

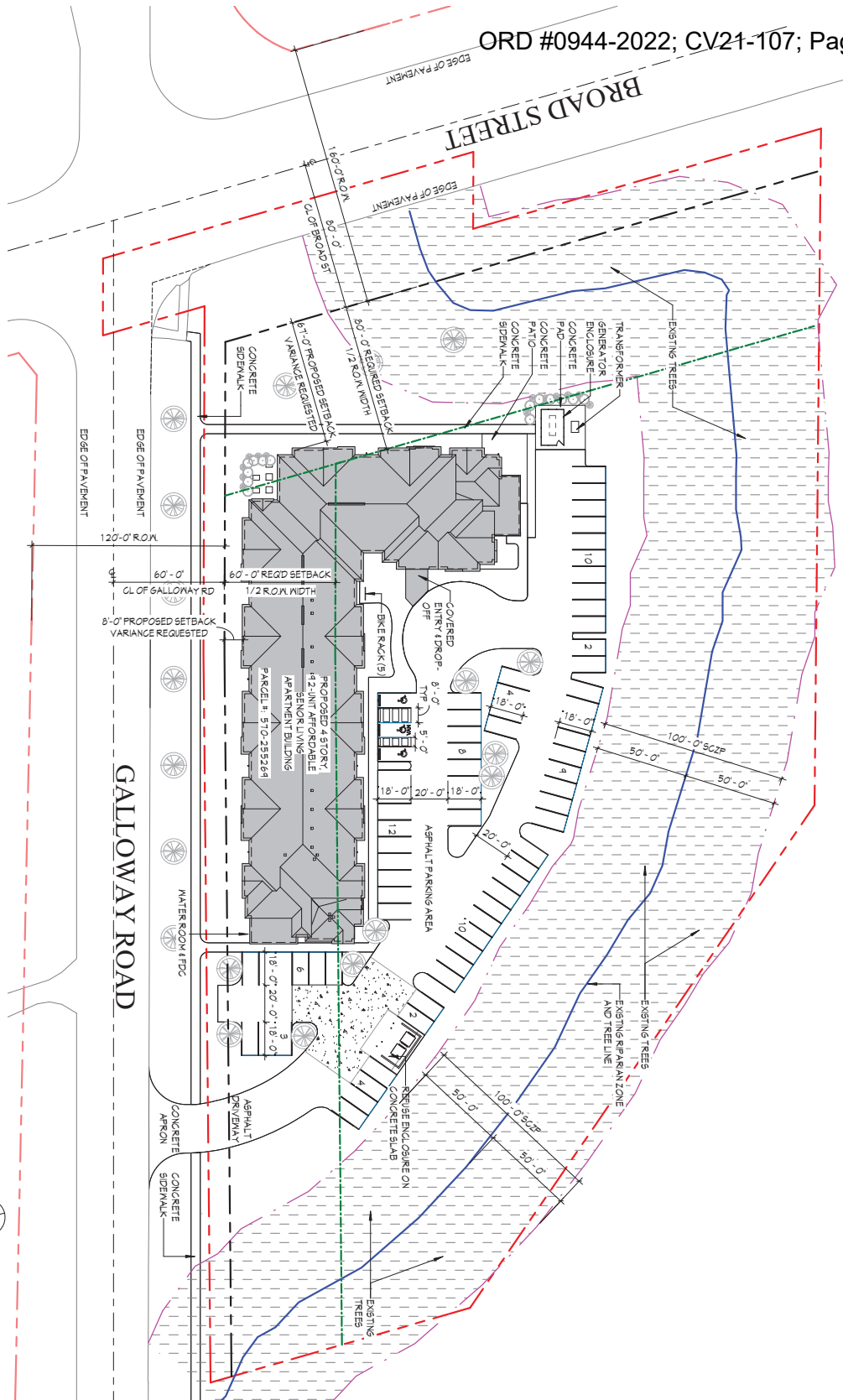


CL COVER GLEN
SENIOR APARTMENTS
5691 West Broad Street
Columbus, OH

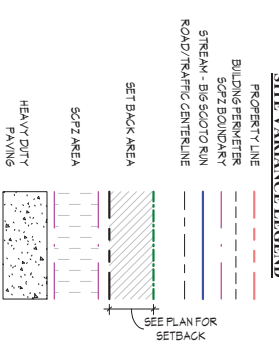
CV21-107; Final Received 3/17/22

SITE VARIANCE PLAN

1" = 40'-0"



SITE VARIANCE LEGEND



REZONING AND COUNCIL VARIANCE REQUESTS

- REZONING APPLICATION
- REQUEST FOR REZONING TO R-1
- PROPOSED HEIGHT FOR DISTRICT OTH-95

COUNCIL VARIANCE APPLICATION

- 3912.4: MINIMUM NUMBER OF PARKING SPACES REQUIRED FROM 138 SPACES TO 70 SPACES
- 3993.1: 8 BUILDING LINES
- REQUEST TO VARY THE 60' BUILDING SETBACK LINE FROM GALLOWAY ROAD TO A 5' BUILDING SETBACK LINE
- 3993.1: 8 BUILDING LINES
- REQUEST TO VARY THE 80' BUILDING SETBACK LINE FROM BROAD ROAD TO A 6' BUILDING SETBACK LINE
- 3903.2: 6 BUILDING HEIGHT
- REQUEST TO VARY THE BUILDING HEIGHT FROM 99' TO 50'

BUILDING DATA

FIRST FLOOR AREA	20,500	SF
SECOND FLOOR AREA	19,821	SF
THIRD FLOOR AREA	19,544	SF
MEAN FLOOR AREA	19,622	SF
TOTAL BUILDING AREA	18,071	SF
MEAN HEIGHT OF TALLEST ROOF	48'-7 3/4"	

SITE DATA

LOT AREA	946	ACRES
TOTAL DISTURBED AREA	200	ACRES
PRE-DEVELOPED IMPERVIOUS	0.00	ACRES
POST-DEVELOPED IMPERVIOUS	1.49	ACRES

BUILDING COVERAGE

FOOTPRINT SF / SITE SF	20,418 SF / 453,964 SF = 2.14%
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LOT COVERAGE

SITE AREA	172,476	SF (3.96 ACRES)
ASPHALT	2,951	SF
FOOTPRINT	20,418	SF
TOTAL SF / SITE SF	52,111,939 / 172,476 = 30.2%	

DEMOGRAPHIC

UNITS / ACRE	92/3.96 = 23 UNITS/ACRE
SITE SF / UNIT	172,476 / 92 = 1,874.5 SF / UNIT

PARCEL NO. 5710-255264 (5710-255270)

TOTAL SITE AREA: 3.96 ACRES (172,476 SF)

TARGET BUILDING: 4-5 STORY, 42 UNIT SENIOR LIVING

PARKING: 65 STANDARD SPACES, 9 HC SPACES, 70 TOTAL SPACES

GENERAL SITE DEVELOPMENT INFORMATION

ADDRESS: 5691 WEST BROAD STREET
COLUMBUS, OHIO 43231

Matthew Bierlein
Signed 3/17/22



STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A.** Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B.** Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

Signature of Applicant _____



Date _____

5719 W. Broad St. – Council Variance Application AttachmentProposed Variances

1. 3309.26 – BUILDING HEIGHT: REQUEST TO VARY THE BUILDING HEIGHT FROM 35’ TO 50’.
2. 3312.49 – MINIMUM NUMBERS OF PARKING SPACES REQUIRED: REQUEST TO REDUCE THE REQUIRED PARKING SPACES FROM 138 SPACES TO 70 SPACES.
3. 3333.18 – BUILDING LINES: REQUEST TO VARY THE 60’ BUILDING SETBACK LINE FROM GALLOWAY ROAD TO A 8’ BUILDING SETBACK LINE.
4. 3333.18 – BUILDING LINES: REQUEST TO VARY THE 80’ BUILDING SETBACK LINE FROM BROAD STREET TO A 67’ BUILDING SETBACK LINE.

Statement of Hardship

Central Ohio is one of many communities with a growing need for senior housing. Applicant seeks to satisfy that need through the development of an approximately 92-unit senior independent living housing development in the Westland community. As the nation’s largest not-for-profit owner and operator of senior housing, National Church Residences has a mission to provide high quality care, services and residential communities for all seniors. Since the start of our mission in 1961, we have committed to providing seniors a quality place to live while offering the services they need to remain home for life.

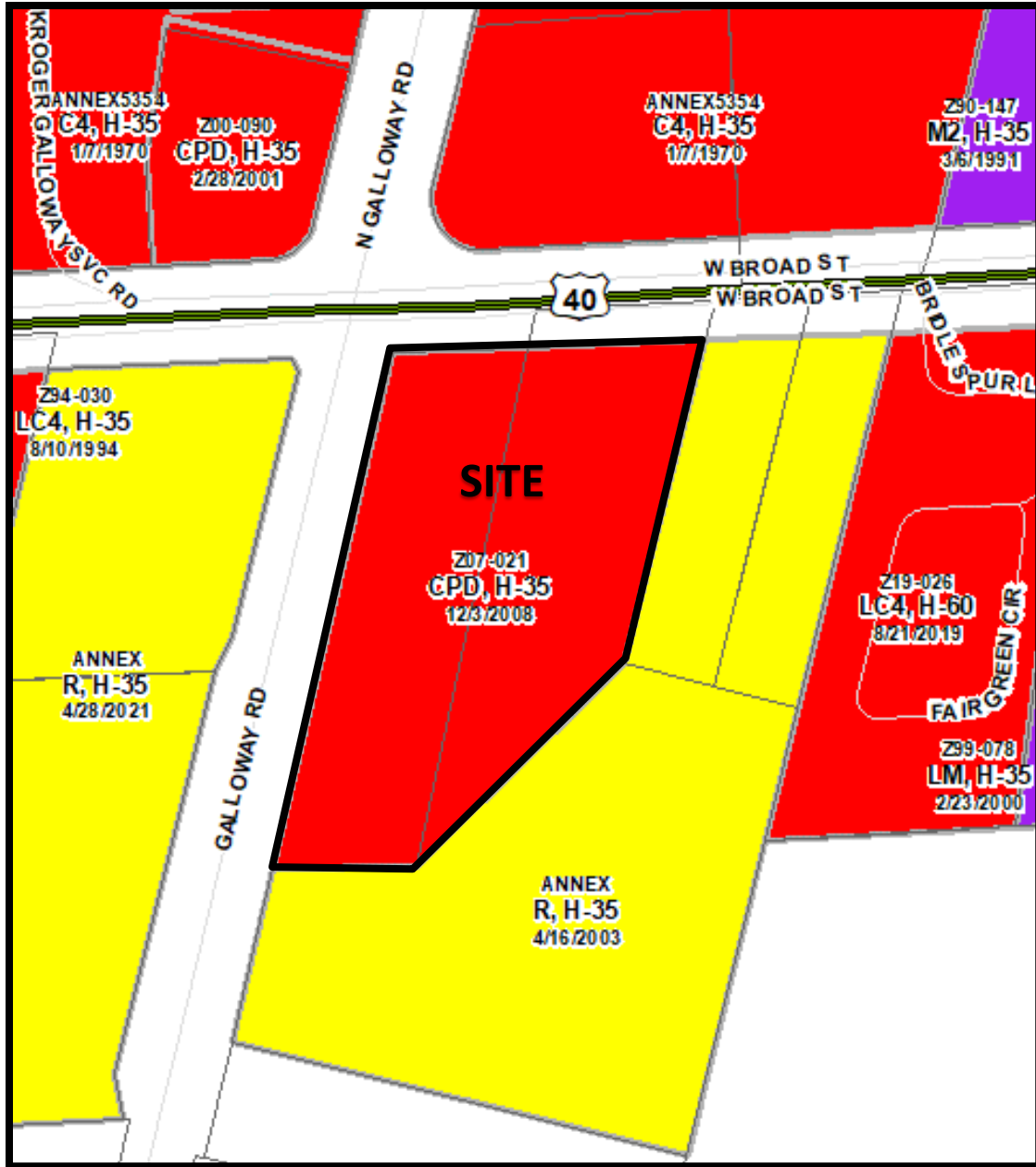
The proposed development will complement the Applicant’s growing footprint in the City of Columbus and presents an opportunity to bring housing and services to seniors in the Westland community. Through its affiliated companies, Applicant is nearing construction completion on a senior development on Maple Canyon Ave., is under construction on senior developments in the Franklinton neighborhood and on Cleveland Ave., and is preparing to start construction on senior developments on 161 and on Livingston Ave.

The property owner previously received a variance to facilitate development of the property for affordable housing. The property owner, Homeport, sought the variance to allow for first floor residential use within the CPD district to enable it to seek competitive financing to fund the intended development (Ord. 3101-2019). Though the variance enabled Homeport to satisfactorily establish the appropriate land use designation for purposes of its LIHTC application, unfortunately, the application was unsuccessful. Applicant and Homeport share a mission to provide safe, affordable housing and were able to reach an agreement for the purchase and sale of the property to enable Applicant to pursue its senior development.

Applicant now seeks to rezone the property to AR-1 and requests the proposed variances as a companion to the rezoning to enable the development of the site. The existing site consists of vacant land on the southeast corner of the intersection of W. Broad St. and Galloway Road. The property is surrounded by a mix of residential uses (primarily a large apartment complex to the east), commercial and retail uses. The site faces a significant design constraint posed by a prospective stream corridor protection zone. The size and location of the SCPZ renders one of

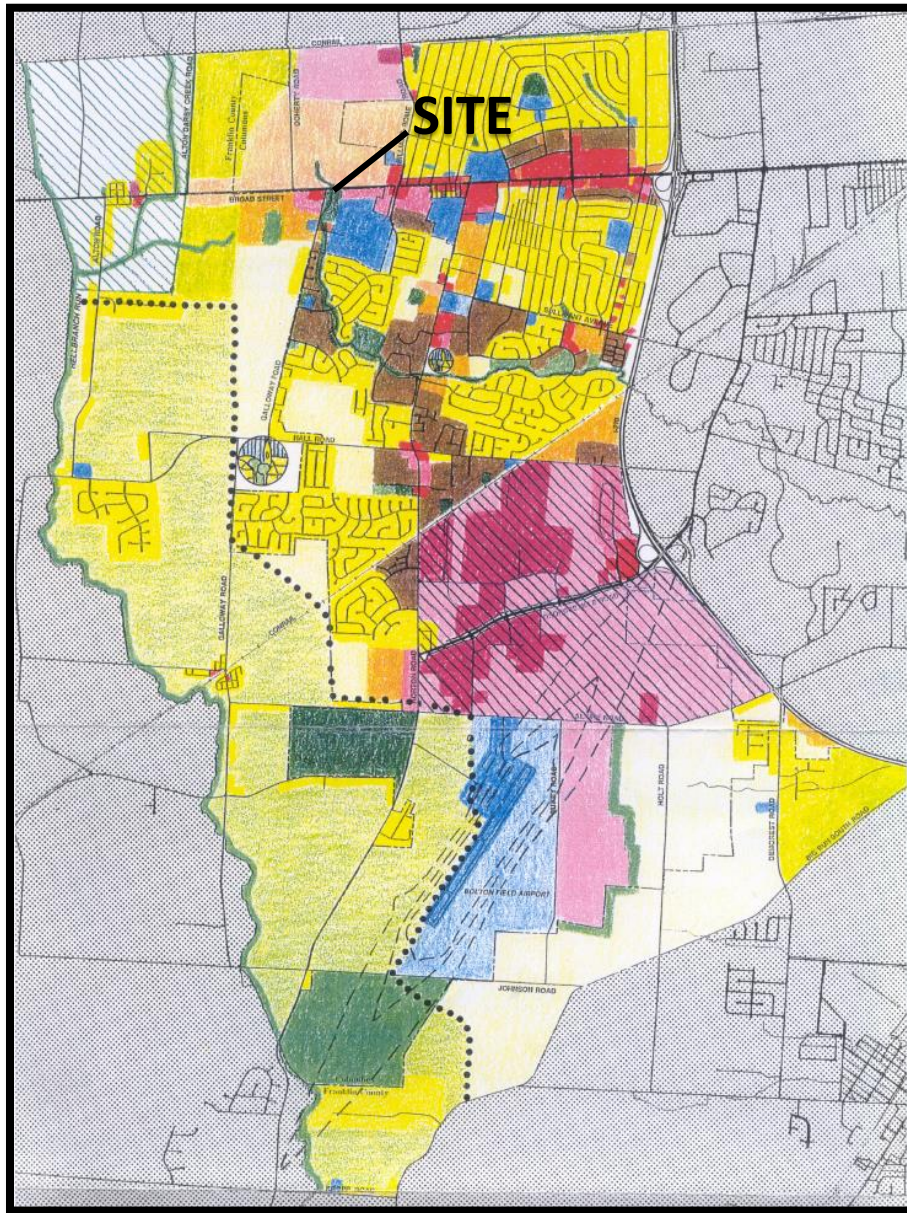
the two parcels comprising the site nearly unbuildable. The requested variances address the hardship presented by the SCPZ and would facilitate the beneficial use of the property.

