

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 #: 216-069

Date Received: 6/23/17 (revised)

Application Accepted By: SP & KP

Fee: \$4360 due (Full fee \$9320 with

Assigned Planner: Kelsey Priebe; 614-645-1341; kpriebe@columbus.gov; \$3960 paid 11/1/16)

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 471 Norton Road Zip 43119

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 See attached

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

Current Zoning District(s) L-AR-12 and ARLD Requested Zoning District(s) CPD and L-AR-12

Area Commission Area Commission or Civic Association: Westland Area Commission

Proposed Use or reason for rezoning request: Nursing home

Proposed Height District: H-35 Acreage 16.239
(Columbus City Code Section 3309.14) (continue on separate page if necessary)

APPLICANT:

Name The Laurels of West Columbus Real Estate, LLC c/o Plank Law Firm

Address 411 E. Town St., FL 2 City/State Columbus, OH Zip 43215

Phone # 614-947-8600 Fax # 614-228-1790 Email dplank@planklaw.com

PROPERTY OWNER(S):

Name The Laurels of West Columbus Real Estate, LLC c/o Plank Law Firm

Address 411 E. Town St., FL 2 City/State Columbus, OH Zip 43215

Phone # 614-947-8600 Fax # 614-228-1790 Email dplank@planklaw.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Donald T. Plank, Plank Law Firm

Address 411 E. Town St., FL 2 City/State Columbus, OH Zip 43215

Phone # 614-947-8600 Fax # 614-228-1790 Email: dplank@planklaw.com

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

APPLICANT SIGNATURE The Laurels of West Columbus Real Estate, LLC, By: Donald Plank attorney

PROPERTY OWNER SIGNATURE The Laurels of West Columbus Real Estate, LLC, By: Donald Plank attorney

ATTORNEY / AGENT SIGNATURE Donald Plank

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

570-110624-00
570-268728-00
570-282819-00
570-282818-00
570-282817-00
570-282816-00
570-282815-00
570-282814-00
570-282820-00
570-282821-00
570-282822-00
570-282823-00
570-286357-00
570-286358-00
570-286359-00
570-286360-00
570-288291-00
570-288290-00
570-288289-00
570-288288-00
570-286353-00
570-286354-00
570-286355-00
570-286356-00
570-285148-00
570-285147-00
570-285146-00
570-285145-00
570-285144-00
570-285143-00

Parcel Id. No.	Property Owner Name	Property Owner Street	Property Owner City/State/Zip
570-110624-00	The Laurels of West Columbus Real Estate, LLC	8181 Worthington Road	Westerville, OH 43082
570-268728-00	The Laurels of West Columbus Real Estate, LLC	8181 Worthington Road	Westerville, OH 43082
570-282819-00	Marybul I. Randall	5524 Gabriels Landing Dr.	Galloway, OH 43119
570-282818-00	Timothy J. Eterman	5528 Gabriels Landing Dr.	Galloway, OH 43119
570-282817-00	Michael Mundy	5532 Gabriels Landing Dr.	Galloway, OH 43119
570-282816-00	Everett N. Jones, II	5536 Gabriels Landing Dr.	Galloway, OH 43119
570-282815-00	Wilfredo A. Cordova	5540 Gabriels Landing Dr.	Galloway, OH 43119
570-282814-00	Diana Hernandez Pena	5544 Gabriels Landing Dr.	Galloway, OH 43119
570-282820-00	Owen W. and Mary G. Carey	5525 Gabriels Landing Dr.	Galloway, OH 43119
570-282821-00	Ben J. and Renee A. Caslow	109 Grant Edwards Dr.	Marietta, OH 45750
570-282822-00	Julie A. Judnich	5533 Gabriels Landing Dr.	Galloway, OH 43119
570-282823-00	Thomas B. Marmon	5537 Gabriels Landing Dr.	Galloway, OH 43119
570-286357-00	Katherine A. Chapin	5545 Gabriels Landing Dr.	Galloway, OH 43119
570-286358-00	Jill K. Joseph	5549 Gabriels Landing Dr.	Galloway, OH 43119
570-286359-00	Laura J. Anderson	5553 Gabriels Landing Dr.	Galloway, OH 43119
570-286360-00	Sean Butt	5557 Gabriels Landing Dr.	Galloway, OH 43119
570-288291-00	Jordan Keiser	5566 Gabriels Landing Dr.	Galloway, OH 43119
570-288290-00	Robert A. McSweeney	5497 Aldworth Lane	Columbus, OH 43228
570-288289-00	Deborah J. Smith	5558 Gabriels Landing Dr.	Galloway, OH 43119
570-288288-00	Marcos A. DeSouza	5554 Gabriels Landing Dr.	Galloway, OH 43119
570-286353-00	Rebecca K. Bohlen	5506 Gabriels Landing Dr.	Galloway, OH 43119
570-286354-00	Ahmed Bramli	5502 Gabriels Landing Dr.	Galloway, OH 43119
570-286355-00	Clarice Williams	5498 Gabriels Landing Dr.	Galloway, OH 43119
570-286356-00	Tabitha Slayton	5494 Gabriels Landing Dr.	Galloway, OH 43119
570-285148-00	Forest C. Stocker	5515 Gabriels Landing Dr.	Galloway, OH 43119
570-285147-00	Bret M. Caudill	5511 Gabriels Landing Dr.	Galloway, OH 43119
570-285146-00	Karen E. Lawson	5507 Gabriels Landing Dr.	Galloway, OH 43119
570-285145-00	Carmen I. and Giovanna I. Mandriotti	5503 Gabriels Landing Dr.	Galloway, OH 43119
570-285144-00	Amy Renee Mckitrick	5499 Gabriels Landing Dr.	Galloway, OH 43119
570-285143-00	Kathleen A. Mundy	5495 Gabriels Landing Dr.	Galloway, OH 43119

216-069

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 # 214-069

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald T. Plank
of (1) MAILING ADDRESS 411 E. Town St., FL 2, 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 471 Norton 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) 6/23/17

(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) The Laurels of West Columbus Real Estate, LLC
c/o Donald T. Plank, Plank Law Firm
411 E. Town St., FL 2
Columbus, OH 43215

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

The Laurels of West Columbus Real Estate, LLC
c/o Plank Law Firm, 614-947-8600

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

(5) Westland Area Commission
c/o Mike McKay
6336 Clover Meadow Ct., Galloway, OH 43119

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) Donald Plank

Sworn to before me and signed in my presence this 22nd day of JUNE, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) Barbara A. Painter

My Commission Expires:

AUGUST 3, 2020

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 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

Public Notice
The Laurels of West Columbus Real Estate, LLC
6/19/2017

APPLICANT:

The Laurels of West Columbus Real Estate,
LLC
c/o Plank Law Firm, LPA
411 E. Town St., FL 2
Columbus, OH 43215-4748

PROPERTY OWNERS:

The Laurels of West Columbus Real Estate,
LLC
c/o Plank Law Firm, LPA
411 E. Town St., FL 2
Columbus, OH 43215-4748

Gabriel's Landing Condominium Association
c/o Robin L. Strohm
Williams & Strohm, LLC
Two Miranova Place, Suite 380
Columbus, OH 43215

ATTORNEY FOR APPLICANT:

Donald T. Plank
Plank Law Firm, LPA
411 E. Town St., FL 2
Columbus, OH 43215-4748

COMMUNITY GROUP/COALITION:

Westland Area Commission
c/o Mike McKay
6336 Clover Meadow Ct.
Galloway, OH 43119

SURROUNDING PROPERTY OWNERS (125 FEET):

David E. Roth (or current occupant)
2261 Gardner Rd.
Galloway, OH 43119

Edward J. Bishop Herrmann
(or current occupant)
St. Cecilia
434 Norton Rd.
Columbus, OH 43228

Laurels of West Columbus Real Estate, LLC (or current occupant)
8181 Worthington Road
Westerville, OH 43082

BRG Eaglecrest LLC
(or current occupant)
7265 Kenwood Road, Ste. 111
Cincinnati, OH 45236

Kevin M. Scott (or current occupant)
348 Wild Stallion Dr.
Galloway, OH 43119

Vincenzo A. Cordi
Kathy L. Owens
(or current occupant)
5661 Morningstar Dr.
Galloway, OH 43119

Wanda J. Owens (or current occupant)
5653 Morningstar Dr.
Galloway, OH 43119

Jeffery A. Henry
Shannon R. Henry
(or current occupant)
243 Pasadena Avenue
Columbus, OH 43228

SHEET 1 of 3
The Laurels of West Columbus Real Estate, LLC
6/19/2017

Kevin Bates (or current occupant)
432 Wild Stallion Dr.
Galloway, OH 43119

Donita L. George
Michael R. George (or current occupant)
424 Wild Stallion Dr.
Galloway, OH 43119

Malorie E. Kulp (or current occupant)
6737 Thomas Road
Radnor, OH 43066

Pheng Sok (or current occupant)
400 Wild Stallion Dr.
Galloway, OH 43119

Sean G. Hays
Angela L. Hays
(or current occupant)
388 Wild Stallion Dr.
Galloway, OH 43119

Katherine L. & Brandon K. Yake
(or current occupant)
200 Liberty St., Apt. 8250
Columbus, OH 43215

Edward S. Kindler
(or current occupant)
372 Wild Stallion Dr.
Galloway, OH 43119

Matthew Drake
Kira Drake
(or current occupant)
364 Wild Stallion Dr.
Galloway, OH 43119

Erica D. Tucker (or current occupant)
356 Wild Stallion Dr.
Galloway, OH 43119

Angela S. Kroger (or current
occupant)
5609 High Arbor Dr.
Galloway, OH 43119

Megan F. Spangenthal and
Stacie N. Tassos
(or current occupant)
5601 High Arbor Dr.
Galloway, OH 43119

Shad M. Broan
Jennifer N. Brown
(or current occupant)
5593 High Arbor Dr.
Galloway, OH 43119

Theodore W. & Susie J. Carr
(or current occupant)
5585 High Arbor Dr.
Galloway, OH 43119

Brady A. Dodson
Jaclyn M. Dodson
(or current occupant)
5577 High Arbor Dr.
Galloway, OH 43119

Brian A. Rogan
Malisa L. Rogan
(or current occupant)
5569 High Arbor Dr.
Galloway, OH 43119

Manuel Calvillo (or current occupant)
5561 High Arbor Dr.
Galloway, OH 43119

Stephen G. & Mary E. Lyons
(or current occupant)
5553 High Arbor Dr.
Galloway, OH 43119

Joseph Thomas (or current occupant)
5545 High Arbor Dr.
Galloway, OH 43119

Salhuddin Sabir (or current occupant)
5537 High Arbor Dr.
Galloway, OH 43119

Johnson S. James, IV &
Alesia G. James
(or current occupant)
359 Charing Cross St.
Galloway, OH 43119

Richard A. Withrow &
Cathy L. Raymond-Withrow
(or current occupant)
362 Charing Cross St.
Galloway, OH 43119

Bank Street Partners
(or current occupant)
88 W. Mound St.
Columbus, OH 43215

Norton Road Cemetery Inc.
(or current occupant)
5850 Venture Dr., Ste. B
Dublin, OH 43017

Kathleen A. Mundy
(or current occupant)
5495 Gabriels Landing Dr.
Galloway, OH 43119

Amy Renee McKittrick
(or current occupant)
5499 Gabriels Landing Dr.
Galloway, OH 43119

Carmen I. Mandriotti
Giovanna I. Mandriotti
(or current occupant)
5503 Gabriels Landing Dr.
Galloway, OH 43119

Karen E. Lawson (or current
occupant)
5507 Gabriels Landing Dr.
Galloway, OH 43119

Bret M. Caudill (or current occupant)
5511 Gabriels Landing Dr.
Galloway, OH 43119

Forest C. Stocker
(or current occupant)
5515 Gabriels Landing Dr.
Galloway, OH 43119

SHEET 2 of 3
The Laurels of West Columbus Real
Estate, LLC
6/19/2017

Rebecca K. Bohlen
(or current occupant)
5506 Gabriels Landing Dr.
Galloway, OH 43119

Ahmed Bramli (or current occupant)
5502 Gabriels Landing Dr.
Galloway, OH 43119

Clarice Williams (or current
occupant)
5498 Gabriels Landing Dr.
Galloway, OH 43119

Tabitha Slayton (or current occupant)
5494 Gabriels Landing Dr.
Galloway, OH 43119

Katherine A. Chapin
(or current occupant)
5545 Gabriels Landing Dr.
Galloway, OH 43119

Jill K. Joseph (or current occupant)
5549 Gabriels Landing Dr.
Galloway, OH 43119

Laura J. Anderson
(or current occupant)
5553 Gabriels Landing Dr.
Galloway, OH 43119

Sean Butt (or current occupant)
5557 Gabriels Landing Dr.
Galloway, OH 43119

Marcos A. De Souza
(or current occupant)
5554 Gabriels Landing Dr.
Galloway, OH 43119

Deborah J. Smith
(or current occupant)
5558 Gabriels Landing Dr.
Galloway, OH 43119

Robert A. McSweeney
(or current occupant)
5497 Aldworth Lane
Columbus, OH 43228

Jordan Keiser
(or current occupant)
5566 Gabriels Landing Dr.
Galloway, OH 43119

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 # 216-069

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald T. Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 E. Town St., FL 2, 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. The Laurels of West Columbus Real Estate, LLC 8181 Worthington Rd. Westerville, OH 43082 Columbus based employees: 0 Eric Mohler 614-794-8800</p>	<p>2. Gabriel's Landing Condominium Association c/o Robin L. Strohm, Williams & Strohm, LLC Two Miranova Place, Suite 380 Columbus, OH 43215 Columbus based employees: 0 614-228-0207</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 22nd day of JUNE, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2020

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

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 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: 570110624, 570268728 + GABRIEL'S LANDING CONDO PARCELS

