

Drawn: M:\2015\Ordinance\2015\Production Drawings\Z14-038\Zoning Final.dwg Plot Date: 06-23-15 10:13:34 AM Plot Size: 11 x 17.50

CDT NO.	COUNT	REVISION	DATE

NO.	DESCRIPTION	APPROVAL DATE

NO.	DESCRIPTION	APPROVAL DATE

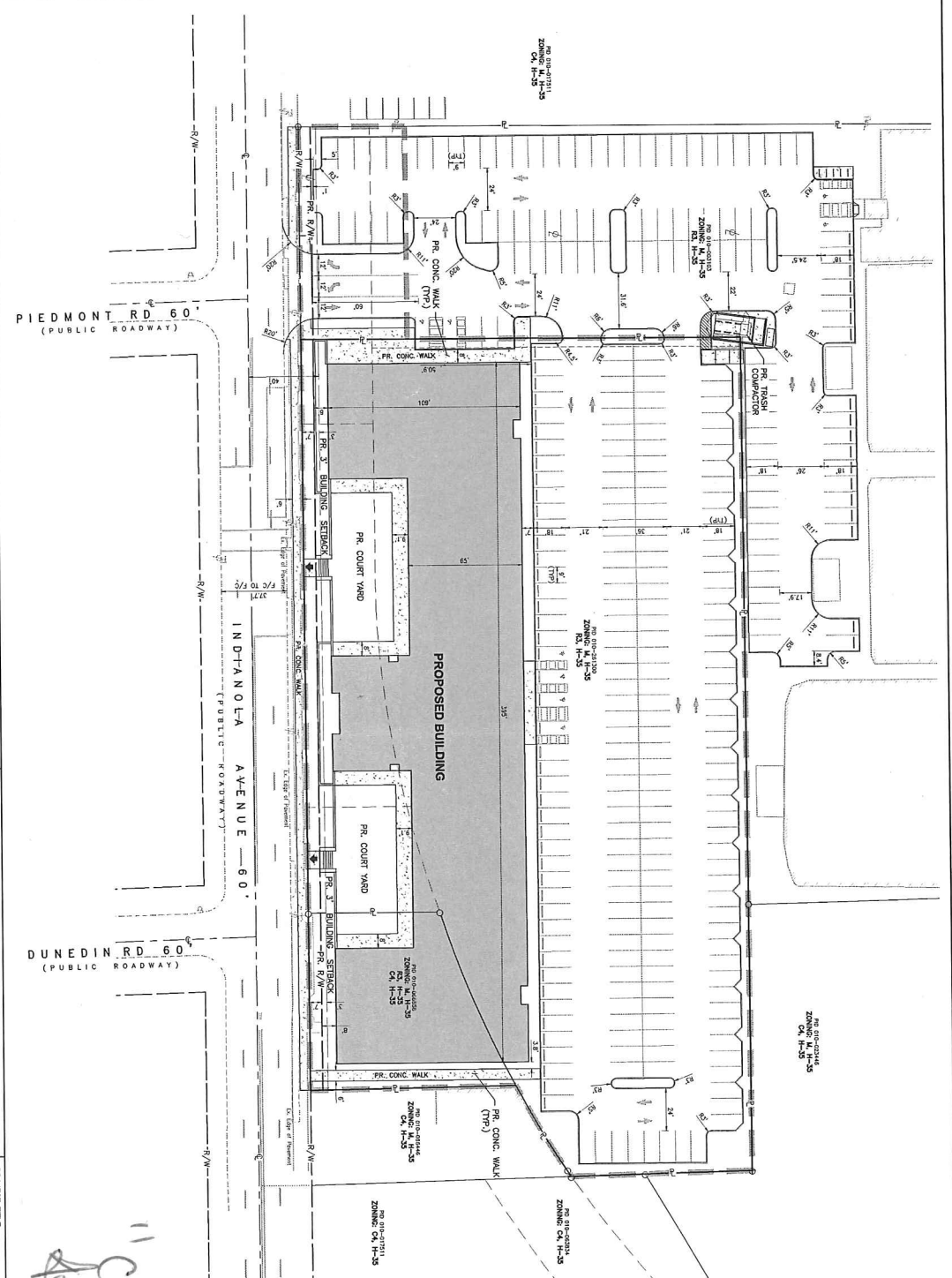
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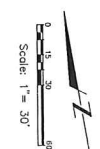
NO.	DESCRIPTION	APPROVAL DATE



SITE & BUILDING INFORMATION		
ADDRESS:	3450 INDIANA AVENUE	
PIB:	010-261300, 010-086558, 010-003103	
TOTAL ZONING ACREAGE:	2.8 AC.	
PROPOSED ZONING:	CPD COMMERCIAL PLANNED DEVELOPMENT	
HEIGHT DISTRICT:	H-60	
BUILDING HEIGHT:	49'-0"	
PROPOSED USE:	MIXED USE (COMMERCIAL AND RESIDENTIAL)	
DENSITY:	45 UNIT/ACRE	
PARKING:	USE MEAS.      PARKING PER USE	
	PATIO            1,800 SF      50% OF RESTAURANT RATIO, 25% REDUCTION FACTOR	
	RESIDENTIAL    114 Total Units    1.50 PER UNIT	
	RESTAURANT    4,730 SF    1 PER 75 SF, 25% REDUCTION FACTOR	
	TOTAL PROVIDED SPACES:	228 Spaces
	TOTAL REQUIRED SPACES:	194 Spaces
SETBACKS:	3' BUILDING SETBACK	
LOT COVERAGE:	31% BUILDING COVERAGE	
FLOOD ZONE:	X	
PLUMB NO.:	384900198 K (NOT PRINTED)	

THE SITE DEVELOPMENT REPORTED HEREON MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER SITE DATA DEVELOPED AT THE TIME OF DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED. ANY SIGHT ADJUSTMENTS OF THE BUILDING AND ZONING SERVICES DEPARTMENT OR HIS DESIGNEE UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.

JEFFREY BROWN, ATTORNEY      DATE



07/08/2015

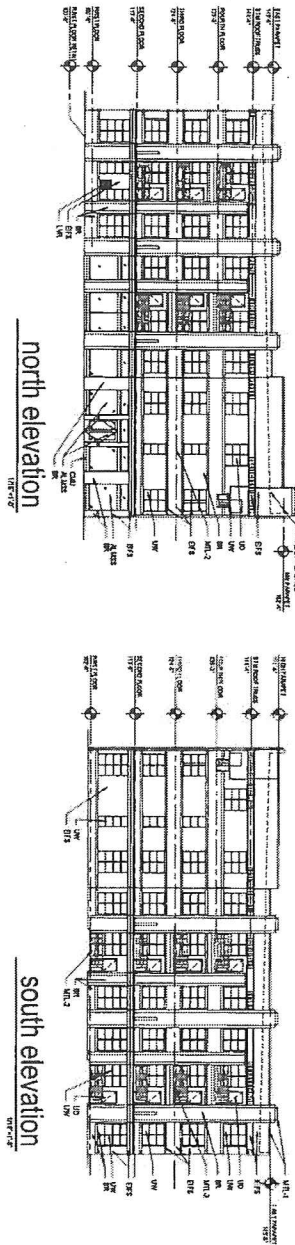
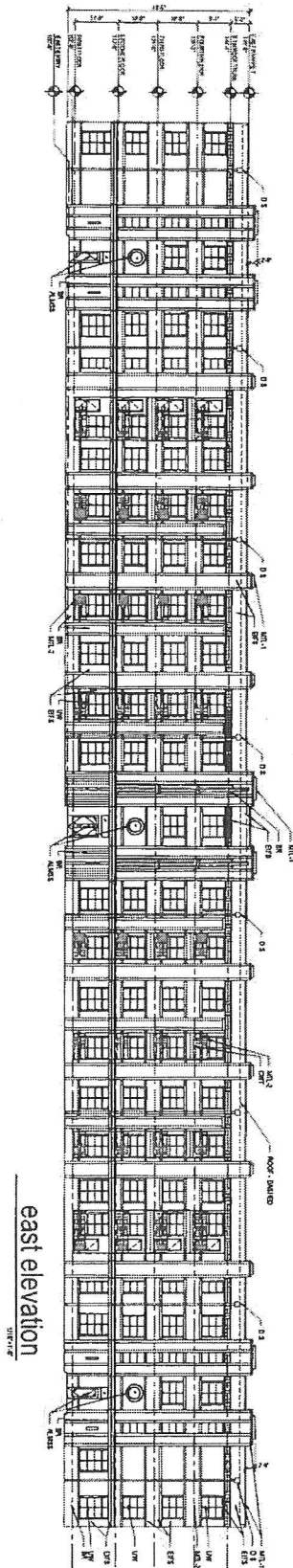
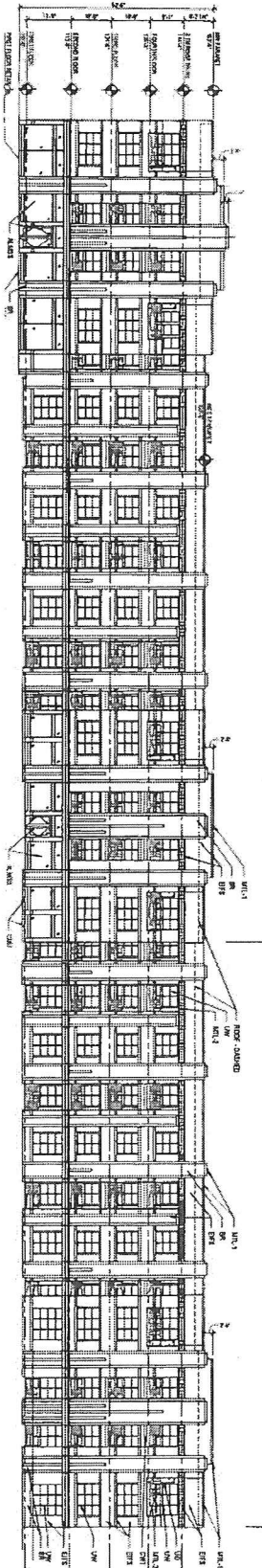
CDT OF COLUMBIAS  
DEPARTMENT OF PUBLIC UTILITIES  
DIVISION OF SURVEY AND DRAINAGE

SCALE: 1" = 30'  
SHEET: 1/1  
RECORD PLAN NO.

PROJECT: 1071.001

Z14-038 Final Received 7/8/15  
Dof2

E.P. FERRIS & ASSOCIATES INC.



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Z14-038 Final Received 7/8/15  
 @052

"Building Standards"  
 Appleby Inc  
 718115

07-07-2015  
 13305  
 NORTH & MID  
 PRELIMINARY  
 NOT FOR CONSTRUCTION

THE OLYMPIC

JTS Urban Studio  
 2114 7th Ave  
 Vancouver, BC  
 Canada  
 Tel: 604.681.1111  
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**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 14, 2015**

- 7. APPLICATION: Z14-038 (14335-00000-00552)**  
**Location:** **3450 INDIANOLA AVENUE (43214)**, being 2.8± acres located on the east side of Indianola Avenue, 242.5± feet north of Oakland Park Avenue (010-261300, 010-066558, and part of 010-003103; Clintonville Area Commission).  
**Existing Zoning:** R-3, Residential, C-4, Commercial, and M, Manufacturing Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Mixed-use commercial and residential development.  
**Applicant(s):** Olympic Beach Acquisitions LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