National Church Residences' proposed project represents a beneficial use of the site and the creation of a community asset. Applicant respectfully requests the variances stated herein.



CV21-107
5719 W. Broad St.
Approximately 3.96 acres

Westland Area Plan (1994)



PROPOSED LAND USE

Existing	Proposed
Agricultural /Very low density residential	Agricultural /Very low density residential
Low density residential 1-2 units per acre	Low density residential 1-2 units per acre
Residential 3-5 units per acre	Residential 3-5 units per acre
High density residential 6 units per acre +	High density residential 6 units per acre +
Commercial	Commercial
Office	Office
Industrial/ Manufacturing	Industrial/ Manufacturing
Industrial/ Manufacturing	Industrial/ Manufacturing
Open space/ Park/ Buffer	Open space/ Park/ Buffer

- Columbus corporate boundary
- Sewer facilities planning area
- Bolton Field noise contours
- Environmental Conservation District
- Industrial/ Office District
- Village Center



THE
WESTLAND
PLAN

CV21-107
5719 W. Broad St.
Approximately 3.96 acres



CV21-107
5719 W. Broad St.
Approximately 3.96 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV21-107

Address: 5719 West Broad Street

Group Name: Westland Area Commission

Meeting Date: February 16, 2022

Specify Case Type:

BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation: Approval
(Check only one and list basis Disapproval
for recommendation below)

NOTES:

The Westland Area Commission's Zoning Committee met with the applicant twice -- once on 11/17/2021 and again on 2/8/2022. At the February 8 meeting the Committee voted 1-3 to disapprove this request. The main concern is with regard to the variance request to reduce the setback line from Galloway Road to Building A from sixty feet to eight feet. On 2/16/2022, the full Westland Area Commission voted 8-4 in favor of the request.

This property is located at the southeast corner of West Broad Street and Galloway Road. In November 2021, City Council approved a re-zoning for the nearby Blauser property (Case Number Z18-065; ORD #411-2021), which became effective November 10, 2021. The amended development text for that case included a number of traffic commitments, two of which are directly relevant to this project: 1) Widen Galloway Road at West Broad Street to provide dual left turn lanes with a total length of 175 feet; and 2) Widen Galloway Road at West Broad Street to provide an eastbound right turn lane with a total length of 575 feet. The full Commission, while voting to approve, remains concerned that the proposed site plan is not going to be adequate to accommodate those requirements.

Vote: 8-4

Signature of Authorized Representative: Michael McKay

SIGNATURE

Chairman, Zoning Committee

RECOMMENDING GROUP TITLE

614-745-5452

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Council Variance 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

PROJECT DISCLOSURE STATEMENT

CV21-107

APPLICATION #:

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) Matthew Bierlein
of (COMPLETE ADDRESS) 2335 N. Bank Dr., Columbus, OH 43220

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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. National Church Residences (Applicant) 2335 N. Bank Dr., Columbus, OH 43212 Appx. 225 Columbus-area employees	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 17th day of March, in the year 2022

Corri Page
SIGNATURE OF NOTARY PUBLIC

November 9, 2025
My Commission Expires

Notary Seal Here



CORRI PAGE
Notary Public, State of Ohio
My Commission Expires 11-09-2025

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