

Planner: Shannon Pine, 645-2208
spine@columbus.gov

Neighborhood Services

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

10335-00000-00043

Application # 210-004

Fee: 1st acre (\$1,850 or \$3,200):

Each additional acre (\$185 or \$315)

Total: \$4460 -

Date of Submittal: 3/3/10

Planning Area:

Received by: S. Pine



REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 50 CARDINAL PARK DRIVE Zip 43213

Is this application being annexed into the City of Columbus? Y or N (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-206062

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD

Requested Zoning District(s) CPD

Recognized Area Commission or Civic Association NONE

See instructions in "Things to Remember" on front of application packet.

Proposed Use or reason for rezoning request: ADD UNITS TO EXISTING (continue on separate page if necessary)

Proposed Height District: 35'

Acreage 4.13 +/-

(Columbus City Code Section 3309.14)

APPLICANT

Name CAROL RUFF

Address 50 CARDINAL PARK DRIVE City COLS Zip 43213

Phone# 614 755 7591 Fax # 614 755 7595 Email C.RUFF@WOODLANDSBROAD.COM

PROPERTY OWNER(S)

Name C. DIEDERICK VAN DER VELDE CARE OF CAROL RUFF

Address 3703 PENNINGTON LANE City LOUISVILLE, KY Zip 40207

Phone# 502 500 7798 Fax #

Email DIEDERICKV@YAHOO.COM

☐ If applicable, check here if listing additional property owners on a separate page (REQUIRED)

ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name WALTER S. WITHERS, ARCHITECT

Address 1250 CHAMBERS ROAD City COLS, OH Zip 43212

Phone# 614 488 3103 Fax # 488 1635 Email B.WITHERS@WD6ARCHITECTS.NET

SIGNATURES (ALL APPLICABLE SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

Applicant Signature

Property Owner Signature

Attorney/Agent Signature

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the review of this application.

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



AFFIDAVIT

(See instruction sheet)

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # Z10-004

Being first duly cautioned and sworn (1) NAME

of (1) MAILING ADDRESS 3703 Pennington LN, Louisville, KY 40207
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 5380 E. Broad St., Columbus, OH 43213
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3) 3/3/10

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

☐ Check here if listing additional property owners on a separate page.

(4) Diederick VanderVelde
3703 Pennington LN
Louisville, KY 40207

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Diederick VanderVelde
502-500-7798
D.B.A. The Woodlands Independent +
Assisted Living Community

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) N/A

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property: (7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

8)

1st day of MARCH in the year 2010
[Signature]
2/28/2015

This Affidavit expires six months after date of notarization.

Notary Seal Here

APPLICANT

OWNER

AGENT

CAROL RUFF
5380 E. BROAD ST.
COLUMBUS, OH 43213

DIEDERICK VAN DER VELDE
3703 PENNINGTON LANE
LOUISVILLE, KY 40207

WALTER S. WITHERS, ARCHITECT
1250 CHAMBERS RD.
COLUMBUS, OH 43212

**SURROUNDING PROPERTY
OWNERS**

JOHN MINTER III
46 BRASSIC WAY
COLUMBUS, OH 43213

NATIONWIDE HEALTH PROPERTIES
5500 E. BROAD ST.
COLUMBUS, OH 43213

KATHRYN M REHO
128 BRASSIC WAY
COLUMBUS, OH 43213

WOODLANDS APARTMENTS OF
COLUMBUS III LP
25 PHILLIPS PKWY
MONTVALE, NJ 07645

210-004



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 # 210-004

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS) Diederick van der Velde
5380 E. Broad St., Columbus, OH 43213

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>DIEDERICK van der Velde</u> <u>3703 PENNINGTON LANE</u> <u>LOUISVILLE, KY 40207</u> <u>65 EMPLOYEES</u> <u>GAROL RUFF 614 755 7591</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 1st day of March, in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