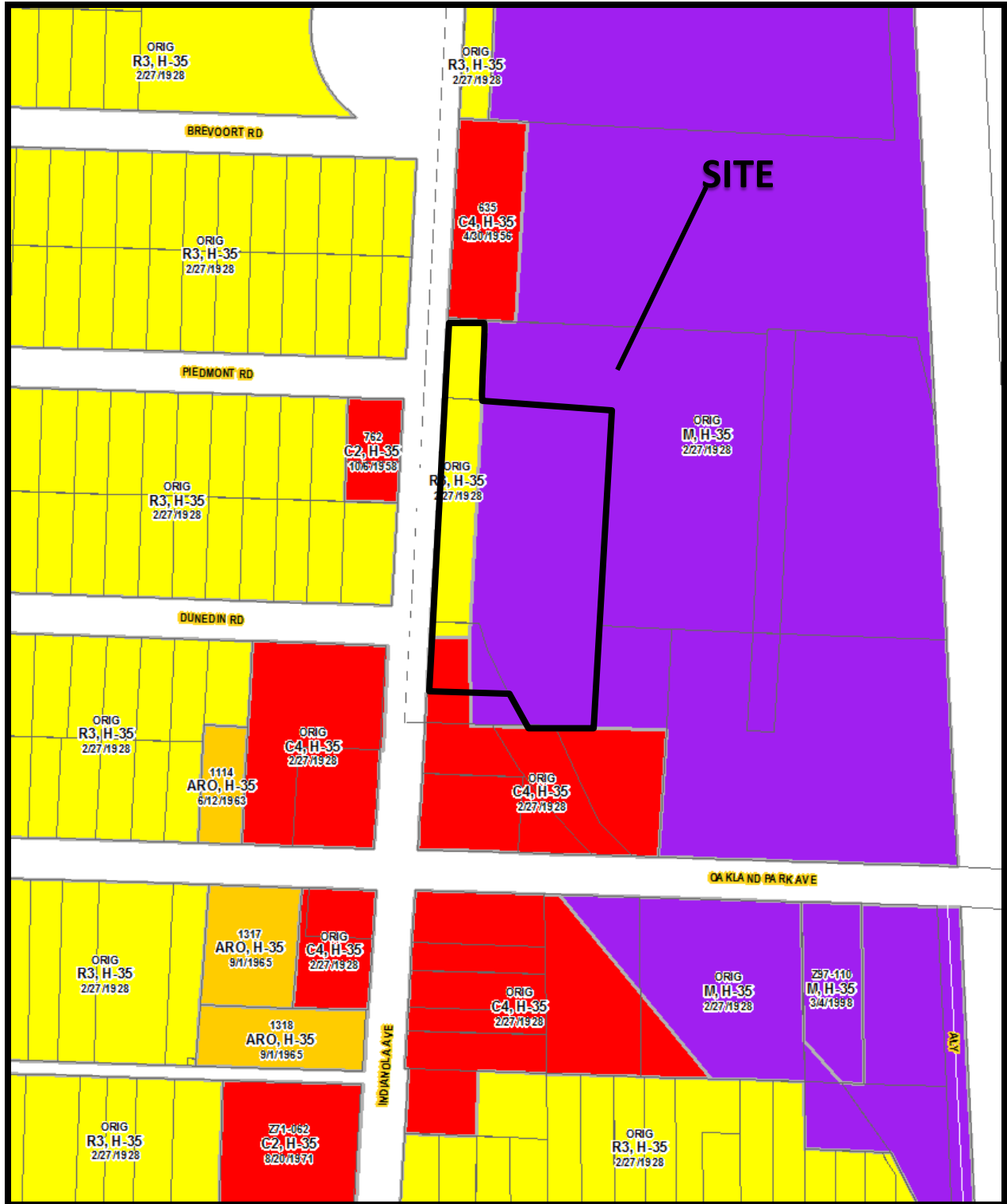
- The site was formally developed with a private swimming pool and a mixed-commercial building, and is zoned R-3, Residential, C-4, Commercial, and M, Manufacturing Districts. The requested CPD, Commercial Planned Development District will allow the site to be redeveloped with a mixed-use building including 4,750 square feet of restaurant space, 1,800 square feet of patio seating space, and 115 apartment units. The majority of the site is located within the Community Commercial Overlay (CCO), with the southern portion being in the Urban Commercial Overlay (UCO).
- To the north is a City of Columbus Division of Power facility in the C-4, Commercial, and M, Manufacturing Districts. To the east is a tennis facility in the M, Manufacturing District. To the south is mixed-commercial development in the C-4, Commercial, and M, Manufacturing Districts. To the west across Indianola Avenue are a telephone exchange in the C-4 Commercial District, single-unit residential development in the R-3, Residential District, and an office in the C-2, Commercial District.
- The site is located within the planning area of the *Clintonville Neighborhood Plan (2009)*, which recommends mixed-use development with residential densities of 20-30 units per acre. The Plan also recognizes that some developments may merit a higher density, with specific rationale. The Planning Division supports the concept of a mixed-use development at this location. The site's existing zoning, access to transit, incorporation of plazas, and proposed parking ratio are all factors that could merit a density higher than 30 units/acre. The proposed density (115 units on 2.8 acres) is 41 units/acre (the prior submission proposed 54 units/acre). Planning Division staff recognizes the modifications made from the original proposal, including reduced residential density, substantial reduction of non-residential uses, a varied setback incorporating plazas, and the provision of 83% percent of the code required parking being provided (93% with 23

shared spaces). Planning Division Staff is supportive of the proposed building design and feels that the architecture, in combination with the predominance of one bedroom units and the criteria listed above (existing zoning, access to transit, incorporation of plazas, and proposed parking ratio) merit support for the proposed density.

- The site is located within the boundaries of the Clintonville Area Commission, whose recommendation is for approval of requested CPD District.
- The CPD text commits to a site plan and building elevations, and limits maximum commercial square footage and number of residential units. The proposal includes a parking space reduction of 39 on-site spaces, and additional variances to parking lot landscaping, C-4 setbacks and development limitations, and CCO window glass requirements are included in the request.
- Companion CV15-022 has been filed to permit first-floor residential uses in the proposed CPD district. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- Upon reviewing revised trip generation data for this proposed development, the Department of Public Service, Division of Traffic Management has determined that the planned development is only responsible for mitigating any potential impacts associated with the proposed access point to Indianola Avenue. At the time this report was written, the required information to finalize the necessary traffic analyses had been submitted, but the review had not been completed. Any required access-related commitments that are warranted as a result of this review will be included in the CPD text prior to the zoning ordinance being submitted to City Council.
- The *Columbus Thoroughfare Plan* identifies Indianola Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline. At the time this report was written, an exception requiring a reduced right-of-way dedication of 7 additional feet along the site's frontage had been approved by the Department of Public Service.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow redevelopment of the site with a mixed-use building including 4,750 square feet of restaurant space, 1,800 square feet of patio seating space, and 115 apartment units. The proposal is consistent with land use recommendations of the *Clintonville Neighborhood Plan* for mixed-use development, and the building design in combination with the existing zoning, access to transit, incorporation of plazas, and the provided parking ratio merit support for the proposed density.



Z14-038  
3450 Indianola Avenue  
Approximately 2.8 acres  
R-3, C-4 & M to CPD



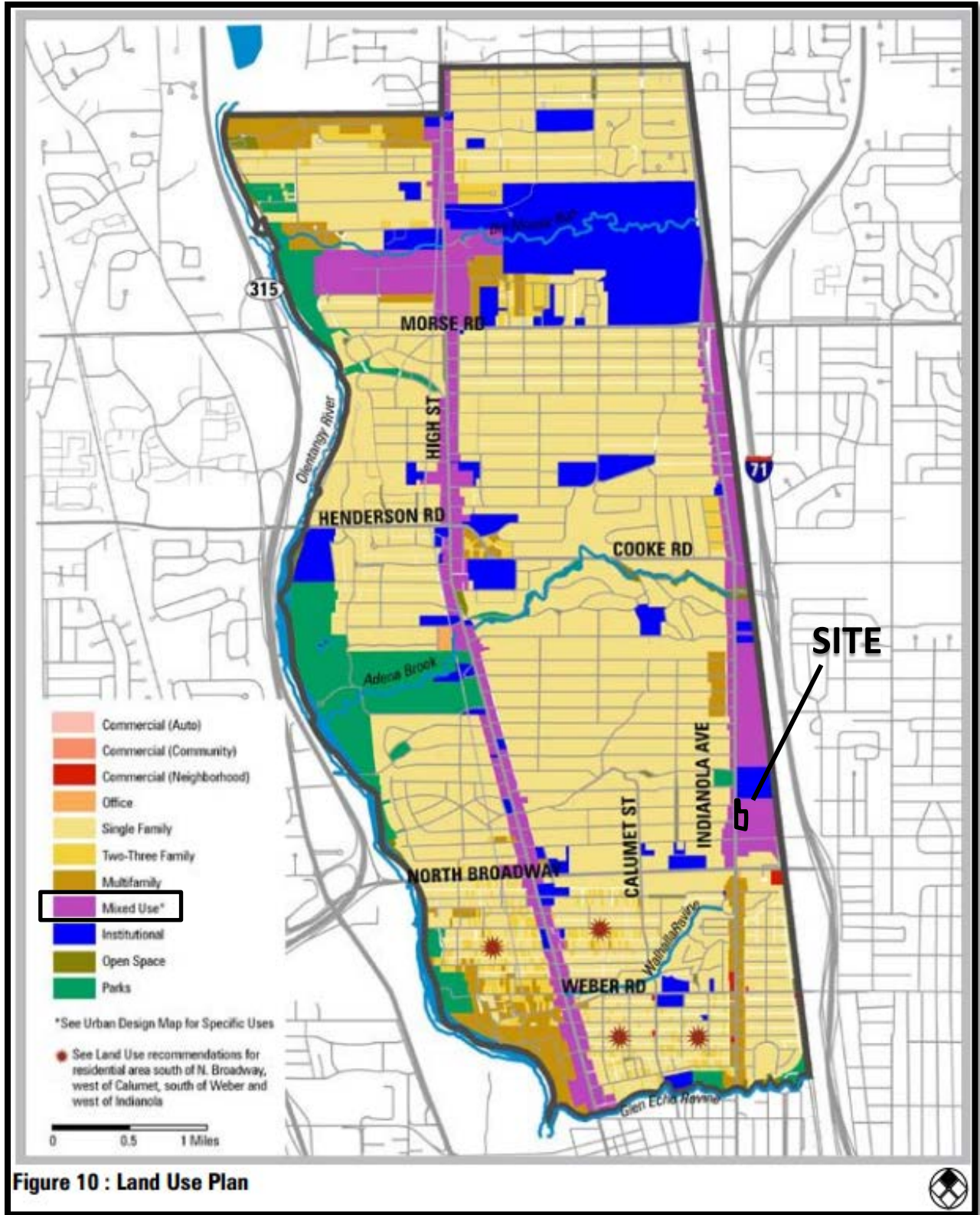


Figure 10 : Land Use Plan

Z14-038  
3450 Indianola Avenue  
Approximately 2.8 acres  
R-3, C-4 & M to CPD

Clintonville Neighborhood Plan (2009)

*Note: The following density recommendations are to be used as general guidelines. Each development should be judged on its own merits and must consider the specific site and the site's context (adjacent uses and development pattern). Some developments may merit a higher density, but specific rationale for support of such higher density should be provided.*

