



Assigned Planner: Shannon Pine
645-2209, spine@columbus.gov

REZONING APPLICATION

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

OFFICE USE ONLY

Application #: 211-009 / 11335-00000-00112
Date Received: 2/28/11
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., ITS ATTORNEY
PROPERTY OWNER SIGNATURE TRADITIONS AT MILL RUN, By: Robert A. Meyer, Jr., ITS ATTORNEY
ATTORNEY / AGENT SIGNATURE Robert A. Meyer, Jr.

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



REZONING APPLICATION

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 211-008

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
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 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.

(4) Traditions at Mill Run
c/o National Church Residences
2335 North Bank Drive
Columbus, OH 43220

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

National Church Residences
614/451-2151

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

(5) None

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) Robert A. Meyer, Jr.
Subscribed to me in my presence and before me this 28th day of February, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Mary A. Rossi

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



Mary A. Rossi
Notary Public, State of Ohio
My Commission Expires 11-05-12

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Please make all checks payable to the Columbus City Treasurer

EXHIBIT "A"

<u>Owners w/i 125 feet</u>	<u>Property Address</u>	<u>Mailing Address of Property Owner (if different than property address)</u>
3535 Fishinger Boulevard, LLC	3535 Fishinger Blvd.	c/o Stanford M. Ackley, Statutory Agent 695 Kenwick Road Columbus, OH 43209
ACC Properties Corporation	3660 Ridge Mill Drive	c/o VMA 3660 Ridge Mill Drive Hilliard, OH 43026
CNCK Co. Ltd.	3545 Fishinger Blvd. Hilliard, OH 43026	
Gary L. Greenwell, Jr.	3525 Fishinger Road Columbus, OH 43221	
Humphrey Park LLC	3663 Ridge Mill Drive	5710 Heritage Lakes Drive Hilliard, OH 43026
Rex E. & Karen A. Metz	3720 Smiley Road Hilliard, OH 43026	
Mill Run Business Center, LLC	3651-3731 Ridge Mill Drive	2810 Mid Pines Court Delaware, OH 43015
Mill Run Owners Association	Acreage, Mill Run Drive	c/o Robert T. Taggart 3780 Fishinger Blvd. Hilliard, OH 43026
Nancy J. Speelman	3730 Smiley Road Hilliard, OH 43026	
Spirit SPE Portfolio 2004-6 LLC	4408 Fishinger Blvd.	14631 N. Scottsdale Road, #200 Scottsdale, AZ 85254
Richard E. & Marilyn K. Stauffer	3524 Fishinger Road Columbus, OH 43221	

211-008

**3550 FISHINGER BLVD.
REZONING APPLICATION**

APPLICANT

NATIONAL CHURCH RESIDENCES
2335 NORTH BANK DRIVE
COLUMBUS OH 43220

PROPERTY OWNER

TRADITIONS AT MILL RUN
3550 FISHINGER BLVD.
HILLIARD OH 43026

ATTORNEY

ROBERT A. MEYER, JR.
PORTER WRIGHT
41 SOUTH HIGH STREET
COLUMBUS OH 43212

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

NONE

**SURROUNDING PROPERTY
OWNERS**

3535 FISHINGER BOULEVARD LLC
c/o STANFORD M. ACKLEY, STAT AG
695 KENWICK ROAD
COLUMBUS OH 43209

ACC PROPERTIES CORPORATION
c/o VMA
3660 RIDGE MILL DRIVE
HILLIARD OH 43026

CNCK CO LTD
3545 FISHINGER BOULEVARD
HILLIARD OH 43026

GARY L. GREENWELL JR
3525 FISHINGER ROAD
COLUMBUS OH 43221

HUMPHREY PARK LLC
5710 HERITAGE LAKES DRIVE
HILLIARD OH 43026

REX E & KAREN A METZ
3720 SMILEY ROAD
HILLIARD OH 43026

MILL RUN BUSINESS CENTER LLC
2810 MID PINES COURT
DELAWARE OH 43015

MILL RUN OWNERS ASSOCIATION
c/o ROBERT T. TAGGERT
3780 FISHINGER BLVD
HILLIARD OH 43026

NANCY J SPEELMAN
3730 SMILEY ROAD
HILLIARD OH 43026

SPIRIT SPE PORTFOLIO 2004-6 LLC
14631 N SCOTTSDALE ROAD #200
SCOTTSDALE AZ 85254

RICHARD E & MARILYN K STAUFFER
3524 FISHINGER ROAD
COLUMBUS OH 43221



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # 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 DULY AUTHORIZED ATTORNEY FOR SAME and the 43215
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: <u>275</u> Contact: Joseph R. Kasberg Phone: <u>614/451-3540</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Robert A. Meyer, Jr.

