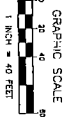


Z13-032 Final Received 6/17/13

Drawn 6/17/13
 "Site Plan - 930 Bethel Road"

Z13-032



CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 SITE PLAN - 930 BETHEL ROAD



Mannik Smith Group
 TECHNICAL SKILL. CREATIVE SPIRIT.
 www.MannikSmithGroup.com

SITE DATA
 ADDRESS: 930 BETHEL ROAD
 ZONING: U-2A LIMITED COMMERCIAL DISTRICT (29-47)
 CITY: COLUMBUS, OHIO
 COUNTY: FRANKLIN COUNTY, OHIO
 PROJECT: OFF PATIENT SURGERY CENTER/EMERGENCY
 BUILDING AREA: 22,135 SF (PROPOSED)
 TOTAL AREA: 22,135 SF (PROPOSED)
 PARKING SPACES: 78 SPACES (22,135 SF @ 1 SPACED TO 280 SF)
 PARKING AREAS: 15,375 SF (PROPOSED)
 FURNISHING: 6,760 SF (PROPOSED)
 TOTAL: 22,135 SF (PROPOSED)
 AS SHOWN: 15,375 SF (PROPOSED) / 6,760 SF (PROPOSED)
 INTERIOR PAVING: 15,375 SF (PROPOSED) / 6,760 SF (PROPOSED)

NO.	DATE	BY	DESCRIPTION
1	6/17/2013	TH	DATE: 6/17/2013
2			JOB#: E12000009
3			DRAWN BY: TH
4			CHECKED BY: SF

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 13, 2013**

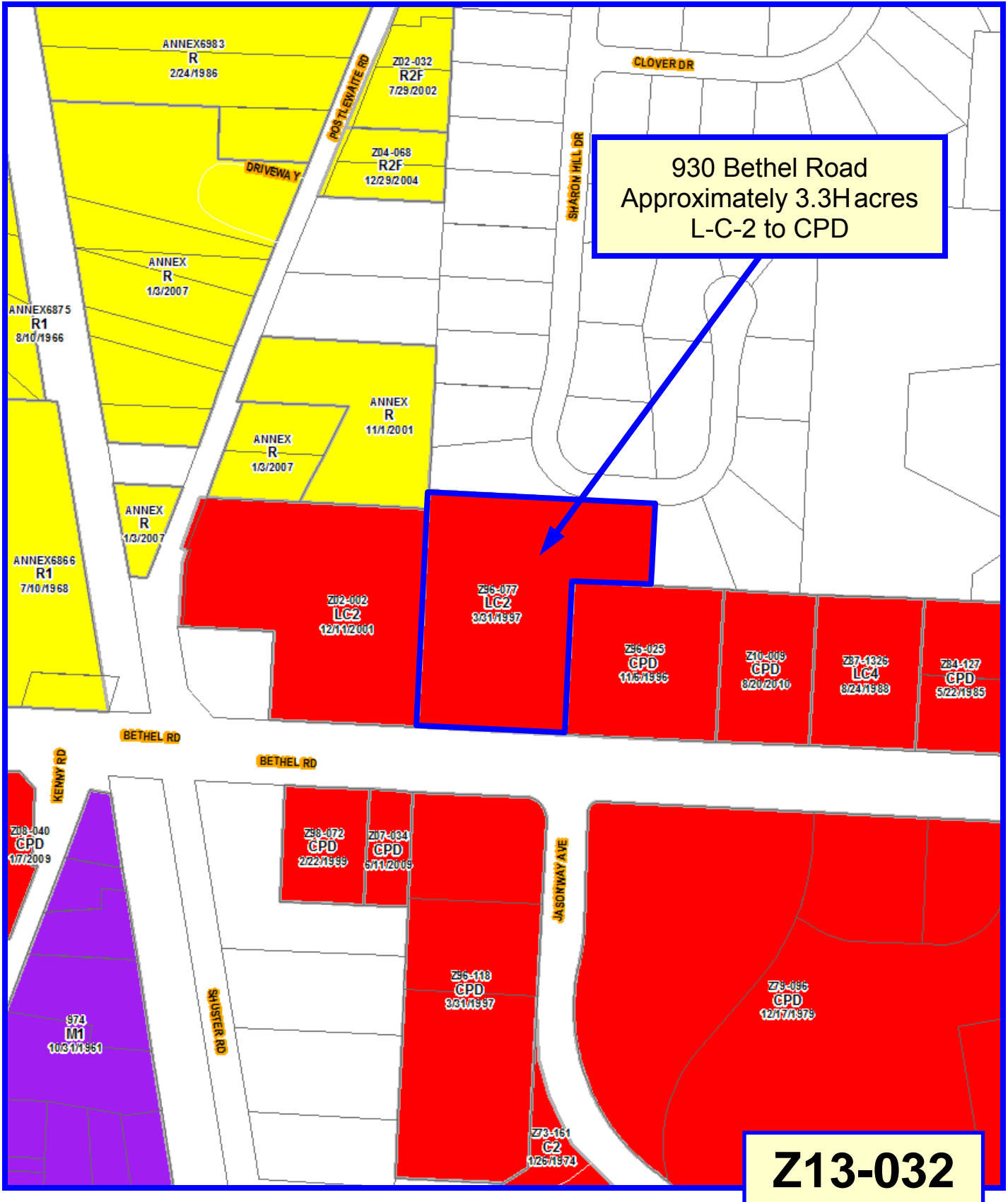
- 4. APPLICATION: Z13-032 (ACCELA # 13335-00000-00212)**
Location: 930 BETHEL ROAD (43214), being 3.3H± acres located on the north side of Bethel Road, 385± feet east of Postlewaite Road (010-151847).
Existing Zoning: L-C-2, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Expansion of existing medical office building.
Applicant(s): ENT Investments-Bethel Surgery Ltd.; c/o Donald Plank, Plank Law Firm; 145 East Rich St., 3rd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The 3.H± acre site is developed with a 15,000± square-foot medical office building zoned in the L-C-2, Limited Commercial District. The requested CPD, Commercial Planned Development District text will update the development text to allow a maximum 7,290± square-foot addition and expansion of the parking lot. The current L-C-2 text requires an 80-foot setback from the north property line, and this proposal reduces that requirement, making it more consistent with abutting commercial developments.
- To the north is single-unit residential development in Sharon Township. To the east is a restaurant in the CPD, Commercial Planned Development District, and a single-unit dwelling in Sharon Township. To the south across Bethel Road is a retail pharmacy in the CPD, Commercial Planned Development District. To the west are a medical office and a single-unit dwelling in the L-C-2, Limited Commercial, and R, Rural Districts, respectively.
- The site is within the boundaries of *The Northwest Plan* (2007), but there are no specific land-use recommendations given for this location.
- The CPD text proposes C-2, Office Commercial uses, commits to a site plan, and includes setbacks, maximum building height, landscaping, screening, and exterior building commitments. A minimum 43-foot wide buffer /tree preservation area will be maintained along the north property line. A variance to maximum number of parking spaces is included for 1 parking space per 163 square feet as opposed to the 1 per 200 square feet limit (111 maximum permitted, 137 proposed).
- The *Columbus Thoroughfare Plan* identifies Bethel Road as a 4-2D arterial requiring 60 feet from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a maximum 7,290± square-foot addition and expansion of the parking lot. With the proposed commitments within the CPD plan and text, the request is compatible with the established zoning and development pattern of the area.





930 Bethel Road
Approximately 3.3Hacres
L-C-2 to CPD

Z13-032



June 17, 2013

Dave Perry
David Perry Co., Inc
Zoning/Real Estate Development Consultants
145 East Rich Street, 3rd Floor
Columbus, OH 43215

Re: Wetland Determination for 930 Bethel Road, Columbus, Ohio

Dear Mr. Perry:

MSG completed a preliminary wetland determination at the Site on 930 Bethel Road, Columbus, Ohio to determine if any wetlands were present. To be considered a jurisdictional wetland, indicators of hydrophytic vegetation, hydric soils and hydrology must be present.

Prior to completing the field activities, MSG reviewed publicly available resources on the Site in order to better focus field activities. Resources reviewed were the Franklin County Soil Survey Map, National Wetland Inventory (NWI) Map and recent aerial photography. The soils survey revealed the presence of one soil type on the Site – Celina-Urban Land complex, 2-6% slopes (CfB). This soil unit is not listed as a hydric soil unit in Franklin County. A review of the NWI map showed no wetland features in the immediate vicinity of the Site.

An onsite review revealed a majority of upland vegetation consisting mostly of sugar maple (*Acer saccharum*, FAC), honeysuckle (*Lonicera morrowii*, NI), and black snakeroot (*Sanicula gregaria*, FAC). No signs of hydrology were noted. The majority of the site is sloped and well drained.

In summary, MSG did not identify any wetlands within the Site boundaries during the investigation.

Sincerely,

A handwritten signature in black ink, appearing to read "Jessica Stratigakos".

Jessica Stratigakos
Environmental Scientist



June 6, 2013

John Ehlers, President of the Board
Northwest Civic Association
PO Box 20134
Columbus, Ohio 43220
ehlers@intelliSIM.com

Rosemarie Lisko, Zoning Committee Chairperson
Northwest Civic Association
PO Box 20134
Columbus, OH 43220
rosemarielisko@sbcglobal.net

RE: Stormwater – Expansion of Ohio ENT building

Last evening, the NWCA requested a letter from the site engineers addressing the stormwater effects from the proposed expansion of the Ohio ENT building at 930 Bethel Road and the associated expansion of the parking lot. In 2006, the City of Columbus adopted the 2006 Stormwater Drainage Manual. The 2006 Manual set forth the City's stormwater standards applicable to new development and redevelopment within the jurisdictional boundaries of the City of Columbus. The 2006 Manual generally required all developments to control the quality and quantity of stormwater leaving the site after construction.

In 2012, the City of Columbus updated the Manual. Effective August of 2012, the 2006 Stormwater Manual was repealed and the 2012 Manual is now in effect.

A copy of a portion of Section 2 of the 2012 Manual, titled "Stormwater Conveyance," and specifically, Sections 2.1 through and including 2.1.3, are included with this letter.

Engineering plans and specifications of on-site stormwater infrastructure will be submitted to the City engineers for approval that will satisfy Section 2 of the 2012 Manual.

That infrastructure will include storm sewers, catch basins and controls that will detain the storm water runoff from the site. Per the city's requirements, the peak rate of runoff from the development shall not be increased for all storms up to a 100-year frequency, 24-hour storm. The storage required will occur in the parking lot, oversized storm pipes and on-site swales in the greenspace areas.

Should you have any questions, please call me.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Fox".

Steven Fox, PE, CPESC

Encl.

cc: northwestcivic@gmail.com

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NWCA-Ohio ENT Stormwater Letter.Dotx

Section 2

Stormwater Conveyance

This section describes the criteria and methodologies that shall be used to plan and design stormwater conveyance systems within the City of Columbus. Subsections include:

- 2.1 General Criteria
- 2.2 Hydrology Requirements
- 2.3 Design of Minor Stormwater Conveyance Systems
- 2.4 Design of Major Stormwater Routing Systems

2.1 General Criteria

The City's stormwater management goals are to prevent hazardous or detrimental flooding, streambank erosion, and water quality degradation that may result from stormwater runoff from development and redevelopment projects. This section presents general criteria for meeting this goal.

2.1.1 Offsite Tributary Area

Stormwater runoff from offsite upstream tributary areas that discharge to or across a development site shall be accommodated within the stormwater facilities planned for the development site. No stormwater management plans will be approved until it is demonstrated that offsite runoff will be adequately conveyed through the development site in a manner that will not cause or contribute to hazardous or detrimental upstream and downstream flooding and erosion. The estimation of the offsite flows must be done separately from the estimation of onsite flows (i.e., separate hydrographs for offsite areas must be determined).

2.1.2 Onsite Stormwater Conveyance

Stormwater runoff generated from the proposed development site shall be accommodated, in addition to offsite flows, within the stormwater facilities planned for the development. Onsite stormwater runoff shall be conveyed through the development site to adequate stormwater control facilities designed in accordance with the requirements specified in Section 3 of the Manual. No stormwater management plans will be approved until it is demonstrated that onsite runoff will not cause flooding within the development site for the designated design storm.

2.1.3 Downstream Analysis

Onsite stormwater systems must discharge to one of the following offsite stormwater systems:

1. A stream,
2. An open channel system (generally excluding roadside ditches),
3. A storm sewer system adequately sized for the intended flows, or
4. A combined sewer system, only if discharging stormwater into either a stream, open channel system, or storm sewer system, is not available.

If none of the four options above is feasible, then the Applicant must demonstrate that only sheet flow is being discharged with adequate quantity and quality controls in place, since concentrated flow may cause offsite erosion unless it is discharged into a conveyance system. In general, sheet flow occurs at the upstream extent of an overland flow path, rarely exceeding a length of 300 feet in mildly sloped, undeveloped areas. In developed areas, sheet flow lengths are typically no longer than 100 to 150 feet in pervious areas, and 50 to 75 feet in impervious areas. Flow that has become concentrated must be converted to sheet flow using a level spreader (see Section 2.3.6) or other similar device. Flow from drainage areas with overland flow paths greater than 300 feet must discharge into one of the five defined conveyance systems listed above.

The Applicant shall use one of the accepted hydrologic methods defined in Section 2.2.1, to demonstrate that the offsite stormwater system can convey existing offsite flows and projected onsite flows in a manner that does not increase downstream peak water surface elevations during the 1-year through the 100-year design storms and satisfies the various design criteria in the Manual. Downstream analysis shall be performed between the outlet of the onsite system and one of the following points:

1. The next increase in pipe diameter in an existing downstream storm sewer system,
2. The downstream face of the next bridge or culvert crossing in an open conveyance system (generally excluding roadside ditches), or
3. A point designated by the Administrator based upon known drainage issues in the downstream system.

In instances where it is determined that the existing downstream system(s) does not meet the criteria of the Manual, the Administrator will require that more stringent release rates from onsite detention facilities built for the development site be required, and/or require the Applicant to provide the necessary downstream improvements to satisfy the conditions of this section.

The following sources of information may be utilized to establish downstream tailwater conditions:

1. Previous studies that may be on file at the City,

2. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) and data, and/or
3. Calculations prepared by a Professional Engineer using standard engineering practice.

The Applicant must prepare a preliminary Stormwater Management Report (Section 6) that shall clearly show, through use of drawings, calculations, and narrative, how the proposed development project will comply with these requirements. One of the hydrologic calculation methods described in Section 2.2 must be used, and design criteria specified in the Manual shall be used to evaluate the offsite drainage systems of the same type.

2.1.4 Agricultural Field Tile Systems

Agricultural field tiles are for agricultural drainage purposes only and, in general, may not be used as an outlet of any development or stormwater facility except in instances where the field tile is the only available outlet of the site. Field tiles that are discovered or intercepted during construction and do not exhibit evidence of conveying septic effluent or other illicit discharge shall be reconnected or connected into the proposed stormwater system. Field tiles that exhibit evidence of conveying septic effluent shall not be used for stormwater conveyance and shall be reported upon discovery to the City Health Department for resolution. Field tiles that exhibit evidence of conveying any illicit discharge as defined by the City's present NPDES Permit shall not be connected for stormwater conveyance and shall be reported upon discovery to the Department of Public Utilities.

Designers preparing plans for development on existing agricultural lands shall, at a minimum, contact the respective County Engineer's office and local Soil and Water Conservation District to confirm the existence and location of existing tile systems. All visible field tile outlets and locations shall be field located and shown on the stormwater management plans. Any plan information for field tile systems received from county agencies shall also be shown.

In the event that a development proposes to discharge into an existing downstream field tile system on an adjacent property, the following requirements shall apply:

1. Runoff from the proposed development plus offsite flows currently entering the field tile system must be restricted to no more than the development's "fair-share" of full-flow hydraulic capacity of the field tile system for all storms up to and including the critical storm as defined in Section 3.2. The development's "fair-share" of the full-flow tile capacity is defined as the ratio of the development's tributary area to the total area tributary to the field tile system at the point of discharge. In no instance shall the release rate for any storm, up to and including the critical storm, exceed the 1-year predevelopment rate. Full-flow capacity, based upon the entire tributary area,

Pine, Shannon L.

From: Rosemarie Lisko <rosemarielisko@sbcglobal.net>
Sent: Friday, June 07, 2013 8:00 AM
To: Pine, Shannon L.
Subject: Z13-032 930 Bethel Rd.

Rezoning: We gave a Conditional Approval (vote: 7 yes, 1 No, 1 Abstain)

We asked that the limitation text be amended to add trees on the north side of the property which is adjacent to the residential property along the 8 ft. wood fence. 2. Water drainage will not be increased from what it currently is when the building and parking lot expansions are complete. 3. Dumpsters will not be emptied between the hours of 11PM and 6AM.

Rosemarie Lisko
Zoning Chair
Northwest Civic Association
985-1150



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # 213-032

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DONALD PLANK
of (COMPLETE ADDRESS) Plank Law Firm, 145 E Rich Street, FL 3, Columbus, OH
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the 43215
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. <u>ENT Investments-Bethel Surgery Ltd.</u> <u>930 Bethel Road</u> <u>Columbus, OH 43214</u> <u>Contact: James Barlow, 273-2250</u> <u># of Columbus Employees: 0</u>	2. _____
3. _____	4. _____

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

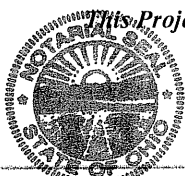
Subscribed to me in my presence and before me this 27th day of MARCH, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

Notary Seal Here

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