District	Land Use	Density Range
<b>High Street-North District</b> Fenway Road to Chase Road	Retail, office and multi-family development. New development should abide by Community Commercial Overlay (CCO) standards.	Multifamily residential densities on High Street north of Morse Road should range from 20-30 dwelling units per acre.
<b>High Street-Graceland District</b> Morse Road to Fenway Road	Retail and multi-family development. New development should abide by CCO standards.	Multifamily residential densities on High Street north of Morse Road should range from 20-30 dwelling units per acre.
<b>High Street-Central District</b> Overbrook Drive to Morse Road	Office and/or office with upper story residential, retail and multi-family development. New development should abide by Urban Commercial Overlay (UCO) standards. Consider changing portions or the entire district from the UCO to the CCO.	Multifamily residential densities on High Street from Overbrook Drive to Morse Road should range from 20-25 dwelling units per acre.
<b>High Street-Green District</b> Torrence Road to Overbrook Drive	Preserve the existing nature and character of this area as a mix of office, institutional, single family and multi-family development. No new retail should be developed in this corridor. See page 49 for additional design guidelines.	Multifamily residential densities on High Street in the Green District from Torrence Road to Overbrook Drive should range from 10-20 dwelling units per acre.
<b>High Street-South District</b> Glen Echo to Torrence Road	Retail and/or retail with upper story residential, office and/or office with upper story residential, and multi-family development. New development should abide by UCO standards.	Multifamily residential densities on High Street south of North Broadway Street should range from 20-30 dwelling units per acre.
<b>Indianola Avenue-North District</b> East side of Indianola Avenue from Beechwold Boulevard to Morse Road	Retail, office and multi-family development.	Multifamily residential densities on the east side of Indianola Avenue, from Oakland Park Avenue to Morse Road, should range from 20-30 dwelling units per acre.



Indianola-North district



Indianola-Weber Road district



Building with exceptional architecture



Manufacturing on Indianola Avenue

**What is Density?**

*A measurement of the amount of development located within an area. Density is measured by the number of dwelling units per acre for residential development.*



Multifamily development



Outdoor dining area

<p><b>Indianola Avenue-Central District</b> East side of Indianola Avenue from Cooke Road to Beechwold Boulevard</p>	<p>Retail, office and institutional. No residential is recommended for this portion of the corridor.</p>
<p><b>Indianola Avenue-South District</b> East side of Indianola Avenue from Piedmont Road to Cooke Road</p>	<p>Retail, office, light manufacturing and institutional. No residential is recommended for this portion of the corridor.</p>
<p><b>Indianola Avenue-Oakland Park Avenue East District</b> East side of Indianola Avenue from North Broadway Street to Piedmont Road</p>	<p>Retail, office, and multifamily development. New development should abide by UCO standards. Multifamily residential densities on the east side of Indianola Avenue, from Oakland Park Avenue to Morse Road, should range from 20-30 dwelling units per acre.</p>
<p><b>Indianola Avenue-Oakland Park Avenue West District</b> West side of Indianola Avenue-Oakland Park Avenue from North Broadway Street to Dunedin Road</p>	<p>Retail, office, multifamily development. New development should abide by UCO standards. Multifamily residential densities should range around 10-20 dwelling units per acre.</p>
<p><b>Indianola Avenue-West District</b> West side of Indianola Avenue from Dunedin Road to Morse Road</p>	<p>Single family residential, multi-family residential, office, and retail. Existing single family residential should be preserved. Commercial uses should be limited to existing commercial sites, with an emphasis on neighborhood retail. Office and multifamily residential could also be supported on these sites. Multifamily residential densities should range around 10-20 dwelling units per acre.</p>
<p><b>Indianola Avenue-Weber Road District</b> West side of Indianola Avenue from Weber Road to Milford Avenue</p>	<p>Retail with upper story residential, office and/or office.</p>

**Policy**

*The placement of active uses, such as retail, restaurants, cultural facilities and amenities, and various services, should occur on the ground floor of buildings in areas where the greatest levels of pedestrian activity are sought.*

**Guidelines/Strategies**

Buildings should be designed or redesigned to include pedestrian-friendly entrances, outdoor dining areas, plazas, transparent windows, public art, and other elements to encourage pedestrian activity and interest at the ground floor level.





Z14-038  
3450 Indianola Avenue  
Approximately 2.8 acres  
R-3, C-4 & M to CPD

**COLUMBUS DEVELOPMENT COMMISSION**  
Basis for Recommendation

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

Date: MAY 14, 2015

Application #: <b>Z14-038</b>	Requested: CPD	Address: <b>3450 INDIANOLA AVENUE (43214)</b>					
# Hearings:	Length of Testimony: <b>6:20 → 7:00</b> <b>(AD)</b>	Staff: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval	Position: <input type="checkbox"/> Conditional Approval				
# Speakers Support: <b>(3)</b>	Development Commission Vote: <b>(4)</b> Yes <b>(9)</b> No <b>(0)</b> Abstain	Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval	<input type="checkbox"/> Conditional Approval				
<b>Position</b> Y=Yes N=No (write out ABSENT or ABSTAIN)	<b>Y</b> Fitzpatrick	<del>ABSENT</del> Ingwersen	<b>Y</b> Anderson	<b>Y</b> Cooley	<del>ABSENT</del> Conroy	<b>Y</b> Onwukwe	<del>ABSENT</del> Coe
+ = 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	+		+	+			
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							
<b>MEMBER COMMENTS:</b>							
<b>FITZPATRICK:</b> TRAFFIC DIRECTION & TRAFFIC CALMING CONSIDERATIONS SHOULD BE GIVEN CAREFUL CONSIDERATION IN THE NEARBY "IMPACTED" NEIGHBORHOOD. CITIZENS TO GENERATE A POTENTIAL PETITION. SUBJECT PROPERTY IS WELL DESIGNED AND APPROPRIATE.							
<b>INGWERSEN:</b>							
<b>ANDERSON:</b> Recognizing the citizens' concerns for traffic -							
<b>COOLEY:</b> EXCELLENT LOCATION FOR THIS LOCATION. MAY BE TRAFFIC ISSUES TO BE ADDRESSSED BY NEIGHBORHOOD AND AREA COMM.							
<b>CONROY:</b>							
<b>ONWUKWE:</b> Very appropriate development. The developer should be urged to address the concerns of the neighborhood.							
<b>COE:</b>							





# Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

214-038 / 14335-00000-00552 (Re-Zoning)

Address

3450 Indianola Ave. (Olympic)

Group Name

Clintonville Area Commission

Meeting Date

May 7

Specify Case Type

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

*Council Variance*  
*No. CV15-022*

Recommendation

(Check only one)

- Approval
- Disapproval

**NOTES:**

The Commission approved with the following conditions: (1) applicant committed to renderings presented at the CAC's May 7 meeting; (2) applicant committed to preparing a landscape plan that will be made available for review and comment by the CAC & LOUA; (3) applicant committed to obtaining an irrevocable agreement with the neighboring tennis club for no fewer than 20 parking spaces; (4) applicant committed to removing the billboard at the south end of the property; and (5) if permitted by the City

Vote

8 in favor, 0 against, 1 abstention

Signature of Authorized Representative

David B. Miller

Recommending Group Title

David B. Miller, Chairperson

Daytime Phone Number

(614) 227-2101

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.

applicant committed to installing traffic indicators at the vehicle exit for left turns and right turns only.

**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

# Rezoning Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.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 # 214-038

STATE OF OHIO  
COUNTY OF FRANKLIN

David Hodge

Being first duly cautioned and sworn (NAME) \_\_\_\_\_  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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

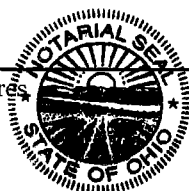
<p>1. Olympic Indoor Tennis Inc. 448 West Nationwide Blvd., Ste. 112 Columbus, OH 43215 2 full time/ 17 part time employees</p>	<p>2. Olypmic Pool Properties II LLC 4497 Olentangy River Road Columbus, OH 43215 2 full time/42 part time employees</p>
<p>3. Olympic Beach Acquisitions LLC 448 West Nationwide Blvd., Ste. 112 Columbus, OH 43215 0 employees</p>	<p>4.</p>

SIGNATURE OF AFFIANT David Hodge

Sworn to before me and signed in my presence this 8<sup>th</sup> day of July, in the year 2015

Natalie C  
SIGNATURE OF NOTARY PUBLIC

9/4/15  
My Commission Expires



Notary Seal Here  
Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

***This Project Disclosure expires six (6) months after the date of notarization.***

**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