

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 10, 2015**

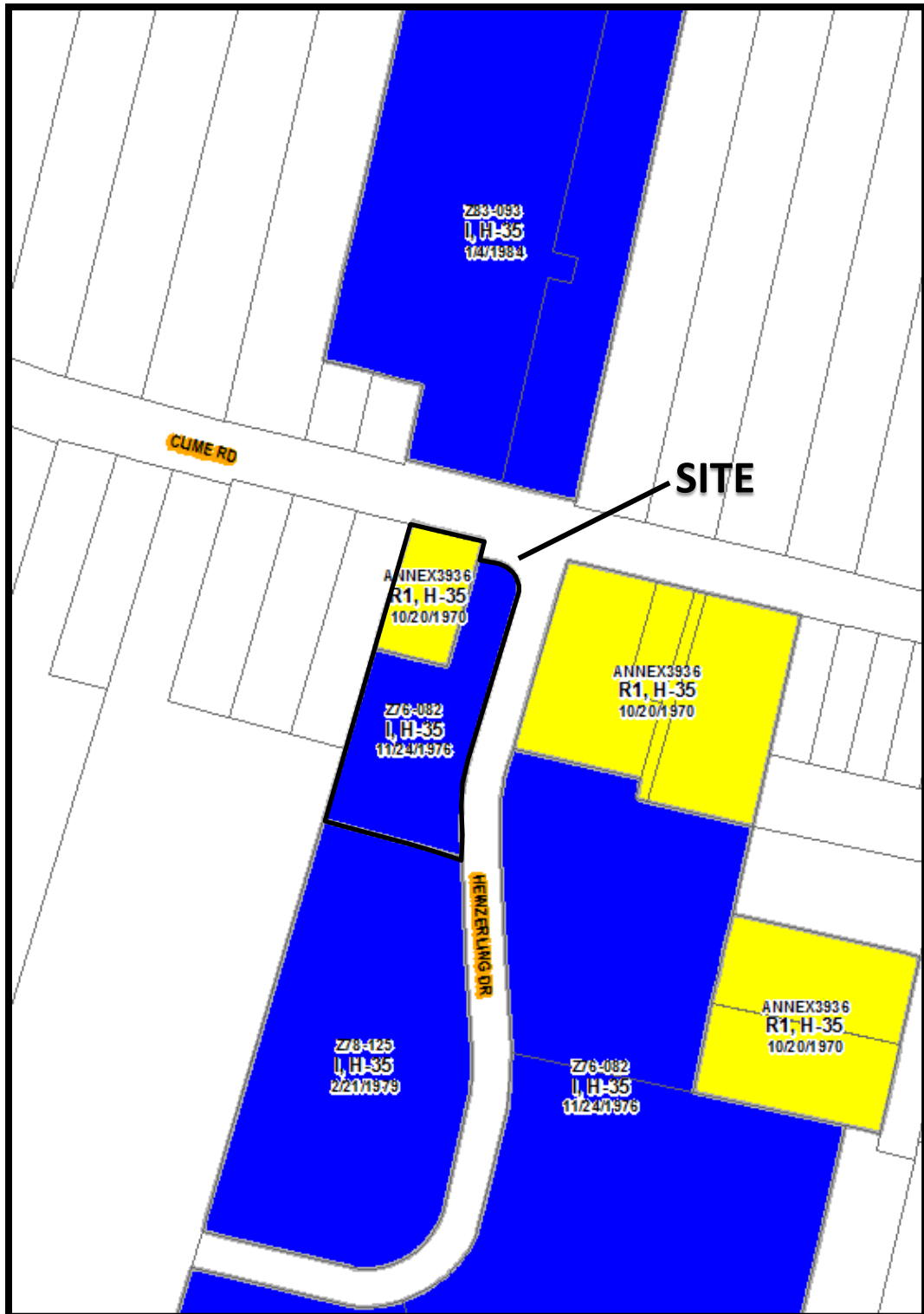
- 5. APPLICATION: Z15-045**
Location: **2787 CLIME ROAD (43223)**, being 2.18± acres located at the southwest corner of Clime Road and Heinzerling Drive (570-104724 and 570-172737; Greater Hilltop Area Commission).
Existing Zoning: R-1, Residential , and I, Institutional Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Intermediate residential care facilities.
Applicant(s): Heinzerling Foundation, c/o Catherine Cunningham, Atty.; Kegler, Brown, Hill, and Ritter; 65 East State Street, Suite 1800; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: James Burdin; 645-1341; jeburdin@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

