



Legislation Text

File #: 1382-2017, **Version:** 2

Rezoning Application Z17-009

APPLICANT: OhioHealth Corporation; c/o Christopher N. Slagle, Atty.; 100 South Third Street; Columbus, OH 43215.

PROPOSED USE: Parking lot.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-1) on May 11, 2017.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is currently developed with an office building zoned in the C-2, Commercial District. The requested CPD, Commercial Planned Development District will permit redevelopment of the site with a 901-space employee parking lot for hospital and administrative office staff, and will alleviate parking shortage issues resulting from the construction of new administrative office and structured parking facilities on existing surface parking lots. 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. 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. 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 supplement landscaping along Olentangy River Road. With the landscaping proposed, the request is consistent with the zoning and development pattern of the area.

To rezone **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, From: C-2, Commercial District, To: CPD, Commercial Planned Development District (Rezoning # Z17-009) **and to declare an emergency.**

WHEREAS, application No. Z17-009 is on file with the Department of Building and Zoning Services requesting rezoning of 7.28± acres from C-2, Commercial District, to CPD, Commercial Planned Development District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District, permits a parking lot that will serve the various offices and medical facilities associated with OhioHealth/Riverside Hospital. The request includes a commitment to a site plan and landscaping provisions that offsets the reduction in required parking lot trees by providing supplemental corridor landscaping along Olentangy River Road;

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

3720 OLENTANGY RIVER ROAD (43202), being 7.28± acres located on the east side of Olentangy River Road, across from the intersection with McConnel Drive, and being more particularly described as follows:

ZONING DESCRIPTION

7.28 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 2, Township 1, Range 18, United States Military Lands, and being part of that 8.189 acre tract conveyed to Hospital Properties, Inc. by deed of record in Official Record 14544F18 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the intersection of the southerly line of said 8.189 acre tract and the easterly right-of-way line of Olentangy River Road;

Thence North 05° 46' 09" West, with said easterly right-of-way line, a distance of 436.07 feet to a point;

Thence North 05° 59' 36" West, continuing with said easterly right-of-way line, a distance of 89.65 feet to a point in the northerly line of said 8.189 acre tract;

Thence South 89° 14' 50" East, with said northerly line, a distance of 514.92 feet to a point in the westerly limited access right-of-way line of State Route 315;

Thence South 24° 54' 53" East, with said westerly limited access right-of-way line, a distance of 129.60 feet to a point;

Thence with the easterly and southerly lines of said 8.189 acre tract, the following courses and distances:

North 86° 24' 36" West, a distance of 26.12 feet to a point;

South 26° 28' 43" East, a distance of 66.37 feet to a point;

South 24° 07' 31" East, a distance of 413.00 feet to a point; and

North 87° 00' 33" West, a distance of 689.55 feet to the POINT OF BEGINNING, containing 7.28 acres, more or less.

This description was prepared from record information for zoning purposes only, and is NOT to be used for the transfer of real property.

To Rezone From: C-2, Commercial District

To: CPD, Commercial Planned Development District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the CPD, Commercial Planned Development District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and

directed to make the said change on the said original zoning map and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.12 of the Columbus City Codes; said plans being titled, “**CPD PLAN FOR OHIOHEALTH NORTH PARKING LOT,**” dated May 18, 2017, and signed by Corey D. Wolfe, Professional Engineer, and text titled, “**COMMERCIAL PLANNED DEVELOPMENT TEXT,**” dated May 23, 2017, and signed by Christopher N. Slagle, Attorney for the Applicant, and the text reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development

PROPERTY ADDRESS: 3720 Olentangy River Road

OWNER: OhioHealth

APPLICANT: Bricker & Eckler LLP

DATE OF TEXT: May 23, 2017

APPLICATION NUMBER: Z17-009

1. INTRODUCTION AND NARRATIVE STATEMENT:

OhioHealth, in conjunction with its development partners, The Daimler Group, MoodyNolan, EMH&T and others, and with support from the City of Columbus, will be developing and constructing a new nearly \$90 million headquarters facility, administrative office complex, and parking facility on property it currently owns near the existing Riverside Methodist Hospital along State Route 315 and Olentangy River Road (Parcel ID: 010183740). The new administrative office facility will be home to some 1,500 to 1,600 OhioHealth employees.

