be an average of 33' 0" and height at roof peak shall not exceed 38' 0" on average.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. Access to and from the site shall be provided via Snouffer Road as shown on the Zoning Site Plan. Access shall be approved by the City of Columbus, Department of Public Service.

2. The Developer will construct a 5' wide sidewalk along the Snouffer Road and Smoky Row Road frontage and along the main driveway through the project.

3. The Developer will construct a left turn lane into the project on Snouffer Road at the main entrance across the street from Ashville Park Drive.

C. Buffering, Landscaping, Open Space, Screening and Parkland Dedication Commitments.

1. Landscaping and mounding will be provided as shown on the attached Zoning Landscaping Plan.

D. Building Design and Exterior Treatment Commitments.

1. The architectural "look" of the initial construction shall be consistent with the attached Zoning Elevations.

2. The building exterior shall include brick veneer/synthetic brick band around entire building with vertical stone accents and the balance colored siding. The roof will be dimensional shingles.

E. Dumpsters, Lighting, Outdoor Display and Other Environmental Commitments.

1. Light poles shall be cut-off fixture types. All light poles, signs, frames and/or supports shall be either black or dark bronze in color. No pole shall exceed fifteen (15) feet in height on a three (3) foot concrete base.

2. Main entry features shall be landscaped and lit with concealed uplights.

F. Graphics and/or Signage Commitments.

1. The Project will have a ground mounted monument sign at the main Snouffer Road entry point, and other graphics subject to compliance with the following Paragraph F.2.

2. The aforementioned signage and any other signage and graphics shall conform to the City of Columbus Graphic Code as it applies to the CPD District. Any variance of the sign requirements will be submitted to the City of Columbus Graphics Commission.

G. Miscellaneous:

1. Variance: Increase the allowable density for elderly housing from 1 unit per 2500 square feet to allow 104 of the assisted living units, 56 senior apartment units, a site total of 160 units on the CPD net site of approximately 8.408 acres, 0.479 acres of the original 8.887 acres is being dedicated as additional road right-of-way (which would be approximately but need not be exactly 1 unit per 2289± square feet for 160 units) (Section 3349.03 w).

2. Variance: Reduce the 25 foot perimeter yard to 0' along the interior lot line (CC 3361.04(a)).

3. Variance: Allow maneuvering and parking spaces to cross parcel lines as the two (2) parcels cannot be combined into one parcel. (CC3312.25).
4. The Subject Site shall be developed in accordance with the submitted plans. The plans may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development or when engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.
5. The developer shall pay the applicable parkland dedication ordinance fee at the time of Zoning Clearance.
6. Interior sidewalks and patios shall be constructed as shown on the Zoning Site Plan. One or more crosswalks to connect the Snouffer Road and St. Peters Church property shall be provided. All new internal sidewalks shall be a minimum width of 5 feet. Pedestrian signage will be at the crosswalk locations.

IV. Commercial Planned Development Criteria:

A. Natural Environment: The project will maintain the natural character of the area by planting trees, possibly constructing a pond as part of its storm drainage system, and creating the walkway described elsewhere herein.

B. Existing Land Use: The property is zoned R and R-2 and is currently vacant.

C. Transportation and Circulation: All drives and roadways will be reviewed and approved by the City of Columbus, Department of Public Service.

D. Visual Form of the Environment: The existing uses/zoning of the surrounding properties are as follows:

North: Single-unit dwellings and a church complex in the R, Rural District.

East: Across Smoky Row Road are single-unit dwellings in the SR, Suburban Residential District.

South: Across Snouffer Road are single-unit dwellings in the L-SR, Limited Suburban Residential, PUD-6, Planned Unit Development, and R, Rural Districts, a daycare/Montessori school in the R, Rural District, and a church in Perry Township.

West: A single-unit dwelling in Perry Township.

E. View and Visibility: The applicant believes the proposed project use and improvements will enhance the area. The applicant believes that the proposed use will in no way diminish the surrounding neighborhood.

F. Proposed Development: The development will be a health related or elderly assisted living type of housing facility project as illustrated on the attached zoning plans and elevation drawings (all labeled Exhibit "A").

G. Behavior Patterns: The proposed use will serve the senior, elderly, and disabled population. Service to this population is beneficial to society, and therefore this Project should be beneficial with respect to behavior patterns.

H. Emissions: Emissions generated from the use of this site will not affect the environment or alter the use and enjoyment of the surrounding neighborhood.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.