

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 #: 217-020 Date Received: 5/23/17
Application Accepted By: TD + KP Fee: \$4,160
Assigned Planner: Kelsey Prieba; kprieba@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3660 Olentangy River Road Zip 43214

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 010-126692 other parcels 010-103193 (part of), 010-096918

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

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

Area Commission Area Commission or Civic Association: _____

Proposed Use or reason for rezoning request: housing for the elderly/retail/office

(continue on separate page if necessary)

Proposed Height District: 60 Acreage 3.9

[Columbus City Code Section 3309.14]

APPLICANT:

Name Spectrum Acquisition Columbus LLC

Address 200 Spruce Street, Suite 200 City/State Denver, CO Zip 80230

Phone # 330-360-8812 Fax # _____ Email mlongfellow@spectrumretirement.com

PROPERTY OWNER(S):

Name Olentangy Christian Reformed Church et al.

Address 3660 Olentangy River Road City/State Columbus, OH Zip 43214

Phone # _____ Fax # _____ Email _____

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 West Broad Street, Suite 460 City/State Columbus, OH Zip 43215

Phone # 614-221-4255 Fax # 614-221-4409 Email: jlbrown@smithandhale.com

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

APPLICANT SIGNATURE Spectrum Acquisition Columbus LLC By: [Signature]

PROPERTY OWNER SIGNATURE Olentangy Christian Reformed Church et al. [Signature]

ATTORNEY / AGENT SIGNATURE [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

Subject Property Owner

3650 ECP Olentangy LLC
1220 Dublin Road
Columbus, OH 43215

spectrum-po (nct)
5/18/17 S:Docs

217-020

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 # 217-020

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS 37 West Broad Street, 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 3660 Olentangy River 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) 5/23/17

(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) Olentangy Christian Reformed Church
3660 Olentangy River Rd., Columbus, OH 43214

3650 ECP Olentangy LLC
1220 Dublin Rd., Columbus, OH 43215

Spectrum Acquisition Columbus LLC
330-360-8812

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

(5) _____

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

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) [Signature]
Sworn to before me and signed in my presence this 23rd day of May, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
9/4/2020

My Commission Expires:



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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

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Please make all checks payable to the Columbus City Treasurer

APPLICANT

Spectrum Acquisition Columbus LLC
200 Spruce Street, Suite 200
Denver, CO 80230

PROPERTY OWNERS

Olentangy Christian Reformed Church
3660 Olentangy River Road
Columbus, OH 43214

3650 ECP Olentangy LLC
1220 Dublin Road
Columbus, OH 43215

ATTORNEY

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

SURROUNDING PROPERTY OWNERS

Whetstone Propco LLC
"or current occupant"
3700 Olentangy River Road
Columbus, OH 43214-3450

Toomer Sirmontreal Sont
"or current occupant"
586 Latham Court
Columbus, OH 43214

Betsy L Dimond
"or current occupant"
c/o George M Hoffman
261 West Johnstown Road
Columbus, OH 43230-2796

CWC II LLC
"or current occupant"
3600 Olentangy River Road, Suite A
Columbus, OH 43214-3437

Riverview Offices LLC
"or current occupant"
3600 Olentangy River Road, Suite B
Columbus, OH 43214-3437

3600 Olentangy LLC
"or current occupant"
500 Colonial Parkway
Columbus, OH 43214

NJT Co.
"or current occupant"
9146 Shawnee Trail
Powell, OH 43065-5001

Presidio LLC
"or current occupant"
3600 Olentangy River Road, Suite 480
Columbus, OH 43214-3485

Hospital Properties Inc. "or current occupant"
c/o Ohio Health Corporation
RE Ohio Health
Debbie Reynard
3705 Olentangy River Road, Suite LL
Columbus, OH 43214-3467

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 # 217-020

STATE OF OHIO
COUNTY OF FRANKLIN

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

| | |
|---|--|
| <p>1. Spectrum Acquisition Columbus LLC 200 Spruce St., Ste. 200 Denver, CO 80230 _____ number of Columbus based employees Mike Longfellow 330-360-8812</p> | <p>2. 3650 ECP Olentangy LLC 1220 Dublin Rd. Columbus, OH 43215 _____ number of Columbus based employees David Sheidlower 614-662-2804</p> |
| <p>3. Olentangy Christian Reformed Church 3660 Olentangy River Rd. Columbus, OH 43214 _____ number of Columbus based employees</p> | <p>4.</p> |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 23rd day of May, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Signature]
9/4/2020

