



J. M. M.
ARCHITECTS, INC.

4881 LAWELL DRIVE COLUMBUS, OHIO 43230
614.326.5568 FAX 614.326.5566
WWW.WWW.JMMARCH.COM

FRIENDSHIP VILLAGE OF DUBLIN
NORTH VILLAS
6800 RIVERSIDE DRIVE
COLUMBUS, OHIO 43017

Z13-034
Final Received
6/18/14

John Torgerson, Esq.
6/18/14

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 12, 2014**

3. **APPLICATION:** **Z13-034 (13335-00000-00282)**
 Location: **6160 RIVERSIDE DRIVE (43017)**, being 0.8± acres located
 83.5± east of Riverside Drive, and 669± feet south of Martin
 Road (010-258023; Northwest Civic Association).

 Existing Zoning: L-C-2, Limited Commercial District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Housing for the elderly.
 Applicant(s): Friendship Village of Dublin, LLC; c/o Jill Tangeman, Atty.; 52
 East Gay Street, P.O. Box 1008; Columbus, OH 43216.

 Property Owner(s): Eagle Pass LP; 6160 Riverside Drive; Columbus, OH 43017.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The site, which has no street frontage, is currently developed with office uses zoned in the L-C-2, Limited Commercial District. The requested CPD, Commercial Planned Development District will incorporate the subject site into a previously approved development plan to allow for the development of four senior housing units similar to those already existing on property located to the south. In 2005, the Development Commission recommended approval of rezoning application Z05-029 which was a similar proposal to expand an existing senior housing development.
- To the north, east, and south is a senior housing development in the PUD-8, Planned Unit Development and CPD, Commercial Planned Development Districts. To the west is an auto sales and service facility in conjunction with a single-unit dwelling in Perry Township.
- 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.
 - Infill sites should develop in a manner that is consistent and compatible with the land use and density of the surrounding areas.
- 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 access and parking restrictions, pedestrian connections, lighting,

and building design. The applicant is requesting the same 12-foot perimeter setbacks which were approved in 2005. A parking variance to allow one parking space per dwelling unit is included in the request.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District, would allow for the development of four senior housing units affiliated with the senior housing complex to the south, while retaining development commitments that were agreed to in 2005. The proposal complies with several of the overall land use concepts in *The Northwest Plan*, and is consistent with the established zoning and development pattern of the area.

Z13-034



Z13-034

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

Case Number Z13-034

Address 6160 Riverside Dr.

Group Name Northwest Civic Association

Meeting Date _____

Specify Case Type

- ☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES: Conforms to surrounding properties

Vote

7-0

Signature of Authorized Representative

SIGNATURE

~~Zoning Chair~~
~~RECOMMENDING GROUP TITLE~~

985-1150
DAYTIME PHONE NUMBER

Please **FAX** this form to **Zoning** at (614) **645-2463** within **48 hours** of your meeting day; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # 213-034

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.

of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43215

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. Friendship Village of Dublin, LLC 6000 Riverside Drive Columbus, Ohio 43017 c/o Jill Tangeman, Esq. #464-5608 300 Employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jill Tangeman

Subscribed to me in my presence and before me this 14 day of March, in the year 2014.

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: NA

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

Notary Seal Here



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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