



Clintonville Area Commission

c/o 3909 N. High Street, Columbus, Ohio 43214

MEMORANDUM

To: Columbus Development Commission staff
From: Christopher Gawronski, CAC Secretary
Date: 15 March 2004
Re: Rezoning Request: 118 Morse Rd.

The CAC met Thursday, March 4 and considered a rezoning request by Lutheran Social Services for 118 Morse Rd.

The Lutheran Social Services request was to rezone the subject parcel from C-4 to CPD to permit the construction of independent living housing for senior citizens (minimum age 62). In concurrence with the recommendation of the Variance & Zoning Committee, the CAC approved the request as submitted by a vote of 7-1. The limitation text approved by this action appears below.

Feel free to contact me if you have any questions about this report.

Sincerely,

Christopher Gawronski, Secretary
Clintonville Area Commission

Cc: Applicant

LIMITATION OVERLAY TEXT DEVELOPMENT PLAN

PROPOSED DISTRICT: CPD, Commercial Planned Development
PROPERTY ADDRESS: 118 Morse Road
OWNER: North Community Evangelical Lutheran Church
APPLICANT: Lutheran Social Services
DATE OF TEXT: 2/5/04
APPLICATION NUMBER: Z04-

- 1. INTRODUCTION:** The proposed development is a building of independent living elderly units to the rear of an existing Lutheran Church.
- 2. PERMITTED USES:** The only permitted uses shall be Home for the aging, nursing home, rest home or housing for the elderly as shown in Chapter 3349, I, Institutional of the Columbus City Code.
- 3. DEVELOPMENT STANDARDS:** Unless otherwise indicated in the submitted site plan or written text, the applicable development standards are contained in Chapter 3355, C-4, Commercial of the Columbus City Code.

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A. Density, Height, Lot and/or Setback commitments.

1. The maximum number of independent living units shall be 47.
 2. Rear yard and side yard setbacks shall be 30'.
 3. Parking lot and maneuvering lane setbacks shall be 10' from side yard on the western side of the property as shown on the site plan.
 4. The maximum height for the site shall be forty (40) feet unless varied by the Board of Zoning Appeals.
- B. Access, Loading, Parking and/or other Traffic related commitments.

1. The number of parking spaces for independent living units shall be .75 parking spaces per unit.
2. The access to the development shall be provided via a permanent easement over the Church property from the existing Western most curbcut on Morse Road which serve the Church facility. The proposed development will have no frontage on a publicly dedicated right of way.

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. The applicant shall install parking screening where the parking lot or driveway is within thirty (30) feet of the surrounding residential units. Minimum height 30 inches. The screening may consist of mounding, landscaping or fencing individually or in any combination thereof.
2. One tree shall be planted, within and around the parking areas, for every 10 parking spaces.
3. All trees shall meet the following minimum size at the time of planting unless otherwise indicated.

Shade trees 3" caliper
Ornamental Trees 1 1/2" caliper
Evergreen Trees 6 feet in height

4. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months.
5. A line of evergreen trees shall be planted fifteen (15) feet on center along the eastern property line to provide a buffer for those homes which abut the site.

D. Building design and/or Interior-Exterior treatment commitments.

N/A

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. All external outdoor lighting shall be cut-off fixtures (except that the developer may use coach lighting around the building in pedestrian and patio areas) and shall be designed and placed to prevent spillage of light off the site and to prevent glare visible from the property lines.
2. Except for decorative lighting, all other light poles shall be metal and such light poles shall be of the same color. Light poles in the parking lots shall not exceed 18 feet in height.
3. Wiring within the subject site shall be underground, unless a utility company providing service through or over the property prohibits under ground installation.

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4. Any ground level exterior mechanical equipment or dumpster shall be screened from off site viewing to a height of six feet with a wall, fence, landscaping individually or in any combination thereof. This requirement shall apply to any transformers, generator or chillers located on the site.

F. Graphics and Signage commitments.

1. Any free standing graphic shall be a monument style graphic. All other graphics standards shall be those standards contained in Article 15 of the Columbus City Code as it applies to the C-4, Commercial District. Any variance to said standards shall be obtained from the Graphics Commission.

G. Miscellaneous commitments.

At the time of filing for a certificate of zoning clearance the applicant shall pay the required park fee to the City of Columbus.

NATURAL ENVIRONMENT: The site is undeveloped and is located to the rear of the existing Church.

EXISTING LAND USES: To the west and north are Multi-family residential housing; to the east single-family homes and duplexes; and to the south is the existing church.

TRANSPORTATION AND CIRCULATION: Access to the site shall be via the existing western most curbcut for the Church on Morse Road.

VISUAL FORM OF THE ENVIRONMENT: The proposed development is a multi story independent living elderly development.

VIEW AND VISIBILITY: In the development of the subject property and in the location of the buildings and access points, consideration has been given to the visibility and safety of the motorist and pedestrian.

PROPOSED DEVELOPMENT: Independent living elderly housing development.

EMISSIONS: No adverse affect from emissions shall result form the proposed development.

BEHAVIOR PATTERNS: The existing developments have established both behavior and transportation patterns. The proposed development will provide alternative housing opportunities for the elderly.

H. Divergences

1. The proposed facility will have no frontage on a public right-of-way. The facility will be accessed by a permanent easement from Morse Road back to the 2.5± acre site.

2. The facility will contain 47 units which is 2 units more than permitted in Columbus City Code Section 3349.03(W).

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes.

Signature: