

**REZONING APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 217-010

Date Received: 3/28/2017

Application Accepted By: SP

Fee: \$3520

Assigned Planner: Assigned to Shannon Pine, 614-645-2208; spine@columbus.gov

**LOCATION AND ZONING REQUEST:**

3619 Olentangy River Road, Columbus, OH

Zip 43214

Certified Address (for Zoning Purposes)

Is this application being annexed into the City of Columbus

Yes

No (select one)

*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address 010-103318

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) Institutional (Limited Institutional)

Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: N/A

Proposed Use or reason for rezoning request: Parking facilities in conjunction with new Administrative Office & Headquarters facility.  
- Please also see attached -

(continue on separate page if necessary)

Proposed Height District: H-35

Acreage Approx. 2.0 acres

[Columbus City Code Section 3309.14]

**APPLICANT:**

Name OhioHealth Corporation - c/o Douglas Scholl

Address 3535 Olentangy River Road

City/State Columbus, OH

Zip 43214

Phone # 614.566.3641

Fax # \_\_\_\_\_

Email douglas.scholl@ohiohealth.com

**PROPERTY OWNER(S):**

Name OhioHealth Corporation - Hospital Properties Inc.

Address \_\_\_\_\_

City/State \_\_\_\_\_

Zip \_\_\_\_\_

Phone # \_\_\_\_\_

Fax # \_\_\_\_\_

Email \_\_\_\_\_

Check here if listing additional property owners on a separate page

**ATTORNEY / AGENT** (CHECK ONE IF APPLICABLE)

Attorney

Agent

Name Christopher N. Slagle - Bricker & Eckler LLP

Address 100 South Third Street

City/State Columbus, OH

Zip 43215

Phone # 614.227.8826

Fax # 614.227.2300

Email: cslagle@bricker.com

**SIGNATURES** (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE \_\_\_\_\_

PROPERTY OWNER SIGNATURE \_\_\_\_\_

ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

**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**

**REZONING APPLICATION**

Department of Building & Zoning Services  
Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224-3218  
Phone: 614-645-7433 www.columbus.gov

**AFFIDAVIT**

(See instruction sheet)

APPLICATION # 217-010

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Christopher N. Slagle  
of (1) MAILING ADDRESS Bricker & Eckler LLP, 100 South Third Street, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 3619 Olentangy River Road, Columbus, OH 43214  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 3/29/2017

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS  
[ ] Check here if listing additional property owners  
on a separate page.

(4) Ohio Health Corporation  
3575 Olentangy River Road  
Columbus, OH 43214

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

OhioHealth Corporation  
614.566.3641 (c/o Douglas Scholl)

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) N/A

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

SIGNATURE OF AFFIANT

(8) Christopher N. Slagle  
Sworn to before me and signed in my presence this 27<sup>th</sup> day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) Samantha L. Williams  
My Commission Expires: May 12, 2018

My Commission Expires:

Notary Seal Here



SAMANTHA L. WILLIAMS  
Notary Public, State of Ohio  
My Commission Expires May 12, 2018

This Affidavit expires six (6) months after date of notarization.

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

CASTELLARIN SHEILA  
593 LATHAM CT  
COLUMBUS OH 43214

WILLIAMSON PATRICK R  
WILLIAMSON MONICA R  
603 LATHAM CT  
COLUMBUS OH 43214

ANDRIETTI ANTHONY A  
ANDRIETTI RUTH ANN  
3660 LIEB ST  
COLUMBUS OH 43214

PARSONS LAREITA C  
3640 LIEB ST  
COLUMBUS OH 43214

DIMOND BETSY L  
3643 OLENTANGY RIVER RD  
COLUMBUS OH 43214

HOSPITAL PROPERTIES INC  
3619 OLENTANGY RIVER RD  
COLUMBUS OH 43214

SCHNIPKE CHELSEA L TR  
VERHOFF DEREK T TR  
13614 RD 20  
CLOVERDALE OH 45827

RIVERSIDE METHODIST  
HOSPITAL INC  
3595 OLENTANGY RIVER RD  
COLUMBUS OH 43214

TREES JOHN  
TREES JOANNE  
3073 MONTCLAIR AVE  
LEWIS CENTER OH 43035

SENN ASHLEY J  
SAYRE STEPHEN N  
3616 LIEB ST  
COLUMBUS OH 43214

HERMEN LINDSAY C  
WIEWALL KURT  
534 E ROYAL FOREST BLVD  
COLUMBUS OH 43214

OBEE JAMES  
3630 LIEB ST  
COLUMBUS OH 43214

VAJEN MICHAEL E  
3624 LIEB ST  
COLUMBUS OH 43214

CLARK TIMOTHY M  
CLARK DEBORAH L  
3648 LIEB ST  
COLUMBUS OH 43214

217-010

**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

<p>1. OhioHealth Corporation 3535 Olentangy River Road Columbus, OH 43214 1,500 (Administrative Office Site) (28,000 system wide) Douglas Scholl - System Director, Facility Planning 614.566.3641</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Christopher N. Slagle*

Subscribed to me in my presence and before me this 27<sup>th</sup> day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC

*Samantha L. Williams*

My Commission Expires:

May 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

# City of Columbus Zoning Plat



## ZONING NUMBER

Z17-010

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010103318

Zoning Number: 3619

Street Name: OLENTANGY RIVER RD

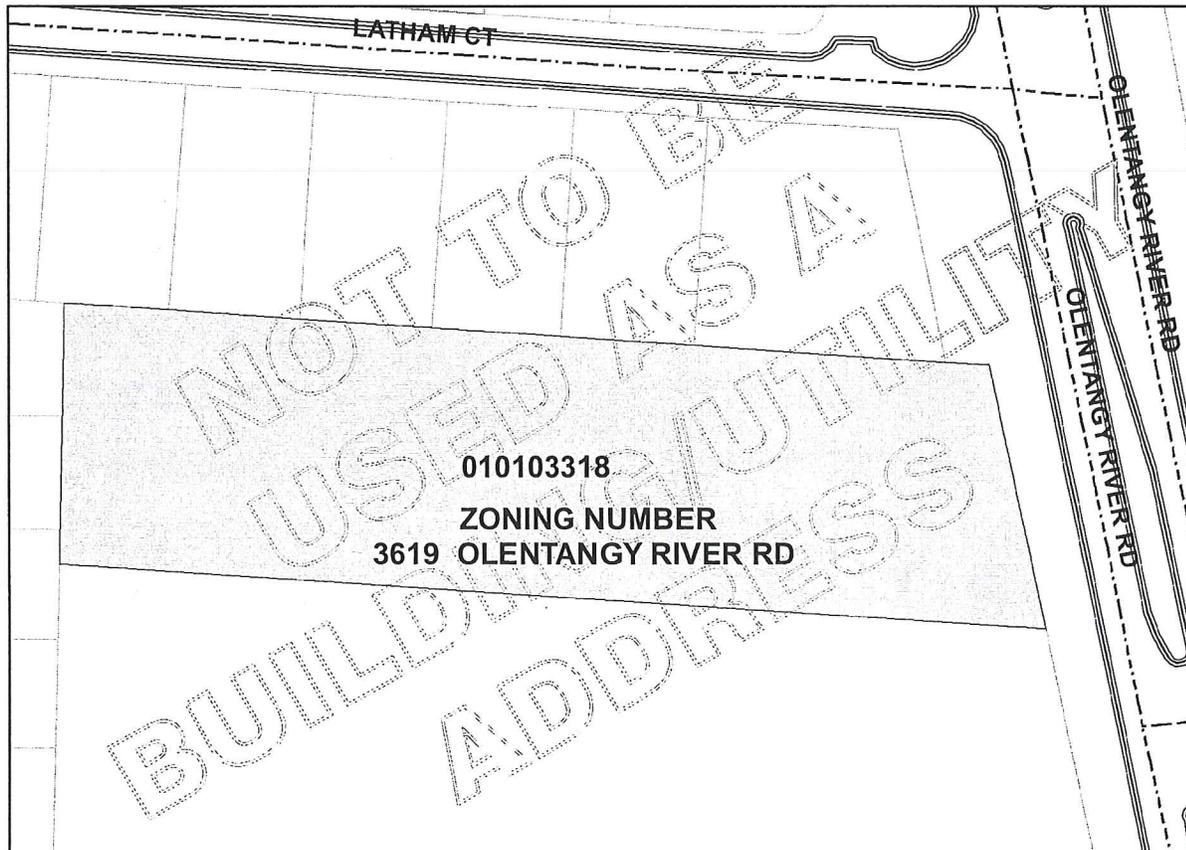
Lot Number: N/A

Subdivision: N/A

Requested By: BRICKER & ECKLER, LLP (CHRISTOPHER SLAGLE)

Issued By: *Adyana Amariam*

Date: 3/23/2017



FRANK D. WILLIAMS, ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet  
GIS FILE NUMBER: 87801

Z17-010  
I to CPD

**ZONING DESCRIPTION**  
**2.00 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 all 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  $86^{\circ} 07' 44''$  East, a distance of 597.88 feet to a point in the westerly right-of-way line of Olentangy River Road;

Thence South  $11^{\circ} 14' 54''$  East, with said westerly right-of-way line, a distance of 147.49 feet to a point;

Thence North  $86^{\circ} 04' 58''$  West, a distance of 629.69 feet to a point;

Thence North  $01^{\circ} 10' 56''$  East, a distance of 142.03 feet to the POINT OF BEGINNING, containing 2.00 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.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

217-010

MEMORANDUM

To: City of Columbus – Dept. of Building & Zoning Services  
Development Commission & Columbus City Council

From: Bricker & Eckler LLP

Date: March 28, 2017

Re: OhioHealth – South Parking Lot Rezoning Application  
Location; 3619 Olentangy River Road (Parcel ID: 010-103318)

---

Narrative Statement & Project Development Overview

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.

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.

South Parking Lot Parcel – 3619 Olentangy River Road

The parcel which is designed the OhioHealth South Parking Lot is approximately 1.71 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.

All development and zoning requirements under the Columbus City Ordinances and Zoning Code shall be met with the exception of the following variances being requested:

1. CC3312.21B – Landscaping & Screening – the proposal is for the elimination of right of way screening set-back requirements to 0 feet. 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 right of way 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.
2. CC3312.27 – Parking Set-back Line – the propose site and design plan request a 0' set-back for parking facilities reduced from the 10' set-back in commercial districts and an existing 50' set-back required under the 1987 zoning limitation text from Olentangy River Road and the 50' set-back from the western property line. The reduction in parking set-backs will again provide the maximum parking spaces necessary for the development of the South Parking Lot facility as a part of the overall OhioHealth development of its new administrative office facilities along Olentangy River Road.

OhioHealth  
CPD Text  
March 28, 2017  
Page 3 of 3

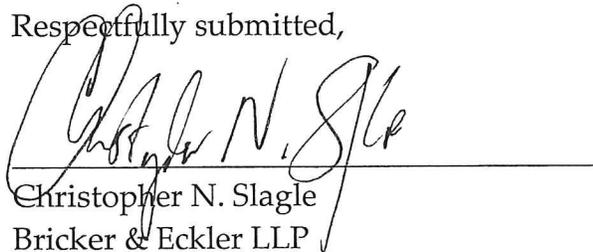
3. CC3312.21.A – Landscaping & Screening – the current Zoning requirements are for 1 shade tree per 10 parking spaces. The request in the proposed CPD development is to eliminate that requirement for zero trees within this parcel. Given the narrow width and oblong character of this parcel, the elimination of the few 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.

All other Development Standards including screening, graphics and signage, site lighting, dumpster and waste facilities, parking striping and marking will all conform to the existing Zoning Code provisions without needed modifications.

Conclusion

We hope this information is helpful to City of Columbus zoning and building services staff, the Columbus Development Commission, and Columbus City Council in the respective recommendation and approval of this important parking component for OhioHealth's new administrative office facilities near Riverside Methodist Hospital along the Olentangy River Road corridor. We would be happy to answer any questions you might have and provide any additional details to assist in the approval of these requests.

Respectfully submitted,



Christopher N. Slagle  
Bricker & Eckler LLP  
100 South Third Street  
Columbus, OH 43215  
Ph: 614.227.8826  
E-mail: [cslagle@bricker.com](mailto:cslagle@bricker.com)

Council, OhioHealth

**PROJECT ZONING INFORMATION**  
 ADDRESS: 3619 OLENTANGY RIVER ROAD  
 TAX PARCEL NO.: 6303020000  
 EXISTING ZONING: U1, INSTITUTIONAL, DEPART  
 ZONING CASE NO.: 207-1285  
 TOTAL SITE AREA: 1.71 AC

**PROJECT DATA TABLE**  
 PARKING SHALL DIMENSIONS: 18.02' x 18.00'  
 PARKING PROVIDED: 181 SPACES  
 HANDICAP PARKING REQUIRED: 8 SPACES  
 HANDICAP PARKING PROVIDED: 8 SPACES  
 TREES REQUIRED: 17 TREES  
 TREES PROVIDED: 0 TREES  
 TOTAL SITE AREA: 1.71 AC  
 DISTURBED AREA: 0.85 AC  
 PRE-DEVELOPED IMPERVIOUS AREA: 1.37 AC  
 POST-DEVELOPED IMPERVIOUS AREA: 1.59 AC

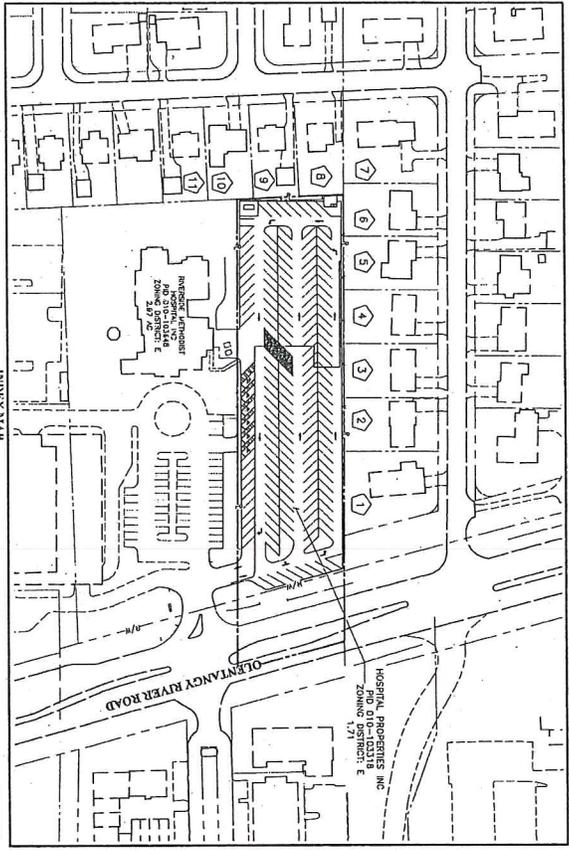
**SANITARY NOTE**  
 Prior to Permitting Permit, a permit for Sanitary Landfill to be placed on the site shall be obtained from the Health Dept. by the applicant. See Section 3312.01.

**GENERAL PROJECT DEVELOPMENT TEXT**  
 ALL ASPECTS OF THE DEVELOPMENT SHALL CONFORM TO THE COLUMBIAS ZONING CODE.  
 ALL SITE EROSION, DRAINAGE, ROAD AND WALKWAY ACCESS SHALL BE PERMITTED UNDER THE CITY OF COLUMBIAS ZONING CODE, SECTION 3320.01, UNLESS OTHERWISE SPECIFIED IN THE LANDSCAPING & PARKING LOT SCREENING SHALL CONFORM TO THE CITY OF COLUMBIAS ZONING CODE, SECTION 3312.01.  
 THE UTILITIES SHALL CONFORM TO THE CITY OF COLUMBIAS ZONING CODE, SECTION 3312.01.  
 SIGNAGE AND GRAPHICS SHALL CONFORM TO CITY OF COLUMBIAS ZONING CODE.  
 PARKING SPACE STRIPING/PARKING SHALL CONFORM TO CITY OF COLUMBIAS ZONING CODE, SECTION 3312.01.  
 PAVEMENT SURFACES SHALL CONFORM TO CITY OF COLUMBIAS ZONING CODE, SECTION 3312.01.  
 WHEEL STOPS/CURBS SHALL CONFORM TO CITY OF COLUMBIAS ZONING CODE, SECTION 3312.01.  
 DIMENSIONS SHALL CONFORM TO CITY OF COLUMBIAS ZONING CODE, SECTION 3312.01. SEE ARCHITECTURAL PLANS FOR DETAILS.

**PERMITS NOTE**  
 THE GENERAL ENGINEERING UNDERGROUND UTILITY DISTRICTS FLOOD HAZARD MAP DATED 06-17-2009, THE SUBJECT PARCEL SHOWN HEREON IS WITHIN ZONE "X" COMMUNITY PANEL NO. 3504303000.

**NOTES:**  
 STORMWATER QUANTITY & QUALITY WILL BE PROVIDED BY STORMWATER UNDERGROUND DRAINAGE THAT WILL DRAIN INTO A SANITARY SEWER SERVICE WILL NOT BE PROVIDED FOR THIS PROJECT.  
 WATER SERVICE WILL NOT BE PROVIDED FOR THIS PROJECT.

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
 ZONING REVIEW PLAN  
 FOR  
**OHIOHEALTH PARKING LOT**  
**SOUTH LOT**  
 2017



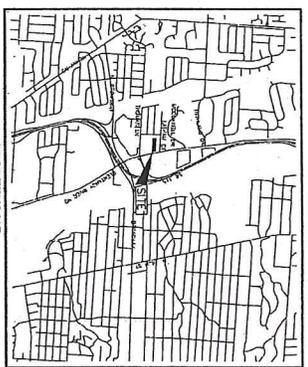
#	Owner Name	Parcel	Address
1	BETSY L. DUNKO	010-107517	3643 OLENTANGY RIVER DR
2	SHEILA CASTELLANI	010-107565	803 LYNHAM CT
3	PATRICK R. WILKINSON	010-107565	803 LYNHAM CT
4	CHRISTEN SCHMIDT	010-107567	803 LYNHAM CT
5	JOHN TREES	010-107568	803 LYNHAM CT
6	LINDSAY HENDEN	010-107569	803 LYNHAM CT
7	ANTHONY ANIBRETTI	010-107569	803 LYNHAM CT
8	ANTHONY CLARK	010-102868	3640 LEB ST
9	WARREN PARSONS	010-102867	3640 LEB ST
10	JAMES CHEE	010-102866	3624 LEB ST
11	JOSEPH CURRAN	010-102865	3624 LEB ST



INDEX MAP  
 SCALE 1" = 40'

STORM SEWER PLAN NO.:  
 WATER SERVICE PLAN NO.:

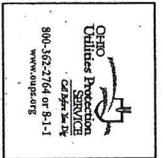
**VARIANCE TEXT**  
 PER BOARD ORDER 2006-030006  
 TO ADJUST ZONING DISTRICT FROM U1, INSTITUTIONAL, DEPART TO COMMERCIAL, PERMANENT DEVELOPMENT SERVICE (CDS)  
 SECTION 3312.22, LANDSCAPING & SCREENING  
 TO REDUCE TO 0 FT.  
 SECTION 3312.22, PARKING STRIPING & SCREENING  
 TO REDUCE TO 0 FT.  
 SECTION 3312.21, LANDSCAPING & SCREENING  
 TO ELIMINATE SHORE TREE REQUIREMENT



TITLE SHEET  
 SHEET INDEX  
 PROPOSED CONDITIONS  
 1  
 2

**DEVELOPER/OWNER**  
 OHIOHEALTH  
 3335 OLENTANGY RIVER ROAD  
 COLUMBUS, OHIO 43261  
 TEL: (614) 566-3841  
 EMAIL: DOUGLAS.SCHOLZ@OHIOHEALTH.COM

**ENGINEER**  
 GARY WOLFE, PE  
 5500 NEW ALABAMA ROAD  
 COLUMBUS, OHIO 43261  
 TEL: (614) 775-4387  
 FAX: (614) 775-4825  
 EMAIL: GWOLFE@EMHT.COM



PREPARED BY:  
**EMHT**

REGISTERED ENGINEER NO. 217-010

DATE: 10/17/17

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ZONING REVIEW PLAN MEETS ALL THE REQUIREMENTS OF THE ZONING CODE, AND THAT THE ENGINEER HAS REVIEWED THE PLAN AND IS SATISFIED WITH THE INFORMATION PROVIDED THEREON.

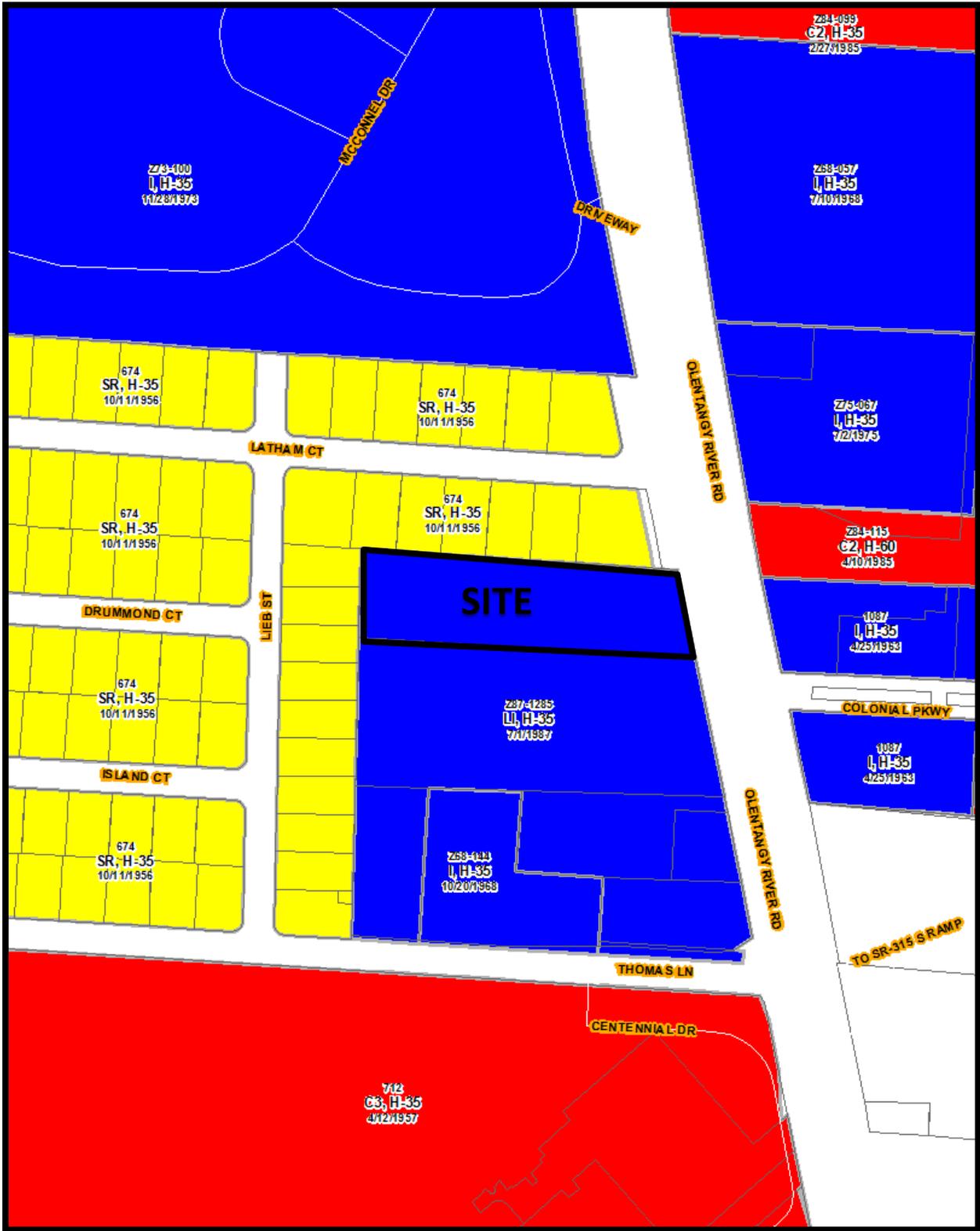
DATE	DESCRIPTION

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
 ZONING REVIEW PLAN  
**OHIOHEALTH PARKING LOT**  
 3619 OLENTANGY RIVER RD  
 TITLE SHEET

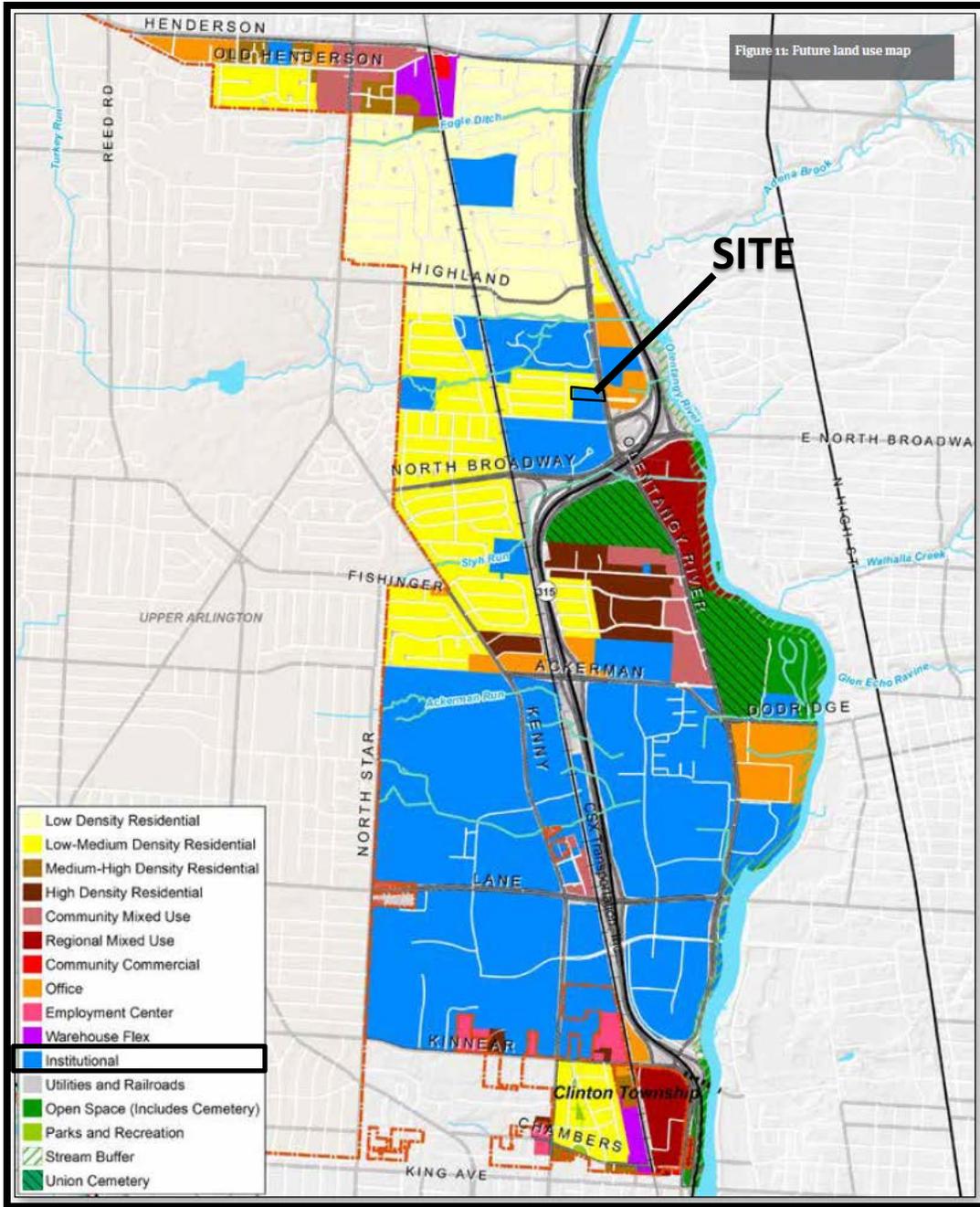
**EMHT**  
 ENGINEERING, ARCHITECTURE & DESIGN, INC.  
 3500 NEW ALABAMA ROAD, COLUMBUS, OH 43261  
 TEL: (614) 775-4387  
 FAX: (614) 775-4825  
 WWW.EMHT.COM

