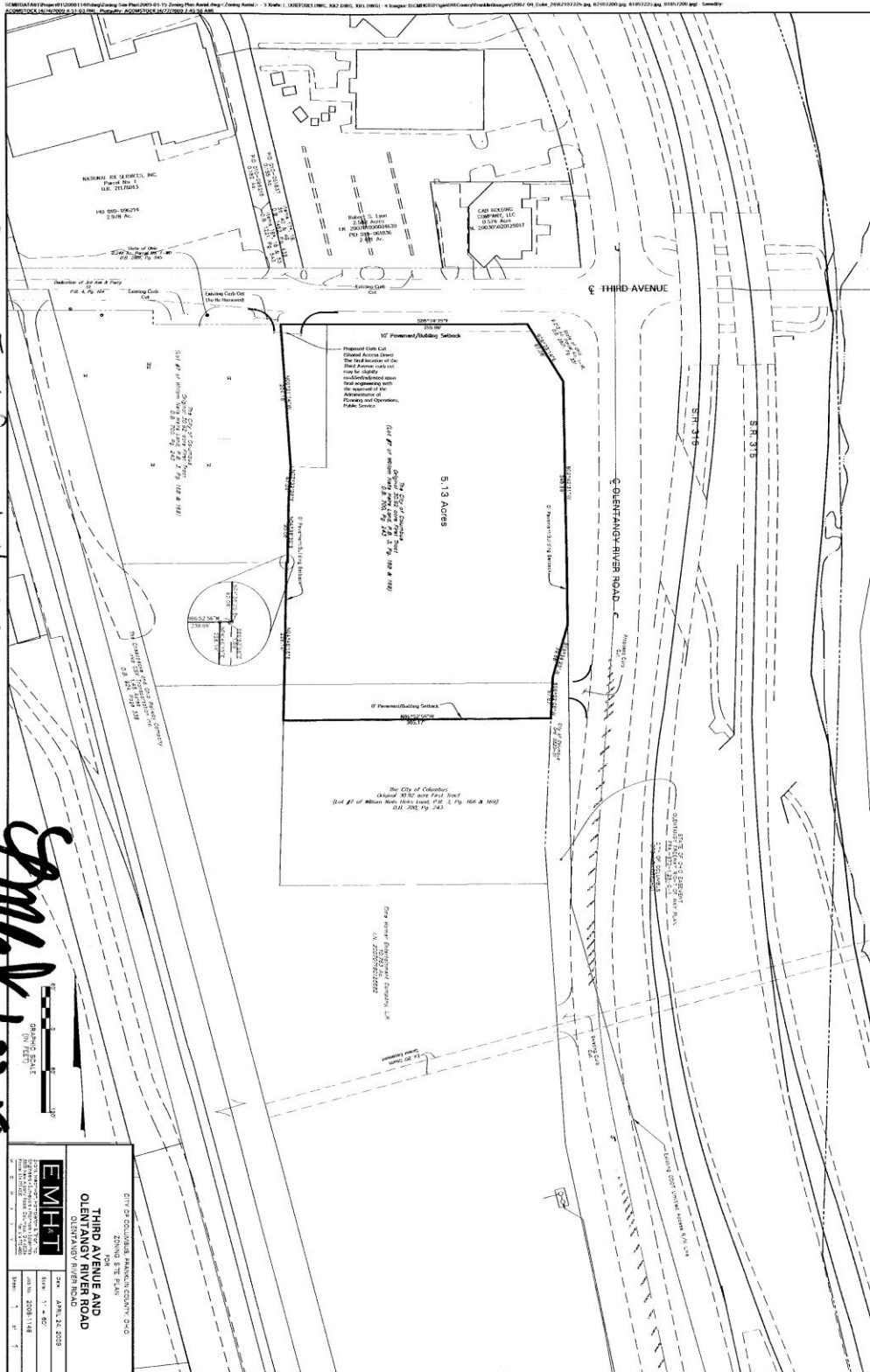


209-003 Final Reviewd 7/13/09
by J. H. H. H. H.

Smiley 4.23.09



EMH-T	
DATE	JULY 13, 2009
BY	J. H. H. H. H.
FOR	THIRD AVENUE AND OLDENBURGER ROAD
PROJECT	THIRD AVENUE AND OLDENBURGER ROAD
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PROJECT	THIRD AVENUE AND OLDENBURGER ROAD

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 9, 2009**

1. **APPLICATION:** **Z09-002**
 Location: **739 WEST THIRD AVENUE (43212)**, being 5.13± acres located at the southwest corner West Third Avenue and Olentangy River Road (010-067230).

