

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2016**

- 8. APPLICATION: Z16-042**
Location: **505 KING AVENUE (43201)**, being 36.2± acres located at the southwest corner of King Avenue and Battelle Boulevard (010-013627 and 71 others; University Area Commission).
Existing Zoning: C-2, and C-4, Commercial Districts, and P-1, Private Parking District.
Request: L-UCRPD, Limited University-College Research Park Development District.
Proposed Use: Research and technology institute.
Applicant(s): Battelle Memorial Institute, Attn. Russell P. Austin; c/o James M. Groner, Atty.; Bailey Cavalieri, LLC; 10 West Broad Street, Suite 2100; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

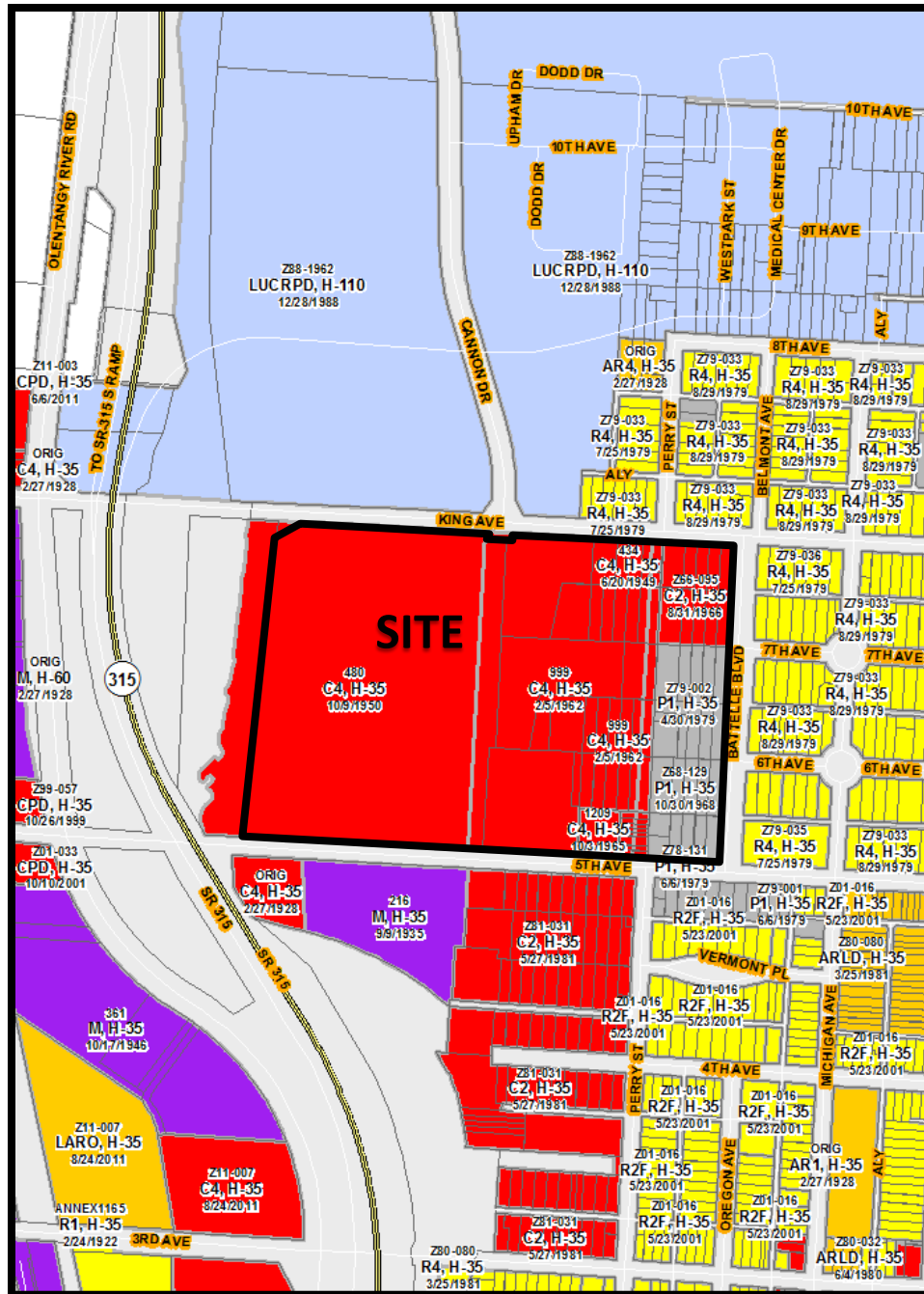
BACKGROUND:

- The 36.2± acre site consists of 72 parcels zoned in the C-2, and C-4, Commercial and P-1, Private Parking Districts, and is developed with a research and technology institution. Currently the Battelle Memorial Institute includes limited manufacturing uses that are not permitted in any commercial districts. The applicant is requesting the L-UCRPD, Limited University-College Research Park Development District to assure that the institute is in a zoning district that permits their wide-range of uses.
- North of the site is a mix of The Ohio State University zoned in the L-UCRPD, Limited University-College Research Park Development District and low-density residential uses in the R-4, Residential District. To the east are low-density residential land uses zoned in the R-4, Residential District. To the south is a parking lot and maintenance building zoned with a mix of C-2, and C-4, Commercial and M, Manufacturing Districts. To the west is the Olentangy River and multi-use trail.
- The site is within the planning area of the *University District Plan* (2015), which recommends institutional land use for this location.
- The site is located within the boundaries of the University Area Commission, whose recommendation is for approval.
- The limitation text includes setback commitments that limit building height and maintain landscaping and screening along portions of King Avenue and West Fifth Avenue, and the entirety of Battelle Boulevard.

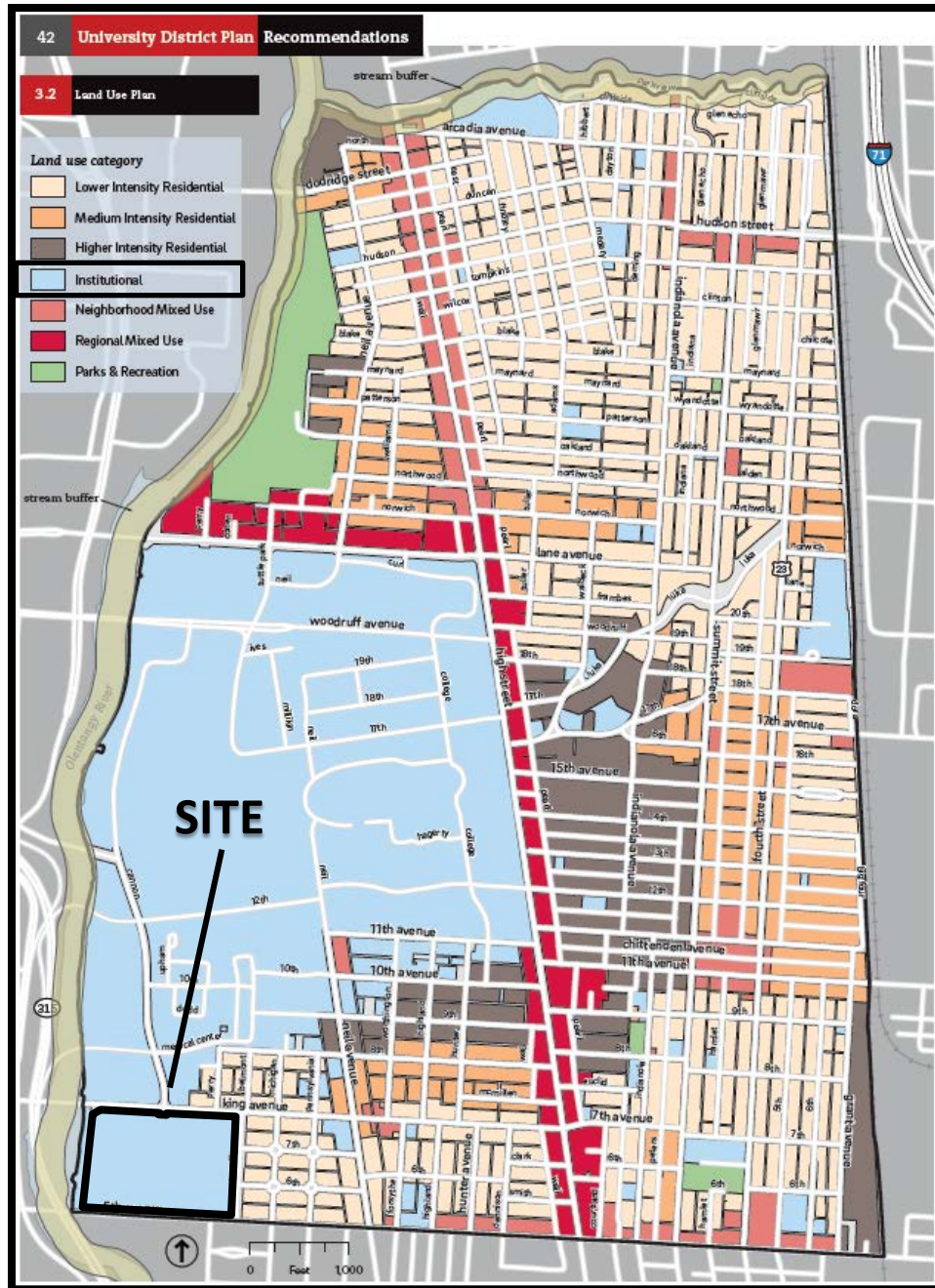
- The *Columbus Thoroughfare Plan* identifies King Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

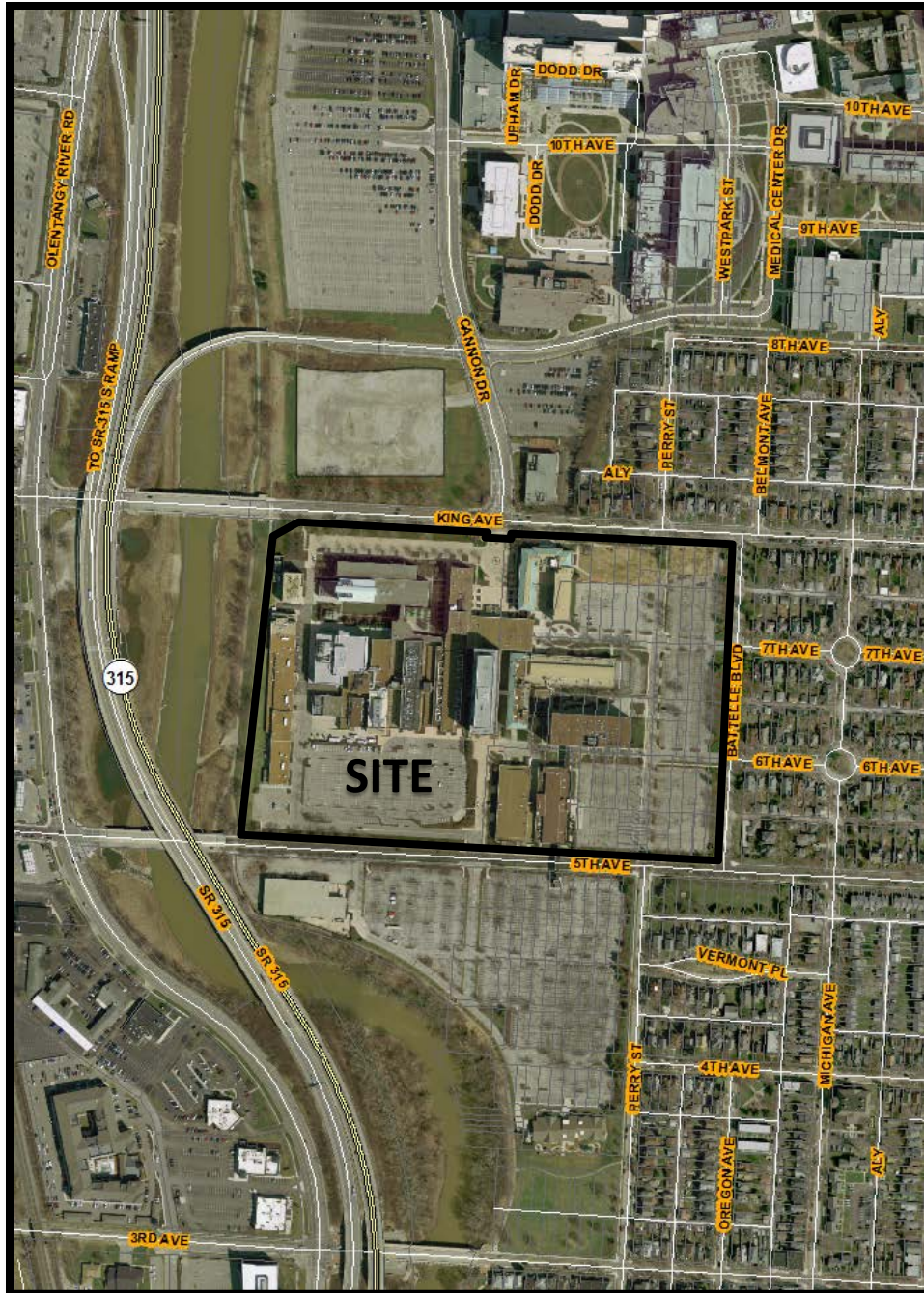
The requested L-UCRPD, Limited University-College Research Park Development District is an appropriate zoning district for the wide-range of uses that occur at the Battelle Memorial Institute, including limit manufacturing uses that are not permitted in the existing zoning districts. The site is located in the planning area of the *University District Plan* (2015), which recommends institutional land use for this location, which is consistent with this rezoning request. Staff is supportive of the requested zoning district, with the inclusion of setback commitments that limit building height and maintain landscaping and buffering along the northeastern, eastern, and southeastern edges of the site closest to adjacent residential neighborhoods.



Z16-042
505 King Avenue
Approximately 36.2 acres
C-2, C-4 & P-1 to L-UCRPD



Z16-042
505 King Avenue
Approximately 36.2 acres
C-2, C-4 & P-1 to L-UCRPD



Z16-042
505 King Avenue
Approximately 36.2 acres
C-2, C-4 & P-1 to L-UCRPD



City of Columbus
Mayor Andrew J. Ginther

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University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

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TO: Shannon Pine
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2208
spine@columbus.gov
RE: 505 King Avenue
Z16-042

October 19, 2016

Dear Shannon:

This letter is to inform you that on October 19, 2016 the University Area Commission voted to *approve* the request for re-zoning of the parcels owned by the Battelle Institute and bounded by King Ave., Battelle Dr., 5th Ave. and Olentangy River Rd., from a commercial & parking zoning to a **UCRPD**. The re-zoning contains a limitation text that was agreed-upon by the Commission and Battelle and is attached herein with this letter. Items in the limitation text include: building setbacks, landscape buffer, fencing, lighting, and off-premises graphics.

The applicant met previously with the Zoning Committee and was in communication with the neighborhood group adjacent to Battelle to discuss the project and address concerns about Battelle's future development and its effect on the surrounding neighborhoods. There were concerns about building heights, setbacks, 'green' buffers, parking and manufacturing. Discussions over these concerns led to the creation of the limitation text which addressed not all, but most of the concerns expressed. This mutual agreement gave the neighbors and the Commission a comfort level that any future growth and development on the Battelle site would be compatible with the residential character of the surrounding neighborhoods.

The Commission and the neighbors were appreciative of Battelle's efforts to understand their concerns and of Battelle's willingness to enter into discussion to help resolve those concerns. In the end, the Commission was very supportive of the re-zoning request as appropriate to Battelle's work and mission while being respectful of the surrounding neighborhoods.

*Denotes Zoning
Committee member

The vote to approve the above variance request was: **For – 15; Against – 1; Abstentions – 0.**

Respectfully Submitted,
Susan LM Keeny
Susan Keeny
UAC Zoning Committee Chair
c: 937-479-0201

**REZONING APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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.

APPLICATION # 216-042

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James M. Groner
 of (COMPLETE ADDRESS) Bailey Cavalieri LLC, 10 West Broad Street, Suite 2100, Columbus, OH 43215
 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. Battelle Memorial Institute 505 King Avenue Columbus, OH 43201 No. of Columbus-based employees: 1,425 Attn: Russell P. Austin, 614.424.5456	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

James M. Groner

Subscribed to me in my presence and before me this 1st day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Sharon L. Gerber

My Commission Expires:

January 7, 2017

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

Notary Seal Here



SHARON L. GERBER
 Notary Public, State of Ohio
 My Commission Expires 01/07/2017

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 all checks payable to the Columbus City Treasurer