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

SIGNATURE OF NOTARY PUBLIC

Mary A. Moss

My Commission Expires:

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

Notary Seal Here



Mary A. Moss
Notary Public, State of Ohio
My Commission Expires **11-05-12**

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Please make all checks payable to the Columbus City Treasurer



City of Columbus Address Plat

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

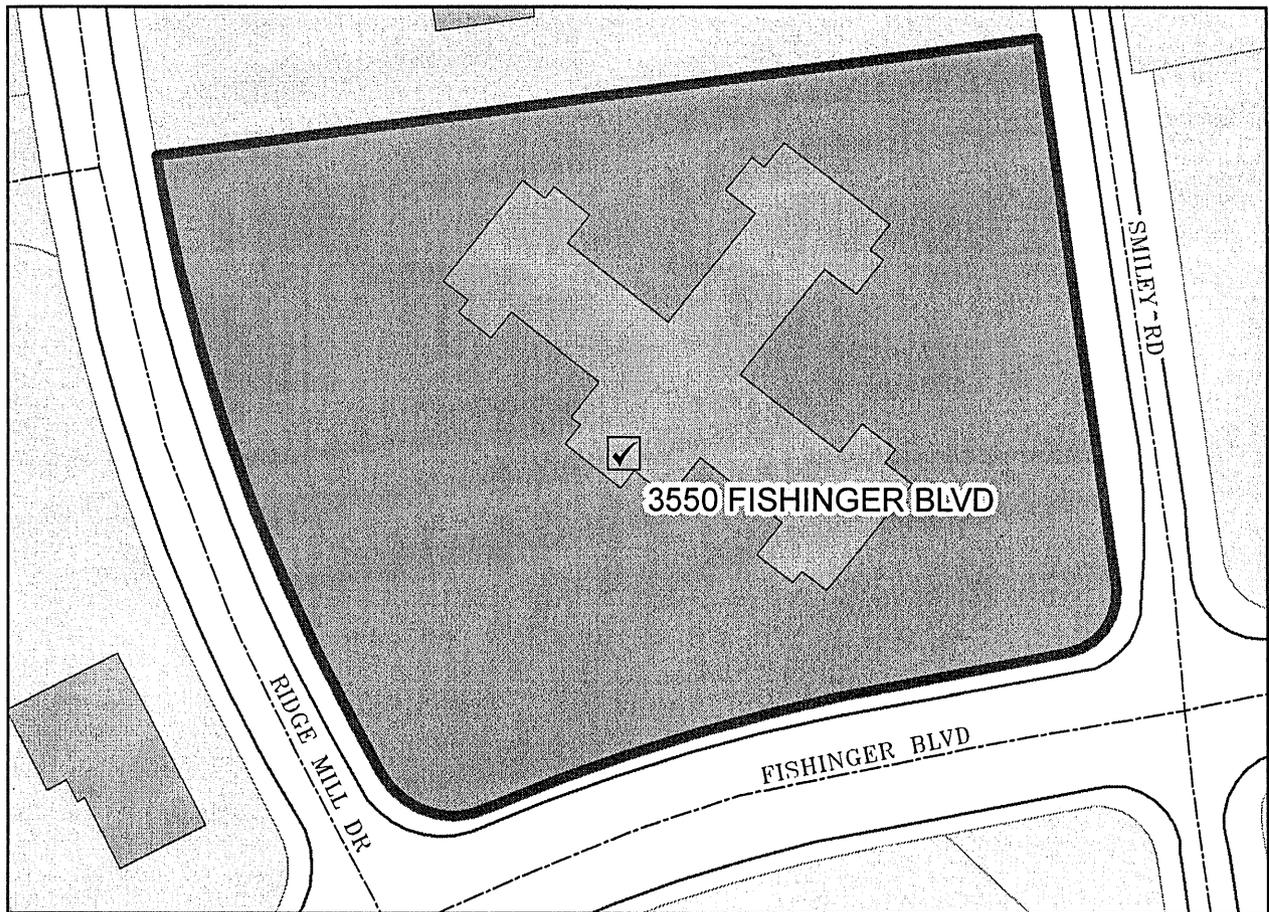
Owner: TRADITIONS AT MILL RUN

Request By: PORTER, WRIGHT, MORRIS & ARTHUR LLP

Issued By: _____

Louis O. McLean

Date: 2/15/2011



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

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 688930

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: Z11-2008

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 3½' - 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.

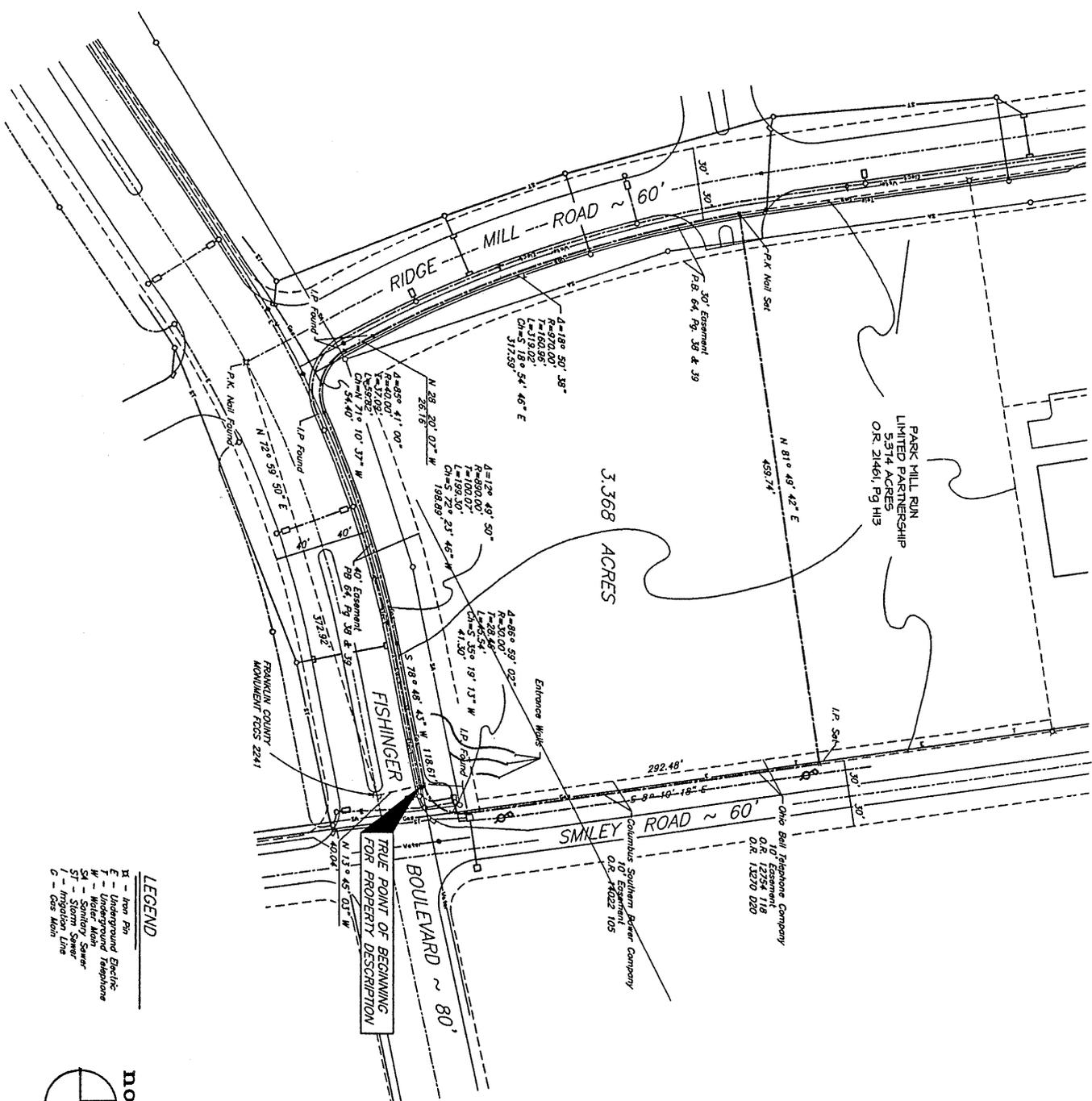
H. Emissions: There will be no air emissions from the proposed development.

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

National Church Residences

By: _____
Robert A. Meyer, Jr.,
Applicant's Attorney

Date: _____



PARK MILL RUN
LIMITED PARTNERSHIP
5.374 ACRES
O.R. 21461, P.G. H13

3.368
ACRES

TRUE POINT OF BEGINNING
FOR PROPERTY DESCRIPTION

LEGEND

- Iron Pin
- Underground Electric
- Underground Gas
- Water Main
- Sanitary Sewer
- Storm Sewer
- Gas Main



211-008

3550 Fishinger Blvd.

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 $72^{\circ} 59' 50''$ 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 $13^{\circ} 45' 03''$ 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 $78^{\circ} 48' 43''$ 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 $12^{\circ} 49' 50''$, the chord of which bears South $72^{\circ} 23' 48''$ 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 $85^{\circ} 41' 00''$, the chord of which bears North $71^{\circ} 10' 37''$ West, a chord distance of 54.40 feet, to an iron pin found at a point of tangency;

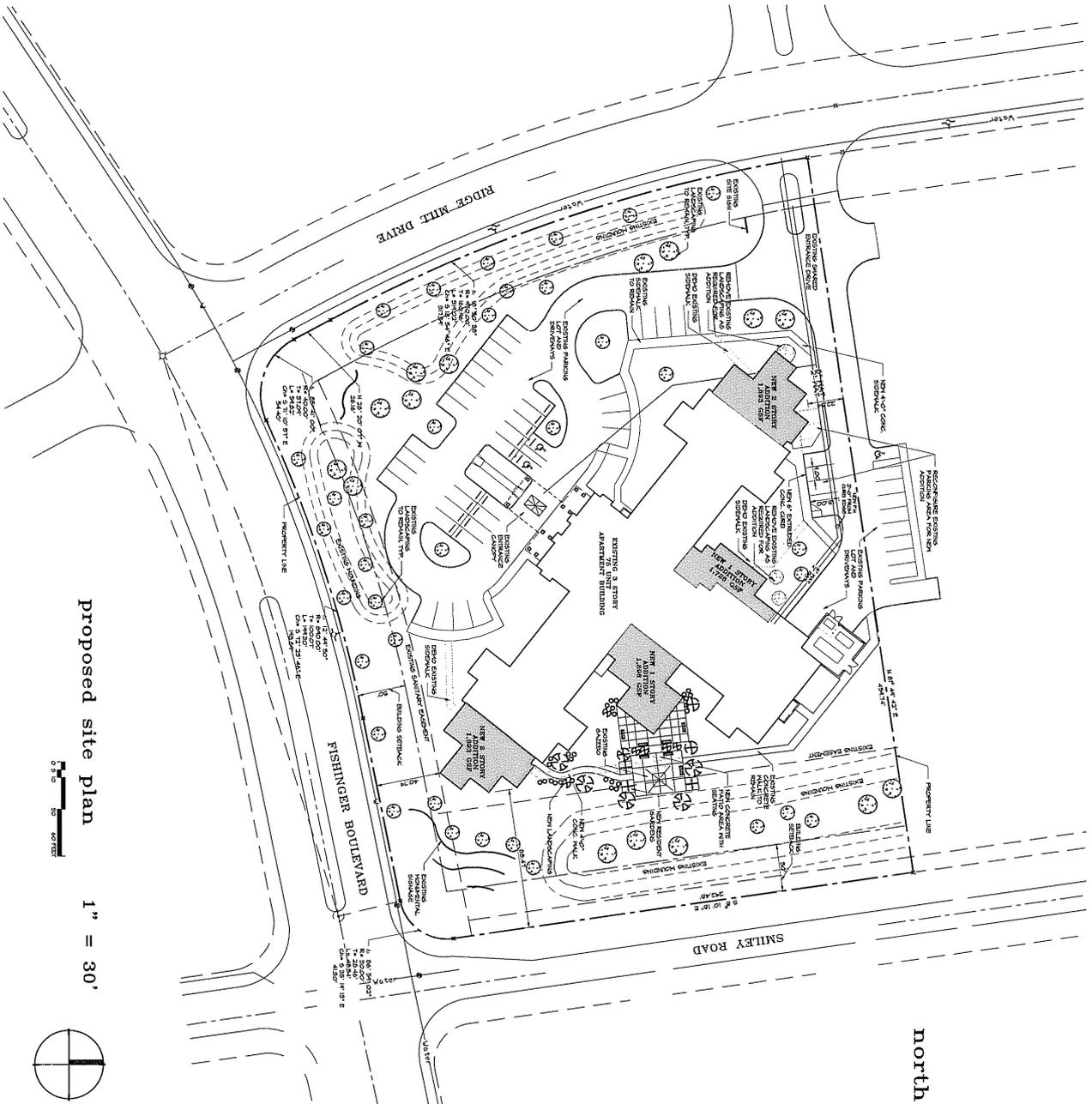
Thence along the said easterly line of Ridge Mill Drive, also being the westerly line of the said 5.374 acre tract, for the following two (2) courses: (1) North $28^{\circ} 20' 07''$ West a distance of 26.16 feet to a point of curvature; (2) Along the arc of a tangent curve to the right, the said curve having a radius of 970.00 feet, a central angle of $18^{\circ} 50' 38''$, the chord of which bears North $18^{\circ} 54' 46''$ 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 $81^{\circ} 49' 42''$ 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 $08^{\circ} 10' 18''$ 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 $86^{\circ} 59' 02''$, the chord of which bears South $35^{\circ} 19' 13''$ 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.



proposed site plan 1" = 30'



**proposed development
summary for existing
project**

site summary:

SITE AREA: 148,670 SF
 3.36 ACRES
EXISTING BUILDING COVERAGE: 145,120 SF
EXISTING SITE COVERAGE: 223,100 SF
NET SITE AREA: 223,100 SF
NET SITE AREA: 223,100 SF
NET SITE AREA: 223,100 SF

building summary:

THESE ARE THE YET TO BE CONSTRUCTED IN THE PROPOSED BUILDING ADDITION. THESE BUILDINGS WILL BE CONSTRUCTED IN THE PROPOSED BUILDING ADDITION. THESE BUILDINGS WILL BE CONSTRUCTED IN THE PROPOSED BUILDING ADDITION. THESE BUILDINGS WILL BE CONSTRUCTED IN THE PROPOSED BUILDING ADDITION. THESE BUILDINGS WILL BE CONSTRUCTED IN THE PROPOSED BUILDING ADDITION.

area/location map



**NATIONAL CHURCH
RESIDENCES, Applicant**

BY: _____
 TITLE: _____
 DATE: _____



**NCR
Traditions - Mill Run
Expansion**

Charlotte, NC

**ZONING
SUBMISSION**

DATE: 05/01/11
 PROJECT #: 11105
 COMMISSION: 2011
 REVISION: 02/28/11

CPD
SITE PLAN

C101



303 East Lenoir Ave., Durham, NC 27601
 Phone: 919.487.1000
 www.berardi.com

211-008

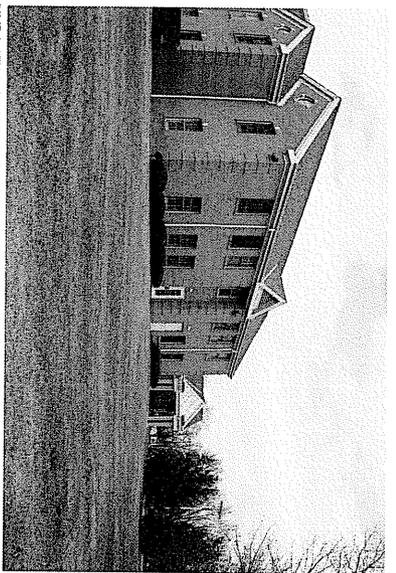


IMAGE 2 - LOCATION OF DWELLING UNIT ADDITION

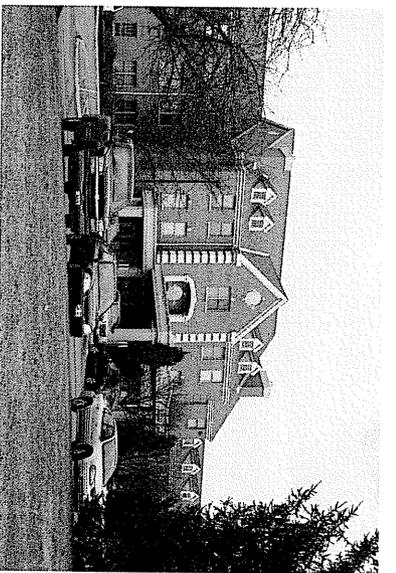


IMAGE 1 - MAIN DRIVE AND DRIVE CANOPY

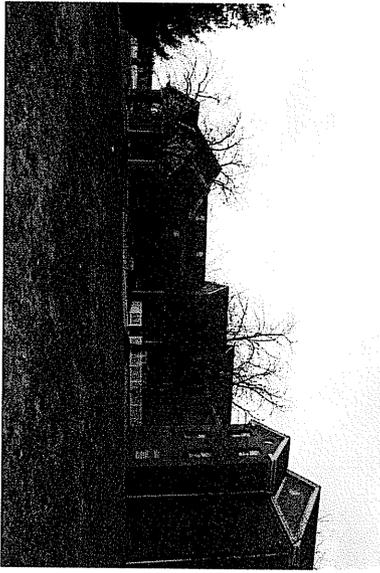
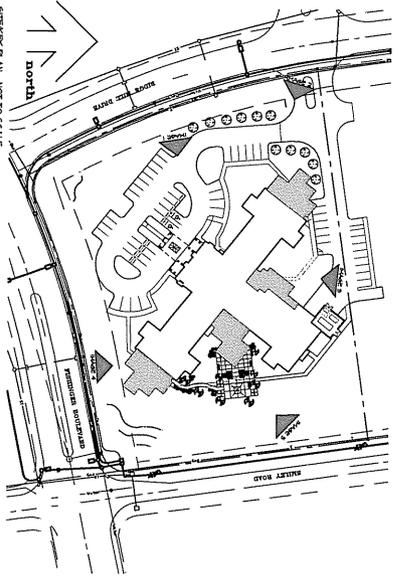


