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

OFFICE USE ONLY

Application #: Z16-019
Date Received: 3/2/16
Application Accepted By: SP Fee: $4480 —
Comments: Assigned to Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2929 Kenny Road Zip 43221
Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010294124

☑ ***Check here if listing additional parcel numbers on a separate page.***

Current Zoning District(s) C-2 Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association:

Proposed Use or reason for rezoning request: Office/daycare/housing for the elderly

(**continue on separate page if necessary**)

Proposed Height District: 60 Acreage 4.4+/-
[Columbus City Code Section 3309.14]

APPLICANT:

Name Spectrum Retirement Communities LLC
Address 200 N. Spruce St. #200 City/State Denver, CO Zip 80230
Phone # 330-360-8812 Fax # Email

PROPERTY OWNER(S):

Name Integration Resources Inc, et al
Address 2939 Kenny Road, Suite # 200 City/State Columbus, OH Zip 43221
Phone # 614-442-2431 Fax # Email mbourland@hserve.com

☒ ***Check here if listing additional property owners on a separate page***

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) ☒ Attorney ☐ Agent

Name Jeffrey L. Brown
Address 37 W. Broad St., Suite 460 City/State Columbus, OH Zip 43215
Phone # 614-221-4255 Fax # Email: jlbrown@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Spectrum Retirement Communities LLC By:
PROPERTY OWNER SIGNATURE Integration Resources Inc. Et al By:
ATTORNEY / AGENT SIGNATURE
My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

Revised 12/15 slp

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AFFIDAVIT

(See instruction sheet)

APPLICATION # Z16-018

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Jeffrey L. Brown
of **(1)** MAILING ADDRESS 37 W. Broad St., Suite # 460, Columbus, OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 2929 Kenny Road
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** 3-2-16
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS
☐ *Check here if listing additional property owners on a separate page.*

(4) Integration Resources Inc. et al
2939 Kenny Road, Suite #200
Columbus, OH 43221

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Spectrum Retirement Communities, LLC
330-360-8812

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5)

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT **(8)**

Subscribed to me in my presence and before me this 1st day of March, in the year 2016

SIGNATURE OF NOTARY PUBLIC **(8)**

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here

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Revised 12/15slp

APPLICANT

Spectrum Retirement Communities LLC
200 N. Spruce St. #200
Denver, CO 80230

PROPERTY OWNER(S)

Integration Resources, Inc
2939 Kenny Road, #200
Columbus, OH 43221

Glenn-Vincent Holdings LLC
2941 Kenny Road
Columbus, OH 43221

Hospital Properties
931 Chatham Lane
Office of General Counsel
OH Health Debbie Reynard
180 E. Broad St. 34th Fl.
Columbus, OH 43215

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Peter H. Edwards
941 Chatham Lane
Columbus, Oh 43221

John J & Martina Morton
2996 Trentwood
Columbus, OH 43221

Charles W and Debra J Price
2988 Trentwood Rd.
Columbus, OH 43221

Patricia A. May
2982 Trentwood Rd
Columbus, OH 43221

Arthur A. Bartfay
2987 Trentwood Rd.
Columbus, Oh 43221

Diane Burris
2997 Trentwood
Columbus, Oh 43221

Jeffrey M. Davis
3005 Trentwood Rd
Columbus, OH 43221

Danny C & Anita L Koebel
3012 Shady Hill Ct
Columbus, OH 43221

Betty Flath et al
Robert K. & Roberta A. Flath
3008 Shady Hill Ct
Columbus, OH 43221

John Bechie
1046 Sunny Hill Dr
Columbus, OH 43221

Scott Beckman
1038 Sunny Hill Dr
Columbus, OH 43221

Kimberly R. Zeller
1039 Sunny Hill Dr
Columbus, OH 43221

David R McCain
1047 Sunny Hill Dr
Columbus, OH 43221

Alan Zhang & Bo Yin
996 C Chatham Lane
Columbus, OH 43221

State of Ohio
Kenny Road
The Ohio State University Physical Planning
2003 Millikin Rd 200
Columbus, OH 43210

spectrum.kenny.lbl (clh)
3/1/16 S:Docs/s&hlabels/2016

THE CITY OF
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ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

