

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2016**

- 2. APPLICATION: Z16-062**
Location: **343 OBETZ ROAD (43207)**, being 6.96± acres located on the south side of Obetz Road, 880± feet west of Parsons Avenue (010-111600, 010-018937, and 510-296088; Far South Columbus Area Commission).
Existing Zoning: RRR, Restricted Rural Residential District and I, Institutional District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Elderly housing/assisted living.
Applicant(s): 301 Obetz Road Real Estate, LLC; & Scioto Community Real Estate, LLC; c/o Ryan P. Aiello, Atty.; Dinsmore & Shohl, LLP; 191 West Nationwide Boulevard, Suite 300; Columbus, OH 43215.
Property Owner(s): The Applicants.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

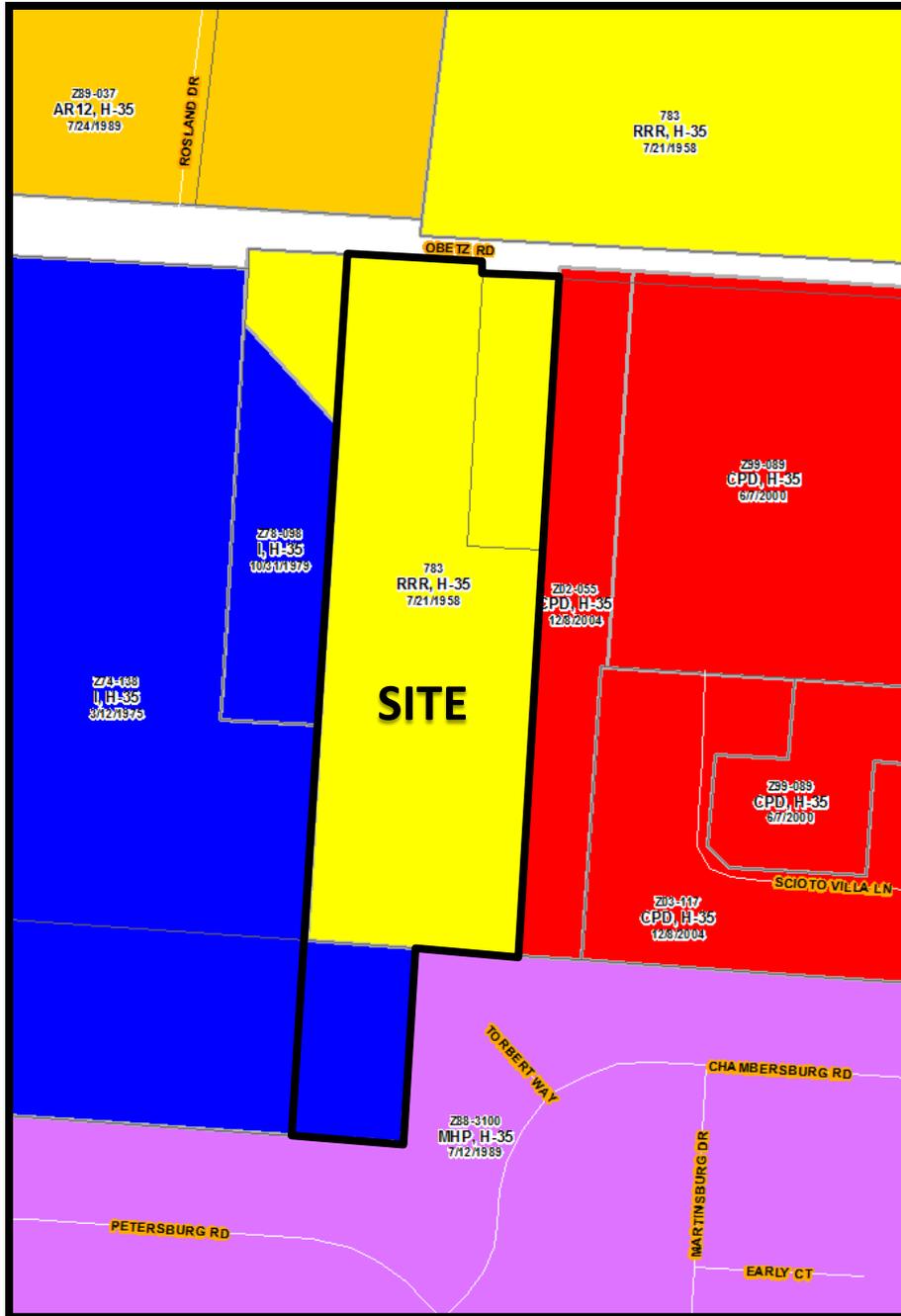
BACKGROUND:

- The 6.96± acre site consists of three parcels zoned in the RRR, Restricted Rural Residential, and I, Institutional Districts, and are undeveloped. The applicant is requesting the CPD, Commercial Planned Development District to allow the development of an 80-unit elderly housing/assisted living facility. All institutional uses are permitted within this district.
- North of the site is parkland zoned RRR, Restricted Rural Residential District and multi-unit residential development zoned AR-12, Apartment Residential District. South of the site are residential units zoned MHP, Manufactured Home Park District. East of the site is an assisted living and nursing facility zoned CPD, Commercial Planned Development District. West of the site is a residential treatment center zoned I, Institutional District.
- The site is within the planning area of the *Scioto Southland Plan (2007)*, which recommends single-unit residential and institutional land uses for this location.
- The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation is for approval.
- The CPD text commits to a site plan, and includes commitments to building and parking setbacks, building height, pedestrian access to public sidewalks, and traffic access from Obetz Road and adjacent properties to the east. Variances to reduce the front, rear and side yards, the parking setbacks, the minimum number of required parking spaces, and an allowance for maneuvering and parking spaces to cross parcel lines are included in the text.

- The *Columbus Thoroughfare Plan* identifies Obetz Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

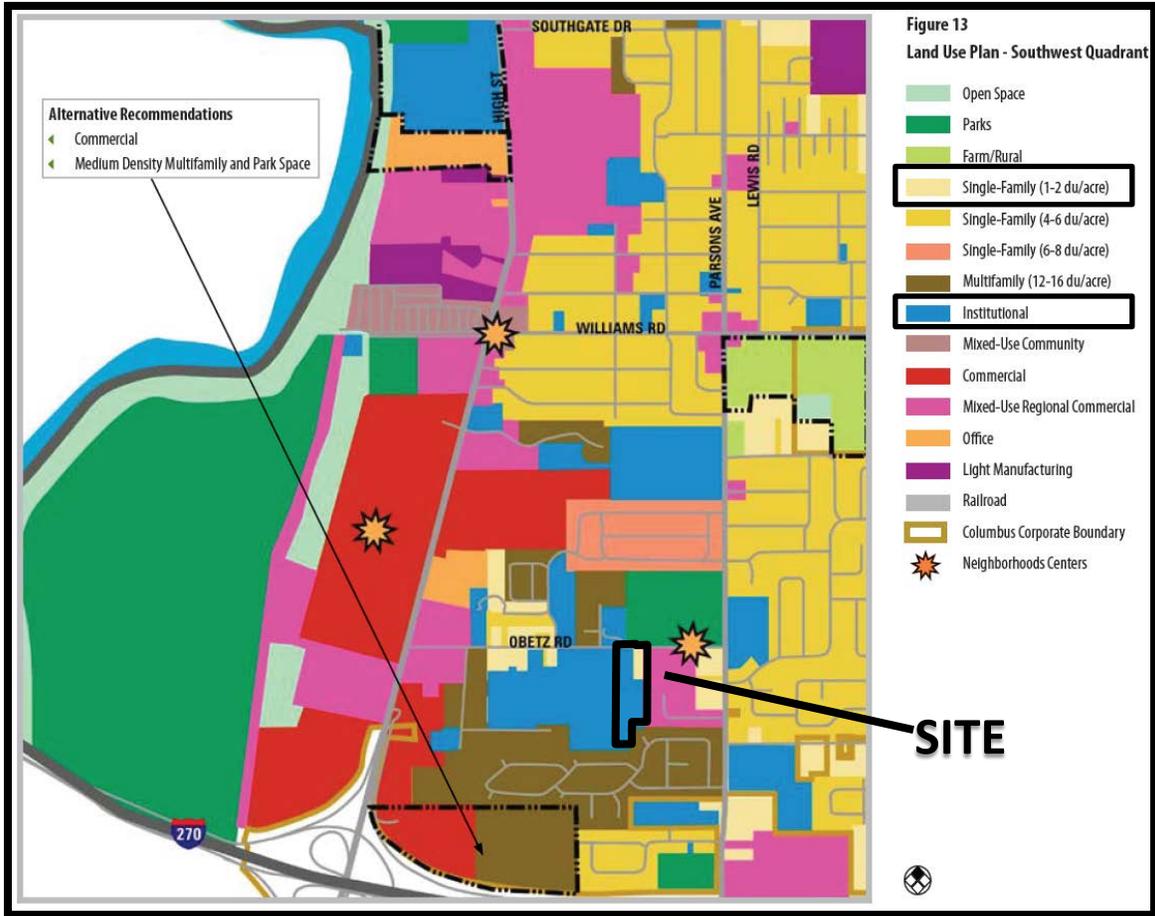
The requested CPD, Commercial Planned Development District will allow the development of an 80-unit elderly housing/assisted living facility. The proposed CPD district is compatible with adjacent institutional uses both to the east and west of this proposal. Additionally, the requested rezoning is consistent with the land use recommendation of the *Scioto Southland Plan* (2007) for a majority of the site.



Z16-062
 343 Obetz Road
 Approximately 6.96 acres
 RRR & I to CPD



Z16-062
343 Obetz Road
Approximately 6.96 acres
RRR & I to CPD



Z16-062
 343 Obetz Road
 Approximately 6.96 acres
 RRR & I to CPD

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: COMMERCIAL PLANNED DEVELOPMENT DISTRICT

PROPERTY ADDRESS: 343 Obetz Road

OWNER: 301 Obetz Road Real Estate LLC; Scioto Community Real Estate LLC

APPLICANT: 301 Obetz Road Real Estate LLC; Scioto Community Real Estate LLC

DATE OF TEXT: 10/26/2016

APPLICATION NUMBER: Z16-062

1. **INTRODUCTION**: The subject site contains approximately 6.961 acres, consisting of three (3) separate parcels located on the south side of Obetz Road. The applicant is proposing to construct an 80 unit senior apartment building, which is being constructed to assisted living standards and may be converted to assisted living in the future, in the CPD Commercial Planned Development District. One (1) of the parcels cannot be combined with the other two (2) due to the different taxing districts in which the parcels are located. The parcels are currently zoned RRR, Residential District, and I, Institutional District. A Zoning Site Plan is attached.

2. **PERMITTED USES**: Senior apartments and assisted living as permitted in Section 3349.03 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.

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

1. The minimum building setback from the street property line is eighty-five (85) feet from Obetz Road. The minimum parking setback from the street property line is fifteen (15) feet from Obetz Road and five (5) feet from the side and rear exterior property lines. Thirty (30) feet of additional right-of-way for Obetz Road is being dedicated, per City of Columbus request.

2. The minimum building setback from the rear property line and western side property line is twenty-five (25) feet from the property line. The minimum building setback from the eastern side property line is fifteen (15) feet from the property line.

3. No building 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 one overall site.

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.

5. The height of the project shall not exceed thirty-five (35) feet.

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

1. Access to and from the site shall be provided via Obetz Road as shown on the Zoning Site Plan. Access shall be approved by the City of Columbus, Department of Public Service.
2. The owner will construct a five (5) foot wide sidewalk from the front parking lot to the public sidewalk fronting Obetz Road.
3. The owner will obtain a cross-access and cross-parking easement from the owner of the adjacent senior living facility, which is under common control with owner.

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

N/A

D. Building Design and Exterior Treatment Commitments.

N/A

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

N/A

F. Graphics and/or Signage Commitments.

Any 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: Reduce the minimum twenty-five (25) foot perimeter yard building setback to zero (0) feet along the interior lot lines (CC 3361.04(a)).
2. Variance: Reduce the minimum twenty-five (25) foot perimeter yard building setback to fifteen (15) feet along the eastern lot line (CC 3361.04(a)).
3. Variance: Allow maneuvering and parking spaces to cross parcel lines as one (1) of the parcels cannot be combined with the other two (2) parcels (CC 3312.25).
4. Variance: Reduce the number of required parking spaces from one hundred twenty (120) to one hundred twelve (112) (CC 3312.49(c)).
5. Variance: Reduce the minimum parking setback from the street property line from twenty-five (25) to fifteen (15) feet from Obetz Road (CC 3312.27(2)).
6. The Subject Site shall be developed in accordance with the Zoning Site Plan. The Zoning Site Plan may be adjusted to reflect engineering, topographical or other site data developed at the time of development or when engineering plans are completed. Any adjustment to the Zoning Site Plan 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.

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

8. Interior driveways, sidewalks and patios are to be determined.

IV. Commercial Planned Development Criteria:

A. Natural Environment: The project will maintain the natural character of the area by planting trees, possibly constructing a pond as part of its storm drainage system, and creating walkways conducive to appropriate pedestrian movement throughout the site.

B. Existing Land Use: The property is zoned RRR and I 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: Across Obetz Road is a community recreation facility in the RRR, Residential District, and a senior apartment building, AR-12, Residential Districts.

East: Senior living facility in common control with the owners of the subject property, in the CPD, Commercial Planned Development District.

West: Youth behavioral health facility, in the I, Institutional District.

South: Manufactured housing community in the MHP, Mobile Home Park 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 a senior apartment building, which is being constructed to assisted living standards and may be converted to assisted living in the future, as illustrated on the attached Zoning Site Plan.

G. Behavior Patterns: The proposed use will serve the elderly population. 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.

[Signature Page Follows.]

The undersigned, being the owner of the subject property together with the applicant in the subject application, do hereby agree singularly for herself, her heirs, 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 she 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.

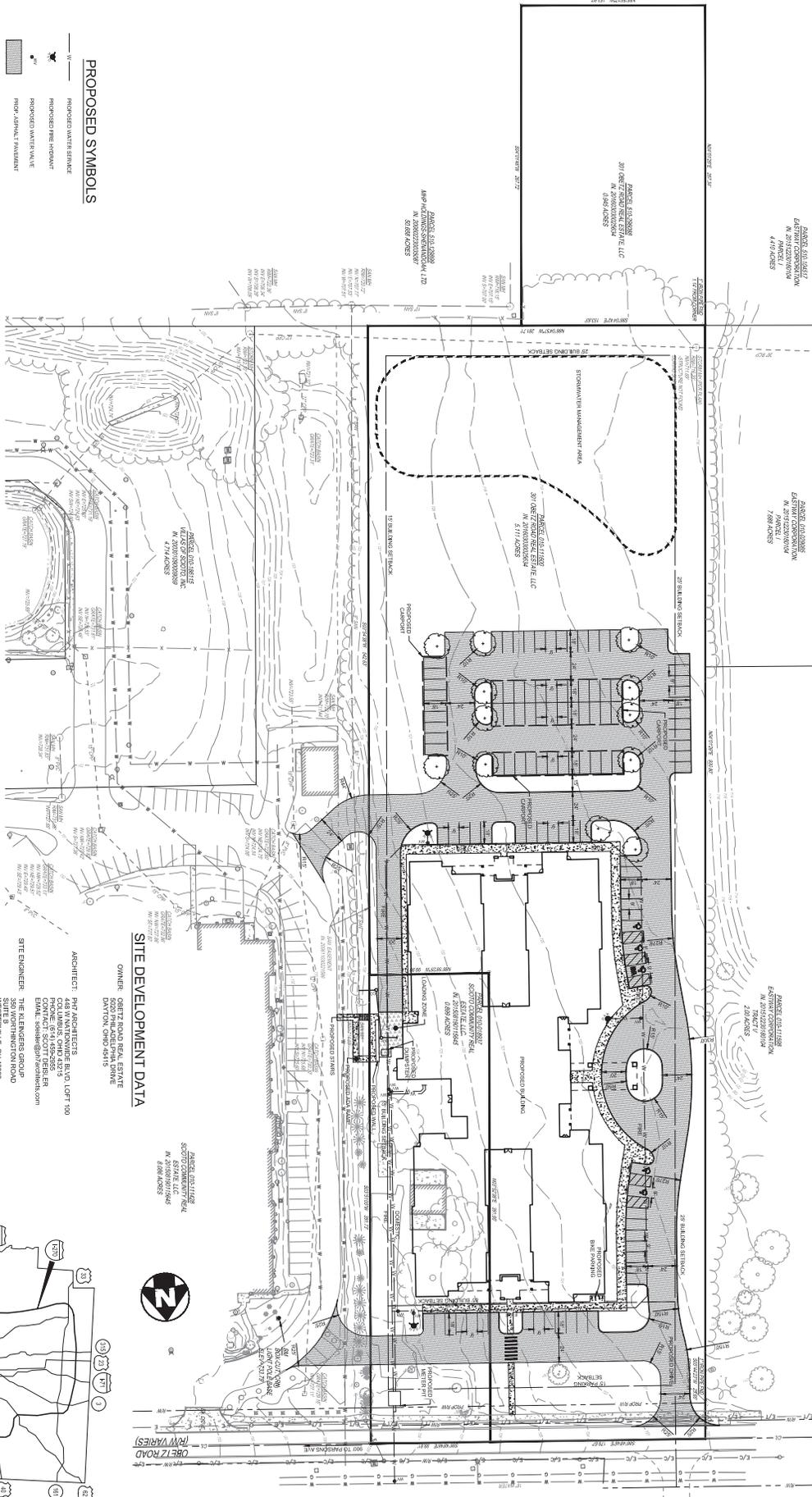
301 Obetz Road Real Estate LLC,
an Ohio limited liability company

By: _____
Print Name: _____
Title: _____
Date: _____

Scioto Community Real Estate LLC,
an Ohio limited liability company

By: _____
Print Name: _____
Title: _____
Date: _____

SCIOTO COMMUNITY OBETZ ROAD COLUMBUS, OH 43207

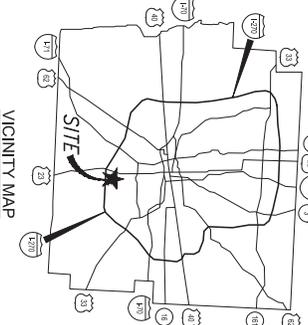


NOTES:

THE PROPOSED PROJECT WILL CONPLY WITH SECTIONS 2317.213 & 2321.01 IN DOWNSIDE VISION CLEARANCE: 2317.23 SHIPING AND WAREING, 2317.243 REQUIRED SURFACE FOR PARKING, 2317.25 WHEEL STOP, DEVICES:2321.09 SCREENING.

SITE DEVELOPMENT DATA

OWNER: OBETZ ROAD REAL ESTATE PARTNERSHIP, L.P.
ARCHITECT: PH7 ARCHITECTS, 1810 LIFT 100 COLUMBUS, OH 43229
CONTRACTOR: SCOTT RESLER, 2000 W. BROADWAY, SUITE 200, COLUMBUS, OH 43228
ENGINEER: THE KLEINGERS GROUP, 100 W. BROADWAY, SUITE 200, COLUMBUS, OH 43228
PLANNING: SENIOR PLANNING ASSISTANT LIVING ADVISORY BOARD, 100 W. BROADWAY, SUITE 200, COLUMBUS, OH 43228
ADJACENT ZONING DISTRICTS: INSTITUTIONAL (WEST), ARTS/NORTH, CP/FIRST, W/RSOUTH
PROPOSED SQUARE FOOTAGE (BUILDING): 76,500 SF
PROPOSED HANDICAP PARKING: 4 SPACES
PROPOSED OVERHEAD PARKING: 5 SPACES
FLOOR ZONE DISTRIBUTION: 100% 1/1 ZONING



THE KLEINGERS GROUP
 100 W. BROADWAY, SUITE 200, COLUMBUS, OH 43228
 TEL: 614.266.1111
 WWW.KLEINGERSGROUP.COM

SCIOTO COMMUNITY
 OBETZ ROAD
 COLUMBUS, OH 43207

PROJECT NO: 1601872008
 DATE: 2018-11-15

SCALE: 1" = 20'-0"

ZONING PLAN

1/1

From: [Becky Walcott](#)
To: [Dietrich, Timothy E.](#)
Cc: robingetsreal@yahoo.com
Subject: Rezoning application 216-062 343 Obetz Rd.
Date: Friday, November 04, 2016 8:54:13 AM

Good Morning Tim,

The far South Columbus Area Commission met yesterday and voted in approval of the Rezoning Application 216-062 from RRR to CPD.

The vote was

Yes -7

No-0

Thank You,

Becky Walcott
Far South Columbus Area Commission
Zoning Chair
614-491-6786