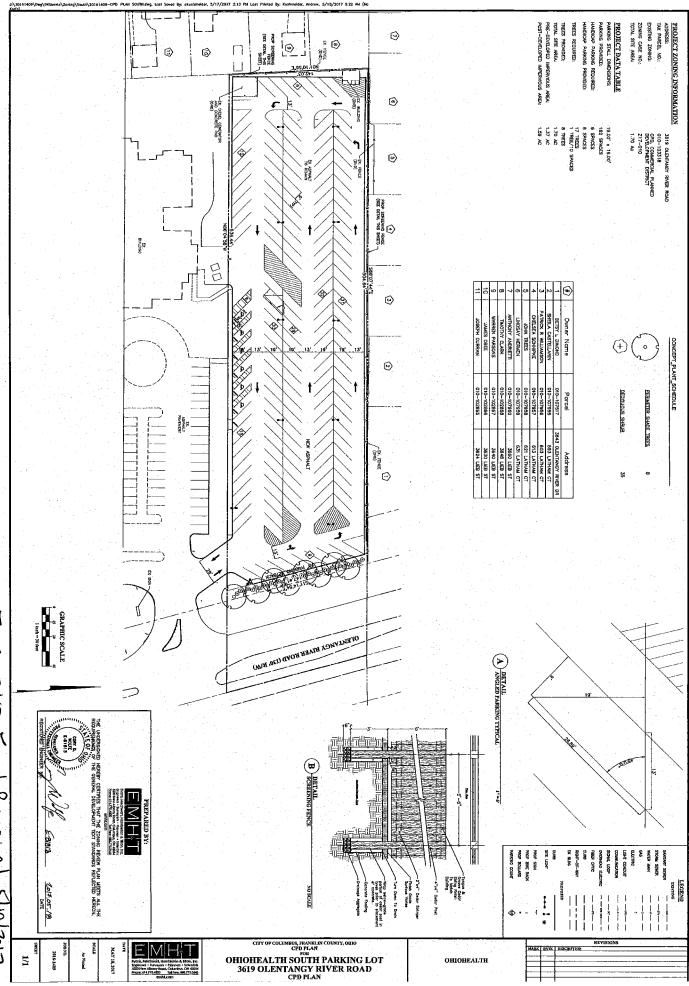
ORD # 1373-2017; Z17-010; Page 1 of 8



ZIT-010 Final Received S/18/2017

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

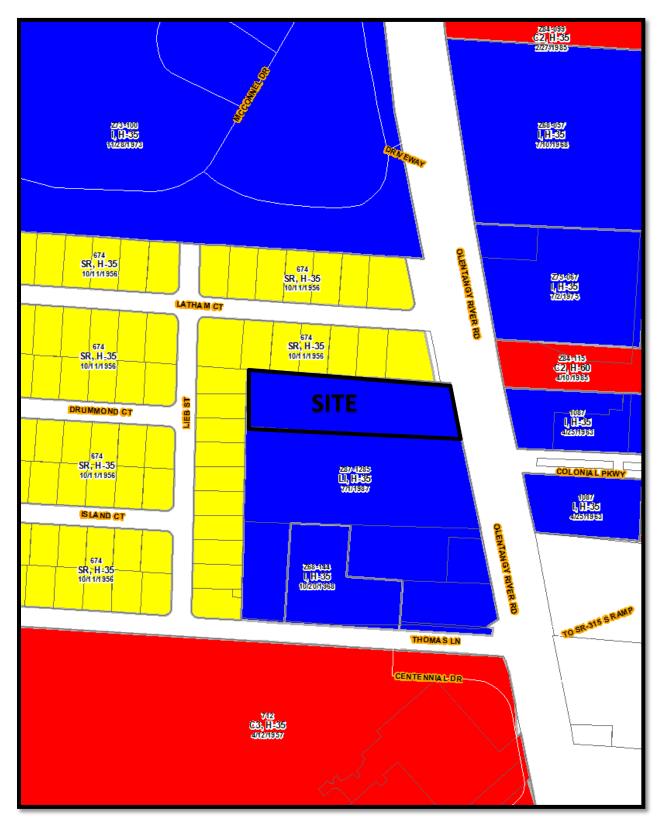
6.	APPLICATION: Location:	Z17-010 3619 OLENTANGY RIVER ROAD (43214), being 1.7± acr located on the west side of Olentangy River Road, 130± fe south of Latham Court (010-103318).			
	Existing Zoning:	L-I, Limited Institutional District.			
	Request:	CPD, Commercial Planned Development District.			
	Proposed Use:	Parking lot.			
	Applicant(s):	OhioHealth Corporation; c/o Christopher N. Slagle, Atty.; 100 South Third Street; Columbus, OH 43215.			
	Property Owner(s): Planner:	The Applicant. Shannon Pine; 614-645-2208; <u>spine@columbus.gov</u>			

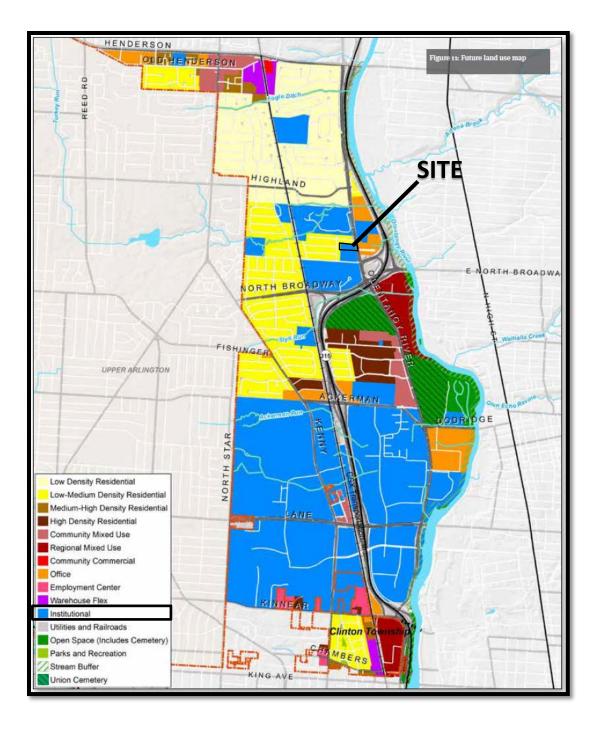
BACKGROUND:

- The 1.7± acre site is zoned L-I, Limited Institutional District, and was formerly developed with a hospice facility that was recently demolished. The parking lot for that facility is still intact. The requested CPD, Commercial Planned Development District will permit a 161-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.
- To the north and west are single-unit dwellings in the SR, Suburban Residential District. To the east across Olentangy River Road and to the south are medical offices zoned in the I, Institutional and L-I, Limited Institutional districts.
- o The site is within the boundaries of the Olentangy West Area Plan (2013), which recommends institutional 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 provided.
- o The CPD text commits to a site plan, proposes fencing along the north and west property lines, and includes a variance to eliminate parking lot trees. In order to offset the elimination 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 The *Columbus Thoroughfare Plan* identifies Olentangy River Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

<u>CITY DEPARTMENTS' RECOMMENDATION:</u> Approval.

The proposed CPD, Commercial Planned Development District will permit a 161-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 elimination of 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.





Olentangy West Area Plan (2013)

Z17-010 3619 Olentangy River Road Approximately 1.7 acres L-I to CPD



Z17-010 3619 Olentangy River Road Approximately 1.7 acres L-I to CPD

ORD # 1373-2017; Z17-010; Page 7 o	of 8
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THE CITY OF COLUMBUS ANDREW J. GINTHER, MAYOR

COLUMBUS DEVELOPMENT COMMISSION Basis for Recommendation

DEPARTMENT OF BUILDING AND ZONING SERVICES

# Hearings: Length of Testimony: 12 Staff Approval Disapproval Support: Opposition: Disapproval Position: Approval Disapproval Support: Opposition: Disapproval Position: Approval Disapproval Yes No Abstain Civic Assoc: Conditional Approval Disapproval Yes No Abstain Civic Assoc: Conditional Approval Disapproval Yes No Abstain No Yes No Onwakwe College += Positive or Proper - - No Yes No Yes Onwakwe Land Use + + + + + + -	Application #: Z17-010	Requested: CPD				Date: May 11, 2017 Address: 3619 Olentangy River Road				
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THE CITY OF COLUMBUS

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 # 217-010

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	2.				
Columbus, OH 43214 1,500 (Administrative Office Site) (28,000 system wide) Douglas Scholl - System Director, Facility Planning 614.566.3641					
3.	4.				
Check here if listing additional parties on As	enarate nage				
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SIGNATURE OF AFFIANT	your N. Kylp				
Subscribed to me in my presence and before me this day of day of, in the year					
SIGNATURE OF NOTARY PUBLIC	nartha & plloams				
My Commission Expires:	5 12, 2018				
This Project Disclosure Statement expires six months after date of notarization.					



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