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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 # Z16-018

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad St., 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, Sate, Zip
Number of Columbus based employees
Contact name and number

1. Integration Resources, Inc. 2939 Kenny Road, #200 Columbus, OH 43221 Mike Bourland-614-442-2431 0 Columbus based employees	2. Glenn-Vincent Holdings, LLC 2941 Kenny Road Columbus, OH 43221 25 Columbus based employees
3. Spectrum Retirement Communities LLC 200 N. Spruce St., #200 Denver, CO 80230 Mike Longfellow- 330-360-8812 0 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 15th day of March, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Revised 12/15 slp

Z16-018

Description of 4.387 Acres
West of Kenny Road
South of Fishinger Road

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 1, Range 18, United States Military Lands, containing 4.387 acres of land, said 4.387 acres being all of that land as described as Kenny Road Campus Office Condominium of record in Condominium Plat Book 242, Page 15 and originally conveyed to Integration Resources, Inc. of record in Instrument No. 200101100006816 and more particularly described as follows:

Beginning at the southwesterly corner of said 4.387 acre tract, said corner being the southeasterly corner of the terminus of Zollinger Road (40') as it is dedicated upon the record plat of Shady Hill Estates No. 2 of record in Plat Book 31, Page 36 and in the northerly line of that 80.86 acre tract of land as conveyed to the State of Ohio of record in Deed Book 942, Page 326;

Thence **N 2° 40' 00" E** along the along westerly line of said 4.387 acre tract and the easterly line of said Shady Hill Estates No. 2, **353.33 feet +/-** to the northwesterly corner of said 4.387 acre tract, the northeasterly corner of said Shady Hill Estates No. 2 and the southerly line of Shady Hill Estates of record in Plat Book 28, Page 27;

Thence **S 86° 43' 00" E** with the northerly line of said 4.387 acre tract and the southerly line of said Shady Hill Estates, **407.32 feet +/-** to the northeasterly corner of said 4.387 acre tract, the same being the northwesterly corner of that tract of land as conveyed to the City of Columbus of record in Deed Book 3086, Page 116 and in the westerly right-of-way line of Kenny Road;

Thence **S 34° 52' 13" E,** with the easterly line of said 4.387 acre tract, the westerly line of said City of Columbus tract, and with said right-of-way, **190.74 feet +/-** to an angle point in the easterly line of said 4.387 acre tract, the southwesterly corner of said City of Columbus tract and in the northerly line of that tract of land as conveyed to the City of Columbus of record in Deed Book 3030, Page 443**;**

Thence **N 86° 43' 00" W,** with an easterly line of said 4.387 acre tract, the northerly line of said City of Columbus tract (D.B. 3030, P. 443) and said right-of-way line, **6.36 feet +/-** to an angle point in the easterly line of said 4.387 acre tract and the northwesterly corner of said City of Columbus tract (D.B. 3030, P. 443)**;**

Thence **S 34° 52' 13" E,** with the easterly line of said 4.387 acre tract, the westerly line of said City of Columbus tract (D.B. 3030, P. 443), and with said right-of-way, **259.07 feet +/-** to the southeasterly corner of said 4.387 acre tract, the southwesterly corner of said City of Columbus tract (D.B. 3030, P. 443) and the northerly line of said 80.86 acre tract;

Thence **N 86° 43' 00" W,** with the southerly line of said 4.387 acre tract and the northerly line of said 80.86 acre tract, **675.04 feet +/-**to the **Point of Beginning**. Containing **4.387acres** of land, more or less. The above description was written by Advanced Civil Design on February 29, 2016.

This is not to be used for the transfer of land and is for zoning purposes only.

ADVANCED CIVIL DESIGN, INC

TEXT

PROPOSED DISTRICTS: CPD
PROPERTY ADDRESS: 2929 Kenny Road
OWNER: Integration Resources Inc. et al.
APPLICANT: Spectrum Retirement Communities LLC
DATE OF TEXT: 3/1/2016
APPLICATION: Z16-018

1. INTRODUCTION: This site is at the intersection of Kenny Road and Ackerman Road with easy access to SR 315. The applicant wants to develop the site with offices, day care and housing for the elderly.

