

Rezoning Application

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

OFFICE USE ONLY

Application Number: 215-045 Date Received: 9-29-15
Application Accepted by: JB, SP, TD Fee: \$3,840
Comments: Assigned to James Burdin; JEBurdin@columbus.gov; 614-645-1341
& Shannon Pine; SPine@columbus.gov; 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 2787 Clime Road Zip: 43223

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

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: 570-172737 and 570-104724

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

Current Zoning District(s): I and R1 Requested Zoning District(s): CPD

Area Commission or Civic Association: Greater Hilltop Area Commission

Proposed Use or reason for rezoning request (continue on separate page if necessary):

Rezoning is requested to allow for the construction of two small scale licensed residential facilities for residents requiring personal assistance

Proposed Height District: 35 feet [per Columbus City Code Section 3309.14] Acreage: 2.1794

APPLICANT:

Name: Heinzerling Foundation, c/o Catherine Cunningham Phone Number: (614) 462-5486 Ext.:

Address: Kegler, Brown, Hill + Ritter, 65 E. State Street, Suite 1800 City/State: Columbus, Ohio Zip: 43215

Email Address: ccunningham@keglerbrown.com Fax Number:

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Heinzerling Foundation Phone Number: Ext.:

Address: 1800 Heinzerling Drive City/State: Columbus, Ohio Zip: 43223

Email Address: Fax Number:

ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: Catherine A. Cunningham Phone Number: (614) 462-5486 Ext.:

Address: Kegler, Brown, Hill + Ritter, 65 E. State Street, Suite 1800 City/State: Columbus, Ohio Zip: 43215

Email Address: ccunningham@keglerbrown.com Fax Number: (614) 464-2634

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Heinzerling Foundation by Robert E. Heinzerling

PROPERTY OWNER SIGNATURE Heinzerling Foundation by Robert E. Heinzerling

ATTORNEY / AGENT SIGNATURE Catherine A. Cunningham

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 checks payable to the Columbus City Treasurer

Rezoning Application

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

AFFIDAVIT (See instruction sheet)

Application Number: 215-045

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Catherine A. Cunningham

of (1) MAILING ADDRESS Kegler, Brown, Hill & Ritter, 65 E. State Street, Suite 1800, Columbus, Ohio 43215

deposes 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) per ADDRESS CARD FOR PROPERTY 2787 Clime Road

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Heinzerling Foundation
1800 Heinzerling Drive
Columbus, Ohio 43223

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

Heinzerling Foundation c/o Catherine A. Cunningham
(614) 462-5486

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

(5) Greater Hilltop Area Commission
Greg Large, Zoning Committee Chair
PO Box 28052, Columbus, Ohio 43228

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)

(8) SIGNATURE OF AFFIANT

Catherine A. Cunningham

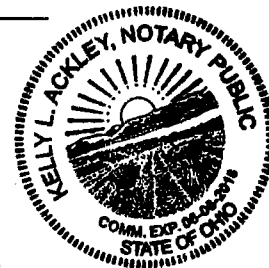
Sworn to before me and signed in my presence this 29th day of September, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

Kelly L. Ackley

6-8-18
My Commission Expires

Notary Seal Here



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

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 checks payable to the Columbus City Treasurer

**APPLICANT & PROPERTY
OWNER**

Heinzerling Foundation
1800 Heinzerling Drive
Columbus, OH 43223

ATTORNEY

Catherine A. Cunningham, Esq.
Kegler, Brown, Hill + Ritter
65 E. State Street, Suite 1800
Columbus, OH 43215