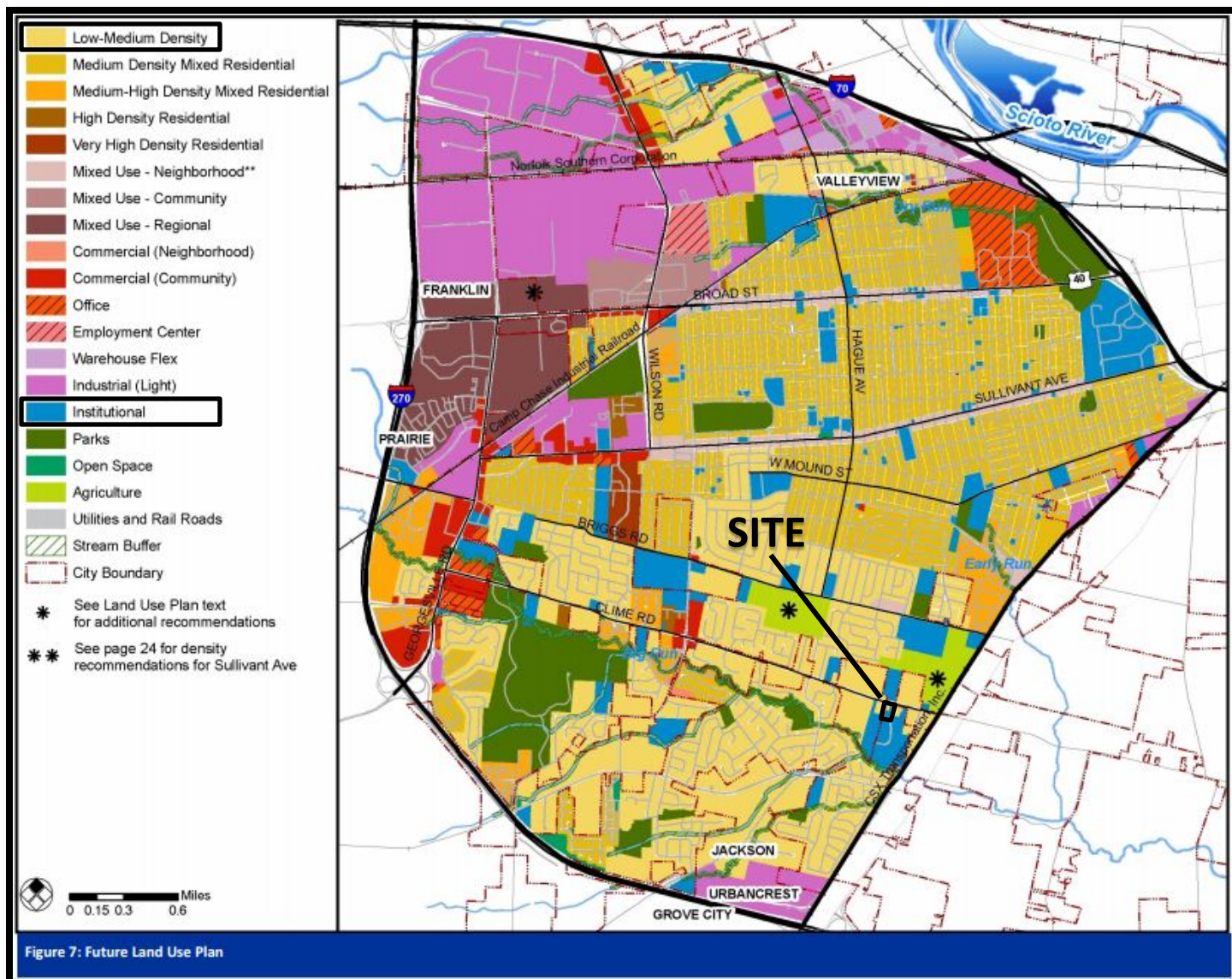
- The 2.18± acre site consists of two lots that are currently developed with one single-unit dwelling. The applicant proposes the CPD, Commercial Planned Development District, in order to permit intermediate residential care facilities.
- The site is bordered to the north and south by senior and long-term healthcare facilities zoned in the I, Institutional District. To the east across Heinzerling Drive are a vacant parcel and single-unit dwellings zoned in the R-1, Residential District and a nursing home in the I, Institutional District. To the west are additional single-unit dwellings in Franklin Township.
- The site is located within the boundaries of the *Greater Hilltop Plan* (2010), which recommends low- to medium-density residential and institutional uses for this location.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for approval of the requested district.
- The development text provides commitments for altered setbacks, parking and circulation commitments, and building design guidelines. Variances for side yard requirements, driveway dimensions, and to allow parking and maneuvering across parcel lines are included in the text. The CPD plan depicts the anticipated property lines, access points, and building and parking setbacks.
- The *Columbus Thoroughfare Plan* identifies Clime Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested CPD zoning classification would allow for intermediate residential care facilities to be developed according to the use and development standards described in the CPD text and reflected on the plan. The *Greater Hilltop Plan* provides for low- to medium-density residential and institutional uses on this site. The CPD, Commercial Planned Development District restricts development to institutional uses, which are consistent with surrounding uses on Clime Road and Heinzerling Drive. The proposed use, when developed in accordance with the development standards in the CPD text and plan, will not negatively impact neighboring residential areas.



Z15-045
2787 Clime Road
Approximately 2.18 acres



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 Approximately 2.18 acres



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2787 Clime Road
Approximately 2.18 acres

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: COMMERCIAL PLANNED DEVELOPMENT DISTRICT

PROPERTY ADDRESS: 2787 Clime Road

OWNER: Heinzerling Foundation, an Ohio non-profit corporation

APPLICANT: Heinzerling Foundation c/o Catherine A. Cunningham, Esq.

DATE OF TEXT: 11/20/15 APPLICATION NUMBER: Z15 - 045

1. INTRODUCTION: The subject site is comprised of two (2) separate parcels located at the southwest corner of Clime Road and Heinzerling Drive with a combined acreage of approximately 2.1794 acres. One parcel (parcel no. 570-104724) is zoned R-1 and abuts Clime Road. The second parcel (parcel no. 570-172737) is zoned I and abuts both Clime Road and Heinzerling Drive. The applicant is proposing to construct two (2) smaller scale licensed residential intermediate care facilities for long term residential care and personal assistance to the residents who cannot live independently in a CPD Commercial Planned Development District. Each facility will have common kitchen, eating and community areas with bedrooms for its residents. The bedrooms are not “dwelling units” with self-contained independent living facilities (having eating, living, sanitary and sleeping areas and cooking facilities). These intermediate care facilities fall within the definition of “rest home” under the Columbus City Code and are licensed under Chapter 5123 of the Ohio Revised Code (rather than Chapter 3721 referred to in the Columbus City Code) based upon Medicaid classifications and the supportive services provided to the residents. It is anticipated that each facility will be located on a separate parcel and the applicant intends to combine the two (2) existing parcels then subdivide or split them into three (3) parcels, having a residential facility on each of the two northern parcels with a third parcel to the south that may be developed in the future for institutional uses.

2. PERMITTED USES: All uses permitted in Section 3349.03 (Institutional) of the Columbus City Code shall be permitted on the site. Those uses include rest homes and facilities licensed under Chapter 5123 of the Ohio Revised Code.

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 Zoning Site Plan attached as Exhibit "A".