2. PERMITTED USES:

Those uses permitted under Section 3353.03 C-2, Commercial District of the Columbus City Code, housing for the elderly and off premise graphics

3. DEVELOPMENT STANDARDS: Unless otherwise indicted in the text or submitted drawings the applicable development standards are contained in Chapter 3356 C-4, Commercial District of the Columbus City Code.

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

N/A

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

N/A

C. Buffering, Landscaping, Open Space and/or Screening Commitments

1. The frontage along Kenny Road shall be landscaped as follows: four trees per 100 linear feet. Existing trees may offset this requirement.

2. Parking lots shall be screened from Kenny Road and from the adjacent properties except on the south property line by headlight screening a minimum of three feet in height.

D. Building Design and/or Interior-Exterior Treatment Commitments

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

1. All parking lot lighting shall be cutoff fixtures and not exceed a height of 18 feet. All wiring shall be underground and all external outdoor lighting fixtures shall be from same family of fixtures. A decorative street light fixture shall be used in the parking areas.

2. All ground mounted lighting shall be shielded and landscaped.

3. All new utility lines shall be underground.

F. Graphics and Signage Commitments

1. All signage and graphics shall conform to Article 15 of the Columbus City Code as it applies to the appropriate C-4 Commercial District.

2. The purpose of the off premise graphic is to allow tenant(s) who may not be on the same tax parcel as the free standing sign to be listed on a sign.

G. Miscellaneous

1. Variances

Section 3312.2(D) Landscaping and Screening. No landscaping shall be provided for parking spaces along south property line adjacent to OSU farm.

Section 3312.13 Driveway: to permit a driveway to cross property lines.

Section 3312.25 Maneuvering: to permit maneuvering for a driveway and parking spaces to cross property lines.

Section 3312.49 Minimum number of parking space: to reduce the number if required parking spaces for housing the elderly from 75 to 64 parking spaces, medical offices and day care from 108 to 101 parking spaces.

2. The applicant has submitted a site plan as part of its zoning application. The site shall be developed in accordance with the submitted site plan. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments to the site plan shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

3. CPD Criteria

a) Natural Environment – The site is currently developed with four office buildings, one of which is used as a day care center.

b) Existing Land Uses – The property is zoned C-2, Commercial.

c) Activities – The proposed development of a housing for the elderly, offices and day care center will provide additional commercial and housing options for the surrounding commercial and residential neighborhoods.

d) Behavior Patterns – Existing development in the area have established vehicular and pedestrian patterns for the area.

e) Transportation and Circulation – The site will have access to Kenny Road.

f) Visual Form of the Environment – The building locations are shown on the site plan.

g) View and Visibility – The location of the proposed buildings takes into consideration both the pedestrian and the motor vehicle traffic.

h) Proposed Development – The proposed development is along a major arterial with easy access to SR 315.

i) Emission – The site will not have negative effects on emission levels of light, sound, smell and dust.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

_____

spectrum-kenny.txt (clh)
3/1/16 s&h texts

216-018

City of Columbus
Zoning Plat

N
W E
S

ZONING NUMBER

The Zoning Number Contained on This Form is Herein Certified to Obtain Zoning, Rezoning, and Variances, and is NOT to be Used for the Securing of Building & Utility Permits

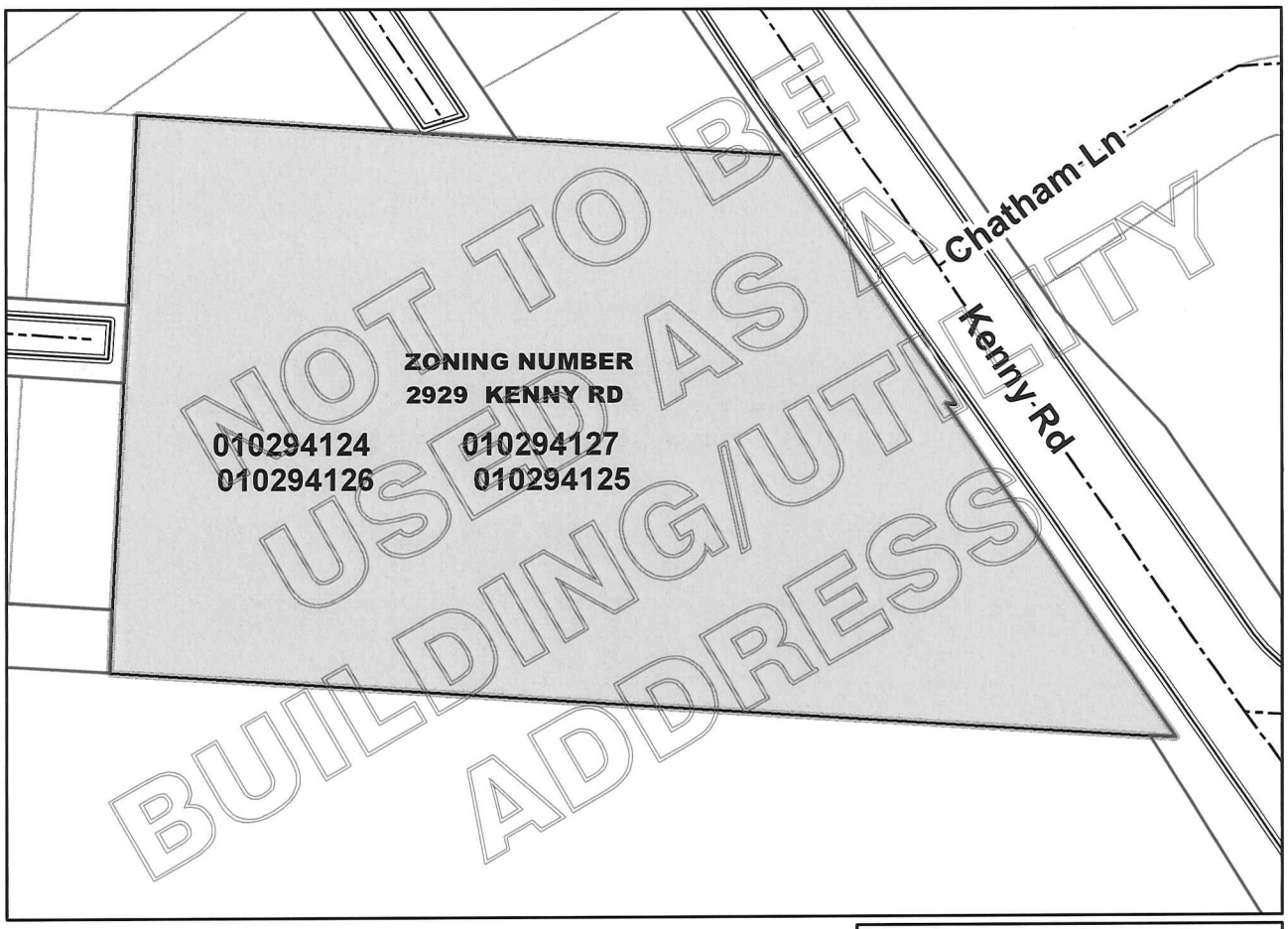
Parcel ID: 010294124, 010294125, 010294126, 010294127

Zoning Number: 2929 **Street Name: KENNY RD**

Lot Number: N/A **Subdivision:N/A**

Requested By: SMITH & HALE (LIESEL SCHMADER)

Issued By: Adyana Amarian **Date: 10/19/2015**



SCALE: 1 inch = 120 feet

GIS FILE NUMBER: 47155

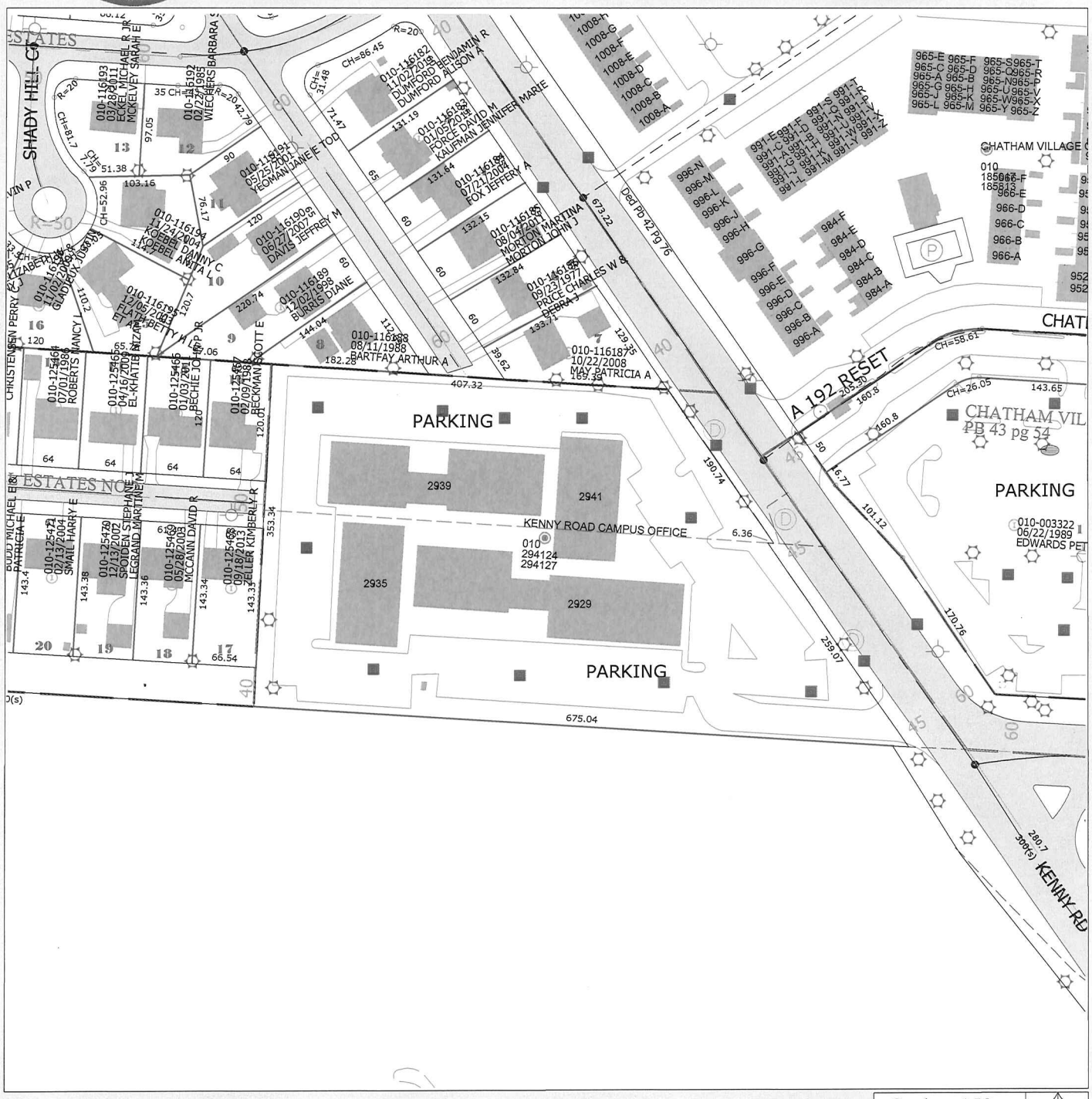
JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

216-018

printed: 10/19/2015 8:45:34 AM - U:\

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 10/13/15**



Scale = 150

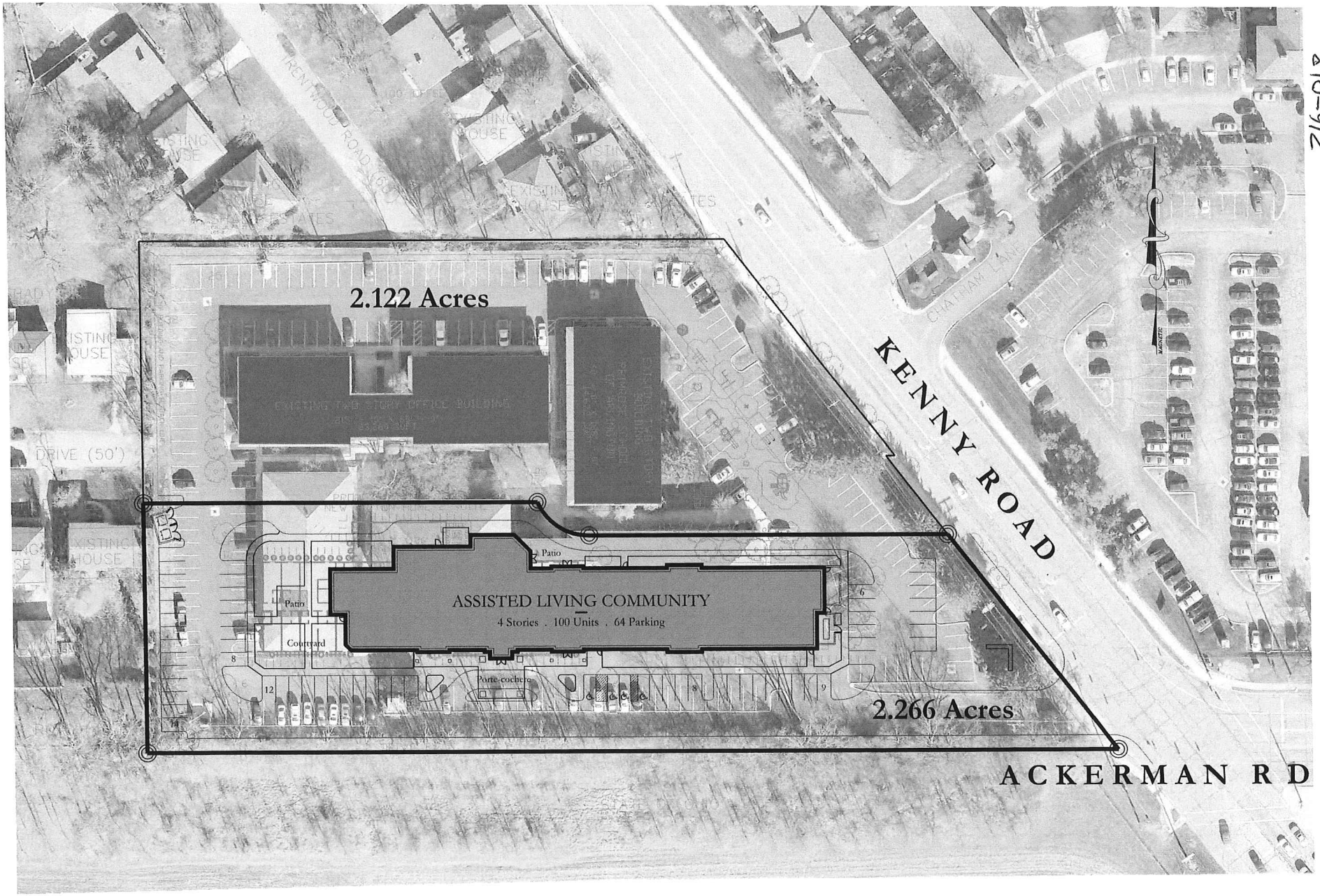
Grid North

Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

216-018



716-018

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:

SPECTRUM RETIREMENT COMMUNITIES, LLC

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

KENNY ROAD SITE

PRELIMINARY SITE PLAN

FOR

SPECTRUM RETIREMENT COMMUNITIES

SITE PLAN

Issue Dates:
03/01/2016 ZONING SUBMISSION

Date: 03/01/2016
Scale: 1" = 30'

