

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 12, 2014**

- 3. APPLICATION: Z13-034 (13335-00000-00282)**
Location: 6160 RIVERSIDE DRIVE (43017), being 0.8± acres located 83.5± east of Riverside Drive, and 669± feet south of Martin Road (010-258023; Northwest Civic Association).
Existing Zoning: L-C-2, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Housing for the elderly.
Applicant(s): Friendship Village of Dublin, LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street, P.O. Box 1008; Columbus, OH 43216.
Property Owner(s): Eagle Pass LP; 6160 Riverside Drive; Columbus, OH 43017.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

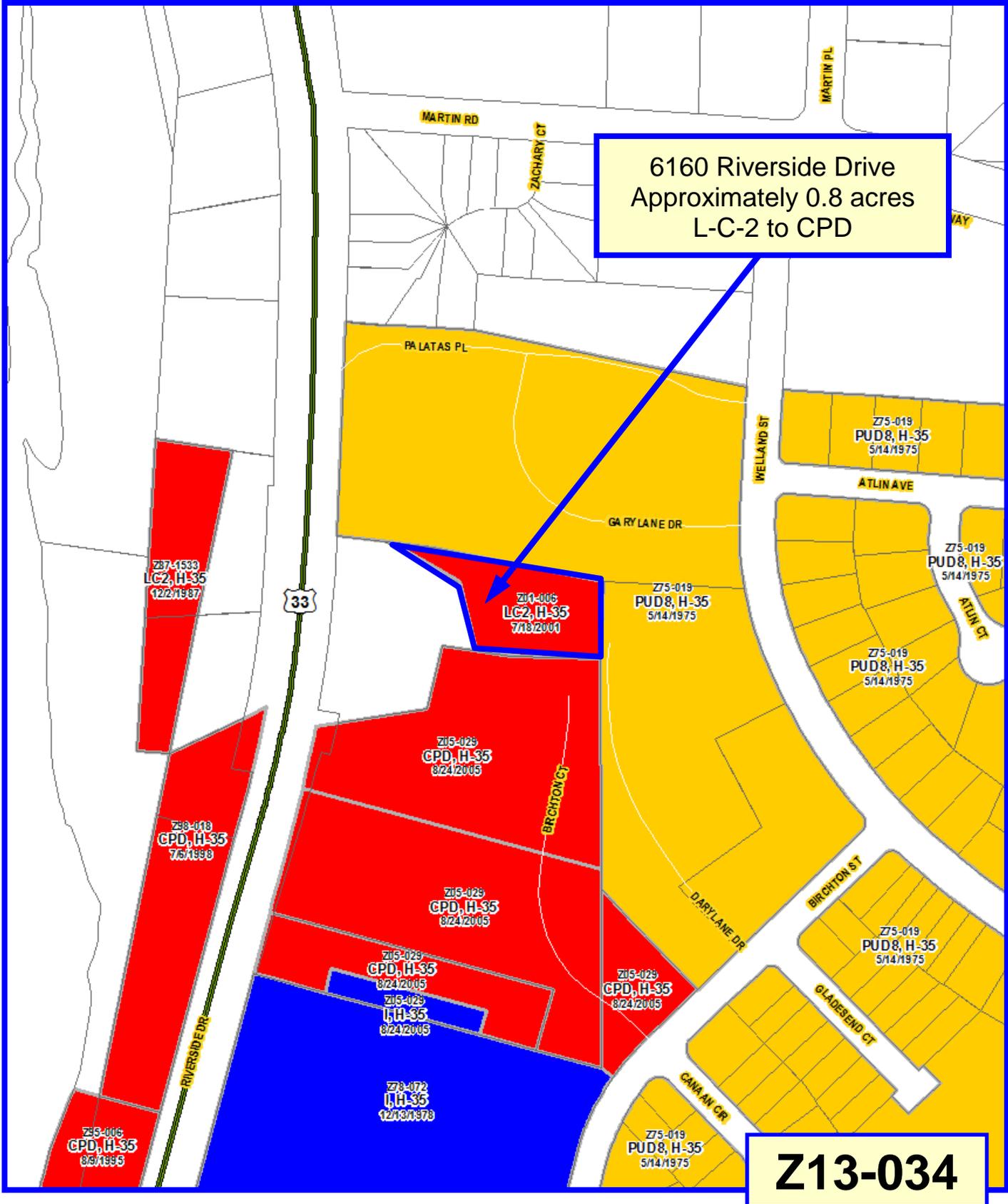
BACKGROUND:

- The site, which has no street frontage, is currently developed with office uses zoned in the L-C-2, Limited Commercial District. The requested CPD, Commercial Planned Development District will incorporate the subject site into a previously approved development plan to allow for the development of four senior housing units similar to those already existing on property located to the south. In 2005, the Development Commission recommended approval of rezoning application Z05-029 which was a similar proposal to expand an existing senior housing development.
- To the north, east, and south is a senior housing development in the PUD-8, Planned Unit Development and CPD, Commercial Planned Development Districts. To the west is an auto sales and service facility in conjunction with a single-unit dwelling in Perry Township.
- The site is located within the planning area of *The Northwest Plan (2007)*, but does not fall within a subarea that gives specific land use recommendations. Staff supports this request based on compliance with the following Plan concepts:
 - Encourage a mix of units and 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 and should include sidewalks, retail/services, and recreation space.
 - Infill sites should develop in a manner that is consistent and compatible with the land use and density of the surrounding areas.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval of requested CPD District.
- The proposed CPD text permits I, Institutional District uses, and contains development standards addressing access and parking restrictions, pedestrian connections, lighting,

and building design. The applicant is requesting the same 12-foot perimeter setbacks which were approved in 2005. A parking variance to allow one parking space per dwelling unit is included in the request.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District, would allow for the development of four senior housing units affiliated with the senior housing complex to the south, while retaining development commitments that were agreed to in 2005. The proposal complies with several of the overall land use concepts in *The Northwest Plan*, and is consistent with the established zoning and development pattern of the area.



Z13-034



6160 Riverside Drive
Approximately 0.8 acres
L-C-2 to CPD

Z13-034

**CPD TEXT
Riverside Drive**

PROPOSED DISTRICT: CPD
PROPERTY ADDRESS: 6160 Riverside Drive
OWNERS: Eagle Pass LP
APPLICANT: Friendship Village of Dublin, Ohio, Inc.
DATE OF TEXT: June 4, 2014
APPLICATION NUMBER: Z13-034

1. Introduction

The subject property consists of .802 +/- acres of real property (the “Property”), which is located on Riverside Drive. The Property is contiguous to the existing campus of Friendship Village of Dublin (“FVD Campus”) and is proposed to be developed by the Applicant in conjunction with the FVD Campus. In 2003, the City passed an ordinance pursuant to rezoning application Z02-051 causing approximately 6.334 acres of real property (the “Initial CPD Property”) to be rezoned to permit an extension of the FVD Campus on the Initial CPD Property for the development of an independent living complex for senior citizens (the “Independent Living Complex”), limiting such development by a CPD Text (the “2003 CPD Text”). In 2005, the City passed an ordinance pursuant to rezoning application Z05-029 which added 1.219 acres to the CPD text (the “Additional CPD Property”).

The Applicant is now in contract to acquire a contiguous .802 acre tract owned by Eagle Pass LP (the “Eagle Property”). In connection therewith, the Applicant is requesting the .802 acre Eagle Property be rezoned consistent with the Initial CPD Property and Additional CPD Property to allow for the development of four senior housing units similar to those already existing on the Initial and Additional CPD Property.

2. Permitted Uses

Subject to the limitations set forth below, the Property may only be used for residential dwelling units meeting the requirements for housing for the elderly as provided in Code Section 3349.03(w), together with such accessory uses, including community facilities, as are found in a senior citizen housing development. The Property will contain no more than four (4) units. All residential units would be located on private streets within the Property. The Property will be owned and operated by the Applicant as part of the Friendship Village of Dublin community. The Property will not contain individual lots.

3. Development Standards

Reference to the attached Site Plan (the “Plan”) is made herein. The Plan sets forth a conceptual layout of the proposed development of the Property. The exact locations of structures, streets and landscaping, may be modified subject to any necessary approval of the relevant city agencies.

A. Density, Lot and/or Setbacks Commitments

1. Maximum density on the Property will not exceed 8 dwelling units per acre.
2. Minimum setbacks on the Property will be twelve feet from any adjacent property boundary, provided that there shall be no minimum setback requirement for any development that is adjacent to the boundary of other real property owned by Friendship Village of Dublin. It is anticipated that the property will be combined with the parcel to the south currently owned by Friendship Village of Dublin.
3. No structure containing one or more dwelling units constructed on the Property shall be closer than five feet to any other such structure on the Property.

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

1. All circulation, curb cuts and access points shall be subject to the approval of Public Service. Applicant proposes that the primary access to the Property will be at a full service connection on Birchton Street. No vehicular connection shall be made at the northwest corner of this site to provide access to Riverside Drive except for a connection to provide emergency vehicle access if determined to be required by the City of Columbus, Division of Fire. If a connection to provide emergency vehicle access is required by the City of Columbus, Division of Fire, bollards and signage shall be installed in appropriate locations to prevent the usage of this connection by regular vehicular traffic. If appropriate cross access easements are in place, the above provision shall not prohibit the property owner from utilizing this vehicular connection as a temporary construction access during the construction of this site.
2. Each residential unit will have no less than one parking space in a garage attached to the building containing such unit.
3. A walkway will be constructed to provide residents on the Property pedestrian access to the main campus. Walkways within the Property will be constructed to permit pedestrian circulation within the Property. The location of the walkways may be changed from time to time to accommodate use and future expansion.
4. No parking will be permitted on streets on the Property that are twenty (20) feet wide and parking will be permitted only on one side of each street that is twenty-four (24) feet wide.

C. Buffering, Landscaping, Open Space and/or Screening Commitments

1. The Property will be landscaped and open areas will be provided in substantial accordance with the Plan. The applicant will endeavor to preserve existing large trees on the subject Property to the extent practicable.

D. Building Design and/or Interior-Exterior Treatment Commitments

1. All residential units shall contain no more than one and half stories above grade, not including basements.
2. Each individual unit shall contain no less than 1,350 square feet of living area.
3. Exteriors of the buildings will be constructed of materials consistent with residential structures within the Friendship Village community and neighboring properties, examples of which include brick, stone, stucco and siding. No vinyl siding will be used on any buildings. Pitched roofs will be utilized.

E. Lighting, Outdoor Display Areas and/or other Environmental Commitments

1. All internal street lighting shall be on black decorative standards with a height no greater than fourteen feet.
2. If the Applicant elects to dispose of trash privately, trash disposal shall be through residential style garbage cans stored within garages. In the event that the Applicant elects to utilize City trash disposal services, the Applicant will use collection receptacles required by the City.

F. Graphics and/or Signage Commitments

All graphics and signage shall comply with the I, Institutional District Standards of the Graphics Code, Title XV of Title 30, Columbus Zoning Code, and any variance to those standards shall be submitted to the Columbus Graphics Commission for consideration.

G. Fire Vehicle Access Plan

Parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. They shall include that parking be limited to one side of the street where street widths are less than 26 ft., no parking shall be permitted on either side of any street within 61 ft. of the midpoint of street intersections, and that there will be no parking on alleys/lanes. Fire hydrants shall

be located on the side of the street where no parking is permitted. Applicant will establish and maintain an agreement(s) with a private towing company(s), which authorizes the private towing company(s) to remove/tow any vehicles parked in restricted areas. There may be one or more such agreements with one or more towing company(s) for any times/lengths, terms, etc. as Applicant determines, so long as at least one such agreement shall always, at all times be in force for the purposes of enforcements/removal/towing as required above. Towing agreements shall be filed annually with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office, upon execution of contract. Applicant shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and/or removal of vehicles parked in violation of posted parking restrictions on private streets and alley/lanes. Intersection details concerning turning radii, parking restrictions, and intersection configurations will conform with the Fire Vehicle Access Plan.

H. Variances

Applicant requests a variance from Section 3312.49 to allow one parking space per residential unit. Each residential unit will have no less than one parking space in a garage attached to the building containing such unit.

4. Other CPD Requirements

A. Natural Environment

The natural environment of the Property is relatively flat, with a slight grade incline to the east from Riverside Drive. A steep wooded ravine runs along the northwest boundary of the Property and will remain substantially in its natural state.

B. Existing Land Use

The Property has contained several structures which were previously used as residences and offices, all of which have been or will be demolished by the applicant.

C. Transportation and Circulation

Access to and from the site will be from Birchton Street at the eastern boundary of the Property with internal vehicular circulation provided for in the Plan.

D. Visual Form of the Environment

The Property is bounded as follows: (i) the northern and western boundary of the Property abuts an apartment complex;, (ii) the eastern boundary of the Property

abuts a single family home; and (iii) the southern boundary of the Property abuts the existing FVD development. Various office and commercial operations are located across Riverside Drive.

E. View and Visibility

The Property fronts on Riverside Drive and will be visible from Riverside Drive.

F. Proposed Development

Two buildings containing two residential units each on the Property.

G. Behavior Patterns

The development on the Property will be integrated as part of the Friendship Village of Dublin community. Traffic access directly on Riverside Drive will not be permitted, except for construction vehicle access.

H. Emissions

Development of the Property shall conform to the City of Columbus requirements as further controlled by the Development Standards of this CPD Text for light levels, sounds and dusts. There will be no objectionable emissions.

***The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their 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 Code.

Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease, LLP
52 East Gay Street
Columbus, Ohio 43215



UNITS TO BE CONSTRUCTED

**FRIENDSHIP VILLAGE OF DUBLIN
NORTH VILLAS**

6000 RIVERSIDE DRIVE
COLUMBUS, OHIO 43017

04-10-13



ARCHITECTS, INC.

4685 LARWELL DRIVE COLUMBUS, OHIO 43220

614.326.5565 FAX: 614.326.5566
WEB SITE: WWW.JMMARCH.COM

25.0' SAN
SEWER
EASEMENT



PROPERTY LINE

PROPERTY LINE



GARYLANE
DR

3-10



STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z13-034

Address 6160 Riverside Dr.

Group Name Northwest Civic Association

Meeting Date _____

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
- Disapproval

NOTES: Conforms to surrounding properties

Vote 7-0

Signature of Authorized Representative *Joeman Leub*

SIGNATURE

Zoning Chair

RECOMMENDING GROUP TITLE

985-1150

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.