

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 #: 215-004
Date Received: 3/21/13
Application Accepted By: ET Fee: \$11,520.00
Comments: Assigned to Shannon Price 645-2208 spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 6000 RIVERSIDE DR Zip 43017
Is this application being annexed into the City of Columbus Yes No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 590-154257
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD & I Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: NORTHWEST CIVIC ASSOC.

Proposed Use or reason for rezoning request: ASSISTED LIVING, NURSING HOME, OR 1-USE GROUP HOUSING
(continue on separate page if necessary)

Proposed Height District: H-35 & H-60 (SEE SITE PLAN) Acreage 26.55
(Columbus City Code Section 3309.14)

APPLICANT:

Name JERRY KUYOTH
Address 6000 RIVERSIDE DR City/State DUBLIN, OHIO Zip 43017
Phone # 614-764-1600 Fax # 614-764-7466 Email JERRYK@FV DUBLIN.ORG

PROPERTY OWNER(S):

Name FRIENDSHIP VILLAGE OF DUBLIN OHIO, INC. - JERRY KUYOTH
Address 6000 RIVERSIDE DR City/State DUBLIN, OHIO Zip 43017
Phone # 614-764-1600 Fax # 614-764-7466 Email JERRYK@FV DUBLIN.ORG
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name MIKE MILLIGAN (JMM ARCHITECTS)
Address 4685 LARWELL FT. City/State COLUMBUS, OHIO Zip 43220
Phone # 614-326-5565 Fax # 614-326-5566 Email: MIKE@JMMARCH.COM

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

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE _____ James H. Milligan Agent.

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

215-006

Additional Parcels:

010-258023

010-260456

455-277290

REZONING APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 215-004

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Joseph B. Kuyeth Jr. (Friendship Village of Dublin)
of (1) MAILING ADDRESS 6000 Riverside Dr. Dublin, Ohio 43017
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 6000 RIVERSIDE DRIVE
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) 3/2/15
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) FRIENDSHIP VILLAGE OF DUBLIN, INC
6000 RIVERSIDE DRIVE
DUBLIN, OHIO 43017

Check here if listing additional property owners
on a separate page.

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

JERRY KUYOTH
614.764.1600

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

(5) NORTHWEST CIVIC ASSOC. - DAVID SHAW
P.O. BOX 20134
COLUMBUS, OH 43220

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]

Subscribed to me in my presence and before me this 27 day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
June 23, 2015

My Commission Expires:

This Affidavit expires six months after date of notarization.



Linda K. Oberle
Notary Public, State of Ohio
My Commission Expires 06-23-2015

Jerry Kuyoth
 Friendship Village of Dublin
 6000 Riverside Drive
 Dublin, Ohio 43017

Friendship Village of Dublin, Ohio,
 Inc
 Jerry Kuyoth
 6000 Riverside Drive
 Dublin, Ohio 43017

Daniel C. Harkins
 Attorney At Law
 333 N. Limestone Street, Suite 203
 P.O. Box 1125
 Springfield, Ohio 45501

Northwest Civic Association
 Attn: Dave Shaw
 P.O. Box 20134
 Columbus, Ohio 43220

Carla D. Kreil
 6613 Canaan Circle
 Dublin, Ohio 43017

Vaughan-Ransom Partnership
 c/o Society of Chest Pain Centers
 Inc.
 770 Jasonway Ave, Ste 18
 Columbus, Ohio 43214

Vaughan-Ransom Partnersip
 c/o Gun & A1 LLC
 6434 Steinbeck Way
 Westerville, Ohio 43082

Fishman Investments LTD
 8577 Turnberry Court
 Dublin, Ohio 43017

Fishman Investments LTD
 8577 Turnberry Court
 Dublin, Ohio 43017

TMG Investments LLC
 4125 Longhill Road
 Columbus, Ohio 43220

TMG Investments LLC
 4125 Longhill Road
 Columbus, Ohio 43220

Friendship Village of Dublin, Ohio,
 Inc
 6000 Riverside Drive
 Dublin, Ohio 43017

Rivergreen Partners LLC
 76 Cressingham Lane
 Powell, Ohio 43065

GSP Dunsinane LLC
 8565 Dunsinane Drive
 Dublin, Ohio 43017

Fishman Investments LTD
 8577 Turnberry Court
 Dublin, Ohio 43017

Fishman Investments LTD
 8577 Turnberry Court
 Dublin, Ohio 43017

Birchton LLC
 6000 Riverside Drive
 Dublin, Ohio 43017

Timothy M. Grywalski
 Maribeth D. Grywalski
 3986 N. Hampton Drive
 Powell, Ohio 43065

Timothy M. Grywalski
 Maribeth D. Brywalski
 3986 N. Hampton Drive
 Powell, Ohio 43065

Gregory C. Booton
 6685 Canaan Circle
 Dublin, Ohio 43017

Sivad Investment Co LTD
 102 County Line Rd W #A
 Westerville, Ohio 43082

Sunbuck Properties LLC
 3532 Mark Twain Drive
 Hilliard, Ohio 43026

Birchton LLC
 6000 Riverside Drive
 Dublin, Ohio 43017

Regina M. Grywalski
 6672 Birchton Street
 Dublin, Ohio 43017

Quarry Office Building Pratership
 6099 Riverside Drive
 Dublin, Ohio 43017

Sunbuck Properties LLC
 3532 Mark Twain Drive
 Hilliard, Ohio 43026

Sunbuck Properties LLC
 3532 Mark Twain Drive
 Hilliard, Ohio 43026

Linchmere LTD
 2238 Briarhurst Lane
 Columbus, Ohio 43220

GSP Dunsinane LLC
8565 Dunsinane Drive
Dublin, Ohio 43017

Friendship Village of Dublin, Ohio,
Inc
6000 Riverside Drive
Dublin, Ohio 43017

Friendship Village of Dublin, Ohio,
Inc
6000 Riverside Drive
Dublin, Ohio 43017

Fishman Investments LTD
8577 Turnberry Court
Dublin, Ohio 43017

Birchton LLC
6000 Riverside Drive
Dublin, Ohio 43017

Miles C. Larrick
3381 Chetwood Place
Dublin, Ohio 43017

Fishman Investments LTD
8577 Turnberry Court
Dublin, Ohio 43017

Birchton LLC
6000 Riverside Drive
Dublin, Ohio 43017

Michael R. TR Hitsman
5625 Preston Mill Way
Dublin, Ohio 43017

REZONING APPLICATION

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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 # 215-0024

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Joseph B. Kwach Jr. (Friendship Village of Dublin)
of (COMPLETE ADDRESS) 6000 Riverside Drive Dublin, Ohio 43017
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 210
- Contact name and number

1. <u>FRIENDSHIP VILLAGE OF DUBLIN INC</u> <u>6000 Riverside Drive</u> <u>Columbus, OH 43017</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this

29 day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

June 23, 2015



~~This Project Disclosure Statement expires six months after date of notarization.~~
Erika R. Obene
Notary Public, State of Ohio
My Commission Expires 06-23-2015

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

August 29, 2014

**DESCRIPTION OF 26.554 ACRES AT
6000 RIVERSIDE DRIVE, COLUMBUS, OHIO
FOR FRIENDSHIP VILLAGE OF DUBLIN, OHIO, INC.**

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 3, Township 2 North, Range 19 West, United States Military Lands and being all of the following tracts of land:

1. an 18.200 acre tract of land conveyed to Friendship Village of Dublin, Ohio, Inc. by deed of record in Deed Book 3801, Page 588,
2. a 0.564 acre tract of land conveyed to Friendship Village of Dublin, Ohio, Inc. by deed of record in Instrument No. 200211040279131,
3. a 1.219 acre tract of land conveyed to Friendship Village of Dublin, Ohio, Inc. by deed of record in Instrument No. 200501180010500,
4. a 3.028 acre tract of land conveyed to Friendship Village of Dublin, Ohio, Inc. by deed of record in Instrument No. 200110290248366,
5. a 2.742 acre tract of land conveyed to Friendship Village of Dublin, Ohio, Inc. by deed of record in Instrument 200110180239126, and
6. a 0.802 acre tract of land conveyed to Friendship Village of Dublin, Ohio, Inc., by deed of record in Instrument 201407070085793,

all references being to the Recorder's Office, Franklin County, Ohio, all bounded and described as follows:

Beginning at a 3/4" I.D. iron pipe set at the east end of a curve connecting the north line of Riverside Green (variable width) with the east line of Riverside Drive – U.S. Route 33 (variable width), as shown upon the recorded plat of Riverside Green, of record in Plat Book 50, Pages 66, 67 and 68, said iron pipe being 40.00 feet northerly by perpendicular measurement from the centerline of Riverside Green and 80.00 feet easterly by perpendicular measurement from the centerline of Riverside Drive, said iron pipe also being in a south line of said 18.200 acre tract;

thence northwesterly along said connecting curve, along the curved southwest line of said 18.200 acre tract and with a curve to the right, data of which is: radius = 20.00 feet, and delta = 90° 00' 00", an arc distance of 31.42 feet and a chord distance of 28.28 feet bearing N 36° 49' 15" W. to a 3/4" I.D. pipe set at the north end of said connecting curve, in the east line of Riverside Drive and in a west line of said 18.200 acre tract, said iron pipe being 60.00 feet easterly by perpendicular measurement from the centerline of Riverside Drive;

thence N 08° 10' 45" E along the east line of Riverside Drive and along a west line of said 18.200 acre tract a distance of 275.18 feet to a 3/4" I.D. iron pipe set at a point of curvature;

thence northerly along the curved east line of Riverside Drive, along a curved west line of said 18.200 acre tract and with a curve to the right, data of which is: radius = 5,669.65 feet, and delta = 01° 52' 00", an arc distance of 184.71 feet and a chord distance of 184.71 feet bearing N 09° 06' 45" E to a 3/4" I.D. iron

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pipe set at the point of tangency;

thence N 10° 02' 46" E along the east line of Riverside Drive and along a west line of said 18.200 acre tract a distance of 101.94 feet to a 3/4" I.D. iron pipe set at a point of curvature;

thence northerly along the curved east line of Riverside Drive, along a curved west line of said 18.200 acre tract, along the curved east line of a 0.954 acre tract of land conveyed as Strip No. 2 to City of Columbus, Ohio for Riverside Drive right-of-way purposes by deed of record in Deed Book 3462, Page 170 and with a curve to the right, data of which is: radius = 2,804.23 feet, and delta = 05° 12' 06", an arc distance of 254.59 feet and a chord distance of 254.50 feet bearing N 12° 38' 48" E to a 3/4" I.D. iron pipe set at the point of tangency;

thence N 15° 13' 08" E along the east line of Riverside Drive, along a west line of said 18.200 acre tract and along the east line of said 0.954 acre tract a distance of 569.43 feet to a 3/4" I.D. iron pipe set at the northwest corner of said 18.200 acre tract, at the northeast corner of said 0.954 acre tract and in the south line of a said 1.219 acre tract;

thence N 74° 56' 26" W along the north line of said 0.954 acre tract and along the south line of said 1.219 acre tract a distance of 60.00 feet to a MAG nail set in the centerline of Riverside Drive;

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thence N 15° 13' 08" E along the centerline of Riverside Drive, along the west line of said 1.219 acre tract and along a portion of the west line of said 3.028 acre tract a distance of 271.10 feet to a Mag Nail set at a point of curvature;

thence northerly, along the curved centerline of Riverside Drive, along a curved portion of a west line of said 2.742 acre tract, along the curved west line of said 2.742 acre tract and with a curve to the left, data of which is: radius = 1,910.00 feet, delta = 03° 29' 53" and length = 116.61 feet, a chord distance of 116.59 feet bearing N 13° 28' 12" E to a Mag Nail set at the northwest corner of said 2.742 acre tract and at the southwest corner of a 0.748 acre tract of land conveyed to Doris D. Harding by deed of record in Official Record 11029, Page D 09;

thence N 81° 34' 22" E along a north line of said 2.742 acre tract and along the south line of said 0.748 acre tract a distance of 244.63 feet to a 3/4" I.D. iron pipe set at the southeast corner of said 0.748 acre tract;

thence N 13° 35' 22" E along a west line of said 2.742 acre tract and along the east line of said 0.748 acre tract a distance of 104.38 feet to a 3/4" I.D. iron pipe set at the northeast corner of said 0.748 acre tract, at a northwest corner of said 2.742 acre tract and in the south line of a an original 1.007 acre tract of land conveyed to Doris D. Harding by deeds of record in Official Record 11029, Page D 09 and in Instrument 199809230242156;

thence S 82° 10' 09" E along a portion of a north line of said 2.742 acre tract and along a portion of the south line of said original 1.007 acre tract a distance of 55.98 feet to a 3/4" I.D. iron pipe found at the southwest corner of said 0.802 acre tract;

thence N 14° 31' 10" W along the west line of said 0.802 acre tract a distance of 113.14 feet to a 3/4" I.D. iron pipe found at a corner of said 0.802 acre tract;

thence N 61° 02' 41" W along the southwesterly line of said 0.802 acre tract a distance of 137.72 feet to a P.K. nail found at the west corner of said 0.802 acre tract, in the north line of said original 1.007 acre tract and in a south line of an original 11.270 acre tract of land conveyed to GSP Dunsinane, LLC, by deed of record in Instrument 199903300078500;

thence S 84° 30' 15" E along a north line of said 0.802 acre tract and along a portion of a south line of said original 11.270 acre tract a distance of 76.03 feet to a 3/4" I.D. iron pipe found at a corner of said 0.802 acre tract and said original 11.270 acre tract;

thence S 78° 26' 18" E along a north line of said 0.802 acre tract and along a south line of said original 11.270 acre tract a distance of 285.09 feet to a 3/4" I.D. iron pipe found at the northeast corner of said 0.802 acre tract, at a corner of said original 11.270 acre tract and at the northwest corner of a 1.815 acre tract of land conveyed, as Parcel II, to GSP Dunsinane, LLC, by deed of record in Instrument 199903300078497;

thence S 02° 39' 29" W along the east line of said 0.802 acre tract and along a west line of said 1.815 acre tract a distance of 125.00 feet to a 3/4" I.D. iron pipe found at the southeast corner of said 0.802 acre tract, at a corner of said 1.815 acre tract and at the northeast corner of said 2.742 acre tract;

thence S 00° 11' 54" E along the east line of said 2.742 acre tract, along a portion of the east line of said 3.028 acre tract, along a west line of said 1.815 acre tract and along the west line of a 1.737 acre tract of land conveyed, as Parcel III, to GSP Dunsinane, LLC, by deed of record in Instrument 199903300078497 a distance of 370.41 feet to a 3/4" I.D. iron pipe set at a westerly corner of said 1.737 acre tract and at the northerly corner of said 0.564 acre tract;

thence S 43° 42' 41" E along a southwesterly line of said 1.737 acre tract and along the northeasterly line of said 0.564 acre tract a distance of 227.40 feet to a 3/4" I.D. iron pipe set at the southerly corner of said 1.737 acre tract, at the southeasterly corner of said 0.564 acre tract and in the west right of way line of Birchton Street (Fifty (50) feet in width);

thence S 46° 13' 19" W along the west line of Birchton Street and along the east line of said 0.564 acre tract a distance of 113.63 feet to a 3/4" I.D. iron pipe set at a point of curvature;

thence southerly along the curved west line of Birchton Street, along a curved east line of said 18.200 acre tract, along a curved east line of said 0.564 acre tract and with a curve to the left, data of which is: radius = 425.00 feet, and delta = 31° 33' 38", an arc distance of 234.11 feet and a chord distance of 231.16 feet bearing S 30° 26' 30" W to a 3/4" I.D. iron pipe set at the point of tangency;

thence S 14° 39' 41" W along the west line of Birchton Street and along an east line of said 18.200 acre tract a distance of 649.29 feet to a 3/4" I.D. iron pipe set at a point of curvature;

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thence southerly along the curved west line of Birchton Street, along a curved east line of said 18.200 acre tract and with a curve to the left, data of which is: radius = 425.00 feet, and delta = 30° 28' 55", an arc distance of 226.10 feet and a chord distance of 223.45 feet bearing S 00° 34' 47" E to a 3/4" I.D. iron pipe set at the point of tangency;

thence S 15° 49' 15" E along the west line of Birchton Street and along an east line of said 18.200 acre tract a distance of 125.00 feet to a 3/4" I.D. iron pipe set at a point of curvature at the north end of a curve connecting the west line of Birchton Street with the north line of Riverside Green;

thence southwesterly along said connecting curve, along the curved southeast line of said 18.200 acre tract and with a curve to the right, data of which is: radius = 20.00 feet, and delta = 90° 00' 00", an arc distance of 31.42 feet and a chord distance of 28.28 feet bearing S 29° 10' 45" W to a 3/4" I.D. iron pipe set at the west end of said connecting curve, in the north line of Riverside Green and in a south line of said 18.200 acre tract, said iron pipe being 30.00 feet northerly by perpendicular measurement from the centerline of Riverside Green;

thence S 74° 10' 45" W along the north line of Riverside Green and along a south line of said 18.200 acre tract a distance of 290.00 feet to a 3/4" I.D. iron pipe set at a point of curvature;

thence westerly along the curved north line of Riverside Green, along the curved south line of said 18.200 acre tract and with a curve to the right, data of which is: radius = 554.35 feet, and delta = 24° 00' 00", an arc distance of 232.21 feet and a chord distance of 230.51 feet bearing S 86° 10' 45" W to a drill hole set in a concrete driveway ramp at the point of tangency;

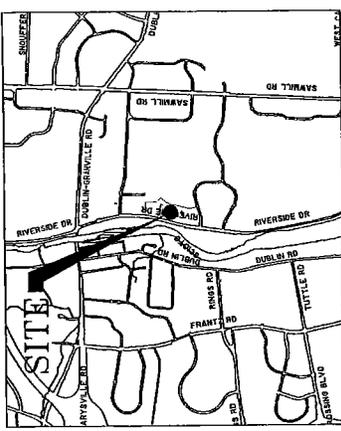
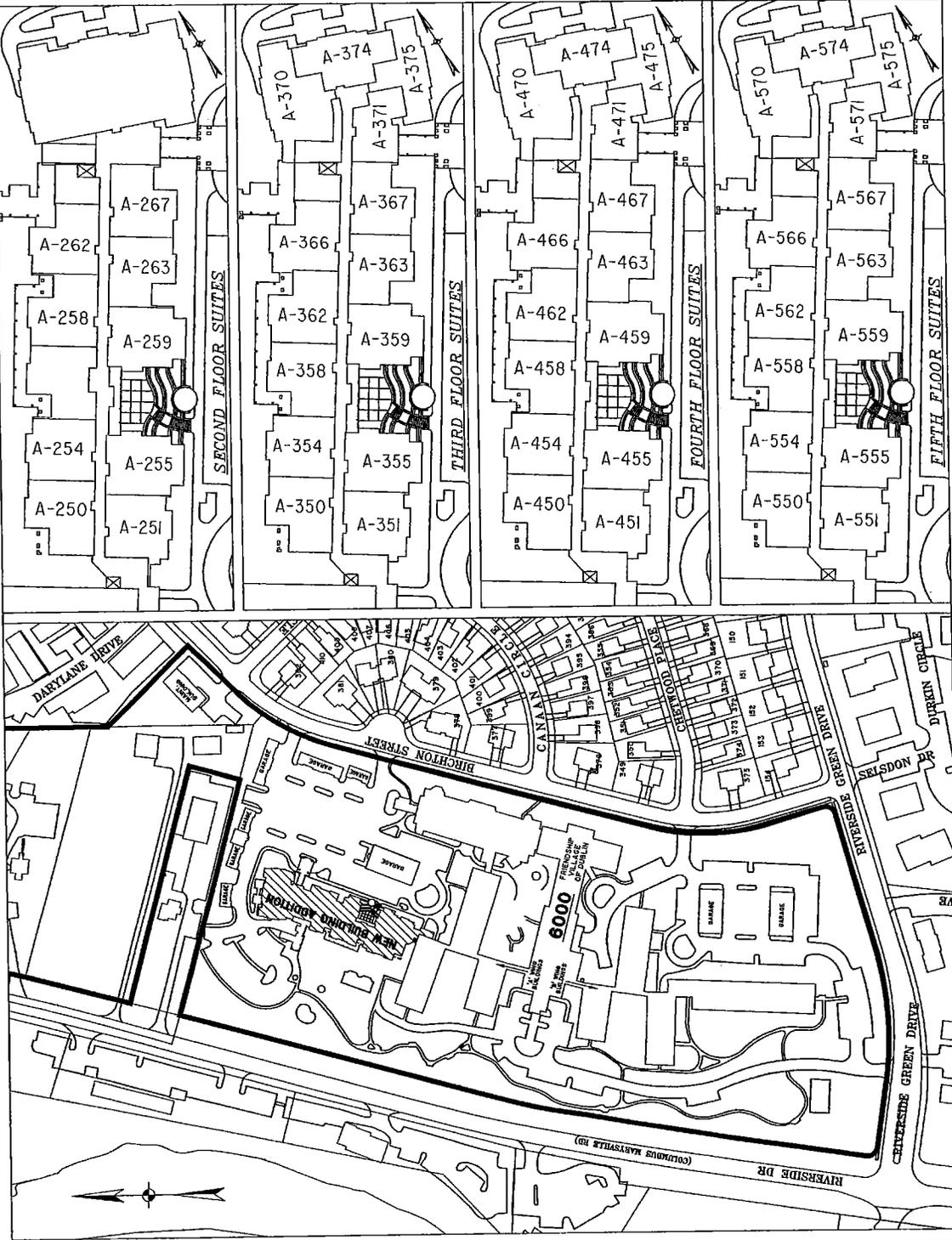
thence N 81° 49' 15" W along the north line of Riverside Green and along a south line of said 18.200 acre tract a distance of 147.05 feet to the place of beginning;

containing 26.554 acres of land more or less and being subject to all highways, easements and restrictions of record.

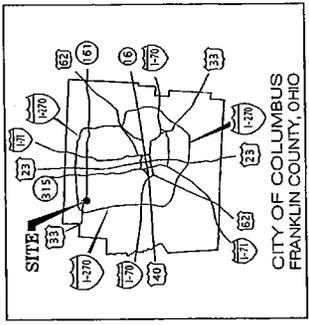
The above description was prepared by Jay R. Miller, Ohio Surveyor No. 8061, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in December, 2009 and August 2014. Basis of bearings is the centerline of Riverside Green, being N 81° 49' 15" W, derived from VRS observations referencing monument PID designation of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

Jay R. Miller
Ohio Surveyor No. 8061

ASSIGNMENT OF APARTMENT ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



OTHER MAP REFERENCES
 CITY LAND USE MAP: 10-B
 GIS FACET NUMBER: 179607600



CERTIFIED HOUSE NUMBERS
 HOUSE NUMBERS SHOWN ON ATTACHED
 PLATE ARE CERTIFIED FOR SECURING
 OF BUILDING & UTILITY PERMITS

Issued by: *[Signature]* 02/19/04
 PAMELA A. CLAWSON P.E., ADMINISTRATOR
 TRANSPORTATION DIVISION
 109 N. FRONT ST.
 COLUMBUS, OH. 43215

ADDRESS FILE NUMBER: 04-007

DEVELOPED BY: FRIENDSHIP VILLAGE OF DUBLIN INC.
 ENGINEERING CONSULTANT: JIM MARCH ASSOCIATES
FRIENDSHIP VILLAGE OF DUBLIN
BUILDING ADDITION - 'A' WING
 6000 RIVERSIDE DRIVE
 ORIGINAL PARCEL NUMBER: 590-15637
 DRAWN BY: JPR CHECKED BY: AC

215-004

CPD TEXT
Riverside Drive

PROPOSED DISTRICT: CPD
PROPERTY ADDRESS: 6000 Riverside Drive
OWNER: Friendship Village of Dublin, Ohio, Inc.
APPLICANT: Friendship Village of Dublin, Ohio, Inc.
DATE OF TEXT: February, 2015
APPLICATION NUMBER: --- 215-006

1. Introduction

The subject property consists of 26.55 +/- acres of real property (the "Property"), which is located on Riverside Drive. The Property is proposed to be further developed by the Applicant. In 2014 the City passed an Ordinance pursuant to rezoning application Z13-034, causing approximately .802 acres of real property to be rezoned. In 2003, the City passed an ordinance pursuant to rezoning application Z02-051 causing approximately 6.334 acres of real property (the "Initial CPD Property") to be rezoned to permit an extension of the FVD Campus on the Initial CPD Property for the development of an independent living complex for senior citizens (the "Independent Living Complex"), limiting such development by a CPD Text (the "2003 CPD Text"). In 2005, the City passed an ordinance pursuant to rezoning application Z05-029 which added 1.219 acres to the CPD text (the "Additional CPD Property").

2. Permitted Uses

Subject to the limitations set forth below, the Property may only be used for Assisted Living, Nursing Home or I-use group Housing, and for residential dwelling units meeting the requirements of housing for the elderly. The Property will be owned and operated by the Applicant as part of the Friendship Village of Dublin community. The Property will not contain individual lots. Independent licensed senior residential dwelling units shall be limited to no more than 375 units with no limits on Assisted Living units.

