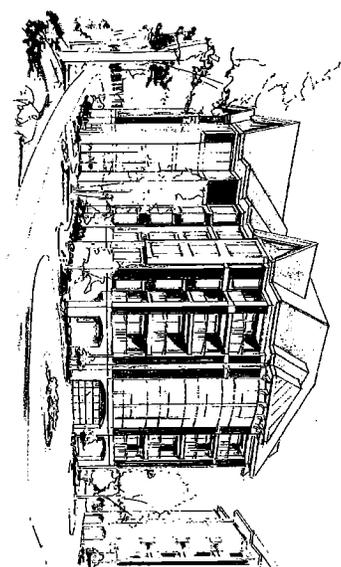
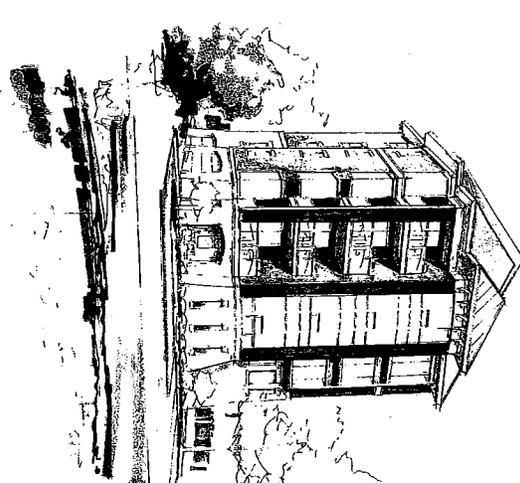


51 UNIT APARTMENT BUILDING  
NO SCALE



16 UNIT APARTMENT BUILDING  
NO SCALE



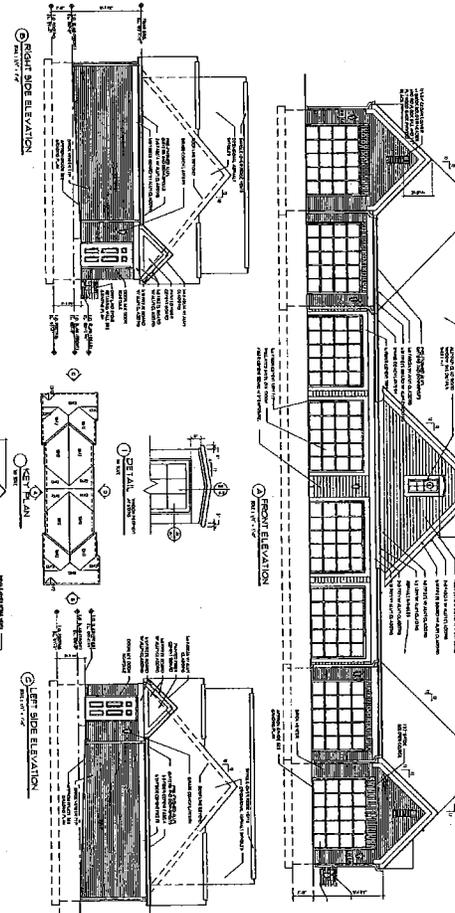
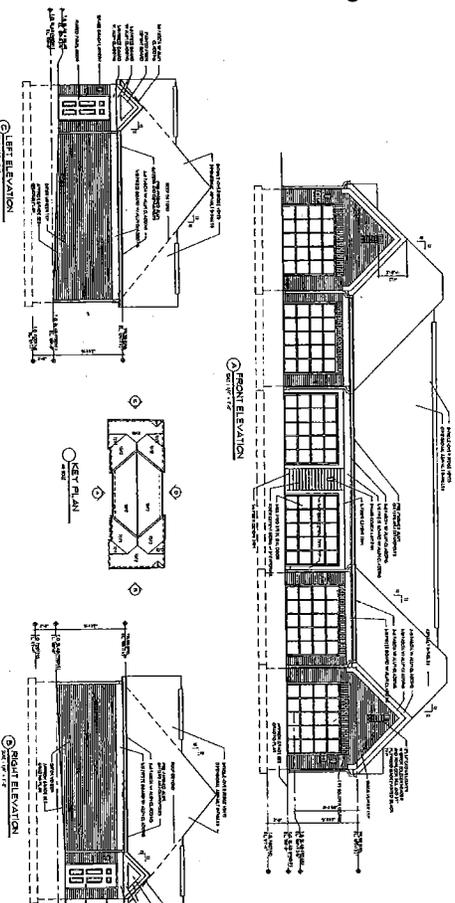
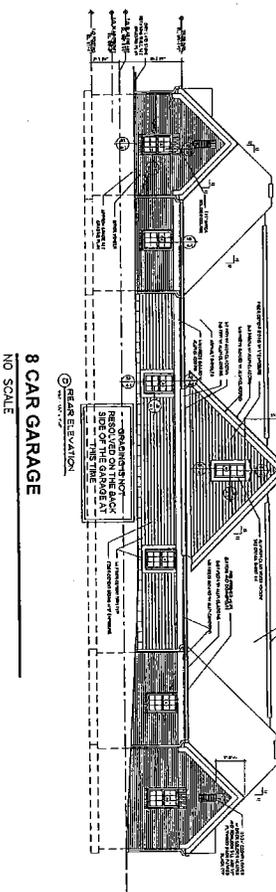
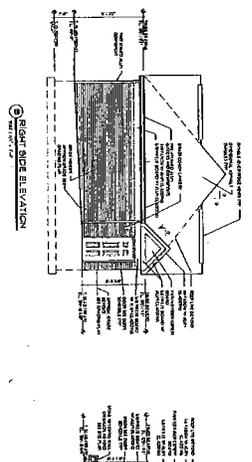
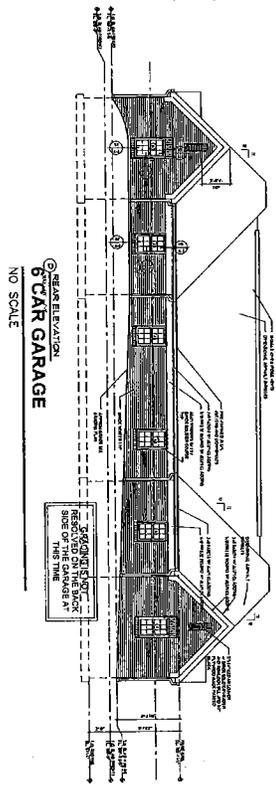
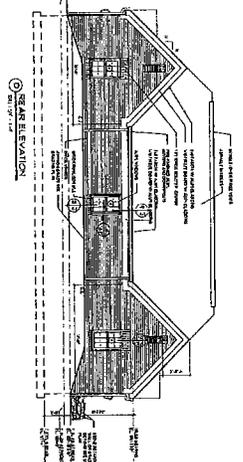
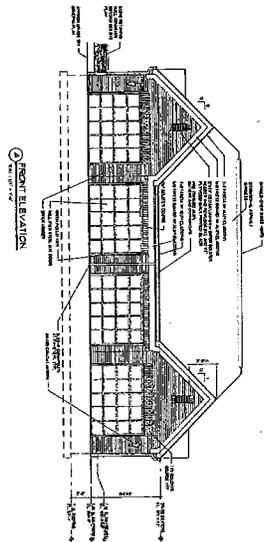
4 UNIT APARTMENT BUILDING  
NO SCALE

*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



*CPM*  
ARCHITECTS, INC.

4681 LANWELL DRIVE COLUMBUS, OHIO 43220  
614-292-5265 FAX 614-292-5266  
WWW.SITE: WWW.CPMARCHITECT.COM

Z15-006A 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](mailto:spine@columbus.gov)

