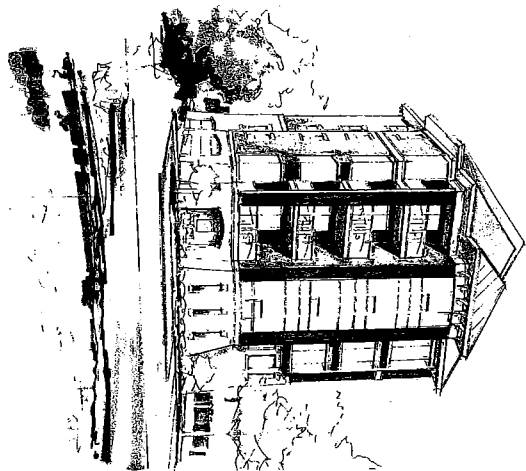
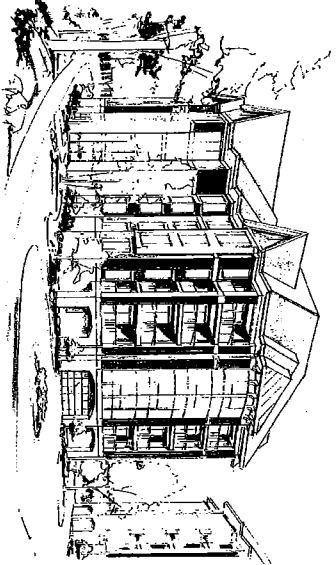


51 UNIT APARTMENT BUILDING
NO SCALE



4 UNIT APARTMENT BUILDING
NO SCALE



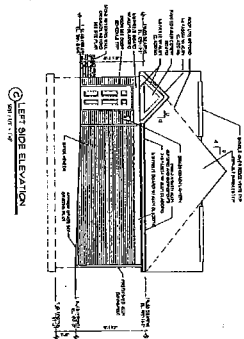
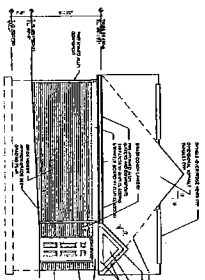
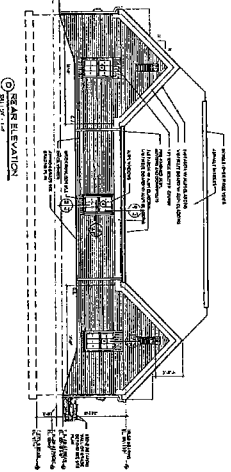
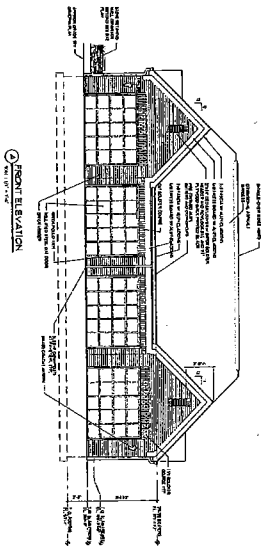
16 UNIT APARTMENT BUILDING
NO SCALE

J. M. W.

ARCHITECTS, INC.

4881 LARVELL DRIVE, COLUMBUS, OHIO 43230
614.291.1234
WWW.JMWARCH.COM

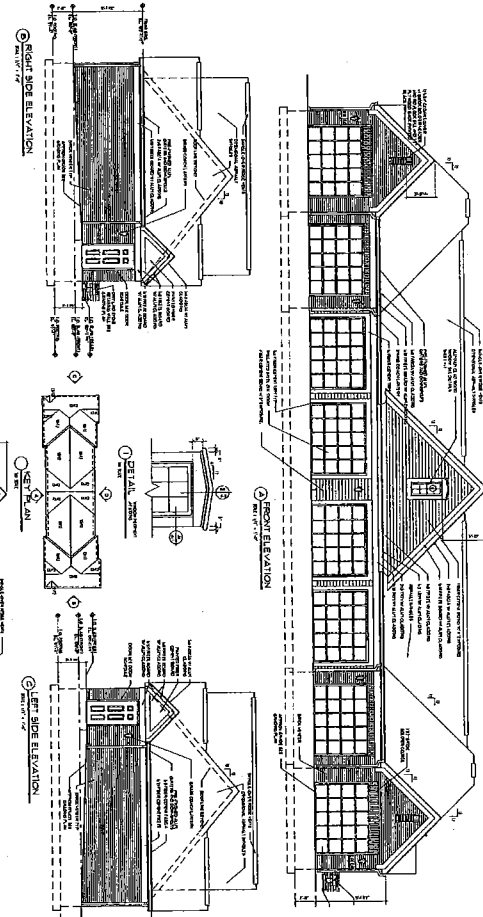
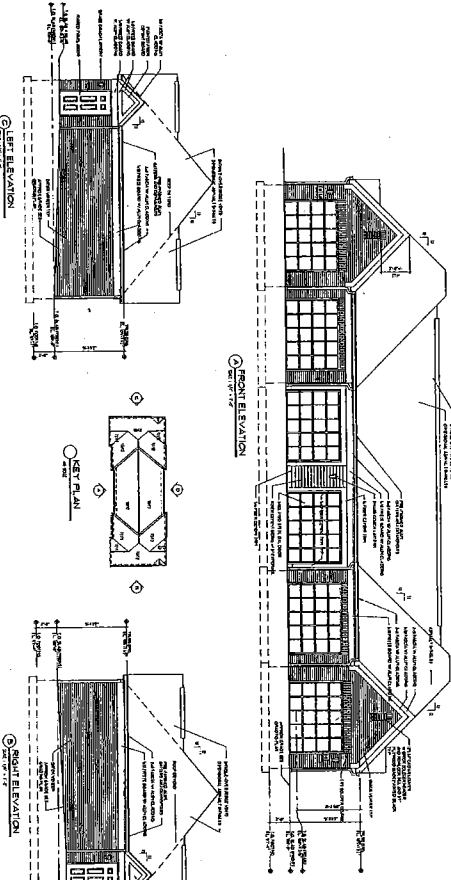
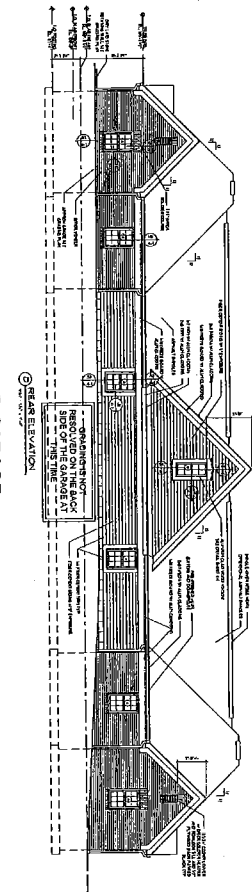
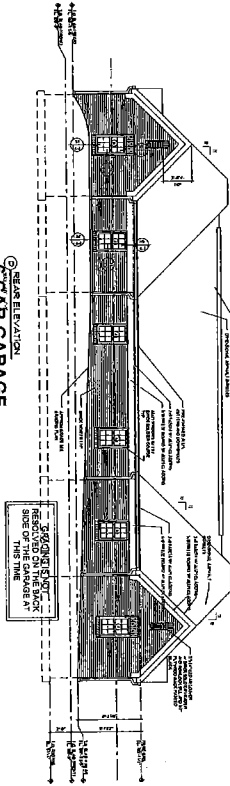
Z15-006 Final Received 6/2/15
Sheet 3 of 3



4 CAR GARAGE
NO SCALE

5 CAR GARAGE
NO SCALE

8 CAR GARAGE
NO SCALE



CPM
ARCHITECTS, INC.

4681 LANWELL DRIVE COLUMBUS, OHIO 43220
614-292-2585 FAX 614-292-2586
WWW.SITE: WWW.CPMARCHITECT.COM

Z15-006 Final Received 6/2/15
Sheet 3 of 3

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 14, 2015**

- 5. APPLICATION: Z15-006**
- Location:** **6000 RIVERSIDE DRIVE (43017)**, being 26.55± acres located at the northeast corner of Riverside and Riverside Green Drive (590-154257, 010-258023, 010-260456 and 455-277290; Northwest Civic Association).
- Existing Zoning:** CPD, Commercial Planned Development and I, Institutional Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Assisted living facility, nursing home, and housing for the elderly.
- Applicant(s):** Jerry Kuyoth, Friendship Village of Dublin Ohio Inc., c/o Mike Milligan; JMM Architects; 4685 Larwell Drive; Columbus, OH 43220.
- Property Owner(s):** Friendship Village of Dublin Ohio Inc., c/o Jerry Kuyoth; 6000 Riverside Drive; Dublin, OH 43017.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

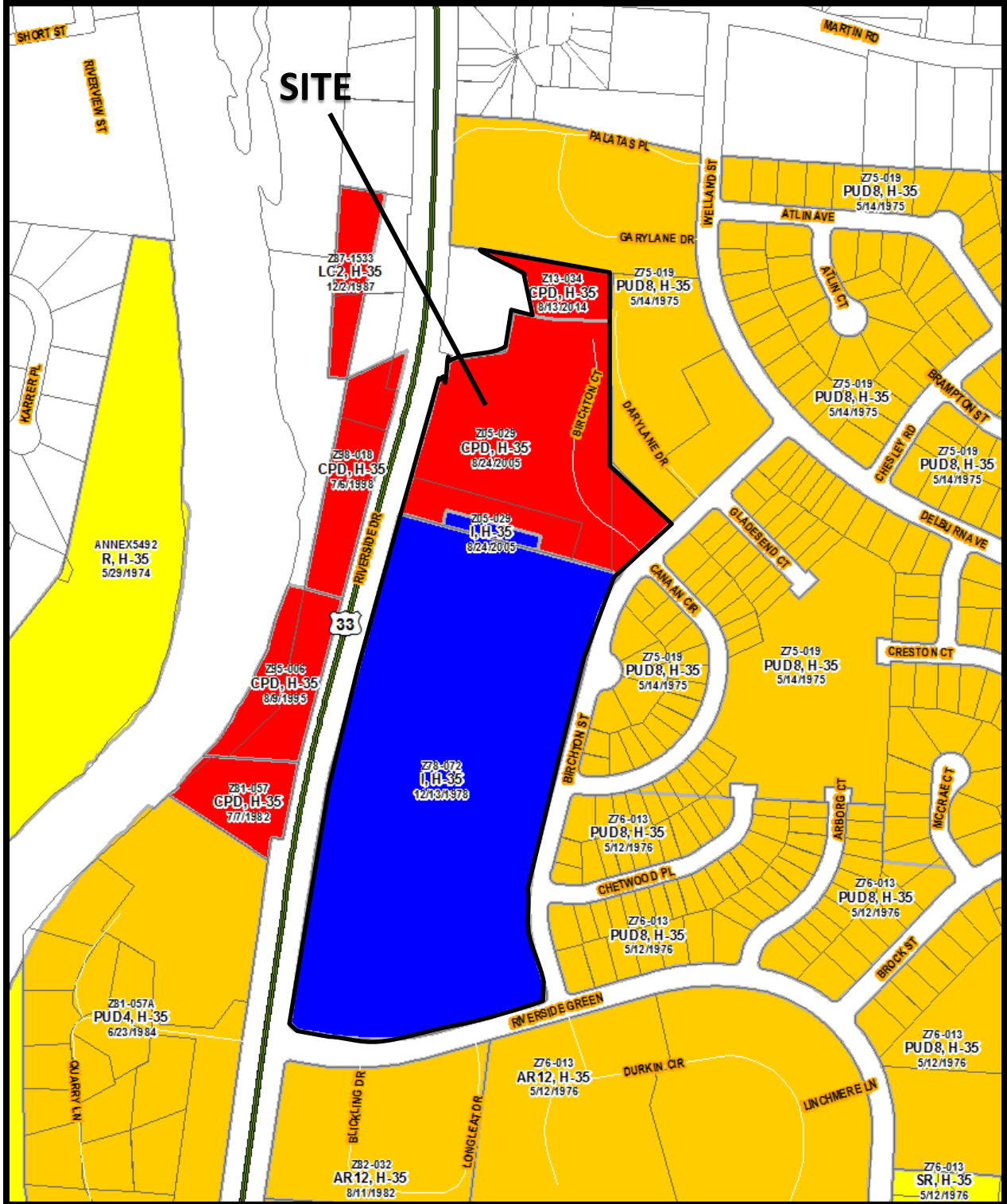
- This site is developed with an assisted living/nursing home/housing for the elderly complex, and is zoned in the I, Institutional and CPD, Commercial Planned Development Districts. The requested CPD, Commercial Planned Development District will consolidate the over-all development into one zoning classification that permits renovation and several additions to existing buildings, and proposes new independent living and detached garage buildings.
- To the north is multi-unit residential development in the PUD-8, Planned Unit Development District. To the east across Birchton Street are multi-unit residential development and two-unit dwellings in the PUD-8, Planned Unit Development District. To the south across Riverside Green Drive is multi-unit residential development in the AR-12, Apartment Residential District. To the west is an auto sales and service facility in conjunction with a single-unit dwelling in Perry Township, and across Riverside Drive are a restaurant and offices in the CPD, Commercial Planned Development District, and offices in the L-C-2, Limited Commercial District with their parking lots in the City of Dublin.
- The site is located within the planning area of *The Northwest Plan (2007)*, but does not fall within a subarea that gives specific land use recommendations. Staff supports this request based on compliance with the following Plan concepts: “Encourage a mix of units and other types of residential product, such as senior housing, where appropriate. Senior housing should be located in areas where services and amenities exist or are planned and should include sidewalks, retail/services, and recreation space.”
- The site is located within the boundaries of the Northwest Civic Association, whose

recommendation is for approval of requested CPD District.

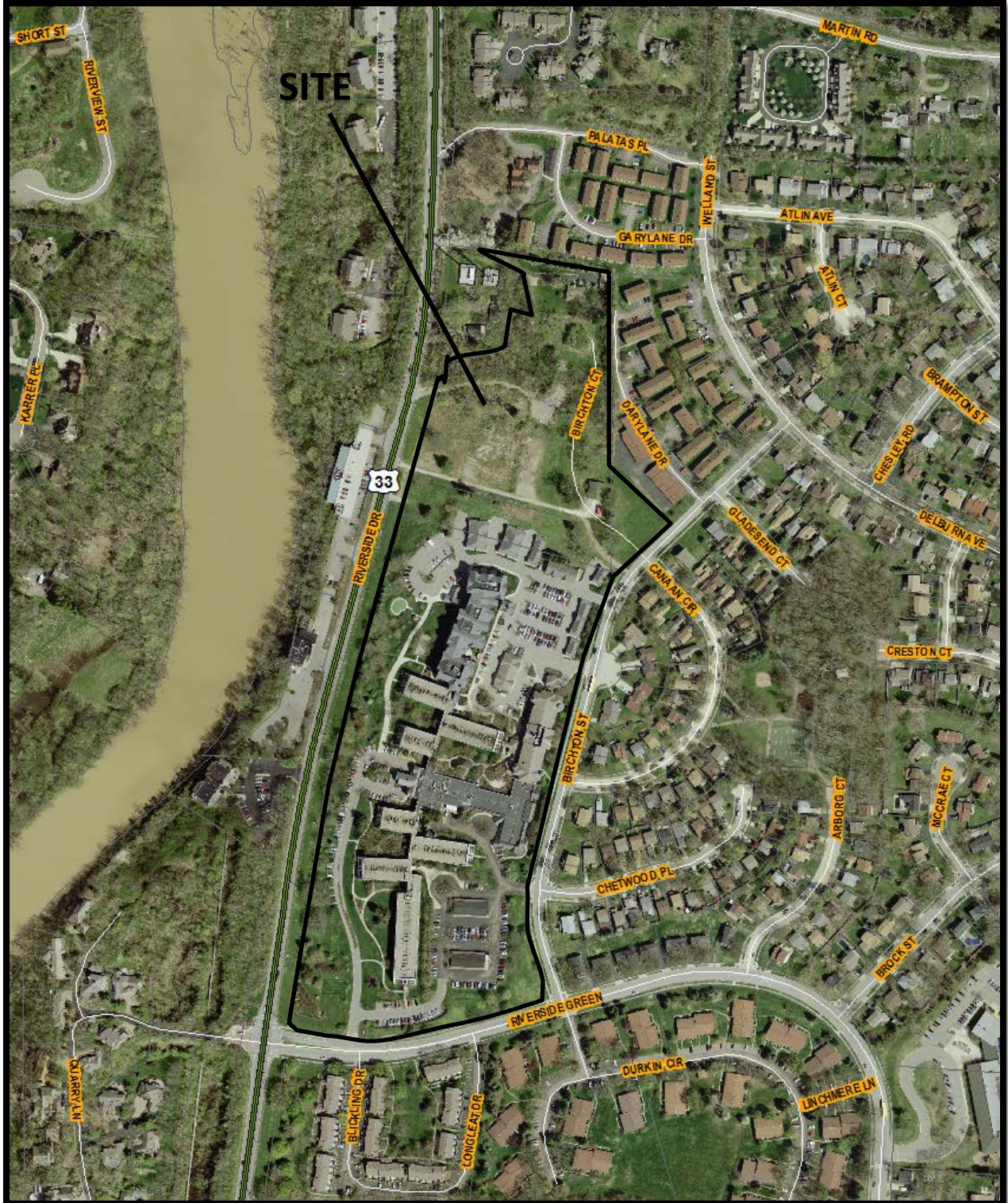
- The proposed CPD text permits I, Institutional District uses, and contains development standards addressing setbacks, building height limitations, access and parking restrictions, pedestrian connections, tree preservation, lighting, and building design. Variances for maneuvering over property lines, a parking reduction to permit one parking space per dwelling unit, and no perimeter yard along interior lot lines are included in the request.
- The *Columbus Thoroughfare Plan* identifies Riverside Drive as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would allow for controlled expansion of an existing assisted living/nursing home/housing for the elderly complex while consolidating the over-all development into one zoning classification. The proposal complies with land use concepts in *The Northwest Plan* regarding senior housing, and is consistent with the established zoning and development pattern of the area.



Z15-006
 6000 Riverside Drive
 I & CPD to CPD
 Approximately 26.55 acres



Z15-006
6000 Riverside Drive
I & CPD to CPD
Approximately 26.55 acres

Pine, Shannon L.

From: Rosemarie Lisko <rosemarielisko@sbcglobal.net>
Sent: Thursday, May 07, 2015 9:32 AM
To: Pine, Shannon L.
Subject: Z15-006 6000 Riverside Drive

The Northwest Civic Association heard the request for rezoning the entire property to CPD. After much discussion we voted to give a Conditional Approval 9-0

Condition: To include in the limitation text hours of operation of the trash compactor and hours of pick up to empty the compactor.
Hours of operation will be 8am to 8pm
Pick up to empty the compactor will be 8am to 5pm.

We asked this condition because the applicant would not agree to move the compactor to a more internal location. The location of the compactor is very close to the residential neighborhood and the noise of the compactor and emptying of it will be very disturbing to the neighborhood . If this condition is met we will give our support to this rezoning.

Rosemarie Lisko
Zoning Chair
Northwest Civic Association
985-1150

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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 # 215-0024

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Joseph B. Kwach Jr. (Friendship Village of Dublin)
of (COMPLETE ADDRESS) 6000 Riverside Drive Dublin, Ohio 43017
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees 210
- Contact name and number

1. <u>FRIENDSHIP VILLAGE OF DUBLIN INC</u> <u>6000 Riverside Drive</u> <u>Columbus, OH 43017</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this

29 day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

June 23, 2015



~~This Project Disclosure Statement expires six months after date of notarization.~~
Erika R. Obene
Notary Public, State of Ohio
My Commission Expires 06-23-2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer