

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 14, 2015**

- 5. APPLICATION: Z15-006**
- Location:** **6000 RIVERSIDE DRIVE (43017)**, being 26.55± acres located at the northeast corner of Riverside and Riverside Green Drive (590-154257, 010-258023, 010-260456 and 455-277290; Northwest Civic Association).
- Existing Zoning:** CPD, Commercial Planned Development and I, Institutional Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Assisted living facility, nursing home, and housing for the elderly.
- Applicant(s):** Jerry Kuyoth, Friendship Village of Dublin Ohio Inc., c/o Mike Milligan; JMM Architects; 4685 Larwell Drive; Columbus, OH 43220.
- Property Owner(s):** Friendship Village of Dublin Ohio Inc., c/o Jerry Kuyoth; 6000 Riverside Drive; Dublin, OH 43017.
- Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

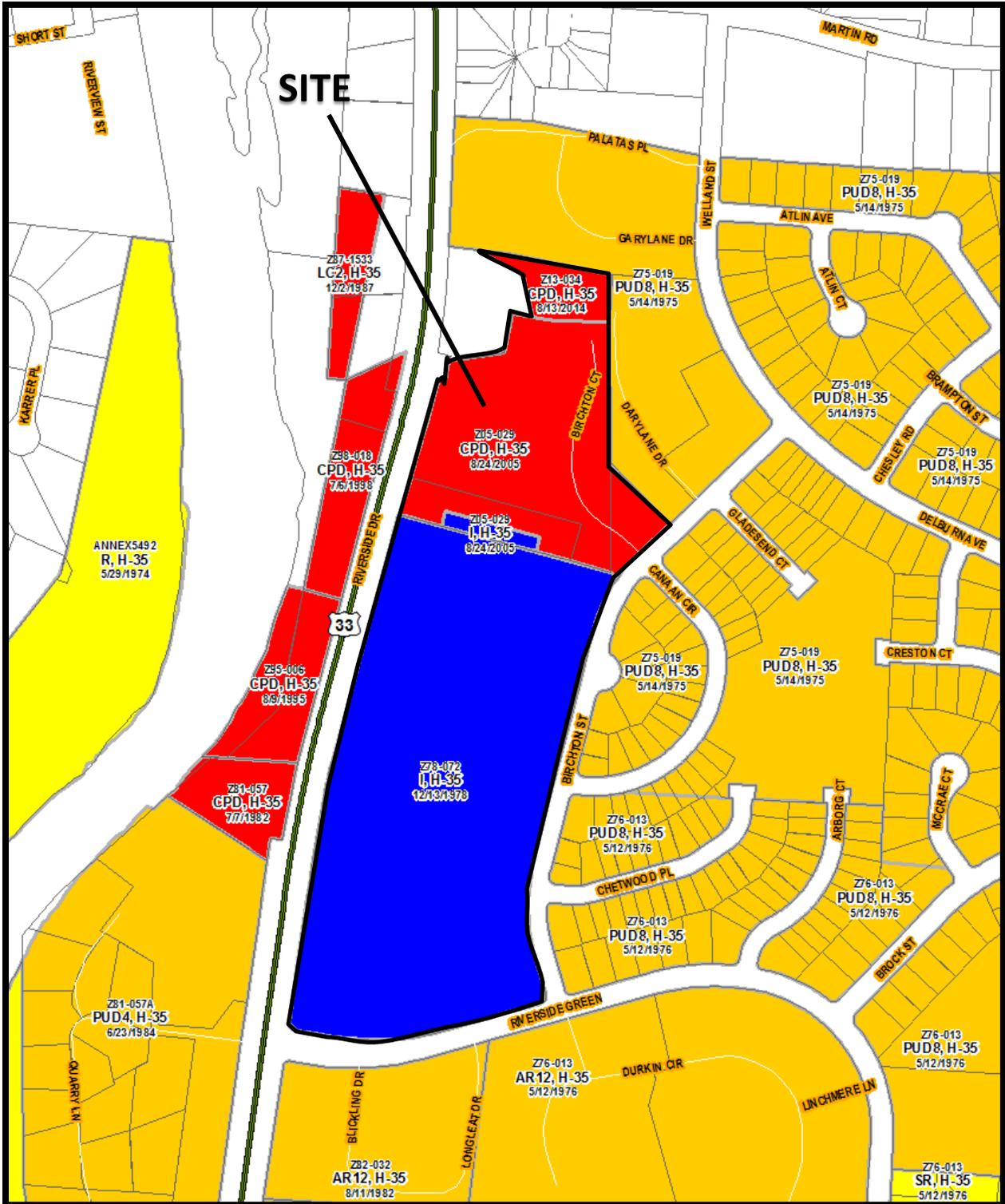
- This site is developed with an assisted living/nursing home/housing for the elderly complex, and is zoned in the I, Institutional and CPD, Commercial Planned Development Districts. The requested CPD, Commercial Planned Development District will consolidate the over-all development into one zoning classification that permits renovation and several additions to existing buildings, and proposes new independent living and detached garage buildings.
- To the north is multi-unit residential development in the PUD-8, Planned Unit Development District. To the east across Birchton Street are multi-unit residential development and two-unit dwellings in the PUD-8, Planned Unit Development District. To the south across Riverside Green Drive is multi-unit residential development in the AR-12, Apartment Residential District. To the west is an auto sales and service facility in conjunction with a single-unit dwelling in Perry Township, and across Riverside Drive are a restaurant and offices in the CPD, Commercial Planned Development District, and offices in the L-C-2, Limited Commercial District with their parking lots in the City of Dublin.
- 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.”
- The site is located within the boundaries of the Northwest Civic Association, whose

