

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 10, 2024**

- 6. APPLICATION:** [Z24-034](#)
Location: **3535 OLENTANGY RIVER RD. (43214)**, being 45.48± acres located at the northwest corner of Olentangy River Road and West North Broadway (part of 010-183740, 010-199999, and 010-200000; No Group).
Existing Zoning: C-3, Commercial District.
Request: L-C-4, Commercial District (H-200).
Proposed Use: Hospital campus.
Applicant(s): OhioHealth Corp.; c/o Doug Scholl; 3535 Olentangy River Road; Columbus, OH 43214.
Property Owner(s): OhioHealth Corp.; c/o Matthew E. Moberg, Atty.; 41 South High Street, Suites 2800-3100; Columbus, OH 43215.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

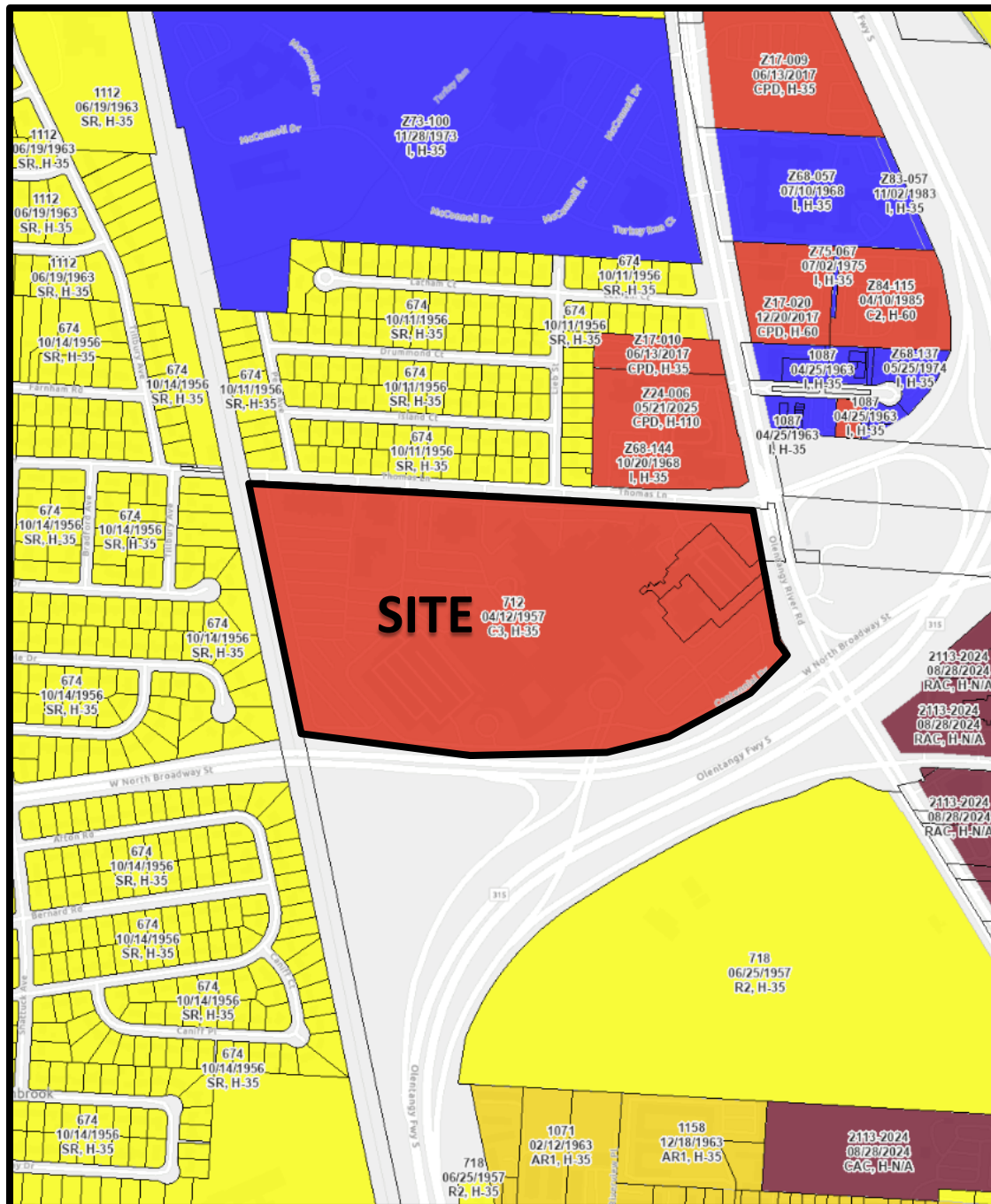
BACKGROUND:

- The site consists of part of one parcel and two other parcels in the C-3, Commercial District and is developed with the Riverside Methodist Hospital campus. The applicant requests an L-C-4, Limited Commercial District to allow for a hospital and those uses associated with a large medical campus. Additionally, a BZA variance and Special permit (BZA24-096) is pending to allow reduced required parking, and the addition of a second heliport on the campus.
- North of the site are single-unit dwellings in the SR, Suburban Residential District and hospital uses in a pending CPD, Commercial Planned Development District. South and east of the site is right-of-way for State Route 315. West of the site is railroad right-of-way.
- The site is within the planning boundaries of the *Olentangy West Area Plan* (2011), which recommends “Institutional” land uses at this location.
- There is no area commission or recognized civic association in this part of the city.
- The limitation text includes use restrictions and supplemental development standards addressing building height, building and parking setbacks, and traffic commitments (pending traffic impact study underway).
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Olentangy River Road as a Suburban Commuter Corridor requiring 160 feet of right-of-way and this portion of West North Broadway as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

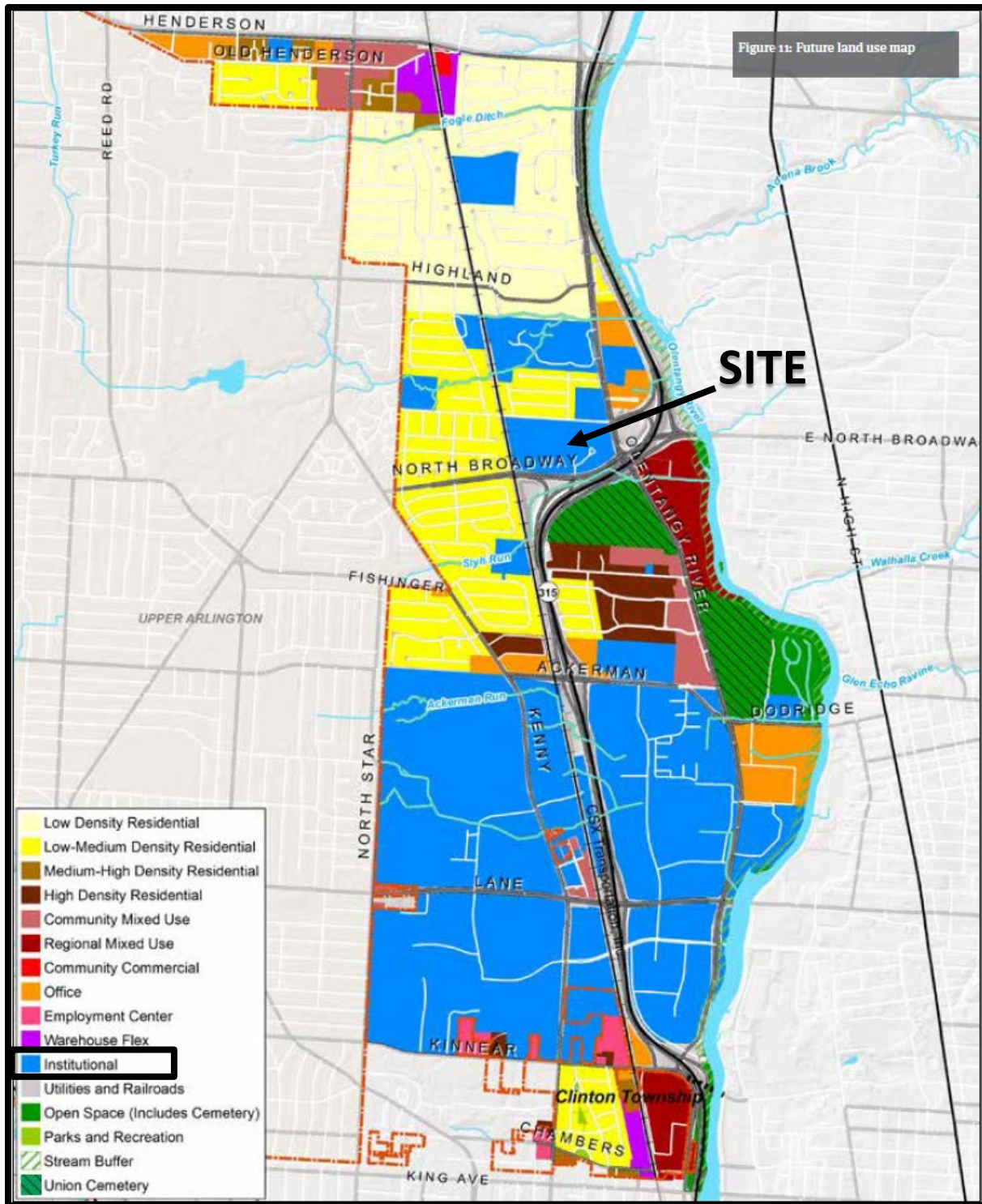
CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional~~ ***Approval.**

The proposed L-C-4, Limited Commercial District will allow hospital and medical campus uses. The limitation text includes a commitment to limit the building height of any buildings within a 55 foot setback from Thomas Lane to a maximum height of thirty-five feet. The proposed uses and height limitation within the requested L-C-4 district are consistent with the existing uses and development of the site, along with the *Olentangy West Area Plan's* recommendation for "Institutional" land uses at this location. A traffic impact study is in progress and additional text commitments and/or access revisions may be necessary as a result of the approved study. Once any outstanding traffic related comments are approved by the Department of Public Service, City Departments' recommendation will be for full approval.

***All traffic related comments have been resolved with the Department of Public Service.**



Z24-034
 3535 Olentangy River Rd.
 Approximately 45.48± acres
 C-3 to L-C-4



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3535 Olentangy River Rd.
Approximately 45.48± acres
C-3 to L-C-4



Z24-034
3535 Olen Tangy River Rd.
Approximately 45.48± acres
C-3 to L-C-4

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-034

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

Being first duly cautioned and sworn (NAME) Matthew E. Moberg

of (COMPLETE ADDRESS) 41 S. High Street, Ste 2800-3100, Columbus, OH 43215

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. OhioHealth Corporation 3430 OhioHealth Pkwy, Columbus, Ohio 43202 Approx. 20,000 Employees	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 12th day of Feb, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Beth Anne Gundrum
Notary Public- State of Ohio
My Commission Expires
February 21, 2028

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