

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 12, 2017**

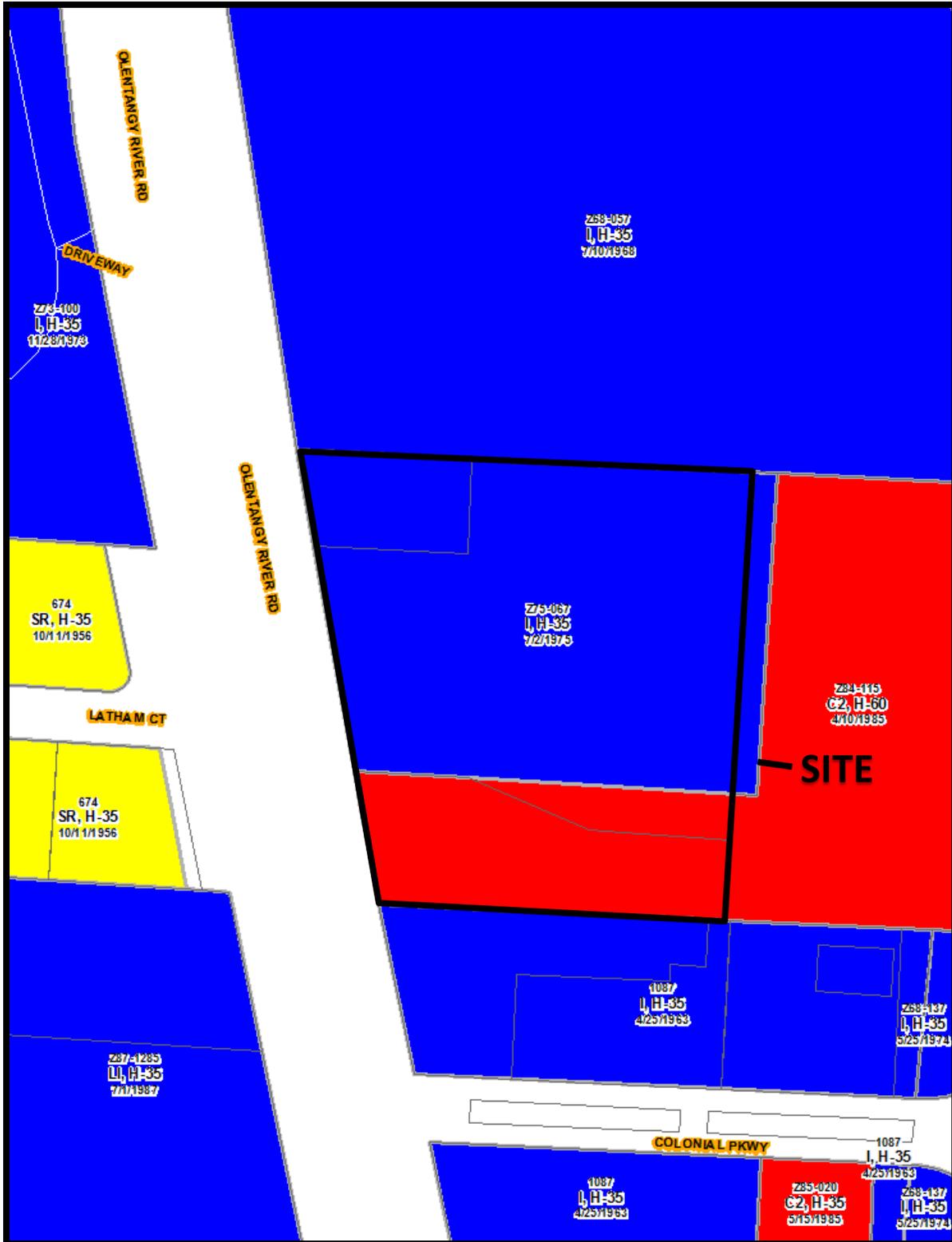
1. **APPLICATION:** **Z17-020**
Location: **3660 OLENTANGY RIVER ROAD (43214)**, being 3.9± acres located on the east side of Olentangy River Road, across from the intersection with Latham Court (010-126692, 010-096918, and part of 010-109193).
Existing Zoning: I, Institutional and C-2, Commercial Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Mixed-use development.
Applicant(s): Spectrum Acquisition Columbus LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Olentangy Christian Reformed Church et al.; 2660 Olentangy River Road; Columbus, OH 43214.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The 3.9± acre site is developed with a religious facility and a driveway to an office building in the I, Institutional and C-2, Commercial districts. The proposed CPD, Commercial Planned Development District will allow up to 110 dwelling units for independent living, assisted living, and memory care.
- To the north of the site is a nursing home zoned in the I, Institutional District. To the south is a medical office complex zoned in the I, Institutional District. To the east is State Route 315. To the west across Olentangy River Road are single-unit dwellings zoned in the SR, Suburban Residential District, and the McConnell Heart Health Center zoned in the I, Institutional District.
- The site is located within the boundaries of the *Olentangy West Area Plan* (2013), which recommends “Institutional” land uses for this location.
- The CPD text commits to a site plan, and provides commitments for density and graphics provisions. The permitted uses include those in the I, Institutional district. Variances to reduce the minimum number of parking spaces from 165 required spaces to 83 provided, to eliminate the two required loading spaces, and to reduce the parking setback line are included in this request.
- The *Columbus Thoroughfare Plan* identifies Olentangy River Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

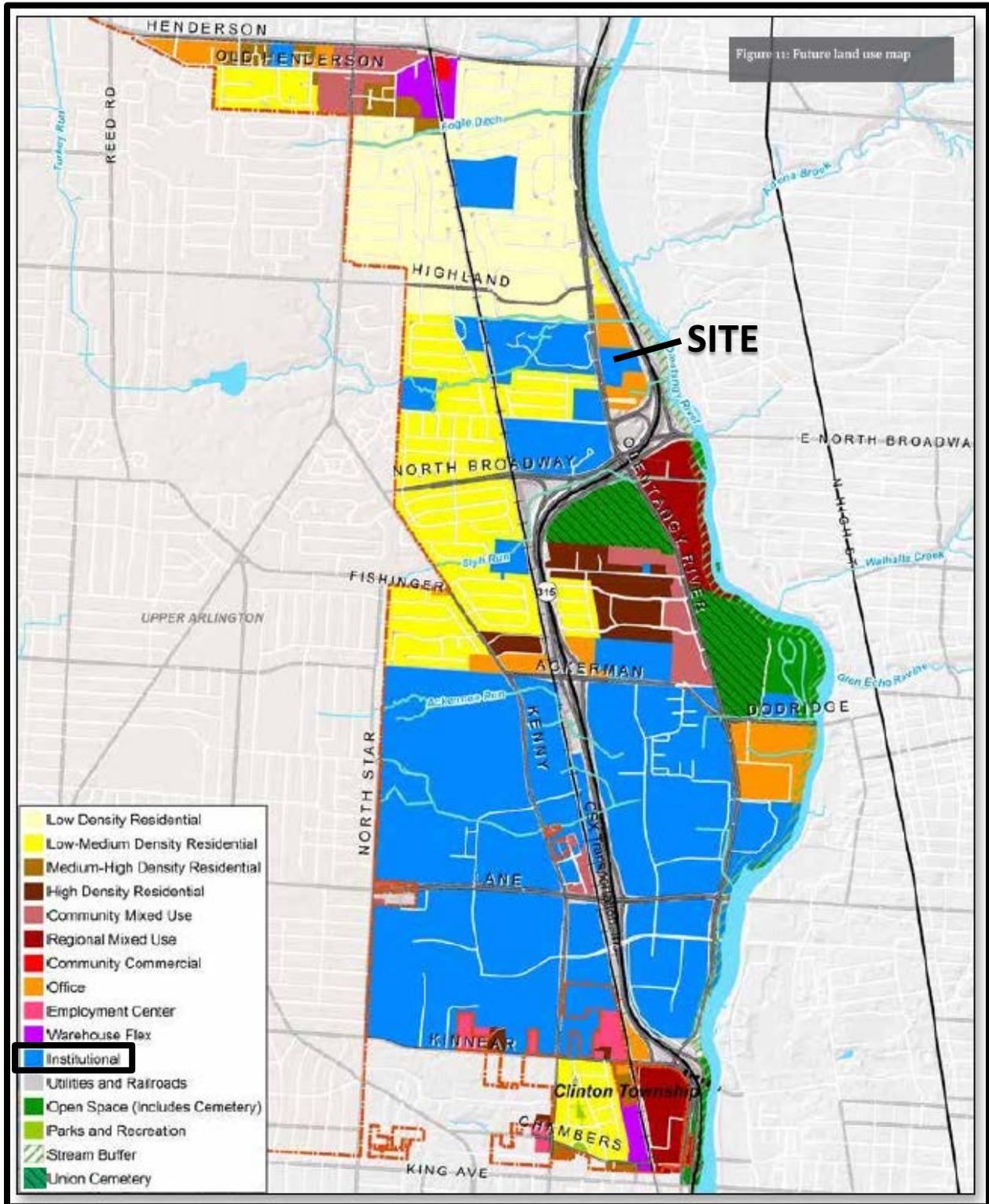
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will up to 110 dwelling units for independent living, assisted living, or memory care. This request is compatible with the density and development standards of adjacent institutional and residential developments. The *Olentangy West Area Plan* (2013) recommends institutional uses for this site, the use of design guidelines for new commercial development, pedestrian connections, appropriate landscaping and screening, and balancing parking needs with the goal of creating walkable/bikeable neighborhoods. The type of residential development proposed is consistent with the recommendations of the Plan.



Z17-020
 3660 Olentangy River Road
 Approximately 3.9 acres
 I & C-2 to CPD

Olentangy West Area Plan (2013)



Z17-020
3660 Olentangy River Road
Approximately 3.9 acres
I & C-2 to CPD



Z17-020
3660 Olentangy River Road
Approximately 3.9 acres
I & C-2 to CPD

CPD TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development
PROPERTY ADDRESS: 3660 Olentangy River Road
OWNER: Olentangy Christian Reformed Church et al.
APPLICANT: Spectrum Acquisition Columbus LLC
DATE OF TEXT: 10/5/17
APPLICATION: Z17-020

1. **INTRODUCTION:** The site is on the east side of Olentangy River Road across the street from Latham Court. The development consists of a larger parcel occupied by a church and a proposed parcel split of ground in front of an office building. A variety of institutional, medical as well as office uses are in the vicinity of the site.

2. **PERMITTED USES:** These uses permitted in Chapters 3349 I, Institutional of the Columbus City Code and an off premise graphic.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text or on the submitted drawing the applicable development standards are contained in Chapter 3356 C-4, Commercial of the Columbus City Code.

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

Maximum number of elderly housing dwelling units shall be 110. These units will consist of independent living, assisted living and memory care.

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

N/A

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

See submitted site plan.

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

N/A

E. Dumpster, Lighting, Outdoor Display Areas and/or Other Environmental Commitments

N/A

F. Graphics

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the Community Commercial Overlay and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

2. There shall be a combined freestanding graphic on the site for onsite uses and for those uses on tax parcel 010-103193 to the east of the site subject to the approval from the Columbus Graphics Commission.

G. Miscellaneous

1. Variances.

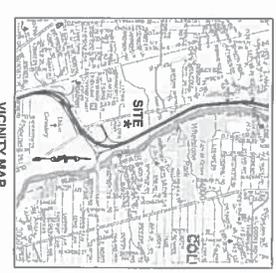
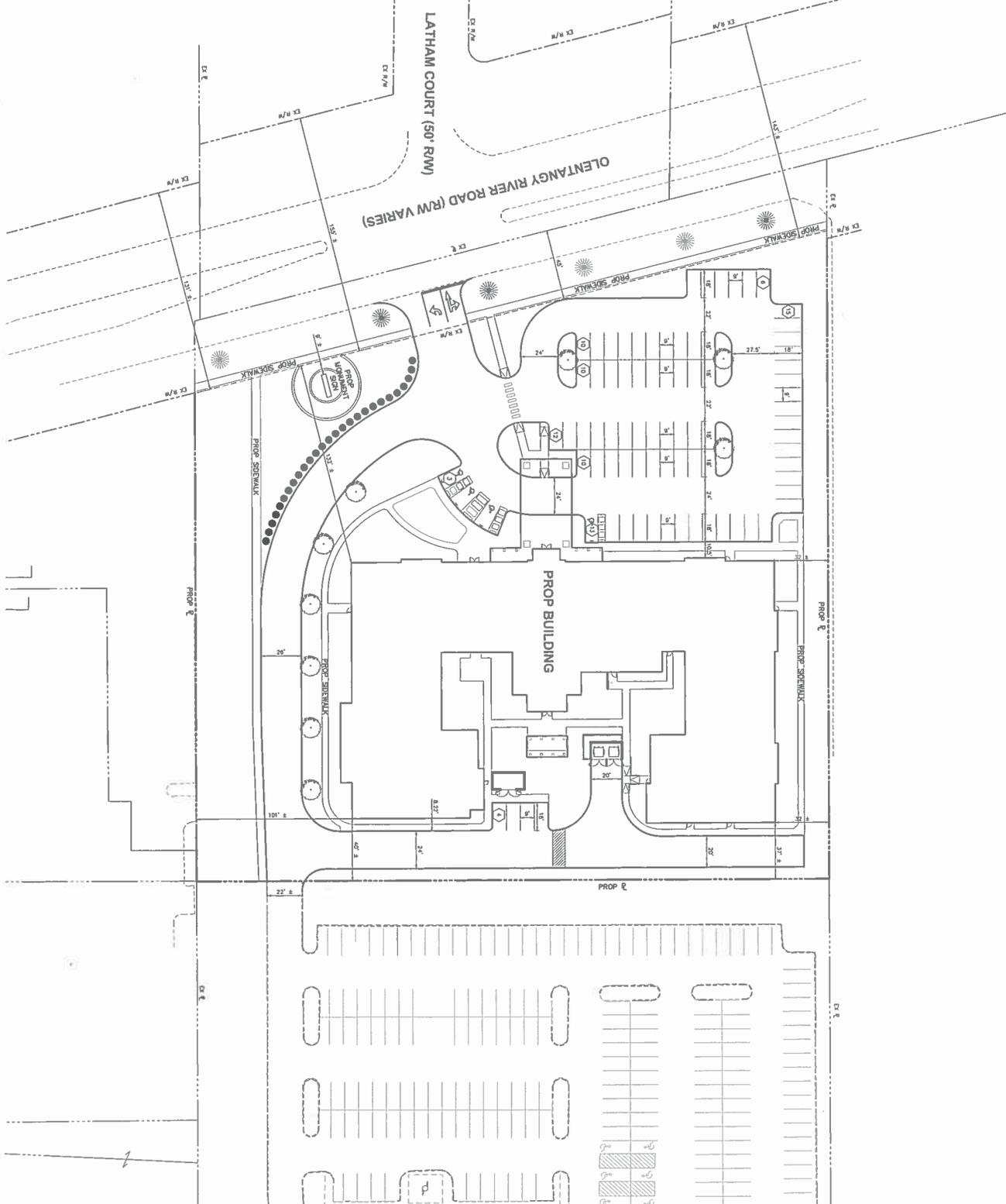
- a) Section 3312.49 Minimum number of parking spaces required: to reduce the number of parking spaces from 165 to 83. Parking calculation 110 dwelling units x 1.5 spaces = 165
- b) Section 3312.53 Loading Spaces: to reduce the number of loading spaces from two to zero.
- c) Section 3312.27 Parking setback line – to reduce the parking setback from 10 to zero along Olentangy River Road.

2. Site Plan. The subject site shall be developed in accordance with the site plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments of the Site Plan shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

3. CPD Criteria.

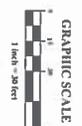
- a) Natural Environment. The site is currently developed with a church and a driveway to an office building.
- b) Existing Land Uses. The property is zoned I, Institutional and C-2, Commercial.
- c) Activities. The proposed development will provide housing for the elderly.
- d) Behavior Patterns. Existing development in the area have established vehicular and pedestrian patterns for the area.
- e) Transportation and Circulation. The site will have access to Olentangy River Road and COTA provides bus service on Olentangy River Road.
- f) Visual Form of the Environment. The building design will be appropriate for the area and the mixed use nature of the development.
- g) View and Visibility. The site will have access to Olentangy River Road.
- h) Proposed Development. The proposed development is along a major commercial arterial which provides access to SR 315 as well as to Riverside Hospital.
- i) Emission. The site will not have negative effects on emission levels of light, sound, smell and dust.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, 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.