Zoning Number: 471

Street Name: NORTON RD

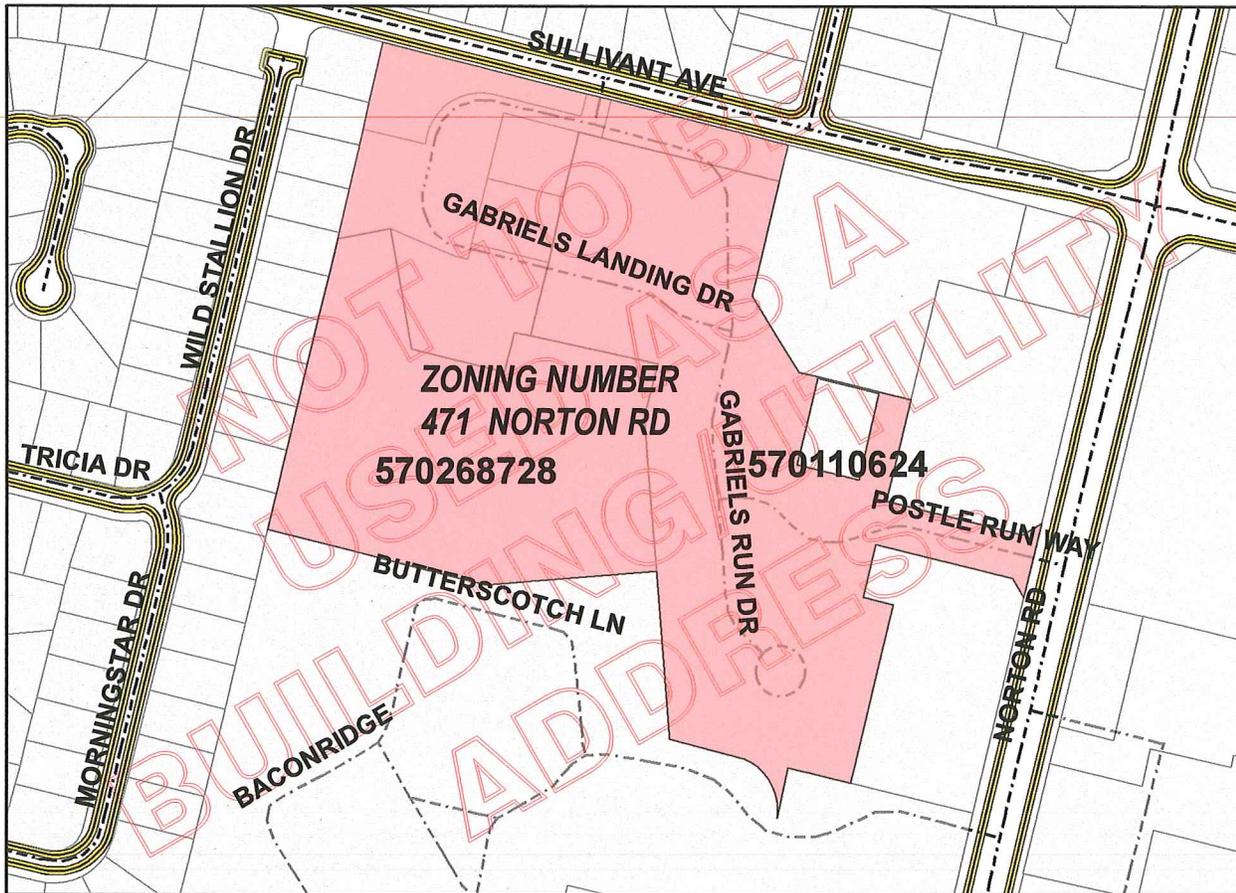
Lot Number: N/A

Subdivision: N/A

Requested By: PLANK LAW FIRM, LPA (REBECCA MOTT)

Issued By: *Rebecca Wharrior*

Date: 5/23/2017



SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 77881



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

216-069

Attachment 2

Legal Description for Sub-Area A
(12.759 Acres)

Parcel 1:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of the 16.618 acre Parcel 1 conveyed to the Eagle Crest Management Group LLC, by deed of record in Instrument Number 200110110235451, all references being to records in the Franklin County, Ohio, Recorder's Office, which is bounded and described as follows:

Beginning at a found iron pin in the northwest corner of said Parcel 1, said iron pin also being the southwest corner of a 12.933 Acre Tract conveyed to the Forest Park Group by Deed of record in Official Record Volume 01264, Page A04, and a point in the east line of the Greene Countries Subdivision platted in part in Plat Book 66, Page 39, Plat Book 68, Page 48 and Plat Book 71, Page 7;

Thence North 76° 26' 00" East, a distance of 86.77 feet to a point;

Thence South 13° 34' 00" East, a distance of 193.54 feet to a point;

Thence South 79° 14' 10" East, a distance of 151.78 feet to a point;

Thence North 10° 45' 50" East, a distance of 65.00 feet to a point;

Thence South 79° 14' 10" East, a distance of 230.00 feet to a point;

Thence South 10° 45' 50" West, a distance of 84.00 feet to a point;

Thence South 08° 18' 35" East, a distance of 245.16 feet to a point passing a found iron pin at the northwest corner of a 5.000 Acre Tract conveyed to Jepe Inc., by deed of record in Instrument Number 199803230065206 at a distance of 102.13 feet;

Thence South 81° 41' 25" West, a distance of 269.90 feet to a point;

Thence North 79° 40' 53" West, a distance of 361.86 feet to a point being in the west line of said Parcel 1 and the east line of said subdivision, Thence North 10° 19' 07" East, a distance of 482.33 feet to the point of beginning, containing 5.106 acres, more or less.

Parcel 2:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 1474, being part of the 12.836 Acre Tract conveyed to Portrait Homes-Gabriel's Landing LLC by deed of record in Instrument Number 200506150116502, and part of the 4.910 Acre Tract conveyed to Portrait Homes-Gabriel's Landing LLC by deed of record in Instrument Number 200506150116504, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument Number 7715 found at the intersection of the old northerly right-of-way line of Sullivant Avenue with the centerline of Norton Road,

being the northeasterly corner of the 3.496 Acre Tract conveyed to the City of Columbus, by deed of record in Deed Book 3095, Page 365;

Thence South 13° 29' 39" West, with the centerline of said Norton Road, and the easterly line of said 3.496 Acre Tract, a distance of 540.59 feet to a point;

Thence North 76° 30' 21" West, across the right-of-way of Norton Road and that 0.095 Acre Tract conveyed to the City of Columbus by deed of record in Instrument Number 200312310406754, a distance of 50.00 feet to an iron pin set on the westerly line of said 0.095 Acre Tract and said westerly right-of-way line, being the true point of beginning;

Thence South 13° 29' 39" West, with the easterly line of said 12.836 and 4.910 Acre Tracts, a distance of 120.00 feet to an iron pin set;

Thence across said 4.910 Acre Tract, the following courses and distances:

North 31° 23' 18" West, a distance of 35.43 feet to an iron pin set;

North 76° 16' 15" West, a distance of 223.00 feet to an iron pin set;

South 13° 43' 45" West, a distance of 85.00 feet to an iron pin set;

South 76° 16' 15" East, a distance of 50.00 feet to an iron pin set;

South 13° 43' 45" West, a distance of 288.11 feet to an iron pin set in the line common to said 4.910 Acre Tract and the remainder of the original 16.618 Acre Tract conveyed to Eagle Crest Management Group LLC by deed of record in Instrument Number 200110110235451;

Thence with the lines common to said 4.910 Acre Tract and the remainder of said original 16.618 Acre Tract, the following courses and distances:

North 76° 35' 23" West, a distance of 99.06 feet to a 5/8-inch iron rebar found;

South 13° 24' 37" West, a distance of 84.25 feet to an iron pin set; With the arc of a curve to the left, having a central angle of 89° 59' 52", a radius of 85.51 feet, an arc length of 134.41 feet, and a chord which bears North 31° 35' 22" West, a chord distance of 120.92 feet, to a 3/4" iron pipe found;

North 76° 35' 23" West, a distance of 105.80 feet, to a 5/8-inch iron rebar found;

Thence North 05° 15' 39" West, with the westerly lines of said 4.910 and 12.836 Acre Tracts, and the easterly lines of the remainder of said original 16.618 Acre Tract and the 5.106 Acre Tract conveyed to Zuro Properties LLC by deed of record in Instrument Number 200311190370661, a distance of 505.16 feet to an iron pin set;

Thence with the lines common to said 12.836 and 5.106 Acre Tracts, the following courses and distances:

North 13° 48' 46" East, a distance of 84.00 feet to an iron point set;

North 76° 11' 14" West, a distance of 203.69 feet to an iron pin set in the southeasterly corner of Gabriel's Landing Condominium First Amendment of record in Condominium Plat Book 189, Page 94;

Thence North 13° 48' 46" East, with a westerly line of said 12.836 Acre Tract, the easterly line of said Gabriel's Landing Condominium First Amendment and Gabriel's Landing Condominium Second Amendment Part 2 of record in Condominium Plat Book 199, Page 60, a distance of 224.83 feet to an iron pin set;

Thence North 76° 18' 49" West, with the line common to said 12.836 Acre Tract and said Gabriel's Landing Condominium Second Amendment Part 2, a distance of 123.34 feet to an iron pin set at the northwesterly corner of said Gabriel's Landing Condominium Second Amendment Part 2, being the westerly line of Gabriel's Landing Condominium of record in Condominium Plat Book 176, Page 83;

Thence with the lines common to said 12.836 Acre Tract and said Gabriel's Landing Condominium, the following courses and distances:

North 13° 52' 49" East, a distance of 105.56 feet to an iron pin set;

South 76° 07' 11" East, a distance of 158.99 feet to an iron pin set;

North 14° 07' 54" East, a distance of 59.95 feet to an iron pin set on the line common to said 12.836 and 3.496 Acre Tracts, being in the southerly right-of-way line of said Sullivant Avenue;

Thence South 76° 06' 12" East, with said line common to said 12.836 and 3.496 Acre Tracts and said southerly right-of-way lines, a distance of 288.37 feet to an iron pin set at the common corner of said 12.836 Acre Tract and that 2.472 Acre Tract as conveyed to Bank Street Partners by deed of record in Instrument Number 200609150184425;

Thence with the line common to said 12.836 and 2.472 Acre Tracts, the following courses and distances:

South 13° 41' 11" West, a distance of 243.51 feet to an iron pin set;

South 31° 53' 09" East, a distance of 141.49 feet to an iron pin set;

South 76° 16' 15" East, a distance of 181.97 feet, to an iron pin on the westerly line of that 2,017 Acre Tract as conveyed to Bank Street Partners by deed of record in Instrument Number 200609150184425;

Thence with the line common to said 12.836 and 2.017 Acre Tracts, the following courses and distances:

South 13° 43' 45" West, a distance of 165.00 feet to an iron pin set;

South 76° 16' 15" East, a distance of 222.71 feet to an iron pin set;

North 58° 36' 42" East, a distance of 35.28 feet to the true point of beginning, containing 8.669 acres of land, more or less.

EXCEPTING THEREFROM the following 0.321 Acre Tract as conveyed by Portrait Home-Gabriel's Landing, LLC to Norton Road Cemetery Inc. by Instrument No. 200509300205228 and more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 1474, being part of the 12.836 Acre Tract conveyed to Portrait Homes-Gabriel's Landing LLC by deed of

record in Instrument Number 200506150116502, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument Number 7715 found at the intersection of the old northerly right-of-way line of Sullivant Avenue with the centerline of Norton Road, being the northeasterly corner of the 3.496 Acre Tract conveyed to the City of Columbus by deed of record in Deed Book 3095, Page 365;

Thence South $13^{\circ} 29' 39''$ West, a distance of 208.92 feet, with the centerline of said Norton Road, and the easterly line of said 3.496 Acre Tract, to a point;

Thence North $76^{\circ} 30' 21''$ West, a distance of 50.00 feet, to an iron pin set at a common corner of said 12.836 Acre Tract, the remainder of the Original 0.504 Acre Tract conveyed to Jerry L. and Ruth H. Billman by deed of record in Official Record 25815E02, and the 0.028 Acre Tract conveyed to the City of Columbus by deed of record in Instrument Number 200311250376773, and the 0.095 Acre Tract conveyed to the City of Columbus by deed of record in Instrument Number 200312310406754, being in the westerly right-of-way line of said Norton Road;

Thence South $13^{\circ} 29' 39''$ West, a distance of 194.39 feet, with the easterly line of said 12.836 Acre Tract, and said westerly right-of-way line to a point;

Thence North $76^{\circ} 30' 21''$ West, a distance of 298.34 feet, across said 12.836 Acre Tract, to a 3/4-inch iron pipe found at the true place of beginning; The following courses and distances continuing across said 12.836 Acre Tract:

South $13^{\circ} 26' 37''$ West, a distance of 140.01 feet, to a 3/4-inch iron pipe found;

North $76^{\circ} 31' 37''$ West, a distance of 100.00 feet, to a 3/4-inch iron pipe found;

North $13^{\circ} 26' 28''$ East, a distance of 139.98 feet, to a 3/4-inch iron pipe found;

South $76^{\circ} 32' 39''$ East, a distance of 100.01 feet, to the true point of beginning, containing 0.321 acre of land, more or less.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System, NAD83 (1986 adjustment), Control for bearings was from coordinates of monuments Bolton & Bolton Azimuth, having a bearing between them of South $56^{\circ} 33' 19''$ East, as established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

ALSO EXCEPTING THEREFROM the following 0.298 Acre Tract as described in the Third Amendment to Declaration of Condominium of Gabriel's Landing Condominium by Instrument No. 200908140119428 and more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 1474, being part of the 8.348 Acre Tract conveyed to Louisville Realty Corporation by deed of record in

Instrument Number 200903190038702, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at the northwesterly corner of "Gabriel's Landing Condominium Second Amendment Part 2" of record in Condominium Plat Book 199, Page 60, an easterly line of "Gabriel's Landing Condominium" of record in Condominium Plat Book 176, Page 83;

Thence North $13^{\circ} 52' 49''$ East, with the easterly line of said "Gabriel's Landing Condominium", a distance of 105.56 feet to a point;

Thence South $76^{\circ} 07' 11''$ East, with a southerly line of said "Gabriel's Landing Condominium", a distance of 123.21 feet to a point;

Thence South $13^{\circ} 48' 46''$ West, across said 8.348 Acre Tract, a distance of 105.14 feet to a point; North $76^{\circ} 18' 49''$ West, with the northerly line of said "Gabriel's Landing Condominium Second Amendment Part 2", a distance of 123.32 feet to the point of beginning, and containing 0.298 acre of land, more or less, and being out of Auditor's Parcel Number 570-110624. Subject, however, to all legal rights-of way and/or easements, if any, of previous record, Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC. Bearings are based on the Ohio State Plane Coordinate System, NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments Bolton & Bolton Azimuth, having a bearing between them of South $56^{\circ} 33' 19''$ East, as established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

ALSO EXCEPTING THEREFROM the following 0.397 Acre Tract as described in the Third Amendment to Declaration of Condominium of Gabriel's Landing Condominium by Instrument No. 200908140119428 and more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 1474, being part of the 8.348 Acre Tract conveyed to Louisville Realty Corporation by deed of record in Instrument Number 200903190038702, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at a northwesterly corner of said 8.348, Acre Tract, at a northeasterly corner of "Gabriel's Landing Condominium" of record in Condominium Plat Book 176, Page 83, a southerly line of that 3.496 Acre Tract conveyed to the City of Columbus by deed of record in Deed Book 3095, Page 365, being the southerly right-of-way line of Sullivant Avenue (width varies);

Thence South $76^{\circ} 06' 12''$ East, with the southerly line of said 3.496 Acre Tract, the southerly right-of-way line of said Sullivant Avenue, a distance of 288.36 feet to an iron pin set at a northwesterly corner of that 2.472 Acre Tract conveyed to Bank Street Partners by deed of record in Instrument Number 200609150184425;

Thence South $13^{\circ} 41' 11''$ West, with the westerly line of said 2.472 Acre Tract, a distance of 59.87 feet to an iron pin set;

Thence North $76^{\circ} 07' 11''$ West, across said 8.348 Acre Tract, a distance of 288.83 feet to a southeasterly corner of said "Gabriel's Landing Condominium";

Thence North $14^{\circ} 07' 54''$ East, with an easterly line of said "Gabriel's Landing Condominium", a distance of 59.95 feet to the point of beginning, and containing 0.397 acre of land, more or less, and being out of

Auditor's Parcel Number 570-110624. Subject, however, to all legal rights-of-way and/or easements, if any, of previous record. Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC. Bearings are based on the Ohio State Plane Coordinate System, NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments Bolton & Bolton Azimuth, having a bearing between them of South 56° 33' 19" East, as established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

Legal Description for Sub-Area B
(3.487 Acres)

Situated in the City of Columbus, County of Franklin, State of Ohio; and part of Virginia Military Survey No. 1474; being all of Part 1, a 0.560 acre tract and Part 2, a 0.299 acre tract as conveyed to Gabriel's Landing Condominium Second Amendment as recorded in Condo Plat Book 199, Page 60 in the Franklin County, Ohio Recorder's Office; being all of a 0.834 acre tract as delineated in Gabriel's Landing Condominium First Amendment as recorded in Condo Plat Book 189, Page 94; being all of Part 1, a 0.298 acre tract as delineated in, Gabriel's Landing Condominium Third Amendment as recorded in Condo Plat Book 211, Page 81; being all of a 1.100 acre tract as delineated in Gabriel's Landing Condominium as recorded in Condo Plat Book 176, Page 83 and all of a 0.397 acre tract as conveyed to Gabriel's Landing Condominium Third Amendment Part two as recorded in Condo Plat Book 211, Page 81; and being more particularly described as follows:

Commencing at a mag nail set at the intersection of the centerlines of Wild Stallion Drive (50' right of way) and Sullivant Avenue (60' right of way) as dedicated in Deed Book 3095, Page 365; said commencing point being North 76°41'00" West, a distance of 1389.18' from FCGS 1962;

Thence along the centerline of said Sullivant Avenue South 76°04'02" East for a distance of 145.17' to a point;

Thence leaving said centerline, South 13°55'58" West for a distance of 30.00' to a point at the northwest corner of said 0.560 acre tract and on the southerly right-of-way line of said Sullivant Avenue, said point also being the northeast corner of a 0.2362 acre tract as conveyed to Kevin M. Scott as described in Instrument Number 201004190046972; witness a 1" iron pipe found South 72°21'56" West, a distance of 1.07' therefrom; said point also being the **TRUE POINT OF BEGINNING** of the tract herein described;

Thence along the northerly line of said 0.560 acre tract and said southerly right of way line of Sullivant Avenue and the northerly line of said 1.100 acre tract and along the northerly line of said 0.397 acre tract, **South 76° 04' 02" East for a distance of 663.79'** to an iron pin set at the northeast corner of said 0.397 acre tract and at the northwest corner of a 2.472 acre tract as conveyed to Bank Street Partners as described in Instrument Number 200609150184425;

Thence along the east line of said 0.397 acre tract and along the west line of said 2.472 acre tract, **South 13° 43' 15" West for a distance of 59.87'** to an iron pin set at the northeasterly corner of a 7.653 acre residual tract as conveyed to The Laurels of West Columbus Real Estate, LLC as recorded in Instrument Number 201701260013035;

Thence along the northerly line of said 7.653 acre residual tract, along the southerly line of said 0.397 acre tract and a southeasterly line of said 1.100 acre tract, **North 76° 05' 01" West for a distance of 324.62'** to a mag nail set at the northwesterly corner of said 7.653 acre residual tract and at the northeasterly corner of said 0.298 acre tract;

Thence along the easterly line of said 0.298 acre tract, the easterly line of said 0.299 acre tract, the easterly line of said 0.834 acre tract and along the westerly line of said 7.653 acre residual tract, **South 13° 50' 44" West for a distance of 329.97'** to an iron pin set on the northerly line of a 5.106 acre tract as conveyed to The Laurels of West Columbus Real Estate, LLC as recorded in Instrument Number 201701260013035 and at a southeasterly corner of said 0.834 acre tract;

Thence along said northerly line of said 5.106 acre tract and along the southerly line of said 0.834 acre tract, the following four (4) courses and distances;

- 1) Thence *North 76° 09' 04" West for a distance of 26.31'* to a point, witness a bent 1" iron pipe found South 0°14'04" West, a distance of 0.92' therefrom;
- 2) Thence *South 13° 50' 56" West for a distance of 65.00'* to a point, witness a 1" iron pipe with "Vance" cap found South 26°53'33" East, a distance of 0.42' therefrom;
- 3) Thence *North 76° 09' 04" West for a distance of 151.78'* to a point, witness a 1" iron pipe found South 48° 22' 16" East, a distance of 0.50' therefrom;
- 4) Thence *North 10° 28' 54" West for a distance of 193.54'* to a 1" iron pipe found at a southerly corner of said 1.100 acre tract;

Thence along said southerly line of said 3.488 acre tract and continuing along said northerly line of said 5.106 acre tract, *South 79° 30' 56" West for a distance of 86.75'* to an iron pin set at a northwesterly corner of said 5.106 acre tract and on the easterly line of Green Countrie Section Three Part Five Subdivision as recorded in Plat Book 74, Page 15;

Thence along said easterly line of said Green Countrie Section Three Part Five Subdivision and along an easterly line of aforesaid 0.236 acre tract, *North 13° 24' 13" East for a distance of 314.83'* to the true point of beginning, containing 3.487 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in January 2017.