 Existing Zoning: R-1, Residential District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Commercial development.
 Applicant(s): Gowdy Partners III LLC; c/o Laura MacGregor Comek, Atty.; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, Ohio 43215.

 Property Owner(s): City of Columbus; Real Estate Management; 90 West Broad Street, Room 425; Columbus, Ohio 43215.

 Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- The 5.13± acre site is developed with the City of Columbus police heliport and is zoned R-1, Residential District. The applicant requests the CPD, Commercial Planned Development District for office and limited commercial development.
- To the north across West Third Avenue is industrial and office development in the M, Manufacturing District. Olentangy River Road, State Route 315, and the Olentangy River are to the east of the site. To the south is office development in the CPD, Commercial Planned Development District. To the west is Fire Station Number #25 in the R-1, Residential District.
- The site is within the planning boundaries of the *Harrison West Plan* (2005). The Plan supports continuation of the Gowdy field development northward to West Third Avenue as an employment center.
- The CPD text includes use restrictions and commitments for landscaping, screening building materials and lighting controls. The request also includes variances for setbacks along Olentangy River Road and West Third Avenue (0 feet and 10 feet, respectively), and a parking space variance to allow parking at a ratio of 1 parking space per 300 square feet of building space regardless of use.
- *At the time this report was written, Transportation Division requested that the permitted uses section of the CPD text be modified to include a square footage limitation for other commercial uses besides office uses because the submitted traffic impact study was based on medical office use. Other traffic-related commitments will be added to the text after a thorough review of the impact study.

- This site is within a quarter mile of commercial and residential uses and COTA bus stops, including one that is adjacent to the site. Healthy Places features present include a bike path along Olentangy River Road.

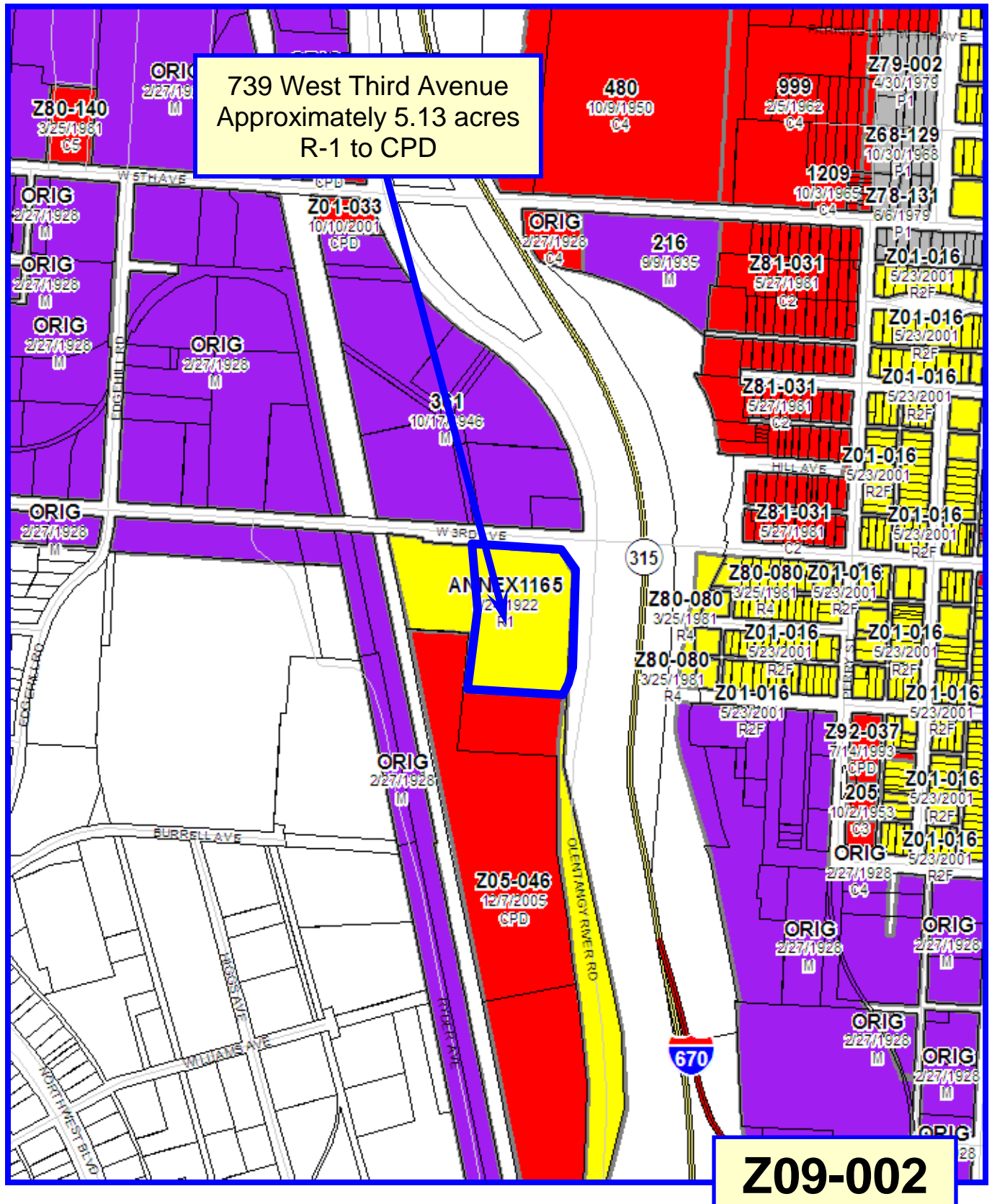
Healthy Places recommends the following considerations to encourage an active living lifestyle: 1) Sidewalks are recommended to be 8- 12 feet in walkable urban commercial environments, 2) Protection and maintenance of the bike path during construction and after, 3) Safe pedestrian means (i.e. sidewalk or multi-use path) from the building to the public sidewalk system for walkers and bus riders. Some employees may have not have another option besides walking or public transit, 4) Centrally located bike racks for employees or visitors that ride their bike by choice or because of limited alternatives, 5) Signage or texturized sidewalks at points where cars cross the sidewalk to alert drivers of pedestrian traffic.

