



EXTERIOR VIEW

4.9.26

DRAFT - NOT FOR CONSTRUCTION
Evergreen Real Estate Group
566 W. Lake St., Suite 400
Chicago, IL 60661

GREEN OAKS OF NORTHLAND

4991 East Dublin-Granville Road
Columbus, Ohio 43054
03/29/26

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4971 East Dublin-Granville Road
Columbus, Ohio 43054
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**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV26-018
Location: 4991 E. DUBLIN-GRANVILLE RD. (43054), being 4.88± acres located on the south side of East Dublin-Granville Road; 420± feet east of Old Hamilton Road (Part of 545-294042; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Proposed Use: Assisted living facility.
Applicant(s): Evergreen Real Estate Group; c/o Eric Zartman, Atty.; 8000 Walton Parkway, Suite 120; Columbus, OH 43054.
Owner(s): Center State Enterprises LLC; 259 West Schrock Road; Westerville, OH 43081.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The site consists of a portion of one undeveloped parcel in the CPD, Commercial Planned Development District. The requested Council variance will allow an assisted living facility with up to 120 units. Variances to allow increased building height from 35 to 50 feet; an increased allowable building density from 12,000 to 20,082 square feet per acre; and a parking reduction from 90 required to 70 provided spaces are also included in this request.
- A Council variance is required because assisted living facilities are only allowed in the I, Institutional District and certain apartment residential districts.
- North of the site is an office building in the CPD, Commercial Planned Development District. South and east of the site are undeveloped parcels in the CPD, Commercial Planned Development District. East of the site is an automatic car wash in the CPD, Commercial Planned Development District.
- The site is located within the planning boundaries of the *Columbus Growth Strategy (2026) (CGS)*, which recommends “Mixed Use 3” land uses for this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this request, and supports the variances for increased building height, increased building density, and reduced number of parking spaces.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The site is within the planning area of the Columbus Growth Strategy, which recommends “Mixed Use 3” land uses for this location, consistent with the proposal. Additionally, the proposed building elevations are consistent with CGS Residential design guidelines. Staff recognize the existing gas main easement as a mitigating factor for the proposed site design layout and note the proposed landscaping and screening along the southern parking lot on the submitted site plan as factors of support.

STATEMENT IN SUPPORT

APPLICATION: CV26-018

Location: 4991 East Dublin-Granville Road

Parcel Numbers: 545-294042

Existing Zoning: CPD

Proposed Use: Development of 120-unit assisted living facility

Applicant: Evergreen Real Estate Group c/o Jared Isenthal; 566 West Lake Street, Suite 400; Chicago, IL 60661

Property Owner: Center State Enterprises LLC; 259 West Schrock Road; Westerville, OH 43081

Attorney: Eric Zartman; Underhill & Hodge LLC; 8000 Walton Parkway, Suite 120, New Albany, Ohio 43054

Planner: Brandon Carpenter

Date: April 22, 2026

I. Introduction.

The subject property consists of approximately 4.879 acres located on the north side of East Dublin-Granville Road and west of North Hamilton Road within the City of Columbus. The property is part of a larger coordinated development rezoned pursuant to Ordinance 1758-2015 (Z14-044), which established the Commercial Planned Development (CPD) district and development text governing this area. The subject site is located within Subarea C of the CPD district, which permits coordinated commercial development subject to established standards regulating setbacks, height, access, and site layout. This CPD rezoning was intended to support high-quality, unified development along this major commercial corridor.

The surrounding area consists of a mix of office, commercial, institutional, and residential uses within a rapidly developing corridor. The City's adopted Columbus Land Use Plan designates the site as "Mixed Use 3," which specifically supports institutional and residential uses within commercial activity centers. The proposed assisted living facility is fully consistent with this designation and represents an appropriate and compatible use within the existing development pattern.

The Applicant proposes to develop the site with a four-story, 120-unit assisted living facility providing assisted living services to seniors. This is a low-intensity use that generates less traffic and parking demand than most commercial or residential uses. The site plan has been carefully designed to include extensive landscaping and open space, including walking paths, seating areas, a gazebo, and outdoor patio areas. These features enhance the appearance of the site, improve compatibility with surrounding development, and contribute positively to the corridor.

The property is subject to a significant existing gas transmission easement that permanently restricts building placement and substantially reduces the developable area of the site. This easement creates unique physical constraints that directly affect building placement, height, and parking layout. The requested variances are limited and necessary to permit development of the

site in a manner consistent with these physical constraints while remaining compliant with the overall CPD development framework.

Additionally, the City's ongoing Zone In initiative is expected to rezone this property in the future to a mixed-use district under Title 34, which will impose strict building placement requirements along the street frontage. Due to the existing gas transmission easement, those future frontage requirements cannot be reasonably satisfied on this site. Obtaining the requested variances under the existing CPD zoning framework will allow the property to be developed in a manner consistent with its physical constraints and the City's adopted land use plan. The proposed development represents a beneficial, compatible, and appropriate use that supports the continued growth and vitality of this important corridor.

II. Variance Requests.

1. 3356.03, C-4 Permitted Uses. The Applicant requests a use variance to allow the assisted living facility use.
2. 3361.02, Permitted Uses. The Applicant requests a use variance to allow the assisted living facility use.
3. 3361.04(B), Performance Criteria. The Applicant requests a variance to permit a building height of 50 feet (Z14-044, Section 3.04.C) and to permit a building density of 20,082 square feet per acre (Z14-044, Section 3.04.A).
4. 3312.49, Required Parking. The Applicant requests a variance to reduce the minimum number of required parking from 90 to 70.

III. Statement in Support of Variances.

A. Use Variance.

The Applicant requests variances from Sections 3356.03 and 3361.02 of the Columbus City Code to permit a assisted living facility within the CPD district. These variances are necessary because the existing CPD development text permits commercial uses but does not specifically permit assisted living facilities. The proposed use is appropriate for this location and will not adversely affect surrounding properties or the neighborhood. To the contrary, the proposed development represents a compatible and beneficial institutional residential use that aligns with the character and development pattern of the surrounding corridor.

The subject property is located within a major commercial and institutional corridor and is designated "Mixed Use 3" on the City's adopted Columbus Land Use Plan, which specifically supports institutional and residential uses within activity centers. Assisted living facilities are low-intensity uses that generate less traffic, noise, and parking demand than most permitted commercial uses. Unlike retail or restaurant uses, the proposed facility operates in a controlled residential setting with limited external impacts. As a result, the proposed use is fully compatible with

surrounding commercial and mixed-use development and will not adversely affect the surrounding neighborhood.

The proposed assisted living facility represents a high-quality, compatible use that will provide needed services to the community while contributing positively to the continued development of the corridor. The use is consistent with the City's adopted land use plan, appropriate for the site, and compatible with surrounding development. The requested use variances alleviate a practical hardship created by the existing CPD development text, which permits commercial uses but does not allow an institutional residential use that is otherwise well-suited to the property and consistent with the City's planning objectives. Accordingly, the requested use variances are reasonable and appropriate under the City's variance criteria.

B. Area Variances.

The Applicant requests variances from Sections 3361.04(B) and 3312.49 of the Columbus City Code to permit a building height of 50 feet and to reduce the required number of parking spaces from 90 to 70. These variances are necessary due to unusual and practical difficulties created by a significant gas transmission easement that crosses the front portion of the property and permanently restricts building placement and site layout. This easement substantially reduces the developable area of the site and limits the ability to expand the building footprint or construct additional parking areas.

As a result, increasing the building height represents the most efficient and least impactful way to accommodate the proposed assisted living facility while preserving required setbacks, landscaping, and open space. Importantly, the CPD development text already establishes a 60-foot height district for this subarea, demonstrating that buildings of similar height were anticipated and determined to be appropriate for this corridor. The requested height of 50 feet remains well within that planned height envelope and only requires relief from a use-based limitation, not from the overall height capacity of the site.

Similarly, the gas easement significantly limits the land available for parking areas. The proposed parking supply of 70 spaces reflects the physical constraints of the property and the operational characteristics of a assisted living facility, which generates substantially less parking demand than typical commercial or residential uses. In addition, the City's Zone In initiative will rezone this property to a Title 34 district that does not require minimum parking, further confirming that the proposed parking supply is appropriate and consistent with the City's evolving planning framework. Granting the requested variances will allow development consistent with the physical constraints of the property while remaining compatible with surrounding development and the intent of the CPD district.

The following factors demonstrate that practical difficulties exist and that the requested area variances are reasonable and appropriate:

1. *Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.*

The gas transmission easement substantially reduces the developable area of the property and limits the ability to construct buildings and parking areas in otherwise logical locations. Without the requested height variance, the building footprint would need to expand horizontally into limited developable areas, reducing open space and creating inefficient site design. Similarly, the parking requirement assumes unconstrained developable land, which does not exist on this property due to the easement. The requested variances allow reasonable and efficient use of the site consistent with its physical limitations.

2. *Whether the variance is substantial.*

The requested height variance is not substantial in the context of the CPD district, which already permits buildings up to 60 feet in height for certain uses. The requested height of 50 feet remains below that established height district and is consistent with the scale of development anticipated for this corridor. The parking variance reflects the actual operational needs of a assisted living facility and the physical limitations of the site. Additionally, future Title 34 zoning will not require minimum parking, confirming that the requested parking supply is reasonable.

3. *Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.*

The requested variances will not alter the character of the neighborhood or cause any detriment to surrounding properties. The proposed assisted living facility is a low-intensity use that generates less traffic and activity than many permitted commercial uses. The building height is consistent with the scale of development anticipated in this corridor, and the site plan includes extensive landscaping, open space, and buffering that enhance compatibility with surrounding development.

4. *Whether the variance would adversely affect the delivery of governmental services.*

The requested variances will not adversely affect governmental services. The site is fully served by existing roadways, utilities, emergency services, and public infrastructure. The proposed assisted living facility will not place unusual or excessive demands on public services.

5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*

While the property is subject to CPD development standards, the gas transmission easement represents a permanent physical condition that significantly restricts development flexibility. This easement creates practical difficulties that are not typical of other properties in the CPD district and limits the ability to fully utilize the site under strict application of dimensional standards.

6. *Whether the property owner's predicament feasibly can be obviated through some method other than a variance.*

There is no feasible alternative that would allow efficient development of the site while fully complying with the dimensional requirements. Expanding the building footprint would reduce open space and conflict with easement restrictions. Adding additional parking areas would require encroachment into constrained portions of the site or elimination of landscaping and open space that enhance compatibility and site quality. The requested variances represent the most reasonable and appropriate solution.

7. *Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.*

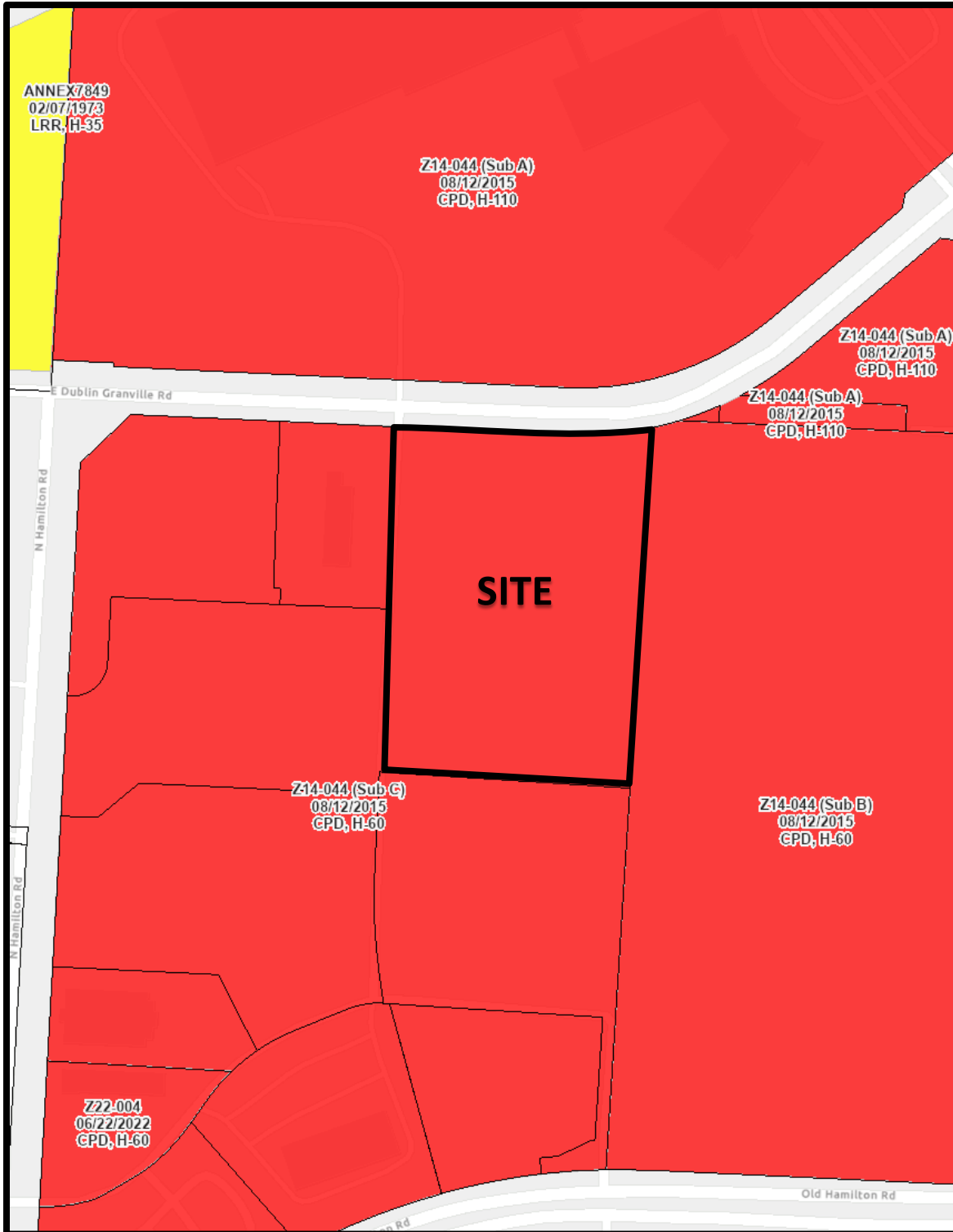
Granting the requested variances will observe the spirit and intent of the zoning code by allowing development consistent with the City's adopted land use plan and the established CPD framework. The proposed development respects the physical limitations of the site, maintains compatibility with surrounding uses, and reflects the scale and intensity anticipated for this corridor. The requested relief allows appropriate development while preserving the intent of the zoning regulations.

For these reasons, the requested area variances are necessary due to practical difficulties created by the physical characteristics of the property and are reasonable and appropriate under the City's variance criteria.

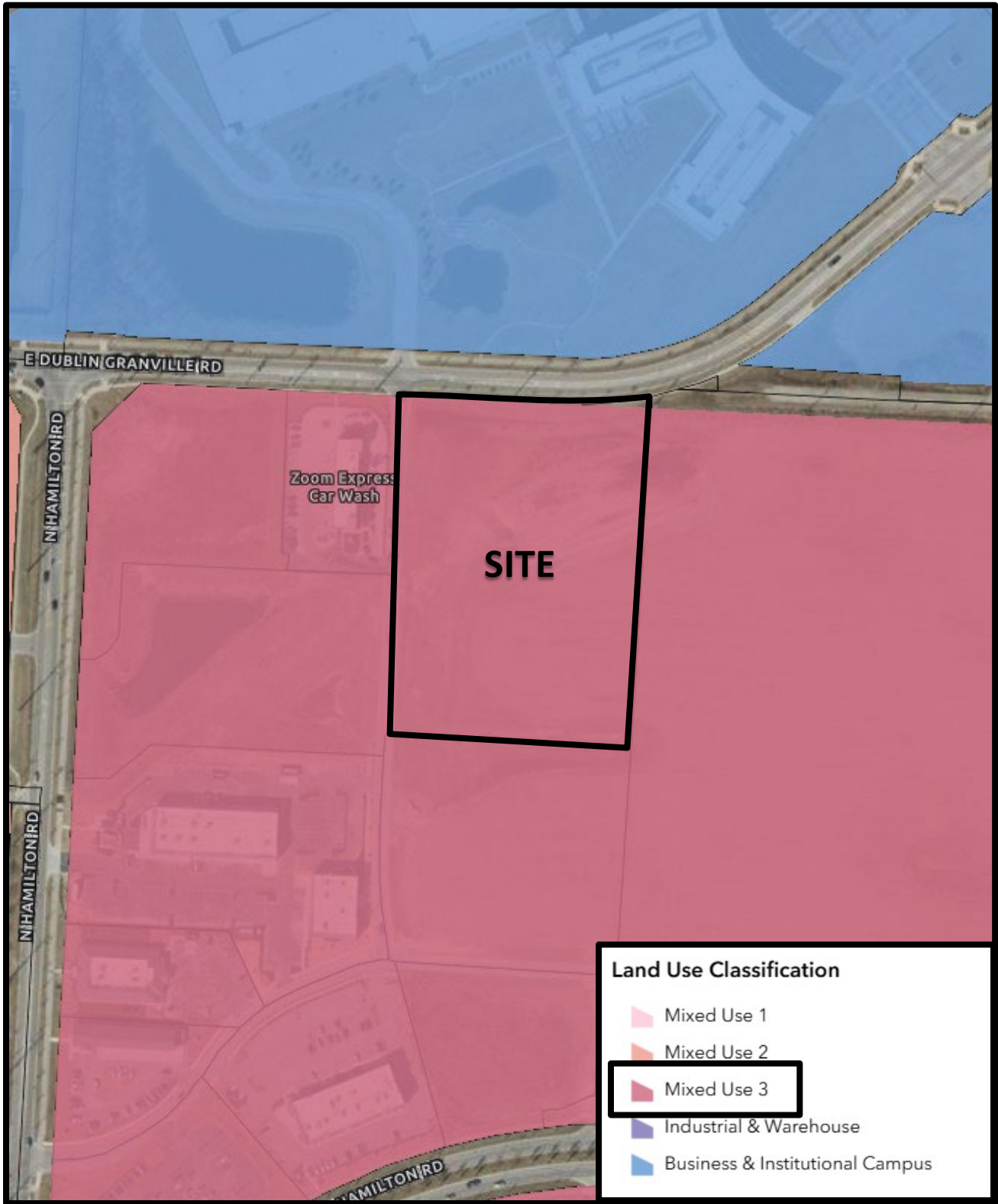
Respectfully submitted,



Eric Zartman, Esq.



CV26-018
4991 E. Dublin-Granville Rd.
Approximately 4.88 acres



Columbus Growth Strategy (2026)

CV26-018
4991 E. Dublin-Granville Rd.
Approximately 4.88 acres



CV26-018
4991 E. Dublin-Granville Rd.
Approximately 4.88 acres



Northland Community Council
Development Committee

Report

March 25, 2026 6:00 PM
Columbus Metropolitan Library
5590 Karl Road (43229)

Meeting Called to Order: 6:00 pm by co-chairs Dave Paul and Bill Logan

Members represented:

Voting (16): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize/Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Salem (SCA), Savannah Estates (SECA), Trouville Manor (TMHOA).

Case #1 Application #BZA26-023-(BZA variance from §3353.09 to reduce the required setback line from 60 feet to 33.68 feet to permit commercial development in a C-2 district for ~~food service, including a drive through, and~~ healthcare uses; *tabled February 2026*) Carpenter

Victor Nduaguba, P.E. *representing*
Shirwa Farhiya
4873 Cleveland Ave, 43231 (PID 101-138823)

- *The Committee approved 15-0 (w/ 1 abstention) a motion (by FPCA, second by SCA) to **RECOMMEND APPROVAL** of the application.*

Case #2 Application #BZA25-122 (BZA variances to permit a 1090 SF addition to existing structure not conforming to the Title 34 CAC District: E.20.080 Building Setback, Façade Zone, Transparency; G.20.030.A Landscaping; F.30 Frontage Type Standards; *tabled December 2025*) Trimmer

Andrew Vogel/Edificel Architecture *representing*
Buckeye State Auto Sales Co.
6125 Cleveland Ave, 43231 (PID 600-202557)

- *The Committee approved 16-0 a motion (by KWPCA, second by LTCA) to **RECOMMEND APPROVAL WITH FOUR (4) CONDITIONS:***
 - That the applicant will install and maintain the landscape and screening improvements committed to on the site plan associated with the 2016 rezoning of the property (Z15-056).
 - That the variance from G.20.030.A will be amended to vary only from subsection (A)(1) requiring 70% of the area between the façade and front parcel line to be landscaped, and that other requirements of that section will be complied;
 - That the marked pedestrian access sidewalk from ROW will be shown in the site plan and constructed to fully connect with the main entrance door of the primary structure; and
 - That the lighting fixtures installed on the roof of the primary structure, which are currently non-compliant, will either be removed or be realigned to contain illumination within the parcel boundaries.
-

Case #3 Application #CV25-046 (Council use variance to permit use of a site zoned CPD permitting only an automobile car wash facility to be used as an automotive sales lot, ~~including variance from §3361.03 and from §3312.21(D) and §3312.21(B)(4) regarding headlight screening on the south and east parcel boundaries; tabled June 2025~~) Carpenter

Jack Reynolds/Smith & Hale *representing*
 Luxury Worldwide LLC
 5799 Spring Run Dr, 43229 (PID 010-101491/010-300064)

- *The Committee approved 15-1 a motion (by FPCA, second by SCA) to **RECOMMEND DISAPPROVAL** of the application.*¹

Case #4 Application #CV24-057 (Council variance to permit residential uses on the first floor, a new site plan and building elevations, and a driveway split by a parcel line in an existing 3.3 AC± CPD district; tabled July 2024) Saltzman

Jeff Brown/Smith & Hale *representing*
 Radius Hospitality/RHD New Albany LLC
 5785 N Hamilton Rd, 43230 (PID 545-300112)

- *The Committee approved 9-7 a motion (by APHA, second by CECA) to **RECOMMEND DISAPPROVAL** of the application.*²

Case #5 Application #CV26-018 (Council variances to permit a residential care facility, permit a building height of 50 feet, and reduce required parking from 90 to 70 spaces in an existing CPD district) Carpenter

Aaron Underhill/Underhill & Hodge *representing*
 Evergreen Real Estate Group/Jared Isenthal
 4991 E Dublin Granville Rd, 43054 (PID 545-294042)

- *The Committee approved 15-1 a motion (by APHA, second by FPCA) to **RECOMMEND APPROVAL** of the application.*

Executive Session 8:00 pm
Meeting Adjourned 8:50 pm

¹ The Committee noted that a saturation of auto-oriented uses already exists on this and adjacent parcels, and does not believe that a conversion from the car wash use permitted under the CPD zoning to an even higher intensity automotive sales use adjacent to residential uses is appropriate for this site.

² The Committee was troubled by the virtual lack of any green space or other outdoor amenities (other than parking lot islands) proposed in conjunction with the requested variance to permit 100% residential use of the structure, even, and perhaps especially, in light of the applicant’s intention to construct the facility as a deed-restricted “55+ community” in accordance with the “HOPA Exemption” of the Fair Housing Act.

