

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

3.	APPLICATION: Location:	Z13-034 (13335-00000-00282) 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): Planner:	Eagle Pass LP; 6160 Riverside Drive; Columbus, OH 43017. Shannon Pine, 645-2208, <u>spine@columbus.gov</u>

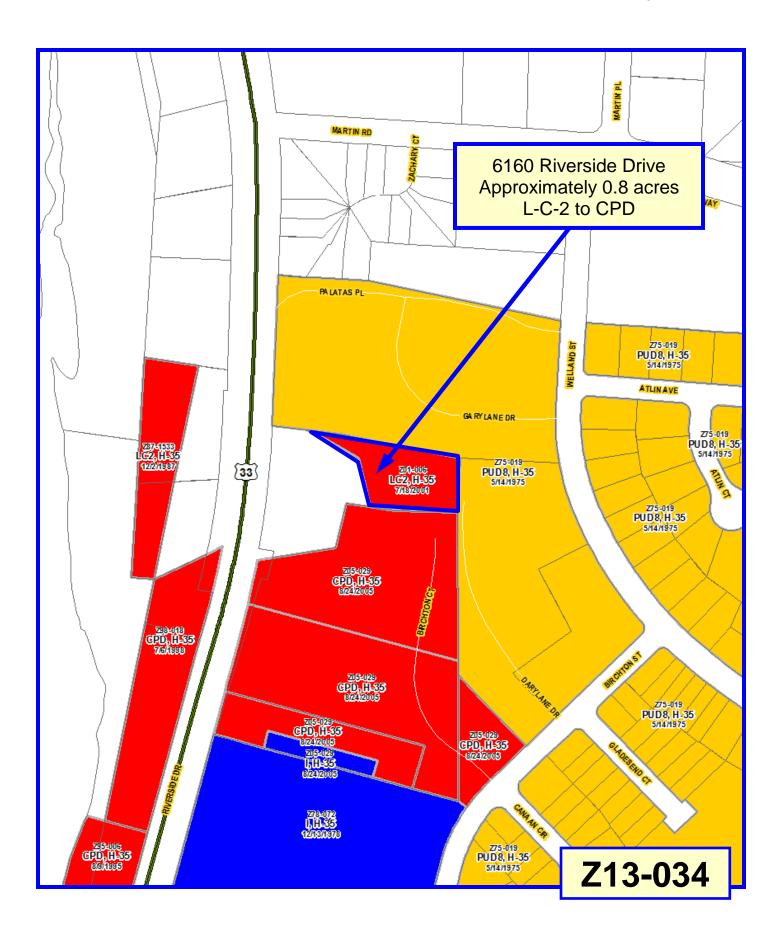
BACKGROUND:

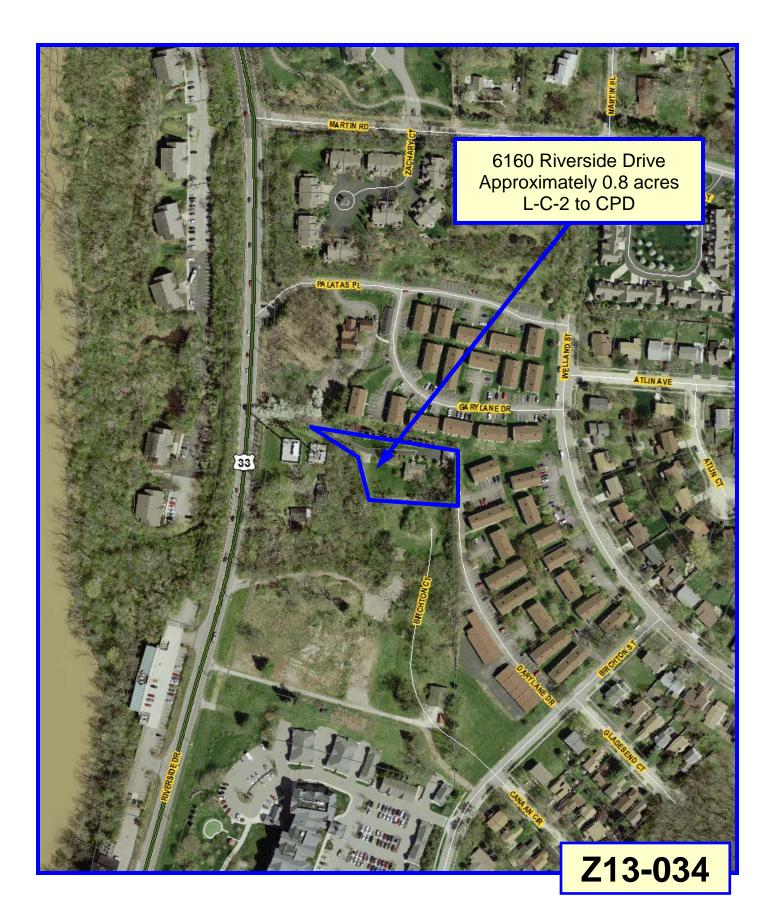
- The site, which has no street frontage, is currently developed with office uses zoned in the L-C-2, Limited Commercial District. The requested CPD, Commercial Planned Development District will incorporate the subject site into a previously approved development plan to allow for the development of four 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.





ORD # 1551-2014; Z13-034; Page 6 of 7



STANDARDIZED RECOMMENDATION FORM

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

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)	X Approval Disapproval			
NOTES:Conforms_to_surroundigg_properties				
Vote Signature of Authorized Representativ	7-0 Ve Desman Lul SHOPATURE RECOMMENDING COMPLE 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.

Applications must be submitted by appointment. Call (614) 645-4522 to schedule

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ORD # 1551-2014; Z13-034; Page 7 of 7

schedule. Please make all checks payable to the Columbus City Treasurer



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 # Z13-034

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) <u>Jill Tangeman, Esq.</u> of (COMPLETE ADDRESS) <u>52 East Gay Street, Columbus, OH 43215</u>

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, Sate, Zip Number of Columbus based employees Contact name and number

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1.	Friendship Village of Dublin, LLC 6000 Riverside Drive Columbus, Ohio 43017 c/o Jill Tangeman, Esq. #464-5608 300 Employees	2.		
3.		4.		
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Check here if listing additional parties on a separate page.				
SIGNATURE OF AFFIANT I Comence				
Subscribed to me in my presence and before me this thay of March, in the year 2014.				
SIGNATURE OF NOTARY PUBLIC				
My Commission Expires: V/				

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



PLEASE NOTE: in complete 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