

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2016**

- 6. APPLICATION: Z16-052**
Location: **8917 ANTARES AVENUE (43240)**, being 5.86± acres located on the south side of Antares Avenue, 387± feet east of Polaris Parkway (31843201016000; Far North Columbus Communities Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Housing for the elderly.
Applicant(s): Polaris Retirement Living Properties, LP; c/o Stephen Lenker, Agent; ELTI, LLC; 8195 Avery Road; Dublin, OH 43017.
Property Owner(s): Polaris SL LLC; 8800 Lyra Drive, Suite 550; Columbus, OH 43240.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The site consists of a single undeveloped parcel, zoned CPD, Commercial Planned Development District, allowing C-4 district uses. The requested CPD, Commercial Planned Development District will permit a 133-unit elderly housing development.
- North of the site is a multi-unit residential development in the L-ARLD, Limited Apartment Residential District. South of the site is an office complex in the L-C-4, Limited Commercial District. East of the site is undeveloped land in the L-C-4, Limited Commercial District. West of the site is furniture store in the L-C-4, Limited Commercial District.
- The site is within the boundaries of the *Far North Area Plan* (2014) which recommends “Medium-High Density” for this location, which is defined as residential development at 10-16 dwelling units per acre.
- The site is located within the boundaries of the Far North Columbus Communities Coalition who recommends approval of the requested CPD district, but the written recommendation was not available at the time this report was finalized.
- The CPD text proposes I, Institutional District uses, and includes development standards addressing setbacks, landscaping and screening, exterior building material commitments and elevations, and lighting controls. Variances to allow increased density from 17.4 to 22.29 units/acre and a reduction from 195 required to 102 provided parking spaces are incorporated into the request. Additionally, the proposal commits to development in accordance with the submitted plans.

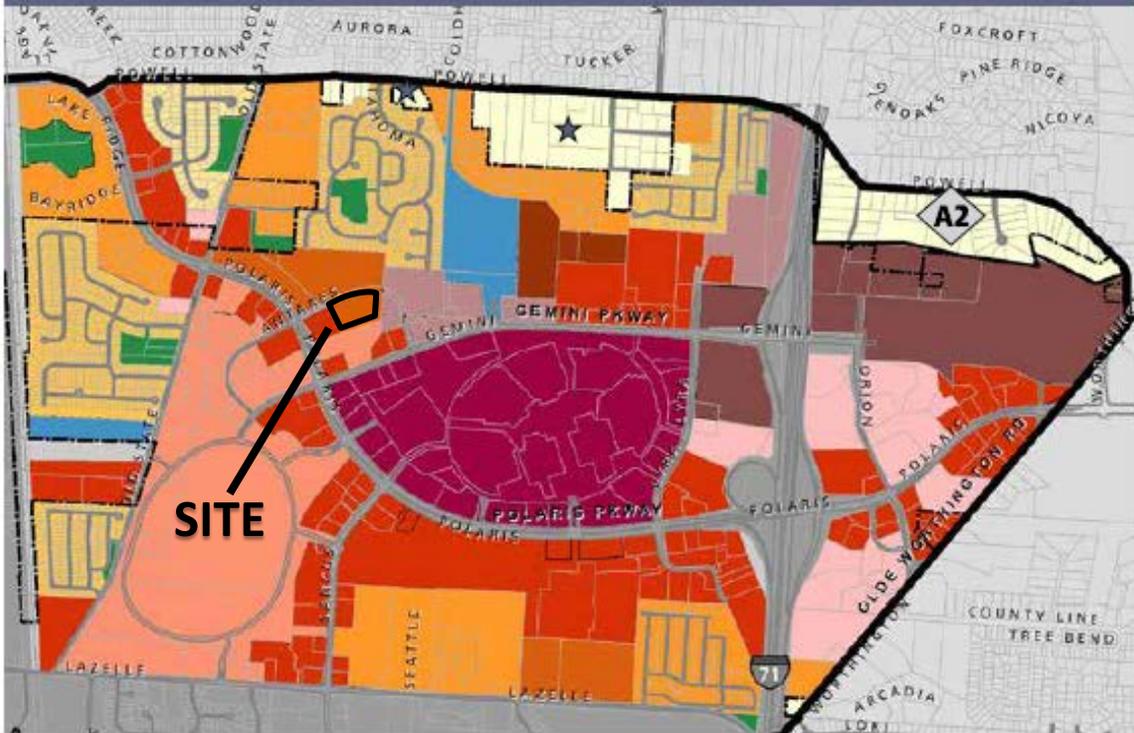
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the applicant to develop a 133-unit elderly housing development (22.29 du/acre). While the proposed density is higher than the *Far North Area Plan's* recommendation for residential development at 10-16 dwelling units per acre, the proposal is near a primary corridor and proximate to the Polaris Shopping Center. Also, this request is compatible with the existing land uses in the area and this request will maintain the character of the area by use of pedestrian walkways, landscaping and screening.



Z16-052
 8917 Antares Avenue
 Approximately 5.86 acres
 L-C-4 to CPD

Figure 16: Polaris Subarea



Z16-052
 8917 Antares Avenue
 Approximately 5.86 acres
 L-C-4 to CPD



Z16-052
8917 Antares Avenue
Approximately 5.86 acres
L-C-4 to CPD

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: COMMERCIAL PLANNED DEVELOPMENT DISTRICT

PROPERTY ADDRESS: 8917 Antares Avenue, Columbus, Ohio, 43240

PARCEL ADDRESS: 31843201016000

OWNER: Polaris GC, LLC and NP Limited Partnership

APPLICANT: POLARIS Retirement Living Properties, LP

DATE OF TEXT: 09/23/2016

APPLICATION NUMBER: Z16-052

1. INTRODUCTION: The subject site contains approximately 5.862 acres, exclusive of the existing road right-of-way, consisting of one parcel located 380 +/- feet east of Polaris Parkway along Antares Avenue. It is intended that the parcel be split from the parent parcel containing 15.15 acres, more or less along Polaris Parkway. The applicant is proposing to construct a 133 unit independent congregate living facility for the elderly in the CPD, Commercial Planned Development District. The parcel is currently zoned LC-4, Limited Overlay Commercial District (Z91-018C). Zoning Site and Landscaping plans and elevation drawings are attached. This proposed development will comply with the POLARIS Centers of Commerce ® Design Review Guidelines, the POLARIS Centers of Commerce ® Declaration of Protective Covenants recorded on August 28, 1992, in the Delaware County, Ohio Deed of Records in Deed Book Volume 0548, Page 720 (the "POLARIS Declaration of Covenants"), and the Declaration of Restrictions and Private Storm Sewer Easement dated May 18, 2012, by N.P. Limited Partnership and recorded on May 23, 2012, in the Delaware County, Ohio Deed of Records in Deed Book Volume 1123, Pages 144-153, as will be amended (the "Declaration of Restrictions and Private Storm Sewer Easement").

2. PERMITTED USES: Section 3349.03 (Institutional) of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the CPD Text, the applicable development standards are contained in Chapter 3361 of the Columbus City Code, and as shown on the attached Zoning Site Plan attached as Exhibit "A", Zoning Landscaping Plan attached as Exhibit "B" and Zoning Elevations Plans attached as Exhibit "C".

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

1. The minimum building setback from the street property line is fifty (50) feet from Antares Avenue.
2. A side-yard setback along the easterly and westerly property line shall be as shown on the Zoning Site Plan attached as Exhibit "A" with a minimum setback of ten (10) feet from property line.
3. A rearyard setback along the southerly property line shall be as shown on the Zoning Site Plan attached as Exhibit "A" with a minimum setback of ten (10) feet from property line.
4. No parking or maneuvering setback shall be required from any property line that is created within and internal to the total site and the property created by this rezoning request will continue to function as part of the overall site.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. Access to and from the site shall be provided via Antares Avenue as shown on the Zoning Site Plan attached as Exhibit "A". Access shall be approved by the City of Columbus, Department of Public Service.
2. The subject site shall provide 102 parking spaces including 6 ADA parking spaces, 1 van parking space and 11 bicycle parking spaces.

C. Buffering, Landscaping, Open Space, Screening and Parkland Dedication Commitments.

1. Landscaping and mounding shall be provided as shown on the attached Zoning Landscaping Plan attached as Exhibit "B" and has been designed in accordance with the landscaping requirements set forth in the POLARIS Centers of Commerce ® Design Review Guidelines.

D. Building Design and Exterior Treatment Commitments.

1. The architectural "look" of the initial construction shall be consistent with the attached Zoning Elevations Plan attached as Exhibit "C" and Rendering furnished to the City of Columbus.
2. All four (4) building exterior sides shall include brick veneer around the entire building with a mix of vertical ACM panels and the balance hardie board siding. The mansard mechanical equipment screen will be fiberglass shingles.

E. Dumpsters, Lighting, Outdoor Display and Other Environmental Commitments.

1. Light poles shall be cut-off fixture types. All light poles, signs, frames and/or supports shall be either black or dark bronze in color. No pole shall exceed fifteen (15) feet in height on a three (3) foot concrete base.
2. Main entry features shall be landscaped and lit with concealed uplights.
3. Refuse collection will be privately managed.

F. Graphics and/or Signage Commitments.

1. The Project will have a ground mounted monument sign at the main Antares Avenue entry point, and other graphics subject to compliance with the following Paragraph F.2.
2. The aforementioned signage and any other signage and graphics shall conform to the City of Columbus Graphic Code as it applies to the CPD District . Any variance of the sign requirements will be submitted to the City of Columbus Graphics Commission.

G. Miscellaneous:

1. Variance to 3349.03 (W): Increase the allowable density for elderly housing from 1 unit per 2500 square feet to allow 133 senior apartment units, a site total of 133 units on the CPD net site of approximately 5.862 acres (which would be approximately but need not be exactly 1 unit per 1920± square feet for 133 units).

2. Variance: Applicant requests a variance to 3312.49 under Table 1 titled “4 or more Dwelling Units” from the required 1.5 parking spaces per unit or 200 parking spaces to .77 parking spaces per unit or 102 total parking spaces.

3. The Subject Site shall be developed in accordance with the submitted plans. The plans may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development or when engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

4. The developer shall pay the applicable parkland dedication ordinance fee at the time of Site Compliance Review.

5. Interior sidewalks and patios shall be constructed as shown on the Zoning Site Plan attached as Exhibit “A”.

IV. Commercial Planned Development Criteria:

A. Natural Environment: The project will maintain the natural character of the area by planting trees, creating internal walkways described on the Zoning Landscaping Plan on Exhibit “B” attached hereto. Reserve A, as delineated on the Zoning Site Plan attached as Exhibit “A”, includes a detention pond originally built for the multifamily project directly to the north and adjacent to the subject site. It was built and oversized to allow for the development of the subject site. There is sufficient capacity in the detention basin for the applicant’s intended use. The area, Reserve A, is being set aside as a refuge for migratory birds and other native species. It creates “green space” in a natural habitat which also provides for positive aesthetics on the overall site. The Reserve is subject to an existing maintenance agreement titled Declaration of Restrictions and Private Storm Sewer Easement.

B. Existing Land Use: The property is zoned L-C-4 and is currently vacant.

C. Transportation and Circulation: All drives and roadways will be reviewed and approved by the City of Columbus, Department of Public Service.

D. Visual Form of the Environment: The existing uses/zoning of the surrounding properties are as follows:

North: Multifamily dwellings in the LARLD District.

East: Vacant land in the LC-4 District

South: Office use in the LC-4 District

West: Retail use in the LC-4 District.

E. View and Visibility: The applicant believes the proposed project use and improvements will enhance the area. The applicant believes that the proposed use will in no way diminish the surrounding neighborhood.

F. Proposed Development: The development will be an elderly living housing facility project as illustrated on the Zoning Site Plan attached as Exhibit "A" and Zoning Elevation Plans attached as Exhibit "C".

G. Behavior Patterns: The proposed use will serve the senior and elderly population still able to function without medical care or supervision. Service to this population is beneficial to society, and therefore this Project should be beneficial with respect to behavior patterns.

H. Emissions: Emissions generated from the use of this site will not affect the environment or alter the use and enjoyment of the surrounding neighborhood.

The undersigned, being the owner of the subject property together with the applicant in the subject application, do hereby agree singularly for itself, its, successors and assigns, to abide by the above restrictions conditions, and commitments regarding development of the subject property and for such purpose each states that it 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 Code except as described within this CPD Text.

SIGNATURE: _____

DATE: _____



EXHIBIT 'D'

DRAWING TITLE	ACID #	20160506A1							
RENDERING	PLOT DATE	10-17-16							
	SCALE	AS NOTED							
	DRAWN BY								
DRAWING NUMBER	CHECKED BY								
A2	LLI PROJ #	2280288							
	ISSUE DATE		DATE	NO.	REVISION	MADE	CHKD		

COLUMBUS
INDEPENDENT LIVING FACILITY

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