

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 8, 2010**

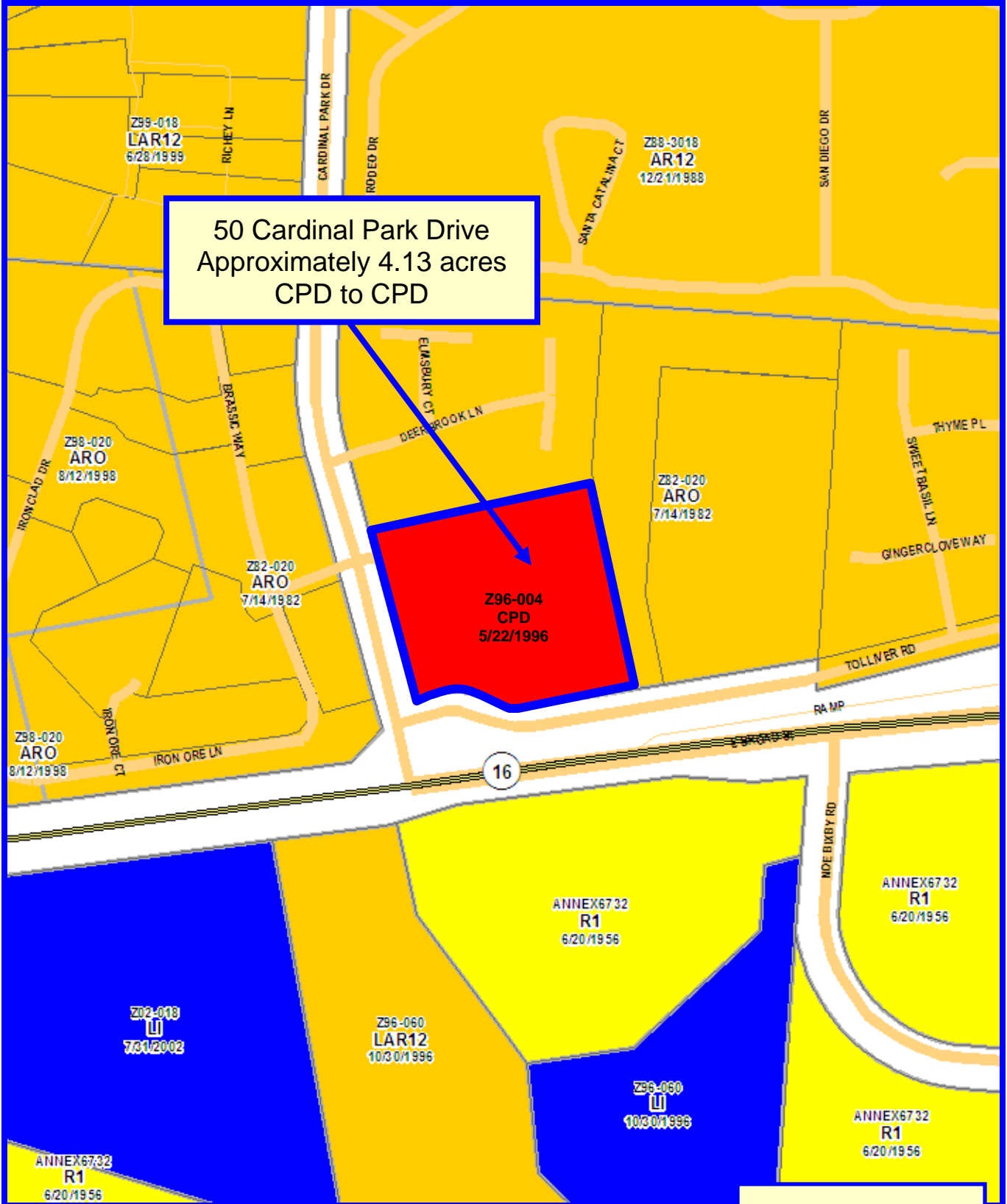
- 2. APPLICATION: Z10-004 (10335-00000-00043)**
Location: **50 CARDINAL PARK DRIVE (43213)**, being 4.13± acres located at the northeast corner of Cardinal Park Drive and Tolliver Road (010-206062).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Housing for the elderly and assisted living facility.
Applicant(s): Carol Ruff; c/o Walter S. Withers, Architect; 1250 Chambers Road; Columbus, OH 43212.
Property Owner(s): Woodlands Independent & Assisted Living Community; 3703 Pennington Lane; Louisville, KY 40207.
Planner: Shannon Pine, 645-2208, spine@columbus.gov.

BACKGROUND:

- The 4.13± acre site is developed with a 94-unit retirement community in the CPD, Commercial Planned Development District. The applicant is requesting the CPD, Commercial Planned Development District to allow 11 new units for a total of 105 units. The current CPD text limits the development to 102 units.
- To the north and west are multi-family residential developments in the AR-O, Apartment Residential Office District. To the east is a nursing home in the AR-O, Apartment Residential Office District. To the south across Broad Street is a religious facility in the R-1, Residential District.
- The proposed CPD text commits to a site layout and contains development standards that address permitted uses, landscaping, buffering and lighting controls. The text also provides for bicycle parking as requested by the Healthy Places program.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would allow expansion of an existing retirement community building to add 11 units for 105 total units. The CPD text commits to a site layout, contains use restrictions, and carries over appropriate development standards to preserve the existing landscaping and buffering. The request is compatible with the zoning and development patterns in the area.



Z10-004

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



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.

STATE OF OHIO
 COUNTY OF FRANKLIN

APPLICATION # 210-004

Being first duly cautioned and sworn (NAME) Diederick van der Velde
 of (COMPLETE ADDRESS) 5380 E. Broad St., Columbus, OH 43213
 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
- Contact name and number

1. <u>DIEDERICK van der Velde</u> <u>3703 PENNINGTON LANE</u> <u>LOUISVILLE, KY 40207</u> <u>65 EMPLOYEES</u> <u>CAROL RUFF 614 755 7591</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

V

Subscribed to me in my presence and before me this 1st day of March, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Kangyul face

My Commission Expires:

2/28/2015

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

Notary Seal Here