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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Applications must be submitted by appointment. Call 614-645-4522 to schedule.
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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: 010126692

Zoning Number: 3660

Street Name: OLENTANGY RIVER RD

Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Adyana Amariam*

Date: 5/18/2017



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

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 91955

217-020

EXHIBIT "A"
3.906 ACRES

Situated in the State of Ohio, County of Franklin, in the City of Columbus, being in Lot 13, second quarter of Township 1, Range 18, United States Military Lands and being part of a 5.268 acre tract, as conveyed to 3650 ECP Olentangy, LLC in Instrument Number 201510130144637, part of a 2.603 acre tract as conveyed to Olentangy Christian Reformed Church in Deed Book 2404, Page 152, all of a 0.397 acre tract as conveyed to Olentangy Christian Reformed Church in Deed Book 2404, Page 152, and all of a 0.170 acre tract as conveyed to Olentangy Christian Reformed Church in Official Record Volume 5789, Page D14, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a 5/8" iron pin found along the southerly line of said 5.268 acre tract, and in the northerly line of Lot 1 of Riverview Professional Village, as subdivided in Plat Book 39, Page 49, as conveyed to CWC II, LLC in Instrument Number 201201030000525, and along the easterly easement right-of-way of Olentangy River Road (varies), as conveyed to the County of Franklin in Deed Book 1356, Page 175 and being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the northerly line of said Riverview Professional Village and the southerly line of said 5.268 acre tract, North 87 degrees 09 minutes 49 seconds West, 46.03 feet to a mag nail set along the easterly line of a 2.000 acre tract as conveyed to Hospital Properties, Inc. in Official Record Volume 10784, Page D12 and at the intersection of the centerline of right-of-way for Olentangy River Road, the southwesterly corner of said 5.268 acre tract, and the northwesterly corner of Lot 1 of said Riverview Professional Village;

Thence along the easterly line of said 2.000 acre tract, the easterly line of Gore Addition as recorded in Plat Book 27, Page 91, the easterly line of Turkey Run Office Park as recorded in Plat Book 57, Page 109 and vacated by the Franklin County Court of Common Pleas in Case No. 95 CVH-12-8522, recorded in Official Record Volume 31738, Page H16, the westerly lines of said 5.268, 2.603, and 0.397 acre tracts and the centerline of Olentangy River Road North 11 degrees 14 minutes 22 seconds West, 423.38 feet to a mag nail set along the easterly line of said Turkey Run Office Park and at the intersection of the centerline of Olentangy River Road, the northwesterly corner of said 0.397 acre tract, and the southwesterly corner of a 8.648 acre tract as conveyed to Whetstone Propco, LLC in Instrument Number 201308090136839;

Thence along the southerly line of said 8.648 acre tract, the northerly line of said 0.397 acre tract, and the northerly line of said 2.603 acre tract South 87 degrees 10 minutes 49 seconds East, 465.69 feet to a 5/8" iron pin capped "EP Ferris Surveyor No. 6027" on the southerly line of said 8.648 acre tract, at the northeasterly corner of said 2.603 acre tract, and at the northwesterly corner of a 0.134 acre tract as conveyed to 3650 ECP Olentangy, LLC in Instrument Number 201510130144637;

Thence along the easterly lines of said 2.603 and 0.170 acre tracts, the westerly lines of said 0.134 and 5.268 acre tracts, and across said 5.268 acre tract South 02 degrees 50 minutes 10 seconds West, 410.81 feet to an iron pin set on the southerly line of said 5.268 acre tract, at the northeasterly corner of Lot 2 of Riverview Professional Village as conveyed to Riverview Offices, LLC in Instrument Number 200503020037406, and at the northwesterly corner of Lot 3 of Riverview Professional Village as conveyed to 3600 Olentangy, LLC in Instrument Number 201409160121833;

Thence along the southerly line of said 5.268 acre tract and the northerly line of said Lot 1 and 2 North 87 degrees 09 minutes 49 seconds West, 316.69 feet to a 5/8" iron pin found, and being the **POINT OF BEGINNING** containing 3.906 acres (170,135 Sq. Ft.) more or less;

The above described parcel contains 0.871 acres (37,929 Sq. Ft.) out of PID 010-103193, 2.639 acres (114,955 Sq. Ft.) out of PID 010-126692, and 0.397 acres (17,293 Sq. Ft.) out of PID 010-096918 for a total of 3.906 acres (170,135 Sq. Ft.), in which 0.128 acres (5,590 Sq. Ft.) of PID 010-103193, 0.220 acres (9,575 Sq. Ft.) of PID 010-126692, and 0.090 acres (3,942 Sq. Ft.) of PID 010-096918 for a total of 0.438 acres (19,107 Sq. Ft.) lie within the P.R.O.;

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The basis of bearing is based on the Ohio State Plane Coordinate System South Zone, NAD83 (CORS96). Said bearing originated from a field traverse which was tied to said coordinate system by GPS observation and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The easterly right-of-way line of Olentangy River Road is North 11 degrees 14 minutes 22 seconds West.

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E.P. Ferris and Associates, Inc. in April 2017 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.



Matthew Lee Sloat *5/4/17*
Matthew Lee Sloat, PS Date
Registered Surveyor No. 8342

CPD TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development
PROPERTY ADDRESS: 3660 Olentangy River Road
OWNER: Olentangy Christian Reformed Church et al.
APPLICANT: Spectrum Acquisition Columbus LLC
DATE OF TEXT: 5/18/17
APPLICATION: Z17- 020

1. **INTRODUCTION:** The site is on the east side of Olentangy River Road across the street from Latham Court. The development consists of a larger parcel occupied by a church and a proposed parcel split of ground in front of an office building. A variety of institutional, medical as well as office uses are in the vicinity of the site.

2. **PERMITTED USES:** These uses permitted in Chapters 3356 C-4, Commercial, 3349 I, Institutional and an off premise graphic of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text or on the submitted drawing the applicable development standards are contained in Chapter 3356 C-4, Commercial of the Columbus City Code.

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

1. Maximum number of elderly housing dwelling units shall be 160.

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

N/A

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

N/A

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

N/A

E. Dumpster, Lighting, Outdoor Display Areas and/or Other Environmental Commitments

N/A

F. Graphics

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

2. There shall be a combined freestanding graphic on the site for onsite uses and for those uses on tax parcel 010-103193 to the east of the site.

G. Miscellaneous

1. Variances.

a) Section 3312.49 Minimum number of parking spaces required: to reduce the number of parking spaces from 316 to 176.

b) Section 3312.53 Loading Spaces: to reduce the number of loading spaces from two to zero.

2. Site Plan. The subject site shall be developed in accordance with the 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 of the Site Plan shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

3. CPD Criteria.

a) Natural Environment. The site is currently developed with a church and a driveway to an office building.

b) Existing Land Uses. The property is zoned I, Institutional and C-2, Commercial.

c) Activities. The proposed development will provide housing for the elderly along with a small amount of commercial uses in a mixed use building with structure parking.

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 Olentangy River Road and COTA provides bus service on Olentangy River Road.

f) Visual Form of the Environment. The building design will be appropriate for the area and the mixed use nature of the development.

