

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

- 4. APPLICATION: Z24-006**
Location: **550 THOMAS LN. (43214)**, being 7.22± acres located at the northwest corner of Olentangy River Road and Thomas Lane (010-1032190; No Group).
Existing Zoning: I, Institutional District & L-I, Limited Institutional District.
Request: CPD, Commercial Planned Development District (H-110).
Proposed Use: Commercial development and parking lot.
Applicant(s): OhioHealth Corporation; c/o Matthew E. Moberg, Atty.; Porter Wright; 41 South High Street, Suites 2800-3100; Columbus, OH 43215.
Property Owner(s): Riverside Methodist Hospital; 3353 Olentangy River Road; Columbus, OH 43214.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

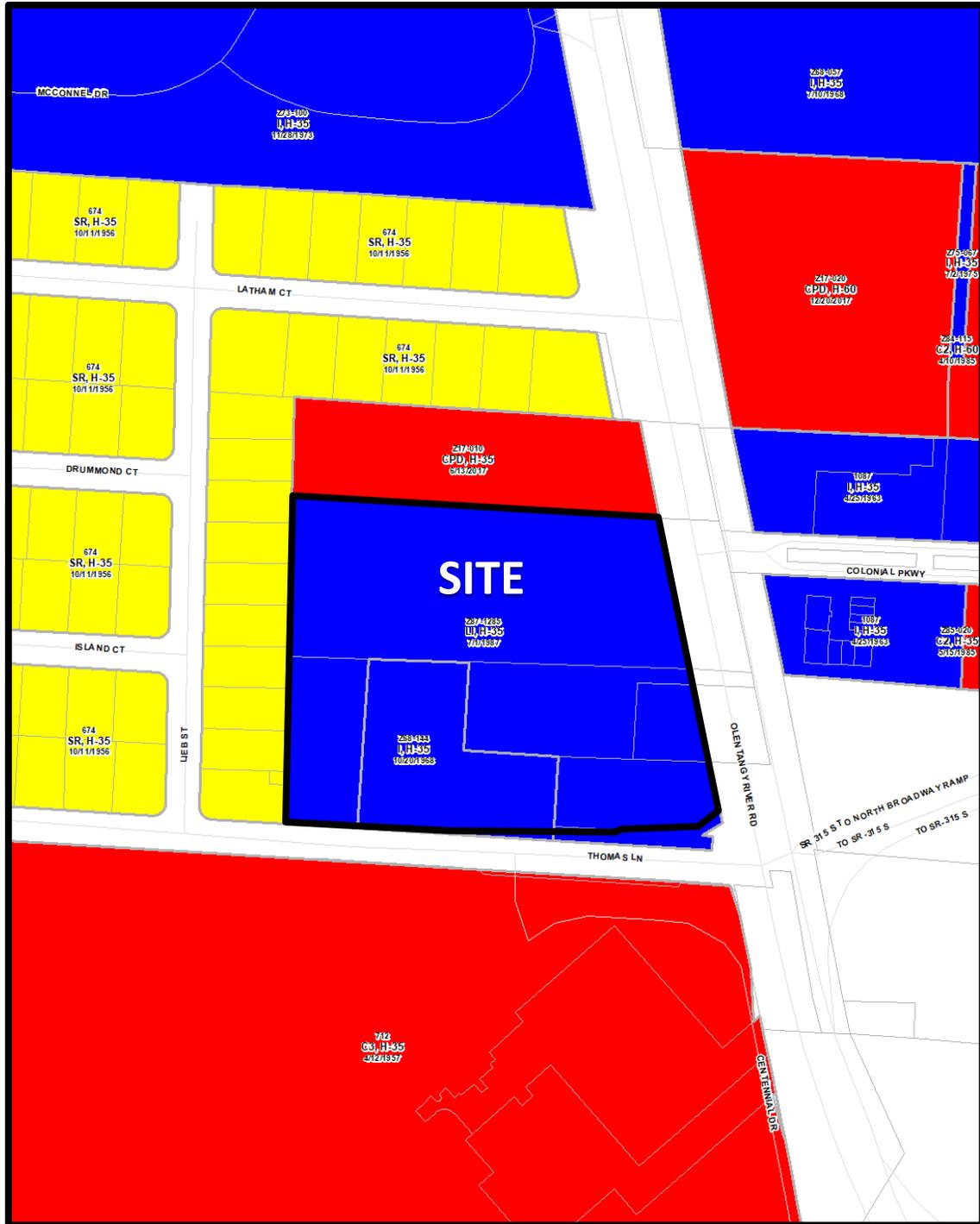
- The site consists of one parcel developed with part of the Riverside Hospital campus in the I, Institutional District & L-I, Limited Institutional District. The requested CPD, Commercial Planned Development District will allow limited commercial uses, including hospital related uses and parking.
- To the north of the site is a parking lot in the CPD, Commercial Planned Development District. To the south is the Riverside Hospital Campus in the C-3, Commercial District. To the east is office development in the I, Institutional District. To the west are single-unit dwellings in the SR, Suburban Residential District.
- The site is located within the planning boundaries of the *Olentangy West Area Plan* (2013), which recommends “Institutional” land uses at this location.
- There is no area commission or recognized civic association in this part of the city.
- The CPD text includes use restrictions and supplemental development standards that address building height and setbacks, vehicular access, parking arrangements, landscaping and screening, graphics and signage, and includes a commitment to develop the site in accordance with the submitted site plan. Code modifications to building and parking setbacks and required parking are included in the text.
- 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.

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

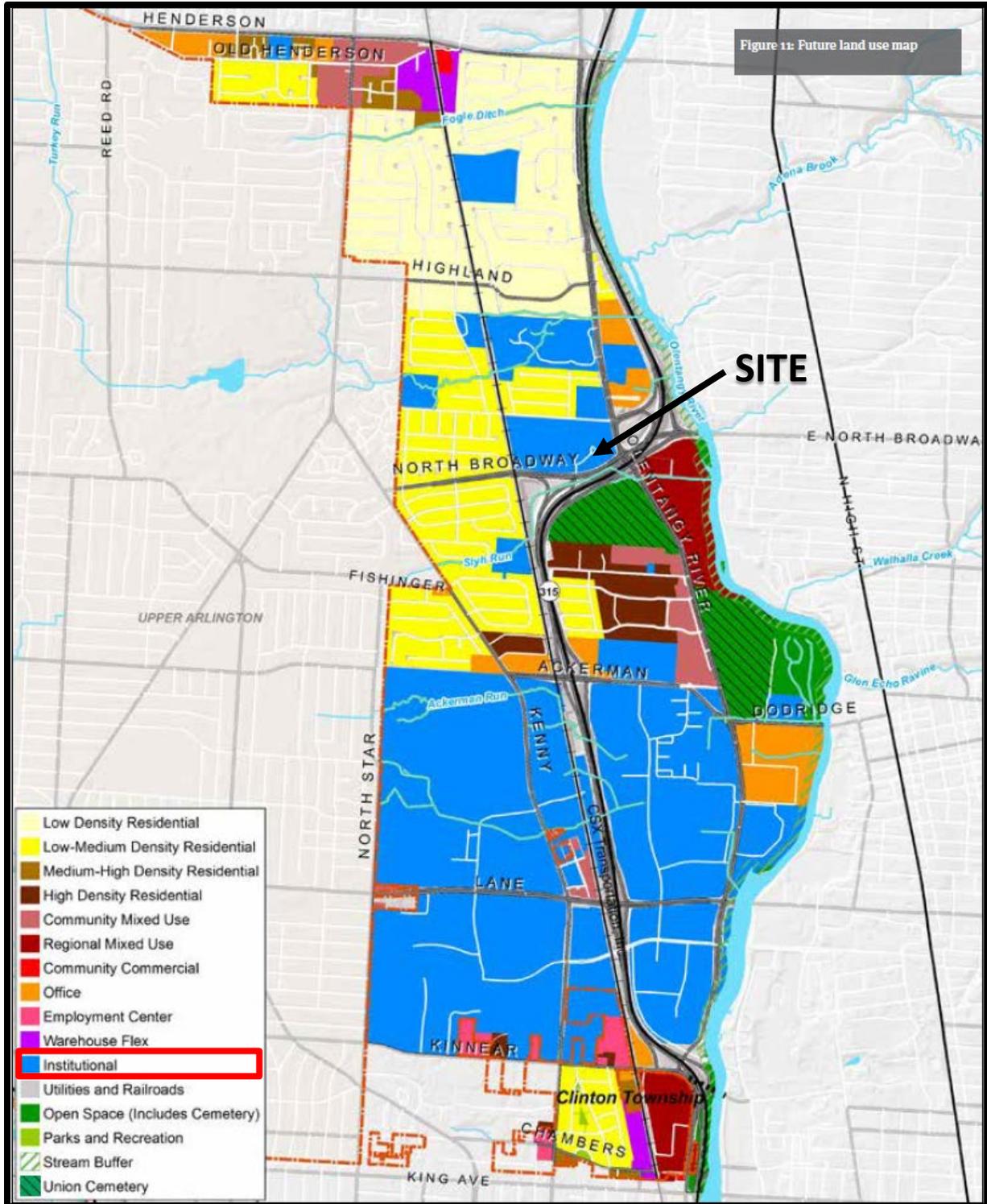
The requested CPD, Commercial Planned Development District will allow the site to be redeveloped with limited commercial uses, including a hospital related uses and parking. The

CPD text establishes appropriate use restrictions and supplemental development standards, and includes commitments to develop the site in accordance with the submitted site plan. The proposal is consistent with the *Olentangy West Area Plan*'s recommendation for "Institutional" uses at this location. ~~The Division of Traffic Management notes that a traffic impact study is pending and may result in additional commitments to be incorporated into the CPD text prior to City Council to gain our recommendation of approval.~~

*Traffic-related comments are resolved.



Z24-006
550 Thomas Lane
Approximately 7.22 acres
I and L-I to CPD



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