

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 10, 2009**

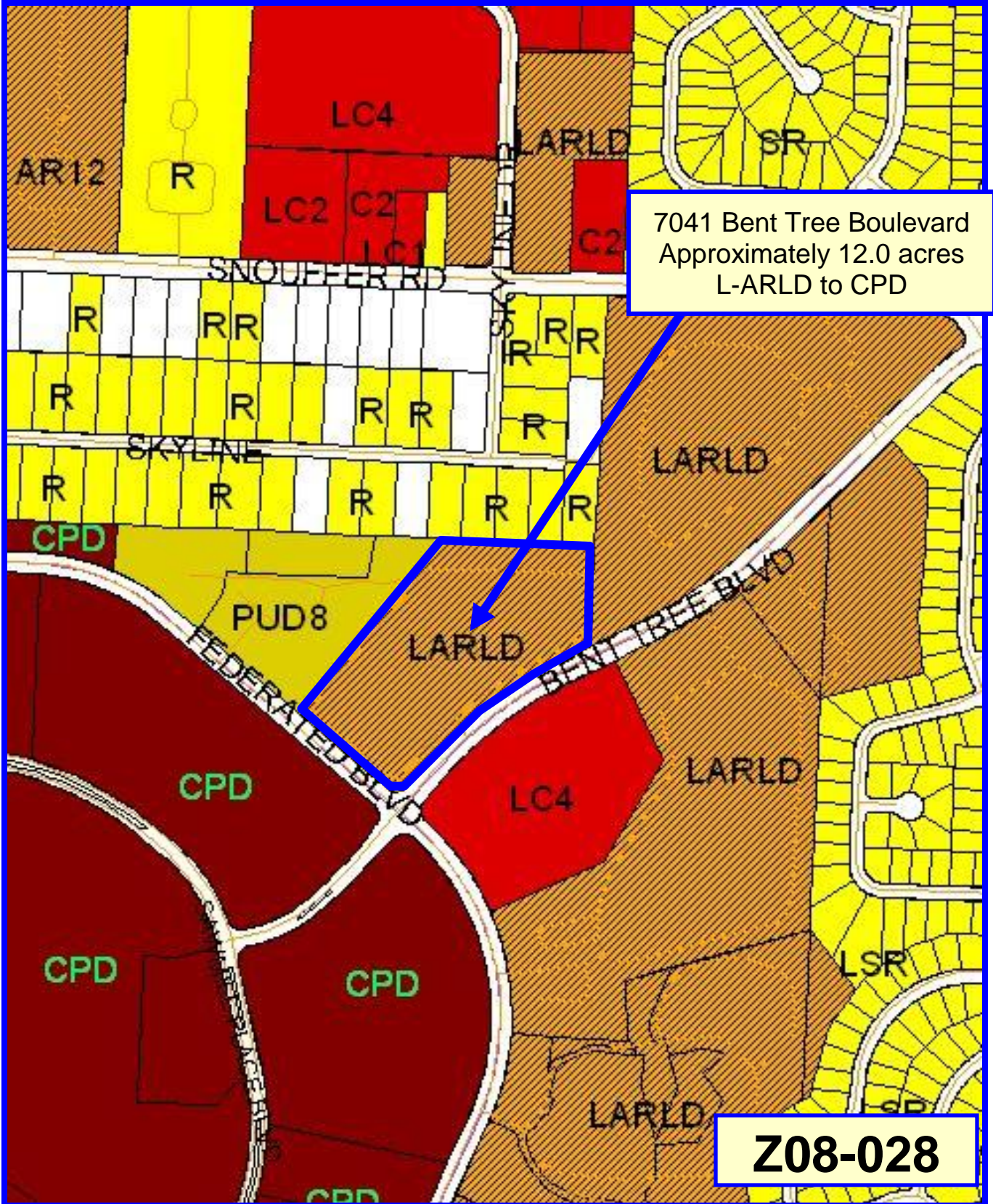
- 3. APPLICATION: Z08-028**
Location: **7041 BENT TREE BOULEVARD (43235)**, being 12.0± acres located north of the intersection of Bent Tree and Federated Boulevards (590-208743).
Existing Zoning: L-ARLD, Limited Apartment Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Housing for the elderly and assisted living facility.
Applicant(s): Deborah Iacoboni; c/o Walter S. Withers; Architect; 1250 Chambers Road, Suite 110; Columbus, OH 43212.
Property Owner(s): Clare Kilar; 3177 Charles MacDonald; Sarasota, FL 34240.
Planner: Shannon Pine, 645-2208, spine@columbus.gov.

BACKGROUND:

- The 12± acre site is developed with a 169-unit retirement community in the L-ARLD, Limited Apartment Residential District. The applicant is requesting the CPD, Commercial Planned Development District to allow the conversion of 31 two-bedroom units into 31 one-bedroom units and 31 assisted-living units (no kitchen) for a total of 200 units.
- To the north are single-family dwellings in the R, Rural District. To the east is multi-family residential development in the L-ARLD, Limited Apartment Residential Districts. To the south across Bent Tree Boulevard is a church in the L-C-4, Limited Commercial District. To the west across Federated Boulevard is vacant land in the CPD, Commercial Planned Development District.
- The site is located within the planning area of the *Northwest Plan* (2007), which supports expanded senior services at this location.
- The CPD text commits to the existing site layout and contains development standards that address permitted uses, landscaping, and buffering. The text also provides for bicycle parking as requested by the Healthy Places program. Variances for building setbacks are included in the request due to required right-of-way dedication along Bent Tree and Federated Boulevards. A reduction in the required number of parking spaces from 143 to 104 is also being requested.
- The *Columbus Thoroughfare Plan* identifies Bent Tree Boulevard as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline and Federated Boulevard 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 the conversion of 31 two-bedroom units into 31 one-bedroom units and 31 assisted-living units (no kitchen) for a total of 200 units at an existing retirement community. The CPD text commits to the existing site layout, contains use restrictions, and carries over appropriate development standards to preserve the extensive landscaping. The request is compatible with the zoning and development patterns in the area.







OVERALL LAND USE CONCEPT

RESIDENTIAL. Preserve existing residential areas.

- ◆ Existing residential areas include single-family and multi-family units. Encourage a mix of units and also encourage 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. These services and amenities include sidewalks, retail/services, and recreation space.

- ◆ Uses that support residential areas include parks, schools and libraries. These uses should continue and should be better linked to the residential areas by sidewalks and bike paths.

RETAIL. Retail uses should be concentrated on:

- ◆ Sawmill Road from Cranston/Reflections Drive north to Saltergate.
- ◆ Intersection of Bethel and Sawmill roads.
- ◆ Scattered sites along Bethel and Henderson roads.
- ◆ Expect redevelopment of sites in the future as competition increases and tenants change.
 - Form a working group to review and determine the appropriateness of applying the city's commercial overlay standards to improve the quality of development along commercial corridors in the Northwest.
 - The overlay and working group should also review and recommend on the appropriateness of creating special graphic control areas. Commercial areas to be evaluated include, but are not limited to, Sawmill Road, Bethel Road, Henderson Road, SR 161, and Smoky Row Road at Hard Road. Particular issues include automatic changeable copy, flashing lights and billboards.
 - Encourage a mix of uses, internal road network and vehicular and/or pedestrian connections to surrounding area.

- ◆ Example of redevelopment sites:
 - Olde Sawmill Shopping Center.
 - New Market Mall.
- ◆ *The existing Bethel Road Development Standards and Sawmill Corridor Development Standards shall remain in effect until such time as they are repealed and replaced by new development standards.*

SR 161. Expect development pressure along SR 161 from Federated Boulevard to Linworth Road.

- ◆ Do not support the development of additional regional retail uses along this corridor. Uses should be compatible with surrounding residential areas and must also take into consideration the proximity of the airport, especially flight paths.
- ◆ Development must be coordinated with roadway improvements. Community support for improving the road has been strongly expressed. Concern has been raised that development will proceed before the roadway is improved or that the development will not be compatible with the improvements. These concerns must be addressed immediately and an improvement plan for SR 161 must be initiated by the city in cooperation with surrounding local governments, the Ohio Department of Transportation and the Mid-Ohio Regional Planning Commission.



-----Original Message-----

From: johnwbest@juno.com [mailto:johnwbest@juno.com]

Sent: Monday, August 25, 2008 1:32 PM

To: Pine, Shannon L.

Cc: Bill@ClaremontRetirement.com

Subject: 7041 Bent Tree Blvd - Claremont Retirement Rezoning

Hi Shannon,

Far Northwest Coalition fully supports the rezoning of the subject property without condition. Please let me know if you have any questions.

John Best

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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 # Z08-028

Being first duly cautioned and sworn (NAME) WALTER S. WITHFAS
of (COMPLETE ADDRESS) 1250 CHAMBERS ROAD STE 110, COLS, OHIO 43212
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

1. <u>CLAYSMONT RETIREMENT VILLAGE LP</u> <u>3177 CHARLES MACDONALD DRIVE</u> <u>SARASOTA, FL 34240</u> <u>52 EMPLOYEES</u> <u>PATRICK BISMUTH 614 761 2011</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7th day of April, in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

4-21-13

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

Notary Seal Here



PHILIP HIGGINBOTHAM
Notary Public, State of Ohio
My Commission Expires April 21, 2013