

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 11, 2014**

- 6. APPLICATION:** **Z14-040 (14335-00000-00451)**  
**Location:** **245 EAST CAMPUS VIEW BOULEVARD (43235),** being 3.66± acres located at the southeast corner of East Campus View Boulevard and Huntington Park Drive (610-237387; Far North Columbus Communities Coalition).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Revise development standards for commercial development.  
**Applicant(s):** Preferred Real Estate Investments II, LLC; c/o Deanna R. Cook, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Property Owner(s):** Kotis Holdings LLC; P.O. Box 9296; Greensboro, NC 27429.  
 .....PlabbYf. ....AJ@annon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 3.66± acre site is developed with two vacant restaurants in the CPD, Commercial Planned Development District. The requested CPD, Commercial Planned Development District will allow an extended-stay hotel development or commercial development with revised parking setback requirements. This application was originally submitted as an amendment (Z95-124A) to the original CPD District, but was converted to a regular rezoning application when it , æ Å å^c!{ å ^åÅ Å^Å^ [ } åÅ@Å& [ ] ^Å Å Å Å } å{ ^ } c
- To the north across East Campus View Boulevard and to the east across Horizon Drive is office development in the CPD, Commercial Planned Development District. To the south and west across Huntington Park Drive is mixed-commercial development in the CPD, Commercial Planned Development District.
- The proposed CPD, Commercial Planned Development District, carries over development standards from Z95-124, except for building and parking setbacks. Reduced parking setbacks are supported given that the site is surrounded on all sides by public streets, and the proposed setbacks along Horizon and Huntington Park Drives are still greater than the minimum code-required parking setback of ten feet. Also, the added landscaping that is proposed will further enhance the setback area. Variances for setbacks along East Campus View Boulevard due to right-of-way dedication, and to carry over the height of light poles from the current text are included in the request.
- The site is located within the boundaries of Subarea B1 of *The Far North Plan* (1994), which will be replaced by the updated *Far North Area Plan* in October

2014, but currently recommends offices or highway-oriented uses such as hotels/motels, and restaurants and retail uses that serve the businesses located in the subarea. The proposed use fits reasonably well within these guidelines.

- The site lies within the boundaries of the Far North Columbus Community Coalition, whose recommendation is for approval of the requested setback changes.
- The *Columbus Thoroughfare Plan* identifies East Campus View Boulevard as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District, will permit commercial development that is consistent with surrounding commercial developments. Reduced parking setbacks are supported given that the site is surrounded on all sides by public streets, and the setback area will be further enhanced by additional landscaping. The request also remains consistent with the recommendations of *The Far North Plan* (1994).



**Subarea A.3:** This is a small parcel fronting on North High Street that is developed with a single-family residence. Current zoning is Rural (R). This subarea is wooded and surrounded on three sides by land owned by the Pontifical College Josephinum. There have been recent pressures to redevelop this subarea.

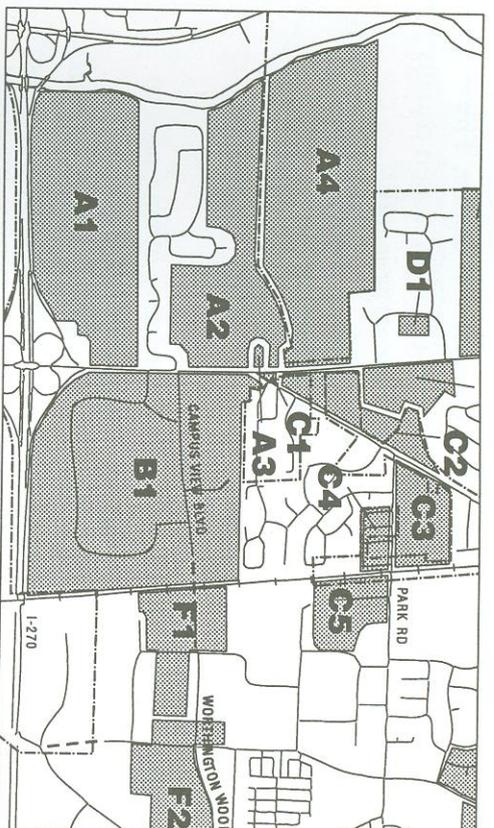
- Support development that is compatible with the existing, surrounding development. A small-scale office building would be appropriate for this subarea.
- Preserve the natural, wooded environment of the subarea to the greatest extent possible.

14

**Subarea A.4:** This subarea is known as Camp Mary

Orton. It is a 166 acre recreational facility that is privately owned by the Godman Guild Association. The camp is used by the Guild for its summer youth programs and is rented to private groups and social service agencies. The facility has approximately 125 acres of wooded land with trails and 40 acres of open space. The major features of this natural environment are a beautiful ravine and the Olentangy River. The complex includes a lodge with kitchen, cabins, swimming pool, tennis and basketball courts, and picnic shelter. Camp Mary Orton is bounded by the Highbanks Metropolitan Park, executive-style single-family homes, and offices on the north; the Pontifical College Josephinum on the south; North High Street on the east; and the Olentangy River on the west. Camp Mary Orton is located in Sharon Township and is zoned Rural (R) and Suburban Office (SO) under the Franklin County Zoning Resolution.

A Concept Plan has been completed concerning the future of Camp Mary Orton. The major recommendations of the plan are to: preserve the natural environment of the facility; to maximize the use of the property in support of Godman Guild programs; and to provide adequate resources to operate on a self-sustaining basis.



- Support future development in the subarea that is consistent with the Concept Plan that was adopted by the Godman Guild Board of Trustees. Development should support the mission of Camp Mary Orton and the Godman Guild Association.
- Preserve and maintain the natural environment of the subarea to the greatest extent possible.

**Area B: Crosswoods**

**Subarea B.1:** This subarea is an approximately 130-acre tract of land that is located in the northeast quadrant of North High Street and Interstate 270. The subarea has been designated as shopping and employment component of the fringe village. The Crosswoods subarea is also the commercial component of a neighborhood activity node. The subarea contains several large undeveloped parcels that are located within an established commercial area. Development patterns are well-established; however, some of the development planned for the subarea, such as a regional mall, may not no longer be appropriate. Existing land uses include corporate office buildings, hotels, motels, shopping centers, and

restaurants. The major portion of the subarea is zoned Commercial Planned Development (CPD). Separate recommendations are made for specific segments of the subarea.

### Outside the Loop Road

Support development in accordance with existing zoning districts. Future development should be limited to offices, highway-oriented uses such as hotels/motels and restaurants, and retail uses that serve the businesses located in the subarea. Fast food restaurants and automobile service and maintenance facilities are not appropriate uses for this subarea.

- Consider the undeveloped land along the Conrail Railroad as a possible location for a mass transit terminal and/or Park and Ride facility.

### Inside the Loop Road

Support development in accordance with existing zoning districts. Future development of this subarea should respect and take advantage of the interstate freeway intersection. Highway-oriented commercial uses, such as high-quality offices, hotels and restaurants, and retail uses that serve the businesses located in the subarea are among the most appropriate uses. Fast food restaurants are not appropriate for this subarea.

### South of Crosswoods Drive

- Support development as offices in accordance with existing zoning districts.

### North of Crosswoods Drive

- Support office development as the most appropriate land use for this portion of the subarea.
- Develop the two undeveloped parcels with joint access to Crosswoods Drive.

## Area C: Park and Flint Roads

**Subarea C.1:** This site is a very small undeveloped parcel fronting on North High Street just north of Flint Road.

Abutting the site on the north and east are single-family homes. Undeveloped land is adjacent to the site on the south and west. The existing zoning is Limited Commercial (LC2).

- Support development as offices in accordance with existing zoning district. More intense commercial development is not appropriate.

