



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

- 5. APPLICATION: Z17-009**  
**Location:** **3720 OLENTANGY RIVER ROAD (43202)**, being 7.28± acres located on the east side of Olentangy River Road, across from the intersection with McConnell Drive (010-007910).  
**Existing Zoning:** C-2, Commercial 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](mailto:spine@columbus.gov)

**BACKGROUND:**

- o The 7.28± acre site is developed with an office building zoned in the C-2, Commercial District. The requested CPD, Commercial Planned Development District will permit a 901-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 of the site is a medical office complex zoned in the C-2, Commercial District. To the east is State Route 315. To the south is a nursing home zoned in the I, Institutional District. To the west across Olentangy River Road is the McConnell Heart Health Center zoned in the I, Institutional District.
- o The site is within the boundaries of the *Olentangy West Area Plan (2013)*, which recommends office 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, and includes variances to allow angled spaces to be 17.5 feet deep, and to reduce the required number of parking lot trees from 91 to 76. In order to offset the reduction in the number 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 At the time this report was finalized, traffic comments pertaining to access, turn lanes, signalization timing, circulation, angled parking space depth, and shuttle stop locations had not been completely addressed. The applicant is working with Public Service staff to resolve these outstanding issues. Additional commitments may need to be added to the

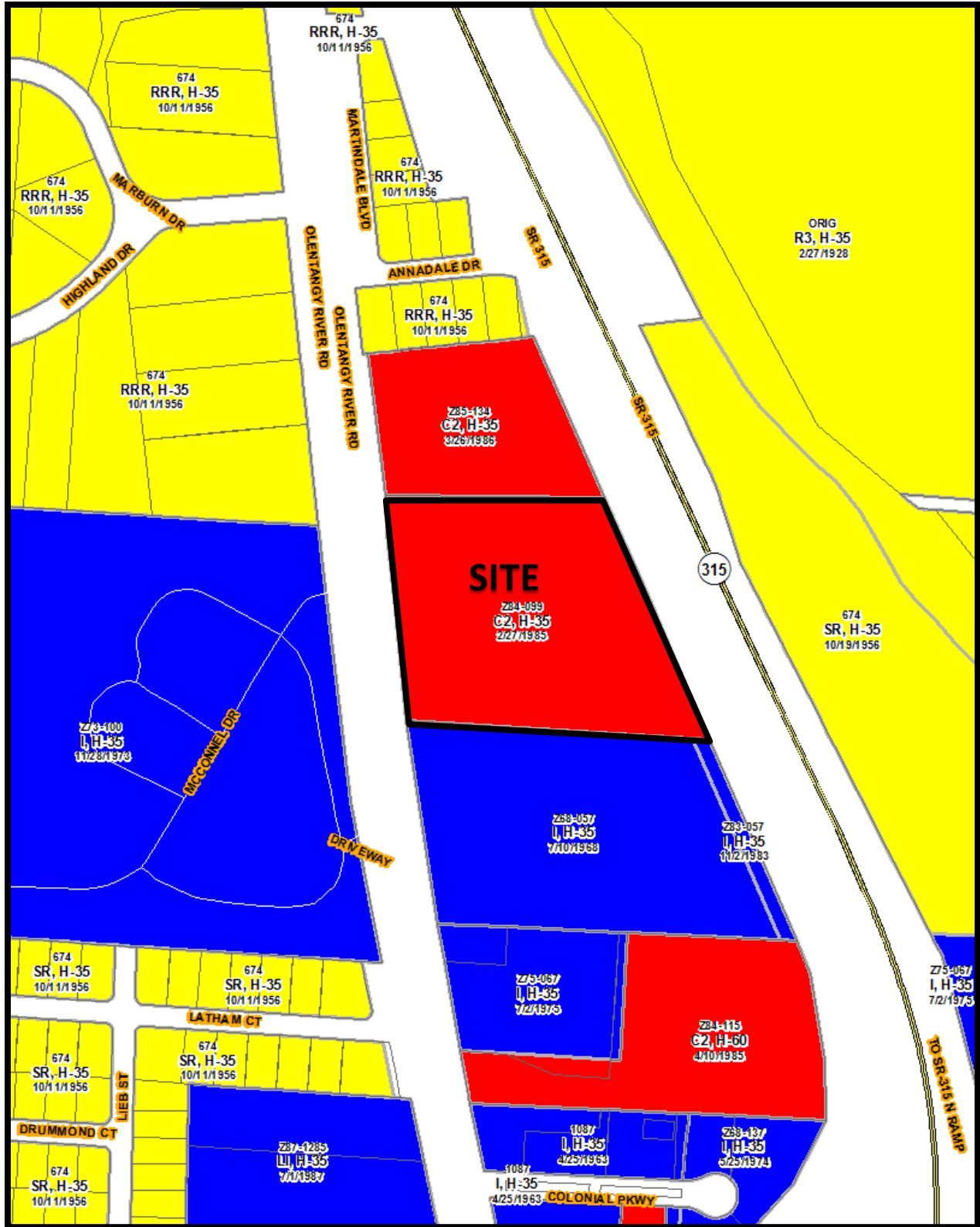
development text and CPD plan before the application proceeds to City Council. Unresolved issues will result in a Staff recommendation of disapproval.

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

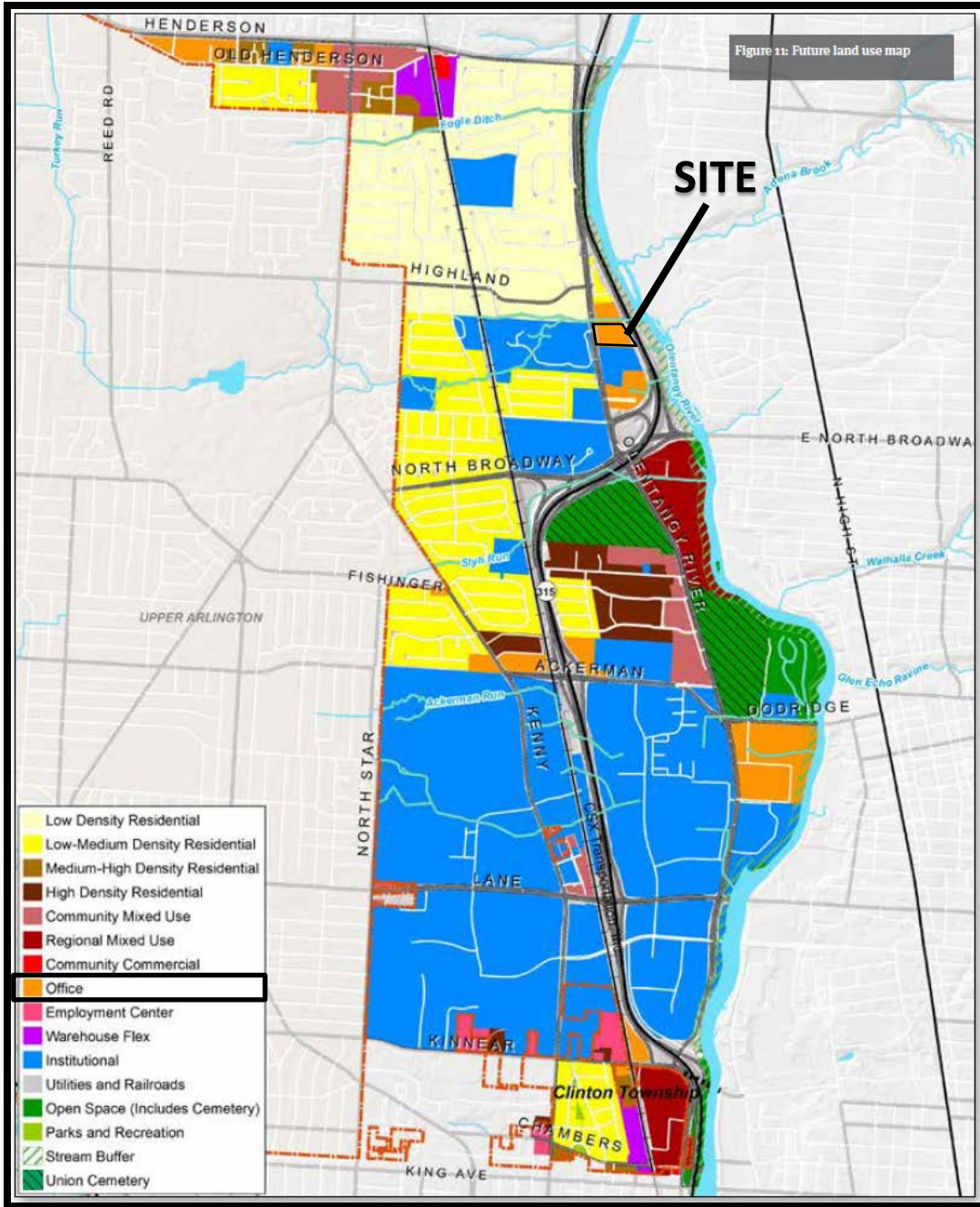
**CITY DEPARTMENTS' RECOMMENDATION:** Conditional approval.\*

The proposed CPD, Commercial Planned Development District will permit a 901-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 reduction in 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. Resolution of traffic-related issues will occur prior to this application being submitted to City Council for consideration.

\*All traffic-related issues have been resolved to the satisfaction of the Department of Public Service, Division of Traffic Management.



Z17-009  
3720 Olentangy River Road  
Approximately +. & , acres  
C-2 to CPD



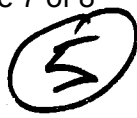
*Olentangy West Area Plan (2013)*

Z17-009  
3720 Olentangy River Road  
Approximately +.8, acres  
C-2 to CPD





Z17-009  
3720 Olentangy River Road  
Approximately .8, acres  
C-2 to CPD



THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

**COLUMBUS DEVELOPMENT COMMISSION**  
Basis for Recommendation

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

Date: May 11, 2017

Application #: Z17-009	Requested: CPD	Address: 3720 Orlentangy River Road					
# Hearings:	Length of Testimony: 6:37 → 6:52	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input checked="" type="checkbox"/> Conditional Approval					
# Speakers Support: <input checked="" type="checkbox"/> Opposition: <input checked="" type="checkbox"/>	Development Commission Vote: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Abstain	Area Comm/ Civic Assoc: <input 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	<b>Y</b> Ingwersen	<b>NO</b> Anderson	<b>Y</b> Cooley	<b>Y</b> Conroy	<b>Y</b> Onwukwe	<b>ABSENT</b> 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							
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>							
FITZPATRICK: MASSIVE CONCENTRATION OF ASPHALT WHICH SATISFIES A CRITICAL NEED FOR THE INCREASE MEDICAL CAMPUS. SHUTTLE BUS ACTIVITY DISPERSES PRIVATE AUTO CONGESTION. SOFTENING THE "IMPACT" OF PAVED/ASPHALT WOULD BE AN IMPORTANT CONSIDERATION FOR THE OVERALL ENVIRONMENT.							
INGWERSEN: THIS IS A VERY INTENSIVE PAVING USE, WHICH NEEDED, BUT LOT CREATES A HEAT SINK WITH LARGE PAVING AREA AND FEW INTEGRATED SHADE TREES IN THE LOT - WHICH IS NOT MEETING THE CODE.							
ANDERSON: IN combination w/ App. Z17-010, these 2 proposals turn this corridor into a parking lot/ asphalt jungle. The Applicant can do better! And they should.							
COOLEY: THIS, BY ANY REASONABLE STANDARD, IS AN APPROPRIATE AND NEEDED LAND USE.							
CONROY: The need for the lot is well stated. However, there is serious concern about the potential environmental impacts with respect to heat island issues & stormwater problems for neighbors. There are well established green infrastructure options that can be helpful - trees here while aesthetically pleasing are not the only option.							
ONWUKWE: A sea of asphalt will generate lot of heat island. Should provide greenery to mitigate the heat island effect.							
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 # 217-009

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 location) (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.*

Notary Seal Here



**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