

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: Z25-034 Date Received: 07/30/25

Application Accepted by: TD Fee: \$4800

Assigned Planner: Brandon Carpenter; bmcarpenter@columbus.gov; 614-645-1574

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 341 Obetz Road, Columbus, OH Zip: 43207

Is this application being annexed into the City of Columbus? ☐ YES ☒ NO (select one)

If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Address or Zoning Number: 010-111600; 510296088

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

Current Zoning District(s): CPD (0494-2017 / Z16-062) Requested Zoning District(s): CPD

Neighborhood Group: Far South

Proposed Use or reason for request: Re-zoning in order to amend certain provisions of current CPD

Proposed Height District: H-60 Acreage: 6.96+/-

(Columbus City Code Section 3309.14)

APPLICANT:

Applicant Name: Marian Development Group Phone Number: (502) 297-8130 Ext.: 139

Address: 11701 Commonwealth Drive City/State: Louisville, KY Zip: 40299

Email Address: jarrod@themariangroup.com

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

Name: 301 OBETZ ROAD REAL ESTATE LLC Phone Number: 937-304-7914 Ext.: _____

Address: 5020 Philadelphia Street City/State: Dayton, OH Zip: 45415

Email Address: josh.huff@capitalhcn.com

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

Name: Dinsmore & Shohl, LLP (c/o Michael A. Huber, Esq.) Phone Number: (513) 639-9212 Ext.: 3212

Address: 255 E. Fifth Street, Suite 1900 City/State: Cincinnati, OH Zip: 45202

Email Address: michael.huber@dinsmore.com

SIGNATURES:

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE

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.

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/lws

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michael A. Huber, Esq.

of (1) MAILING ADDRESS 255 E. Fifth Street, Suite 1900, Cincinnati, OH 45202

deposes and states that they are 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 PROPERTY ADDRESS or ZONING NUMBER _____

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

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

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

(3) 301 OBETZ ROAD REAL ESTATE LLC

5020 Philadelphia Street

Dayton, OH 45415

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

Marian Development Group

11701 Commonwealth Drive, Louisville, KY 40299

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Far South Columbus Area Commission

Norwood "Buzz" Thomas: buzzthomas2014@gmail.com

Douglas Shreve: d.shrevefscac@gmail.com

and that the attached document (5) 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.

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 23rd day of July, in the year 2025

Notary Seal Here

(6) SIGNATURE OF NOTARY PUBLIC _____

3/7/2029
My Commission Expires



CAITLIN SINKS
Notary Public, State of Ohio
My Commission Expires
March 07, 2029
COMMISSION: 2024-RE-874654

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

APPLICANT

MARIAN DEVELOPMENT GROUP
11701 COMMONWEALTH DR.
LOUISVILLE, KY 40229

ATTORNEY (BELOW)

DINSMORE & SHOHL LLP
ATTN: MICHAEL A. HUBER
255 E. FIFTH STREET, SUITE 1900
CINCINNATI, OH 45202

VILLAS OF SCIOTO INC
5020 PHILADELPHIA DR.
DAYTON, OH 45415

EASTWAY CORPORATION
600 WAYNE AVE.
DAYTON, OH 45410

OBETZ PROPCO LLC
433 OBETZ RD.
COLUMBUS, OH 43207

PROPERTY OWNER

301 OBETZ ROAD REAL ESTATE LLC
5020 PHILADELPHIA RD.
DAYTON, OH 45415

Z25-034

SURROUNDING PROPERTY OWNERS

MHP HOLDINGS – SHENANDOAH LTD
9918 CARVER ROAD, SUITE 110
CINCINNATI, OH 45242

N B C-U S A HOUSING INC FOURTEEN
300 OBETZ RD.
COLUMBUS, OH 43207

CITY OF COLUMBUS
90 W BROAD ST., ROOM 425
COLUMBUS, OH 43215

AREA COMMISSION

FAR SOUTH COLUMBUS AREA COMMISSION
SHEILA EUBANKS
1696 BURLEY DRIVE
COLUMBUS, OH 43207

FAR SOUTH COLUMBUS AREA COMMISSION
NORWOOD THOMAS
168 LANDERS AVE.
COLUMBUS, OH 43207

FAR SOUTH COLUMBUS AREA COMMISSION
DOUGLAS SHREVE
1100 OBETZ RD.
COLUMBUS, OH 43207

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-034

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MARIAN DEVELOPMENT GROUP, LLC

of (COMPLETE ADDRESS) 11701 COMMONWEALTH DRIVE, LOUISVILLE, KY 40299

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Marian Development Group Katherine Smith - (502) 297-8130 11701 Commonwealth Dr, Louisville, KY 40299 Zero	2.
3.	4.