SITE DATA TABLE:

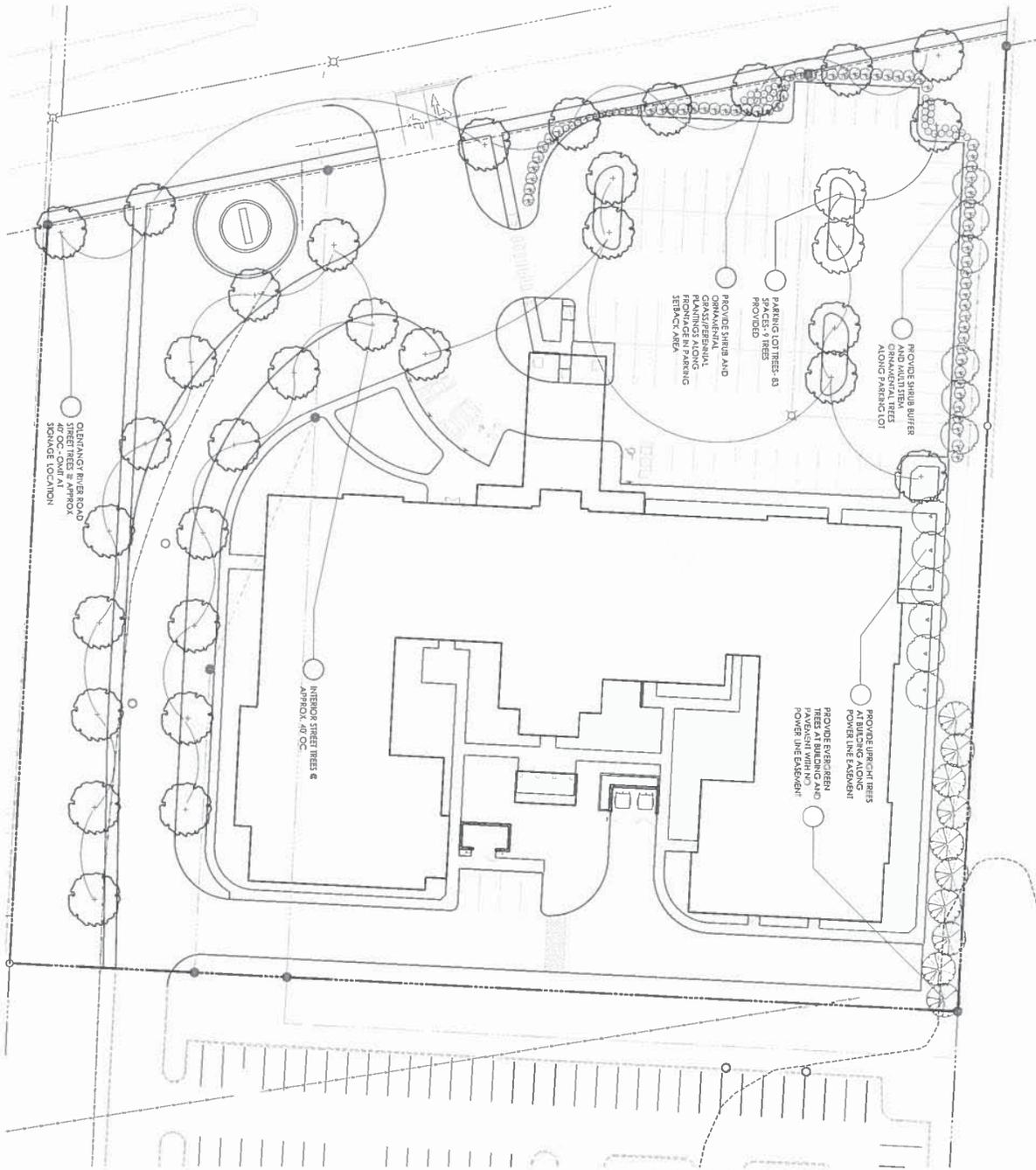
ADDRESS:	3660 OLENTANGY RIVER ROAD, COLUMBUS OH 43214
PG:	010-12882, 010-0886, AND PART OF 010-10913
SITE AREA:	3.45 ACRES
EXISTING ZONING:	1, RESIDENTIAL, AND C-2, COMMERCIAL DISTRICTS
PROPOSED ZONING:	OFF, COMMERCIAL PLANNED DEVELOPMENT DISTRICT
PROPOSED USE:	110 OFFICE/INDUSTRIAL DEVELOPMENT
PARKING SPACES PROVIDED:	83 SPACES (99% OF TDN)
TOTAL SPACES REQUIRED:	83 TOTAL SPACES PROVIDED
UNDEVELOPED SPACES PROVIDED:	4 SPACES (INCLUDES 1 VAN ACCESSORY)
UNDEVELOPED SPACES REQUIRED:	0 SPACES
BIPOLE PARKING REQUIRED:	2 + 1 SPACES/20 VERTICAL SPACES (FROM TO VERTICAL) (W/ OF 20)
BIPOLE PARKING REQUIRED:	2 + 153 X (1/20) = 153 BIPOLE SPACES
BIPOLE PARKING PROVIDED:	11 BIPOLE SPACES (4+1 SHARED SPACES)
BIPOLE PARKING PROVIDED:	1 BIPOLE SPACES (4+1 SHARED SPACES)
PARKING SPACE SHAD TILES REQUIRED:	1 PER 10 PARKING SPACES = 9 TILES
PARKING SPACE SHAD TILES PROVIDED:	9 TILES
STREET TREE:	0
LANDSCAPE SCHEME:	0



CITY OF COLUMBUS OHIO
PRELIMINARY SITE PLAN
FOR
SPECTRUM ACQUISITION COLUMBUS LI
3660 OLENTANGY RIVER ROA
PLAN PROVIDED BY

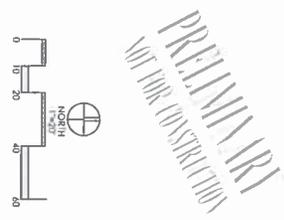
ADVANCED CIVIL DESIGN ENGINEERS

412 BROWN ST
COLUMBUS, OH 43215
614.442.1131



GENERAL PLANTING NOTES:

1. ALL SHADE TREES (STREET TREES) SHALL BE 2" CAL. MINIMUM
2. ALL EVERGREEN TREES SHALL BE 6' HEIGHT MINIMUM
3. ALL ORNAMENTAL OR UPRIGHT TREES SHALL BE 1 1/2" CALIPER OR 6' HEIGHT MINIMUM IN MULTISTEM
4. ALL SHRUBS FOR PARKING SCREENING SHALL BE 2" HEIGHT MINIMUM
5. ALL PERENNIALS OR ORNAMENTAL GRASSES SHALL BE 1 GALLON CONTAINER MINIMUM



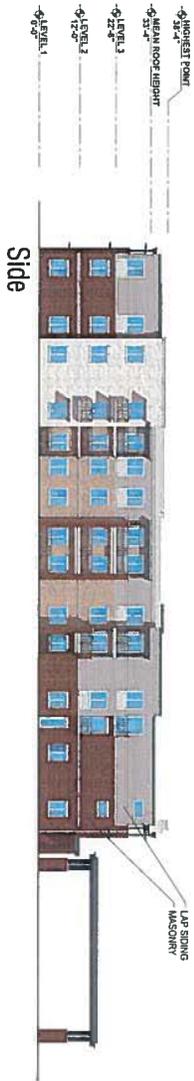
<p style="font-size: 2em; font-weight: bold;">L-1</p>	<p style="text-align: center; font-weight: bold; font-size: 1.2em;">PRELIMINARY NOT FOR CONSTRUCTION</p>	<p style="text-align: center; font-weight: bold; font-size: 1.2em;">Paris Planning & Design</p> <p style="font-size: 0.8em;">LAND PLANNING LANDSCAPE ARCHITECTURE 243 H. 5th Street Suite 401 Columbia, OH 43215 p (614) 487-1154 www.parisplanninganddesign.com</p>	<p style="text-align: center; font-weight: bold; font-size: 1.2em;">SPECTRUM OLENTANGY RIVER ROAD</p> <p style="text-align: center; font-size: 0.8em;">PREPARED FOR ADVANCED CIVIL DESIGN 422 HERCULES ROAD COLUMBIA, OH 43223</p>	<p style="text-align: center; font-weight: bold; font-size: 1.2em;">LANDSCAPE CONCEPT PLAN</p>	<p style="font-size: 0.8em;">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;"> </td><td style="width: 15%;"> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>												



Front



Side



Side



Rear



Spectrum Columbus Senior Living ELEVATIONS

600 Emerson Rd. Suite 401 • St. Louis, Missouri 63141 • p.314.521.0123 • www.vessardarchitecture.com

9.20.17