

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 10, 2014**

1. **APPLICATION:** **Z14-028 (14335-00000-00398)**
 Location: **3121 OLENTANGY RIVER ROAD (43202)**, being 1.31± acres located at the northwest corner of Olentangy River Road and Riverview Drive (010-117369).

 Existing Zoning: CPD, Commercial Planned Development, and C-4, Commercial Districts.

 Request: CPD, Commercial Planned Development District.
 Proposed Use: Hotel.
 Applicant(s): Jai Guru, LLC; c/o Matthew A. LaBuhn, Atty.; 266 North Fourth Street, Suite 1200; Columbus, OH 43215.

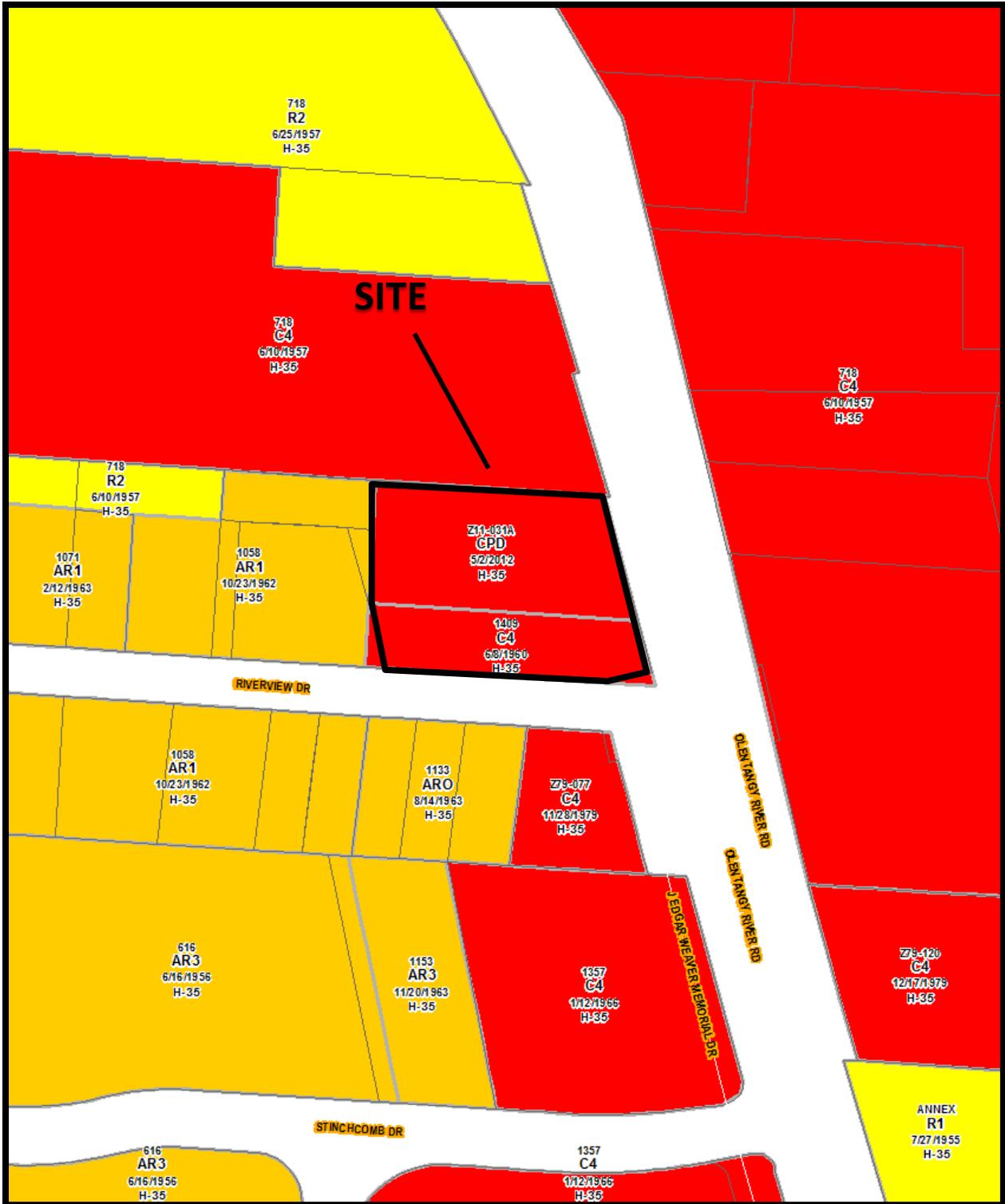
 Property Owner(s): The Applicant.
 Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

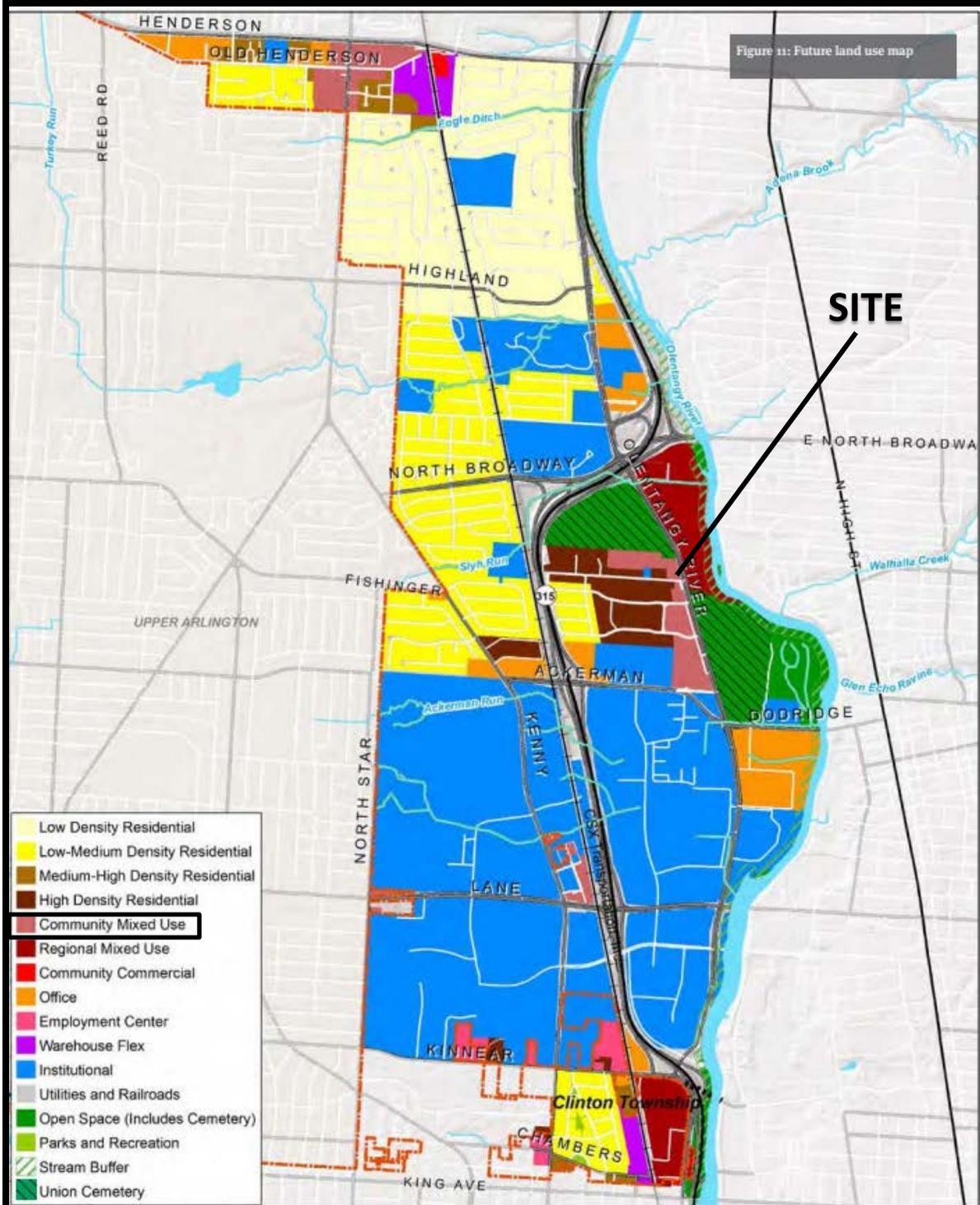
- o More than half of the site is subject to rezoning application Z11-031A which rezoned a property developed with car wash from the L-C-5 District to the CPD, Commercial Planned Development District for development of a hotel. The amendment committed to a raised parking deck to accommodate required parking. The applicant has recently acquired the C-4 District tract to the south, and would like to use it for parking and eliminate the parking deck, thereby necessitating the bringing of this property into the CPD District. The site is also located within the Regional Commercial Overlay (RCO).
- o To the north is a television studio in the C-4, Commercial District. To the east across Olentangy River Road are a retail store and a hotel, both in the C-4, Commercial District. To the south across Riverview Drive is a hotel in the C-4, Commercial District, and to the west are apartment buildings in the AR-1, Apartment Residential District.
- o The site is located within the planning area of the *West Olentangy Plan* (2013), which encourages community commercial development for this location.
- o The CPD text commits to a site plan and C-4 development standards. Requests to reduce the parking setback due to required right-of-way dedication, eliminate the loading space, vary the RCO parking and circulation standards, and reduce the size of parking lot tree islands are included in the proposal.
- o The *Columbus Thoroughfare Plan* identifies Olentangy River Road as 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 allow redevelopment of the site with a hotel in accordance with the C-4, Commercial District and the Regional Commercial Overlay. Staff considers the requested variances to be reasonable, and believes that the proposal is consistent with the land use recommendations of the *West Olentangy Plan*, and with the zoning and development pattern of the area.



Z14-028
 3121 Olentangy River Road
 Approximately 1.31 acres
 From CPD & C-4 to CPD



Olentangy West Area Plan (2013)

Z14-028
 3121 Olentangy River Road
 Approximately 1.31 acres
 From CPD & C-4 to CPD
 1-3



Z14-028
3121 Olentangy River Road
Approximately 1.31 acres
From CPD & C-4 to CPD

Rezoning Application

Commercial Planned Development District (CPD) Text

Current District: CPD, Commercial Planned Development and C-4, Commercial Districts

Proposed District: CPD, Commercial Planned Development District

Property Address: 3121 Olentangy River Rd.

Applicant/ Property Owner: Jai Guru LLC

Date of Text: 7/1/2014

1. INTRODUCTION:

This application involves the site (approximately 1.31 acres) that was combined from two parcels (0.887 and 0.432 acres) which were zoned CPD and C-4. This CPD text is one element of a rezoning application which aims to consolidate the zoning of the two parcels and have the combined parcel zoned CPD for the development of a hotel.

2. PERMITTED USES:

Unless otherwise indicated herein, the permitted uses in, or upon the subject property shall be those allowed in Chapter 3356 (C-4). The applicant desires to redevelop 3121 Olentangy River Road as a hotel property pursuant to the site plan submitted herewith (the "Site Plan").

3. DEVELOPMENT STANDARDS:

Unless otherwise noted herein, the applicable development standards are contained in Section 3356 (C-4 Commercial District) and 3372 (Regional Commercial Overlay) of the Columbus City Code, and the accompanying site plan subject to minor modifications to the building footprint, parking, and vehicular circulation, based upon final design and engineering considerations.

A. Density, Height, Lot Coverage, and Setback Requirements:

(1) Height: The building height district shall be H-60 and will be determined using the allowance to go one (1) foot higher for every one (1) over the required building setback pursuant to section 3309.142 Height District Exceptions of the CCC.

(2) Setback: The building setback shall be 20 feet.

(3) Setback: The parking setback shall be 3 feet along the Olentangy River Road frontage of the property.

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

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

D. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments: N/A

E. Graphics and/or Signage Commitments:

(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 C-4, Commercial District, and as further restricted by Section 3372.806 (Graphics) of the Regional Commercial Overlay text, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous Information/Commitments:

(1) Variance: The applicant is requesting a variance to Columbus City Code Section 3372.809, Parking and Circulation. Due to the necessity to provide a parking space for each room of the hotel, no more than nine additional parking spaces are needed on the southern front and two additional parking spaces on the northern front of the hotel for future guests. This additional parking will most efficiently utilize the available space on the parcel while at the same time allowing the hotel to achieve its maximum occupancy.

(2) Variance: The applicant is requesting a variance to Columbus City Code Section 3312.51, Loading Space. Due to the necessity to provide a parking space for each room of the hotel, the developer would like to remove the dedicated loading space from the site to allow the necessary number of parking spaces for the hotel. The area adjacent to the canopy can be utilized for the expected short-term deliveries during hotel business hours.

(3) Variance: The applicant is requesting a variance to the 3312.21(A)(2), Interior Parking Lot Landscaping. Due to the parking and circulation requirements of the site, one (1) of the proposed landscaped islands or peninsulas in the parking lot will be slightly less than the required 162 square feet in area at least 9 feet in width. Two (2) additional proposed landscape islands or peninsulas will be significantly more than the required size. The islands that are much larger will more than offset the one that is slightly less than the required area.

(4) Variance: The applicant is requesting a variance to Columbus City Code 3312.27, Parking setback line. Due to the additional right-of-way dedication required for the rezoning of this property, it is necessary to have the parking setback along the Olentangy River Road frontage of the property be three (3) feet to ensure all parking spaces are located within the parking setback.

(5) The site shall be developed in general conformance with the attached CPD 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 plans are completed. 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 his designee, upon submission of the appropriate data regarding the proposed adjustment.

4. CPD REQUIREMENTS:

A. Natural Environment: The property is mostly flat with landscape buffers surrounding the parking lot areas and bordering the east side of the former car wash building.

B. Existing Land Use: The subject site is developed with a drive –thru and carryout convenience store occupying the southern portion of the site. The northern portion of the site is where a self-serve coin operated car wash was located until it was recently demolished. The Channel 4 Broadcasting Studio with transmission towers is located to the north of the site. An apartment complex and adjacent parking lot are

located to the west. Commercial uses, including restaurants and hotels, are developed opposite the site on the east side of Olentangy River Road.

C. Transportation and Circulation: Vehicular access and circulation will be as indicated on the Site Plan. Access to the hotel will be from Olentangy River Road and Riverview Drive.

D. Visual Form of the Environment: Surrounding uses include an apartment building to the west, television news studio to the north, and an automotive service business to the south. Mixed commercial uses, including restaurants and hotels, are developed on the east side of Olentangy River Road.

E. View and Visibility: Applicant believes that the proposed use and improvements will enhance the site. Applicant will give priority to the public realm and will ensure that views into and out of the hotel are pleasant.

D. Proposed Development: The proposed development for the site is a hotel.

E. Behavior Patterns: Primary access to the site shall occur via existing curb cuts on Olentangy River Road and Riverview Drive designed to accommodate parking for the hotel. The proposed development will enhance the appeal and the economy of businesses along Olentangy River Rd. and the surrounding neighborhoods.

F. Emissions: No adverse effects from emissions should result from the proposed development. Measures will be taken to ensure site lighting does not directly reflect on adjacent residential property.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do 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.

Signed: _____
Jagdeep Singh
President of Jai Guru LLC

Date: _____

FLOOD DATA:
 ALL LOTS DELINEATED ON THIS PLAT ARE LOCATED IN FLOOD ZONE "X"
 PER F.E.M.A. COMMUNITY PANEL NO.39049C0169K DATED 6/17/08.
PROPOSED USAGE:
 HOTEL
 AREA: APPROX. 65,000 SF
 90 ROOMS, 90 PARKING SPACES(4 HANDICAPPED)

SITE PLAN



ZONING DATA:
 ADDRESS: 3121 OLENTANGY RIVER RD., COLUMBUS OH 43202
 PARCEL NUMBER: 010-117369
 ZONING: Z89-070A, COMMERCIAL, LCS, HEIGHT DISTRICT: H-60
 Z11-031, COMMERCIAL PLANNED DEVELOPMENT DISTRICT, CPD
 Z11-031A, REVISED CPD
 COMMERCIAL OVERLAY: OLENTANGY RIVER ROAD RCO

Owner/Developer	Title
Jai Guru, LLC 3045 Olentangy River Road Columbus, Ohio 43202	CPD PLAN for 3121 Olentangy River Road Columbus, Ohio 43202

