

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 8, 2010**

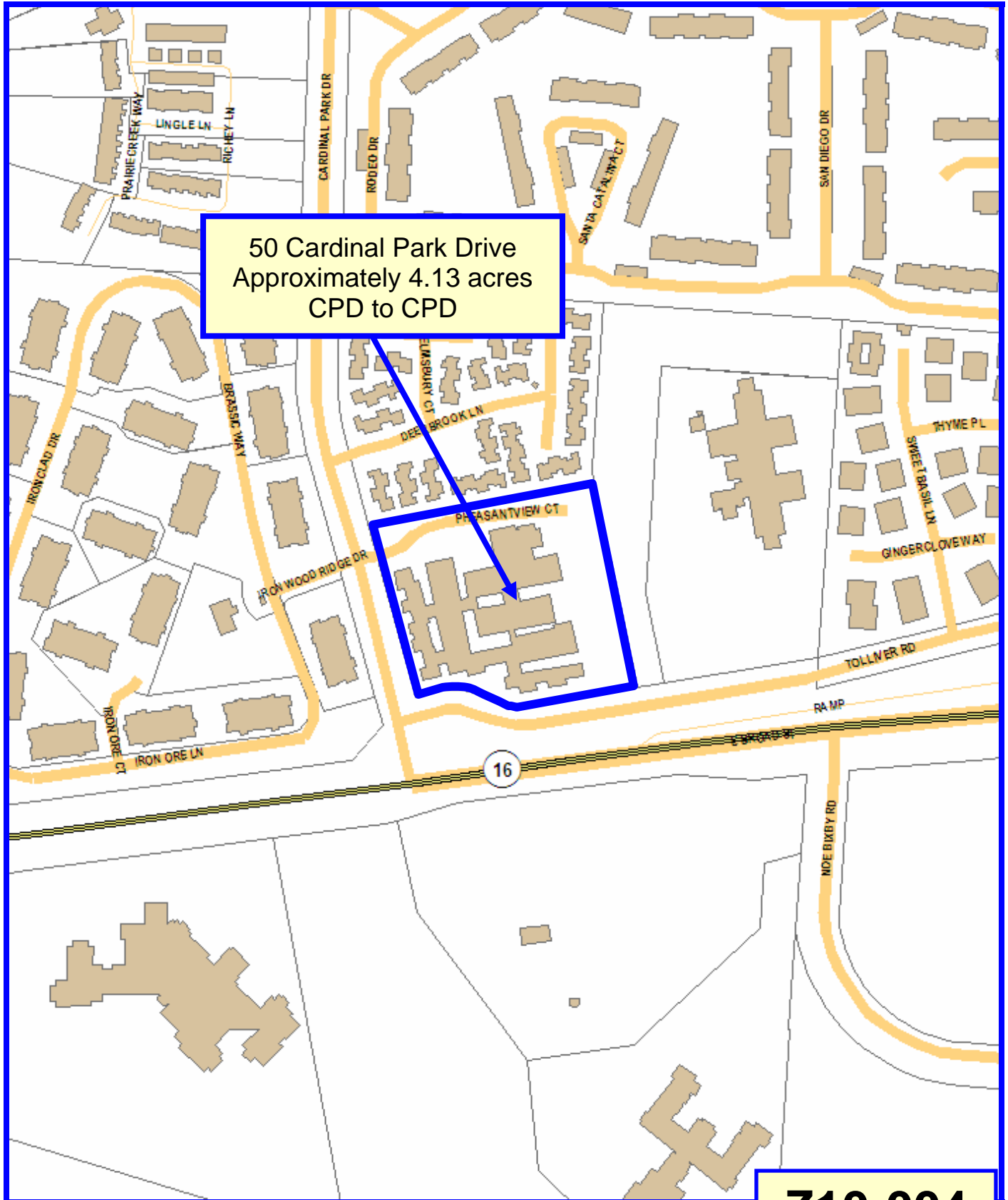
- 2. APPLICATION: Z10-004 (10335-00000-00043)**
Location: **50 CARDINAL PARK DRIVE (43213)**, being 4.13± acres located at the northeast corner of Cardinal Park Drive and Tolliver Road (010-206062).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Housing for the elderly and assisted living facility.
Applicant(s): Carol Ruff; c/o Walter S. Withers, Architect; 1250 Chambers Road; Columbus, OH 43212.
Property Owner(s): Woodlands Independent & Assisted Living Community; 3703 Pennington Lane; Louisville, KY 40207.
Planner: Shannon Pine, 645-2208, spine@columbus.gov.

BACKGROUND:

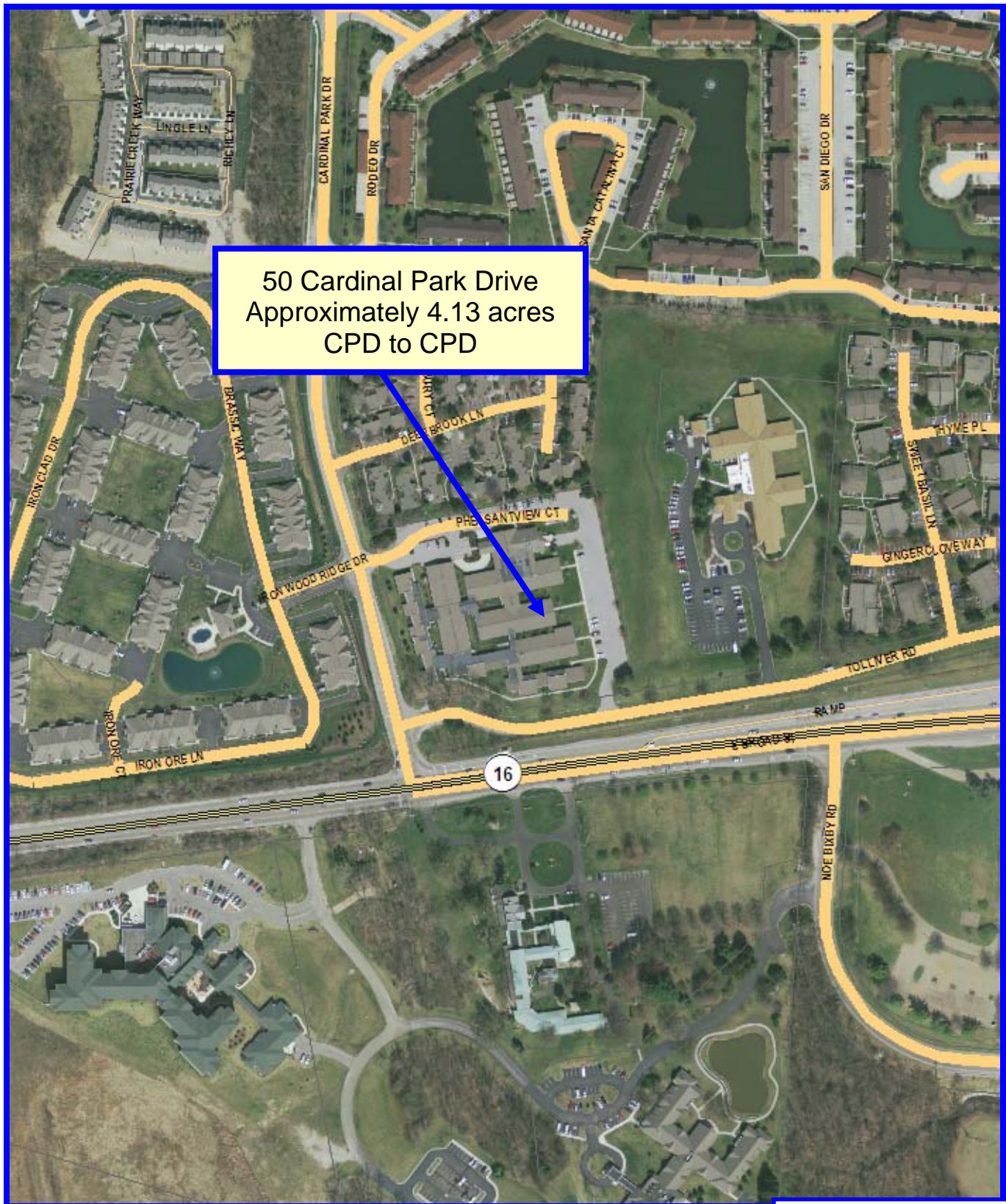
- The 4.13± acre site is developed with a 94-unit retirement community in the CPD, Commercial Planned Development District. The applicant is requesting the CPD, Commercial Planned Development District to allow 11 new units for a total of 105 units. The current CPD text limits the development to 102 units.
- To the north and west are multi-family residential developments in the AR-O, Apartment Residential Office District. To the east is a nursing home in the AR-O, Apartment Residential Office District. To the south across Broad Street is a religious facility in the R-1, Residential District.
- The proposed CPD text commits to a site layout and contains development standards that address permitted uses, landscaping, buffering and lighting controls. The text also provides for bicycle parking as requested by the Healthy Places program.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would allow expansion of an existing retirement community building to add 11 units for 105 total units. The CPD text commits to a site layout, contains use restrictions, and carries over appropriate development standards to preserve the existing landscaping and buffering. The request is compatible with the zoning and development patterns in the area.



Z10-004



50 Cardinal Park Drive
Approximately 4.13 acres
CPD to CPD

Z10-004

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: Z10-004

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 shall be developed in general conformance with the attached Site Plan. 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 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: _____