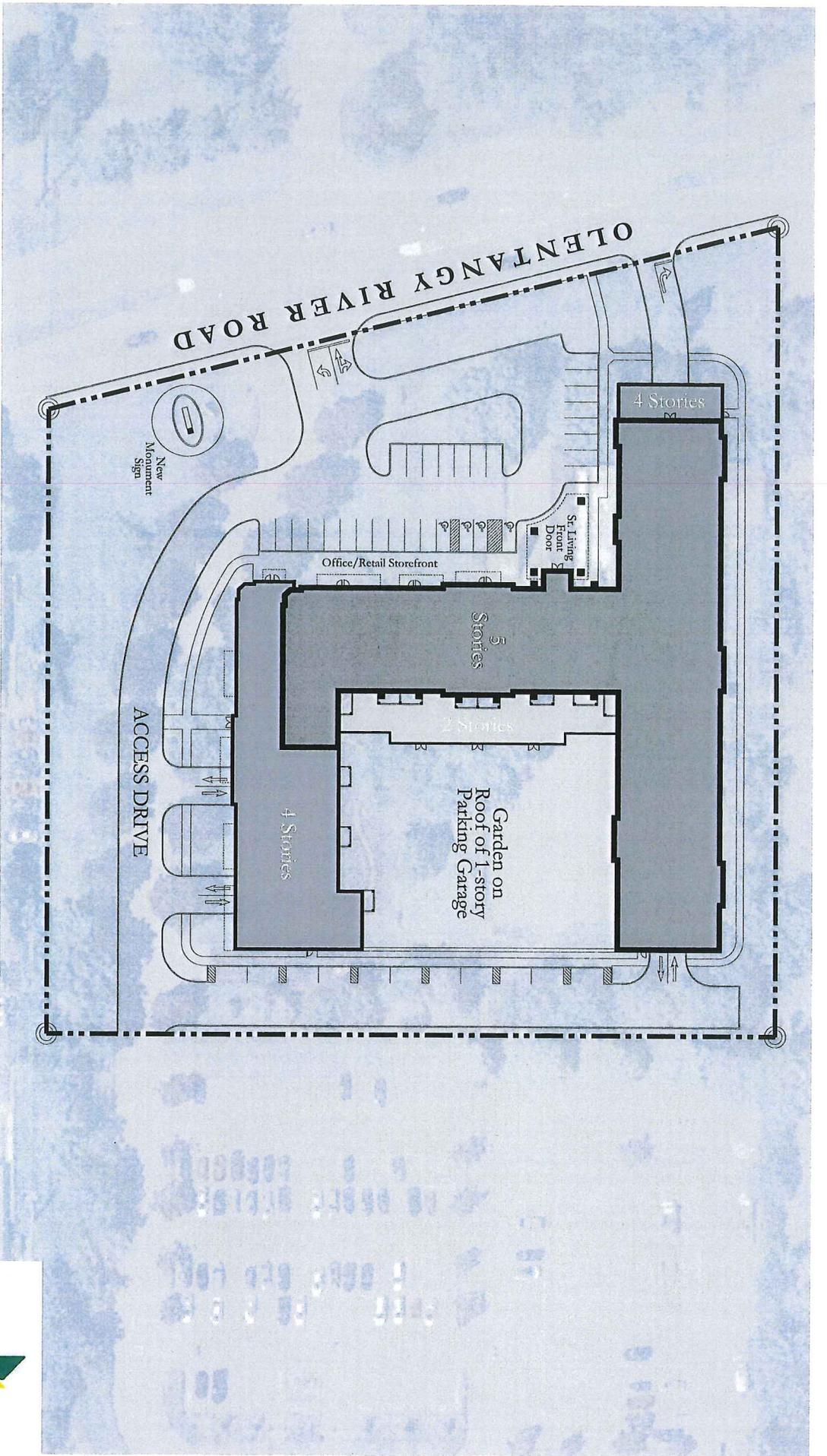
g) View and Visibility. The site will have access to Olentangy River Road.

h) Proposed Development. The proposed development is along a major commercial arterial which provides access to SR 315 as well as to Riverside Hospital.

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.

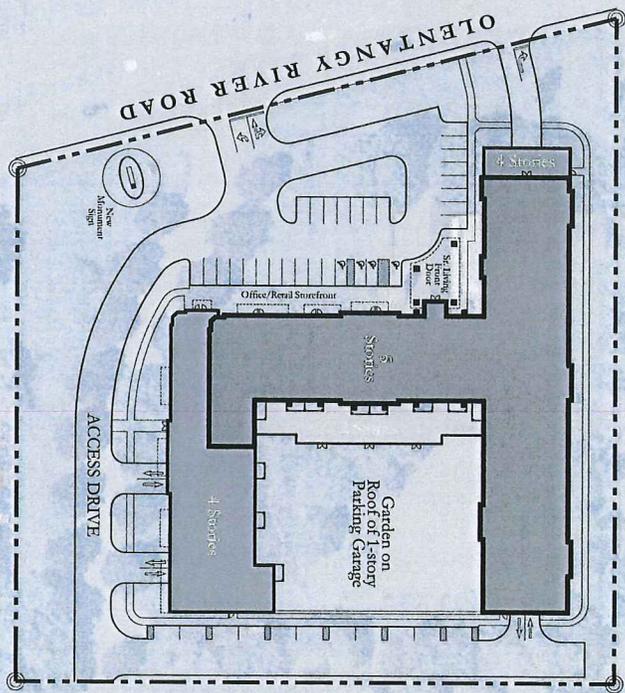
spectrum-olentangy.txt (nct)
5/15/17 S:Docs/s&htxts/2017



PRELIMINARY SITE PLAN

Olentangy River Road
Columbus, Ohio

Whetstone



3650

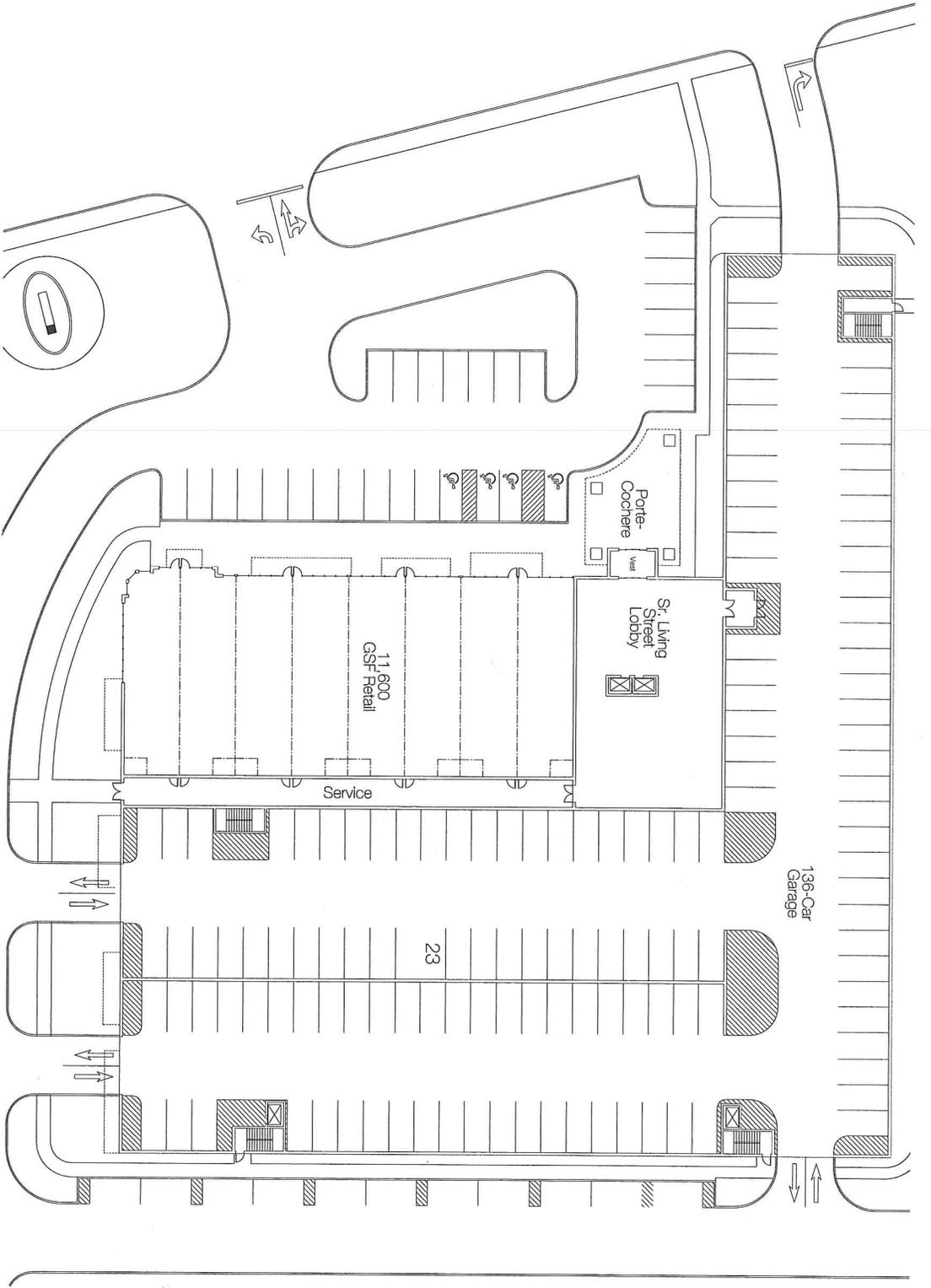


PRELIMINARY AREA PLAN

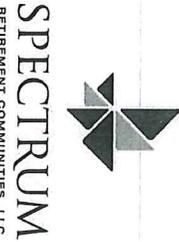
Olentangy River Road
Columbus, Ohio



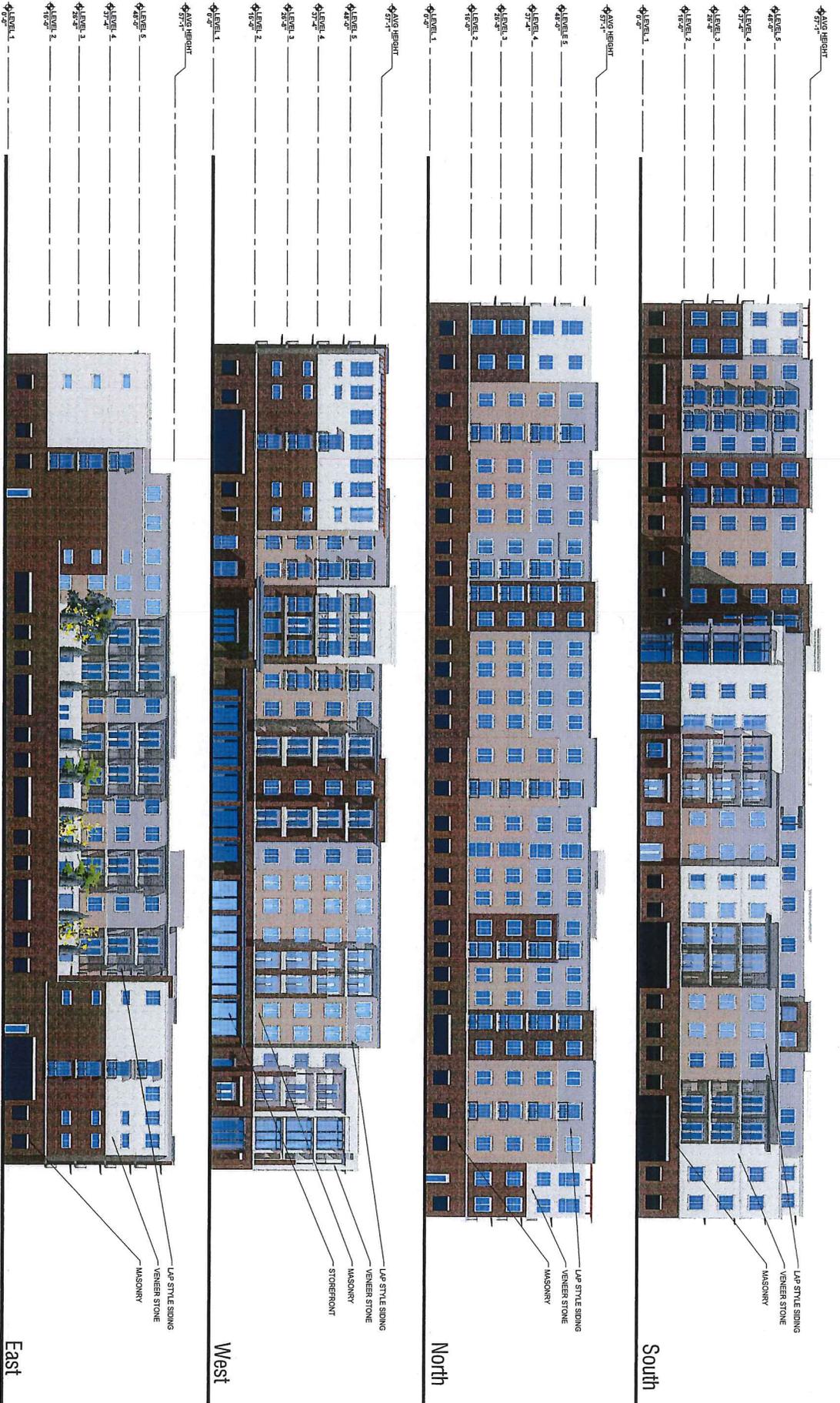
020-0712



GROUND FLOOR PLAN
Olentangy River Road
 Columbus, Ohio



217-020



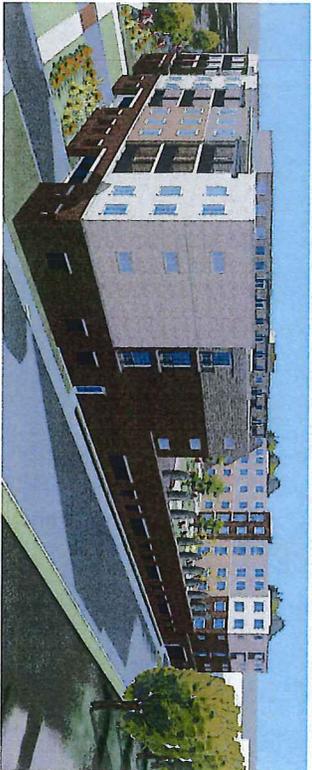
SCALE 1/8"=1'-0"
0' 5" 10" 20'