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

Greater Hilltop Area Commission
c/o Greg Large
PO Box 28052
Columbus, OH 43228

**SURROUNDING PROPERTY
OWNERS**

AMANDA J OWENS
1820 GLENMATE CT
COLUMBUS OH 43223

ASHOK KISINCHAND
BHARTI KISINCHAND
9355 NAPLES LN
DUBLIN OH 43016

BRYAN R PARKER
BECKY E PARKER
2888 RIVERCLIFF RD
COLUMBUS OH 43223-3516

CENTRAL OHIO COMMUNITY
IMPROVEMENT CORP (COCIC)
373 S HIGH ST., FL. 15
COLUMBUS OH 43215

CESAR A RAMOS MARTINEZ
672 GALLI CT
COLUMBUS OH 43228

CESAR YASIN
NALE YASIN
C/O C&N BIDWAN PROPERTIES
1429 HARRISBURG PIKE
COLUMBUS OH 43223-3230

CHARLES E EVANS
2880 RIVERCLIFF RD
COLUMBUS OH 43223

CITIMORTGAGE INC
95 METHODIST HILL DR
ROCHESTER NY 14623-4288

COLUMBUS METROPOLITAN
HOUSING AUTHORITY
880 E 11TH AVE
COLUMBUS OH 43211-2771

DARREN A MOORE
1727 SHILLING LN
COLUMBUS OH 43223

GEORGE W CULVER
ANNETTE L CULVER
2858 CLIME RD
COLUMBUS OH 43223

HAROLD L BAIRD JR
LOIS J BAIRD
2813 CLIME RD
COLUMBUS OH 43223-3627

VENTAS FINANCE I LLC
c/o ALTUS GROUP US INC #0577
5450 E. HIGH STREET
PHOENIXAZ 85054-5458

INTEGRITY HOME RENTALS
II LLC
2100 GENG RD STE 200
PALO ALTO CA 94303-3307

JEANETTE M BEARD
2827 CLIME RD
COLUMBUS OH 43223

JESSE C CUNNINGHAM JR
PO BOX 125
GROVE CITY OH 43123-0125

KEMHORN GENTES
TRAVIS D GENTES
2976 VALLEY CREEK DR
COLUMBUS OH 43223-3525

LAND HOLDINGS LLC
1700 HEINZERLING DR
COLUMBUS OH 43223-3671

LAWRENCE A YINGLING
BETTY J YINGLING
1722 SHILLING LN
COLUMBUS OH 43223

MATTHEW D MINER
ALLISON M HILL
2984 VALLEYCREEK DR
COLUMBUS OH 43223

TEDDY M MCDOWELL
MARY WOOLEVER
KAREN E MCDOWELL
2853 CLIME RD
COLUMBUS OH 43223

215-045

MIDWEST VENTURES INC
2731 CLIME RD
COLUMBUS OH 43223

RICHARD M FROST JR
6340 GRAESSLE RD
LONDON OH 43140

RIVERWIND ENTERPRISES
LLC
2861 CLIME RD
COLUMBUS OH 43223

ROBERT P SEILER
FRANCES K SEILER
1745 SCHILLING LANE
COLUMBUS OH 43223

SCOTT E SPEAKMAN
MELODY A SPEAKMAN
2977 VALLEYCREEK DR
COLUMBUS OH 43223-3524

STEVEN M FLYNN
LINDA K FLYNN
2801 CLIME RD
COLUMBUS OH 43223-3627

SUSAN L COLEMAN
1734 CREEKSIDE DR
COLUMBUS OH 43223-3506

Rezoning Application

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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 # 215-045

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert E. Heinzerling
of (COMPLETE ADDRESS) 1800 Heinzerling Drive, Columbus, OH 43223

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

1. Heinzerling Foundation 1800 Heinzerling Drive Columbus, Ohio 43223 489 employees Daniel M. O'Brien, (614) 323-5852	2.
3.	4.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 29th day of September, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



CATHERINE A. CUNNINGHAM, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.

This Project Disclosure expires six (6) months after the date of notarization.

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Please make checks payable to the Columbus City Treasurer