[Signature]
2/28/2015

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

Notary Seal Here

210-004

CITY OF COLUMBUS, OH

HISTORY ADDRESS INQUIRY - ALL APPLICATIONS BY PARCEL NUMBER

010-206062

ADDRESS 50 CARDINAL PARK DR

INTERSECTION	N OF TOLLIVER RD	HIST-PROP		ZIP CODE	0	0
PARCEL NO	010-206062	CENSUS	0	SUB-DIV		ACREAGE
HIST-DIST		BLOCK	0	LOT NO		PARCEL
PERMIT ID	M9901199	RES/COMM	COMM	# OF UNITS	0	VALUE
CREATE DATE	10-13-99	NEW/RPLC/ALTER	ALTR	CONT. LIC. #	G3194	0
PERMIT TYPE	M	C-40 CODE		OBBC		
DESCRIPTION	THE OWNER AND/OR CONTR ASSUMES ALL RESPONSIBILITY FOR COMPLIANCE					
PERMIT ID	B9707316	RES/COMM	COMM	# OF UNITS	0	VALUE
CREATE DATE	09-17-97	NEW/RPLC/ALTER	ALTR	CONT. LIC. #	G2253	2,750,000
PERMIT TYPE	B	C-40 CODE	437	OBBC	I-1;5B	
DESCRIPTION	ADD & ALTRS TO EXISTING OFFICE BLDGS FOR CONVERSION TO RESIDENTIAL CARE FACILITY W/FULL SPRINK & FIRE WALLS (T970700)					
PERMIT ID	GP910748B	RES/COMM	COMM	# OF UNITS	0	VALUE
CREATE DATE	09-10-91	NEW/RPLC/ALTER	NEW	CONT. LIC. #	GSE0045	0
PERMIT TYPE	GP	C-40 CODE		OBBC		
DESCRIPTION						

DATE	05-24-99	DATE	05-12-97
REQ. TYPE	V	REQ. TYPE	V
REQ. #	EN990711	REQ. #	EN970700
STATUS		STATUS	

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development District.
PROPERTY ADDRESS: The Woodlands
50 Cardinal Park Drive
Columbus, Ohio 43213
EXISTING ZONING: CPD, Commercial Planned Development District.
PROPOSED USE: Senior Citizen Residential Development.
OWNER: C. Diederick van der Velde
APPLICANT: Carol Ruff
DATE OF TEXT: March 1, 2010
APPLICATION NUMBER:

1. **INTRODUCTION:** The Woodlands is an assisted living facility at 50 Cardinal Park Drive, Columbus, Ohio, 43213. This facility has served individuals who desire assisted living care for approximately ten years. The facility contains 8 alcove units, 53 studio units, 22 one bedroom units and 11 two room suites for a total of 94 assisted living units being operated currently.

The original CPD text allowed 102 units. During the years of operation a previous owner combined certain units which down-sized to 94 total units under operation. Currently the owner wishes to increase the number of units by 11 which will make a total of 105 units under operation. This constitutes an addition of 3 units over the currently zoned 102 units.

The facility will continue as an assisted living facility licensed by the Ohio Department of Health. The facility will continue to offer the same services including bathing and dressing, taking of medications, laundry and housekeeping, activities, transportation, meals, dressing changes, etc. The 4.13+/- acre site the facility is built on meets the requirements for pedestrian and vehicular use and will be kept in its current configuration. The additions to the facility will be designed to meet the current applicable building codes and ODOH guidelines.

2. **PERMITTED USES:** Those uses permitted in Section 3349.03 r and w, Institutional, of the Columbus City Code, with the following accessory uses: apothecary, church, medical/dental clinic or laboratory, offices, private or recreation facilities, and adult daycare facilities.
3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the submitted site plan or written text, the applicable development standards are contained in Chapter 3356, C-4, commercial, of the Columbus City Code.

A. Density, height, lot and/or Setback commitments.

1. Density (existing): 94 units on 4.13 acres. 22.76 DU/AC.
2. Density (after adding 11 units): 105 units on 4.13 acres. 25.42 DU/AC.
3. Height: Maximum height allowed is 35 feet. Height of existing buildings on site is 24 feet.
4. Existing Setbacks: The existing setbacks are as follows:

North of property = 25' building setback.
East of property = 25' building setback.
West of property = 25' building setback.
South of property = 25' building setback.

5. New setbacks: The existing setbacks will remain in effect with no variances being sought.

B. Access, Loading, Parking and/or other traffic related commitments:

1. The access, loading and parking will remain as they currently are on the site. Any new access in the future will be worked out with the City's Division of Planning and Operations.

2. Existing Parking: Total existing parking provided = 120 spaces.

3. Required Parking: .75 spaces (housing for the elderly) x 105 units = 79 spaces.
Required parking is less than the provided parking, so no variance is being sought.

C. Buffering, Landscaping, Open space and/or Screening commitments:

1. Street Trees. There are 19 deciduous and evergreen trees along Cardinal Park Drive along with a small grove of approximately 36 original trees at the corner of Cardinal Park Drive and Tolliver Road. In addition, there are 9 street trees along Tolliver Road.

2. Trees on the interior of the site. There are 36 deciduous and evergreen trees in the interior of the site inside of the existing drive along with numerous small deciduous and evergreen shrubs as foundation planting and accents along curbs and walks.

3. East buffer. There are 14 deciduous and evergreen trees along the east property line outside of the existing drive.

4. North buffer. There are 20 deciduous and evergreen trees along the north property line outside of the existing drive.

5. Any replacement trees or new trees on the site shall meet the following size at the time of planting.

Shade trees - 2 ½" caliper.

Ornamental trees - 1 ½ "caliper.

Evergreen trees - 5' to 6' in height

Shrubbery - 2 gallon container

6. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season whichever occurs first.

D. Building design and/or Interior-Exterior treatment commitments:

1. The additions to the building will match the existing construction of pitched roofs with asphalt shingle roofs, horizontal vinyl siding, and stone trim.

2. Interior changes will be limited to interior decoration and the new construction to accommodate the new units.

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments:

1. There are no changes contemplated.

2. The existing light poles are 14'-0" with a 2'-6" light fixture for a total height of 16'-0". Future additional light poles, if any, shall be a maximum of 18'-0" in height

F. 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 and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous commitments:

1. Healthy places commitments:

- a. The existing facility has a perimeter drive and many sidewalks which are used for walking. The outside exit doors from the corridors have walks leading to other sidewalks or the drive.
- b. A bike rack will be installed at the front and rear entry doors.

2. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering plans are completed. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Development, or his designee, upon submission of the appropriate data regarding the proposed adjustment.

3. The applicant shall comply with the Parkland Dedication Ordinance requirement.

4. **CPD REQUIREMENTS**

A. Natural Environment:

1. The site is currently fully developed with space to accommodate the additions contemplated.
2. There are numerous healthy existing deciduous and evergreen trees and shrubs growing in the courtyards and around the facility.

B. Existing Land Uses:

1. Currently the property has a fully developed and operating assisted living facility on it.

C. Transportation and Circulation:

1. The property is located on the northeast corner of Cardinal Park Drive and Tolliver Road which are lower grade thoroughfares. The property has a drive entry off of Cardinal Park Drive with another entry off of Tolliver Road. There are no additional curb cuts contemplated.

D. Visual Form of the Environment:

1. The existing building is in good condition as it has had proper maintenance. The landscaping has also had good maintenance and has a good appearance.

E. View and Visibility:

1. This well-maintained facility has a good appearance and enhances the neighborhood.

F. Proposed Development:

1. The new additions housing the eleven new units are shown and described on the CPD plan.

G. Emissions:

1. The addition of eleven new units will generate very little additional trash and no more cooking exhaust than the current level.

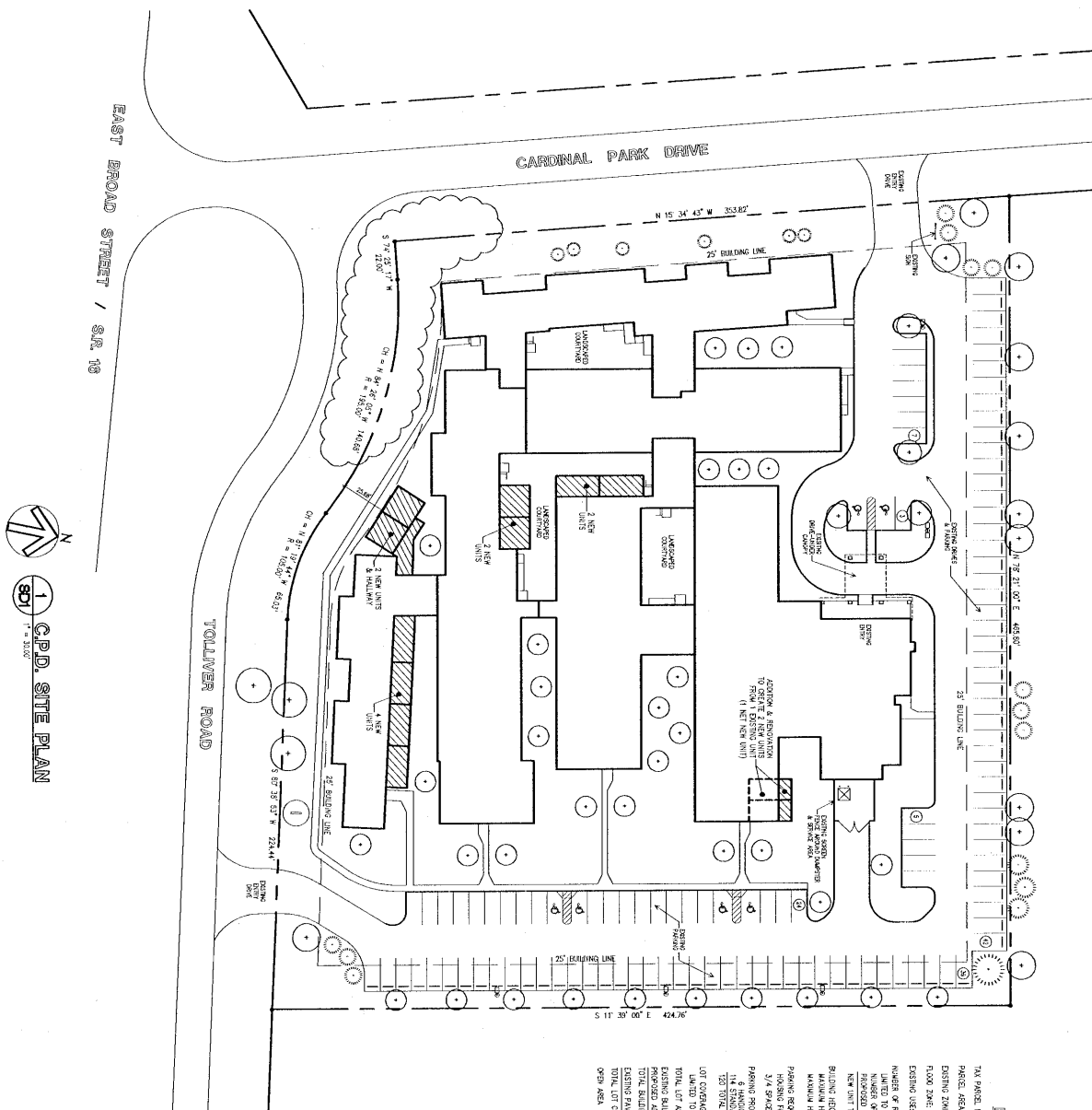
H. Behavior Patterns:

1. The vehicular traffic and the pedestrian traffic should be remain about the same as it is currently.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, 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, alter or modify any more restrictive provision of the Columbus City Codes, except as permitted by the Development Text and drawings referenced herein.

