

File Number: 16070009  
Date Received: 7/1/16  
Scheduled Public Hearing Date: \_\_\_\_\_

Fee: 150.00  
Initials: SW  
Check or Receipt Number: 000011729



**PLANNING COMMISSION  
APPLICATION FOR SUBDIVISION WITHOUT PLAT**

025-011235; 025-011236;

Property Location: 5495, 5511 & 5505 Morse Road, Columbus, Ohio 43230 Parcel ID: 025-011239  
Current Zoning: NC - Neighborhood Commercial  
SO - Suburban Office & Institutional pending Total Acreage of Proposed Parcel: 2.55 +/-

Reason for Request: To allow the development of four independent senior living cottages adjacent to the existing Three Creeks Senior Living project.

Applicant Name: Spectrum Acquisition Gahanna, LLC Email: cenyeart@spectrumretirement.com

Status:  Property Owner  Option Holder  Contractual Purchaser  Agent

Business Owner: Spectrum Acquisition Gahanna, LLC Phone: 303-360-8812

Business Address: 200 Spruce Street, Suite 200 Fax: 303-360-8814

City/State/Zip Code: Denver, CO 80230

Property Owner: The New Albany Company LLC Phone: 614 939 8000

Address: 8000 Walton Parkway, Suite 120

City/State/Zip Code: New Albany, OH 43054

Spectrum Acquisition Gahanna, LLC

Signature of Applicant John M. Sevo, Manager Date June 26, 2016

**Submission Requirements**

1. Submit ten (10) copies of a survey and legal description of the property certified by a registered surveyor (if being submitted to Planning Commission). Only two (2) copies are necessary if application will be approved administratively.
2. Submit two (2) original deeds to be stamped (instruments of conveyance). Deeds must be submitted after Planning Commission or administrative approval to be stamped by Clerk of Council.
3. Application Fee: \$75 for residential and \$150 for all other districts.
4. Any drawings submitted must include one copy that is no larger than 8½ x 11 inches.

**APPROVAL**

To be approved by:  Planning Commission (buildable lot)  Administration

In accordance with Section 1106 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this Lot Split as stated above has been approved.

\_\_\_\_\_  
Planning & Zoning Administrator Date

\_\_\_\_\_  
Chief Building Official Date

\_\_\_\_\_  
Director of Public Service Date

\_\_\_\_\_  
City Engineer Date

Note: All correspondence will be to applicant above unless otherwise stated.



**Planning Commission  
Information for All Applicants**

1. All required information must be submitted with the application. Deadline for acceptance of all applications is 5:00pm on the Tuesday four (4) weeks prior to the Public Hearing Date. No application will be forwarded to Planning Commission until all information is received in the Planning & Zoning Office.
2. It is the responsibility of the applicant to have a court reporter present, at the applicant's expense, if they wish to have a verbatim transcript of the meeting. The Council office must be advised in advance at (614) 342-4090 if a court reporter is going to be present.
3. Any drawings submitted must include one copy that is no larger than 8½ x 11 inches. If an application is amended at any time during the process, new drawings must be submitted.
4. Agendas will be mailed to the applicant on the Friday prior to the Planning Commission meeting. If the agenda is to go to someone other than the applicant, it needs to be noted on the application.
5. If a list of contiguous property owners needs to be submitted with an application, it must be compiled in a list on a separate sheet of paper. The list must include the name and mailing address of each property owner. Showing them only on one of the plan sheets is not acceptable.
6. For Design Review applications, a materials list, unless otherwise instructed by the Planning & Zoning Administrator, must be submitted with the application. If materials are changed during the process, a new materials list must be submitted.
7. For multi-tenant ground sign & Master Sign Plan applications, location must be noted on a site plan. Also indicate location on site plan for a freestanding sign or on building elevation for a wall sign. Color renderings must be submitted.
8. Please review "Submission Requirements" on any application before submitting to the Planning & Zoning Division.
9. Copies of specific sections of the zoning code are available in the Zoning Office at no charge. The entire zoning code with a map is available in the Council Office at a cost of \$25.00. The Zoning Code is also available online and can be found at [www.gahanna.gov/departments/development/planning.aspx?id=dept](http://www.gahanna.gov/departments/development/planning.aspx?id=dept) under Codified Ordinances.
10. Planning Commission members may visit the property prior to the hearing to review the application.



## 2.551 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 2, Township 1, Range 16, United States Military Lands, being comprised of a part of each of those tracts of land conveyed to The New Albany Company LLC by deeds of record in Official Record 12127E10, Official Record 12773A11, Official Record 16314A03, Official Record 21256E01 and Instrument Number 199811120289607, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at FCGS Monument Number 6623 found in the centerline of Morse Road (R/W width varies), the northwesterly corner of that 8.839 acre tract conveyed to S-K Gahanna, LLC by deed of record in Instrument Number 201505260068251, the southwesterly corner of that 0.304 acre tract conveyed as Parcel 7-WD to the City of Columbus, Ohio by deed of record in Instrument Number 201502040014476;

Thence South  $86^{\circ} 49' 32''$  East, with said centerline, a distance of 575.32 feet to a mag nail set at the northeasterly corner of that tract conveyed to S-K Gahanna, LLC by deed of record in Instrument Number 201505260068251, the TRUE POINT OF BEGINNING for this description;

Thence South  $86^{\circ} 49' 32''$  East, with said centerline, a distance of 297.00 feet to a mag nail set at the northwesterly corner of that tract conveyed as Parcel 21-WD to Franklin County Commissioners by deed of record in Instrument Number 200608030153013, said mag nail being located North  $86^{\circ} 49' 32''$  West, a distance of 408.39 feet from FCGS Monument Number 1959;

Thence South  $00^{\circ} 11' 32''$  East, with the westerly line of said Parcel 21-WD, passing a 5/8" rebar capped "FCE" found at 30.05 feet, a total distance of 60.10 feet to a 5/8" rebar capped "FCE" found at the southwesterly corner thereof;

Thence South  $03^{\circ} 10' 28''$  West, crossing said New Albany Company tract (Official Record 12127E10), a distance of 289.49 feet to an iron pin set in the northerly line of that 2.45 acre tract conveyed to Edward J. Doersam by deed of record in Official Record 3976G03;

Thence North  $86^{\circ} 49' 32''$  West, with said northerly line, a distance of 77.91 feet to an iron pin set at the northwesterly corner thereof;

Thence South  $00^{\circ} 12' 03''$  East, with the westerly line of said 2.45 acre tract, a distance of 30.07 feet to an iron pin set a northeasterly corner of said S-K Gahanna, LLC tract;

Thence North  $86^{\circ} 02' 58''$  West, with a northerly line of said S-K Gahanna, LLC tract, a distance of 223.48 feet to an iron pin set at a corner thereof;

Thence North  $03^{\circ} 02' 00''$  East, with an easterly line of said S-K Gahanna, LLC tract a distance of 376.49 feet to the TRUE POINT OF BEGINNING, containing 2.551 acres of land, more or less, of which 0.459 acre is out of Parcel Number 025-011235, 1.387 acres are out of Parcel Number 025-011236 and 0.705 acre is out of Parcel Number 025-011239. Also, 0.205 acre falls within the presently occupied right of way of Morse Road, of which 0.030 acre is out of Parcel Number 025-011235, 0.110 acre is out of Parcel Number 025-011236 and 0.065 acre is out of Parcel Number 025-011239.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of Franklin County Monument Numbers FCGS 6623 and FCGS 1959, having a bearing of South  $86^{\circ} 49' 32''$  East between said monuments.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

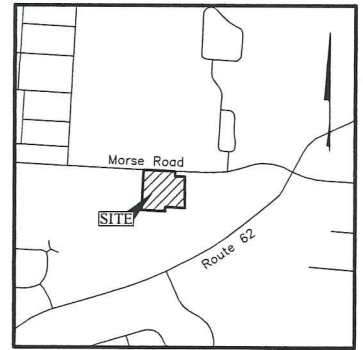
Matthew A. Kirk  
Professional Surveyor No. 7865

# ALTA/NSPS LAND TITLE SURVEY

## QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16

### UNITED STATES MILITARY LANDS

### CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: NOT TO SCALE

NOTE: There is evidence on the site of activity associated with infrastructure construction such as soil stock piles, public water main and appurtenances, public sanitary sewer main and appurtenances, and a relocated stream. There is no observable evidence of activity associated with building construction at time of survey.

**PARCEL I.**

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 2, Township 1, Range 16, United States Military Lands, being comprised of a part of each of these tracts of land conveyed to The New Albany Company LLC by deeds of record in Official Record 12127E10, Official Record 12773A11, Official Record 16314A03, Official Record 21256E01 and Instrument Number 19981120289607, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

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Thence South 86° 49' 32" East, with said centerline, a distance of 575.32 feet to a mag nail set at the northwesterly corner of that tract conveyed to S-K Gahanna, LLC by deed of record in Instrument Number 201505260068251, the TRUE POINT OF BEGINNING for this description.

Thence South 86° 49' 32" East, with said centerline, a distance of 297.00 feet to a mag nail set at the northwesterly corner of that tract conveyed as Parcel 21-WD to Franklin County Commissioners by deed of record in Instrument Number 200608030153013, said mag nail being located North 86° 49' 32" West, a distance of 408.39 feet from FCGS Monument Number 1959.

Thence South 00° 11' 32" East, with the westerly line of said Parcel 21-WD, passing a 5/8" rebar capped "FCE" found at 30.05 feet, a total distance of 60.10 feet to a 5/8" rebar capped "FCE" found at the southwesterly corner thereof.

Thence South 03° 10' 28" West, crossing said New Albany Company tract (Official Record 12127E10), a distance of 289.49 feet to an iron pin set in the northerly line of that 2.45 acre tract conveyed to Edward J. Doersam by deed of record in Official Record 3976G03.

Thence North 86° 49' 32" West, with said northerly line, a distance of 77.91 feet to an iron pin set at the northwesterly corner thereof.

Thence South 00° 12' 03" East, with the westerly line of said 2.45 acre tract, a distance of 30.07 feet to an iron pin set at the northeasterly corner of said S-K Gahanna, LLC tract.

Thence North 86° 02' 58" West, with a northerly line of said S-K Gahanna, LLC tract, a distance of 223.48 feet to an iron pin set at a corner thereof.

Thence North 03° 02' 00" East, with an easterly line of said S-K Gahanna, LLC tract a distance of 376.49 feet to the TRUE POINT OF BEGINNING, containing 2.351 acres of land, more or less, of which 0.459 acre is out of Parcel Number 025-011235, 1.387 acres are out of Parcel Number 025-011236 and 0.705 acre is out of Parcel Number 025-011239. Also, 0.205 acre falls within the presently occupied right of way of Morse Road, of which 0.030 acre is out of Parcel Number 025-011235, 0.110 acre is out of Parcel Number 025-011236 and 0.065 acre is out of Parcel Number 025-011239.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

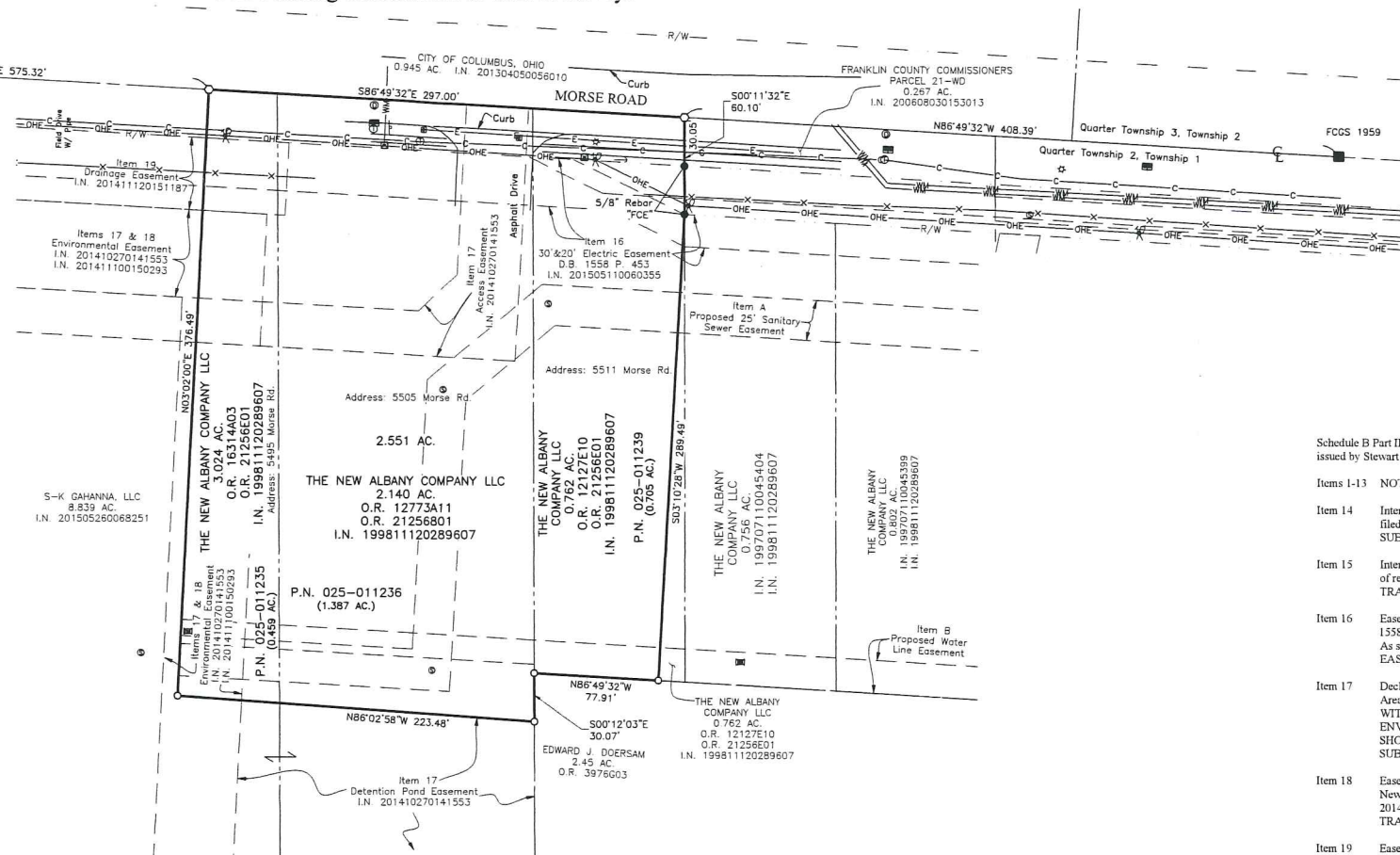
The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of Franklin County Monument Numbers FCGS 6623 and FCGS 1959, having a bearing of South 86° 49' 32" East between said monuments.

**PARCEL II.**

Non-exclusive Easements contained within Environmental Covenant Easement Agreement by and between The New Albany Company and Spectrum Acquisition Gahanna LLC of record in Instrument No. 20141100150293.

**PARCEL III.**

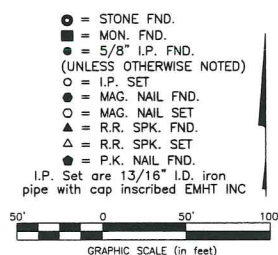
Non-exclusive easements contained within that certain Declaration of Covenants, Conditions, Restrictions and Easements for The Morse/62 Corridor Area of record in Instrument No. 201410270141553.



Schedule B Part II Items from Title Commitment File No. 01032-19503 - Amended No. 3 REV June 8, 2016, issued by Stewart Title Guaranty Company with an effective date of May 24, 2016 at 8:00 A.M.

- Items 1-13 NOT SURVEY RELATED ITEMS.
- Item 14 Intentionally Deleted - Easement granted to The Columbus Railway, Power & Light Company filed of record in Deed Book 858 Page 644. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 15 Intentionally Deleted - Easement granted to The Columbus Railway, Power & Light Company of record in Deed Book 859 page 176. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 16 Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 1558 page 453. As supplemented of record in Instrument No. 201505110060355. 30' AND 20' ELECTRIC EASEMENTS ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 17 Declaration of Covenants, Conditions, Restrictions and Easements for The Morse/62 Corridor Area of record in Instrument No. 201410270141553. SUBJECT TRACT IS LOCATED WITHIN AREA DESCRIBED AS "EASTERN PARCEL". ACCESS AND ENVIRONMENTAL EASEMENTS ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON. DETENTION POND EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT, BUT IS SHOWN HEREON FOR REFERENCE.
- Item 18 Easements contained within Environmental Covenant Easement Agreement by and between The New Albany Company and Spectrum Acquisition Gahanna LLC of record in Instrument No. 20141100150293. ENVIRONMENTAL EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 19 Easement granted to the City of Columbus, Ohio, of record in Instrument No. 20141120151187. DRAINAGE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 20 Easement granted to the City of Columbus, Ohio, of record in Instrument No. 20141120151189. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 21 NOT A SURVEY RELATED ITEM.

- ADDITIONAL ITEMS:**
- Item A Proposed 25' Sanitary Sewer Easement. PROPOSED EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
  - Item B Proposed Water Line Easement. PROPOSED WATER LINE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.



LEGEND	
● = STONE FND.	○ = Gas Marker Post
■ = MON. FND.	⊕ = Fire Hydrant
● = 5/8" I.P. FND.	⊕ = Water Valve
(UNLESS OTHERWISE NOTED)	⊕ = Electric Pull Box
○ = I.P. SET	⊕ = Water Service
● = MAG. NAIL FND.	⊕ = Catch Basin
○ = MAG. NAIL SET	⊕ = Storm Manhole
▲ = R.R. SPK. FND.	⊕ = Storm Manhole/w Grate Lid
● = R.R. SPK. SET	⊕ = Fiber Optic Pedestal
● = P.K. NAIL FND.	⊕ = Cable TV Pedestal
● = P.K. NAIL SET	⊕ = Telephone Manhole
I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC	⊕ = Sanitary Manhole
	⊕ = Mail Box
	⊕ = Utility Pole
	⊕ = Light Pole
	⊕ = Electric Pull Box
	⊕ = Sign
	⊕ = Curb Inlet
	⊕ = Propane Tank
	⊕ = Guy Wire
	—X— = Fence
	—WM— = Water Line
	—OHE— = Overhead Electric
	—C— = Underground Communication

**FEMA NOTE:**  
According to the Federal Emergency Management Agency's Flood Insurance Map (dated June 17, 2008), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain), Community Panel No.39049C0211K.

**UTILITY STATEMENT:**  
The utilities shown hereon have been located from field survey information and existing drawings. A Utility Marking and Plans request was submitted to Ohio Utility Protection Service (OUPS) on June 14, 2016. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible.

**SURVEY NOTE:**  
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

**BASIS OF BEARINGS:**  
The Bearings shown hereon are based on the Ohio State Plane Coordinate System, (South Zone), as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of Franklin County Monument Numbers FCGS 6623 and FCGS 1959, having a bearing of South 86° 49' 32" East between said monuments.

**NOTE:**  
There are no gaps, gores or overlaps between the subject tract and the adjoining properties shown on this survey.

CERTIFICATION: Commitment No. 01032-19503 - Amended No. 3 REV June 8, 2016

To: Spectrum Acquisition Gahanna, LLC, The New Albany Company LLC, Stewart Title Guaranty Company and Stewart Title Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8 and 13 of Table A thereof. The fieldwork was completed in May of 2014.

By: Matthew A. Kirk  
Professional Surveyor No. 7865  
mkirk@emht.com

Date: \_\_\_\_\_

<b>EMHT</b> Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll-Free: 888.775.3648 emht.com		Date: June 22, 2016
Scale: 1" = 50'		Job No: 2016-0223
Sheet: 1 of 1		Revisions
MARK	DATE	DESCRIPTION



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## APPLICATION STAFF COMMENTS

**DUE: Wednesdays - 10 AM**

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:  
T:/Zoning/Applications IN PROGRESS/(the project folder)

**Project/Property Address or Location:** Morse Road

**Project Name/Business Name:** Three Creeks Senior Cottages

SUBMITTED BY:

Name: Michael Blackford Title: Deputy Director

Department: Planning and Development

This request was recently considered by Planning Commission through a rezoning application. The proposal is essentially an expansion of the recently approved and under construction Three Creeks Senior Living project. The requested final development plan (FDP) and design review (DR) appear to be consistent with both the overlay text and the site under construction.

The property is located within the North Triangle Concept Plan. The Plan was adopted in 1997 and consists of a few key principles and objectives relative to these requests. It should be noted that the Plan is meant to be used as a guide. Strict adherence to the Plan is not required.

- Properties fronting Morse Road shall provide an open space corridor of 150 feet as measured from the centerline.

*The FDP depicts a 130' buffer from the centerline of Morse Road. This buffer width is consistent with previous approvals for Three Creeks Senior Living immediately adjacent to the west and for Goddard Daycare to the east.*

- The land use is designated Mixed Use.

*The proposed use and zoning is consistent with the land use of Mixed Use.*

- Access points on major streets should be discouraged at intervals less than 600'.

*The project has shared access with adjacent commercial properties. Shared access is a goal of the Plan as it reduces the need for additional access points.*

Planning and Development staff recommend approval of the FDP and DR.

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## APPLICATION STAFF COMMENTS

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T:/Zoning/Applications IN PROGRESS/(the project folder)

**Project/Property Address or Location:** Morse Road

**Project Name/Business Name:** Three Creeks Senior Cottages

SUBMITTED BY:

Name: Robert Priestas Title: City Engineer

Department: Public Service and Engineering

### **Subdivision Without Plat**

- Following the parcel subdivision presented, all parcels shall be combined to create one resulting parcel.

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## APPLICATION STAFF COMMENTS

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T:/Zoning/Applications IN PROGRESS/(the project folder)

**Project/Property Address or Location:** 5495,5511,5505 Morse Road

**Project Name/Business Name:** Three Creeks Senior Living Cottages

SUBMITTED BY:

Name: Bonnie Gard Title: Planning & Zoning Administrator

Department: Public Service

SWP – The lot splits are necessary to the creation of a  $\pm 2.55$  acre parcel to house the senior living cottages next to the existing Three Creeks Senior Living project on Morse Road.

FDP- The proposed project will consist of four buildings housing two units each covering  $\pm 14,836$  sq ft. These units will accommodate independent living while offering all services provided by the main campus building. Each unit will have two off street parking spaces for a total of 16 spaces for the project. All setbacks have been met. The access from Morse Road for the project will be shared with the proposed Goddard School, and will connect to the main campus building.

DR – Exterior finishes are brick veneer, a small amount of lap style siding, and dimensional shingles. Windows, gutters and downspouts are white. Elevations for buildings one and two differ slightly from those of three and four to provide architectural interest. Site lighting will be provided by LED cut off fixtures. Landscaping is plentiful and appealing.

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**APPLICATION STAFF COMMENTS**

**DUE: Wednesdays - 10 AM**

**Project/Property Address or Location:** Morse Road

**Project Name/Business Name:** Three Creeks Senior Cottages

**Senior Living Cottages**

**Morse Road**

**Gahanna, OH 43230**

**Morse Rd. – Senior Living Cottages**

The fire division has submitted comments to the architect about the fire sprinkler system.

Since there are less than 30 units, there are no roadway requirements from the fire division, but they are sharing the widened drive that is serving The Goddard School.

Additional requirements and comments could follow after plans are submitted and the review process starts

**September 21, 2016**

**Date**



**Steve Welsh, Captain, Fire Marshal**