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: 570172737 & 570104724

215-045

Zoning Number: 2787

Street Name: CLIME RD

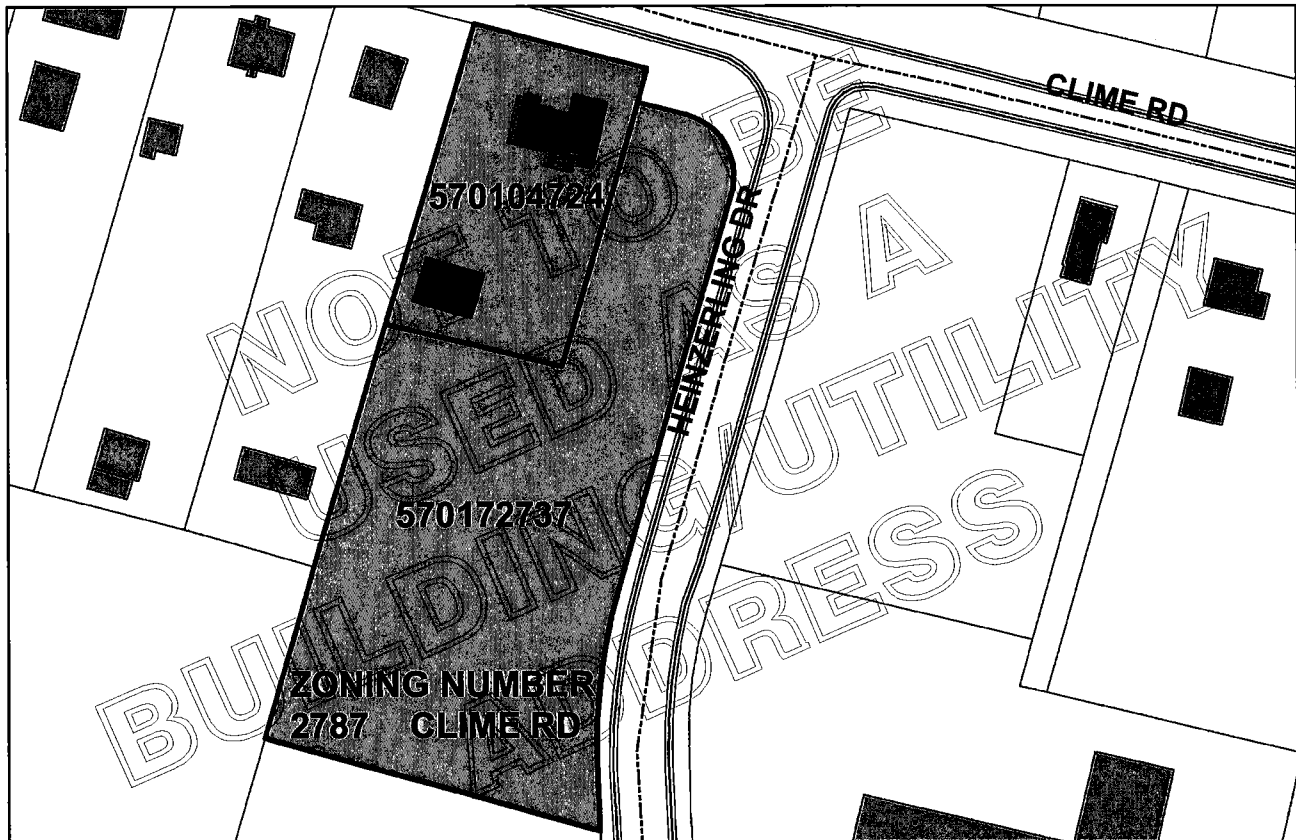
Lot Number : N/A

Subdivision: N/A

Requested By: KEGLE, BROWN, HILL & RITTER(CATHERINE CUNNINGHAM)

Issued By: Adyana Wharman

Date: 9/24/2015



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

SCALE: 1 inch = 120 feet

GIS FILE NUMBER: 44613

215-045

LEGAL DESCRIPTIONS

Parcel No 1: 570-104724-00

Situated in the State of Ohio, County of Franklin and in the City of Columbus and described as follows:

Being Lot Number Three (3), in HESTON AND HESTON'S SUBDIVISION of 90.85 acres in the Virginia Military Surveys Nos. 1396, 1454, 2442 and 971, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, page 56, Recorder's Office, Franklin County, Ohio.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the City of Columbus, County of Franklin, State of Ohio: Being a portion of Lot Number Three (3) of Heston and Heston Subdivision, as the said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, page 56, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the centerline of Clime Road (60 feet wide) at the northeast corner of said Lot No. 3 and at the northwest corner of Lot Number Two (2) of said Heston and Heston Subdivision;

Thence South 17° 35' West along the east line of said Lot No. 3 and along the west line of said Lot No. 2 a distance of 1901.39 feet to a point at the southeast corner of said Lot No. 3 and at the southwest corner of said Lot No. 2;

Thence North 53° 36' West along the south line of said Lot No. 3 a distance of 248.00 feet to an iron pin at the southwest corner of said Lot No. 3 and at the southeast corner of Lot Number Four (4) of said Heston and Heston Subdivision;

Thence North 17° 35' East along a portion of the west line of said Lot No. 3 and along a portion of the east line of said Lot No. 4 a distance of 1570.91 feet to an iron pin;

Thence South 74° 30' East a distance of 118.81 feet to an iron pin;

Thence North 17° 35' East parallel with and 116.00 feet westerly by perpendicular measurement from the east line of said Lot No. 3 a distance of 240.37 feet to a centerpunched railroad spike in the centerline of Clime Road and in the north line of said Lot No. 3 (passing an iron pin in the south right-of-way line of Clime Road at 210.33 feet);

Thence South 75° 17' East along the centerline of Clime Road and along a portion of the north line of said Lot No. 3 a distance of 116.15 feet to the place of beginning, **containing 9.347 acres**, more or less, and being subject to all legal highways, easements and restrictions of record.

Also known as: 2787 Clime Road, Columbus, OH 43223

Instrument Reference: Instrument No. 200609050176536 of the records of the Franklin County Recorder's Office.

Parcel No 2: 570-172737

All that tract or parcel of land lying and being situated in the City of Columbus, County of Franklin, and State of Ohio, and,

Being Lot Number Two (2) of the CLIME ROAD DEVELOPMENT Allotment as is shown of record in Plat Book 51, Page 77, Recorder's Office, Franklin County, Ohio, and containing 1.6214 Acres.

Instrument Reference: Volume 30606, Page A05 of the records of the Franklin County Recorder's Office.