**BACKGROUND:**

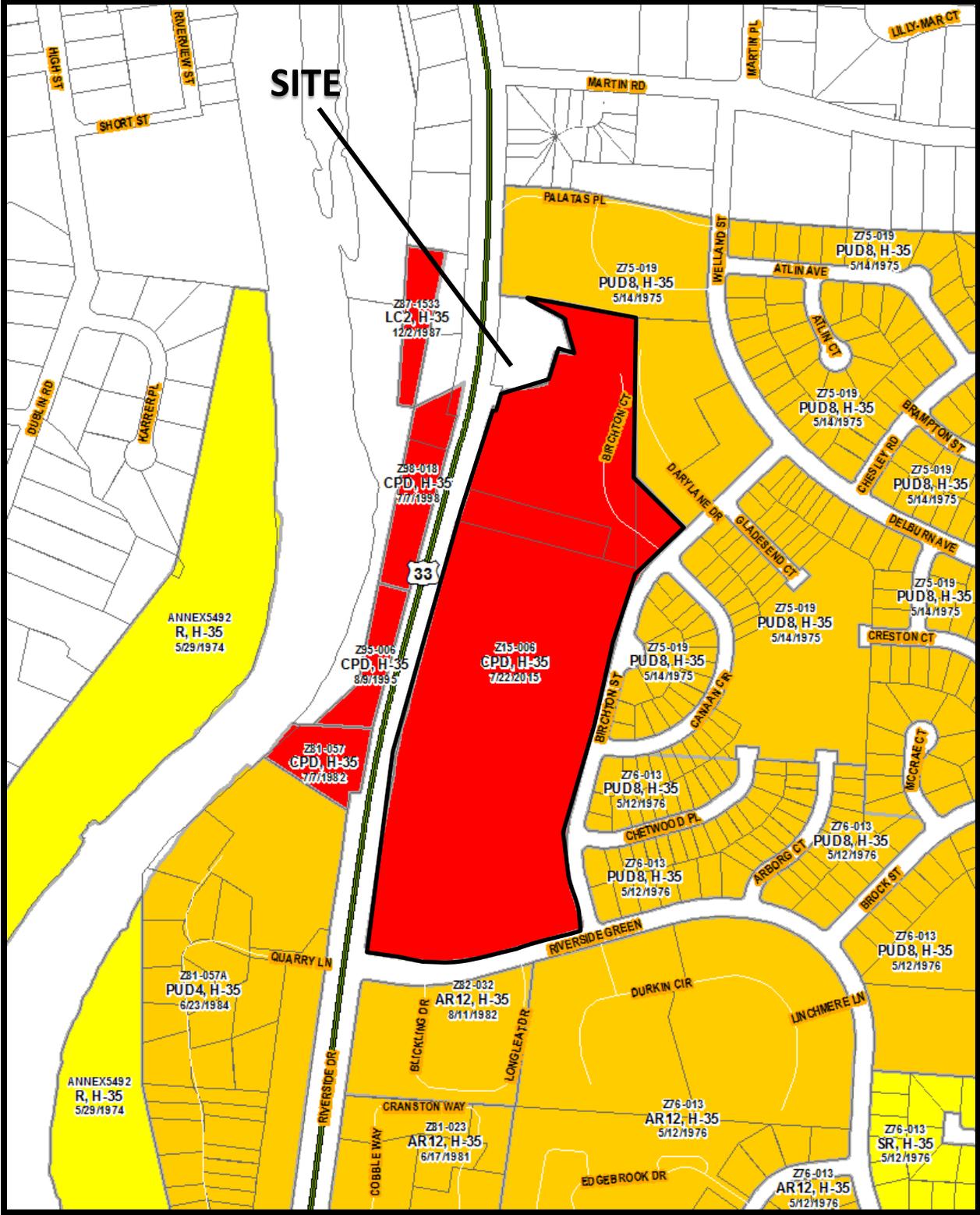
- This site is developed with an assisted living/nursing home/housing for the elderly complex, and is zoned in the I, Institutional and CPD, Commercial Planned Development Districts. The requested CPD, Commercial Planned Development District will consolidate the over-all development into one zoning classification 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.

