

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 9, 2017**

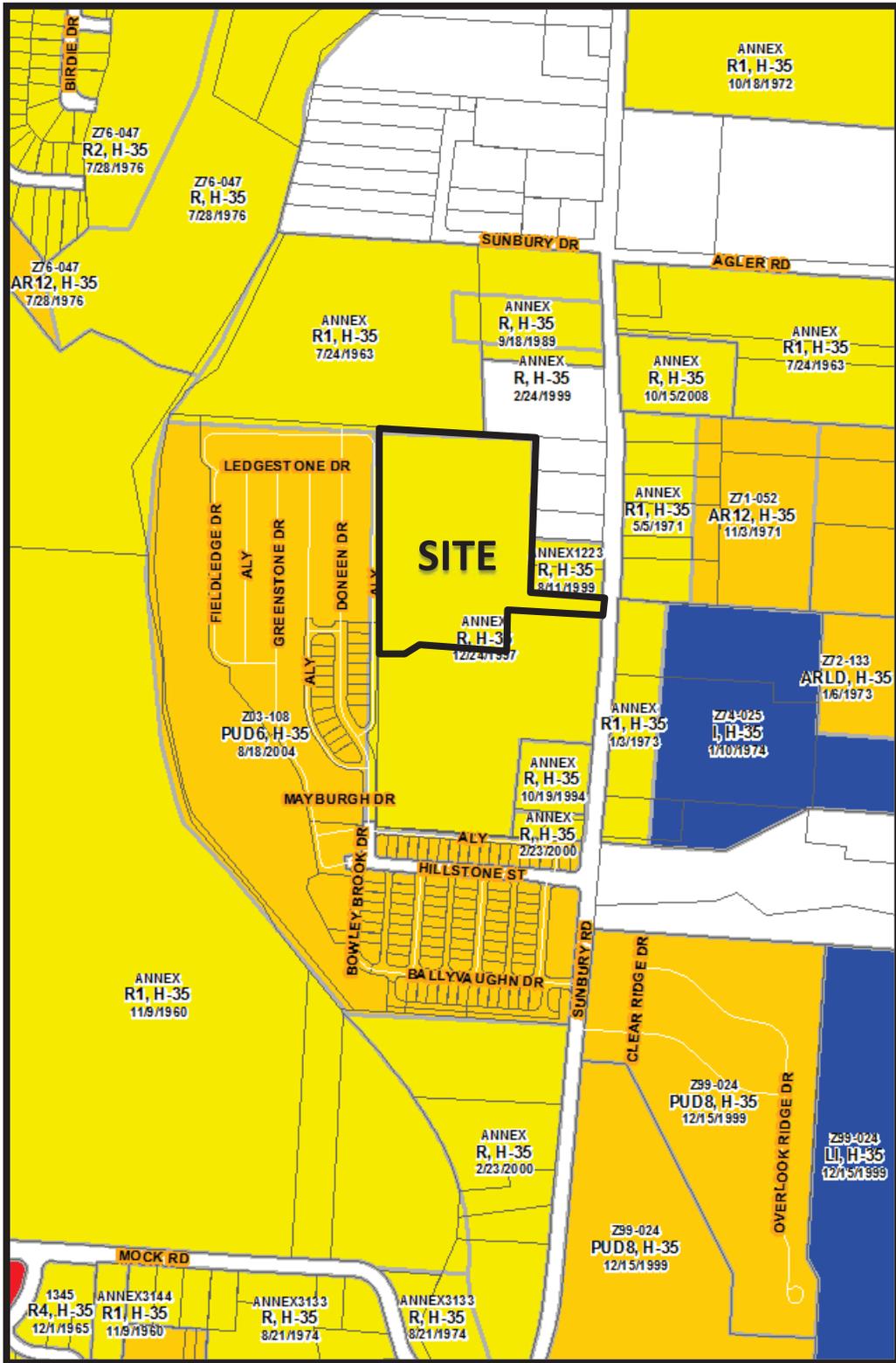
- 5. APPLICATION: Z16-089**
Location: **2283 SUNBURY ROAD (43219)**, being 10.8± acres located on the west side of Sunbury Road, 490± feet north of Hillstone Street (010-242771; Northeast Area Commission).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Senior housing development.
Applicant(s): KBK Enterprises, LLC; c/o Rhea Carter; 4249 Easton Way, #220; Columbus OH, 43219.
Property Owner(s): Mt. Hermon Baptist Church; 2283 Sunbury Road; Columbus, OH 43219.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

- The 10.8 acre site consists of an undeveloped portion of a parcel zoned in the R, Rural District. The applicant proposes to develop the site with a 108-unit senior housing development. The permitted uses in the CPD text include housing for the elderly and home for the aging, nursing home, or rest home, as allowed in the I, Institutional District.
- To the north of the site is undeveloped land in the R-1, Residential District, and to the northeast are single-unit dwellings in Mifflin Township. To the south of the site, on the same parcel, is a religious facility. To the south and west also is a single-unit residential subdivision in the PUD-6, Planned Unit Development District. To the east are single-unit dwellings in the R-1, Residential District.
- The site is located within the boundaries of the *Northeast Area Plan (2007)*, which recommends “Institutional” land uses for this location.
- The site is located within the boundaries of the Northeast Area Commission whose written recommendation was not available at the time this report was finalized.
- The CPD text commits to a site plan and includes commitments to building and parking setbacks, density, heights of buildings, traffic access from Sunbury Road, and buffering and screening.
- The *Columbus Thoroughfare Plan* identifies Sunbury Road as a C arterial requiring a minimum of 30 feet of right-of-way from the centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

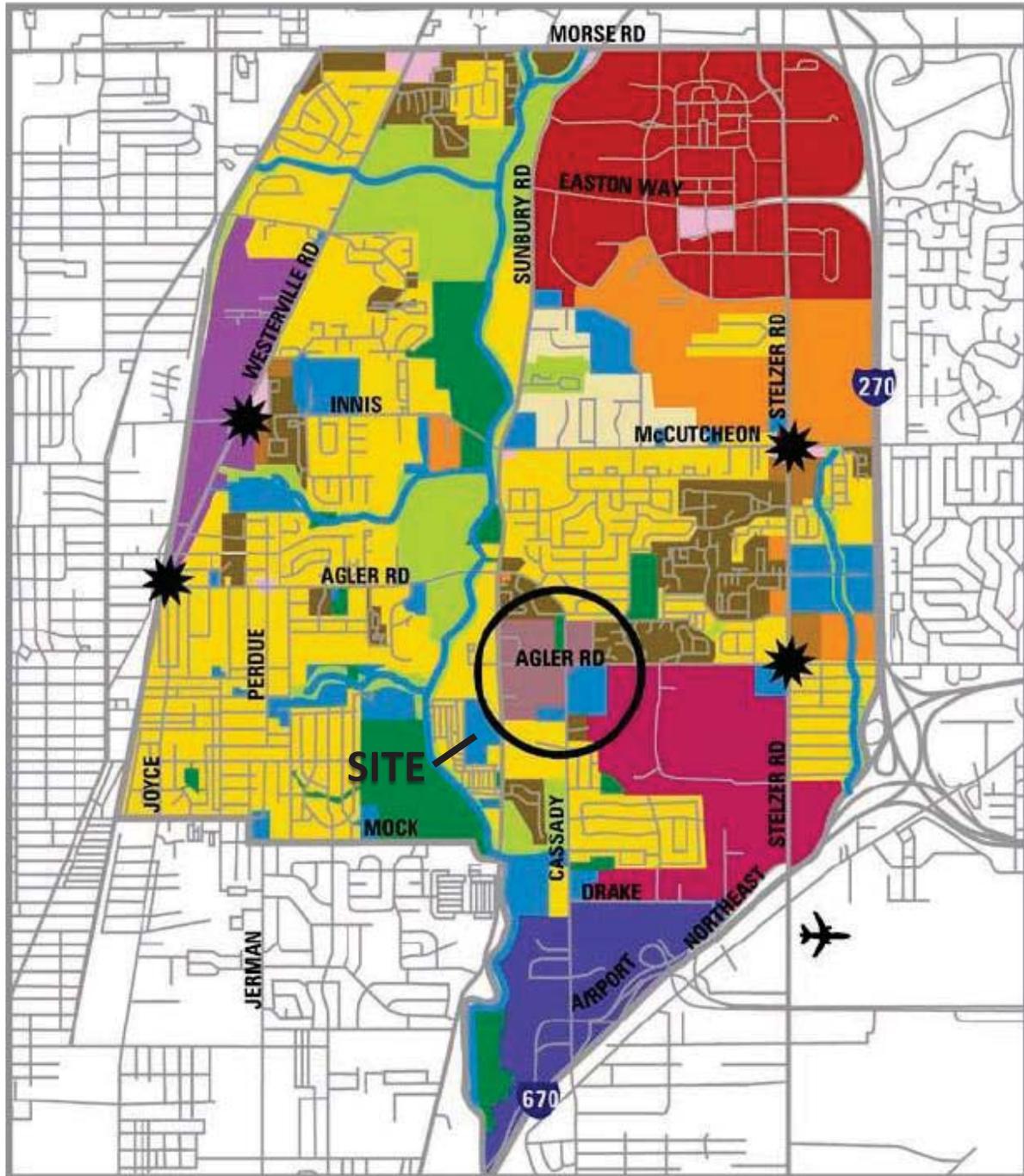
The requested CPD, Commercial Planned Development District would permit a 108-unit senior housing development at a net density of 10 dwelling units/acre. Although the density is higher than adjacent land uses, the nature of the use, building design, placement, setbacks and

screening result in a proposal that will not negatively impact the adjacent land uses. The proposal is also consistent with the land use recommendations of the *Northeast Area Plan*.



Z16-089
 2283 Sunbury Road
 Approximately 10.8 acres
 R to CPD

Northeast Area Plan (2007)



- | | | |
|------------------------------|---|--------------------------------|
| Open Space | Institutional | Office-Light Industrial |
| Parks | Neighborhood Commercial | Airport Related |
| Very Low Density Residential | Mixed Use Neighborhood Center | Sub-Neighborhood Centers |
| Low Density Residential | Mixed Use-Regional Retail/Office/Light Industrial | Agler Cassady Mixed-Use Center |
| Medium Density Residential | Office | |
| High Density Residential | Office-Commercial-Light Industrial | |

Z16-089
 2283 Sunbury Road
 Approximately 10.8 acres
 R to CPD



Z16-089
2283 Sunbury Road
Approximately 10.8 acres
R to CPD

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: COMMERCIAL PLANNED DEVELOPMENT DISTRICT

PROPERTY ADDRESS: 2283 Sunbury Road, Columbus, Ohio 43219

OWNER: Mt Hermon Baptist Church

APPLICANT: KBK Enterprises

DATE OF TEXT: February 15, 2017

APPLICATION NUMBER: Z16-089

1. INTRODUCTION: This site is approximately 10.8 acres. The site is currently part of the Mt Hermon Baptist Church parcel (22.5 acres). It is intended to split the 10.8 acre site from the existing 22.5 acre parcel. KBK Enterprises is proposing to construct an independent, affordable senior living campus on the 10.8 acres in the CPD Commercial Planned Development District. The campus, consisting of a 3-story senior building, a community center and senior cottages, will be developed in two phases. The parcel is currently zoned R,H-35, Rural. The proposed site plan and elevation drawings are attached.

2. PERMITTED USES: The following uses in the I zoning classification, as permitted pursuant to Title 33, Chapter 3349.03 (I – Institutional District), shall be permitted:

- 1) Home for the aging, nursing home, rest home
- 2) Housing for the elderly

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 Site Plan.

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

1. The front, side and rear yards will have a minimum building and parking setback of 25'-0".
2. The residential density of the 10.8 acre site will comply with the permitted use of Housing for the Elderly with a density not to exceed 2,500 sf per dwelling unit. The attached site plan shows 4,356 sf per dwelling unit.
3. The site design includes 108 units total with 54 apartment units and 54 cottage units. The total density for the site is 10 dwelling units / acre.
4. Building heights, measured from the grade to the mid-point of the roof, will not exceed 35'-0"

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

1. Access to and from the 10.8 acre site shall be provided via Sunbury Road as shown on the attached Site Plan. The new curb cut and private drive are intended for resident access and to separate residential traffic from church traffic. Access shall be approved by the City of Columbus, Department of Public Service.

2. The subject site shall provide a total of 197 parking spaces in Phase I and Phase II. 89 surface parking spaces are allocated for the 3-story senior building and community building. Each cottage includes one (1) private garage parking space and one (1) private driveway parking space. A total of six (6) ADA handicapped spaces, with one van accessible parking space, and ten (10) bicycle spaces will be included throughout the site.

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

1. Landscaping and screening shall be as depicted on site plan.
2. In areas where the private drive or parking lot abuts the perimeter setback and is visible to the adjacent residential lot, the private drive will be buffered with landscaping to provide headlight screen.
3. All surface mechanical equipment will be screened with landscaping or fencing.

D. Building Design and Exterior Treatment Commitments.

1. All buildings and cottage units will include illumination at the entries. Lighting may be concealed ceiling mounted lighting in the canopy/porch or wall mounted lighting. No colored light shall be used to light the exterior of any building.

E. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code. Any variances to the above requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

1. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.
2. The site shall be developed in general conformance with the submitted Site Plan attached hereto Exhibit A. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and 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 and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

4. DESIGN CONSIDERATIONS UNDER CPD CRITERIA:

A. Natural Environment: The development will include landscaping that will be native or adapted to the region and not include invasive species. A detention area is designated behind the proposed apartment building to allow for storm water management for the site.

B. Activities & Behavior Patterns: The site is currently zoned R, H-35 (Residential). The proposed development will maintain the residential character of the area but at a higher density with the introduction of multi-family housing. The proposed development fulfills a need to provide safe and affordable housing to seniors in the community and within the Mt Hermon

Baptist Church congregation. The community center will provide a gathering place for residents for group activities.

C. Circulation: A proposed private drive from Sunbury Road is planned to bring residents and guest into the residential portion of the site. The proposed curb cut and private drive into the residential development is essential to separating vehicular circulation between residents and church members and providing a secondary means of access for emergency vehicles. The private drive will also connect internally to the existing church drive to provide easy vehicular access between the church and the community building. The proposed private drive will loop through the residential development once both phases are completed, providing an easy circulation path for residential vehicular traffic and emergency vehicles.

D. Form of the Environment: The existing uses/zoning of the surrounding properties all fall under a residential or planned development zoning district. The uses are primarily single family homes on large lots, single family cluster homes and the church. Additionally, within 1,500' of the site, there are apartments and a storage facility. Although a higher density, the proposed development maintains the character of the surrounding area by keeping a residential use. The 3-story building is centrally located on the 22.5 acre church parcel with the 1-story cottages running the perimeter of the site to lessen the visual impact to adjacent home owners.

E. View and Visibility: The cottage portion of the development will be tucked behind existing adjacent development and will not be very visible from the street. The 3-story apartment building and community center will be visible from the street. There was an effort made to create aesthetically pleasing exterior facades for all the building types. The applicant believes that the proposed use and design will in no way diminish the surrounding neighborhood.

F. 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: _____