Drawn By:	Checked By:
STB	JDW

Project Number:
16-0011-565

Drawing Number:
1/1

ARCHITECTURE & DESIGN

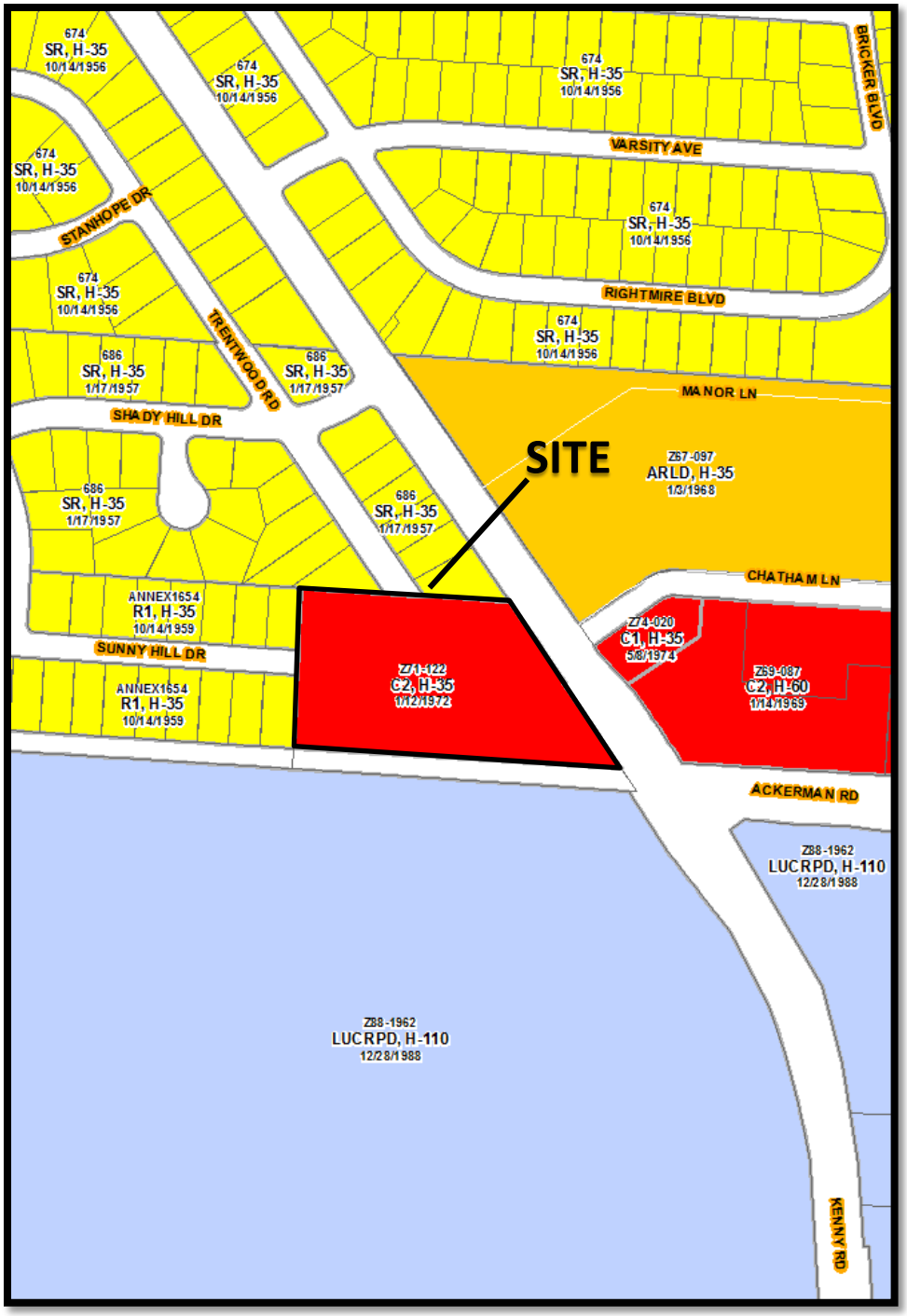
SPECTRUM

SPECTRUM
UPPER ARLINGTON

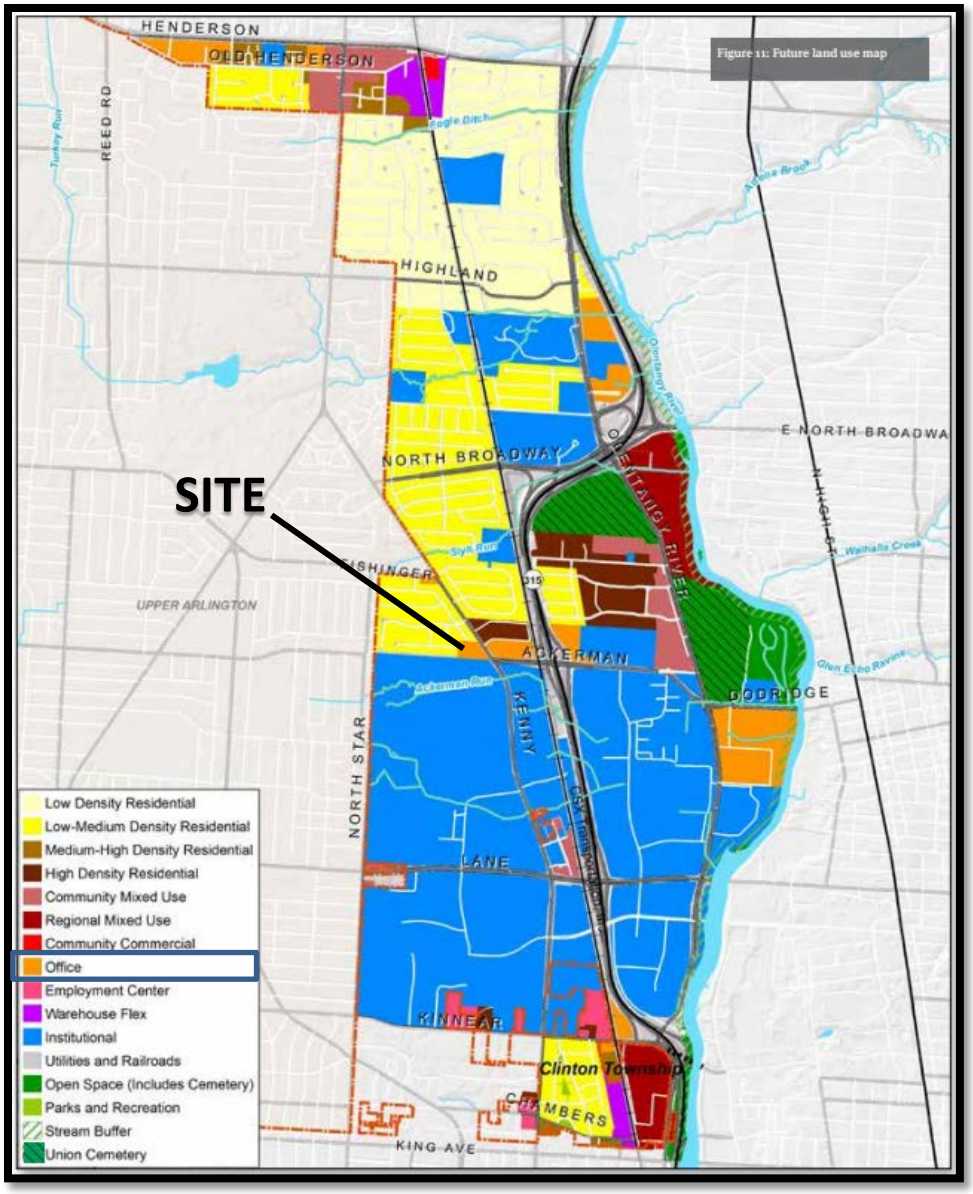
RENDERED
PERSPECTIVE

A1

216-018



Z16-018
2929 Kenny Road
Approximately 4.4 acres
C-2 to CPD



Office	C2, CPD	Should be located at major intersections, sites with freeway visibility, in mixed use buildings, or as a transition between residential and non-residential development. Typical Intensity: 15,000 square feet per acre.

Z16-018
2929 Kenny Road
Approximately 4.4 acres
C-2 to CPD

Z16-018
2929 Kenny Road
Approximately 4.4 acres
C-2 to CPD