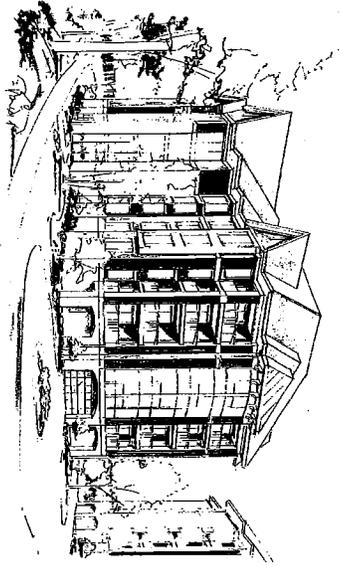
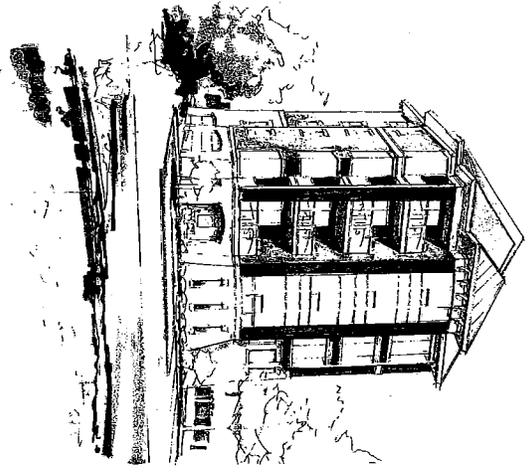


51 UNIT APARTMENT BUILDING
NO SCALE



16 UNIT APARTMENT BUILDING
NO SCALE



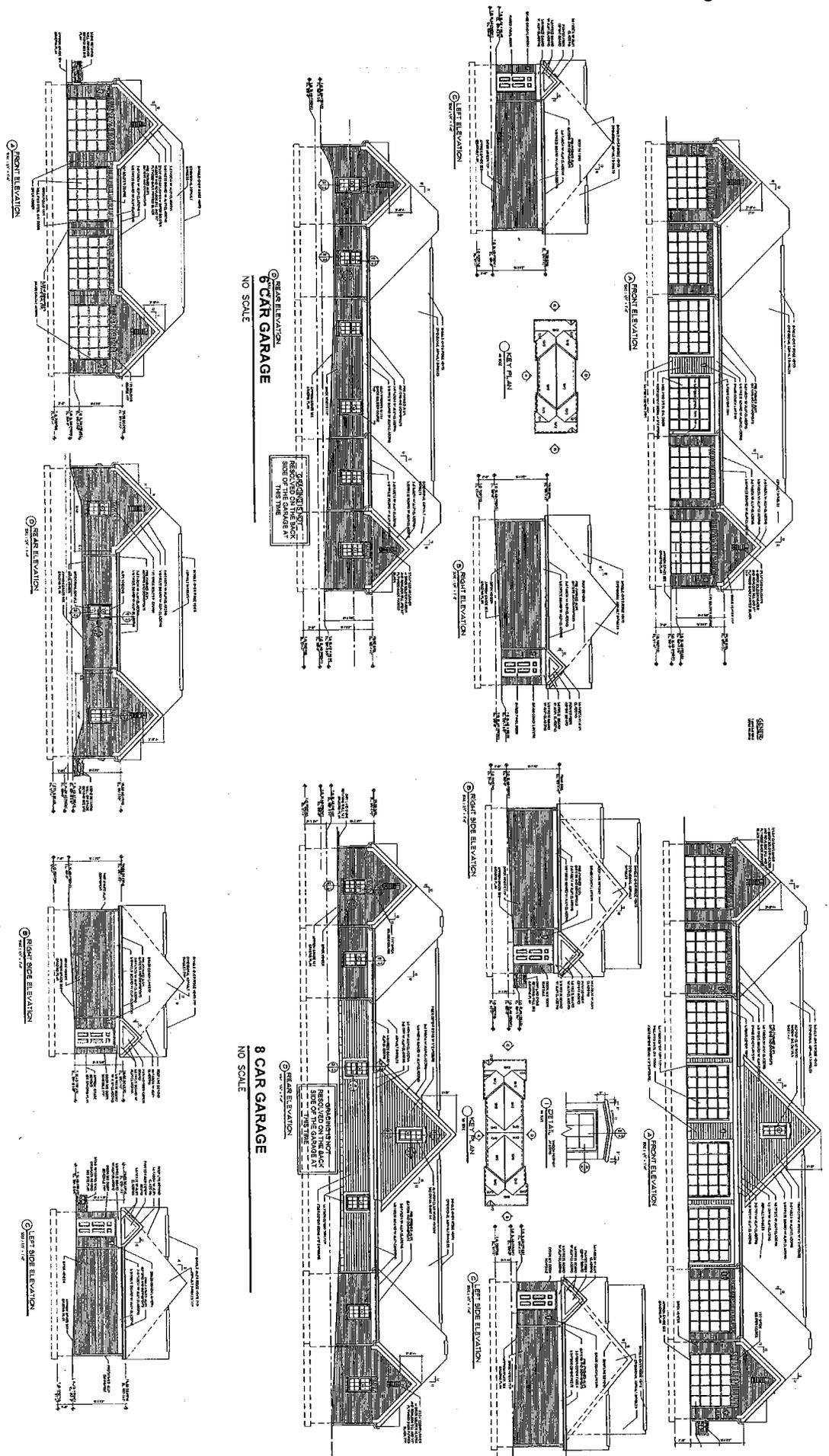
4 UNIT APARTMENT BUILDING
NO SCALE

J. M. [Signature]

ARCHITECTS, INC.

4881 LARVELL DRIVE, COLUMBUS, OHIO 43230
WWW.JMARCHITECTS.COM

Z15-006 Final Received 6/2/15
Sheet 3 of 3



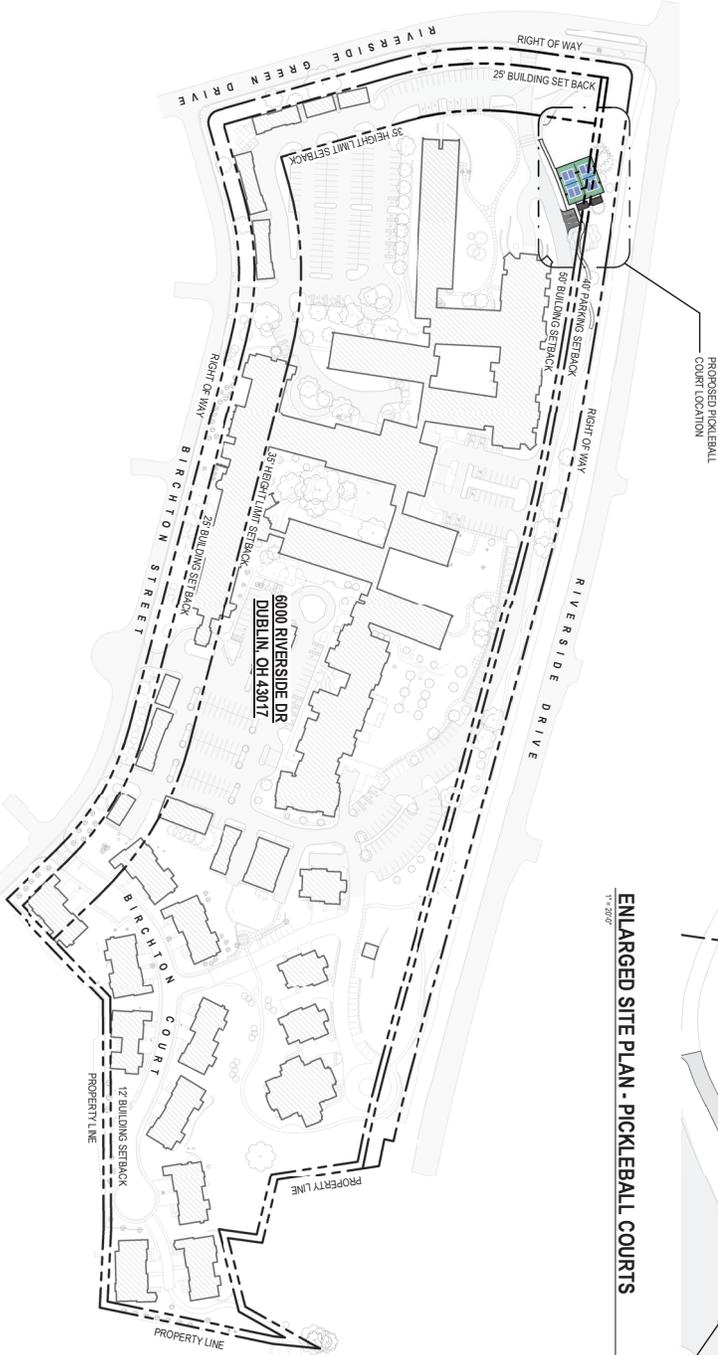
CPM
ARCHITECTS, INC.

4681 LANWELL DRIVE COLUMBUS, OHIO 43220
614-292-2585 FAX 614-292-2586
WWW.SITE: WWW.CPMARCHITECT.COM

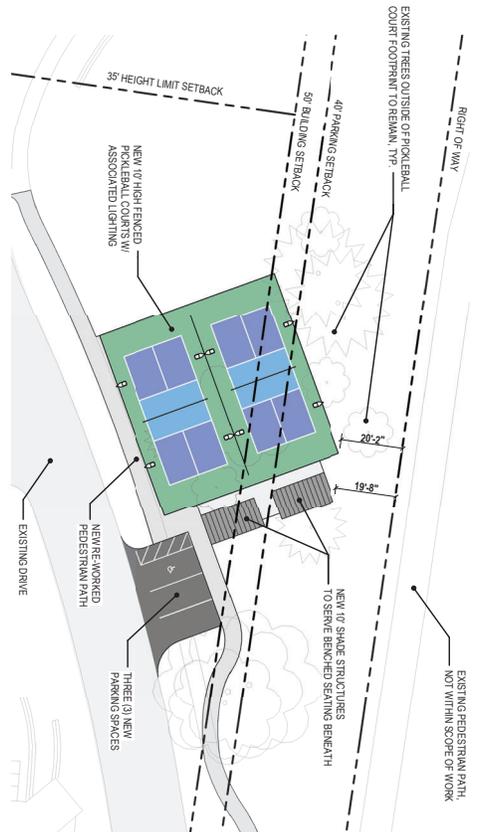
Z15-006 Final Received 6/2/15
Sheet 3 of 3



PICKLEBALL COURT RENDERING



SITE PLAN
1"=100'



ENLARGED SITE PLAN - PICKLEBALL COURTS
1"=20'



**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

BACKGROUND:

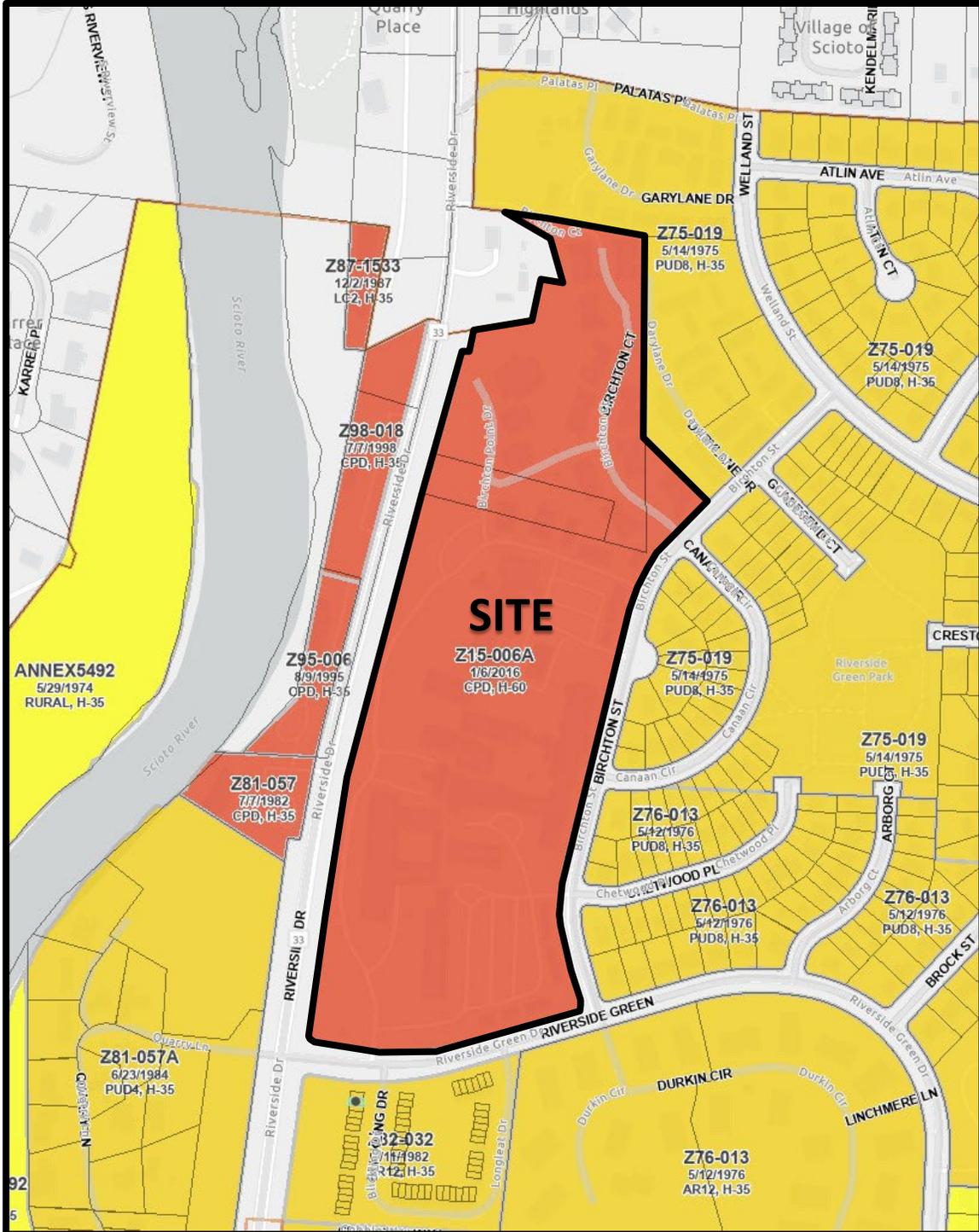
- This site is developed with an assisted living/nursing home/housing for the elderly complex, and is zoned in the I, Institutional and CPD, Commercial Planned Development Districts. The requested CPD, Commercial Planned Development District will consolidate the over-all development into one zoning classification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

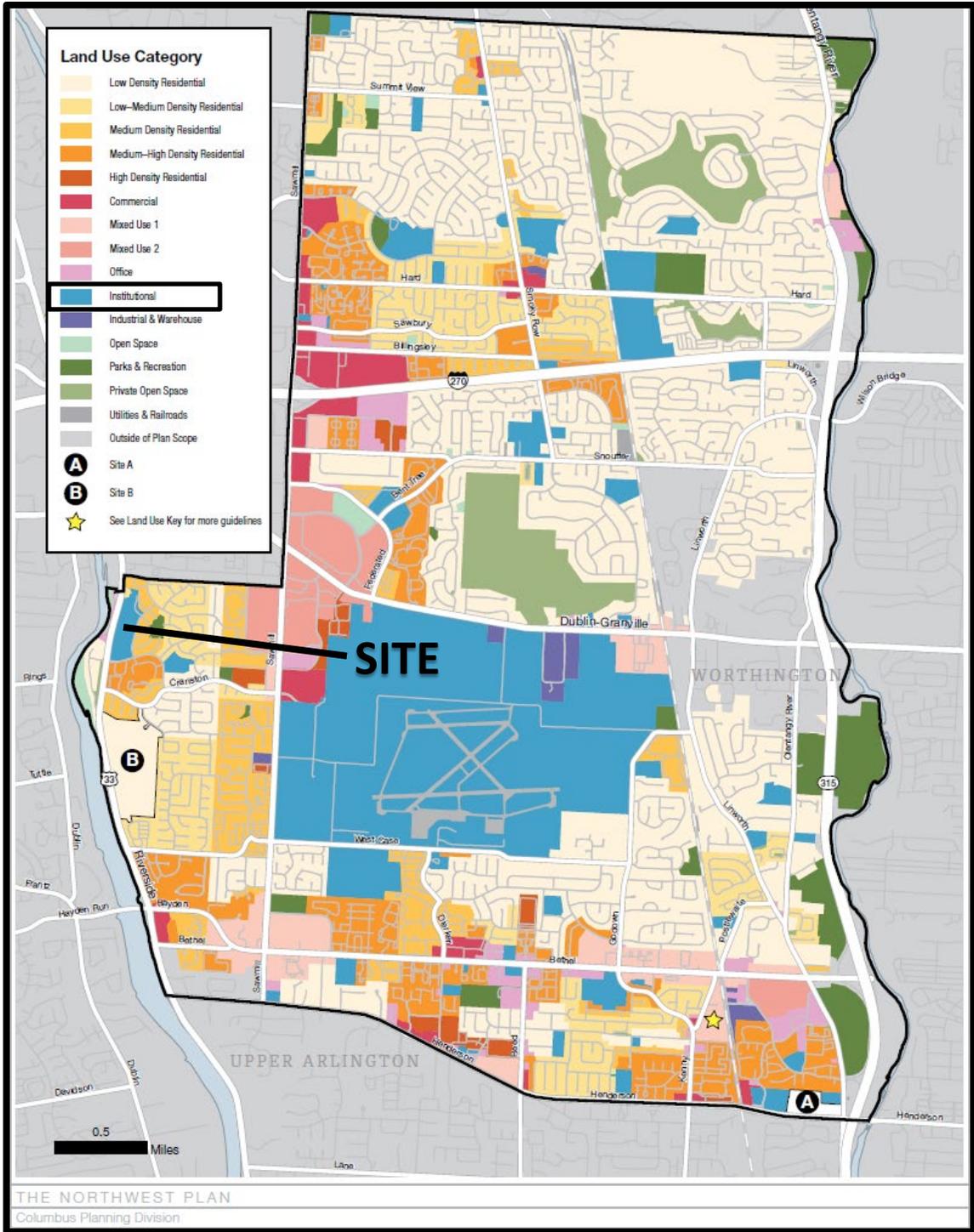
- The proposed CPD text permits I, Institutional District uses, and contains development standards addressing setbacks, building height limitations, access and parking restrictions, pedestrian connections, tree preservation, lighting, and building design. Variances for maneuvering over property lines,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



