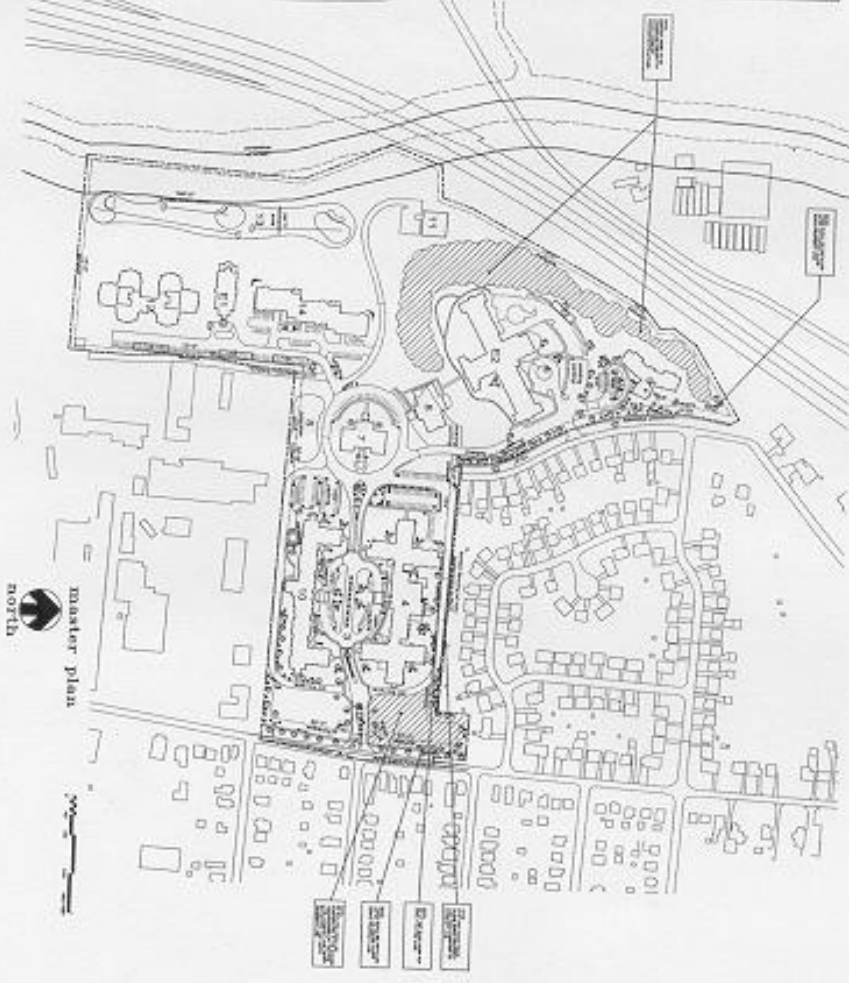


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PROJECT SET

MASTER PLAN

C402

berardi PARTNERS

THE LUTHERAN ASSISTED LIVING RESIDENCES

Final
 Revised 5/19/06 205-070
 A. J. A.

J. J. R. R. R.
 May 16, 2006

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2005**

- 2. APPLICATION: Z05-070**
- Location:** **969 NORTH CASSADY AVENUE (43219)**, being 41.4± acres located on the west side of the intersection of North Cassady Avenue and 10th Avenue (010-126706).
- Existing Zoning:** L-ARLD, Limited Apartment Residential, AR-3, Apartment Residential, M, Manufacturing, and R-2, Residential Districts.
- Request:** CPD, Commercial Planned Development.
- Proposed Use:** Institutional development.
- Applicant(s):** Lutheran Social Services of Central Ohio, Inc.; c/o Jeffrey Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Lutheran Social Services of Central Ohio, Inc.; 750 East Broad Street; Columbus, OH 43205.
- Planner:** Walter Green, 645-2485, wagreen@columbus.gov

BACKGROUND:

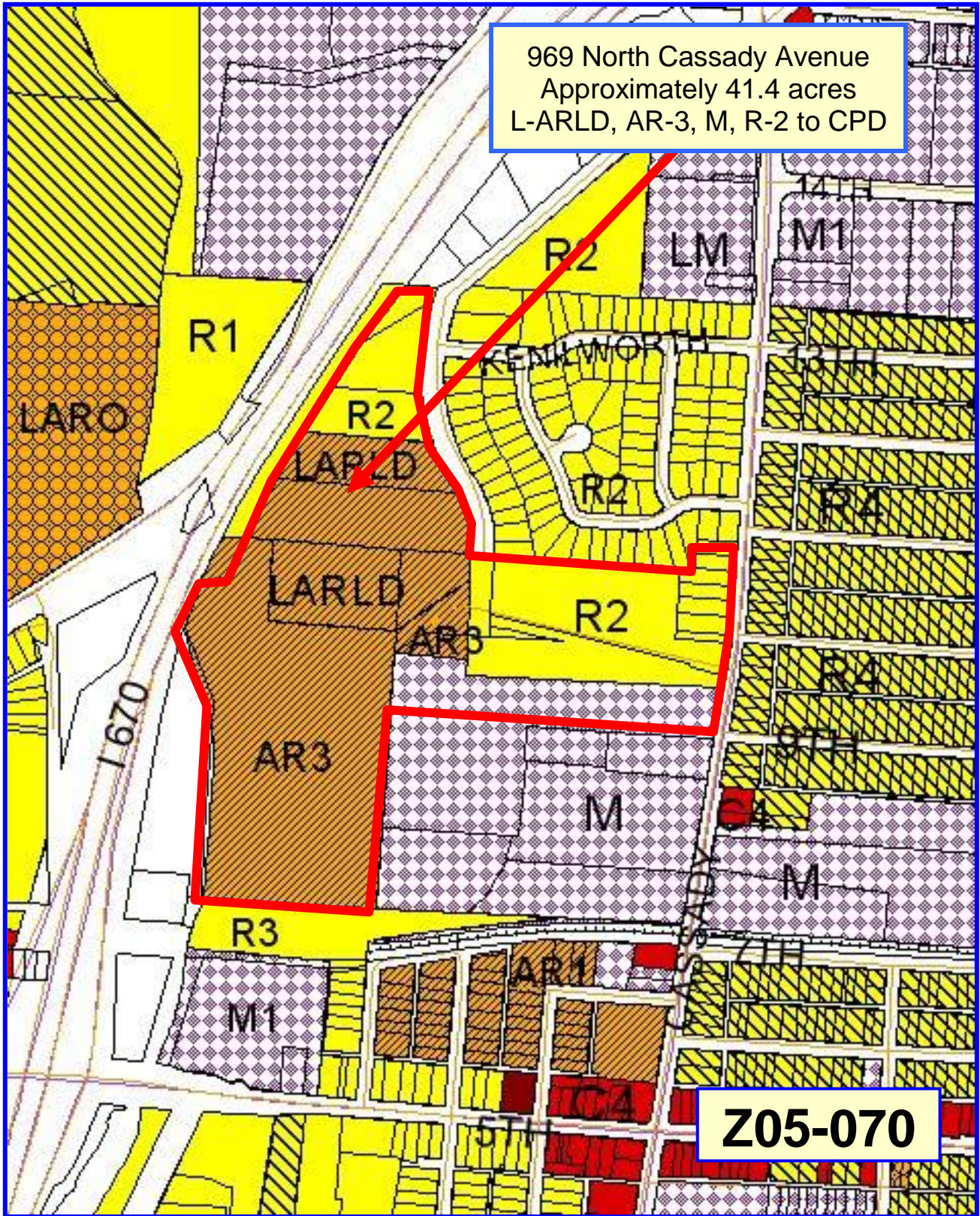
- o The 41.4± acre site is partially developed with a retirement village, zoned in the L-ARLD, Limited Apartment Residential, AR-3, Apartment Residential, M, Manufacturing, and R-2, Residential Districts. The applicant requests the CPD, Commercial Planned Development District for institutional development. The proposed uses include an apothecary (limited to pharmaceuticals and medical supplies); church; clinic (medical or dental); offices (medical, dental, religious, education or charitable institution); general hospital; home for aging, nursing home, rest home; housing for the elderly; public and private recreation facilities and adult daycare facility. The recreation facilities will be open to the public. The applicant has indicated that the resident population is currently 406 with a projected population of 540.
- o To the northeast is single-family residential development in the R-2, Residential District. To the east is single-family residential development in the R-4, Residential District. To the west is I-670. To the southeast are manufacturing uses in the M, Manufacturing District. To the south is undeveloped property in the R-3, Residential District.
- o The site plan provided by the applicant is conceptual, with the setbacks and landscaping as the only specific commitments. The CPD text allows changes in the size and location of the buildings and parking lots within the identified setbacks. The portion of the property that is currently zoned R-2, M and a small portion of the AR-3, currently has a height district of thirty-five (35) feet while the portion of the site which is zoned L-ARLD has a height district of sixty (60) feet. Approval of this request would change the height district on the entire site to sixty (60) feet.
- o A portion of the site along the western boundary of the property is located in the floodway and flood fringe of Alum Creek. The applicant has committed to a 150'-wide preservation zone from the centerline of the creek.