Basis of bearings for the herein-described courses is the State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007) with a portion of the southerly right-of-way line of Sullivant Avenue being South 76° 04' 02" East as determined by a GPS survey utilizing CORS Station "COLB" and monument "FRANK39".

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "The Kleingers Group".

Subject to any easements, restrictions, covenants, ordinances or agreements of record.

Attachment 3

EXISTING DISTRICTS: L-AR-12, Limited Apartment Residential District and ARLD, Apartment Residential District

PROPOSED DISTRICTS: CPD, Commercial Planned District, and L-AR-12, Limited Apartment Residential District

OWNERS: Gabriel's Landing Condominium Association and The Laurels of West Columbus Real Estate, LLC

APPLICANT: The Laurels of West Columbus Real Estate, LLC c/o Donald Plank, Plank Law Firm, LPA

DATE OF TEXT: June 23, 2017

APPLICATION NUMBER: 216-009

I. INTRODUCTION:

The Land, the subject of this zoning application, consists of property totaling 16.295 +/- acres located on the south side of Sullivant Avenue, approximately 520 feet west of Norton Avenue. There are two (2) Sub-Areas: Sub-area A is 12.75 +/- acres and Sub-Area B is 3.48 +/- acres. Sub-Area A will be used for a skilled nursing home facility. Sub-Area B is developed with condominiums and is included in this rezoning to modify the area of the L-AR-12 District to insure compliance with the Columbus Zoning Code. The site plan titled Zoning Exhibit, hereafter referred to as the "Site Plan", dated June 12, 2017, is submitted as the Sub-Area plan and site development plan for the site.

II. SUB-AREA A (12.75 +/- Acres)

CPD, Commercial Planned District

1. PERMITTED USES: All uses permitted in Columbus City Code Chapter 3349, I, Institutional District.

2. DEVELOPMENT STANDARDS: The applicable development standards shall be as specified in Columbus City Code Chapter 3349, I, Institutional District, Chapter 3312, Off-Street Parking and Loading, and Chapter 3321, General Site Development Standards, except as specifically set forth herein.

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

1. All setbacks established shall be minimum requirements:
 - (a) 50' parking and building setback from Norton Road street right-of-way
 - (b) Side Yard: 20' parking and building setback

(c) Rear Yard: 25' parking and building setback

2. A strip of land 59.87 +/- feet in width between Sullivant Avenue and Franklin County Tax Parcel Id. No.: 570-110624 shall not be deemed a separate parcel for purposes of setbacks.

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

1. Vehicular access to/from the site shall be as depicted on the Site Plan. The Site Plan depicts a full turning movement curbcut for Sub-Area A on Norton Road and a full turning movement curbcut for Sub-Area A and Sub-Area B on Sullivant Avenue.

2. Right of way totaling 30 feet from centerline and 60 feet total on Sullivant Avenue presently exists, in accordance with the Columbus Thoroughfare Plan.

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

1. Street trees shall be planted along Sullivant Avenue at the rate of approximately one (1) tree per 40 lineal feet. Street trees shall be a minimum of 1 1/2" caliper. Street trees shall be placed at a uniform setback either within the Sullivant Avenue right of way, subject to approval of the City Forester, or at a uniform setback adjacent to the Sullivant Avenue right of way if locate din the Sullivant Avenue landscaped parking setback. The type of street tree shall be selected from trees approved by the City Forester.

2. Headlight screening in the form of earth mounding, landscaping and/or low walls or fencing shall be provided within the Sullivant Avenue parking setback to a height of 36 inches. Height shall be measured from the nearest section of the adjacent internal private street.

3. Weather permitting, dead or diseased plant material required by this text shall be replaced within 6 months.

4. The Postle Cemetery is located adjacent to Sub-Area A and is denoted on the Site Plan as "Cemetery." The following commitments are made in relation to the Postle Cemetery:

a. A public access easement shall be provided across and through Sub-Area A and maintained in perpetuity for access by decedents of the people interred in the Cemetery. The public access easement shall include the entrance road from Norton Road to three (3) parking spaces as depicted on the Site Plan on the north side of the Norton Road entrance drive and to the south of the Cemetery. The access easement shall include non-exclusive use of three (3) parking spaces. A sign will be posted adjacent to the three (3) public parking spaces that they are available for the use of Cemetery visitors.

b. Any disturbed grave sites or bodies located outside the Cemetery boundaries will be handled and processed in accordance with State and Federal Law.

c. The storm water plans submitted as a part of the development of Sub-Area A shall permit no storm water runoff into the Cemetery and be designed to protect the Cemetery from soil erosion. The Applicant agrees to install appropriate construction and/or silt fencing to protect the Cemetery during excavation and construction.

d. A three (3) foot wide (min.) concrete walk shall be installed from the three (3) public access parking spaces to the Cemetery.

5. Utility crossing shall be permitted, if needed, across perimeter buffer areas.

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

N/A

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

1. All new or relocated utility lines shall be installed underground unless the applicable utility company directs or requires otherwise.

F. Graphics and Signage Commitments

1. All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the I, Institutional District.

G. Code Modifications

1. A modification from Section 3349.04(c) that a minimum rear yard area shall be 50 feet.
2. A modification from Section 3349.04 that requires minimum setbacks from lot lines (reference Article II. Section (2)(A)(2)).

H. CPD Requirements

1. Natural Environment. The existing site is vacant with some trees.
2. Circulation. Access to and from Sub-Area A are from Sullivant Avenue and Norton Road.
3. Visual Form. The area surrounding Sub-Area A is mostly apartments and condominiums with single family residential to the west.
4. Visibility. The Property has excellent visibility from both Sullivant Avenue and Norton Road. The existing use is defined both physically and visually, with no large signs or other environmentally distracting materials. Views into the site are primarily clear and unobstructed.
5. Proposed Development. Sub-Area A shall be developed into a skilled nursing home facility. The size, type, and character of the proposed development will meet the zoning, land use and standards set forth in this development text.
6. Behavior Patterns. It is anticipated that most traffic will access Sub-Area A from Norton Road.
7. Emissions. Sub-Area A and the use thereof will not emit light, sounds, smells and/or dust adverse to the surrounding area.

III. SUB-AREA B (3.48 +/- Acres)

L-AR-12, Limited Apartment Residential District

1. PERMITTED USES: Attached dwelling units (condominiums) as permitted in Section 3333.02, AR-12, Apartment Residential Districts, along with customary accessory uses and structures incidental to dwelling units (condominiums), as permitted in Chapter 3333, Apartment Residential Districts.

2. DEVELOPMENT STANDARDS: Except as specified herein, the applicable development standards of Chapter 3333, Apartment Residential Districts, of the Columbus City Code shall apply.

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

1. A minimum perimeter yard of 25 feet shall be provided from all perimeter property lines, except where adjacent to the four parcels (570-215152, 570-219362, 570-219361, and 570-219360) fronting on Wild Stallion Drive where the building setback line shall be 45 feet. Patios, decks, porches, including screened porches may be located within the 45-foot building setback.

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

1. Vehicular access to/from Sub-Area B is as depicted on the Site Plan. The Site Plan depicts a full turning movement curbcut for Sub-Area B on Sullivant Avenue through Sub-Area A.