Z15-006B
6000 Riverside Dr.
Approximately 26.55 acres
CPD Amendment



Z15-006B
6000 Riverside Dr.
Approximately 26.55 acres
CPD Amendment



Z15-006B
6000 Riverside Dr.
Approximately 26.55 acres
CPD Amendment

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number ZA25-004 (Z15-006B)

Address 6000 Riverside Dr.

Group Name Northwest Civic Association

Meeting Date 1 October 2025

Specify Case Type

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

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Trustees are very supportive of applicant's commitment to reduce unnecessary lighting as much as possible, including the timed light control system with push activation. We encourage the applicant to consider even warmer light temperature (less than 4000K). Additionally, Trustees are disappointed that some mature trees will be removed but applaud the applicant's focus on maintaining green scape and increasing amenities for residents.

Overall, we recommend approval of the following requests presented:

- A. Amend the CPD text to allow for the pickleball courts, and associated chain link fencing and shade structures
- B. Incorporate Exhibit A (FVD Pickleball Courts) into the site plan
- C. 1 (new) variance from §3361.04(a) to reduce the front yard requirement along Riverside Drive from 25 feet to 19 feet 8 inches for the corner of the new pickleball courts and associated fencing and shade structure (but not along the entire frontage of Riverside)

Vote 3-0 (2 Trustees absent)

Signature of Authorized Representative Monica Tuttle
Digitally signed by Monica Tuttle
DN: cn=Monica Tuttle, o=NWCA, ou=Zoning Chair, email=nwcazoning@gmail.com, c=US
Date: 2025.11.14 20:09:09 -05'00'

Recommending Group Title Zoning Chair, Northwest Civic Association

Daytime Phone Number 614-565-2407 / nwcazoning@gmail.com

Please e-mail this form to **the assigned planner within 48 hours of meeting day**; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z15-006B

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) Seizan Lindstrom
of (COMPLETE ADDRESS) 15 W Cherry St, Suite 3, Columbus, OH 43215

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

| | |
|---|-----------|
| <p>1. Friendship Village of Dublin Andy Howland (614) 764-1600 6000 Riverside Dr., Dublin, Ohio 43017 428 Columbus-based Employees</p> | <p>2.</p> |
| <p>3.</p> | <p>4.</p> |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Seizan Lindstrom*

Sworn to before me and signed in my presence this 22nd day of August, in the year 2025

David J Klegman
SIGNATURE OF NOTARY PUBLIC

3/21/2029
My Commission Expires



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