MAP ID: S

Topographic map of a portion of Franklin Township, showing property boundaries, elevations, and various landmarks. The map includes labels for "FRANKLIN TWP", "COLUMBUS CORP LIMITS", "PARKING", and "HEINERLING DR". Elevation points are marked with "x" and values like 769.3, 765.3, 765.2, 776.5, 783.0, 788.8, and 795.4. Property owners listed include "BEARD JEANETTE M ADT", "BEARD LINDA K", "FLINN LINDA K", "HEINERLING FOUNDATION", "HEDSTON & HESTON SUB", and "MIDWEST VENTURES INC". The map also shows contour lines and various survey points.

Scale = 120



Real Estate / GIS Department

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: COMMERCIAL PLANNED DEVELOPMENT DISTRICT

PROPERTY ADDRESS: 2787 Clime Road

OWNER: Heinzerling Foundation, an Ohio non-profit corporation

APPLICANT: Heinzerling Foundation c/o Catherine A. Cunningham, Esq.

DATE OF TEXT: 9/29/15

APPLICATION NUMBER: Z15 - 045

1. INTRODUCTION: The subject site is comprised of two (2) separate parcels located at the southwest corner of Clime Road and Heinzerling Drive with a combined acreage of approximately 2.1794 acres. One parcel (parcel no. 570-104724) is zoned R-1 and abuts Clime Road. The second parcel (parcel no. 570-172737) is zoned I and abuts both Clime Road and Heinzerling Drive. The applicant is proposing to construct two (2) smaller scale licensed residential intermediate care facilities for long term residential care and personal assistance to the residents in a CPD Commercial Planned Development District. Each facility will have common kitchen, eating and community areas with bedrooms for its residents. The bedrooms are not "dwelling units" with self-contained independent living facilities (having eating, living, sanitary and sleeping areas and cooking facilities). These intermediate care facilities fall within the definition of "rest home" under the Columbus City Code except that they are licensed under Chapter 5123 of the Ohio Revised Code rather than Chapter 3721 referenced in the Columbus City Code. It is anticipated that each facility will be located on a separate parcel and the applicant intends to combine the two (2) existing parcels then subdivide or split them into three (3) parcels, having a residential facility on each of the two northern parcels with a third parcel to the south that may be developed in the future for institutional uses.

2. PERMITTED USES: All uses permitted in Section 3349.03 (Institutional) of the Columbus City Code shall be permitted on the site. Those uses include rest homes and facilities licensed under Chapter 5123 of the Ohio Revised Code.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the CPD Text, the applicable development standards are contained in Chapter 3361 of the Columbus City Code, and as shown on the Zoning Site Plan attached as Exhibit "A".

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

1. The minimum building setback is fifty (50) feet from Clime Road and fifty (50) feet from Heinzerling Drive. Additional right-of-way on the frontage of the R-1 parcel (parcel no. 570-104724) abutting Clime Road is being dedicated to the city as required by Section 4309.17 of the Columbus City Code in the amount necessary to provide a total of sixty (60) feet of right of way from the centerline and the building setback shall be from the edge of that additional Clime Road right-of-way.
2. The minimum rear building setback shall be thirty (30) feet from the west property line.
3. A minimum building setback from any side property line that does not front a public street (Clime Road) shall be ten (10) feet, including any side lot lines created by combining then splitting or

subdividing the two parcels comprising this 2.1794 acre site. If the parcels are not combined, split or subdivided, the minimum building separation shall be twenty (20) feet.

4. There shall be a thirty (30) feet parking or maneuvering setback from any property line abutting Clime Road and a ten (10) feet parking or maneuvering setback from any property line abutting Heinzerling Drive.
5. There shall be a thirty (30) feet parking or maneuvering setback from any rear property line adjacent to a residential district property line except for any parcel within this site (now or as it may be split in the future) that functions as a unified or overall site with the contiguous rear property, which shall have a zero setback. No parking lot in front of the rear building line or across Heinzerling Drive from residentially zoned property shall be considered adjacent to residential property.
6. No parking or maneuvering setback shall be required from any side property line with the exception of Clime Road, which has a thirty (30) feet parking or maneuvering setback as provided above.

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

1. Access to and from the site including access to each proposed parcel shall be provided via Heinzerling Drive. Access shall be approved by the City of Columbus, Department of Public Service.
2. Structures on adjacent parcels may but shall not be required to share a common parking lot, driveway and access. Access shall be approved by the City of Columbus, Department of Public Service.
3. The developer will construct a sidewalk that is a minimum of five (5) feet wide along the Heinzerling Drive frontage. There is an existing sidewalk along the Clime Road frontage along the entire site which shall remain.

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

1. N/A

D. Building Design and Exterior Treatment Commitments.

1. Buildings will be a residential scale with sloped shingle roofs and exterior materials shall complement existing institutional buildings along Heinzerling Drive.

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

1. N/A

F. Graphics and/or Signage Commitments.

1. Any signage and graphics shall conform to the City of Columbus Graphic Code as it applies to the CPD District. Any variance of the sign requirements will be submitted to the City of Columbus Graphics Commission.
2. The existing Heinzerling Foundation sign on the parcel zoned "I" (parcel no. 570-172737) at the southwest corner of Clime Road and Heinzerling Drive will be removed.

G. Miscellaneous:

1. Variance: To the extent necessary, to allow as permitted rest home and nursing home uses, facilities that otherwise meet the zoning definition of a rest home or nursing home except that they are licensed under Chapter 5123 of the Revised Code.
2. Variance: Reduce 25 foot minimum side yard requirements to 10 feet along the side lot lines. (CC 3361.04(a)).
3. Variance: Allow maneuvering and parking spaces to cross parcel lines. (CC 3312.25).
4. Variance: Allow driveway to have a minimum width of less than 20 feet on a single parcel (in the event that the adjacent residential facilities share a common access and driveway). (CC 3312.13)
5. Variance: Allow combination and division or split of two parcels to form three parcels with each of the two proposed residential facilities to be located on a separate parcel and create a third southern parcel. (CC 3361.11)
6. The Subject Site shall be developed in accordance with the submitted site plan. The plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development or when engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.
7. The developer shall dedicate additional right of way along the Clime Road frontage of parcel no. 570-104724. (CC 4309.17).
8. No minimum lot size shall be required.
9. Commercial Planned Development Criteria:
 - A. *Natural Environment:* The natural character of the area is flat land. There are no known wetlands or streams on the property. On the parcel zoned I there is an existing Heinzerling Foundation sign that will be removed and street trees along Heinzerling Drive. Otherwise the parcel zoned "T" is vacant. The parcel zoned R-1 is a typical flat rural residential lot developed in Franklin Township with a small home, surrounding yard, outbuilding and trees.
 - B. *Existing Land Use:* The property is comprised of two parcels. The parcel fronting Clime Road is zoned R-1 and has a single-family residence upon it that was constructed in 1945 in Franklin Township. The parcel at the corner of Heinzerling Drive and Clime Road is zoned I and is currently vacant there except for an existing Heinzerling Foundation sign that will be removed.
 - C. *Transportation and Circulation:* The property is located at the southwest corner of Clime Road and Heinzerling Drive. There are existing sidewalks (on both parcels) along Clime Road and sidewalks on the west side of Heinzerling Drive south of the property and on the east side of Heinzerling Drive only on the R-1 parcel across the street from and east of the subject property. It is anticipated that access to the property will be from Heinzerling Drive. All internal drives, circulation and access will be reviewed and approved by the City of Columbus, Department of Public Service.

- D. *Visual Form of the Environment:* The existing uses/zoning of the surrounding properties are as follows:

North: Across Clime Road is a nursing home or other institutional facility in the "T" Institutional District in Columbus. The parcels east and west of that facility remain in Franklin Township and are rural residential uses.

East: Across Heinzerling Drive is a parcel zoned "R-1" that is vacant and southeast are two parcels zoned "T" Institutional. One of those parcels is a senior healthcare facility with skilled nursing, rehabilitative and long term care and the other parcel is a licensed Heinzerling Foundation residential facility providing personal assistance and long term care to its residents.

South: A 4.89 acre parcel zoned and used for an "T" Institutional District use owned by the Heinzerling Foundation and consisting of a licensed 104 bedroom residential facility providing long term care and personal assistance to its residents.

West: A single-unit dwelling in Franklin Township.

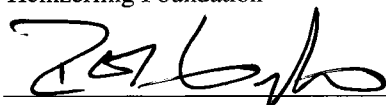
- E. *View and Visibility:* The property is located at the southwest corner of the intersection of Clime Road and Heinzerling Drive. The intersection has good visibility which will be improved with the proposed project since the existing dated home will be removed, sixty (60) feet of additional right of way is required to be dedicated to the City and a new residential facility of the same character but smaller scale than the other institutional uses in the area will be constructed fifty (50) feet back from the new right of way improving the visibility at the existing intersection. In addition, the proposed project, use and improvements will enhance the area and improve the views along Clime Road and Heinzerling Drive.
- F. *Proposed Development:* The proposed development includes two (2) smaller scale licensed residential intermediate care facilities for long term residential care and personal assistance to the residents. Each facility will have a common kitchen, eating and community areas with bedrooms for its residents. The bedrooms are not "dwelling units" with self-contained independent living facilities (having eating, living, sanitary and sleeping areas and cooking facilities). These intermediate care facilities appear to fall within the definition of "rest home" under the Columbus City Code except that they are licensed under Chapter 5123 of the Ohio Revised Code rather than Chapter 3721 referenced in the rest home definition in the Columbus City Code. The Columbus City Code does not refer to Chapter 5123 licensure in its definitions for rest homes or nursing homes, however, the "T" Industrial District does recognize and permit uses licensed by a federal, state or local agency as proposed on this site and requires display and filing of that licensure with the city department of development or board of health. (CC 3349.035). It is anticipated that the existing two parcels will be combined and split into 3 parcels. Each facility will be located upon its own parcel and there will be a third southern parcel that may be developed in the future in conformity with the approved zoning.
- G. *Behavior Patterns:* The existing environment is a mixture of uses including rural vacant land comprised primarily of fields in Franklin Township and some of the immediately adjacent "R-1" and "T" parcels in the city along with limited wooded areas and rural residential homes in the township and more urban development with single family subdivisions, apartments and commercial and institutional development in the area in the city of Columbus. The immediate area includes several licensed facilities (north, south and southeast) providing a variety of long-term care options to their residents and this proposed use is complementary to those uses and behavior patterns. With respect to behavior patterns, the proposed use does not typically involve extensive commuting between various activities.

