



# City of Columbus

Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org

## Legislation Text

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**File #: 1383-2017, Version: 2**

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### **Rezoning Application Z17-010**

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

**PROPOSED USE:** Parking lot.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-2) on May 11, 2017.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 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. 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 utilized to enhance development; and that appropriate corridor landscaping should be provided. The CPD text commits to a site plan, proposes fencing along the north and west property lines adjacent to residential uses, and includes a variance to eliminate parking lot trees. To offset the elimination 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 and screening proposed, the request is consistent with the zoning and development pattern of the area.

To rezone **3619 OLENTANGY RIVER ROAD (43214)**, being 1.7± acres located on the west side of Olentangy River Road, 130± feet south of Latham Court, From: L-I, Limited Institutional District, To: CPD, Commercial Planned Development District (Rezoning # Z17-010) **and to declare an emergency.**

**WHEREAS**, application No. Z17-010 is on file with the Department of Building and Zoning Services requesting rezoning of 1.7± acres from L-I, Limited Institutional 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 elimination of required parking lot trees by providing supplemental 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:

**3619 OLENTANGY RIVER ROAD (43214)**, being 1.7± acres located on the west side of Olentangy River Road, 130± feet south of Latham Court, and being more particularly described as follows:

**ZONING DESCRIPTION**

**1.70 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 2 acre tract conveyed to Hospital Properties, Inc. by deed of record in Official Record 10784D12 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the northwesterly corner of said 2 acre tract, the northeasterly corner of "Thomas Lane Addition", a subdivision of record in Plat Book 27, Page 46, in the southerly line of "Gore Addition", a subdivision of record in Plat Book 27, Page 91;

Thence South 86° 07' 44" East, with the line common to said 2 acre tract and said "Gore Addition", a distance of 504.65 feet to a point in the westerly right-of-way line of Olentangy River Road;

Thence South 11° 14' 54" East, with said westerly right-of-way line, a distance of 147.41 feet to a point in the southerly line of said 2 acre tract;

Thence North 86° 04' 58" West, with the southerly line of said 2 acre tract, a distance of 536.44 feet to a point in the easterly line of said "Thomas Lane Addition";

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 North 01° 10' 56" East, with the line common to said 2 acre tract and said "Thomas Lane Addition", a distance of 142.03 feet to the POINT OF BEGINNING, containing 1.70 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:** L-I, Limited Institutional 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 plan being titled, "**CPD PLAN FOR OHIOHEALTH SOUTH PARKING LOT**," dated May 24., 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:** 3619 Olentangy River Road, Columbus OH  
**OWNER:** OhioHealth  
**APPLICANT:** Bricker & Eckler LLP  
**DATE OF TEXT:** May 23, 2017  
**APPLICATION NUMBER:** Z17-010

#### **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 South Parking Lot (Parcel ID: 010-103318) - as well as a companion rezoning of the North Parking Lot (Parcel ID: 010-007910 at 3720 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 South Parking Lot designated parcel 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. The subject South Parking Lot parcel is immediately adjacent and north of existing OhioHealth Riverside facilities along Olentangy River Road and Thomas Lane.

OhioHealth intends to rezone the existing South Parking Lot facility at 3619 Olentangy River Road from its current Institutional (I-Limited) zoning classification to Commercial Planned Development (CPD) to accommodate the need for additional parking.

The parcel which is designed the OhioHealth South Parking Lot is approximately 1.7 acres and will contain 161 parking spaces with the required 6 parking spaces reserved for handicapped assessable parking. The existing location was the subject of a rezoning in June 1987 (Z87-1285) from Limited Institutional & Suburban Residential to L-I Limited Institutional for the use by OhioHealth at the time for a hospice facility and other medical office-related functions. 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:

East frontage: 10'  
West property line: 0'  
North property line: 0'  
South property line: 0'

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 South 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 3312.21.A - Landscaping & Screening - the current Zoning requirements are for 1 shade tree per 10 parking spaces. The request in the proposed CPD development is for 8 perimeter trees as well as hedging along Olentangy River Road. Given the narrow width and oblong character of this parcel, the elimination of the few interior trees required will assist in maximizing the parcel for its intended use and development and conforms with the overall nature and character of the area for institutional medical and hospital use.

b. CC 3312.21B - Landscaping & Screening - the proposal is for the elimination of screening set-back requirements to 0 feet along the north and west property lines. A six (6') foot wooden board fence is proposed on the property line to minimize impact on the adjacent property owners and residences that surround the parking facility. The reduced set-back will ensure the maximum number of parking spaces possible while ensuring the screening and appropriate landscaping and buffering with the existing neighborhood are met.

**4. CPD REQUIREMENTS:**

A. Natural Environment and Visual Form of the Environment:

The subject property is located at 3619 Olentangy River Road. The development 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 vacant and unimproved. 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.**