

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 11, 2017**

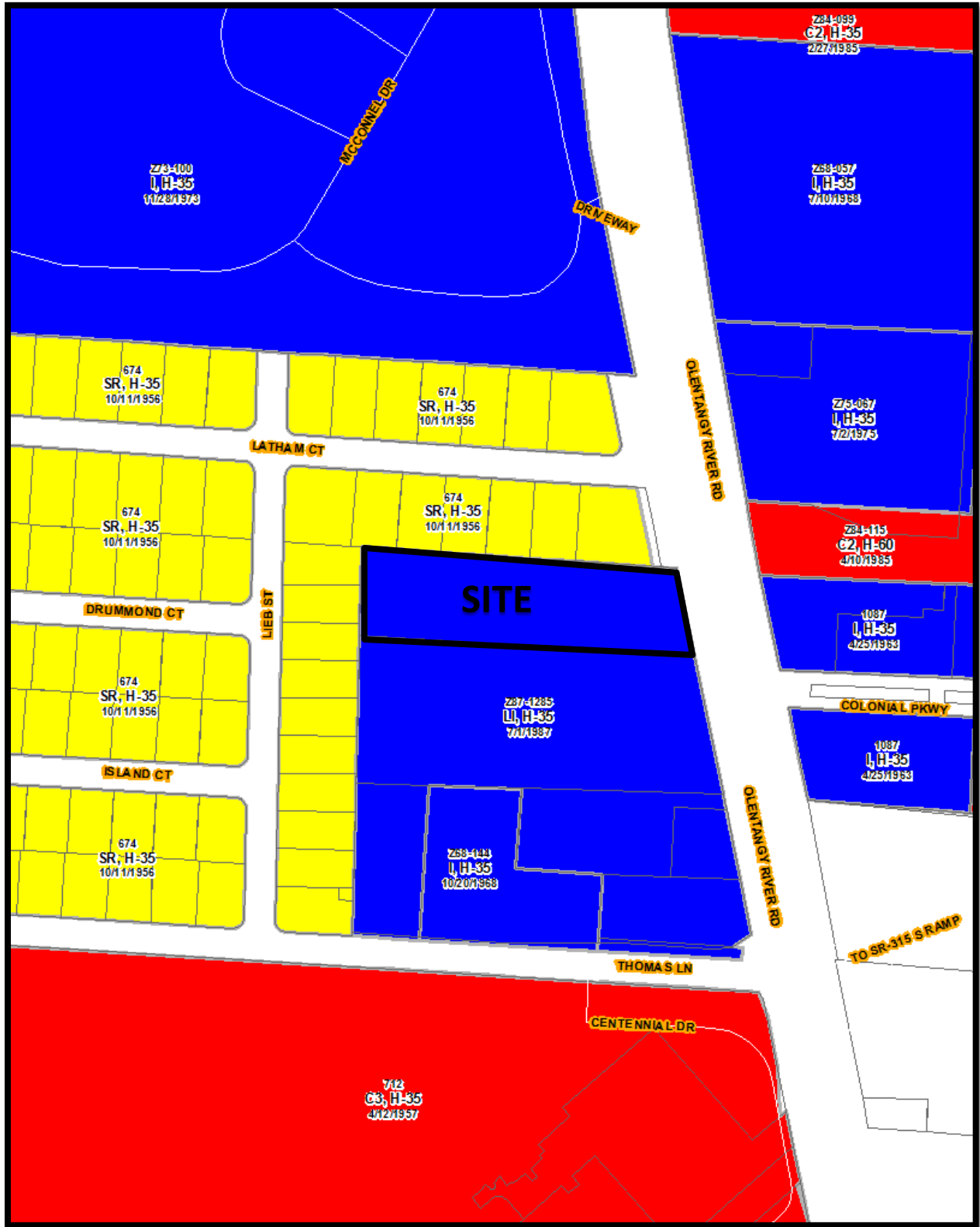
- 6. APPLICATION: Z17-010**
Location: **3619 OLENTANGY RIVER ROAD (43214)**, being 1.7± acres located on the west side of Olentangy River Road, 130± feet south of Latham Court (010-103318).
Existing Zoning: L-I, Limited Institutional District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Parking lot.
Applicant(s): OhioHealth Corporation; c/o Christopher N. Slagle, Atty.; 100 South Third Street; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

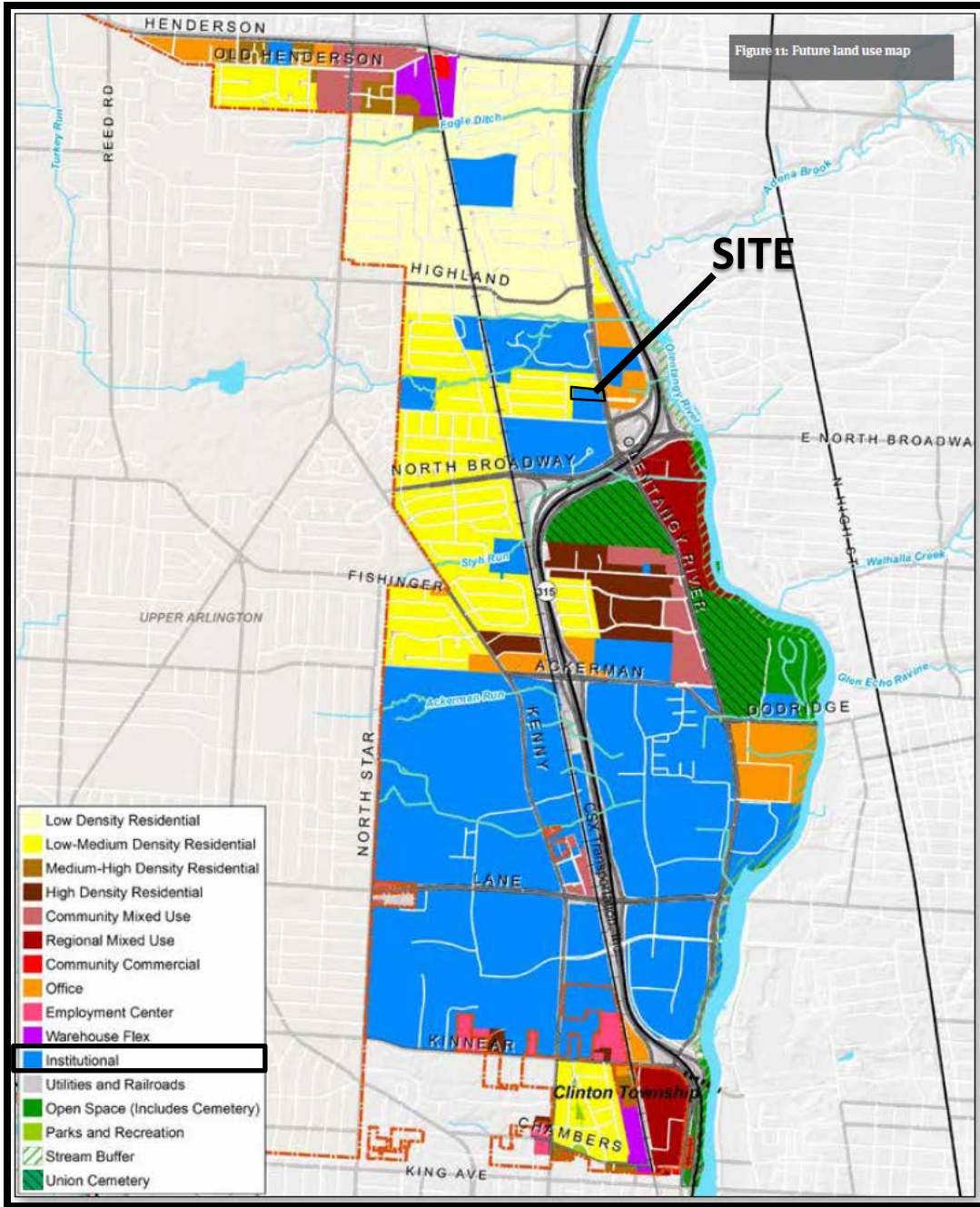
- o The 1.7± acre site is zoned L-I, Limited Institutional District, and was formerly developed with a hospice facility that was recently demolished. The parking lot for that facility is still intact. The requested CPD, Commercial Planned Development District will permit a 161-space employee parking lot for hospital and administrative office staff, and will alleviate parking shortage issues resulting from construction of new administrative office and structured parking facilities on existing surface parking lots.
- o To the north and west are single-unit dwellings in the SR, Suburban Residential District. To the east across Olentangy River Road and to the south are medical offices zoned in the I, Institutional and L-I, Limited Institutional districts.
- o The site is within the boundaries of the *Olentangy West Area Plan* (2013), which recommends institutional uses at this location. The Planning Division recognizes the proposed parking lot will serve the various offices and medical facilities associated with OhioHealth/Riverside Hospital. The Plan also recommends that parking should be balanced with the goal of reducing the development's impact on the natural environment; that landscaping and screening should be utilized to enhance development; and that appropriate corridor landscaping should be provided.
- o The CPD text commits to a site plan, proposes fencing along the north and west property lines, and includes a variance to eliminate parking lot trees. In order to offset the elimination of required parking lot trees, shade trees and shrubs are proposed within the parking setback area which will provide adequate corridor landscaping along Olentangy River Road.
- o The *Columbus Thoroughfare Plan* identifies Olentangy River Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District will permit a 161-space employee parking lot for hospital and administrative office staff as depicted on the attached site plan. The proposal includes landscaping provisions that offset the elimination of required parking lot trees while providing adequate corridor landscaping along Olentangy River Road. The request is consistent with the zoning and development pattern of the area.



Z17-010
3619 Olentangy River Road
Approximately 1.7 acres
LI to CPD



Olentangy West Area Plan (2013)

Z17-010
3619 Olentangy River Road
Approximately 1.7 acres
L-I to CPD



Z17-010
3619 Olentangy River Road
Approximately 1.7 acres
L-I to CPD

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COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Basis for Recommendation

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Date: May 11, 2017

Application #: Z17-010	Requested: CPD	Address: 3619 Olentangy River Road					
# Hearings:	Length of Testimony: 6:52 → 7:04	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
# Speakers Support: <input checked="" type="checkbox"/> Opposition: <input type="checkbox"/>	Development Commission Vote: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain	Area Comm/ Civic Assoc: <input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (write out ABSENT≡ or ABSTAIN≡)	Fitzpatrick	Ingwersen	NO Anderson	Y Cooley	NO Conroy	Y Onwukwe	Golden
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use	+	+	+	+	+	+	
Use Controls							
Density or Number of Units							
Lot Size							
Scale	MATCH					+	
Environmental Considerations	-	-	-		-	-	
Emissions							
Landscaping or Site Plans	+	-	-		-	-	
Buffering or Setbacks	-	-	-			-	
Traffic Related Commitments	+	+		+			
Other Infrastructure Commitments	-	-	-			-	
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation							
Governmental or Public Input							
MEMBER COMMENTS:							
<p>FITZPATRICK: LOT COVERAGE IS VERY INTENSE. PROJECT SCOPE WOULD BENEFIT BY INTRODUCING <u>SHADING</u> & <u>COOLING</u> THE HEAT ABSORPTION OF THE ASPHALT SURFACE. TREES ALONG THE FRONT LINE = GOOD IDEA</p>							
<p>INGWERSEN: AGGRESSIVE USE OF THE SITE - NEARLY TOTALLY PAVED WITH PLANTINGS ALONG OLENTANGY ROAD ONLY - O. IDEAS NEED TO MAXIMIZE PARKING IS OVERRIDING GOOD PARKING FOR URBAN HEAT SINKS CAUSED BY UNPLANTED PARKING LOTS</p>							
<p>ANDERSON: Another asphalt jungle w/ little regard to neighbors; the applicant can ameliorate the impact by following recommendations made by several Comm'n members.</p>							
<p>COOLEY: GIVEN THE NATURE OF THE ENVIRONMENTAL COMPLEX, THIS IS AN EASY WAY TO ADDRESS THE ISSUE</p>							
<p>CONROY: The site is appropriate as parking based on info. The issue here is how the site is designed. The limiting of trees will impact both stormwater & heat island issues. There are established means by which the materials could be used for a less problematic impact.</p>							
<p>ONWUKWE: Appropriate use. But it is a sea of asphalt. It is generate heat island effect and will adversely impact the residential neighbours. The project should plant trees to mitigate the heat effect on the neighbours.</p>							
GOLDEN							

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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 # 217-010

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Christopher N. Slagle
of (COMPLETE ADDRESS) Bricker & Eckler LLP, 100 South Third Street, 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. OhioHealth Corporation 3535 Olentangy River Road Columbus, OH 43214 1,500 (Administrative Office Site) (28,000 system wide) Douglas Scholl - System Director, Facility Planning 614.566.3641	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Christopher N. Slagle

Subscribed to me in my presence and before me this 27th day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Samantha L. Williams

My Commission Expires:

May 12, 2018

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



SAMANTHA L. WILLIAMS
Notary Public, State of Ohio
My Commission Expires May 12, 2018

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