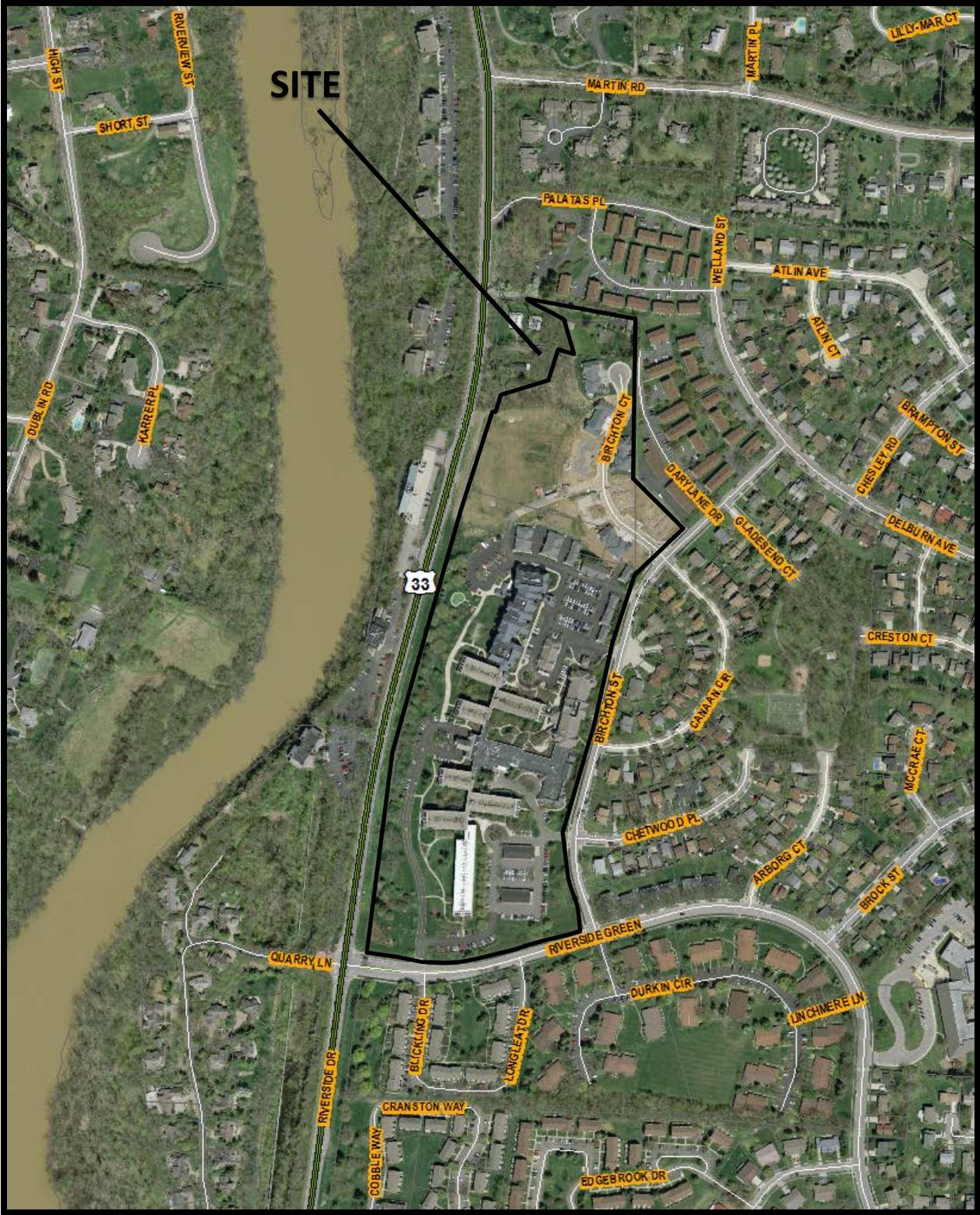
- The proposed CPD text permits I, Institutional District uses, and contains development standards addressing setbacks, building height limitations, access and parking restrictions, pedestrian connections, tree preservation, lighting, and building design. Variances for maneuvering over property lines, 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.



Z15-006A  
6000 Riverside Drive  
Approximately 26.55 acres



Z15-006A  
6000 Riverside Drive  
Approximately 26.55 acres

**Pine, Shannon L.**

---

**From:** Rosemarie Lisko <rosemarielisko@sbcglobal.net>  
**Sent:** Friday, November 06, 2015 11:48 AM  
**To:** Pine, Shannon L.  
**Cc:** Mike Milligan  
**Subject:** Friendship Village

The Northwest Civic Association met on Nov. 4, 2015 and heard the applicant's request for amendment to the CPD #Z15-006. It is not our normal practice to approve variance for height restrictions. Since this was overlooked when the rezoning was presented on May 6, 2015 we are making an exception. The vote was taken to approve the applicant's request to amend the CPD.  
Vote for approval: 7 yes - 2 abs.

Rosemarie Lisko  
Zoning Chair  
Northwest Civic Association

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 # Z15-006A

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 14 day of OCTOBER, in the year 2015  
SIGNATURE OF NOTARY PUBLIC [Signature]  
My Commission Expires JUNE 23, 2020



*closure Statement expires six months after date of notarization.*  
**Linda K. Oberle**  
Notary Public, State of Ohio  
My Commission Expires 06-23-2020

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