

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 11, 2008**

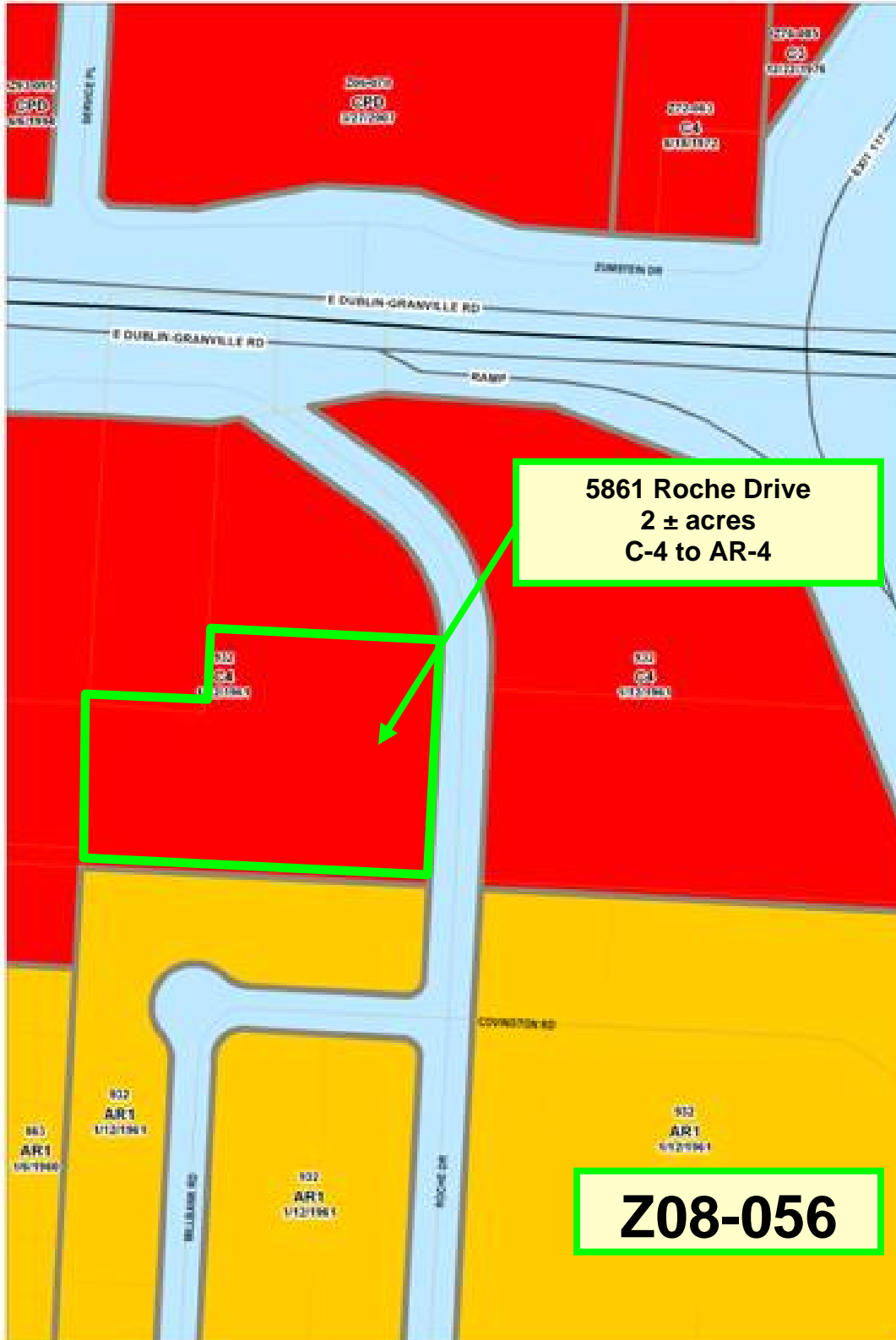
- 4. APPLICATION: Z08-056**
Location: 5861 ROCHE DRIVE (43229), being 2.0± acres located on the southwest side of Roche Drive, 350± feet east of Northmeadows Boulevard. (010-130884).
Existing Zoning: C-4, Commercial District.
Request: L-AR-4, Apartment Residential District.
Proposed Use: Senior Housing.
Applicant(s): National Church Residences of Hesus Ohio; c/o Joseph Kasberg; 2335 North Bank Drive; Columbus, OH 43220.
Property Owner(s): RAAS Hotel Group Inc; 6691 Highland Lakes Place; Westerville, Ohio 43082.
Planner: Dana Hitt, AICP; 645-2395; dahitt@columbus.gov