2. Right of way totaling 30 feet from centerline and 60 feet total on Sullivant Avenue presently exists, in accordance with the Columbus Thoroughfare Plan.

3. All on-site streets will be private and the private streets shall be designed with a minimum pavement width of 22 feet.

4. Parking restrictions shall be controlled by appropriate signage displayed within the development and shall include that parking shall be limited to one side of the street and that no parking shall be permitted on either side of any street within 25' of street intersections. Fire hydrants shall be located on the side of the street where no parking is permitted. Enforcement by the condominium association shall be established by the rules and regulations of the association.

5. Parking is not be allowed anywhere but in garages, as designated on the site plan, on streets as set forth in note "4" above, and driveways where applicable. In conjunction with note "4" above, the owner, developer, their successors and assigns (including the condominium association) must provide and maintain adequate and proper signage to designate all no parking zones.

6. The owner, developer and or association of homeowners must establish and maintain an agreement(s) with private towing company(s), which agreement(s) authorize the private towing company(s) to remove/tow any vehicles parking in restricted areas. There may be one or more such agreements with one or more towing company(s) for any times/lengths, terms, etc., as the association determines, so long as at least one such agreement shall always be in force for the purposes of enforcement/removal/towing as required above.

7. Towing agreements shall be filed with the Division of Fire, Fire Prevention Bureau upon execution of the contract.

8. The owner, developer, the association of homeowners or condominium association, as applicable, shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement

of parking restrictions and the issuance of citations and/or removal of vehicles parked in violation of posted parking restrictions on private streets or alleys.

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

1. Street trees shall be planted along Sullivant Avenue at the rate of approximately one (1) tree per 40 lineal feet. Street trees shall be placed at a uniform setback either within the Sullivant Avenue right of way, subject to approval of the City Forester, or at a uniform setback adjacent to the Sullivant Avenue right of way if located in the Sullivant Avenue landscaped parking setback. The type of street tree shall be selected from trees approved by the City Forester.
2. Headlight screening in the form of earth mounding, landscaping and/or low walls or fencing shall be provided within the Sullivant Avenue parking setback to a height of 36 inches. Height shall be measured from the nearest section of the adjacent internal private street.
3. Street, ornamental or evergreen trees shall be planted along the internal private streets at the rate of not less than one (1) per condominium unit.
4. All plant material required by this text shall meet the following minimum requirements at time of planting: Street trees – minimum 1 ½” caliper, ornamental trees – 1 ½” caliper, evergreen trees – 5-6 feet in height. Plant material shall be maintained in a healthy condition. Weather permitting, dead or diseased plant material required by this text shall be replaced within 6 months.
5. Within the west perimeter 45 foot building setback, where adjacent to parcels 570-215152, 570-219362, 570-219361, 570-219360, said parcels fronting on Wild Stallion Drive, 25 feet adjacent to the perimeter site property line shall be left undisturbed in its current vegetative state except that obnoxious plant species, invasive vines or undesirable plant material may be removed at developer’s discretion.

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

1. The building style shall consist of four (4) and six (6) dwelling unit buildings. All dwelling units shall be two (2) story but shall not exceed 2 ½ stories above grade.
2. The Minimum Net Floor Area for Living Quarters, as defined in Section 3303.13, Letter M, of the Columbus Zoning Code, shall be 1,100 square feet per dwelling unit.
3. Every dwelling unit shall have not less than a one (1) car attached garage.
4. The primary building roof shall be gabled or hip and shall have a minimum pitch of 8:12.

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

1. All new or relocated utility lines shall be installed underground unless the applicable utility company directs or requires otherwise.
2. Subject to approval of a Dumpster Waiver, refuse collection shall be provided by private hauler. All residents shall have a private refuse container(s). If a dumpster waiver is not granted or if revoked by the City of Columbus or if the condominium association requests refuse service by the City of Columbus, dumpsters will be provided in accordance with applicable city code.

3. Site lighting shall utilize fully shielded, cut-off light fixtures or decorative style light fixtures, not exceeding sixteen (16) feet in height. All external building mounted light fixtures shall be the same or similar for consistency in appearance and style. All lighting along the private streets and any common area lighting shall be the same or similar for consistency in appearance and style.

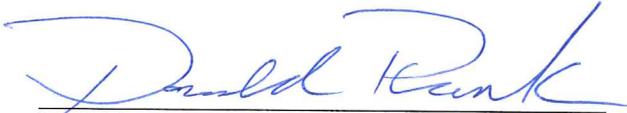
F. Graphics and Signage Commitments

1. All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the AR-12, Apartment Residential District. All signage shall be monument style, shall be incorporated into an entrance feature wall and/or shall be mounted on a single pole with cross arm and hanging sign copy. Sign illumination, if any, shall only be in the form of low level ground mounted lighting projecting directly at the sign face. The low level ground mounted lighting shall be screened with landscaping or other material to prevent glare visible from the public right of way. Any variance to the applicable sign requirements of the AR-12 District shall be submitted to the Columbus Graphics Commission.

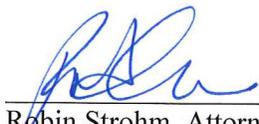
IV. MISCELLANEOUS FOR SUB-AREA A AND SUB-AREA B:

1. The developer has complied with applicable requirements of Chapter 3318, Parkland Dedication, Columbus City Code.
2. The Columbus Board of Zoning Adjustment (BZA) shall be the body to hear any and all variance requests to site development standards, unless included in a council variance application and except as any variance may apply to graphics, including any and all specific site development standards contained in this ordinance and any applicable standard(s) of the I, Institutional District and AR-12, Apartment Residential District.

The undersigned, being the owners of the subject properties together with the applicant in the subject application, or their authorized representatives, do 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 properties 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, alter or modify any more restrictive provision of the Columbus City Codes, except as permitted by the Development Text and drawings referenced herein.



Donald T. Plank, Attorney for The Laurels of West Columbus Real Estate, LLC, Owner of Sub-Area A



Robin Strohm, Attorney for Gabriel's Landing Condominium Association, Owner of Sub-Area B



ZONING EXHIBIT



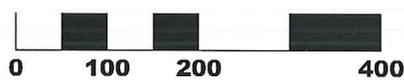
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GABRIEL'S RUN DRIVE
COLUMBUS, OHIO