SPECTRUM COLUMBUS
OLENTANGY RIVER ROAD
PRELIMINARY SUBMITTAL
5.23.17
800 Emerson Rd, Suite 401 · St. Louis, Missouri 63141 · p:314.521.0123 · www.wsssaichitecture.com

217-020



**TOP: FRONT ENTRANCE
PERSPECTIVE DRIVING NORTH ON
OLENTANGY RIVER ROAD**



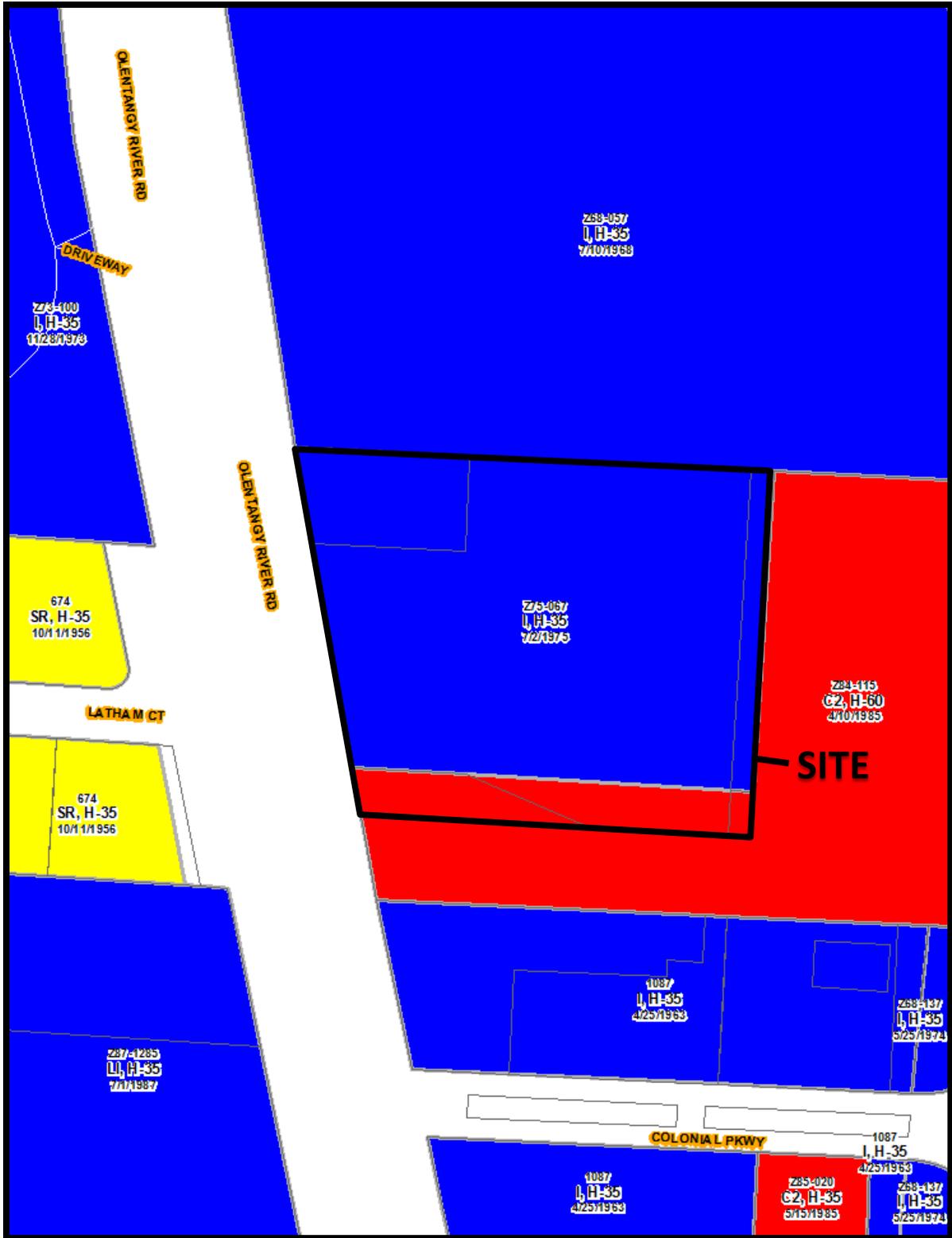
**LEFT: REAR SITE AERIAL VIEW
SHOWING ROOFTOP COURTYARD**

SPECTRUM COLUMBUS PERSPECTIVES
OLENTANGY RIVER ROAD