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

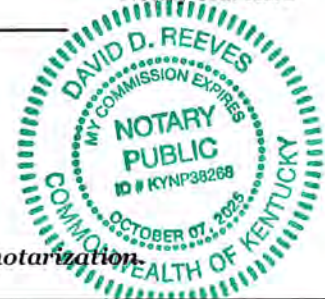
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 24th day of July, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 10/17/25

Notary Seal Here



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

BOUNDARY DESCRIPTION

6.776 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 16, Township 4 North, Range 22 West, Congress Lands, being all of a 6.061 acre tract of land conveyed to 301 Obetz Road Real Estate, LLC. of record in Instrument Number 201603030025634, and all of a 0.900 acre tract of land conveyed to 301 Obetz Road Real Estate, LLC. of record in Instrument Number 201707190099021, all deed references refer to the records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING FOR REFERENCE at Franklin County Geodetic Survey Monument 1143 at the centerline intersection of Parsons Avenue (Co. Rd. 124) (variable public right-of-way) and Obetz Road (West) (variable public right-of-way), said monument being North 03° 56' 38" East, a distance of 1112.17 feet from Franklin County Geodetic Survey Monument 1142, found at the centerline intersection of said Parson Avenue and Obetz Road (East) (variable public right-of-way);

Thence North 86° 47' 26" West, with the centerline of said Obetz Road, a distance of 934.01 feet to a Railroad Spike found at the northeasterly corner of a 0.192 acre tract of land conveyed to the City of Columbus, of record in Instrument Number 201801050002484;

Thence South 03° 53' 05" West, with the easterly line of said 0.192 acre tract, a distance of 30.00 feet to a point at the southeasterly corner of said 0.192 acre tract, at the northwest corner of a 9.565 acre tract of land conveyed to Obetz Propco LLC of record in Instrument Number 202312290135236, in the southerly right-of-way line of said Obetz Road and being the **TRUE POINT OF BEGINNING**;

Thence continuing South 03° 53' 05" West, with the westerly line of said 9.565 acre tract, (passing a 3/4" Iron Pipe with cap stamped "Hockaden" found at 0.25 feet, and a 3/4" Iron Pipe with cap stamped "Hockaden" found at 362.04 feet along and 0.17 feet East of line) a total distance of 904.67 feet to a 3/4" Iron Pipe with pinched top found in a northerly line of a 50.368 acre tract conveyed to MHP Holdings-Shenandoah, LTD of record in Instrument Number 200602230035087;

Thence with the perimeter of said 50.368 acre tract the following courses:

North 86° 10' 35" West, a distance of 127.88 feet to a 3/4" Iron Pipe with pinched top found;

South 04° 00' 13" West, a distance of 267.58 feet to an Iron Pin set;

North 85° 57' 50" West, a distance of 153.80 feet to an Iron Pin set at the southeasterly corner of the remainder of a 14.403 acre tract conveyed to Eastway Corporation of record in Instrument Number 201512230180104;

Thence North 03° 57' 48" East, with the easterly lines of said 14.403 acre tract, and a 2.00 acre tract conveyed to Eastway Corporation of record in said Instrument Number 201512230180104, a distance of 1168.67 feet to a 3/4" Iron Pipe found at the southwesterly corner of said 0.192 acre tract and in the southerly right-of-way line of said Obetz Road;

Thence South 86° 47' 26" East, with the southerly line of said 0.192 acre tract, a distance of 280.65 feet to the **TRUE POINT OF BEGINNING** containing **6.776 acres**, more or less.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

All Iron Pins called as set are 5/8" x 30" rebar with "CESO" cap;

Based on an actual field survey performed under my direct supervision in June, 2025.

The bearings herein are based The Ohio State Plane Coordinate System, South Zone, NAD 83 (2011), Epoch 2010, using GPS observations to establish a bearing of North 03° 56' 38" East for the centerline of Parsons Avenue between Franklin County monuments FCGS 1142 and FCGS 1143, as shown on the centerline survey plat, sheet 2 of 3 for Parsons Avenue available at the Franklin County Engineer's Office.

CESO Inc.

Joshua R. Cottingim, PS
Registered Surveyor No. 8911



COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: COMMERCIAL PLANNED DEVELOPMENT DISTRICT

PROPERTY ADDRESS: 341 Obetz Road, Columbus, Ohio 43207

OWNER: 301 Obetz Road Real Estate LLC

APPLICANT: Marian Development Group, LLC (“**Applicant**”)

DATE OF TEXT: July __, 2025

APPLICATION NUMBER: TBD

- I. INTRODUCTION:** The subject site contains approximately 6.74 acres, consisting of two tax parcels (010-111600 and 510-296088) located on the south side of Obetz Road (the “**Property**”). Applicant is proposing to construct a 118-unit affordable assisted senior living facility in the CPD Commercial Planned Development District with a H-60 height district. A Zoning Site Plan is attached. The Property was previously re-zoned from RRR, Residential District and I, Institutional District, to CPD via Ordinance #0494-2017 passed on March 16, 2017 (the “**Previous Development**”). The Previous Development was not constructed, and Applicant is seeking to rezone the Property into a new CPD in order to increase the unit count from the 88-units approved for the Previous Development to the 118-units sought herein. The remaining standards below are substantially similar to those that were approved for the Previous Development.
- II. PERMITTED USES:** Assisted living as permitted in Section 3349.03 of the City of Columbus Zoning Code (“**Code**”) under “Home for the aging, nursing home, rest home”.
- III. DEVELOPMENT STANDARDS:** Unless otherwise indicated in this CPD Text, or as shown on the Zoning Site Plan attached hereto as **Exhibit A**, the applicable development standards are contained in Chapter 3356 of the Code.

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

1. The minimum building setback from the street property line is eighty-five (85) feet from Obetz Road. The minimum parking setback from the street property line is fifteen (15) feet from Obetz Road and five (5) feet from the side and rear exterior property lines.
2. The minimum building setback from the rear property line and western side property line is twenty-five (25) feet from the property line. The minimum building setback from the eastern side property line is fifteen (15) feet from the property line.
3. No building setback shall be required from any property line that is created within and internal to the total site and the property created by this rezoning request will continue to function as one overall site.
4. No parking or maneuvering setback shall be required from any property line that is created within and internal to the total site and the property created by this rezoning request will continue to function as part of the overall site.

5. The height of the development shall not exceed sixty (60) feet.
6. The development shall not exceed 118 units.

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

1. Access to and from the site shall be provided via Obetz Road as shown on the Zoning Site Plan. Access shall be approved by the City of Columbus, Department of Public Service.
2. The parking space count for the Property shall be no less than eighty-nine (89) spaces.
3. There shall be no less than four (4) bike racks provided on the Property.
4. Parking spaces shall be located along the northern, southern and western sides of the main building to be located on the Property.

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

1. The parkland dedication ordinance does not apply to the Property based on Code Section 3318.19(B).

D. Building Design and Exterior Treatment Commitments.

N/A

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

1. The dumpster shall be located on the Property as depicted in the Zoning Site Plan.

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.

G. Miscellaneous:

1. Variance: Allow maneuvering and parking spaces to cross parcel lines as the parcels comprising the Property cannot be combined (Code Section 3312.25).
2. Variance: Reduce the number of required parking spaces from one hundred twelve (112) spaces to no less than (89) spaces (Ord. #0494-2017), noting that Code Section 3312.49 requires a parking ratio of .75/unit for assisted living uses.
3. Variance: Increase the permitted height to sixty (60) feet in accordance with the H-60 Height District.
4. The Property shall be developed in accordance with the Zoning Site Plan. The Zoning Site Plan may be adjusted to reflect engineering, topographical or other site data developed at the time of development or when engineering plans are completed. Any adjustment to the Zoning Site Plan 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.

5. Interior driveways, sidewalks and patios are to be determined but will be generally as shown on the Zoning Site Plan.
6. Pavement surface shall be in compliance with Code Section 3312.43, and parking space striping and marking shall be in compliance with Code Section 3312.39.

IV. Commercial Planned Development Criteria:

A. Natural Environment: The development will maintain the natural character of the area by planting trees, utilizing the existing stormwater detention pond, and creating walkways conducive to appropriate pedestrian movement throughout the Property. By utilizing the existing stormwater detention pond located on the Property, the proposed development will have a negligible effect on drainage and runoff, soil erosion, floodplains, natural vegetation, wildlife habitats, and streams and water bodies.