BACKGROUND:

- o The site is the location of a motel that was demolished several years ago and is zoned in the C-4, Commercial District. The Applicant was granted a Council variance (CV08-003) to allow forty senior housing units in April of 2008. The applicants are complying with a condition of Council variance (CV08-003) to rezone the site to the L-AR-4, Limited Apartment Residential District.
- o To the north is vacant land zoned in the C-4, Commercial District. To the south are multi-family dwellings zoned in the AR-1 Apartment Residential District. To the east across Roche Drive is a bowling alley zoned in the C-4, Commercial District. To the west is a parking lot zoned in the C-4, Commercial District.
- o The site lies within the boundaries of the *Northland Plan Volume I* (2001) but not within a designated sub area.
- o The limitation text commits to the site plan and provides for density limitations.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-4, Limited Apartment Residential District will allow forty senior housing units which is consistent with the zoning and development patterns of the area.



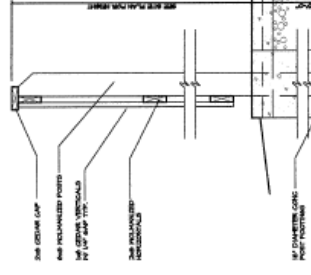
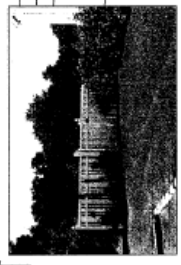
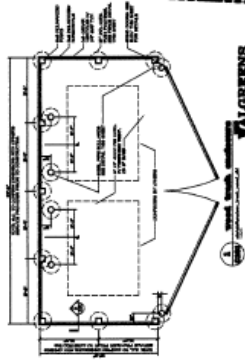
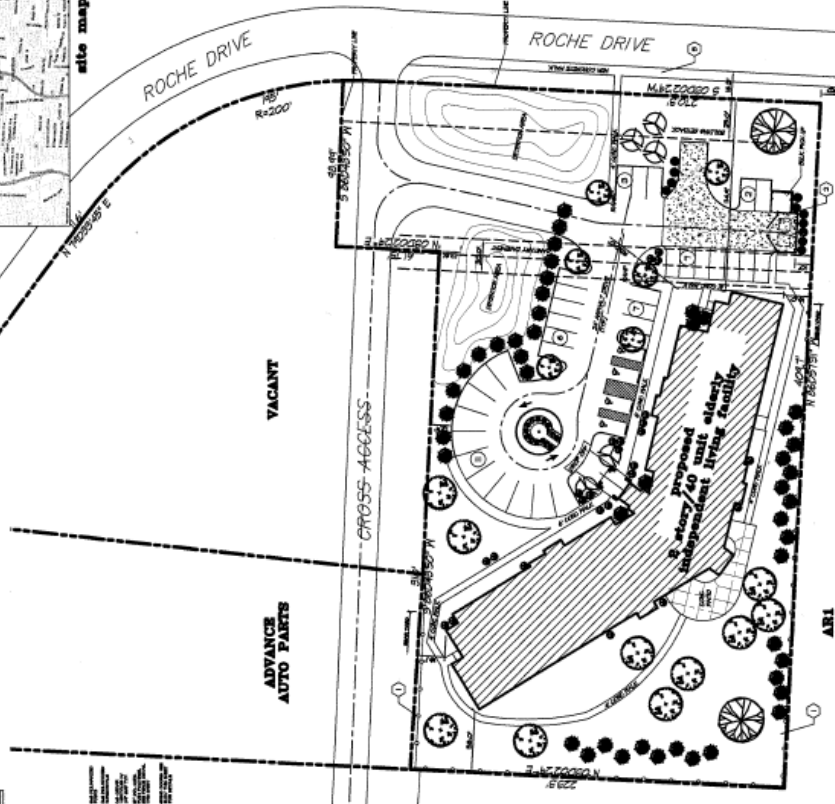
CV08-003



PROFESSIONAL SEAL
 LANDSCAPE ARCHITECT
 STATE OF OHIO
 No. 000000000
 EXPIRES 03/31/08

PRELIM PHASE
 DATE: 03/13/08
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO.: 001/008

SITE PLAN
C100



5 wood enclosure fence 1'-4" x 4"

2 6' vinyl fence 4"

development summary / limitation text	6' vinyl fence
development summary	SEE DEVELOPMENT SUMMARY
limitation text	SEE DEVELOPMENT SUMMARY
site summary	SEE DEVELOPMENT SUMMARY
zoning district	C4
site address	10000 WALGREENS BLVD
city	COLUMBUS, OH
county	FRANKLIN COUNTY
lot area	100,000 SQ FT
building area	100,000 SQ FT
gross floor area	100,000 SQ FT
gross parking	100 SPACES
proposed	SEE DEVELOPMENT SUMMARY
building summary	SEE DEVELOPMENT SUMMARY
proposed use	SEE DEVELOPMENT SUMMARY
year of construction	SEE DEVELOPMENT SUMMARY
owner	SEE DEVELOPMENT SUMMARY
architect	SEE DEVELOPMENT SUMMARY
engineer	SEE DEVELOPMENT SUMMARY
landscape architect	SEE DEVELOPMENT SUMMARY
notes	SEE DEVELOPMENT SUMMARY

NOTES:
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. SEE DEVELOPMENT SUMMARY FOR FURTHER INFORMATION.
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 10. SEE DEVELOPMENT SUMMARY FOR FURTHER INFORMATION.



north site plan 1'-0"=90'-0"

FINAL RECEIVED 3/21/08 [Signature]

CV08-003

PROPOSED DISTRICT: L-AR-4, Limited Apartment - Residential District
PROPERTY ADDRESS: 5861 Roche Drive
OWNER: RAAS Hotel Group Inc.
APPLICANT: National Church Residences of Hesus Ohio
DATE OF TEXT: November 24, 2008
APPLICATION NUMBER: Z08-056

1. INTRODUCTION: The site is located on the south side of E. Dublin Granville Rd. and west of Roche Dr. which curves around the property. Columbus City Council approved a council variance for multi-family usage on this site in 2008 (CV08-003). This zoning would reestablish the use which was permitted by the council variance.

2. PERMITTED USES: Permitted uses are elderly housing.

3. DEVELOPMENT STANDARDS: The applicable development standards are contained in Chapter j3333 (AR-Apartment Residential) of the Columbus City Code unless otherwise indicated within this text.

A. Density, Lot and/or Setback Commitments.

1. Maximum number of dwelling units shall be 40.

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

1. A commitment is made that a cross access easement will be established upon redevelopment of the property to the north of the NCR site.

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

1. The developer shall comply with the parkland dedication ordinance by contributing \$400 to the City of Columbus Recreation and Parks Department at the time of filing for zoning clearance.

2. Minimum tree size at installation shall be no less than 2 ½ inch caliper for street trees and/or shade trees, 5 feet in height for evergreen trees, 1 ½ inch caliper for ornamental trees, and two gallons for shrubs. Caliper shall be measured 6 inches above grade.

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

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

1. Maximum height of light poles shall be 14 feet.

E. Graphics and/or Signage Commitments.

1. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code as it applies to the AR-4 District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for approval.

F. Miscellaneous Commitments.

1. The developer shall connect its internal sidewalk with the public sidewalk along Roche Drive.

2. The Subject Site shall be developed in accordance with the submitted site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the landscape plan shall be reviewed and may be approved by the Director of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

Fax

To: David Brainin	From: Jeff Murray
Fax:	Pages: 1
Phone:	Date: 12/4/08
Re: Z08-056 5861 Roche Dr.	Email:

Dear Mr. Brainin,

Our committee voted to support this application..

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray
Chairperson, Development Committee
Northland Community Council

