REZONING APPLICATION
City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

Application #: 211-009 \ 11335-0000 - 0012
Date Received: 2/18/11
Application Accepted By: DH Fee: $4145.00
Comments: 

LOCATION AND ZONING REQUEST:
Certified Address (for Zoning Purposes) 3550 Fishinger Blvd. Zip 43026
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 560-204084-00
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) CPD Requested Zoning District(s) CPD
Recognized Area Commission Area Commission or Civic Association None
Proposed Use or reason for rezoning request: Modify existing CPD requirements to permit expansion of existing nursing home facility (continue on separate page if necessary)
Proposed Height District: See CPD Text Acreage 3.368
[Columbus City Code Section 3309.14]

APPLICANT:
Name National Church Residences
Address 2335 North Bank Drive City/State Columbus, OH Zip 43220
Phone # 614/451-2151 Fax # 614/393-4925 Email

PROPERTY OWNER(S):
Name Traditions at Mill Run
Address c/o National Church Residences, 2335 North Bank Drive City/State Columbus, OH Zip 43220
Phone # 614/451-2151 Fax # 614/393-4925 Email
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) ☐ Attorney ☐ Agent
Name Robert A. Meyer, Jr., Esq., Porter, Wright, Morris & Arthur LLP
Address 41 South High Street, Suite 3000 City/State Columbus, OH Zip 43215
Phone # 614/227-2096 Fax # 614/227-2100 Email: rmeyer@porterwright.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)
APPLICANT SIGNATURE: National Church Residences By: Robert A. Meyer, Jr., Esq., Agent
PROPERTY OWNER SIGNATURE: Traditions at Mill Run, By: Robert A. Meyer, Jr., Agent
ATTORNEY / AGENT SIGNATURE: Robert A. Meyer, Jr., Esq., 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.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

Revised 02/08/11
AFFIDAVIT
(See instruction sheet)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Robert A. Meyer Jr., Esq.
of (1) MAILING ADDRESS Porter, Wright, Morris & Arthur, LLP 41 S. High St., Ste. 3000, Columbus, OH 43215
   deposited 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 3550 Fishinger Blvd.
   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) 2/28/11
   (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.

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

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

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as
shown on the County Auditor’s Current Tax List or the County Treasurer’s Mailing List, of all the owners of
record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and
all of the owners of any property within 125 feet of the applicant’s or owner’s property in the event the applicant or
the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT
Subscribed to me in my presence and before me this 28th day of February, 2011

SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here

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Please make all checks payable to the Columbus City Treasurer

Revised 02/08/11
## EXHIBIT "A"

<table>
<thead>
<tr>
<th>Owners w/i 125 feet</th>
<th>Property Address</th>
<th>Mailing Address of Property Owner (if different than property address)</th>
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<tbody>
<tr>
<td>3535 Fishinger Boulevard, LLC</td>
<td>3535 Fishinger Blvd.</td>
<td>c/o Stanford M. Ackley, Statutory Agent</td>
</tr>
<tr>
<td></td>
<td></td>
<td>695 Kenwick Road</td>
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<tr>
<td></td>
<td></td>
<td>Columbus, OH 43209</td>
</tr>
<tr>
<td>ACC Properties Corporation</td>
<td>3660 Ridge Mill Drive</td>
<td>c/o VMA</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3660 Ridge Mill Drive</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hilliard, OH 43026</td>
</tr>
<tr>
<td>CNCK Co. Ltd.</td>
<td>3545 Fishinger Blvd.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hilliard, OH 43026</td>
<td></td>
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<tr>
<td>Gary L. Greenwell, Jr.</td>
<td>3525 Fishinger Road</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Columbus, OH 43221</td>
<td></td>
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<tr>
<td>Humphrey Park LLC</td>
<td>3663 Ridge Mill Drive</td>
<td>5710 Heritage Lakes Drive</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hilliard, OH 43026</td>
</tr>
<tr>
<td>Rex E. &amp; Karen A. Metz</td>
<td>3720 Smiley Road</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hilliard, OH 43026</td>
<td></td>
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<tr>
<td>Mill Run Business Center, LLC</td>
<td>3651-3731 Ridge Mill Drive</td>
<td>2810 Mid Pines Court</td>
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<tr>
<td></td>
<td></td>
<td>Delaware, OH 43015</td>
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<tr>
<td>Mill Run Owners Association</td>
<td>Acreage, Mill Run Drive</td>
<td>c/o Robert T. Taggart</td>
</tr>
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<td></td>
<td></td>
<td>3780 Fishinger Blvd.</td>
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<tr>
<td></td>
<td></td>
<td>Hilliard, OH 43026</td>
</tr>
<tr>
<td>Nancy J. Speelman</td>
<td>3730 Smiley Road</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hilliard, OH 43026</td>
<td></td>
</tr>
<tr>
<td>Spirit SPE Portfolio 2004-6 LLC</td>
<td>4408 Fishinger Blvd.</td>
<td>14631 N. Scottsdale Road, #200</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Scottsdale, AZ 85254</td>
</tr>
<tr>
<td>Richard E. &amp; Marilyn K. Stauffer</td>
<td>3524 Fishinger Road</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Columbus, OH 43221</td>
<td></td>
</tr>
<tr>
<td>APPLICANT</td>
<td>PROPERTY OWNER</td>
<td>ATTORNEY</td>
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<tr>
<td>NATIONAL CHURCH RESIDENCES</td>
<td>TRADITIONS AT MILL RUN</td>
<td>ROBERT A. MEYER, JR.</td>
</tr>
<tr>
<td>2335 NORTH BANK DRIVE</td>
<td>3550 FISHINGER BLVD.</td>
<td>PORTER WRIGHT</td>
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<tr>
<td>COLUMBUS OH 43220</td>
<td>HILLIARD OH 43026</td>
<td>41 SOUTH HIGH STREET</td>
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<td>COLUMBUS OH 43212</td>
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<tr>
<td>AREA COMMISSION OR</td>
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<tr>
<td>NEIGHBORHOOD GROUP</td>
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<tr>
<td>NONE</td>
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<table>
<thead>
<tr>
<th>SURROUNDING PROPERTY OWNERS</th>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>3535 FISHINGER BOULEVARD LLC</td>
<td>ACC PROPERTIES CORPORATION</td>
<td>CNCK CO LTD</td>
</tr>
<tr>
<td>c/o STANFORD M. ACKLEY, STAT AG</td>
<td>c/o VMA</td>
<td>3545 FISHINGER BOULEVARD</td>
</tr>
<tr>
<td>695 KENWICK ROAD</td>
<td>3660 RIDGE MILL DRIVE</td>
<td>HILLIARD OH 43026</td>
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<tr>
<td>COLUMBUS OH 43209</td>
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</tr>
<tr>
<td>GARY L. GREENWELL JR</td>
<td>HUMPHREY PARK LLC</td>
<td>REX E &amp; KAREN A METZ</td>
</tr>
<tr>
<td>3525 FISHINGER ROAD</td>
<td>5710 HERITAGE LAKES DRIVE</td>
<td>3720 SMILEY ROAD</td>
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<tr>
<td>COLUMBUS OH 43221</td>
<td>HILLIARD OH 43026</td>
<td>HILLIARD OH 43026</td>
</tr>
<tr>
<td>MILL RUN BUSINESS CENTER LLC</td>
<td>MILL RUN OWNERS ASSOCIATION</td>
<td>NANCY J SPEELMAN</td>
</tr>
<tr>
<td>2810 MID PINES COURT</td>
<td>c/o ROBERT T. TAGGERT</td>
<td>3730 SMILEY ROAD</td>
</tr>
<tr>
<td>DELAWARE OH 43015</td>
<td>3780 FISHINGER BLVD</td>
<td>HILLIARD OH 43026</td>
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<tr>
<td>SPIRIT SPE PORTFOLIO 2004-6 LLC</td>
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</tr>
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<td>3524 FISHINGER ROAD</td>
<td></td>
</tr>
<tr>
<td>SCOTTSDALE AZ 85254</td>
<td>COLUMBUS OH 43221</td>
<td></td>
</tr>
</tbody>
</table>
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 # 211-008

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert A. Meyer, Jr., Esq.
of (COMPLETE ADDRESS) Porter, Wright, Morris & Arthur LLP, 41 South High Street, Ste. 3000, Columbus, OH
deposes and states that (he/she) is the APPLICANT, AGENT or DUTY 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. National Church Residences
   2335 North Bank Drive
   Columbus, OH 43220
   Number of Columbus based employees: 275
   Contact: Joseph R. Kasberg
   Phone: 614/451-3540

2. 

3. 

4. 

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28th day of February, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

Revised 02/08/11
CERTIFIED HOUSE NUMBERS
The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 560204084  Project Name: TRADITIONS AT MILL RUN
House Number: 3550  Street Name: FISHINGER BLVD
Lot Number: N/A  Subdivision: MILL RUN
Work Done: REMODEL  Complex: N/A

Owner: TRADITIONS AT MILL RUN
Request By: PORTER, WRIGHT, MORRIS & ARTHUR LLP
issued By: Date: 2/15/2011

SCALE: 1 inch = 100 feet
GIS FILE NUMBER: 688930

PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

printed: 2/15/2011 - 2:16:54 PM - O:\MAPROOM\ADDRESS IMAGES\NOS
CPD DEVELOPMENT PLAN TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 3550 Fishinger Blvd.

OWNER: Traditions at Mill Run

APPLICANT: National Church Residences

DATE OF TEXT: February 28, 2011

APPLICATION NUMBER: Z11-008

I. Introduction:

This property was a portion of a larger (14.03 acre) rezoning to the CPD District approved in 1993 (Ordinance No. 1777-93; Z93-047). The property which is being rezoned by this application is 3.368 acres, and was designated as Subarea 4E in the 1993 CPD zoning. Under the 1993 CPD, the permitted uses for Subarea 4E were, "All uses permitted under C-1 and C-2 zoning classifications, except an armory, plus such use as to allow the operation of one Nursing Home (as defined in C.C. 3303.5053). Any such Nursing Home shall not contain more than 75 units."

The property is the site of the Traditions at Mill Run nursing facility, which was constructed in 1994. The Applicant, National Church Residences, proposes an expansion of the existing facility as shown on the accompanying CPD Site Plan. In order to permit the development to proceed, it is necessary to change the maximum permitted units from 75 to 84. No other substantive change to the CPD requirements as originally approved is necessary. Corrections (i.e., updating the reference to the Code definition of Nursing Home and deleting the exception for armories, which are no longer permitted) are made, and other requirements from the 1993 CPD zoning applicable to this property are included.

II. Permitted Uses:

The permitted uses shall be uses permitted in the C-1 and C-2 Commercial Districts, and one Nursing Home (as defined in C.C. 3303.14) containing not more than 84 units.

III. Development Standards:

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

The density shall not exceed 84 units. The height shall not exceed thirty-five feet, unless conditions specified in C.C. 3309.142 are satisfied but in no case shall the maximum building height exceed fifty feet. Setback lines are as shown on the CPD Site Plan. Development shall be substantially in accordance with the CPD Site Plan.

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

Access shall be as shown on the CPD Site Plan. No direct access is permitted to Smiley Road. There shall be a minimum of 38 parking spaces for the Nursing Home use on the property.

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

A landscape buffer shall be provided within the 30 foot building setback along the eastern boundary of the property (i.e., along Smiley Road). Landscape buffers shall consist of undulating earthen mounding with a minimum of height of $3\frac{1}{2}$ - 4', and a minimum slope of at least 3 to 1. Where screening is needed to shield parking areas or headlight glare, evergreen trees of a minimum of 5'-0" in height shall be used in
combination with other plantings. Landscaping of buffers shall also include shade and ornamental trees to soften the buffer and add seasonal variety.

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

No specific commitments.

E. Lighting and/or Other Environmental Commitments:

All electrical lines and telephone lines shall be placed underground. Transformer or terminal equipment shall be visually screened from view from streets and adjacent property. All external outdoor lighting fixtures shall be from the same family or similar manufacturer's type to insure aesthetic compatibility. All light poles and luminaries shall be a dark brown finish to match the street lights and designed to prevent illumination onto any residential uses.

F. Graphics and/or Signage Commitments:

Signage with the existing facility will be maintain in its current form, and is shown on the CPD Development Plan.

There shall be no roof mounted, co-op or rotating signs. Additionally, there shall be no signs with flashing lights, billboards or, except as specifically permitted by the City of Columbus Graphics Commission, off-premise graphics be permitted.

There shall be one ground mounted sign allowed for each point of access from a public street plus one ground mounted sign, which sign shall be in addition to any building mounted signage allowed hereunder or under the City of Columbus Graphics Code. Internally illuminated signs as well as externally illuminated signs that do not interfere with vehicular traffic shall be permitted. Under no circumstances, however, shall any ground mounted signage be permitted along the east side of any Subarea (i.e., along Smiley Road). All other signage requirements shall conform to Article 15, Columbus Graphics Code, subject to such variances as may be granted by the Columbus Graphics Commission.

IV. CPD Requirements:

A. Natural Environment: The Property is located at the northeast corner of Ridge Mill Drive and Fishinger Road, and was developed as part of the larger Mill Run CPD. It also is contiguous to but has no connection to Smiley Road to the east. The surrounding area is fully developed, and consists of commercial uses to the north and west, office uses across Fishinger to the south, and single family residential homes to the east along the east side of Smiley Road.

B. Existing Land Use: The property is developed as The Traditions at Mill Run nursing home facility, which was constructed in 1994.

C. Proposed Use: The proposed use is an expansion of the existing use, as shown on the accompanying CPD Development Plan.

D. Transportation and Circulation: See Item III.B, above.

E. Visual Form of the Environment: The property represents the beginning of the larger Mill Run development for westbound vehicles on Fishinger Road, and is an attractive facility. The expansion will continue the function of the facility as an attractive development at the entry to Mill Run.

F. View and Visibility: The Property is visible from Fishinger Road, Ridge Mill Drive and Smiley Road.

G. Behavior Patterns: The existing nursing home use will continue to serve the needs of the community.
H. Emissions: There will be no air emissions from the proposed development.

I. Variances: There are no variances required for this project.

National Church Residences

By: ________________________________
Robert A. Meyer, Jr.,
Applicant’s Attorney

Date: ________________________________
Situated in the State of Ohio, County of Franklin, City of Columbus; and containing 3.368 acres of land, more or less; being part of a Parcel “B” of “MILL RUN SUBDIVISION, STREET and EASEMENT DEDICATION PLAT” of record in Plat Book 64, Pages 38 and 39 (all references used in this description refer to the public records of the Franklin County Recorder's Office); also being part of a 5.374 acre tract of land conveyed to Park Mill Run Limited Partnership of record in Official Record 21461 H13; the subject 3.368 acres being more particularly described as follows:

Commencing for reference at a Franklin County Monument (FCGS2241) in the centerline of Fishinger Boulevard (80 feet in width) being located North 72° 59' 50" East a distance of 372.92 feet from the centerline intersection of the said Fishinger Boulevard with the centerline of Ridge Mill Drive (60 feet in width) as shown on the said “MILL RUN” subdivision plat; thence North 13° 45' 03" West a distance of 40.04 feet to an iron pin found in the north right of way line of said Fishinger Boulevard, also being the south line of the said 5.374 acre tract; and being the true point of beginning of the herein described tract;

Thence from the POINT OF BEGINNING, southwesterly with the north line of said Fishinger Boulevard, also being the south line of said 5.374 acre tract, for the following two (2) courses: (1) South 78° 48' 43" West a distance of 118.61 feet to an iron pin found at a point of curvature; (2) Along the arc of a tangent curve to the left, the said curve having a radius of 890.00 feet, a central angle of 12° 49' 50", the chord of which bears South 72° 23' 48" West, a chord distance of 198.89 feet, to an iron pin found at a point of reverse curvature;

Thence northwesterly along the arc of a curve to the right being the transition curve from the said north line of Fishinger Boulevard into the easterly line of Ridge Mill Drive, the said curve having a radius of 40.00 feet, a central angle of 85° 41' 00", the chord of which bears North 71° 10' 37" West, a chord distance of 54.40 feet, to an iron pin found at a point of tangency;

Thence along the said easterly line of Ridge Mill Drive, also being the westerly line of the said 5.374 acre tract, for the following two (2) courses: (1) North 28° 20' 07" West a distance of 26.16 feet to a point of curvature; (2) Along the arc of a tangent curve to the right, the said curve having a radius of 970.00 feet, a central angle of 18° 50' 38", the chord of which bears North 18° 54' 46" West, a chord distance of 317.59 feet, to a P-K nail set;

Thence with a new division line across the said 5.374 acre tract, North 81° 49' 42" East a distance of 459.74 feet to an iron pin set in the west line of Smiley Road (60 feet in width), also being the east line of the said 5.374 acre tract;

Thence along the said west line of Smiley Road, also being the east line of the said 5.374 acre tract, South 08° 10' 18" East a distance of 292.48 feet to an iron pin found at a point of curvature;

Thence southwesterly along the arc of a curve to the right being the transition curve from the said west line of Smiley Road into the northerly line of Fishinger Boulevard, the said curve having a radius of 30.00 feet, a central angle of 86° 59' 02", the chord of which bears South 35° 19' 13" West, a chord distance of 41.30 feet, to the point of beginning; containing 3.368 acres of land, more or less.

The basis of bearings used in this description were taken from the said “MILL RUN SUBDIVISION, STREET AND EASEMENT DEDICATION PLAT” of record in Plat Book 64, Pages 38 and 39.
Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.
3550 Fishinger Road
Approximately 3.37 acres
CPD to CPD
3550 Fishinger Road
Approximately 3.37 acres
CPD to CPD
3550 Fishinger Road
Approximately 3.37 acres
CPD to CPD