recommendation is for approval of requested CPD District.

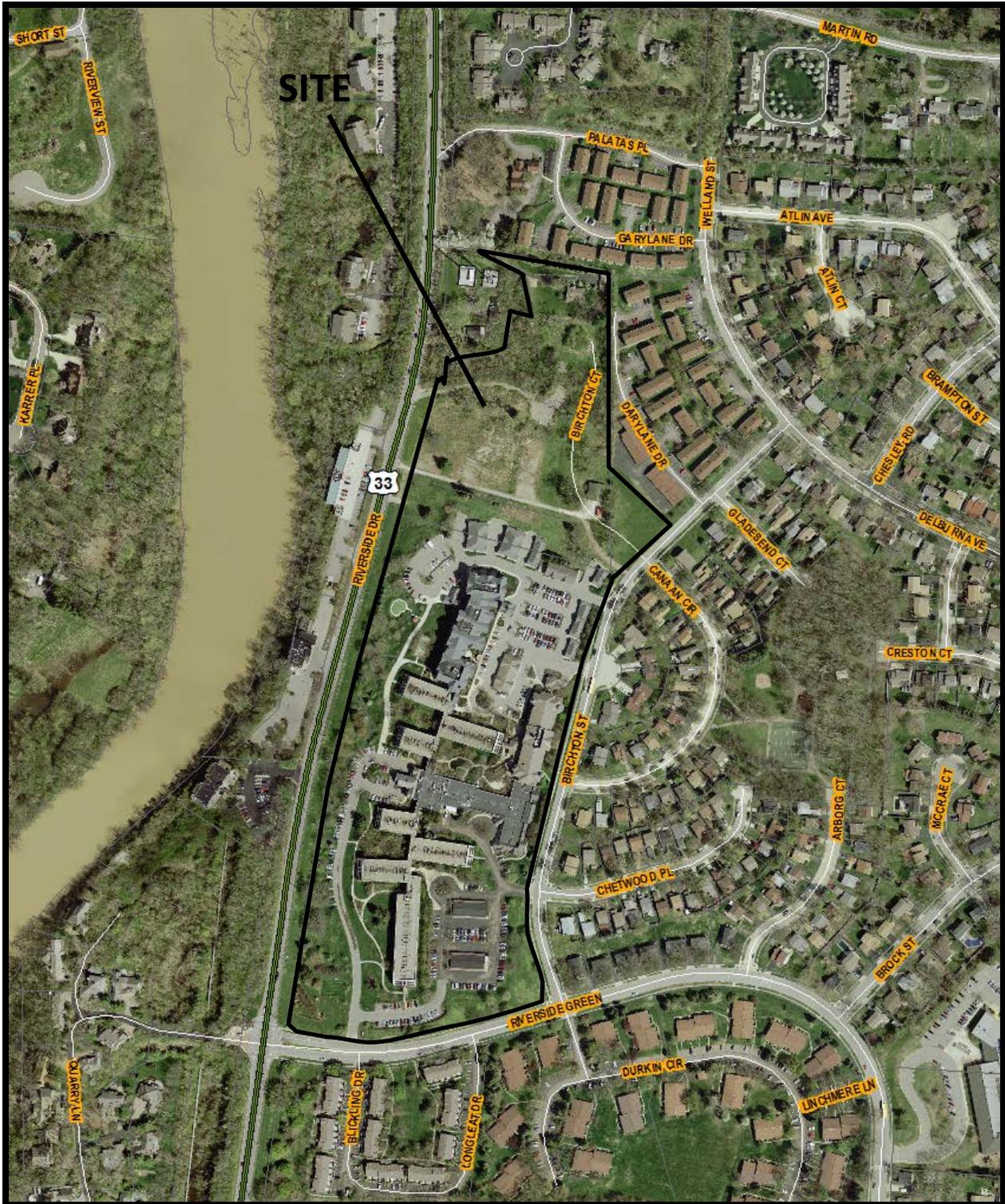
- The proposed CPD text permits I, Institutional District uses, and contains development standards addressing setbacks, building height limitations, access and parking restrictions, pedestrian connections, tree preservation, lighting, and building design. Variances for maneuvering over property lines, a parking reduction to permit one parking space per dwelling unit, and no perimeter yard along interior lot lines are included in the request.
- The *Columbus Thoroughfare Plan* identifies Riverside Drive as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District would allow for controlled expansion of an existing assisted living/nursing home/housing for the elderly complex while consolidating the over-all development into one zoning classification. The proposal complies with land use concepts in *The Northwest Plan* regarding senior housing, and is consistent with the established zoning and development pattern of the area.



Z15-006  
 6000 Riverside Drive  
 I & CPD to CPD  
 Approximately 26.55 acres



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**CPD TEXT**  
**Riverside Drive**

PROPOSED DISTRICT: CPD  
PROPERTY ADDRESS: 6000 Riverside Drive  
OWNER: Friendship Village of Dublin, Ohio, Inc.  
APPLICANT: Friendship Village of Dublin, Ohio, Inc.  
DATE OF TEXT: May 7, 2015  
APPLICATION NUMBER: Z15-006

**1. Introduction**

The subject property consists of 26.55 +/- acres of real property (the "Property"), which is located on Riverside Drive. The Property is proposed to be further developed by the Owner. 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"). In 2014 the City passed an Ordinance pursuant to rezoning application Z13-034, causing approximately .802 acres of real property to be rezoned.

**2. Permitted Uses**

Subject to the limitations set forth below, the Property may only be used for Assisted Living, Nursing Home (facilities licensed by the Ohio Department of health) or I-use group Housing, and for non-licensed residential dwelling units meeting the requirements of housing for the elderly ( for the purposes of this CPD text non-licensed housing for the elderly shall mean any age restricted housing which limits by contract occupants to an age of no less than 55 years of age and does not require a license to operate by the Ohio Department of Health) . The Property will be owned and operated by the Applicant as part of the Friendship Village of Dublin retirement community. The Property will not contain individual lots. Non-licensed housing for the elderly residential dwelling units shall be limited to a maximum of 375 units with no limits on licensed care assisted living or nursing units.

**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 and Zoning Elevations.

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 for the currently anticipated expansion to 308 units of non-licensed housing for the elderly. The plan depicts the general layout of planned buildings, driveways parking lots and other improvement subject to minor modifications as may be required to gain necessary approval of the relevant city agencies. Additional improvements shall be permitted on the property to increase the overall site density to 375 non-licensed housing for the elderly residential dwelling units.

**A. Density, Height, Lot and/or Setbacks Commitments**

1. Maximum density on the Property will not exceed 375 non licensed housing for the elderly senior independent living units. No limits on licensed units are applicable to this CPD text.

2. Minimum building 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. Setbacks for buildings along Riverside Drive shall be 50 feet, and shall be 25 feet along Riverside Green and Birchton Street. Parking setbacks on Riverside Drive shall be 40 feet not including driveways which shall be 10 feet where parallel to property boundaries. Parking setbacks on Riverside Green and Birchton Street shall be 25 feet not including driveways which shall be 10 feet where parallel to property boundaries. Building setbacks can be reduced to 45 feet along Riverside Drive and 20 feet along Riverside Green and Birchton Court with a reduction in building height of 15 feet below the permitted maximum height.