DATE: MARCH 24, 2017  
 SCALE: AS SHOWN  
 JOB NO.: 20161409  
 SHEET: 1/2



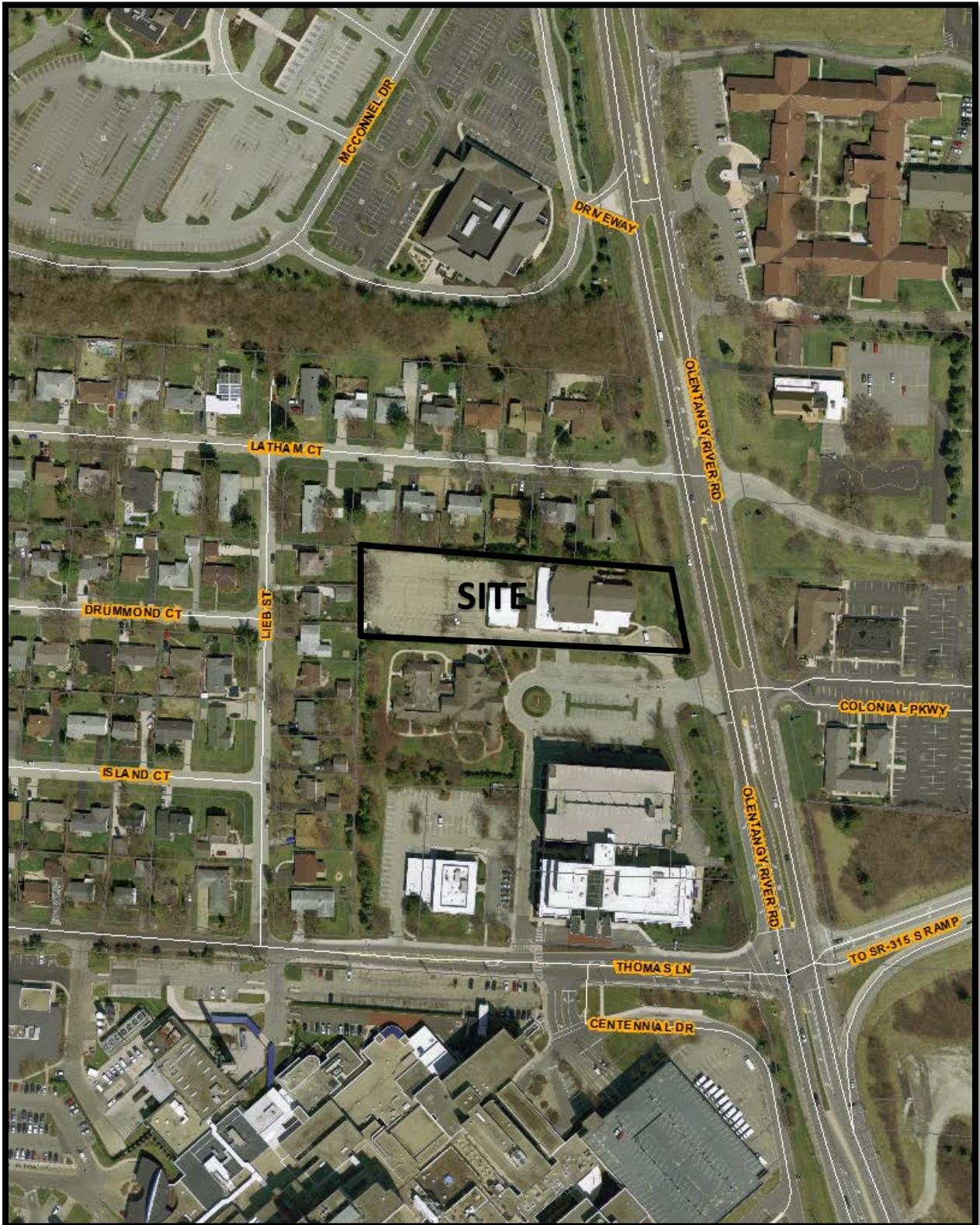


Z17-010  
 3619 Olentangy River Road  
 Approximately 2.0 acres  
 I to CPD



*Olentangy West Area Plan (2013)*

Z17-010  
 3619 Olentangy River Road  
 Approximately 2.0 acres  
 I to CPD



Z17-010  
3619 Olentangy River Road  
Approximately 2.0 acres  
I to CPD