Signature: _____

Date: _____



PROJECT INFORMATION





PARCEL NUMBER: 001-20642-00
 PARCEL AREA: 1715.59 SQ. FT. / 41.9 ACRES
 EXISTING ZONING: UNDEVELOPED, UNIMPROVED DEVELOPMENT (DU-206-004)
 FLOOD ZONE: "X" (AREA NOT SHOWING ON EXISTING DATE MAP 7/1/2003)
 EXISTING LOT ASSIGNED UTILITY ADJUTLY (SEE LOT GROUP 1-1)
 NUMBER OF RESIDENTIAL UNITS
 LIMITED TO 102 (MAXIMUM UNITS PER CURRENT C.E.D. TYPE)
 MAXIMUM PERMITTED UNITS 141
 PROPOSED PERMITTED UNITS 141
 NEW UNIT TOTAL 102

BUILDING HEIGHT:
 MAXIMUM HEIGHT PER C.E.D. TYPE: "3F" ABOVE FINISH GRADE
 MAXIMUM HEIGHT OF EXISTING BUILDING: "2F" ABOVE FINISH GRADE
 PARKING REQUIRED:
 1 SPACE PER THE EXISTING SECTION 204.2.3.1
 3/16 SPACE PER MAXIMUM UNIT = 102 x 0.175 = 17.9 SPACES

PARKING PROVIDED:
 141 STALLS
 141 STALLS
 102 TOTAL SPACES

LOT COVERAGE
 MAXIMUM PERMITTED FOR EXISTING: 35% (MINIMUM PER CURRENT C.E.D. TYPE)
 TOTAL LOT AREA 1715.59 SQ. FT.
 EXISTING BUILDING 54.643 SQ. FT.
 PROPOSED BUILDING 54.643 SQ. FT.
 PROPOSED ADDITIONS 3,507.50 SQ. FT.
 TOTAL BUILDINGS 62,000.50 SQ. FT. (34.5%)
 EXISTING PAVED AREA 52,175.50 SQ. FT. (30.4%)
 TOTAL PAVED AREA 114,175.50 SQ. FT. (65.8%)
 TOTAL AREA 17,155.92 SQ. FT. (32.8%)

LEGEND

- | | | | |
|---|---|---|---|
|  |  |  |  |
| EXISTING EVERGREEN TREES OR SHRUBS | EXISTING SHADE OR ORNAMENTAL TREES | PROPOSED ADDITION
11 NEW UNITS | EXISTING BUILDING
94 TOTAL UNITS |

SHEET NO. <div style="font-size: 2em; font-weight: bold; text-align: center;">SD1</div>	SHEET TITLE <div style="text-align: center; font-size: 1.2em;">C.P.D. SITE PLAN</div>	PROJECT NO. 10004 DATE: 03 MAR 2010 DRAWN BY: RON	REMARKS	ISSUE DATES
	PROJECT PROPOSED ADDITIONS TO: THE WOODLANDS 50 CARDINAL PARK DRIVE COLUMBUS, OH 43213	THIS DRAWING AND ALL RELATED MATERIALS ARE THE PROPERTY OF SDI GROUP, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SDI GROUP, INC. THE USER OF THIS DRAWING AGREES TO HOLD SDI GROUP, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST SDI GROUP, INC. BY A THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DRAWING.		

210-004

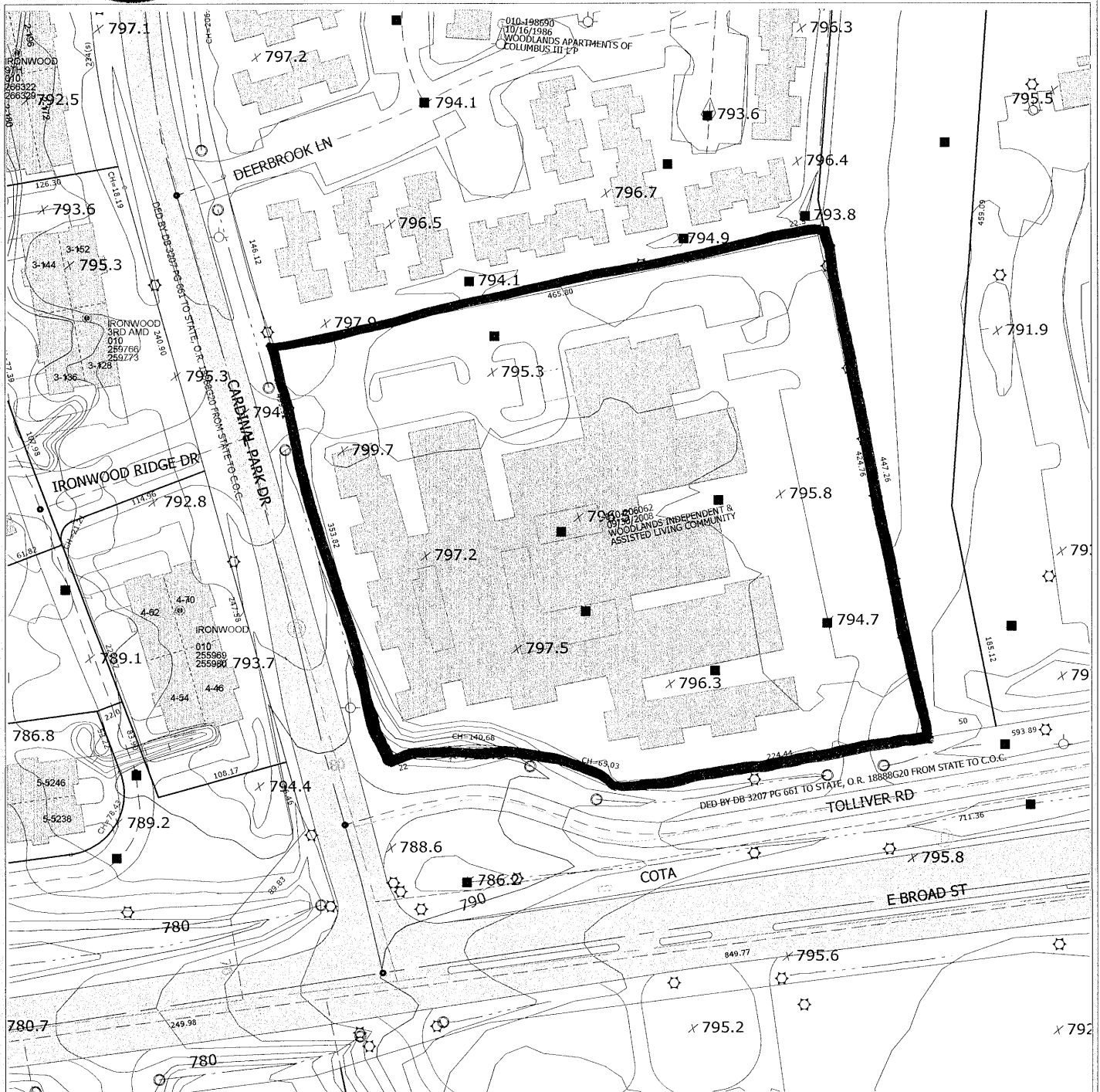
210-004



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 3/2/10



Disclaimer

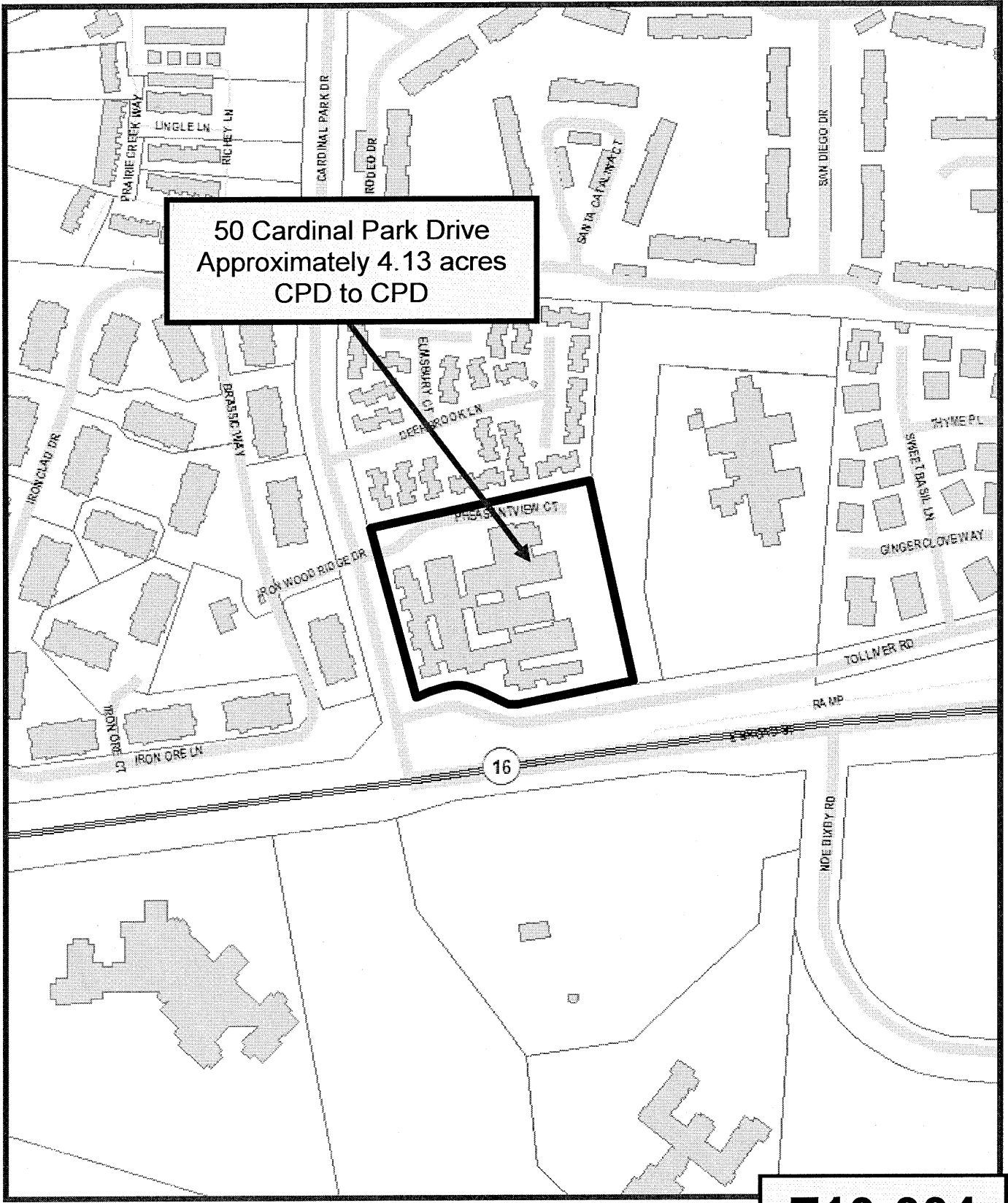
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This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

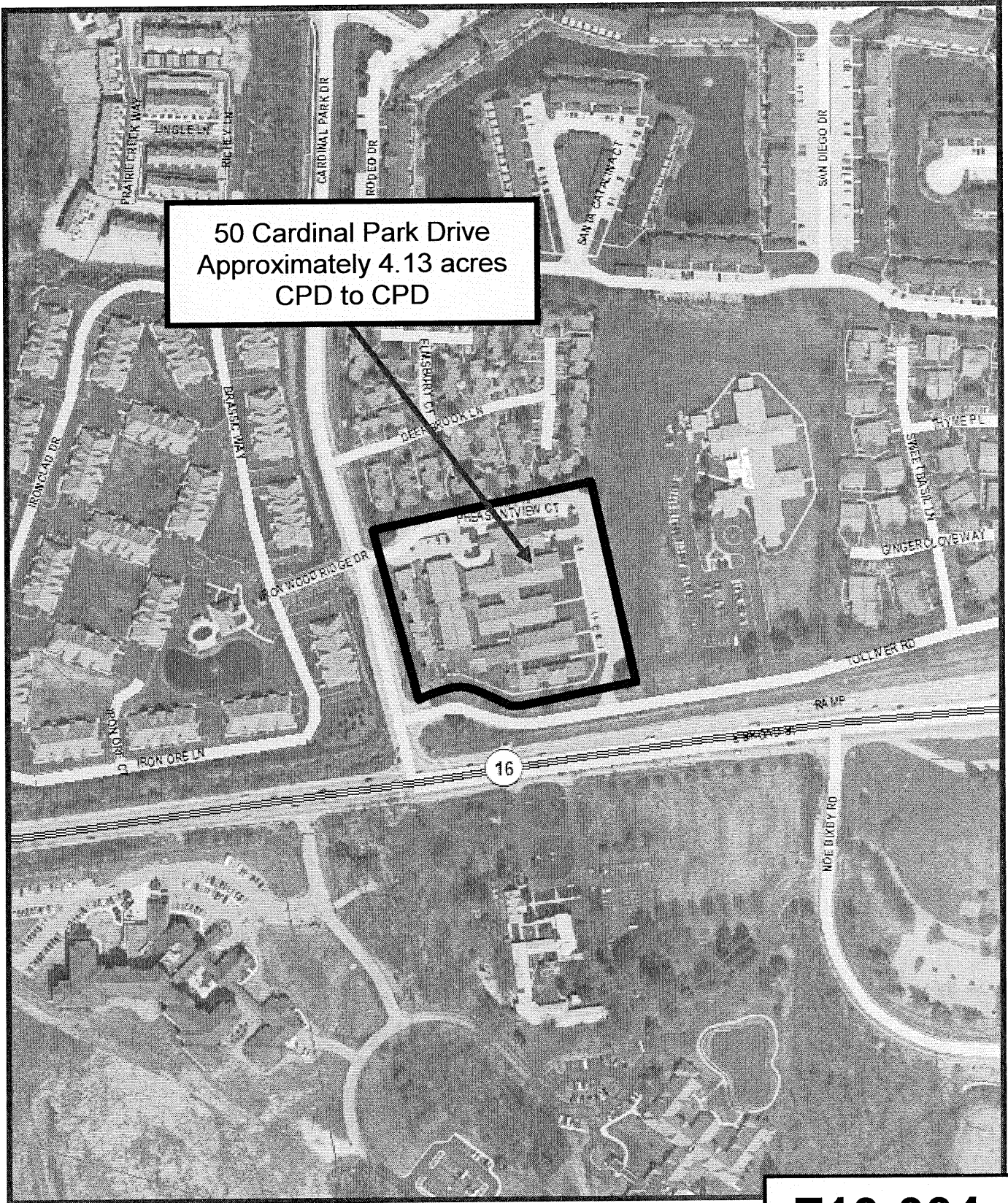
Real Estate / GIS Department

Z10-004



50 Cardinal Park Drive
Approximately 4.13 acres
CPD to CPD

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50 Cardinal Park Drive
Approximately 4.13 acres
CPD to CPD

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