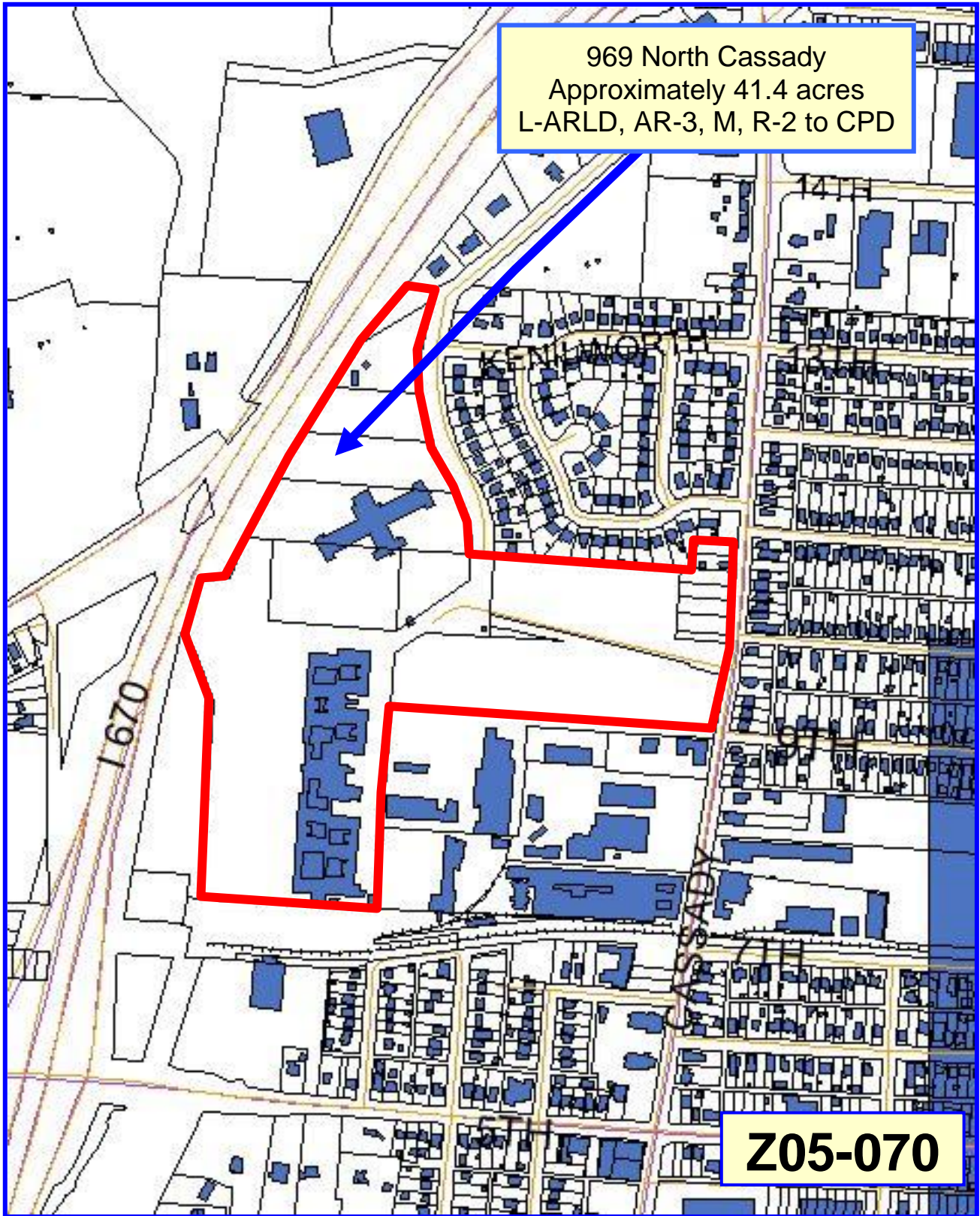
- o The site is located within the Airport Sub Area of the *I-670 Corridor Development Plan* (1989) which makes no specific land use recommendation. As noted in the plan “The prime objective of the Airport Sub Area is to create a ‘Gateway’ to the City of Columbus that will be remembered by business people traveling to the area.” The plan supports the use of open space and intense landscaping along the freeway side of the property.
- o The *Columbus Thoroughfare Plan* identifies North Cassady Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

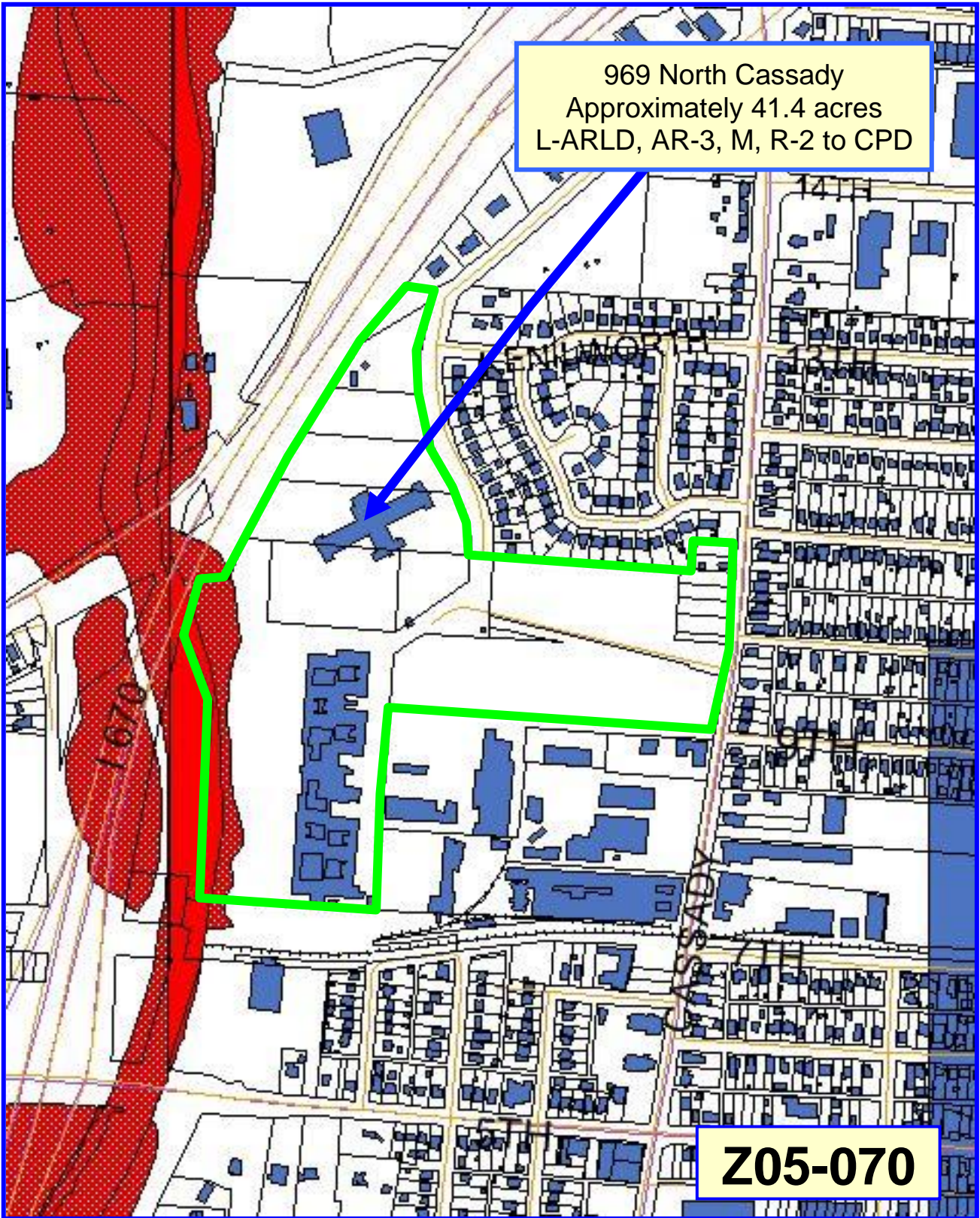
CITY DEPARTMENTS’ RECOMMENDATION: Approval**.