3. Building heights shall be 35 feet maximum within 100 feet of the Right of Way Line of Riverside Green and Birchton Street. Building heights shall be 60 feet maximum for the balance of the site. Refer to Site Plan for graphic delineation of these areas.

**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 The Department of Public Service. Applicant proposes that the primary access to the Property will include four (4) full service connections on Birchton Street and at least one full service access point on Riverside Green. Access on Riverside Drive shall be limited to emergency access. 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, if approved by the Department of Public Service.

2. Each senior independent living unit will have no less than one parking space either in a garage or surface lot.

3. 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.

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

1. The applicant will endeavor to preserve existing large trees on the subject Property to the extent practicable, as shown on site plan.

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

1. Exteriors of the buildings will be constructed of materials consistent with residential structures within the Friendship Village of Dublin community and neighboring properties, examples of which include brick, stone, stucco and siding. No vinyl siding will be used on any buildings. Flat or pitched roofs will be permitted.

2. The architectural "look" of the planned phase of construction shall be consistent in concept and quality with the attached Zoning Elevations subject to modifications to reflect final design and program.

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

1. All internal street lighting shall be decorative standards with a height no greater than eighteen feet.

**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.

**H. Miscellaneous Commitments**

1. Necessary variances (setback, parking)
  - a. Variance: Reduce the perimeter yard to 0' along the interior lot lines (CC 3361.04(a)).
  - b. Variance: Reduce required parking to one space for each housing for the elderly unit. (CC3312.49)
  - c. Parking spaces and maneuvering shall be allowed to cross parcel lines.
2. The subject site shall be in general conformance with the submitted CPD plan titled "Overall Site Plan" as it applies to setbacks. The plan may be slightly adjusted o reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved the Director of Building and Zoning Services or his designee upon the submission of the appropriate data regarding the proposed adjustment.
3. The Developer will comply with the Parkland Dedication Ordinance.
4. The trash compactor hours of operation and pick up will be limited to : 8am to 8pm(hours of operation) and 8am to 5pm(hours of pick up).

**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 is a Continuing Care Retirement Community.

**C. Transportation and Circulation**

Access to and from the site will be from Riverside Green on the southern boundary and 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 eastern boundary of the Property abuts an apartment complex; (ii) the eastern boundary of the Property abuts Birchton Street and single family homes; and (iii) the southern boundary of the Property abuts Riverside Green and Apartments. Various office and commercial operations are located across Riverside Drive to the west of the property.

**E. View and Visibility**

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

**F. Proposed Development**

The proposed development will be a Continuing Care Retirement Community.

