

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2005**

- 6. APPLICATION: Z05-029**
Location: **6086 RIVERSIDE DRIVE (43215)**, being 7.31± acres located on the east side of Riverside Drive, 992± feet south of Martin Road (212-000404).
Existing Zoning: R, Rural District and CPD, Commercial Planned Development Districts.
Request: CPD, Commercial Planned Development and I, Institutional Districts.
Proposed Use: Senior housing.
Applicant(s): Friendship Village of Dublin, Ohio, Inc.; 6000 Riverside Drive; Dublin, OH 43017.
Property Owner(s): Same as Applicant.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The applicant is requesting the CPD, Commercial Planned Development and I, Institutional Districts to incorporate a recently acquired property into a previously approved development plan and to construct garages in the I, Institutional District. In September 2002, the Development Commission recommended approval of case Z02-051 which was a proposal to develop an independent living complex for senior citizens consisting of no more the thirty-six dwelling units in structures with two to four dwelling units each not to exceed a density of 6 dwelling units per acre.
- The use is listed as a permitted use in the I, Institutional District, as “housing for the elderly”. I, Institutional District uses are permitted in the CPD District. The CPD District is requested in order to incorporate specific development standards more consistent with the residential nature of the proposal rather than institutional standards.
- To the north are single-family dwellings in Perry Township and vacant land in the L-C-2, Limited Commercial District. To the east are multi-family dwellings and duplexes in the PUD-8, Planned Unit Development District. To the south is an auto sales and service facility in conjunction with a single-family dwelling in Perry Township and a senior citizen facility in the I, Institutional District. To the west across Riverside Drive are offices zoned in the CPD, Commercial Planned Development District and offices in the City of Dublin.
- The site does not fall within a Subarea in *The Northwest Plan*, (1991).
- The proposed CPD text retains use restrictions, access and parking restrictions, provisions for landscaping, lighting and building design as well as provisions for the preservation of the ravine that were agreed to in 2002. The applicant is requesting the 12 foot side and rear yard setbacks where 25 feet were required which was approved in 2002.

- 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 and I, Institutional District would permit development of multi-family housing and garages for senior citizens affiliated with the senior living facility to the south while retaining development commitments that were agreed to in 2002. The proposal is consistent with the established zoning and development pattern of the area.