The requested CPD, Commercial Planned Development District, will allow specified institutional uses. Staff supports the uses proposed for the site but is concerned about the compatibility with the single-family residential development to the north and east of the site. The proposed text allows movement of the buildings and parking to within 15 feet of the property line with a proposed height district of sixty (60) feet. There have been discussions with the applicant regarding increasing the building setback from 15’ to 25’ and adding a fence adjacent to the service road along the northern property line between Parkview Road and North Cassady Avenue. Additional landscaping along North Cassady Avenue and along the northernmost property line, preserving a portion of the tree buffer adjacent to I-670 along the northwestern property line, and limiting the location of the of the public recreation facility away from the northeastern corner of the site, adjacent to the single-family residential development to the north is also requested. However, at the deadline for the completion of this report these issues had not been resolved; therefore staff cannot support this request as submitted.

**The original staff recommendation was for disapproval due to concern regarding compatibility with the adjacent single-family residential development. These issues have been resolved with the provision of an increased building setback and addition of a fence along the northern boundary, additional landscaping, limitation on the location of the public recreation facility, and preservation of trees along I-670. Staff now recommends approval of this application.







FLOODWAY & FLOOD FRINGE



969 North Cassady Avenue
Approximately 41.4 acres
L-ARLD, AR-3, M, R-2 to CPD

Z05-070

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43221

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.

STATE OF OHIO
 COUNTY OF FRANKLIN

APPLICATION # _____

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
 of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, Columbus, OH 43215
 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
 Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Lutheran Social Services of Central Ohio, Inc. 750 East Broad Street Columbus, OH 43205	2. Kensington Place Inc. 1001 Parkview Blvd. Columbus, OH 43219
3. Lutheran Senior City, Inc. 935 North Cassady Avenue Columbus, OH 43219	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 21st day of April in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Jeffrey L. Brown
Natalie C. Patrick
9/4/2010

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



NATALIE C. PATRICK
 Notary Public, State of Ohio
 My Commission Expires 08-04-10