PROJECT NO: **160681.000**

DATE: **06-13-2017**

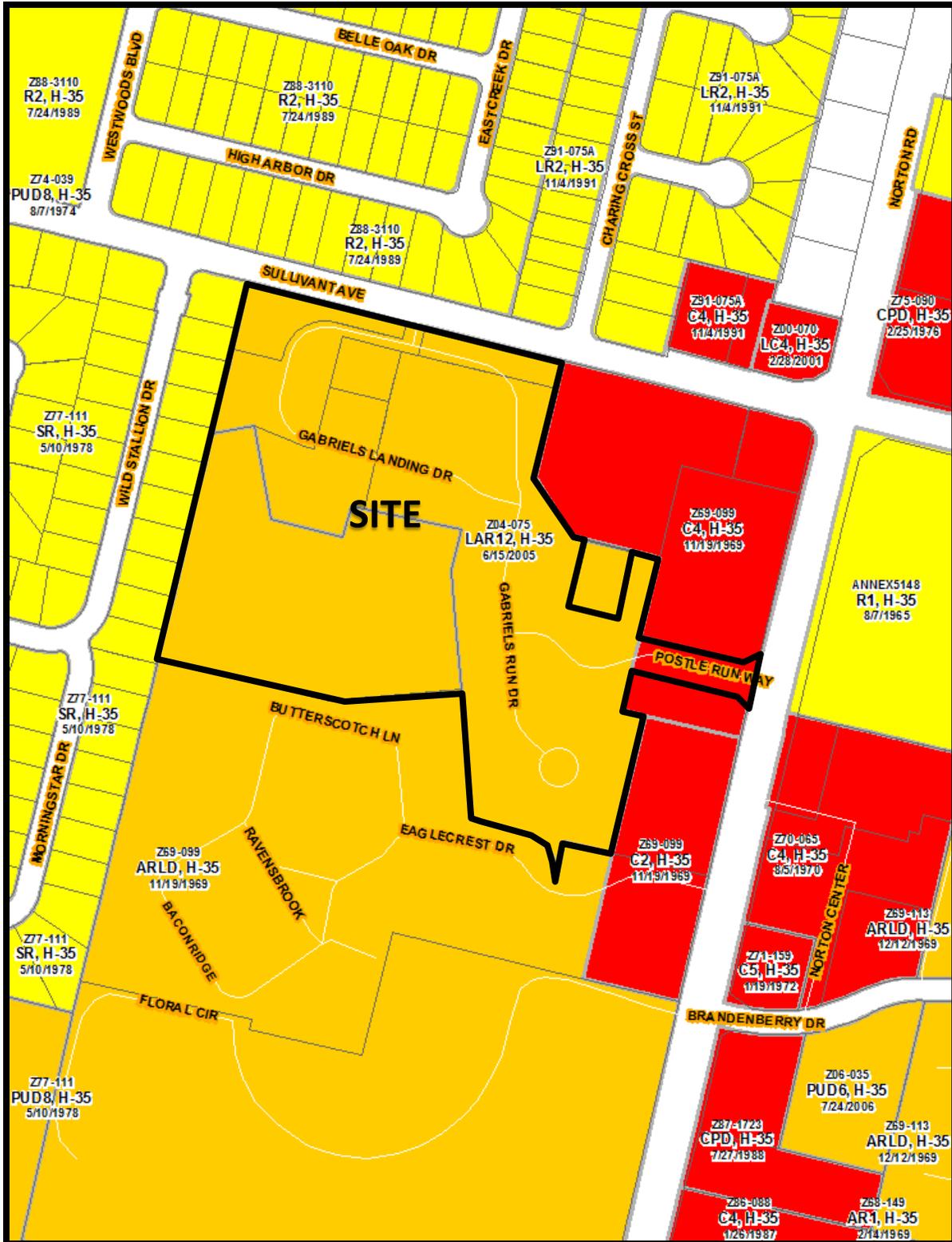
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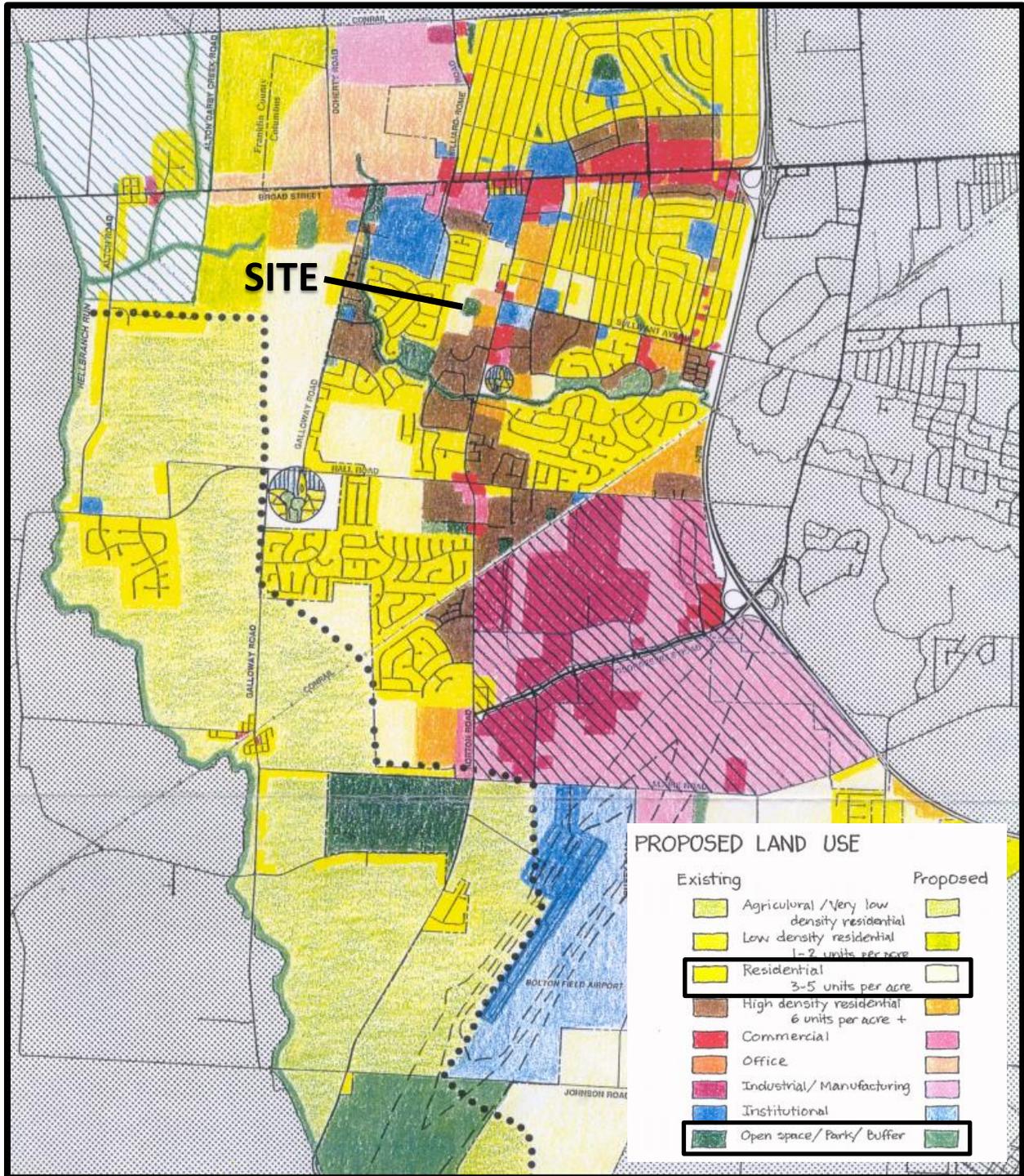
SHEET NO.

1/1

216-069



Z16-069
 471 Norton Road
 Approximately 16.24 acres
 L-AR-12, ARLD, C-4 to CPD, L-AR-12



Z16-069
 471 Norton Road
 Approximately 16.24 acres
 L-AR-12, ARLD, C-4 to CPD, L-AR-12



Z16-069
471 Norton Road
Approximately 16.24 acres
L-AR-12, ARLD, C-4 to CPD, L-AR-12