Resulting from the new administrative office facility and additional and ongoing efforts by OhioHealth at its Riverside Methodist Hospital location along Olentangy River Road is the significant need for additional surface lot parking facilities. The rezoning of its North Parking Lot (Parcel ID: 010-007910) - as well as a companion rezoning of the South Parking Lot (Parcel ID: 010-103318 at 3619 Olentangy River Road) - will provide the essential parking facilities OhioHealth needs for its team members working in these locations, as well as the Central Ohio community and others being serviced by OhioHealth. As requested by the Columbus Department of Health, Healthy Places Program, OhioHealth will agree to attempt to locate 10 additional bicycle parking spots at the site this location is intended to serve.

The existing OhioHealth North Parking Lot will complement the existing characteristics of the area, which includes the main Riverside Methodist Hospital campus and various OhioHealth and healthcare-related facilities in the vicinity along Olentangy River Road. There would be no adverse or detrimental impact to the character of the area.

OhioHealth intends to rezone the existing North Parking Lot facility at 3720 Olentangy River Road from its current C-2 Commercial classification to Commercial Planned Development (CPD) to accommodate the need for additional parking.

The North Parking Lot is approximately 7.28 acres and will contain 901 parking spaces with 19 spaces reserved for handicapped assessable spaces. The existing site was the subject of a rezoning in 1984/1985 (Z84-099) from Institutional to C-2 Commercial for hospital and medical office complex use. The parcel now, to conform with parking requirements, must be rezoned CPD to permit such parking use.

2. PERMITTED USES:

The permitted use shall be a parking in accordance with the submitted site plan.

3. DEVELOPMENT STANDARDS:

All development shall be in accordance with the CPD, Commercial Planned Development District, Chapter 3312 Off-

Street Parking and Loading, and Chapter 3321 General Site Development Standards, except as listed below and as depicted on the attached site plan:

A. Density, Lot and/or Setback Commitments:

Setbacks will be as follows:

Along Olentangy River Road frontage: 10 feet
Along North property line: 10 feet
Along West property line: 10 feet
Along the South property line: 10 feet

B. Access, Loading, Parking and/or Other Traffic-Related Commitments:

Access shall be as shown on the site plan.

C. Buffering, Landscaping, Open Space and/or Screening Commitments:

Landscaping shall be as shown on the site plan.

D. Building Design and/or Interior/Exterior Treatment Commitments: N/A

E. Lighting and/or Other Environmental Commitments: N/A

F. Graphics and/or Signage Commitments:

Any and all graphics and signage will comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments:

1. The site shall be developed in general conformance with the attached Site Plan titled "CPD Plan for OhioHealth North Parking Lot." The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of development and when engineering plans are complete. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Building and Zoning Services or a designee, upon submission of the appropriate data regarding the proposed adjustment.

2. Requested Variances:

a. CC 3312.29 - Parking Spaces - as depicted on the attached site development and design plan, proposed aisle width is 20' (with 17' minimum) with stalls reduced to 17.5' in depth (20' minimum depth) and a width of 9' (with 9' minimum width required). The proposed angle for parking spaces is 75 degrees.

b. CC 3312.21 - Landscaping & Screening - while all parking lot landscaping and screening for the site will conform to the Columbus City Zoning Code, the proposed North Parking Lot under the CPD will reduce the required 91 interior parking lot trees to 76 shade trees, 8 perimeter trees, and 70 shrubs along Olentangy River Road as indicated by the submitted site plan.

4. CPD REQUIREMENTS:

A. Natural Environment and Visual Form of the Environment:

The subject property is located at 3720 Olentangy River Road. The rezoning of this subject property into parking will serve the existing Riverside Hospital and OhioHealth's newly planned headquarters both on Olentangy River Road, which are both owned by owner.

B. Existing Land Use:

The subject property is currently used as an office building with temporary parking. The surrounding area is fully developed and consists of residential uses to the west, north and south with commercial use to the east.

C. Proposed Use:

The proposed use of the subject property is as a parking lot to serve the existing Riverside Hospital and OhioHealth's newly planned headquarters both on Olentangy River Road, which are both owned by owner.

D. Transportation and Circulation:

Access will be as shown on the Site Plan.

E. View and Visibility:

Consideration has been given to the visibility and safety of motorists and pedestrians during the planning of development of the subject property and the location of access points.

F. Emissions:

Emissions from the subject property will not substantially affect the environment of the surrounding neighborhoods.

~~SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~
That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.