

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 8, 2017**

- 3. APPLICATION: Z17-007**
- Location:** **2855 OLENTANGY RIVER ROAD (43202)**, being 12.45± acres located on the west side of Olentangy River Road, 206± feet south of Harley Drive (010-103163).
- Existing Zoning:** CPD, Commercial Planned Development and C-4, Commercial Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Mixed-use development.
- Applicant(s):** Prospect Wango, LLC; c/o Michael T. Shannon, Atty.; 500 South Front Street, Suite 401; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 12.45± acre site consists of a single parcel zoned in the CPD, Commercial Planned Development and C-4, Commercial Districts and is currently developed with a shopping center, three free-standing restaurants, and a gasoline station. The site is located within the Olentangy River Road Regional Commercial Overlay. The applicant is requesting the CPD, Commercial Planned Development District to allow redevelopment of the site with a 122,422± square foot shopping center, 275 dwelling-units above the shopping center, and to maintain the existing free-standing restaurants and gasoline station.
- North of the site is an apartment/office building in the AR-O, Apartment Office District and several commercial uses in the C-4, Commercial District. South of the site is a hotel in the L-C-4, Limited Commercial District and student housing in the L-UCRPD, Limited University-College Research Park Development District. East of the site is a cemetery in the R-1, Residential District. West of the site is an office building and warehouse facility in the M-1, Manufacturing District and a multi-unit residential development in the AR-3, Apartment Residential District.
- The site is within the boundaries of the *Olentangy West Area Plan* (2013), which recommends community mixed-use land uses at this location.
- The CPD text includes commitments to permitted uses, building height, maximum number of dwelling units, parking setbacks, traffic access, buffering and landscaping as required by the overlay, pedestrian connectivity, and a site plan. A variance to reduce the required parking setback to 0 feet is included text.
- A traffic impact study is required to be submitted and approved for this redevelopment. At the time this report was written, the Department of Public Service, Traffic

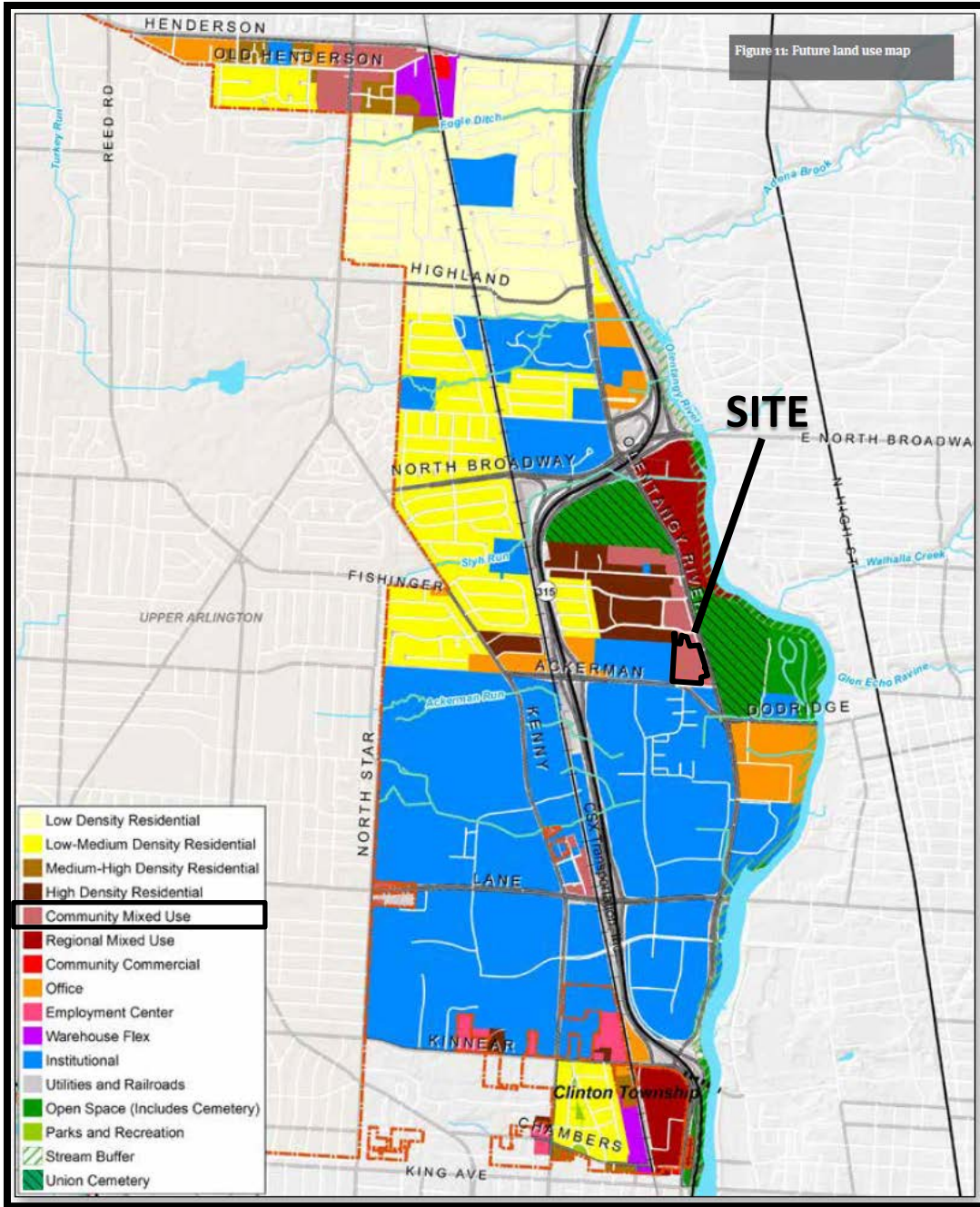
Management Division had not yet received the study, and has concerns about internal vehicular circulation and site access.

- The *Columbus Thoroughfare Plan* identifies Olentangy River Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline and Ackerman Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: *Disapproval.

The requested CPD, Commercial Planned Development District, is compatible with the surrounding development and patterns along this section of the Olentangy River Road corridor, and is consistent with the land use recommendation of the *Olentangy West Area Plan*. Additional commitments in the text include a pedestrian pathway from the front of the shopping center to the multi-use trail along Olentangy River Road, and additional buffering along the frontage of Olentangy River Road to bring the redevelopment proposal closer in-line with the Regional Commercial Overlay standards. At the time this report was written, the applicant had not submitted a traffic impact study as required by the Department of Public Service, Traffic Management Division.

***Subsequent to the June 8, 2017 Development Commission Meeting, the Applicant submitted a Traffic Impact Study to the Department of Public Service meeting their requirements, therefore, City Departments Recommendation is now Approval.**

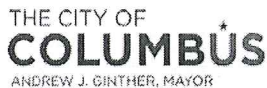


Olentangy West Area Plan (2013)

Z17-007
2855 Olentangy River Road
Approximately 12.45 acres
CPD & C-4 to CPD



Z17-007
2855 Olentangy River Road
Approximately 12.45 acres
From CPD & C-4 to CPD



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 # 217-007

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric J. Zartman, Esq.
of (COMPLETE ADDRESS) 500 S. Front St., Ste. 1200

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

Table with 2 columns and 2 rows containing project details like 'Prospect Wango, LLC' and phone number '614-229-4501'.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Eric J. Zartman

Subscribed to me in my presence and before me this 13th day of November, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Carol A. Stewart

My Commission Expires:

CAROL A. STEWART

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

NOTARY PUBLIC STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019



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