- H. *Emissions*: No significant emissions or levels of light, sounds, smells or dust atypical of residential care facilities will be generated from the use of this site. Emissions will not affect the environment or alter the use and enjoyment of the surrounding properties.

The undersigned, being the authorized representative of the owner of the subject property and Applicant in the subject Application, 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 codes, except as permitted by the Development Text and drawings referenced herein.

Heinzerling Foundation

Signature: _____

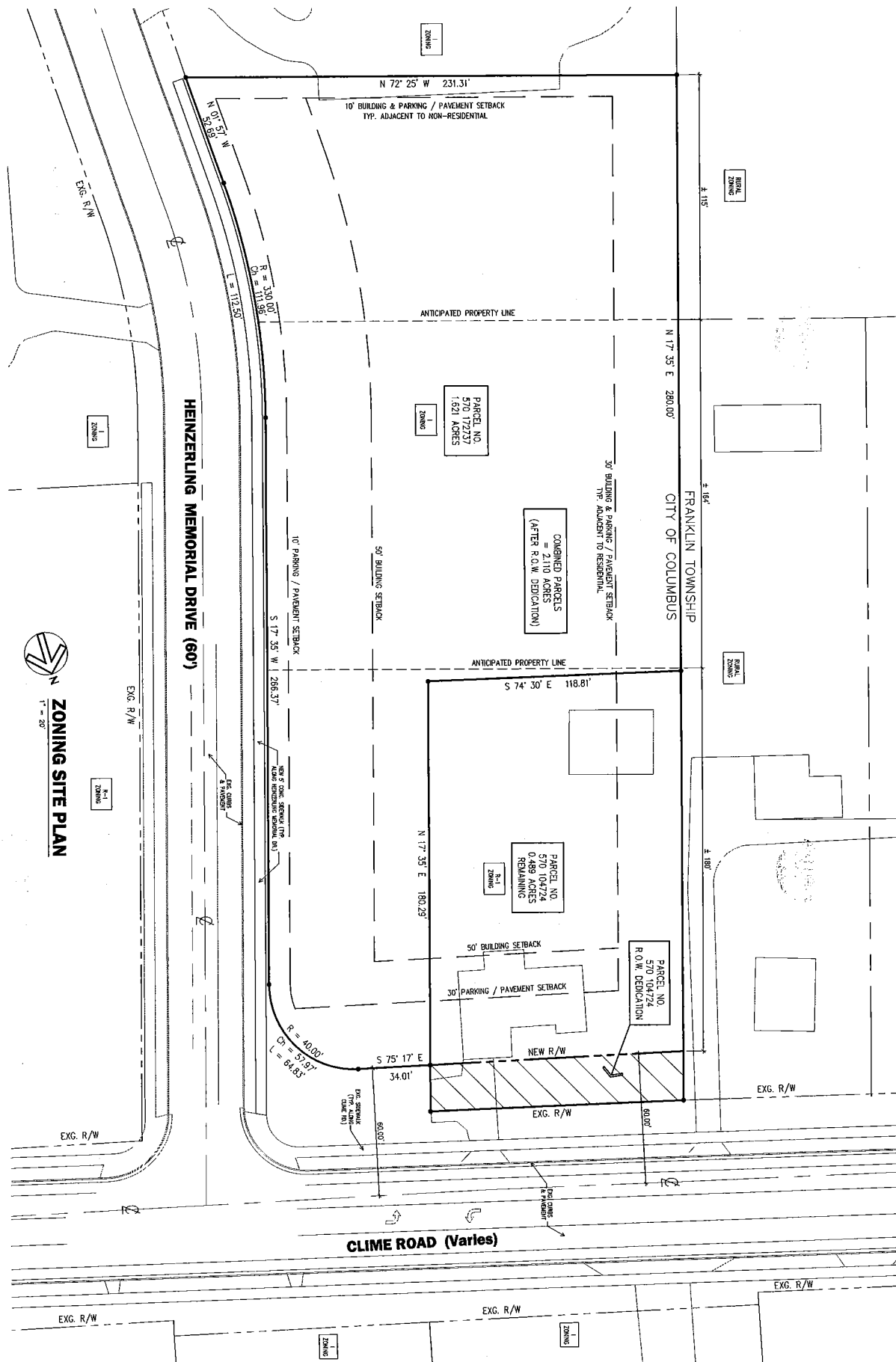