IMAGE 5 - LOCATION OF NEW COMMUNITY ROOM ADDITION



IMAGE 3 - NEW 1 - LOCATION OF DWELLING UNIT ADDITION



SHOWN AT 1/4" = 10' NOT TO SCALE

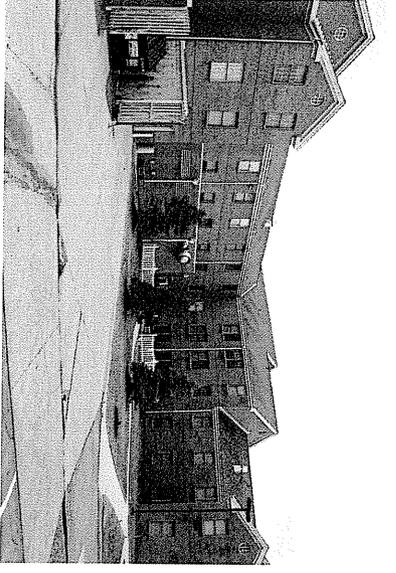


IMAGE 4 - LOCATION OF NEW COMMON SPACED/MECHANICAL ADDITION



NCR
 Traditions - Mill Run
 Expansion
 Columbus, OH

DATE: 02/28/11
 TIME: 1:30 PM
 LOCATION: 208 EAST MARYGATE AVE., COLUMBUS, OH 43215
 PROJECT: TRADITIONS - MILL RUN EXPANSION
 DRAWN BY: JEFFREY W. BROWN, P.E., P.L.P.
 CHECKED BY: JEFFREY W. BROWN, P.E., P.L.P.

ZONING
 SUBMISSION

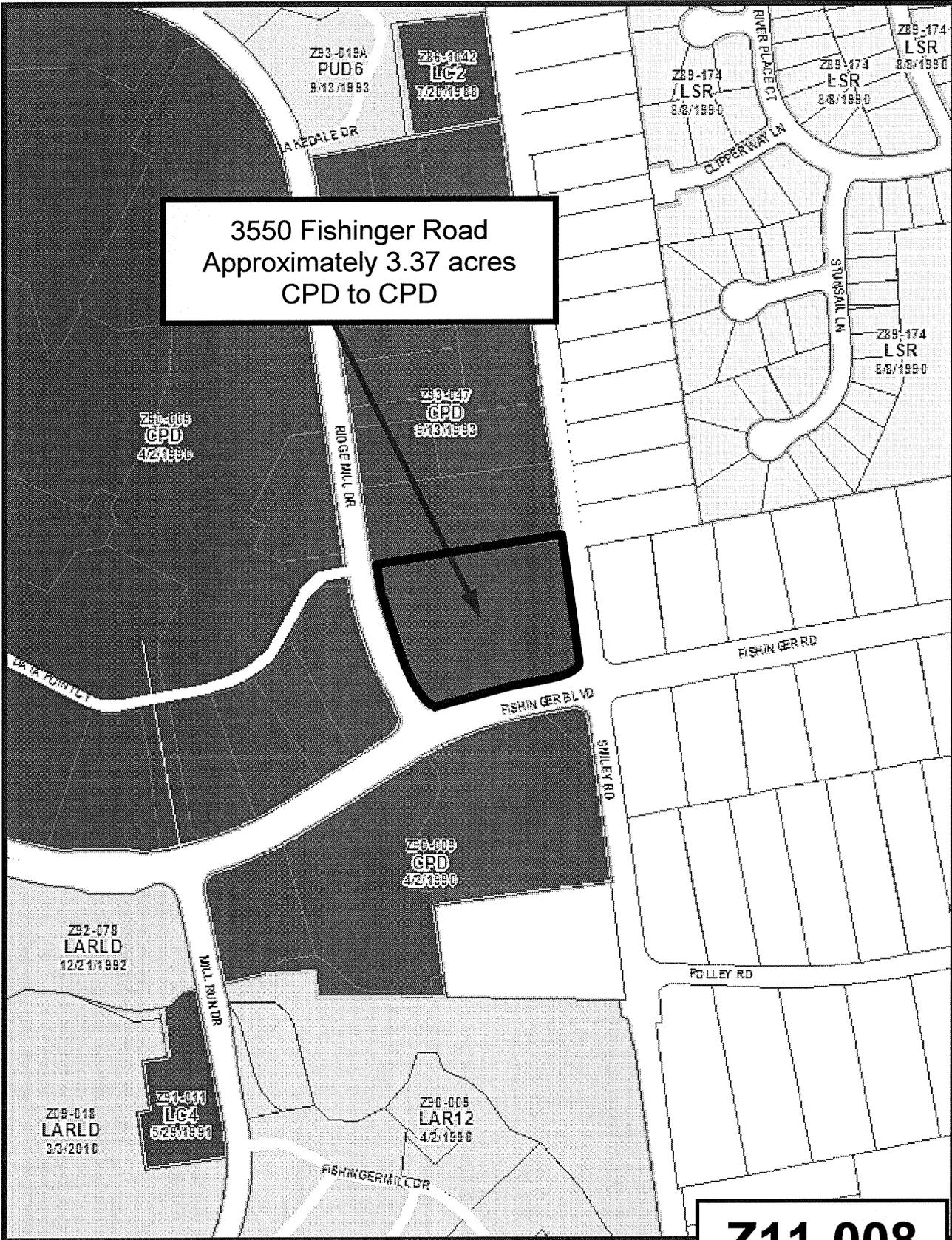
DATE: 02/23/11
 TIME: 1:30 PM
 LOCATION: 208 EAST MARYGATE AVE., COLUMBUS, OH 43215
 PROJECT: TRADITIONS - MILL RUN EXPANSION
 DRAWN BY: JEFFREY W. BROWN, P.E., P.L.P.
 CHECKED BY: JEFFREY W. BROWN, P.E., P.L.P.

berardi
 + partners

208 East Marygate Ave., Columbus, Ohio 43215
 Phone: 614-220-1100, Fax: (614) 220-0831
 www.berardi.com

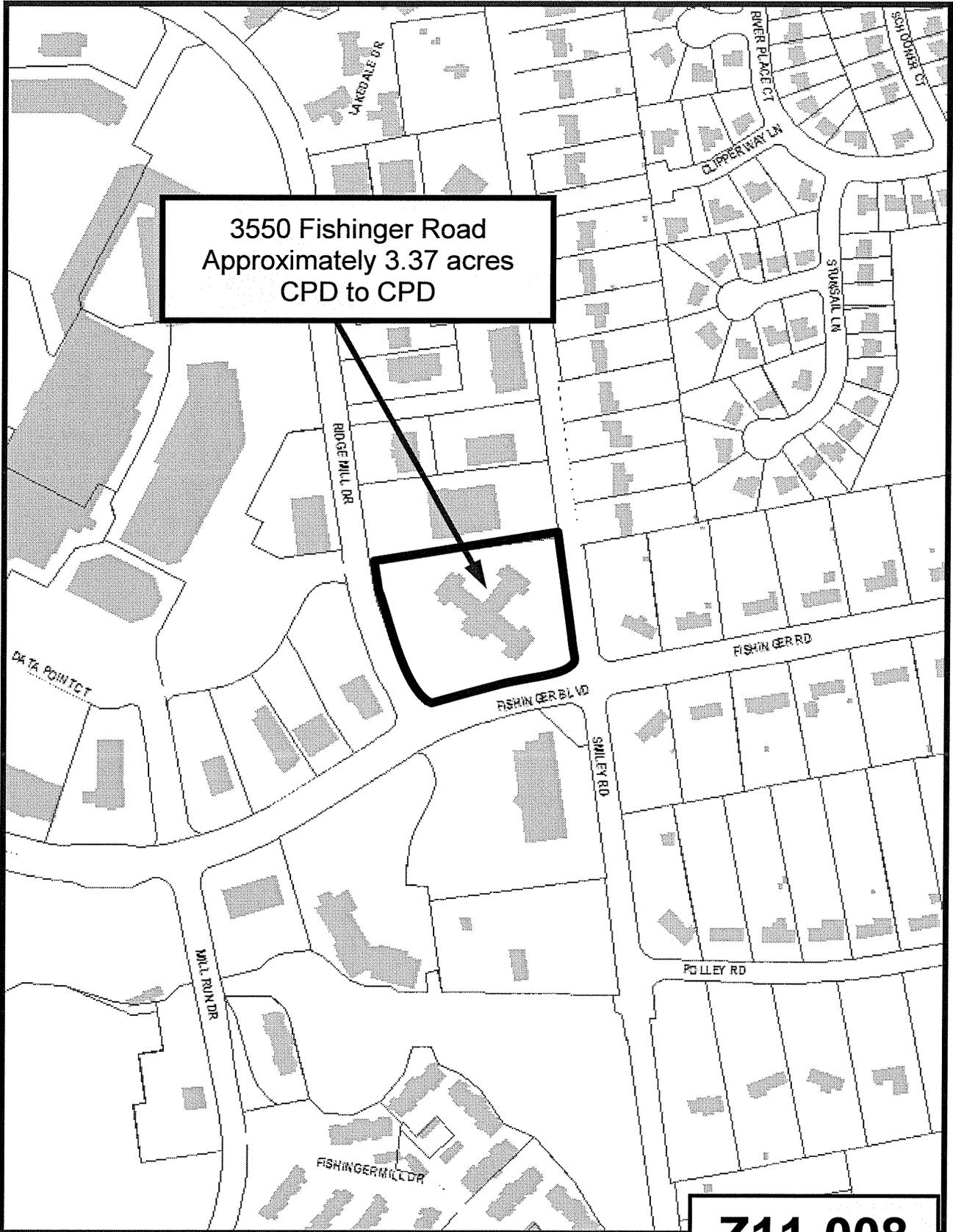
211-008

3550 Fishinger Road
Approximately 3.37 acres
CPD to CPD

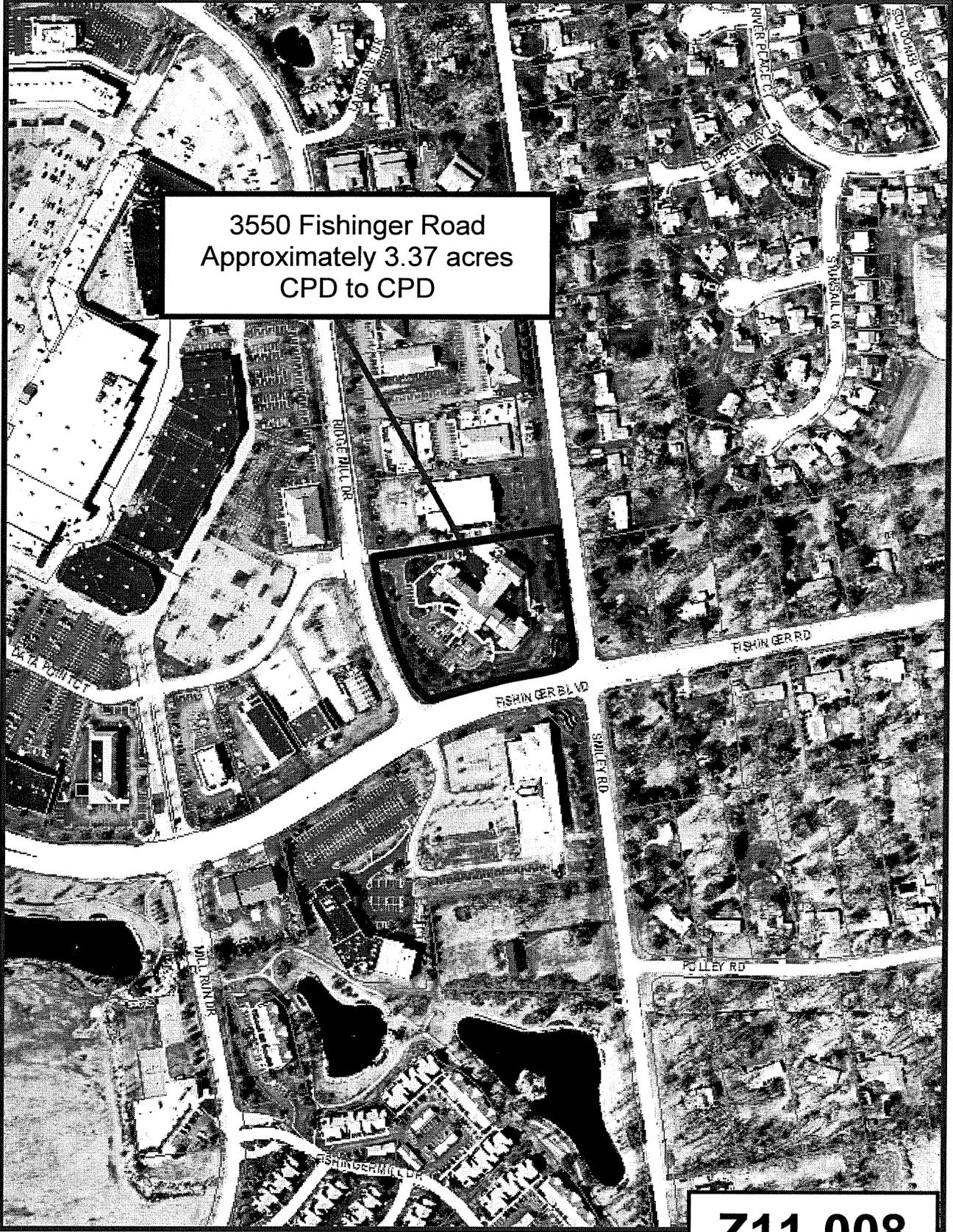


Z11-008

3550 Fishinger Road
Approximately 3.37 acres
CPD to CPD



Z11-008



3550 Fishinger Road
Approximately 3.37 acres
CPD to CPD

Z11-008