600 Emerson Rd, Suite 401 · St Louis, Missouri 63141 · p:314.521.0123 · www.wesselarchitectur.com

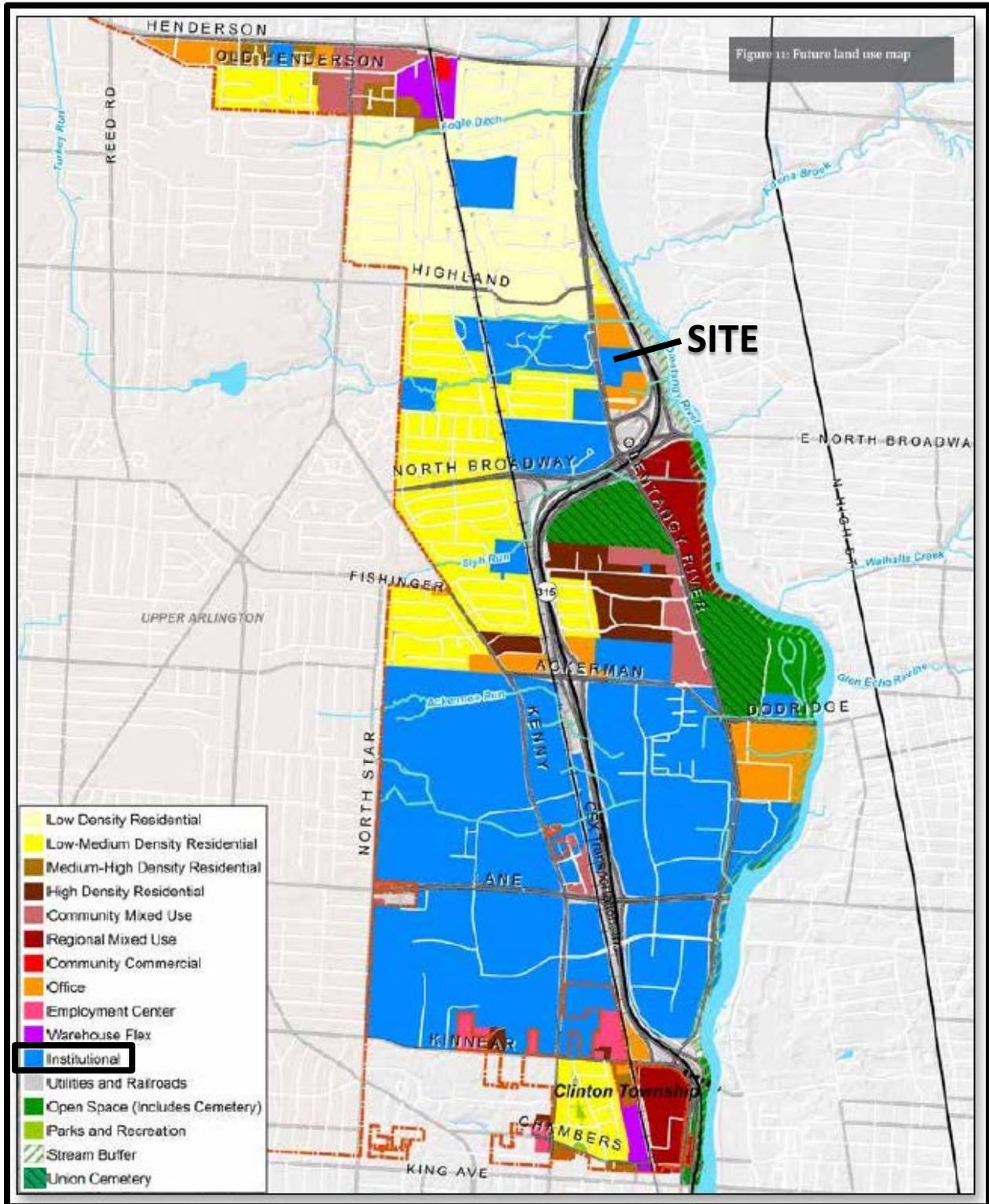
5.23.17





Z17-020
 3660 Olentangy River Road
 Approximately 3.9 acres
 I & C-2 to CPD

Olentangy West Area Plan (2013)



Z17-020
3660 Olentangy River Road
Approximately 3.9 acres
I & C-2 to CPD



Z17-020
3660 Olentangy River Road
Approximately 3.9 acres
I & C-2 to CPD