By Robert E. Heinzerling, its Executive Director

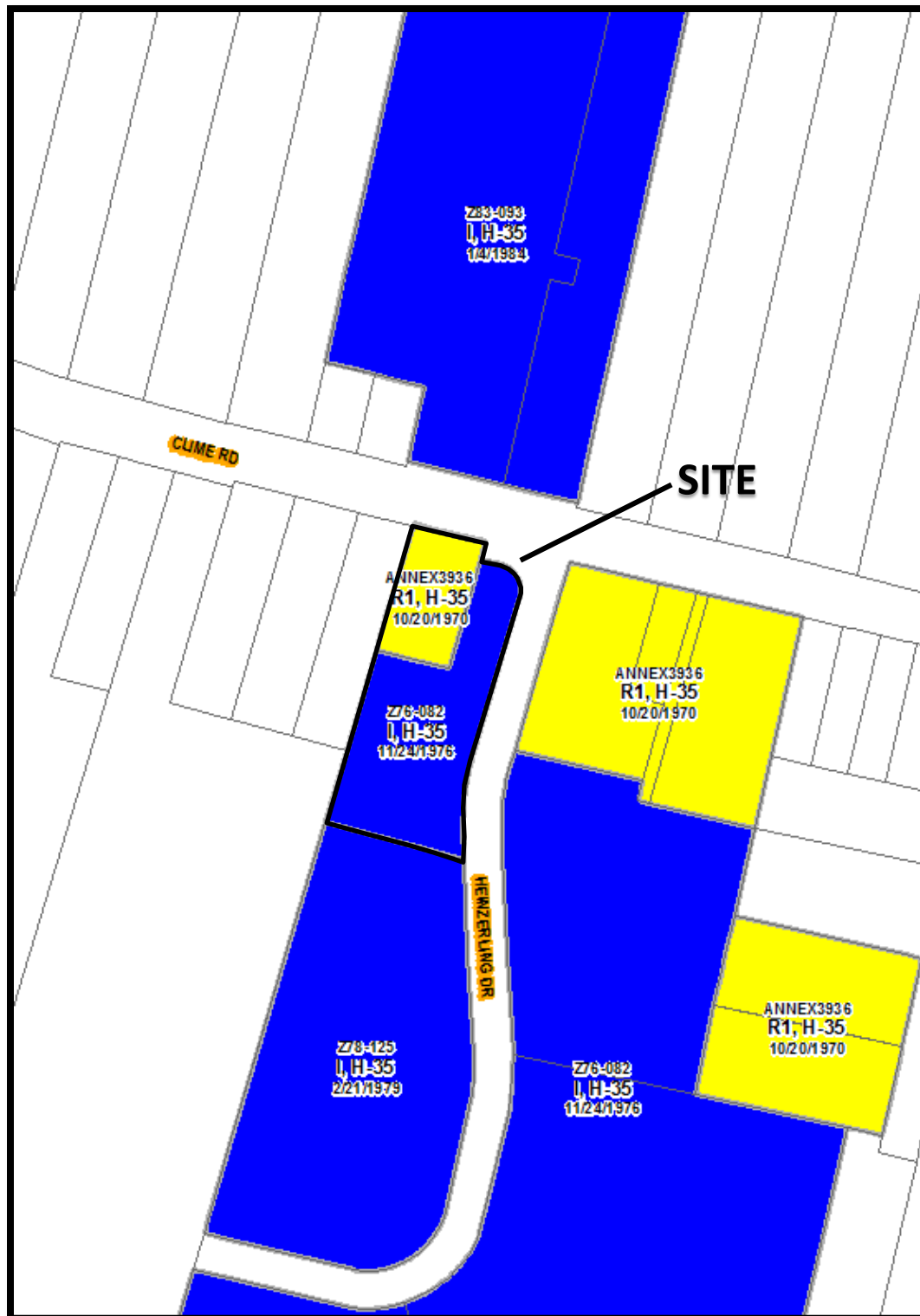
Date: September 29, 2015

215-045

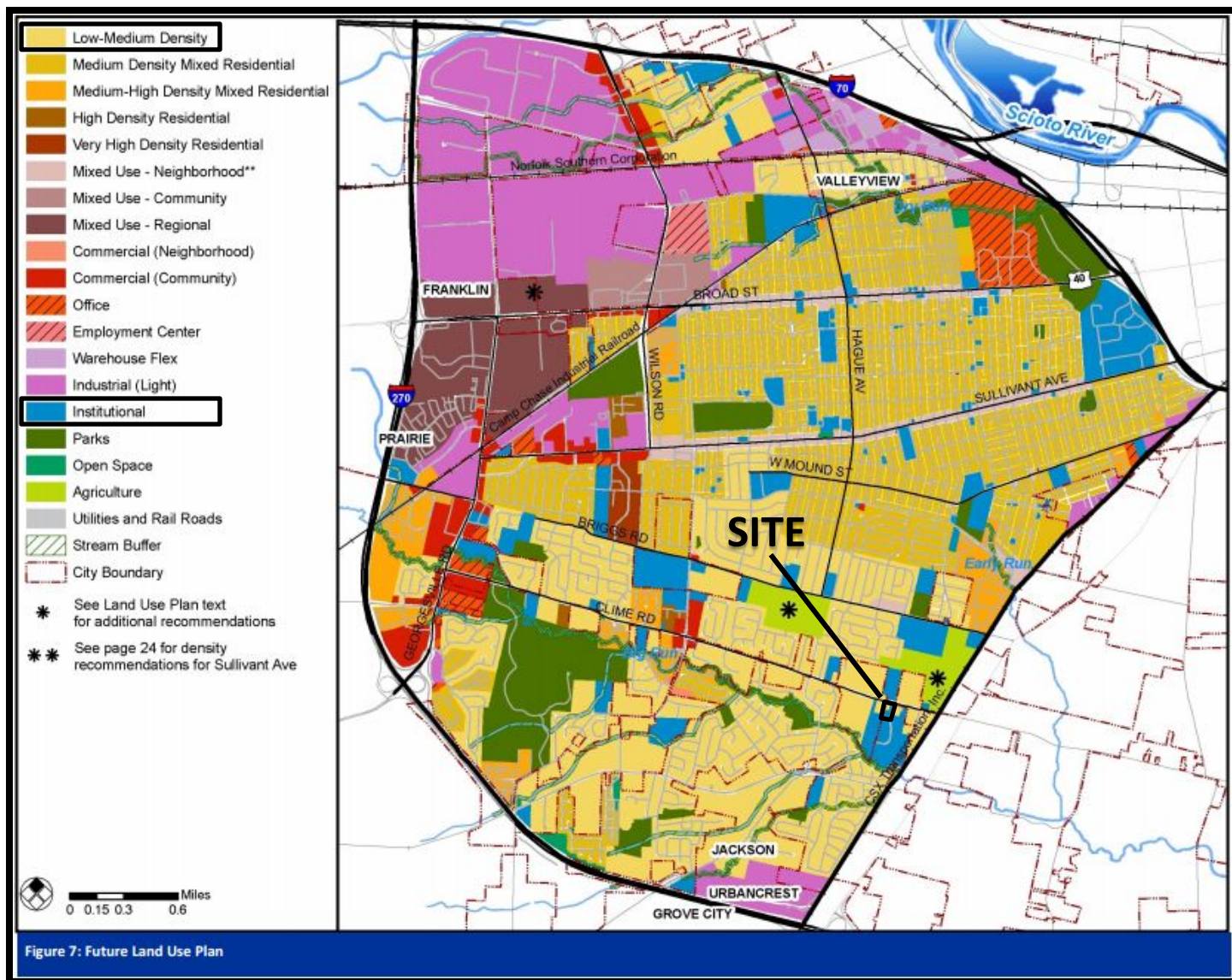
FILE NAME



C1	ZONING SITE PLAN	date: 28 SEP 2015 revision:	sheet title project THE HEINZERLING FOUNDATION CLIME ROAD & HEINZERLING MEMORIAL DRIVE COLUMBUS, OHIO 43223	title dates copyright © 2015 WITHERS + TDA THIS DRAWING AND ALL SUBJECT MATTER HEREON, AS WELL AS ALL ASSOCIATED SPECIFICATIONS, COORDINATE THE DESIGN AND CONSTRUCTION WITH THE CITY AND THE REQUIREMENTS OF SERVICE OF THE CITY OF COLUMBUS. THE CITY OF COLUMBUS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CITY OF COLUMBUS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CITY OF COLUMBUS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.	STATE OF OHIO WALTER S. WITHERS 37003 REGISTERED ARCHITECT	1250 chambers road columbus, ohio 43212 phone 614 488 3103 4135 ohio street willoughby, ohio 44094 phone 440 268 2268 204 8th avenue pittsburgh, pa 15222 phone 412 821 2108
	sheet no. 30233 drawn by: JEN checked by: JEN project no.	wITHERS + tda				



Z15-045
2787 Clime Road
Approximately 2.18 acres



Z15-045
 2787 Clime Road
 Approximately 2.18 acres



Z15-045
2787 Clime Road
Approximately 2.18 acres