3. Development Standards

Reference to the attached Site Plan (the "Plan") is made herein. The Plan sets forth a conceptual layout of the proposed development of the Property. The exact locations of structures, streets and landscaping, may be modified subject to any necessary approval of the relevant city agencies.

A. Density, Lot and/or Setbacks Commitments

1. Maximum density on the Property will not exceed 375 non licensed senior independent living units. With no limits on licensed units.

2. Minimum setbacks on the Property will be twelve feet from any adjacent property boundary, provided that there shall be no minimum setback requirement for any development that is adjacent to the boundary of other real property owned by Friendship Village of Dublin. Setbacks for buildings along Riverside Drive shall be 50 feet, and 25 feet along Riverside Green and Birchton Street. Parking setbacks on Riverside Drive shall be 40 feet not including driveways which shall be 10 feet where parallel to roads and 0 feet everywhere else. Setbacks can be reduced to 45 feet along Riverside and 20 feet along Riverside Green and Birchton Court with a reduction in building height of 15 feet.

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

1. All circulation, curb cuts and access points shall be subject to the approval of The Department of Public Service. Applicant proposes that the primary access to the Property will include 4 (four) full service connections on Birchton Street and at least one full service access point on Riverside Green. Access on Riverside drive shall be limited to emergency access. If a connection to provide emergency vehicle access is required by the City of Columbus, Division of Fire, bollards and signage shall be installed in appropriate locations to prevent the usage of this connection by regular vehicular traffic. If appropriate cross access easements are in place, the above provision shall not prohibit the property owner from utilizing this vehicular connection as a temporary construction access during the construction of this site, if approved by the Department of Public Service.
2. Each senior independent living units will have no less than one parking space either in a garage or surface lot.
3. Walkways within the Property will be constructed to permit pedestrian circulation within the Property. The location of the walkways may be changed from time to time to accommodate use and future expansion.
4. No parking will be permitted on streets on the Property that are twenty (20) feet wide and parking will be permitted only on one side of each street that is twenty-four (24) feet wide.
5. All parking will comply with section 3312.29. Re: parking space size and stacking.

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

1. The applicant will endeavor to preserve existing large trees on the subject Property to the extent practicable, as shown on site plan.

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

1. Exteriors of the buildings will be constructed of materials consistent with residential structures within the Friendship Village community and neighboring properties, examples of which include brick, stone, stucco and siding. No vinyl siding will be used on any buildings. Flat or pitched roofs will be permitted.
2. Building heights shall be 35 feet maximum within 125 feet of the centerline of Riverside Green, Birchton Street and along Birchton Court. Building heights shall be 60 feet maximum for the balance of the site. Refer to Site Plan for graphic delineation of these areas.

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

1. All internal street lighting shall be decorative standards with a height no greater than eighteen feet.

F. Graphics and/or Signage Commitments

All graphics and signage shall comply with the I, Institutional District Standards of the Graphics Code, Title XV of Title 30, Columbus Zoning Code, and any variance to those standards shall be submitted to the Columbus Graphics Commission for consideration.

H. Miscellaneous Commitments

1. Necessary variances (setback, height, parking, etc)
2. Commitment to Site Plan for setbacks and access, landscaping, tree preservation, screening.

4. Other CPD Requirements

A. Natural Environment

The natural environment of the Property is relatively flat, with a slight grade incline to the east from Riverside Drive. A steep wooded ravine runs along the northwest boundary of the Property and will remain substantially in its natural state.

B. Existing Land Use

The Property is a Continuing Care Retirement Community.

C. Transportation and Circulation

Access to and from the site will be from Riverside Green on the southern boundary and Birchton Street at the eastern boundary of the Property with internal vehicular circulation provided for in the Plan.

D. Visual Form of the Environment

The Property is bounded as follows: (i) the northern and eastern boundary of the Property abuts an apartment complex; (ii) the eastern boundary of the Property abuts Birchton Street and single family homes; and (iii) the southern boundary of the Property abuts Riverside Green and Apartments. Various office and commercial operations are located across Riverside Drive to the west of the property.

E. View and Visibility

The Property fronts on Riverside Drive and will be visible from Riverside Drive.

F. Proposed Development

The proposed development will be a Continuing Care Retirement Community.

G. Behavior Patterns

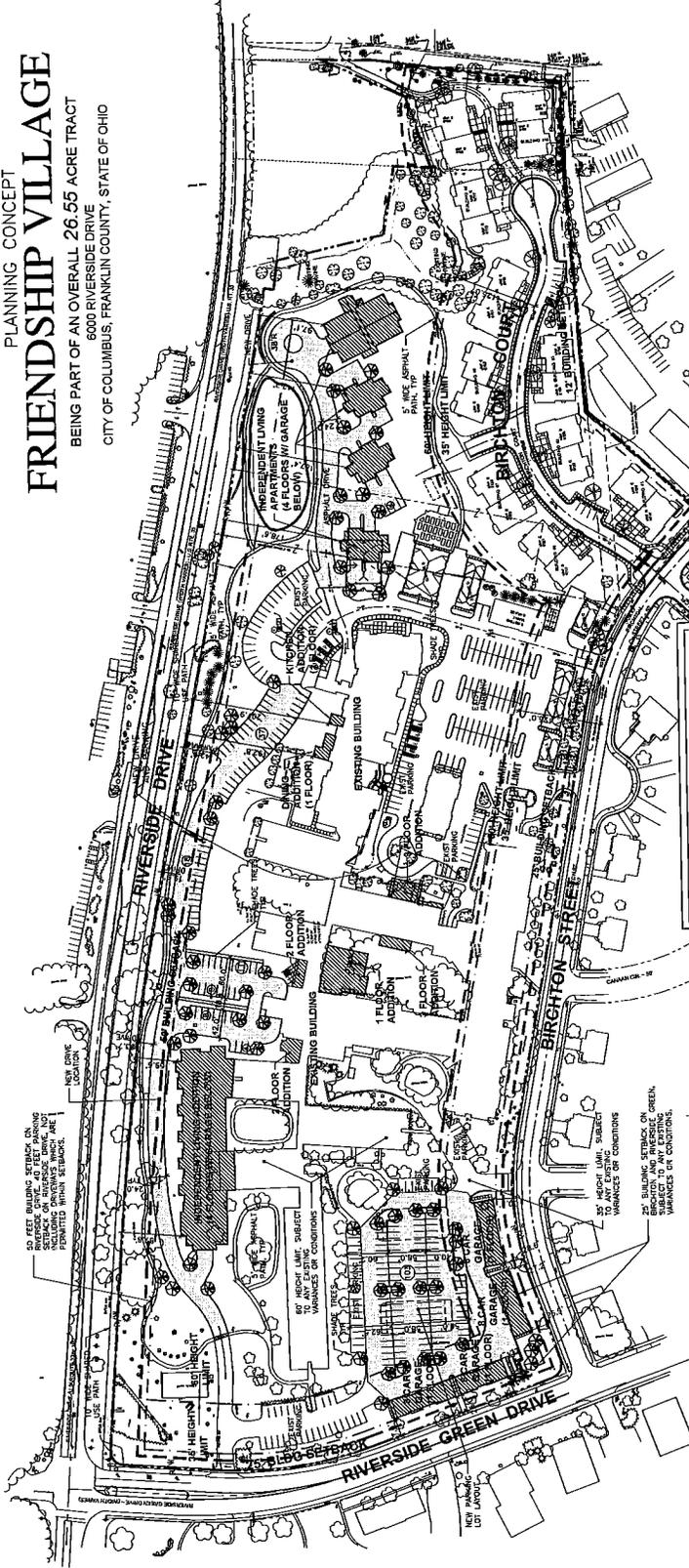
The development on the Property will be integrated as part of the Friendship Village of Dublin community. Traffic access directly on Riverside Drive will not be permitted, except for construction vehicle access.

H. Emissions

Development of the Property shall conform to the City of Columbus requirements as further controlled by the Development Standards of this CPD Text for light levels, sounds and dusts. There will be no objectionable emissions.

***The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their 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.

PLANNING CONCEPT
FRIENDSHIP VILLAGE
 BEING PART OF AN OVERALL 26.55 ACRE TRACT
 6000 RIVERSIDE DRIVE
 CITY OF COLUMBUS, FRANKLIN COUNTY, STATE OF OHIO



BUILDING INFORMATION

ZONING: I-INSTITUTIONAL
 TOTAL SITE AREA: ACRES: 24.55
 EXISTING BUILDING: 100,000 SQ. FT.
 REQUIRED: 100,000 SQ. FT.
 MAX. OF 375 UNITS PER LOT AND NO LIMIT ON ASSISTED LIVING UNITS.
 PROVIDED: 258 EXISTING INDEPENDENT LIVING UNITS
 106 EXISTING ASSISTED/AUGMENTING UNITS

BUILDING SETBACKS:
 RIVERSIDE DRIVE: 50 FEET
 BRINGTON STREET: 25 FEET
 RIVERSIDE GREEN: 25 FEET

PARKING SETBACKS:
 RIVERSIDE DRIVE: 50 FEET
 BRINGTON STREET: 25 FEET
 RIVERSIDE GREEN: 25 FEET

DRIVEWAYS REQUIRED: 0 FEET EVERYWHERE ELSE

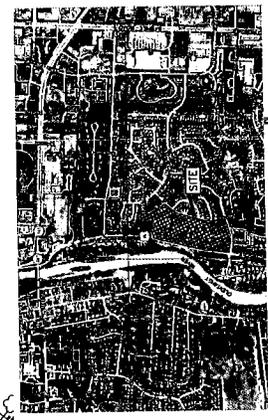
PARKING:
 NUMBER OF SPACES: 2842.19
 REQUIRED PER UNIT (INDEPENDENT LIVING UNITS): 0.72
 PER UNIT (ASSISTED/AUGMENTING UNITS): 1.06
 TOTAL: 2842.19 SPACES

TOTAL REQUIRED SPACES: 583
 PROVIDED: 310 SURFACE
 613 TRUCK SPACES

PARKING SPACE: 2842.19
 PROVIDED: 8.16' EXTERIOR AND GARAGE
 REQUIRED: 8.16' FOR EVERY 10 SPACES
 PROVIDED: 11.17' FOR EVERY 10 SPACES
 PROVIDED: 62' TRUCK SPACES



OVERALL SITE PLAN



LOCATION MAP
 NO SCALE

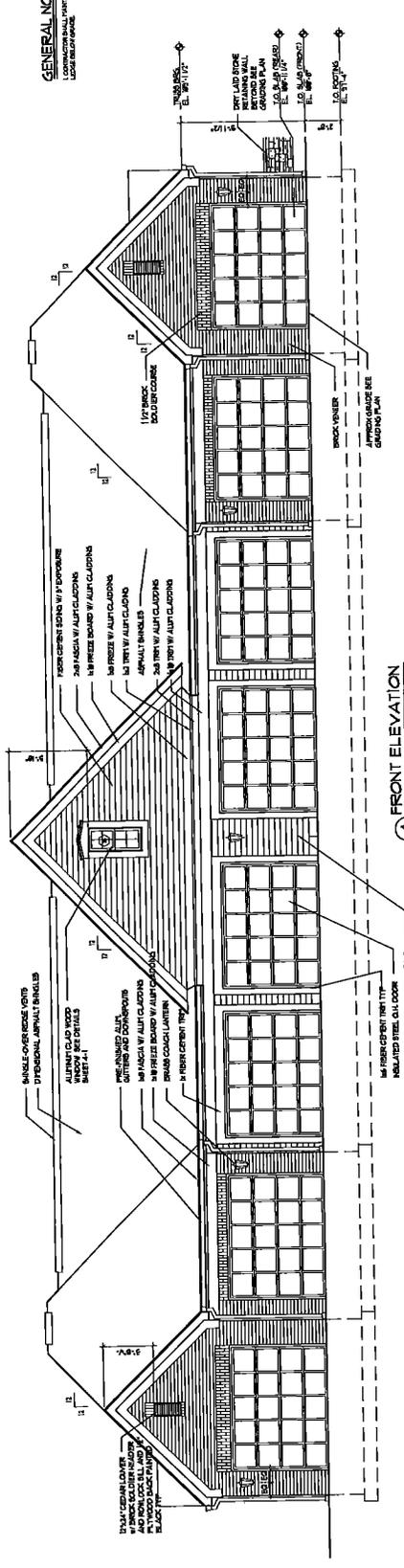
NOTE:
 DEVELOPMENT AREA OF 26.55 ACRES
 ALL INDEPENDENT LIVING UNITS
 OTHER HOUSING FOR THE AGED, UNLICENSED LIVING UNITS, SHALL BE LIMITED TO 10% OF THE TOTAL UNITS WITH NO LIMITS ON LICENSED UNITS.

OVERALL SITE PLAN
 Friendship Village of Dublin
 Columbus, Ohio
 DATE: 02-27-15
 DRAWN BY: JLM
 CHECKED BY: JLM
 PROJECT NO.: 1422

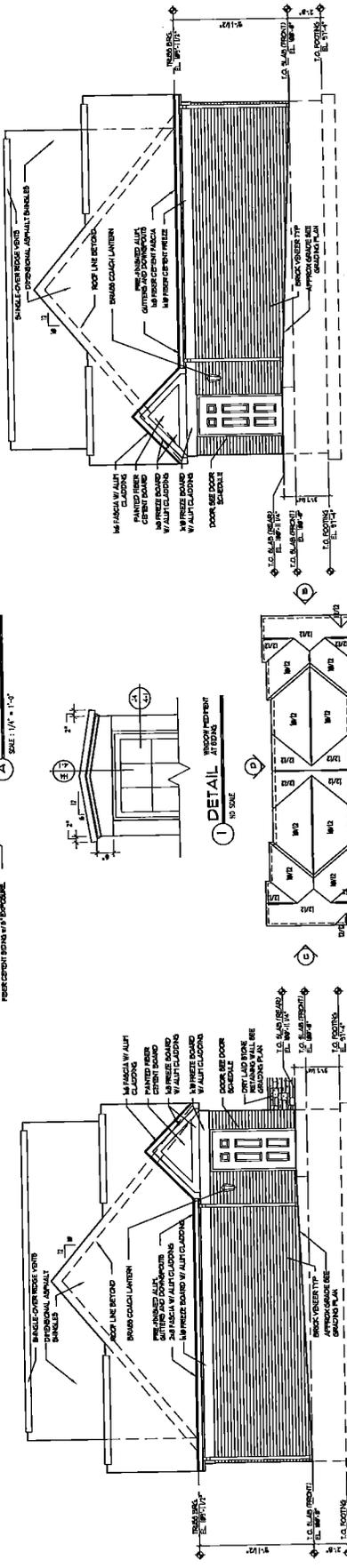
1-1

215-006

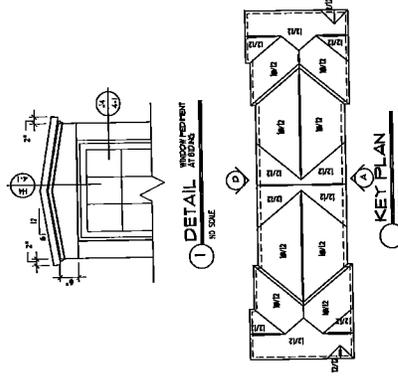
GENERAL NOTES
 1. CONTRACTOR SHALL VERIFY ALL AT CARING FOR BRICK
 2. SEE GENERAL NOTES



A FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



C LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



D REAR ELEVATION
 SCALE: 1/4" = 1'-0"

B RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



KEY PLAN
 TO SCALE



1 DOOR DETAIL
 TO SCALE

DATE	02-27-15	JOB #	1422
DESIGNED BY	JLC	PROJECT	Friendship Village of Dublin
REVISIONS	1. Add Lines, Date, Location, and Title 2. Add Lines, Date, Location, and Title 3. Add Lines, Date, Location, and Title		

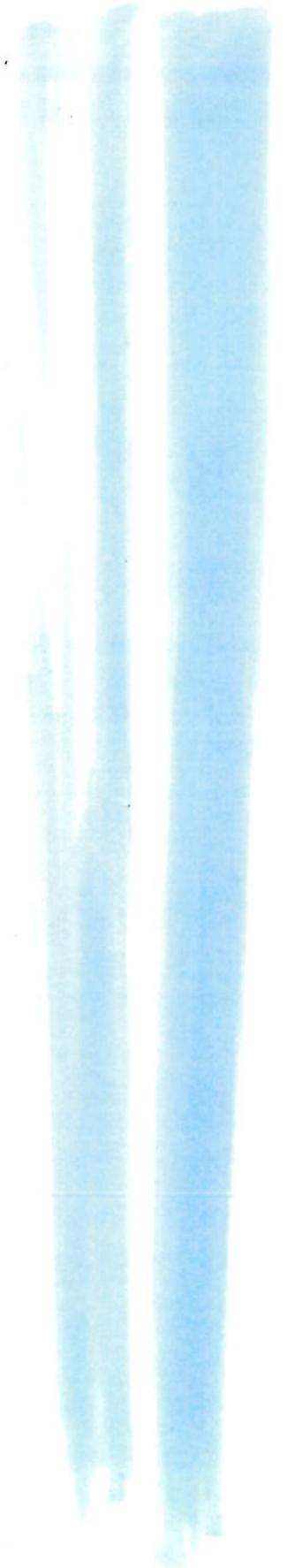
5-2
 EXTERIOR ELEVATIONS
 EIGHT CAR GARAGE

215-006

215-006

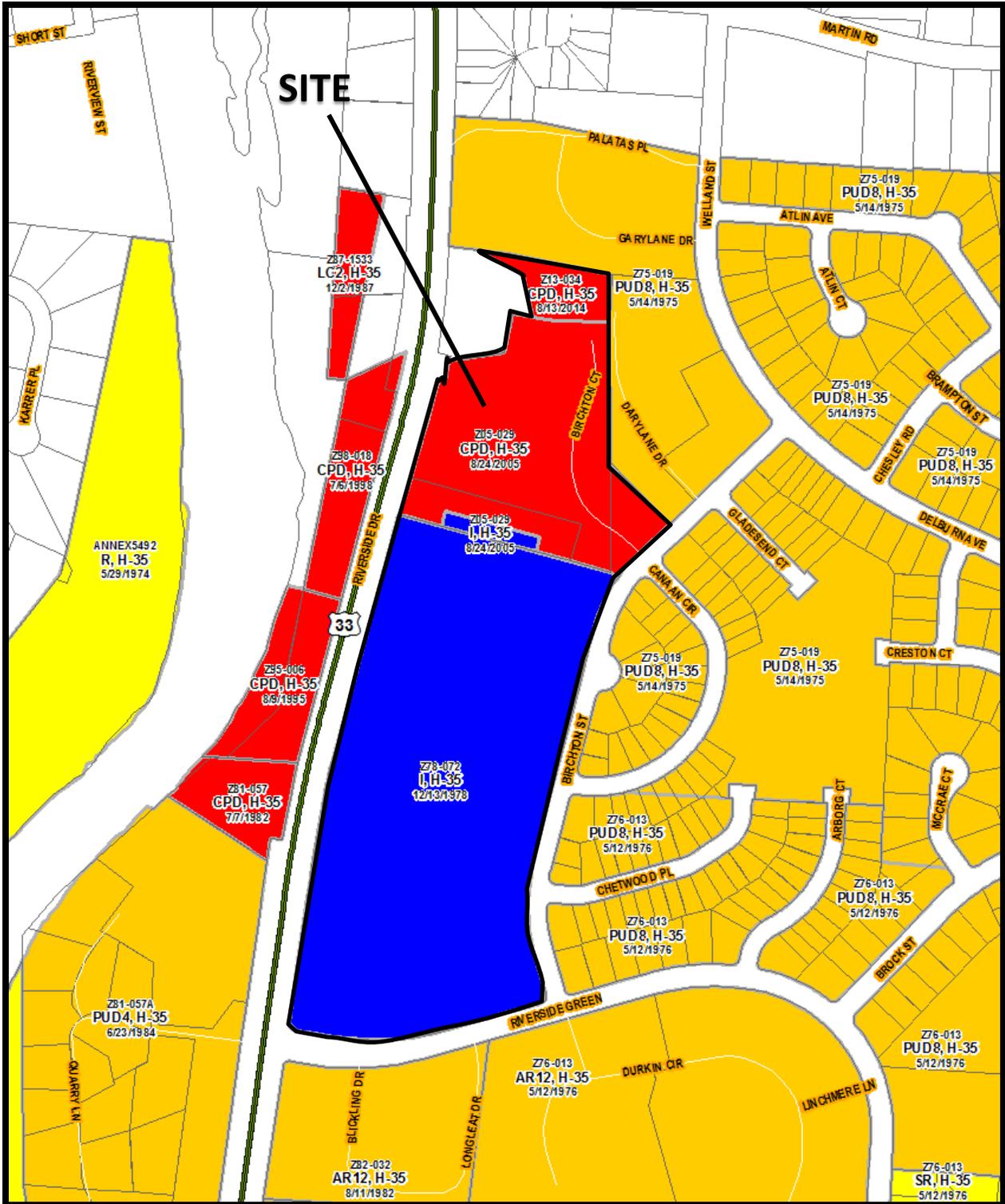


215-006

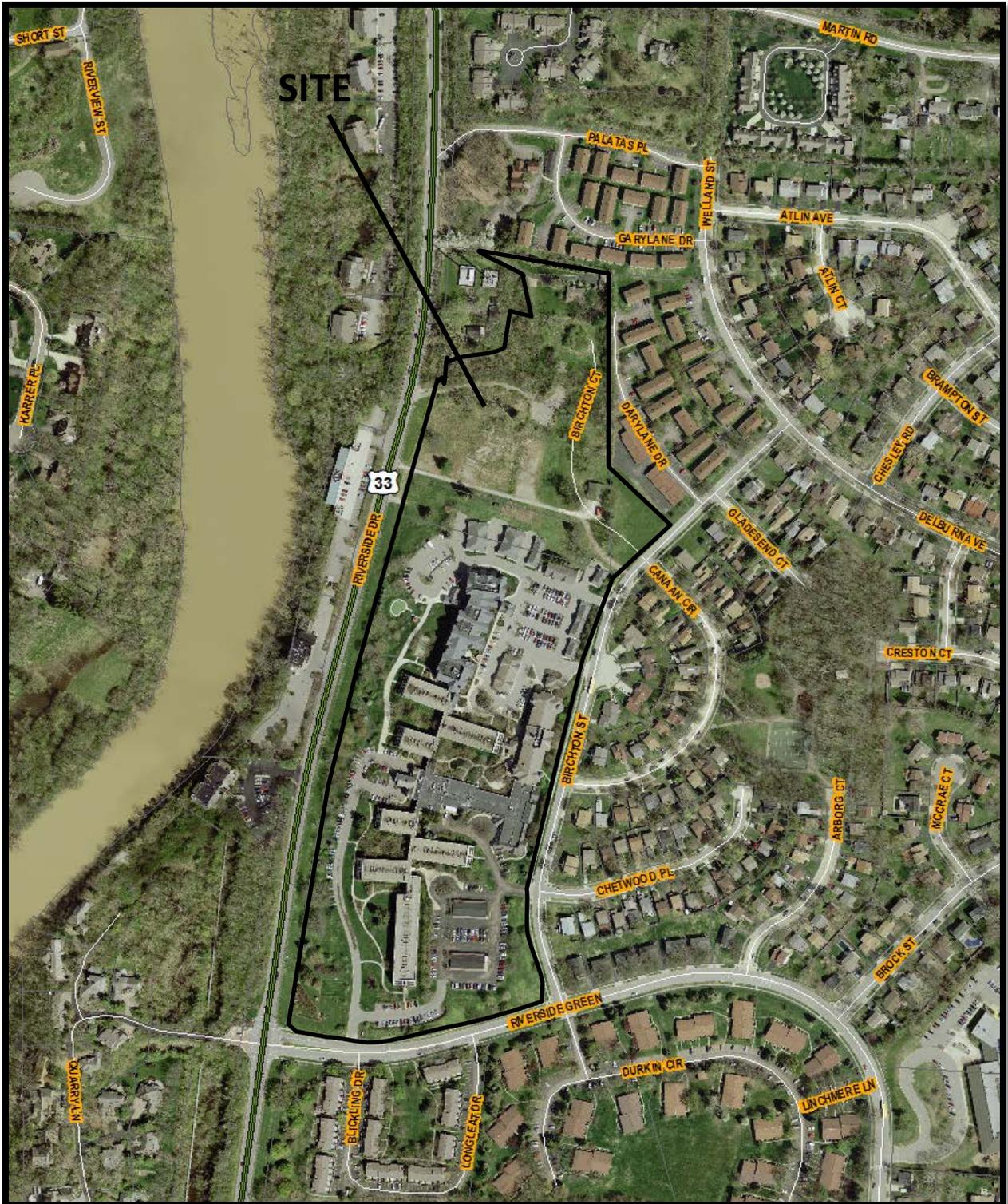




9000-512



Z15-006
 6000 Riverside Drive
 I & CPD to CPD
 Approximately 26.55 acres



Z15-006
6000 Riverside Drive
I & CPD to CPD
Approximately 26.55 acres