

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2016**

- 8. APPLICATION: Z16-042**
Location: **505 KING AVENUE (43201)**, being 36.2± acres located at the southwest corner of King Avenue and Battelle Boulevard (010-013627 and 71 others; University Area Commission).
Existing Zoning: C-2, and C-4, Commercial Districts, and P-1, Private Parking District.
Request: L-UCRPD, Limited University-College Research Park Development District.
Proposed Use: Research and technology institute.
Applicant(s): Battelle Memorial Institute, Attn. Russell P. Austin; c/o James M. Groner, Atty.; Bailey Cavalieri, LLC; 10 West Broad Street, Suite 2100; Columbus, OH 43215..
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

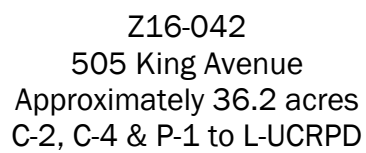
BACKGROUND:

- The 36.2± acre site consists of 72 parcels zoned in the C-2, and C-4, Commercial and P-1, Private Parking Districts, and is developed with a research and technology institution. Currently the Battelle Memorial Institute includes limited manufacturing uses that are not permitted in any commercial districts. The applicant is requesting the L-UCRPD, Limited University-College Research Park Development District to assure that the institute is in a zoning district that permits their wide-range of uses.
- North of the site is a mix of The Ohio State University zoned in the L-UCRPD, Limited University-College Research Park Development District and low-density residential uses in the R-4, Residential District. To the east are low-density residential land uses zoned in the R-4, Residential District. To the south is a parking lot and maintenance building zoned with a mix of C-2, and C-4, Commercial and M, Manufacturing Districts. To the west is the Olentangy River and multi-use trail.
- The site is within the planning area of the *University District Plan* (2011), which recommends institutional land use for this location.
- The site is located within the boundaries of the University Area Commission, whose recommendation is for approval.
- The Limitation text includes setback commitments that limit building height and maintain landscaping and screening along portions of King Avenue and West Fifth Avenue, and the entirety of Battelle Boulevard.

- The *Columbus Thoroughfare Plan* identifies King Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