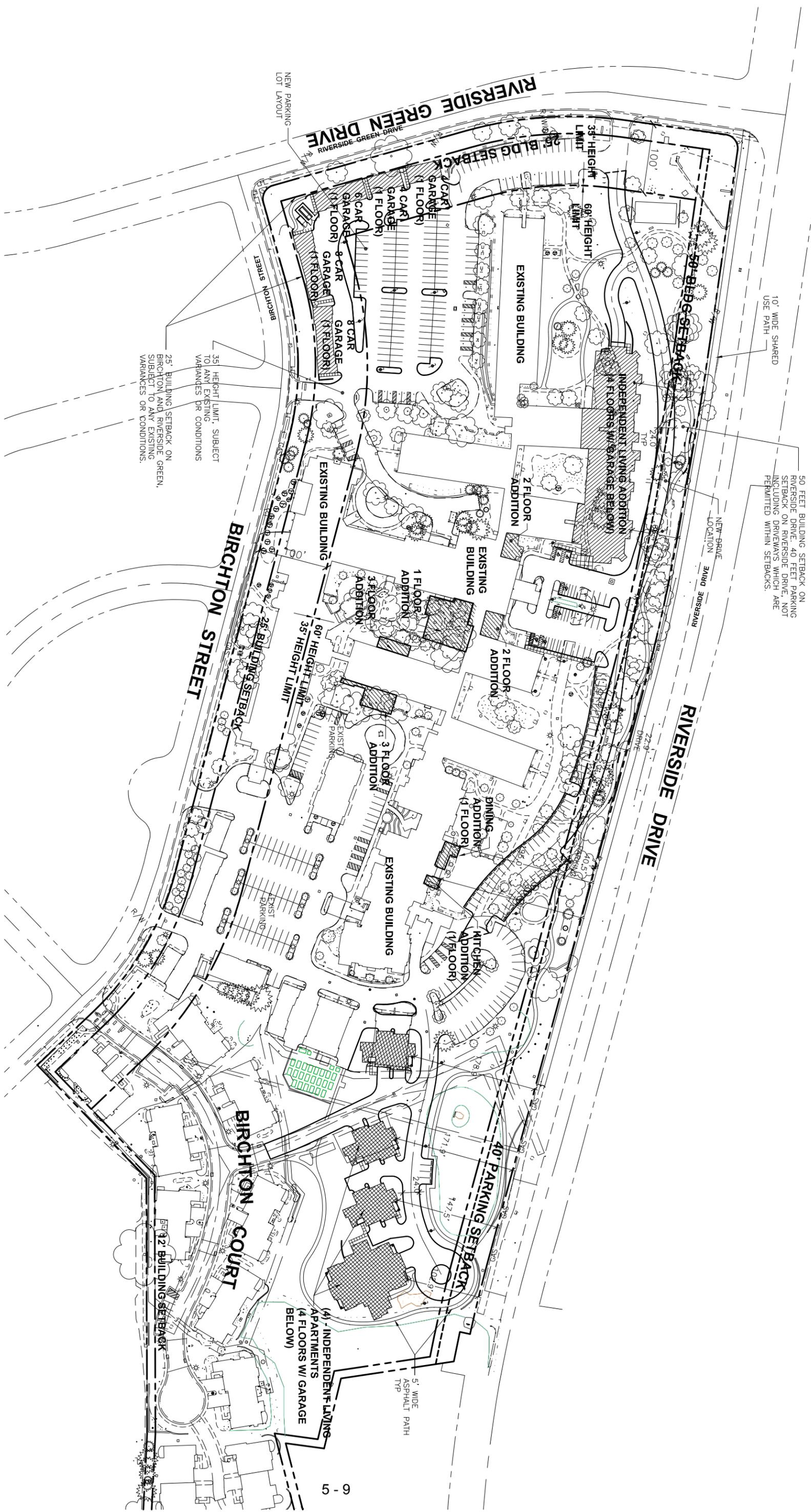
**G. Behavior Patterns**

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.



50 FEET BUILDING SETBACK ON RIVERSIDE DRIVE. 40 FEET PARKING SETBACK ON RIVERSIDE DRIVE, NOT INCLUDING DRIVEWAYS WHICH ARE PERMITTED WITHIN SETBACKS.

35' HEIGHT LIMIT, SUBJECT TO ANY EXISTING VARIANCES OR CONDITIONS

25' BUILDING SETBACK ON BIRCHTON AND RIVERSIDE GREEN, SUBJECT TO ANY EXISTING VARIANCES OR CONDITIONS.

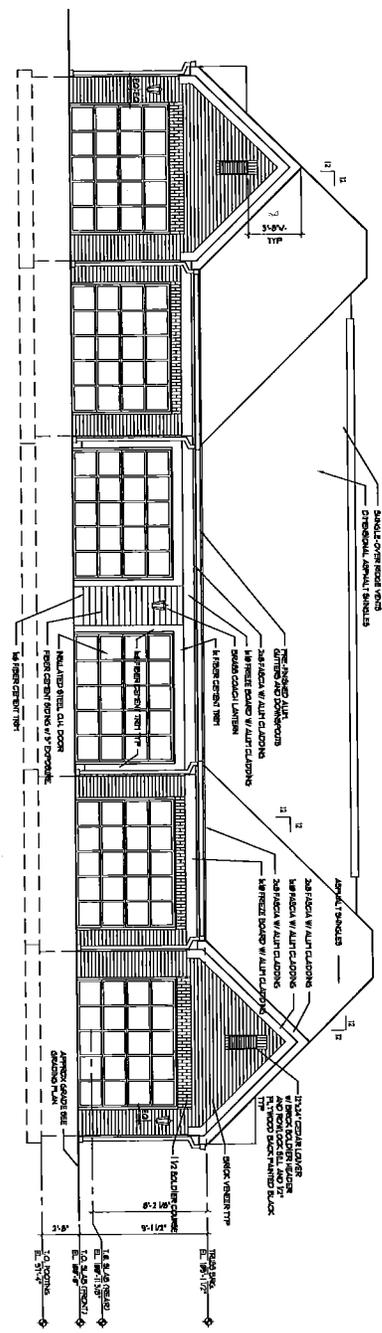
**SITE PLAN**

NO SCALE

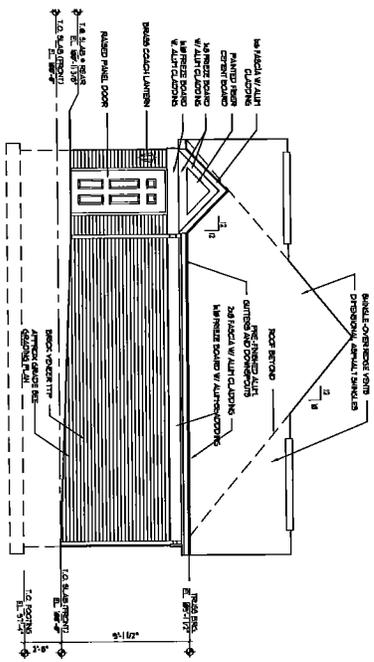
*JMM*

**ARCHITECTS, INC.**

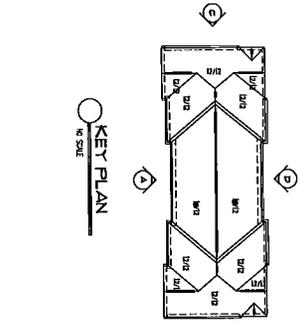
4685 LARWELL DRIVE COLUMBUS, OH  
 614.326.5565 FAX: 614.326.5566  
 WEB SITE: WWW.JMMARCH.COM



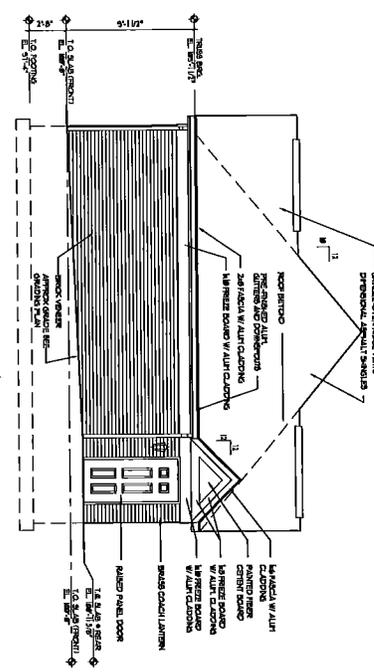
**A FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



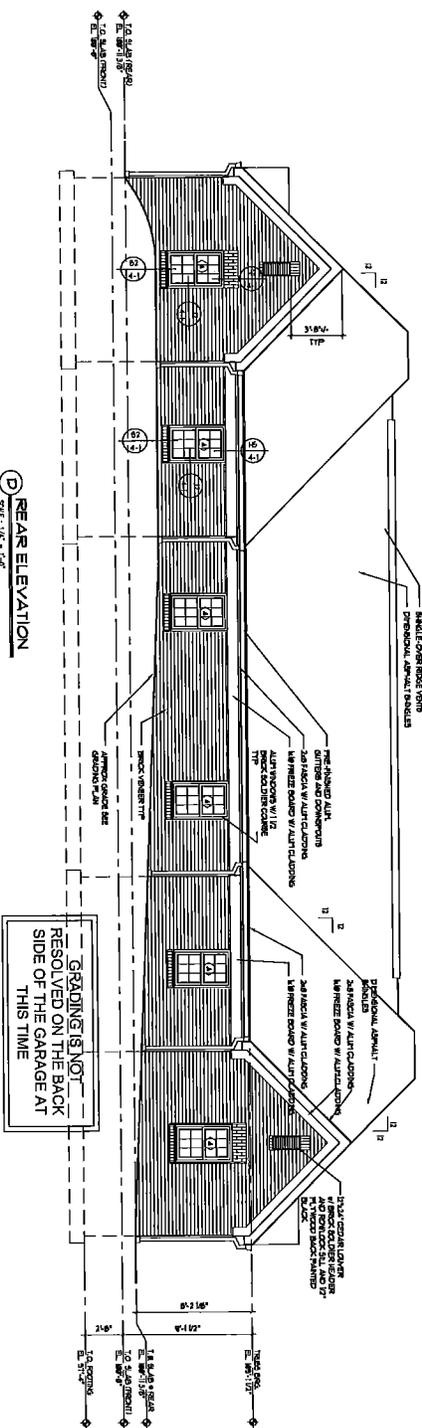
**C LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**KEY PLAN**  
SCALE



**B RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



**D REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

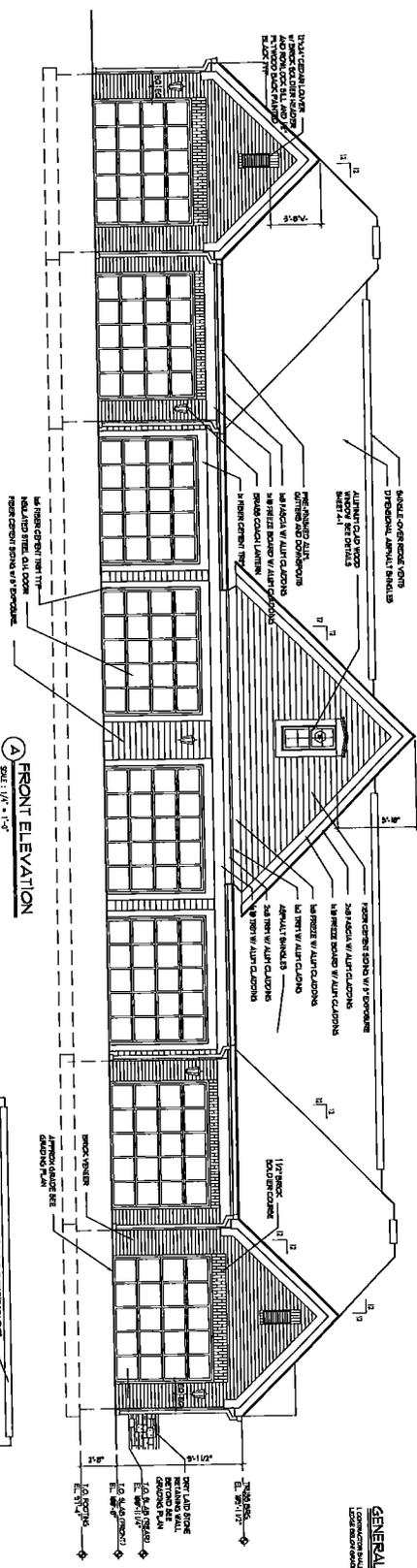
GARAGING IS NOT  
RESOLVED ON THE BACK  
SIDE OF THE GARAGE AT  
THIS TIME

**GENERAL NOTES**  
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.

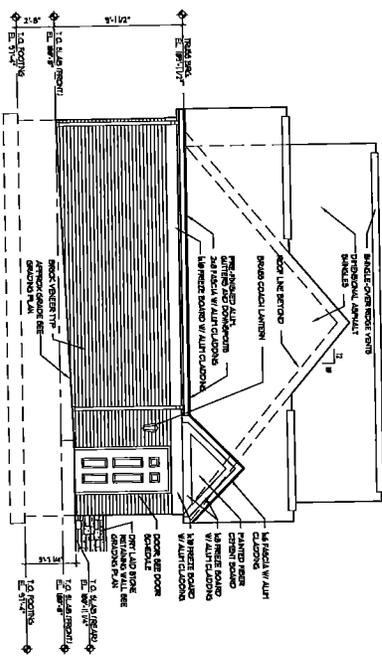
5-1	<b>EXTERIOR ELEVATIONS</b> <b>SIX CAR GARAGE</b> Friendship Village of Dublin Columbus, Ohio	JOB # 1422	DATE 02-27-15	
		DRAWN BY JLC	CHECKED ---	
		REVISIONS ---		
	2015 Legend Drive, Columbus, Ohio 43220 (614) 891-1100 www.jlc.com			

215-006

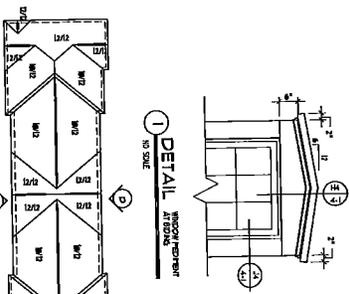
**GENERAL NOTES**  
 1. CONSULT THE ARCHITECT'S GENERAL NOTES FOR ALL MATERIALS AND FINISHES.  
 2. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.



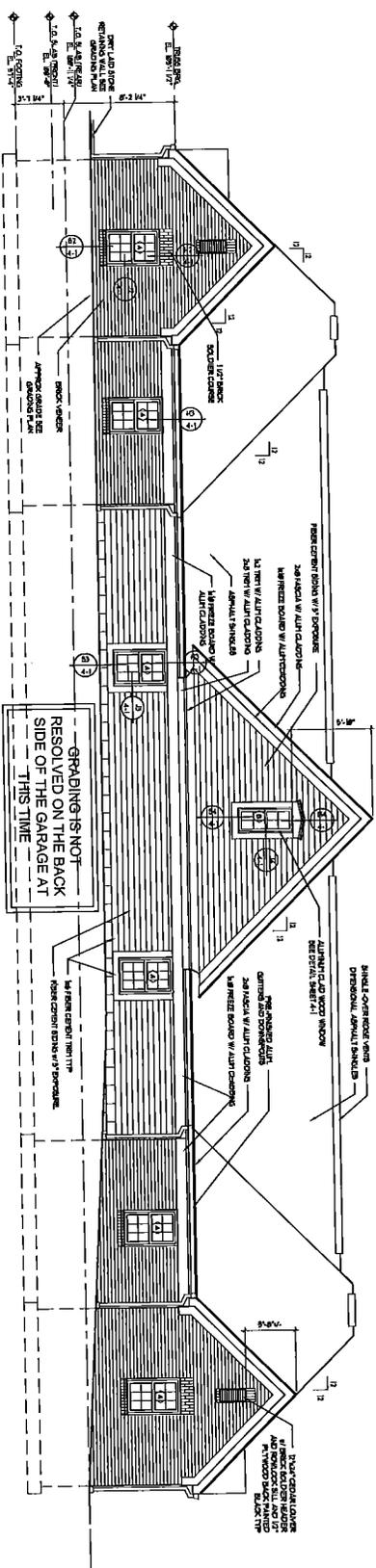
**A FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**B RIGHT SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"



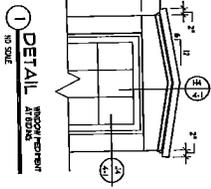
**C LEFT SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"



**D REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**KEY PLAN**  
 1/8" = 1'-0"



**1 DETAIL WINDOW**  
 1/8" = 1'-0"

5-2	EXTERIOR ELEVATIONS EIGHT CAR GARAGE	JOB # 1422	DATE 02-27-15
	Friendship Village of Dublin Columbus, Ohio	DRAWN BY JLC	CHECKED ---
	<i>J.M.C.</i> ARCHITECTURE	REVISIONS	

215-006

215-006



215-006



215-006  
900-512



## **Pine, Shannon L.**

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**From:** Rosemarie Lisko <rosemarielisko@sbcglobal.net>  
**Sent:** Thursday, May 07, 2015 9:32 AM  
**To:** Pine, Shannon L.  
**Subject:** Z15-006 6000 Riverside Drive

The Northwest Civic Association heard the request for rezoning the entire property to CPD. After much discussion we voted to give a Conditional Approval 9-0

Condition: To include in the limitation text hours of operation of the trash compactor and hours of pick up to empty the compactor.  
Hours of operation will be 8am to 8pm  
Pick up to empty the compactor will be 8am to 5pm.

We asked this condition because the applicant would not agree to move the compactor to a more internal location. The location of the compactor is very close to the residential neighborhood and the noise of the compactor and emptying of it will be very disturbing to the neighborhood . If this condition is met we will give our support to this rezoning.

Rosemarie Lisko  
Zoning Chair  
Northwest Civic Association  
985-1150