B. Existing Land Use: The property is zoned CPD (Ord. #0494-2017) and is currently vacant.

C. Transportation and Circulation: All drives and roadways will be reviewed and approved by the City of Columbus, Department of Public Service. Assisted living as a use is generally considered to be low traffic generating and will not have a substantial impact on the current circulation patterns of Obetz Road.

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

North: Across Obetz Road is a community recreation facility in the RRR, Residential District, and a senior apartment building in the AR-12, Residential District.

East: Senior living facility, in the CPD, Commercial Planned Development District.

West: Youth behavioral health facility, in the I, Institutional District, and a vacant parcel in the RRR, Residential District.

South: Manufactured housing community in the MHP, Mobile Home Park District.

E. View and Visibility: Applicant believes the proposed use and improvements will enhance the area and in no way diminish the surrounding neighborhood. No view obstructions are proposed that would hinder visibility for pedestrians and vehicles travelling on Obetz Road.

F. Proposed Development: The development will be an affordable senior assisted living facility housed in a single four-story building with parking and outdoor areas to complement the needs of senior residents. The facility will be properly licensed, as applicable, by the State of Ohio and developed utilizing private capital. All utilities will be public, and Applicant will work with the appropriate authorities to ensure that adequate utility connections and capacities are in place to service the development. By developing the Property for affordable senior assisted living, Applicant is reaching a portion of the Columbus community that is underserved by the current housing offerings in the Columbus market. The location of the development close to other institutional uses keeps the character of the Obetz corridor focused on servicing the needs of area residents.

G. Behavior Patterns: The Property is currently vacant, and thus unused by the community. The proposed use will serve an elderly population with limited income and transform the Property into a useful site for the area. Affordable housing for the elderly population is beneficial to society, and therefore this development should be beneficial with respect to behavior patterns.

H. Emissions: Emissions generated from the use of this site will not affect the environment or alter the use and enjoyment of the surrounding neighborhood. The proposed use does not produce any material level of noise, sound, light or emission pollution. Further, the proposed use will generate significantly less traffic than a similarly sized multifamily development.

The undersigned, being the owner of the subject property and Applicant, do hereby agree for themselves, their heirs, successors and assigns, to abide by the above restrictions conditions, and commitments regarding development of the Property and for such purpose each states that they fully understand and acknowledge 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 Code except as described within this CPD Text.

OWNER:

301 OBETZ ROAD REAL ESTATE LLC,
an Ohio limited liability company

By: _____
Print Name: _____
Title: _____
Date: _____

APPLICANT:

MARIAN DEVELOPMENT GROUP, LLC,
a Kentucky limited liability company

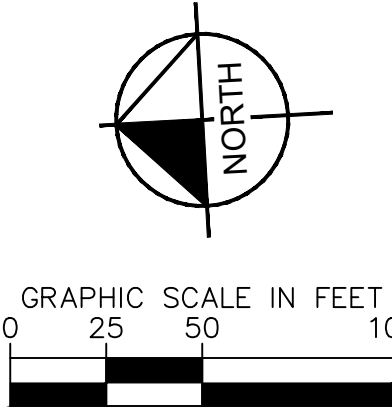
By: _____
Print Name: _____
Title: _____
Date: _____

PLAN NOTES:

1. REZONE NECESSARY FROM C-4 (COMMERCIAL DISTRICT) TO CPD (COMMERCIAL PLANNED DEVELOPMENT).
2. PARKING REQUIREMENT BASED ON CITY OF COLUMBUS ZONING CODE SECTION 3312.49 FOR ASSISTED LIVING USE (0.75/UNIT).
3. PARKING SPACE STRIPING AND MARKING SHALL BE IN COMPLIANCE WITH SECTION 3312.39 OF THE CITY OF COLUMBUS ZONING CODE.
4. PAVEMENT SURFACE SHALL BE IN COMPLIANCE WITH SECTION 3312.43 OF THE CITY OF COLUMBUS ZONING CODE.
5. THE PARKLAND DEDICATION ORDINANCE DOES NOT APPLY TO THIS SITE BASED ON SECTION 3318.19(B) OF THE CITY OF COLUMBUS ZONING CODE.
6. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE

* CITY OF COLUMBUS HAS DIRECTED THE PROJECT TO REFER TO C-4 DISTRICT DEVELOPMENT STANDARDS AS BASE ZONING.

LANDSCAPING LEGEND



PROFESSIONAL ENGINEER'S CERTIFICATION

I, WILLIAM SKEBBA, A LICENSED PROFESSIONAL ENGINEER OF OHIO, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF THE MARIAN GROUP. BY KIMLEY-HORN UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 29TH DAY OF JULY, A.D., 2025

OHIO LICENSED PROFESSIONAL ENGINEER 86759
MY LICENSE EXPIRES ON DECEMBER 31, 2025

[illegible]

Kimley»»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
N HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6696
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	WDS
DRAWN BY:	KKB
CHECKED BY:	WDS

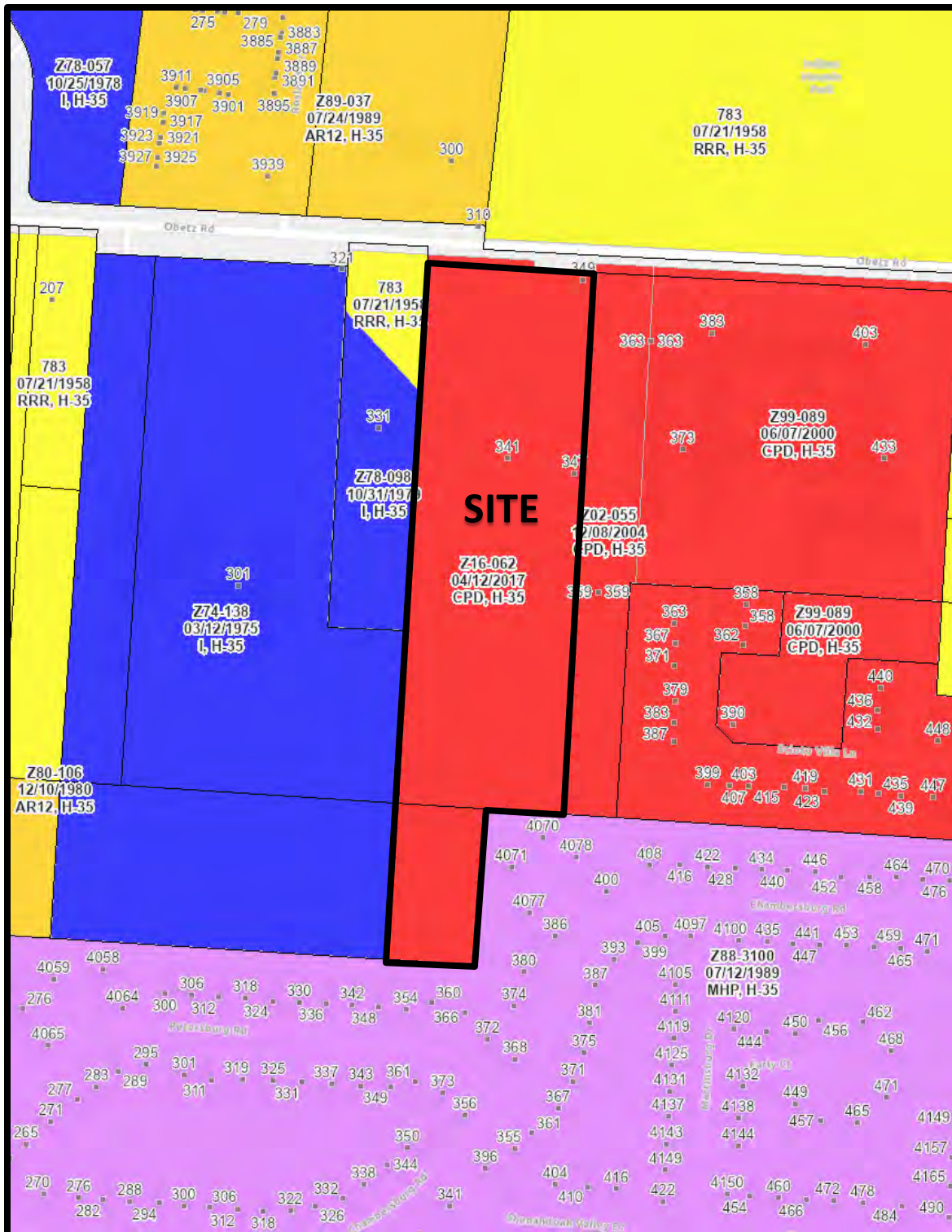
ZONING SITE PLAN

VIVERA ROSEWOOD

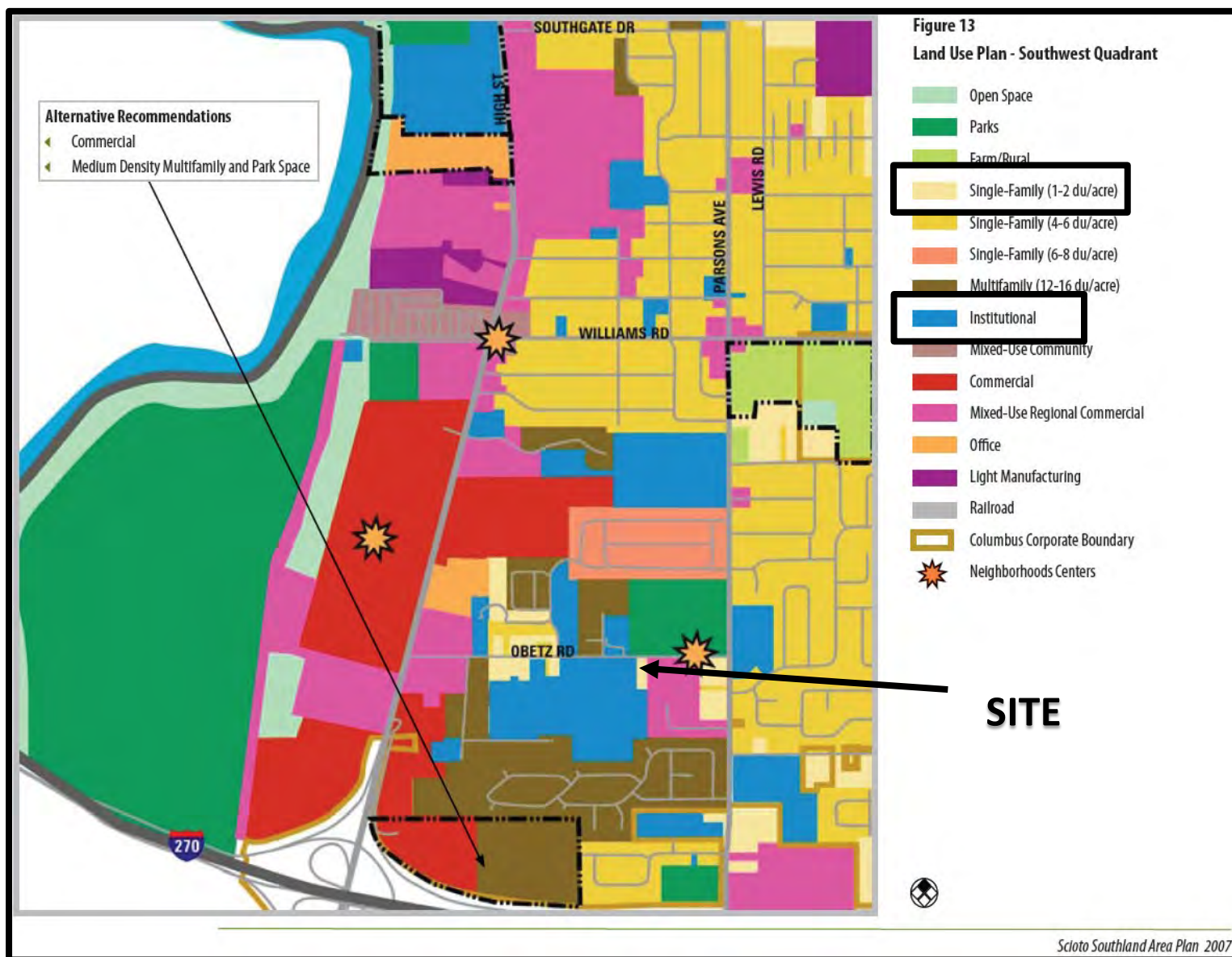
OBETZ ROAD
COLUMBUS, OH 43207

ORIGINAL ISSUE: 07/29/2025
KHA PROJECT NO. 190304002
SHEET NUMBER

SP-1



Z25-034
 341 Obetz Rd.
 Approximately 6.96 acres
 CPD to CPD



Z25-034
341 Obetz Rd.
Approximately 6.96 acres
CPD to CPD

