

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 #: 216-089 Date Received: 12/28/16
Application Accepted By: KP+TD Fee: \$6,400
Assigned Planner: Assigned to Kelsey Priebe; kpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2283 Sunbury Rd. Zip 43219

Is this application being annexed into the City of Columbus Yes No (select 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 010.242771

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

Current Zoning District(s) Residential - R Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: North East Area

Proposed Use or reason for rezoning request: Multi-Unit Senior Housing

(continue on separate page if necessary)

Proposed Height District: H-35

Acreage 10.8

[Columbus City Code Section 3309.14]

APPLICANT:

Name KBK Enterprises, LLC % Rhea Carter

Address 4249 Easton Way #220 City/State Cols OH Zip 43219

Phone # 614.476.3548 Fax # 614.418.5085 Email r.carter@kbkenterprises.net

PROPERTY OWNER(S):

Name Mt. Hermon Baptist Church

Address 2283 Sunbury Rd. City/State Cols OH Zip 43219

Phone # 614.934.1314 Fax # _____ Email ed@eddudicycpa.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Rhea Carter

Address 4249 Easton Way #220 City/State Cols OH Zip 43219

Phone # 614.476.3548 Fax # 614.418.5085 Email: r.carter@kbkenterprises.net

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

APPLICANT SIGNATURE Rhea Carter

PROPERTY OWNER SIGNATURE Ronald J. Washington

ATTORNEY / AGENT SIGNATURE Rhea Carter

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

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-089

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Rhea Carter
of (1) MAILING ADDRESS 4249 Easton Way #220; Colis, OH 43219

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 2283 Sunbury Rd.; Colis, OH 43219
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) 12/28/16

(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) Mt. Hermon Baptist Church
2283 Sunbury Rd.
Columbus, OH 43219

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

KBK Enterprises % Rhea Carter
614-476-3548

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

(5) North East Area Commission
Alice Porter
3130 McCutcheon Pl.; Colis, OH 43219

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) Rhea Carter

Sworn to before me and signed in my presence this 27 day of Mar 12, in the year 14

SIGNATURE OF NOTARY PUBLIC

(8) Marsha K. Jacobs

My Commission Expires:

Notary Seal Here



Marsha K. Jacobs
Notary Public, State of Ohio
My Commission Expires
April 21, 2019

This Affidavit expires six (6) months after date of notarization.

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Applicant

KBK Enterprises, LLC
c/o Rhea M. Carter
4249 Easton Way, Suite 220
Columbus, OH 43219

Area Commission

Northeast AC- Zoning
Alice Porter
3130 McCutcheon Place
Columbus, OH 43219

Surrounding Property Owners

Jenale Henderson
2836 Hillstone St.
Columbus, OH 43219

John Felthous
2848 Hillstone St.
Columbus, OH 43219

Vicki Saunders
2792 Hillstone St.
Columbus, OH 43219

Daniel Shields
2804 Hillstone St.
Columbus, OH 43219

Tomecca Russell
2820 Hillstone St.
Columbus, OH 43219

Davonna Johnson
2275 Doneen Dr.
Columbus, OH 43219

Anthony Carroll
2316 Doneen Dr.
Columbus, OH 43219

Daniela Jenkins
2304 Doneen Dr.
Columbus, OH 43219

Property Owner

Mt. Hermon Baptist Church
2283 Sunbury Rd.
Columbus, OH 43219

Darrin Green
2840 Hillstone St.
Columbus, OH 43219

Paul Chilcote
2852 Hillstone St.
Columbus, OH 43219

Caleb Myron Kuhlman
2796 Hillstone St.
Columbus, OH 43219

Debbie Peake
2808 Hillstone St.
Columbus, OH 43219

Brenda Funley
2824 Hillstone St.
Columbus, OH 43219

Marguerite Cobb
2279 Doneen Dr.
Columbus, OH 43219

Benjamin and Kasee Primmer
2312 Doneen Dr.
Columbus, OH 43219

Richard Dunn
2300 Doneen Dr.
Columbus, OH 43219

Agent

Rhea M. Carter
4249 Easton Way, Suite 220
Columbus, OH 43219

Kizzy Black
2844 Hillstone St.
Columbus, OH 43219

Stoic Properties LLC
2788 Hillstone St.
Columbus, OH 43219

Hatfield Enterprises LLC
2800 Hillstone St.
Columbus, OH 43219

Joseph Andre
2816 Hillstone St.
Columbus, OH 43219

Gale Kaufman
2271 Doneen Dr.
Columbus, OH 43219

Professor Shozi
2320 Doneen Dr.
Columbus, OH 43219

Reeda Boyd
2308 Doneen Dr.
Columbus, OH 43219

Justin Coy
2296 Doneen Dr.
Columbus, OH 43219

Dacy Bagley
2292 Doneen Dr.
Columbus, OH 43219

Angelita Rice
2288 Doneen Dr.
Columbus, OH 43219

Pulte Homes of Ohio LLC
3350 Peachtree Rd. NE #1600
Atlanta, GA 30326

Dominion Homes
PO BOX 5000
Dublin, OH 43016

Bradley and Shirley Davis
2221 Sunbury Rd.
Columbus, OH 43219

James and Joyce Broskie
2329 Sunbury Rd.
Columbus, OH 43219

Beverly Vaughn
2300 Sunbury Rd.
Columbus, OH 43219

Emily Humbird & Julian Matthews
2222 Sunbury Rd.
Columbus, OH 43219

Charles Cook
2240 Sunbury Rd.
Columbus, OH 43219

William and Retta Rhea
2341 Sunbury Rd.
Columbus, OH 43219

Clarence Anderson Jr.
2363 Sunbury Rd.
Columbus, OH 43219

Gregory Wolf
2375 Sunbury Rd.
Columbus, OH 43219

Village at Stone Cliff HOA
600 Stonehenge Pkwy 2 FL
Dublin, OH 43017

City of Columbus
90 W. Broad St. #425
Columbus, OH 43215

AH4R I OH LLC
30601 Agoura Rd #200
Agoura Hills, CA 91301

Chantell Ragland
2828 Hillstone St.
Columbus, OH 43219

Rodriguez McArtis
2832 Hillstone St.
Columbus, OH 43219

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 # 216-089

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Rhea Carter
of (COMPLETE ADDRESS) 4249 Easton Way # 220; Cos, OH 43219
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

<p>1. Mt. Hermon Baptist Church 2283 Sunbury Rd. Columbus, OH 43219 Ed Dudley bit. 934. 1314</p>	<p>2. My Brother's Keeper 2283 Sunbury Rd. Columbus, OH 43219 Ed Dudley bit. 934. 1314</p>
<p>3. Mt. Hermon Senior Phase I, LLC 4249 Easton Way; Suite 220 Columbus, OH 43219 Mike McCroskey bit. 476.3548</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 27 day of July 12, in the year 16

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

My Commission Expires:

Marsha K. Jacobs

Notary Public, State of Ohio
This Project Disclosure Statement expires six months after date of notarization.
My Commission Expires
April 21, 2019



Notary Seal Here

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City of Columbus Zoning Plat



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: 010242771

Zoning Number: 2283

Street Name: SUNBURY RD

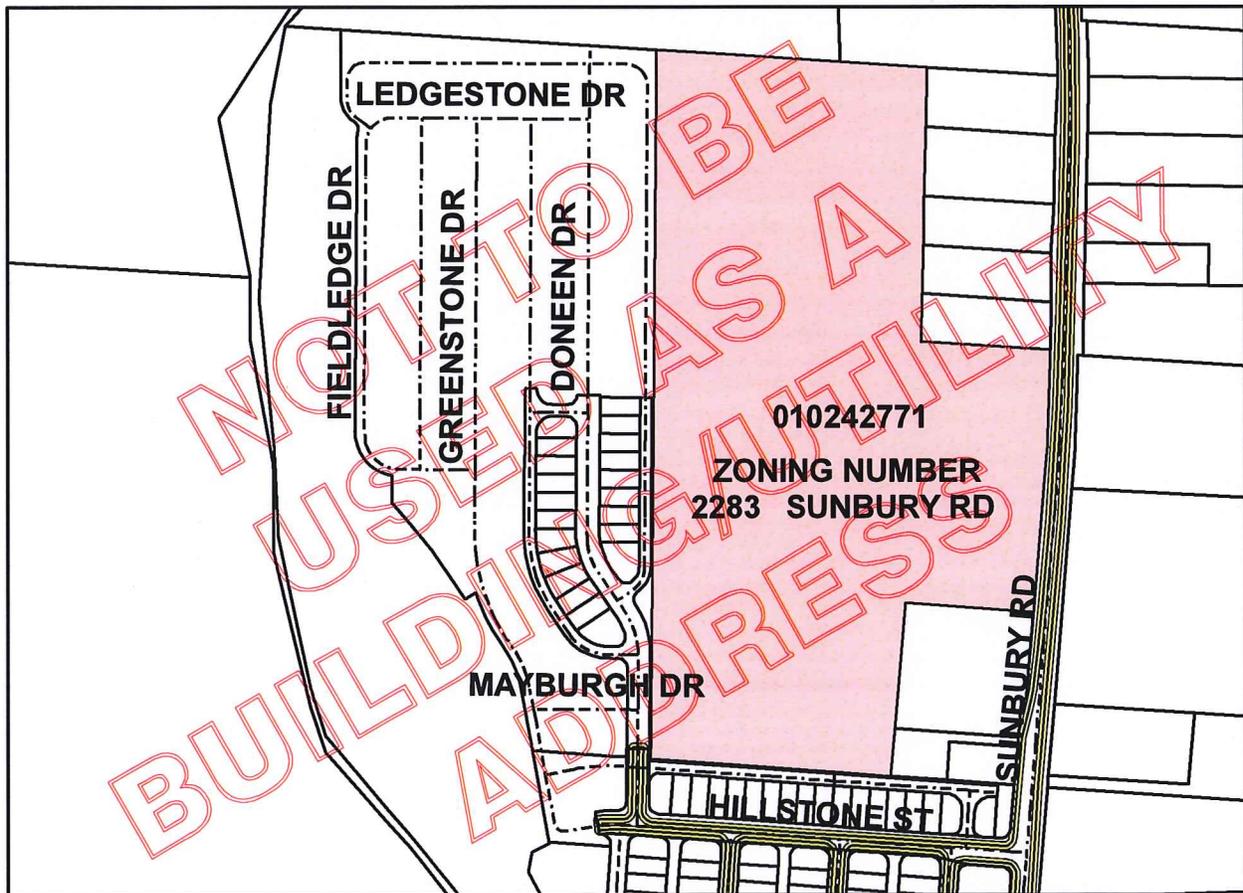
Lot Number: N/A

Subdivision: N/A

Requested By: KBK ENTERPRISES, LLC (RHEA CARTER)

Issued By: *Rheana Umarian*

Date: 11/29/2016



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 400 feet

GIS FILE NUMBER: 79798

216-089



2740 East Main Street
Bexley, Ohio 43209-2577
(614) 235-8677
Telefax (614) 235-4559
Email: info@myerssurveying.com

December 8, 2016

Legal Description 10.840 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 17, United States Military Lands and being part of the 21.73, 22.109 and 11 Acre tracts conveyed as PARCEL 1, PARCEL 2 and PARCEL 3, respectively, to Mt. Herman Baptist Church by deeds of record in Official Record 14231 G-01, Official Record 14231 G-05, Official Record 14231 G-09, Official Record 14231 G-13 and Official Record 14231 G-17 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning in the centerline of Sunbury Road (County Road #8 - 60 feet wide) at the southeast corner of the 0.701 Acre tract as conveyed to James W. and Joyce F. Broskie (OR 2872 H-04,) and the southeast corner of said Parcel 2, the northeast corner of said Parcel 3, said point being located approximately 1,280.9 feet southerly from the centerline of Agler Road;

Thence, along the centerline of Sunbury Road and part of the east line of said Parcel 3, South $01^{\circ} 16' 58''$ West, 53.05 feet to a point;

Thence, across said Parcels 3 and 1, the following five (5) courses:

- 1) North $86^{\circ} 16' 02''$ West, 395.00 feet to a point;
- 2) South $03^{\circ} 43' 58''$ West, 197.00 feet to a point;
- 3) North $86^{\circ} 16' 02''$ West, 305.00 feet to a point;
- 4) South $45^{\circ} 56' 34''$ West, 72.25 feet to a point;
- 5) North $86^{\circ} 16' 02''$ West, 102.00 feet to a point on the east line of Village of Stone Creek Section 2, Part 2 (P.B. 114, P. 27);

Thence, along said east line of Village of Stone Cliff Section 2, Part 2, along the east line of the 16.357 Acre tract conveyed to Pulte Homes of Ohio LLC (I.N. 201409120121097), across said Parcels 1, 3 and 2, North $00^{\circ} 24' 52''$ East, 879.50 feet a point on the north line of said Parcel 2, the south line of a 14.697 Acre tract conveyed to the City of Columbus, Ohio (I.N. 200511250248211);

Continued....

216-089

Thence, along part of the north line of said Parcel 2, along part of the south line of said 14.697 Acre tract and part of the south line of a 3.115 Acre tract conveyed to Angela Vanmeter (I.N.201611230161783), South $86^{\circ} 18'27''$ East, 575.38 feet to the northwest corner of a 0.860 Acre tract conveyed to Gregory J. Wolf (I.N. 200911020157982);

Thence, across said Parcel 2, along the west line of said 0.860 Acre tract, and along the west lines of a 1 Acre, 0.701 Acre, 0.701 Acre and said above mentioned 0.701 Acre tracts conveyed to Clarence Anderson Jr, William T. & Retta P. Rhea and James W. and Joyce F. Broskie (D.B. 3584, P. 686, D.B. 2749, P. 628, OR 2872 H06 and OR 2872 H04, respectively), South $01^{\circ}20'44''$ West, 575.42 feet to the southwest corner of said Broskie tract, also being on the south line of said Parcel 2, the north line of said Parcel 3;

Thence, along part of the north line of said Parcel 3, part of the south line of said Parcel 2, along the south line of said Broskie tract, South $86^{\circ} 16' 02''$ East, 299.83 feet to the point of beginning **CONTAINING 10.840 ACRES**. Basis of bearings are the Ohio State Plane Coordinate System -South Zone as per NAD83. Control for bearings was from coordinates of Franklin County Engineer for monuments Frank 64 and Frank 164 using Global Positioning procedures and equipment. The foregoing was prepared from records only and is for zoning purposes ONLY.

Joseph P. Myers 12/8/2016

Joseph P. Myers, P.S. 7361
Myers Surveying Company, Inc.
JPM/kms (5110416legal)



COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: COMMERCIAL PLANNED DEVELOPMENT DISTRICT

PROPERTY ADDRESS: 2283 Sunbury Road, Columbus, Ohio 43219

OWNER: Mt Hermon Baptist Church

APPLICANT: KBK Enterprises, LLC

DATE OF TEXT: December 27, 2016

APPLICATION NUMBER: 216-089

1. INTRODUCTION: This site is approximately eleven (11) acres. The site is currently part of the Mt Hermon Baptist Church parcel (22.5 acres). It is intended to split the 10.8 acre site from the existing 22.5 acre parcel. KBK Enterprises is proposing to construct an independent, affordable senior living campus on the 10.8 acres in the CPD Commercial Planned Development District. The campus, consisting of a 3-story senior building, a community center and senior cottages, will be developed in two phases. The parcel is currently zoned R,H-35, Residential. The proposed site plan and elevation drawings are attached.

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 Site Plan and Elevations.

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

1. The front, side and rear yards will have a minimum building and parking setback of 25'-0".
2. The residential density of the 10.8 acre site will comply with the permitted use of Housing for the Elderly with a density not to exceed 2,500 sf per dwelling unit. The attached site plan shows 4,122 sf per dwelling unit with an overall density of 10.7 units per acre.
3. Building heights, measured from the grade to the mid-point of the roof, will not exceed 35'-0"

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

1. Access to and from the 11 acre site shall be provided via Sunbury Road as shown on the attached Site Plan. The new curb cut and private drive are intended for resident access and to separate residential traffic from church traffic. Access shall be approved by the City of Columbus, Department of Public Service.
2. The subject site shall provide 113 parking spaces in Phase I and another 92 parking spaces in Phase II. 81 surface parking spaces are allocated for the 3-story senior building and each cottage includes (1) private garage parking space and one (1) private driveway parking space. Phase I will include four (4) ADA handicapped spaces, with one van accessible parking space, and 6 bicycle spaces. Phase II will include another 5 bicycle spaces.

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

1. Landscaping and screening will comply with zoning code section 3321.07 - Landscaping. A minimum of twelve (12) trees will be provided in Phase I and another five (5) trees in Phase II. Perimeter screening will be provided to buffer between the proposed development and adjacent existing residential development.
2. In areas where the private drive or parking lot abuts the perimeter setback and is visible to the adjacent residential lot, the private drive will be buffered with landscaping to provide headlight screen.
3. The parking lot area around the apartment building and community building will comply with zoning code section 3312.21 – Landscaping and Screening. A minimum of nine (9) shade trees will be provided in islands with a minimum of soil area of 145 sf per tree with a minimum radius of four (4) feet of soil area. Trees will be a minimum two (2) inches in caliper at the time of planting.
4. All surface mechanical equipment will be screened with landscaping or fencing.
5. There will be no Parkland Dedication in the proposed site plan.

D. Building Design and Exterior Treatment Commitments.

1. Building façade illustrations are attached for each building type.
2. The three-story apartment building will include a mix of brick veneer, horizontal vinyl siding, and cement board. The main roof will be asphalt shingles. The main entry will include a metal canopy with sign pin mounted letters.
3. Cottage buildings will include a combination of brick veneer, horizontal vinyl siding, and shake shingles. The brick and precast concrete water table course will run the perimeter of the building to provide long term durability at the base of the building. The main roof will be asphalt shingles.
4. The Community Building will include a combination of brick veneer, horizontal vinyl siding, and cement board panels. The brick and precast concrete water table course will run the perimeter of the building to provide long term durability at the base of the building. The main roof will be asphalt shingles.
5. All buildings and cottage units will include illumination at the entries. Lighting may be concealed ceiling mounted lighting in the canopy/porch or wall mounted lighting. No colored light shall be used to light the exterior of any building.

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

1. The site plot lighting design shall conform to the zoning code section 3321.03 – Lighting. Light fixtures will not exceed 28' in height and not exceed 18' in height within 100' of a residential property. The lights shall be cut-off fixture types. All light poles and/or supports shall be either black or dark bronze in color.

2. The dumpster area will comply with zoning code section 3321.01 – Dumpster Area. Dumpsters will be enclosed on all sides and include the proper loading and maneuvering space. One dumpster will be accessible for residents with mobility impairments. The apartment building will include an internal service room with a trash chute and compactor. Maintenance will roll dumpsters into the designated service area on trash pick-up days.

3. A central mailbox kiosk will be provided for the cottage units, located behind the community center. The mailboxes will be shielded under a pavilion structure. Mail delivery for the apartment units will be internal to the apartment building.

F. Graphics and/or Signage Commitments.

1. The apartment building will include pin mounted signage on the canopy.

4. DESIGN CONSIDERATIONS UNDER CPD CRITERIA:

A. Natural Environment: The development will include landscaping that will be native or adapted to the region and not include invasive species. A detention area is designated behind the proposed apartment building to allow for storm water management for the site.

B. Activities & Behavior Patterns: The site is currently zoned R, H-35 (Residential). The proposed development will maintain the residential character of the area but at a higher density with the introduction of multi-family housing. The proposed development fulfills a need to provide safe and affordable housing to seniors in the community and within the Mt Hermon Baptist Church congregation. The community center will provide a gathering place for residents for group activities.

C. Circulation: A proposed private drive from Sunbury Road is planned to bring residents and guests into the residential portion of the site. The proposed curb cut and private drive into the residential development is essential to separating vehicular circulation between residents and church members and providing a secondary means of access for emergency vehicles. The private drive will also connect internally to the existing church drive to provide easy vehicular access between the church and the community building. The proposed private drive will loop through the residential development once both phases are completed, providing an easy circulation path for residential vehicular traffic and emergency vehicles.

D. Form of the Environment: The existing uses/zoning of the surrounding properties all fall under a residential or planned development zoning district. The uses are primarily single family homes on large lots, single family cluster homes and the church. Additionally, within 1,500' of the site, there are apartments and a storage facility. Although a higher density, the proposed development maintains the character of the surrounding area by keeping a residential use. The 3-story building is centrally located on the 22.5 acre church parcel with the 1-story cottages running the perimeter of the site to lessen the visual impact to adjacent home owners.

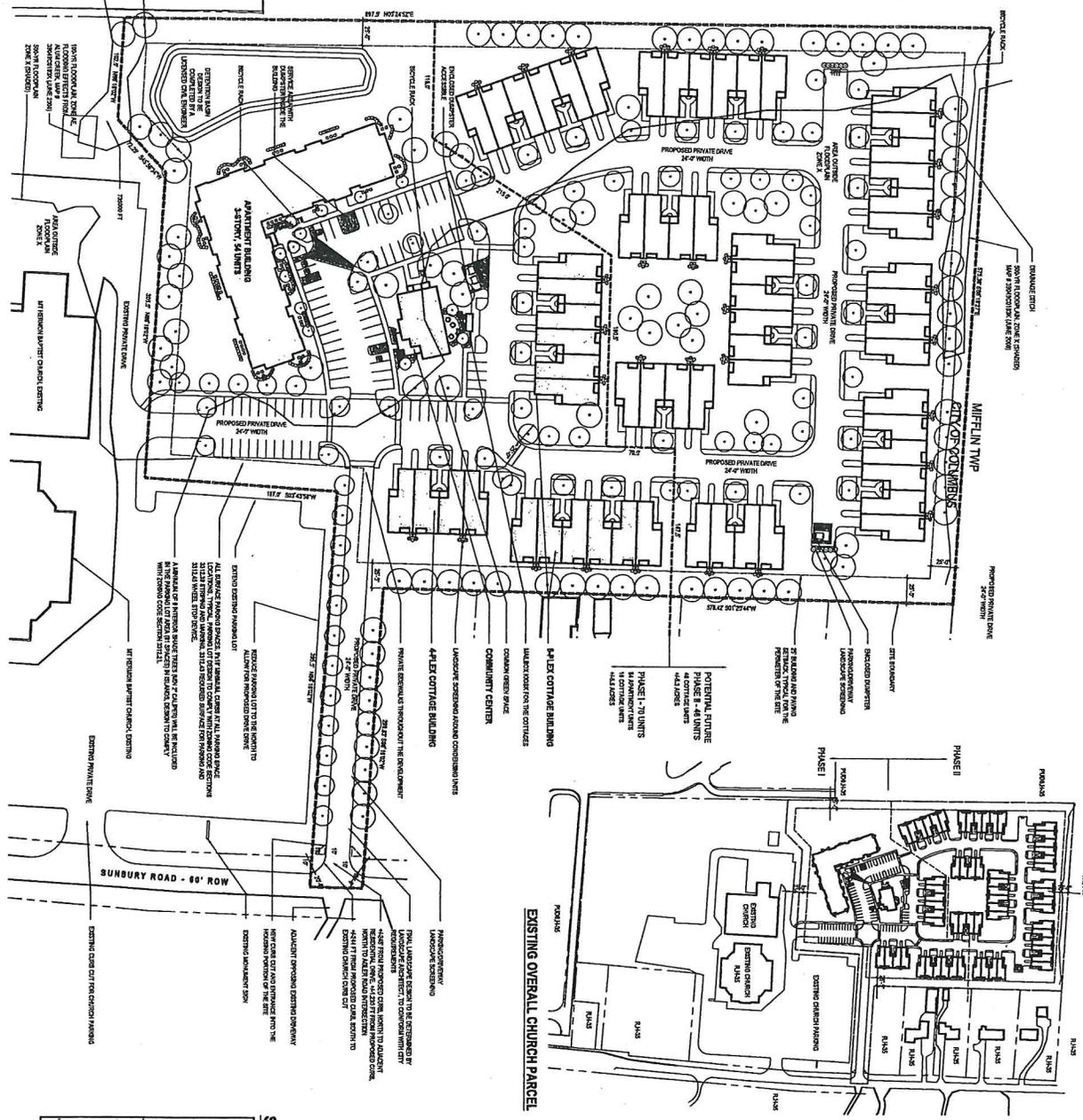
E. View and Visibility: The cottage portion of the development will be tucked behind existing adjacent development and will not be very visible from the street. The 3-story apartment building and community center will be visible from the street. There was an effort made to create aesthetically pleasing exterior facades for all the building types. The applicant believes that the proposed use and design will in no way diminish the surrounding neighborhood.

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

The undersigned, being the owner of the subject property together with the applicant in the subject application, do hereby agree singularly for itself, its, successors and assigns, to abide by the above restrictions conditions, and commitments regarding development of the subject property and for such purpose each states that it 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 except as described within this CPD Text.

SIGNATURE: _____

DATE: _____



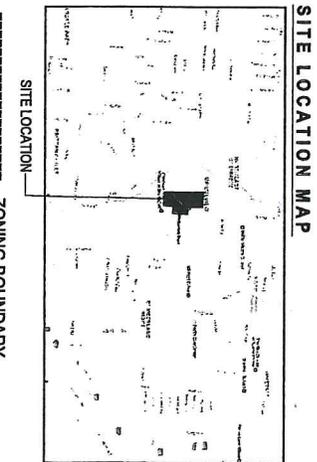
SITE DATA

Address: 2283 Sunbury Road
 Parcel ID: 010-24277-1-00
 Acreage: Total = 47.108 Acres, 472,316 SF
 Phase I Development Area = 5.5 Acres
 Phase II Development Area = 5.3 Acres
 10.7 net acre per acre
 R, H, S3
 CUPD
 Multi-family Independent Senior Apartments,
 3-story, 54-unit building
 Senior Cottages, 1-story, 16 units
 Community Center, 1-story
 Senior Cottages, 1-story, 46 units
 H-35
 To the mid-point of the roof:
 3-Story Apartment Building - 35'-0"
 1-Story Cottages - 14'-4"
 1-Story Community Center - 15'-0"
 3-Story Apartment Building - 57'-10" ft
 1-Story Cottages - 1,407 sq ft/cottage
 1-Story Community Center - 2,805 sq ft

Required: 105 spaces @ 1.5 spaces/DU Phase I
 174 spaces total Phase I + Phase II
 Provided: 113 spaces Phase I
 (81 public surface / 16 private garage)
 + an additional 92 spaces in Phase II
 Required/Provided: 7 bike spaces Phase I
 5 bike spaces in Phase II

Building & Parking Setback: 25'-0"
 116 dwelling units @ 0.50 cu. yd/DU = 58 cubic yards of on-site storage, Dumpster housed inside apartment building and two dumpsters on-site for cottages and community center, designated pick-up area as shown, private hauler, multi-day pick-up, Management provided bulk service. Design to comply with zoning code section 332.1.01 Dumpster Area.

Landscaping: The final landscape design will be determined by a landscape architect. The design will comply with zoning code section 332.1.07 Landscaping, and 332.1.21 Landscaping & Screening. Lighting design to be determined by Electrical Engineer and comply with zoning code section 332.1.03 Lighting.



ZONING BOUNDARY
 216-D89

RDL ARCHITECTS
 4241 Eastway Ave, Suite 203
 Columbus, Ohio 43230
 Phone: (614) 272-4200
 Fax: (614) 272-4200
 www.rdlarchitects.com

RISK
 RISK PARTNERS
 1838 Eastman Drive, Suite 203
 Columbus, Ohio 43230
 Phone: (614) 272-4244
 www.riskpartners.com

M.T. HERMON SENIOR APARTMENTS
 Columbus, Ohio

ISSUE
 THESE REVISIONS ARE APPROVED BY THE ARCHITECT AND THE CLIENT. ANY FURTHER REVISIONS WILL BE THE RESPONSIBILITY OF THE ARCHITECT AND THE CLIENT.

SITE PLAN
 SCALE: 1" = 50'
 PROJECT # 1155
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NAME: 2283 SUNBURY ROAD
 DATE: 08/28/2011
 DRAWING NO. SP-1.01

Conceptual/Illustrative Only



NORTH ELEVATION

0 8'-0" 15'-0"

METAL CANOPY
SIGN PIN MOUNTED LETTERS

HORIZONTAL VINYL SIDING

ASPHALT SHINGLE ROOF
SINGLE HUNG VINYL WINDOW

BRICK VENEER
CEMENT BOARD

- ROOF MIDPOINT
EL. 34'-3 3/4" A.F.F.
- JOIST BEARING
EL. 28'-3 1/8" A.F.F.
- FIN. THIRD FLOOR
EL. 20'-2 3/4" A.F.F.
- FIN. SECOND FLOOR
EL. 10'-7 3/8" A.F.F.
- FIN. FIRST FLOOR
EL. 0'-0" A.F.F.



EAST ELEVATION

0 8'-0" 18'-0"

HORIZONTAL VINYL SIDING

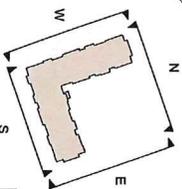
ASPHALT SHINGLE ROOF
SINGLE HUNG VINYL WINDOW

OVERHEAD DOOR
BRICK VENEER
CEMENT BOARD

- ROOF MIDPOINT
EL. 34'-3 3/4" A.F.F.
- JOIST BEARING
EL. 28'-3 1/8" A.F.F.
- FIN. THIRD FLOOR
EL. 20'-2 3/4" A.F.F.
- FIN. SECOND FLOOR
EL. 10'-7 3/8" A.F.F.
- FIN. FIRST FLOOR
EL. 0'-0" A.F.F.

MT. HERMON SENIOR HOUSING | COLUMBUS, OHIO | NORTH & EAST ELEVATION

12.09.2016 RDLA.16139



KEY PLAN



RDL
ARCHITECTS

Conceptual/illustrative Only



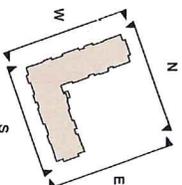
SOUTH ELEVATION

- ASPHALT SHINGLE ROOF
- SINGLE HUNG VINYL WINDOW
- BRICK VENEER
- CEMENT BOARD
- FIN. FIRST FLOOR
- EL. 0'-0" AFF.
- FIN. SECOND FLOOR
- EL. 10'-7.28" AFF.
- FIN. THIRD FLOOR
- EL. 20'-2.34" AFF.
- JUST BEARING
- EL. 28'-3.78" AFF.
- ROOF MIDPOINT
- EL. 34'-3.34" AFF.



WEST ELEVATION

- ASPHALT SHINGLE ROOF
- SINGLE HUNG VINYL WINDOW
- BRICK VENEER
- CEMENT BOARD
- FIN. FIRST FLOOR
- EL. 0'-0" AFF.
- FIN. SECOND FLOOR
- EL. 10'-7.28" AFF.
- FIN. THIRD FLOOR
- EL. 20'-2.34" AFF.
- JUST BEARING
- EL. 28'-3.78" AFF.
- ROOF MIDPOINT
- EL. 34'-3.34" AFF.



KEY PLAN

MT. HERMON SENIOR HOUSING | COLUMBUS, OHIO | SOUTH & WEST ELEVATION

12.09.2016 RDLA-16139



RDL
ARCHITECTS

Conceptual/Illustrative Only



KEY PLAN

MT. HERMON SENIOR HOUSING | COLUMBUS, OHIO | NORTH & EAST ELEVATION

12.09.2016 RDLA 16139



RDL
ARCHITECTS

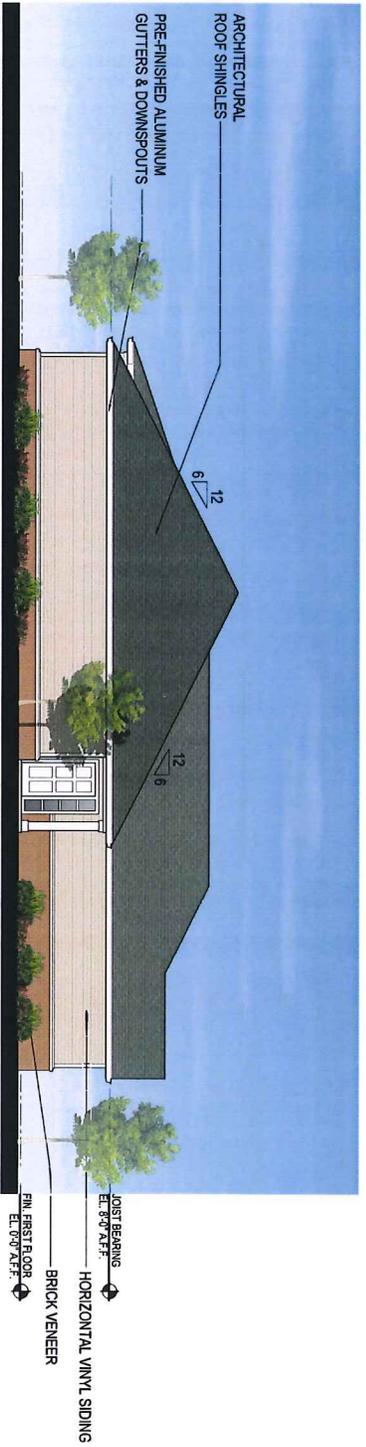
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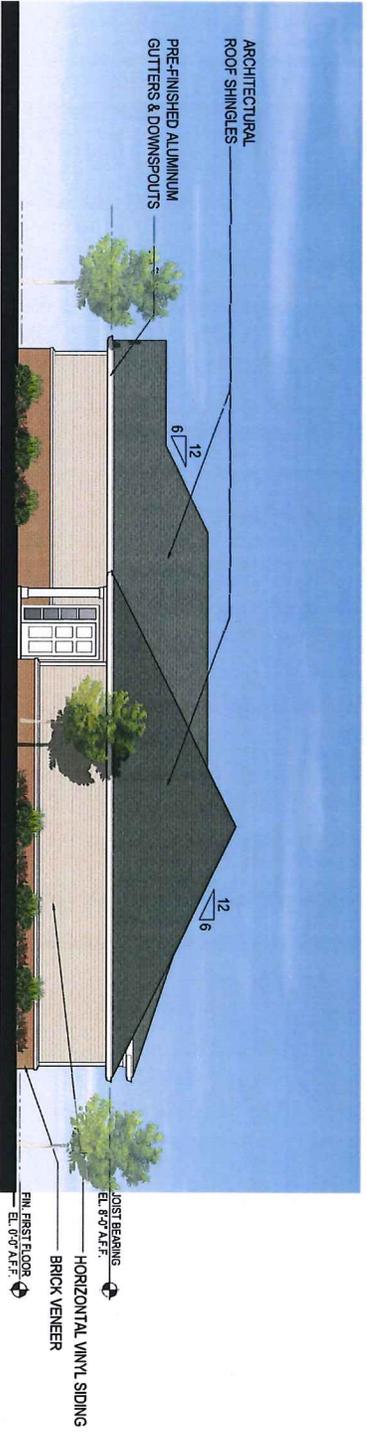
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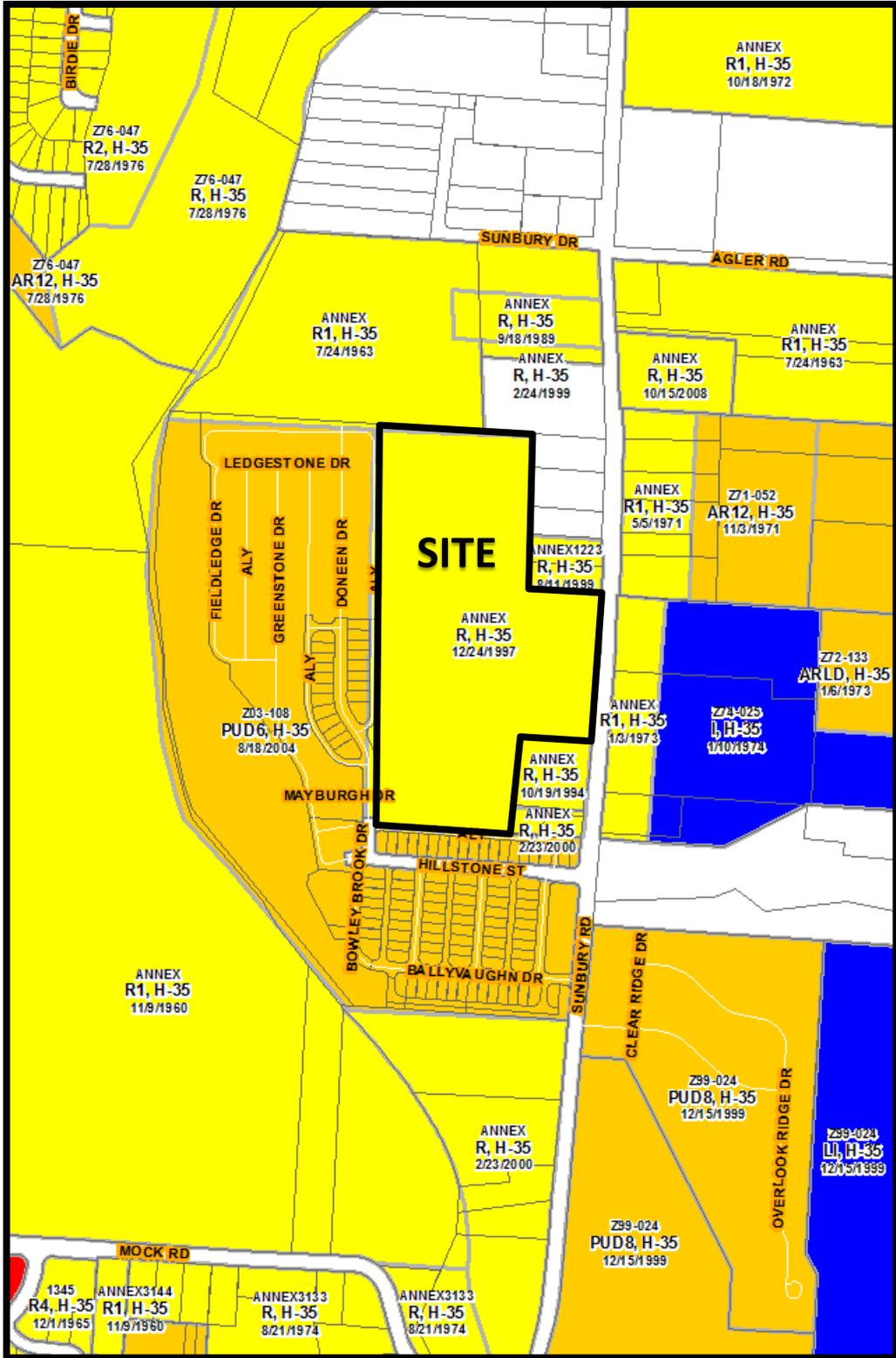
Conceptual/Illustrative Only



LEFT SIDE ELEVATION

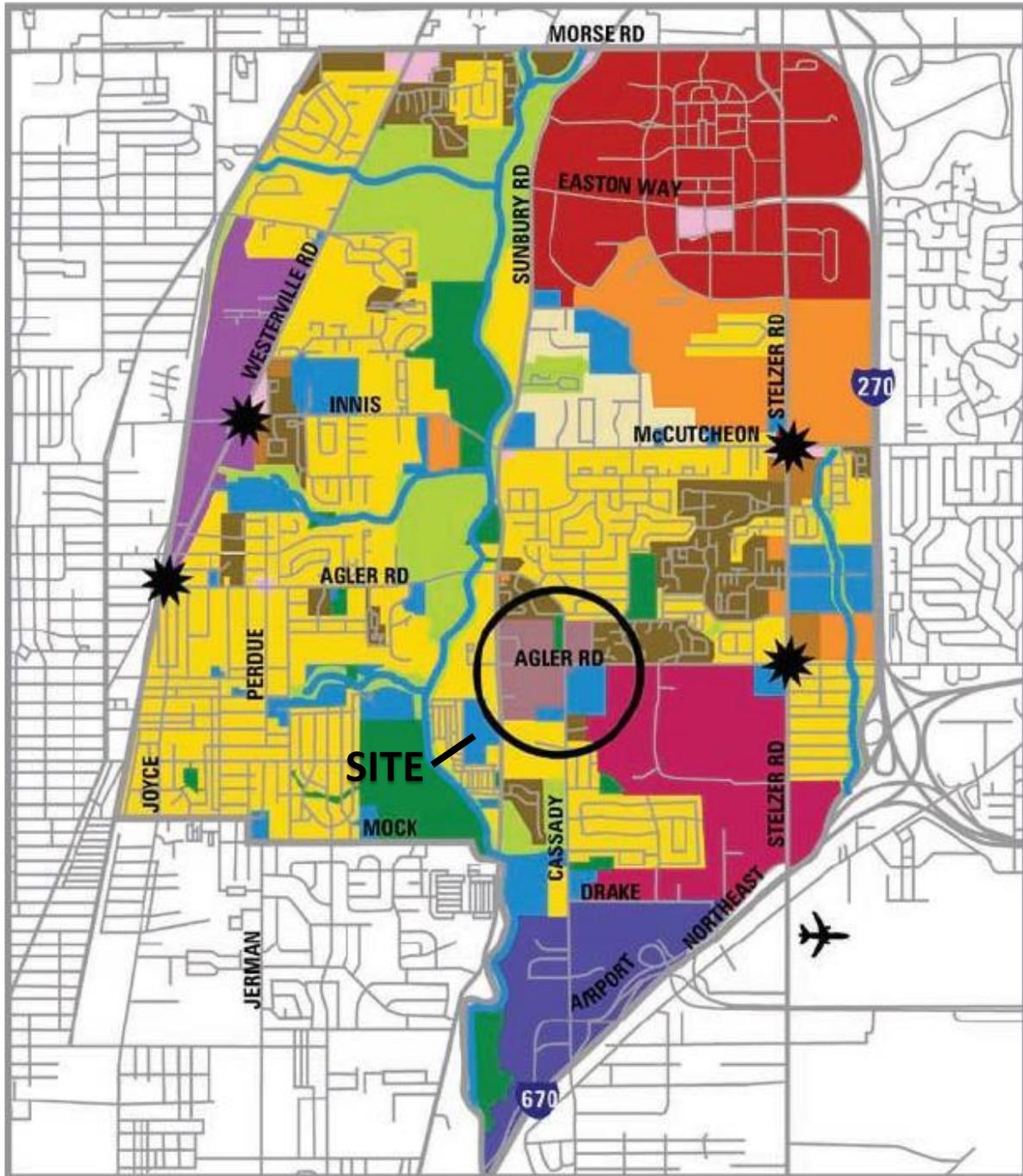


RIGHT SIDE ELEVATION



Z16-089
 2283 Sunbury Road
 Approximately 10.8 acres
 R to CPD

Northeast Area Plan (2007)



- | | | | |
|------------------------------|-------------------------------|---|--------------------------------|
| Open Space | Institutional | Neighborhood Commercial | Office-Light Industrial |
| Parks | Mixed Use Neighborhood Center | Mixed Use-Regional Retail/Office/Light Industrial | Airport Related |
| Very Low Density Residential | Office | Office-Commercial-Light Industrial | Sub-Neighborhood Centers |
| Low Density Residential | | | Agler Cassidy Mixed-Use Center |
| Medium Density Residential | | | |
| High Density Residential | | | |

Z16-089
 2283 Sunbury Road
 Approximately 10.8 acres
 R to CPD



Z16-089
2283 Sunbury Road
Approximately 10.8 acres
R to CPD