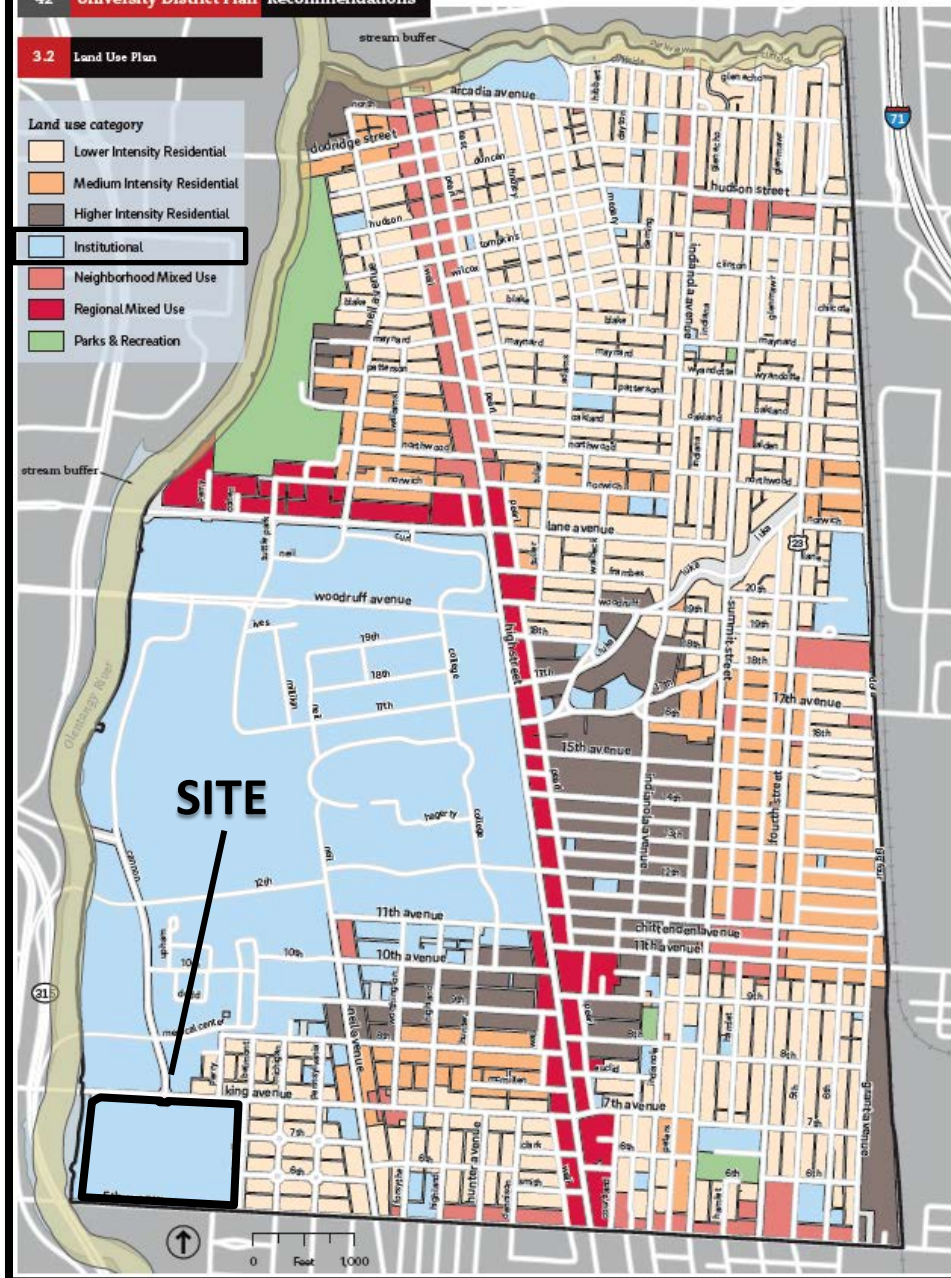
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-UCRPD, Limited University-College Research Park Development District is an appropriate zoning district for wide-range of uses that occur at the Battelle Memorial Institute, including limit manufacturing uses that are not permitted in the existing zoning districts. The site is located in the planning area of the *University District Plan* (2011), which recommends institutional land use for this location, which is consistent with this rezoning request. Staff is supportive of the requested zoning district, with the inclusion of setback commitments that limit building height and maintain landscaping and buffering along the northeastern, eastern, and southeastern edges of the site closest to adjacent residential neighborhoods.



3.2 Land Use Plan

- Land use category
- Lower Intensity Residential
 - Medium Intensity Residential
 - Higher Intensity Residential
 - Institutional
 - Neighborhood Mixed Use
 - Regional Mixed Use
 - Parks & Recreation



Z16-042
 505 King Avenue
 Approximately 36.2 acres
 C-2, C-4 & P-1 to L-UCRPD



Z16-042
505 King Avenue
Approximately 36.2 acres
C-2, C-4 & P-1 to L-UCRPD

LIMITATION TEXT

PROPOSED DISTRICTS: L-UCRPD, Limited University-College Research-Park District

PROPERTY ADDRESS: 505 King Avenue

OWNER: Battelle Memorial Institute

APPLICANT: Battelle Memorial Institute

DATE OF TEXT: 10/12/16

APPLICATION: Z16-042

1. **INTRODUCTION:** The site is zoned a mixture of C4, C2 and P1. The Applicant wants to rezone the site to L-UCRPD.

2. **PERMITTED USES:** Those uses permitted in Chapter 3374, University-College Research-Park District, of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise specified in the following text, the development standards shall be as specified in Chapter 3374, University-College Research-Park District, of the Columbus City Code.

A. **Density, Height, Lot and/or Setback Requirements:**

1. Within 100 feet extending southward from the southern right of way line of King Avenue as it exists as of the effective date of this rezoning and running westward 500 feet from the intersection of King Avenue and Battelle Boulevard as it exists as of the effective date of this rezoning and as set forth on the Zoning Exhibit dated October 13, 2016 as prepared by Evans, Mechwart, Hambleton & Tilton, Inc. as Job No. 2016-0480 attached hereto and incorporated herein, the maximum building height shall be 45 feet (the "King Avenue Building Line").
2. Within 100 feet extending westward from the western right of way line of Battelle Boulevard as it exists as of the effective date of this rezoning and as set forth on the Zoning Exhibit dated October 13, 2016 as prepared by Evans, Mechwart, Hambleton & Tilton, Inc. as Job No. 2016-0480 attached hereto and incorporated herein, the maximum building height shall be 45 feet (the "Battelle Boulevard Building Line").
3. Within 100 feet extending northward from the northern right of way line of Fifth Avenue as it exists as of the effective date of this rezoning and running eastward from the intersection of Perry Street as it exists as of the effective date of this rezoning to the western right of way line of Battelle Boulevard as it exists as of the effective date of this rezoning and as set forth on the Zoning Exhibit dated October 13, 2016 as prepared by Evans, Mechwart, Hambleton & Tilton, Inc. as Job No. 2016-0480 attached hereto and incorporated herein, the maximum building height shall be 45 feet (the "Fifth Avenue Building Line").
4. Notwithstanding the foregoing height restrictions, the maximum building height for buildings located south of the King Avenue Building Line, west of the Battelle Boulevard Building Line, north of the Fifth Avenue Building Line and at all other boundary lines of the site shall be calculated as set forth in Chapter 3374, University-College Research-Park District, of the Columbus City Code.

B. Access, Loading, Parking and/or Traffic Related Commitments: N/A.

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

1. There shall be a 25 foot landscape screen/buffer of surface parking lots abutting the (i) southern right of way line of King Avenue as it exists as of the effective date of this rezoning and running westward 500 feet from the intersection of King Avenue and Battelle Boulevard as it exists as of the effective date of this rezoning, (ii) western right of way line of Battelle Boulevard as it exists as of the effective date of this rezoning, and (iii) northern right of way line of Fifth Avenue as it exists as of the effective date of this rezoning and running eastward from the intersection of Perry Street as it exists as of the effective date of this rezoning to the western right of way line of Battelle Boulevard as it exists as of the effective date of this rezoning.
2. Existing landscaping, including, without limitation, sycamore trees, shall be maintained to the extent practical.
3. New landscaping installed adjacent to parking facilities shall comply with the provisions of Section 3312.21 of the Columbus City Code and shall also include a combination of deciduous, ornamental and/or evergreen trees planted at a minimum rate of 3 trees per 100 feet of frontage. These trees may be evenly spaced or grouped together.
4. There shall be no new chain-link perimeter fencing.

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

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments:

1. All exterior lighting shall be cutoff fixtures (i.e. down lighting), except pedestrian level walkway lighting and controlled lighting to illuminate landscaped areas and structures.

F. Graphics and Signage Commitments:

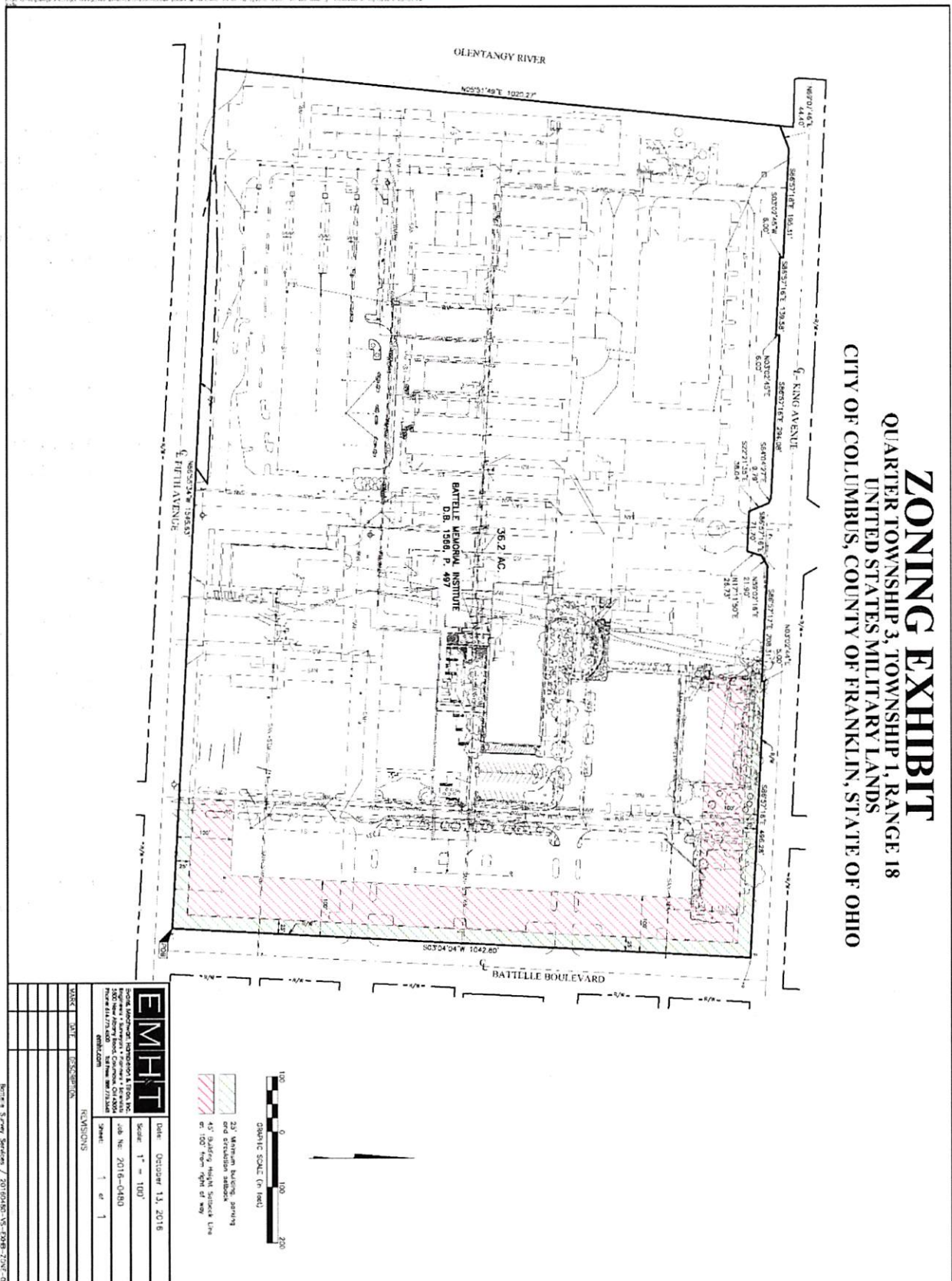
1. No off-premises graphics shall be permitted.

The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

Signature: James M. Groner

Date: November 20, 2016

Zoning Exhibit





City of Columbus
Mayor Andrew J. Ginther

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

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TO: Shannon Pine
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2208
spine@columbus.gov

RE: 505 King Avenue
Z16-042

October 19, 2016

Dear Shannon:

This letter is to inform you that on October 19, 2016 the University Area Commission voted to *approve* the request for re-zoning of the parcels owned by the Battelle Institute and bounded by King Ave., Battelle Dr., 5th Ave. and Olentangy River Rd., from a commercial & parking zoning to a **UCRPD**. The re-zoning contains a limitation text that was agreed-upon by the Commission and Battelle and is attached herein with this letter. Items in the limitation text include: building setbacks, landscape buffer, fencing, lighting, and off-premises graphics.

The applicant met previously with the Zoning Committee and was in communication with the neighborhood group adjacent to Battelle to discuss the project and address concerns about Battelle's future development and its effect on the surrounding neighborhoods. There were concerns about building heights, setbacks, 'green' buffers, parking and manufacturing. Discussions over these concerns led to the creation of the limitation text which addressed not all, but most of the concerns expressed. This mutual agreement gave the neighbors and the Commission a comfort level that any future growth and development on the Battelle site would be compatible with the residential character of the surrounding neighborhoods.

The Commission and the neighbors were appreciative of Battelle's efforts to understand their concerns and of Battelle's willingness to enter into discussion to help resolve those concerns. In the end, the Commission was very supportive of the re-zoning request as appropriate to Battelle's work and mission while being respectful of the surrounding neighborhoods.

*Denotes Zoning
Committee member

The vote to approve the above variance request was: **For – 15; Against – 1; Abstentions – 0.**

Respectfully Submitted,
Susan LM Keeny
Susan Keeny
UAC Zoning Committee Chair
c: 937-479-0201