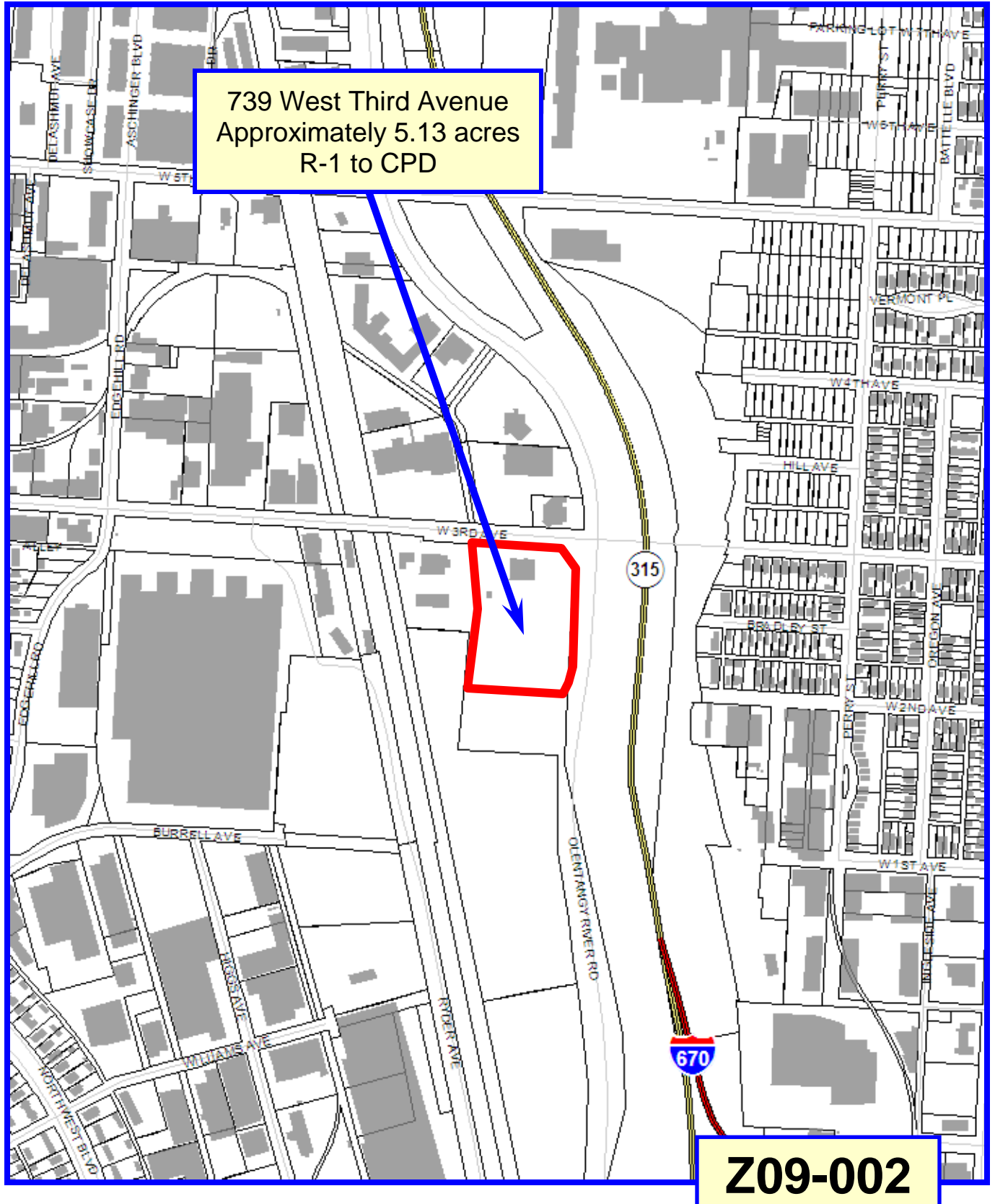
- The *Columbus Thoroughfare Plan* identifies West Third Avenue as a C arterial requiring a minimum of 30 feet of right-of-way from centerline, and Olentangy River Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval (pending resolution of transportation-related issues).

The requested CPD, Commercial Planned Development District would permit office and limited commercial development. The proposed plan and text are consistent with the zoning and development patterns of the area, and with the land use recommendations of the *Harrison West Plan* (2005).

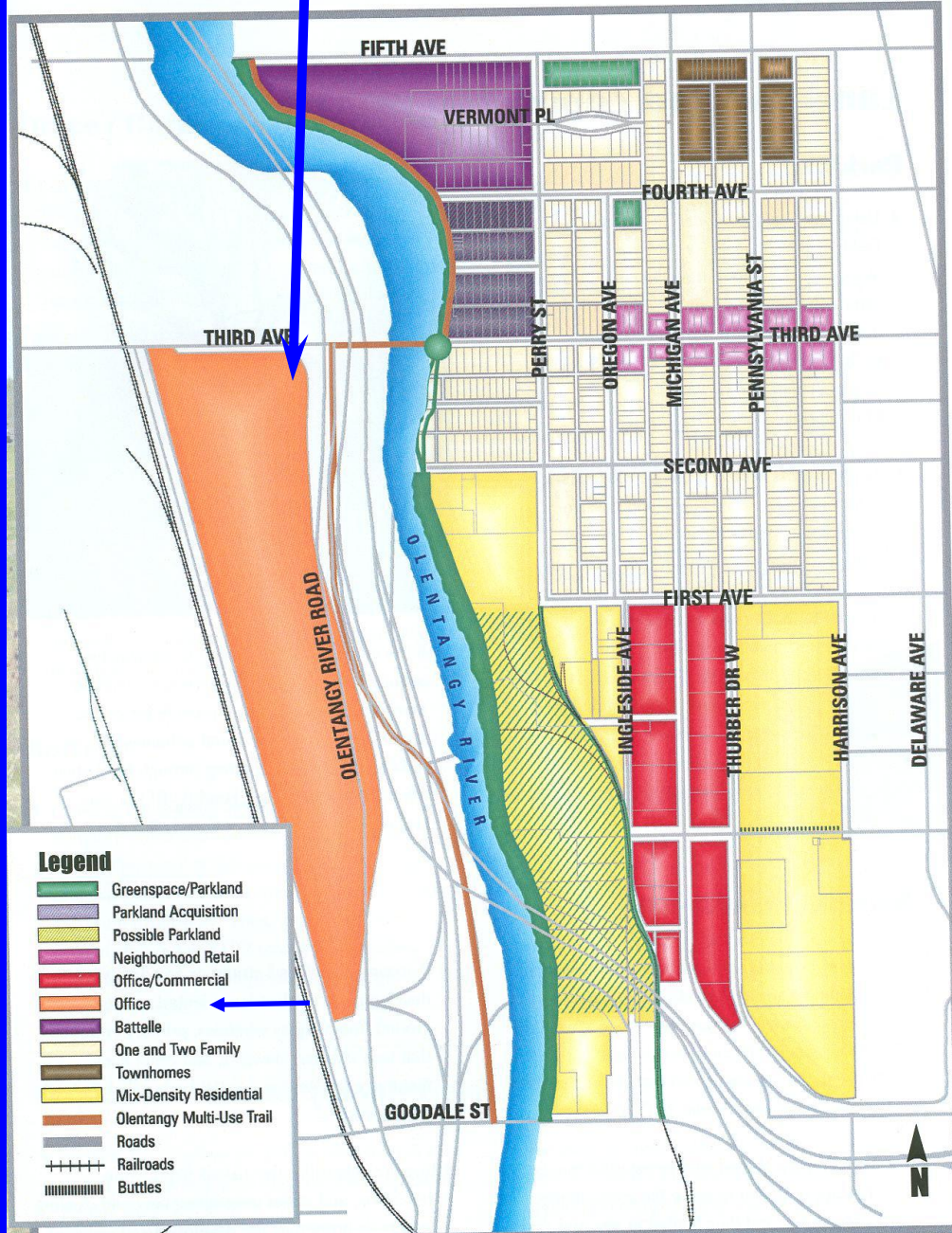
*The text has been revised to address the concerns of the Transportation Division.





739 West Third Avenue
Approximately 5.13 acres
R-1 to CPD

RECOMMENDATIONS



Z09-002

RECOMMENDATIONS

Office / Corporate Commercial

- ◀ If/when the properties along Michigan Avenue and south of 1st Avenue are redeveloped, support a conversion from the existing M (manufacturing) zoning classification to C-1 (commercial). Office uses and, to a lesser extent, certain retail uses are desired.
- ◀ Limit retail uses to those that are intended to serve the surrounding neighborhood. Auto-related uses, convenience stores, fast-food restaurants, and other uses generating significant amounts of vehicular traffic should be discouraged.
- ◀ Discourage enclosed atrium or arcade-style retail development. Pedestrian-oriented architecture, large windows, primary entrances that face streets/sidewalks, and other such features consistent with neighborhood character are desired.
- ◀ Require all new development/redevelopment to incorporate landscaping. Plant materials (trees and shrubs) should be installed around buildings, at entrances, and at the perimeter edges of parking lots to screen vehicles from Michigan Avenue.
- ◀ If desired by property owners, create a Special Improvement District (SID) through the city's Economic Development Division. Use the revenue generated through the assessment to fund priority projects/initiatives.
- ◀ Require sidewalks, five (5)- six (6) ft. wide treelawns, and street trees along new and existing streets as properties are developed/redeveloped.

Battelle

- ◀ Preserve the existing development pattern. Battelle's office and research facilities occupy the northern half of this acreage, but the vacant property south of Fourth Avenue may be needed for future expansion. Thus, the existing M (manufacturing) and C-2 (commercial) zoning classifications are appropriate. No change is recommended.
- ◀ If Battelle is willing to entertain offers for its vacant acreage, the city's Department of Recreation and Parks should pursue acquisition or dedication to facilitate the development of a neighborhood park.



Employment Center (Gowdy Field)

- ◀ Support the employment (office commercial) uses and redevelopment plan that have been proposed for this site.
- ◀ Use available proceeds from the sale of Gowdy Field to expedite the acquisition and development of parkland along the east side of the Olentangy River.

From: Rob Harris [<mailto:rharris358@gmail.com>]
Sent: Saturday, March 28, 2009 5:26 PM
Subject: Department of Development-Gowdy Field Commercial Planned Development

Notice of Public Hearing
Development Commission of the City of Columbus
Thursday, April 9, 2009 @ 6:00 PM

The Harrison West Society voted unanimously in favor; at the Wednesday, February 18th membership meeting, to support the Gowdy Field Commercial Planned Development. The existing heliport will be relocated to make way for a medical office building to hold the OSU James Cancer Hospital Oncology outpatient center. The five story building will be built by the Daimler Group and developed by Wagenbrenner Development, up to the corner of Olentangy and West Third Avenue with the parking behind the building. The development will bring over 110 high paying jobs to Harrison West.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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.

STATE OF OHIO
 COUNTY OF FRANKLIN

APPLICATION #

209-002

Being first duly cautioned and sworn (NAME) Laura MacGregor Comek, Esq.
 of (COMPLETE ADDRESS) 500 S. Front St., Ste 1200, Columbus, Ohio 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. City of Columbus - Real Estate Mgmt 90 W. Broad Street Columbus, Ohio 43215	2. Gowdy Partners III, LLC 1533 Lakeshore Drive Columbus, Ohio 43204 Columbus-Based Employees: -0- Contact: Laura Comek, Esq. (614) 229-4557
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 2nd day of February, in the year 2009

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

11-02-10

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



RITA J. MARTIN
 Notary Public, State of Ohio
 My Commission Expires 11-02-10