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

1. The minimum building line is fifty (50) feet from Clime Road and fifty (50) feet from Heinzerling Drive. Additional right-of-way on the frontage of the R-1 parcel (parcel no. 570-104724) abutting Clime Road is being dedicated to the city as required by Section 4309.17 of the Columbus City Code in the amount necessary to provide a total of sixty (60) feet of right of way from the centerline and the fifty (50) feet building line shall be from the edge of that additional Clime Road right-of-way.
2. The minimum rear building line shall be thirty (30) feet from the west property line.
3. A minimum building line from any side property line that does not front a public street (Clime Road) shall be ten (10) feet, including any side lot lines created by combining then splitting or subdividing the two parcels comprising this 2.1794 acre site. If the parcels are not combined, split or subdivided, the minimum building separation shall be twenty (20) feet.

4. There shall be a thirty (30) feet parking or maneuvering setback from any property line abutting Clime Road and a ten (10) feet parking or maneuvering setback from any property line abutting Heinzerling Drive.
5. There shall be a thirty (30) feet parking or maneuvering setback from any rear property line adjacent to a residential district property line except for any parcel within this site (now or as it may be split in the future) that functions as a unified or overall site with the contiguous rear property, which shall have a zero setback. No parking lot in front of the rear building line or across Heinzerling Drive from residentially zoned property shall be considered adjacent to residential property.
6. No parking or maneuvering setback shall be required from any side property line with the exception of Clime Road, which has a thirty (30) feet parking or maneuvering setback as provided above. The portion of the existing parking lot on the subject property along the southern property line serving 1750 Heinzerling Drive may remain.

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

1. Access to and from the site including access to each proposed parcel shall be provided via Heinzerling Drive. Access shall be approved by the City of Columbus, Department of Public Service.
2. Structures on adjacent parcels may but shall not be required to share a common parking lot, driveway and access. Access shall be approved by the City of Columbus, Department of Public Service.
3. The developer will construct a sidewalk that is a minimum of five (5) feet wide along the Heinzerling Drive frontage. There is an existing sidewalk along the Clime Road frontage along the entire site which shall remain.

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

1. N/A

D. Building Design and Exterior Treatment Commitments.

1. Buildings will be a residential scale with sloped shingle roofs and exterior materials shall complement existing institutional buildings along Heinzerling Drive.

E. Dumpsters, Lighting, Outdoor Display and Other Environmental Commitments.

1. N/A

F. Graphics and/or Signage Commitments.

1. Any signage and graphics shall conform to the City of Columbus Graphic Code as it applies to the CPD District. Any variance of the sign requirements will be submitted to the City of Columbus Graphics Commission.
2. The existing Heinzerling Foundation sign on the parcel zoned "I" (parcel no. 570-172737) at the southwest corner of Clime Road and Heinzerling Drive will be removed.

G. Miscellaneous:

1. Variance: Reduce 25 foot minimum side yard requirements to 10 feet for building lines along the side lot lines and to zero for everything else including parking and maneuvering with the exception of the side yard with property frontage on Clime Road. (CC 3361.04(a)).
2. Variance: Allow maneuvering and parking spaces to cross parcel lines. (CC 3312.25).
3. Variance: Allow driveway to have a minimum width of less than 20 feet on a single parcel (in the event that the adjacent residential facilities share a common access and driveway). (CC 3312.13)
4. Variance: Allow combination and division or split of two parcels to form three parcels with each of the two proposed residential facilities to be located on a separate parcel and create a third southern parcel. (CC 3361.11)
5. The Subject Site shall be developed in accordance with the submitted site plan. The plan including the proposed lots and property lines may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development or when 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 & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.
6. The developer shall dedicate additional right of way along the Clime Road frontage of parcel no. 570-104724. (CC 4309.17).
7. No minimum lot size shall be required.

4. COMMERCIAL PLANNED DEVELOPMENT CRITERIA:

- A. *Natural Environment:* The natural character of the area is flat land. There are no known wetlands or streams on the property. On the parcel zoned I there is an existing Heinzerling Foundation sign that will be removed and street trees along Heinzerling Drive. Otherwise the parcel zoned "I" is vacant. The parcel zoned R-1 is a typical flat rural residential lot developed in Franklin Township with a small home, surrounding yard, outbuilding and trees.
- B. *Existing Land Use:* The property is comprised of two parcels. The parcel fronting Clime Road is zoned R-1 and has a single-family residence upon it that was constructed in 1945 in Franklin Township. The parcel at the corner of Heinzerling Drive and Clime Road is zoned I and is currently vacant there except for an existing Heinzerling Foundation sign that will be removed.
- C. *Transportation and Circulation:* The property is located at the southwest corner of Clime Road and Heinzerling Drive. There are existing sidewalks (on both parcels) along Clime Road and sidewalks on the west side of Heinzerling Drive south of the property and on the east side of Heinzerling Drive only on the R-1 parcel across the street from and east of the subject property. It is anticipated that access to the property will be from Heinzerling Drive. All internal drives, circulation and access will be reviewed and approved by the City of Columbus, Department of Public Service.

- D. *Visual Form of the Environment:* The existing uses/zoning of the surrounding properties are as follows:

North: Across Clime Road is a nursing home or other institutional facility in the “I” Institutional District in Columbus. The parcels east and west of that facility remain in Franklin Township and are rural residential uses.

East: Across Heinzerling Drive is a parcel zoned “R-1” that is vacant and southeast are two parcels zoned “I” Institutional. One of those parcels is a senior healthcare facility with skilled nursing, rehabilitative and long term care and the other parcel is a licensed Heinzerling Foundation residential facility providing personal assistance and long term care to its residents.

South: A 4.89 acre parcel zoned and used for an “I” Institutional District use owned by the Heinzerling Foundation and consisting of a licensed 104 bedroom residential facility providing long term care and personal assistance to its residents.

West: A single-unit dwelling in Franklin Township.

- E. *View and Visibility:* The property is located at the southwest corner of the intersection of Clime Road and Heinzerling Drive. The intersection has good visibility which will be improved with the proposed project since the existing dated home will be removed, sixty (60) feet of additional right of way is required to be dedicated to the City and a new residential facility of the same character but smaller scale than the other institutional uses in the area will be constructed fifty (50) feet back from the new right of way improving the visibility at the existing intersection. In addition, the proposed project, use and improvements will enhance the area and improve the views along Clime Road and Heinzerling Drive.
- F. *Proposed Development:* The proposed development includes two (2) smaller scale licensed residential intermediate care facilities for long term residential care and personal assistance to the residents who cannot live independently. Each facility will have a common kitchen, eating and community areas with bedrooms for its residents. The bedrooms are not “dwelling units” with self-contained independent living facilities (having eating, living, sanitary and sleeping areas and cooking facilities). It is anticipated that the current parcels will be combined and divided into three lots. The northern two lots will have intermediate residential care facilities. The southernmost lot may be developed in the future as permitted by the zoning.
- G. *Behavior Patterns:* The existing environment is a mixture of uses including rural vacant land comprised primarily of fields in Franklin Township and some of the immediately adjacent “R-1” and “I” parcels in the city along with limited wooded areas and rural residential homes in the township and more urban development with single family subdivisions, apartments and commercial and institutional development in the area in the city of Columbus. The immediate area includes several licensed facilities (north, south and southeast) providing a variety of long-term care options to their residents and this proposed use is complementary to those uses and behavior patterns. With respect to behavior patterns, the proposed use does not typically involve extensive commuting between various activities.
- H. *Emissions:* No significant emissions or levels of light, sounds, smells or dust atypical of residential care facilities will be generated from the use of this site. Emissions will not affect the environment or alter the use and enjoyment of the surrounding properties.

The undersigned, being the authorized representative of the owner of the subject property and Applicant in the subject Application, does 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, nullify, alter or modify any more restrictive provision of the Columbus City codes, except as permitted by the Development Text and drawings referenced herein.

Heinzerling Foundation

Signature: _____
By Robert E. Heinzerling, its Executive Director

Date: November 20, 2015



Standardized Recommendation Form

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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

Case Number

Z15-045

Address

2187 CLIME ROAD

Group Name

GREATER HILLTOP AREA COMMISSION

Meeting Date

10 NOV 2015

Specify Case Type

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

Recommendation
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote

FOR = 11 AGAINST = 0 ABSTAIN = 0

Signature of Authorized Representative

[Signature]

Recommending Group Title

ZONING CHAIR

Daytime Phone Number

614-653-7653

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer