

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 10, 2019**

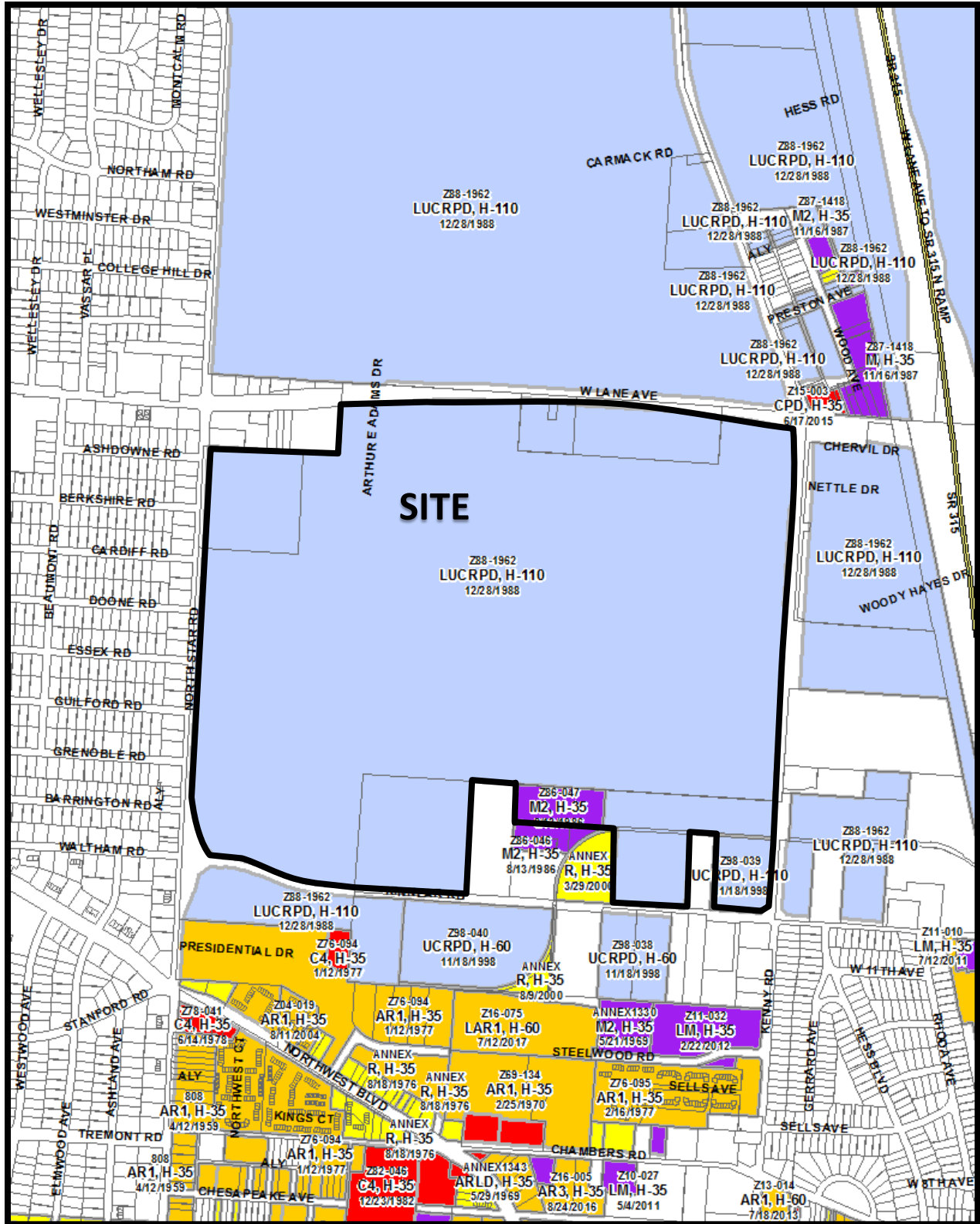
- 10. APPLICATION: Z19-062**
- Location:** **2281 KENNY RD. (43210)**, being 251.1± acres located at the northwest corner of Kenny Road and Kinnear Road (Part of 010-203994 and nine others; no neighborhood group).
- Existing Zoning:** L-UCRPD, Limited University College Research Park and M-2, Manufacturing Districts.
- Request:** L-UCRPD, Limited University College Research Park District (H-110).
- Proposed Use:** University-related development.
- Applicant(s):** The Ohio State University, Physical Planning and Real Estate; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

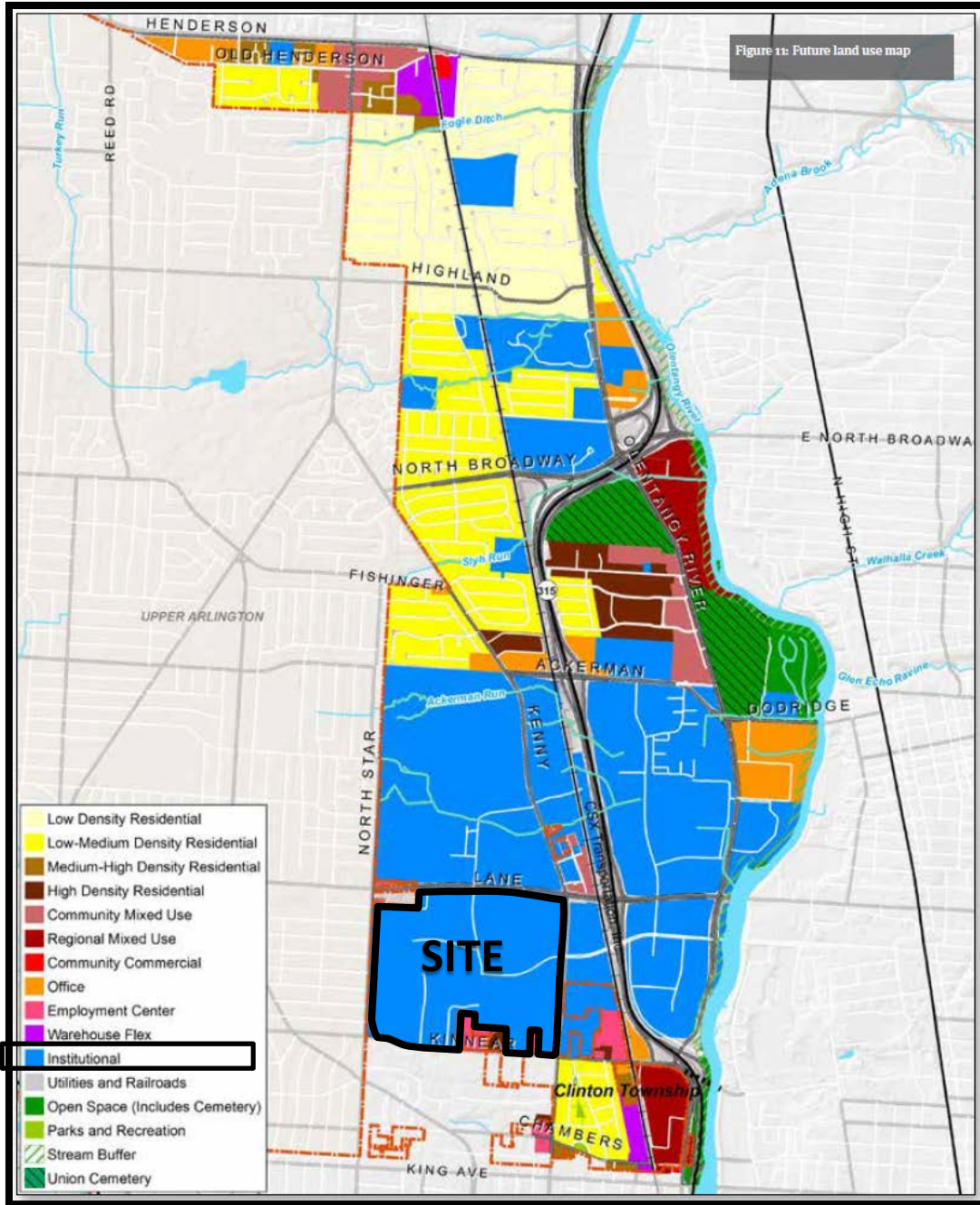
- The 251.1± acre site consists of part of one large parcel and nine other parcels predominantly developed with university-related buildings, parking, or athletic fields in the L-UCRPD, Limited University College Research Park District, with one parcel being zoned M-2, Manufacturing District. The applicant requests the L-UCRPD, Limited University College Research Park District to revise the current “perimeter” setbacks (as great as 350 feet) along North Star Road and West Lane Avenue.
- To the north, east, and south, the site is predominantly surrounded by university-related uses in the L-UCRPD, Limited University College Research Park District with some mixed-use development occurring in Upper Arlington, Clinton Township, and in the M-2, Manufacturing and R, Rural districts in Columbus. To the east across North Star Road are single-unit dwellings in Upper Arlington.
- The site is within the planning area of the *Olentangy West Area Plan* (2013), which recommends institutional uses for this location.
- Concurrent CV19-083 has been filed to permit limited commercial and ground-floor residential uses. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The limitation text establishes subareas and supplemental development standards that address setbacks, including a 150-foot no build zone along North Star Road, traffic and access commitments, landscaping, screening, building types, and lighting controls.
- The *Columbus Multimodal Thoroughfare Plan* identifies Kenny Road as a Suburban Community Connector with 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-UCRPD, Limited University College Research Park District revises the current restrictive setbacks along North Star Road while ensuring appropriate setbacks, landscaping, and screening are maintained in consideration of the single-unit dwellings to the west. Staff is supportive of the proposal which allows for flexibility for the University as they plan for future development that is consistent with the land use recommendations of the *Olentangy West Area Plan* while still being sensitive to nearby residential development.



Z19-062
2281 Kenny Rd.
Approximately 251.1 acres
L-UCRPD & M-2 to L-UCRPD



Olentangy West Area Plan (2013)

Z19-062
2281 Kenny Rd.
Approximately 251.1 acres
L-UCRPD & M-2 to L-UCRPD



Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 219-062

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
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:

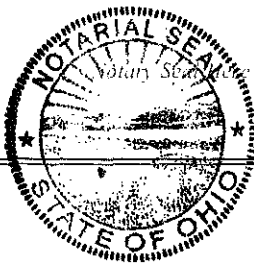
Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 4 rows and 2 columns listing interested parties: 1. State of Ohio, 2. Science and Technology Campus Corporation, 3. The Ohio State University Board of Trustees, 4. State of Ohio FBO OSU.

[X] Check here if listing additional parties on a separate page.

SIGNATURE OF AFFLIANT [Signature]
Subscribed to me in my presence and before me this 23rd day of July, in the year 2019
SIGNATURE OF NOTARY PUBLIC [Signature]
My Commission Expires: 9/4/2020

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



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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

Additional Parties

Z19-062

State of Ohio – OSU
1534 North High Street
Columbus, OH 43201
Erin Prosser – 614-247-5958

osu-wcampus-parties.lst (nct)
7/19/19 S:Docs