**Subarea C.2:** This subarea is characterized by a number of large lot single-family homes that have been constructed along the northwest side of Flint Road. Located mostly in Sharon Township, the subarea is heavily wooded and contains a section of the Flint Ravine. Adjacent development includes single-family homes and apartments. The current zoning of the subarea is Rural (R) in the city of Columbus and Suburban Residential (R4) in Sharon Township under the Franklin County Zoning Resolution. The subarea could experience redevelopment pressures.

- Support planned residential development as the best, long-term land use for the subarea. If the area redevelops, the maximum density for the subarea should be limited to four units per acre.
- Redevelopment proposals should limit the number of curb cuts along Flint Road to improve the efficiency of traffic movement.
- Preserve the natural characteristics of the wooded land and Flint Ravine.

**Subarea C.3:** This is a 23-acre undeveloped subarea that is controlled by the Worthington School District. The character of the land surrounding the subarea is single-family residential. Of the total subarea, six acres have been leased to the city of Columbus for use as a neighborhood park. The



Z14-040  
245 Campus View Boulevard  
Approximately 3.66 acres  
CPD to CPD

## CPD Text

Proposed District: CPD  
Property Address: 245 Campus View Blvd., Columbus, OH 43235  
Owners: Kotis Holdings LLC  
Applicant: Preferred Real Estate Investments II, LLC  
Date of Text: September 2, 2014  
Application No: Z14-040 (14345-00000-00451)

### I. INTRODUCTION:

The subject site was a portion of Subarea 6 as described in Zoning Case Z81-115. In 1993, Subarea 6 was rezoned and divided into two new Subareas – Subareas 6A and 6B (Z92-067). In 1996, Subarea 6A was rezoned (Z95-124) and divided to create a new Subarea 6C, which became part of the overall development of property to the west of this new subarea.

This application seeks to rezone that certain 3.66 +/- acre portion of Subarea 6C, which is located south of Campus View Boulevard, west of Horizon Drive and north and east of Huntington Park Drive. More specifically, the applicant is requesting that the approximate 3.66 acre parcel be taken out of Subarea 6C to form a new subarea (referred to herein as the “site” or the “subject site”). The development standards from Z95-124 shall continue to apply to Subarea 6C, and the development standards for the site shall be as set forth in Chapter 3356 of the City of Columbus Zoning Code, subject to the limitations set forth in this CPD Text. The general location of Subareas 6A, 6B, 6C and the subject site are shown on the Subarea Location Exhibit, attached hereto as Exhibit A. The location of building and parking setbacks for the subject site are shown on the “CPD Plan”, attached hereto as Exhibit B.

### II. ALLOWABLE USES:

Allowable uses shall be those as governed by Chapter 3356, C-4 Commercial District, Columbus City Code, provided, however, use as a used automobile sales lot shall not be permitted.

### III. APPLICABLE DEVELOPMENT STANDARDS:

Except as otherwise noted in this CPD Text, the applicable development standards of Chapter 3356 shall apply.

#### A. Density, Lot and/or Setbacks Commitments

##### 1. Setbacks:

(a) If the landscaping along Horizon Drive, Huntington Park Drive and Campus View Drive is planted in accordance with the landscaping requirements set forth in Sections III.C.1 and III.C.3 of this CPD Text, building and parking setbacks shall be as follows:

	<u>Building</u>	<u>Parking</u>
Campus View Boulevard	40	5
Huntington Park Drive	50	20
Horizon Drive	50	20

(b) If the landscaping along Horizon Drive, Huntington Park Drive and Campus View Drive is planted in accordance with the landscaping requirements set forth in Sections III.C.2 and III.C.3 of this CPD Text, building and parking setbacks shall be as follows:

	<u>Building</u>	<u>Parking</u>
Campus View Boulevard	40	5
Huntington Park Drive	50	25
Horizon Drive	50	25

(c) All building and parking setbacks along Huntington Park Drive and Horizon Drive shall be measured from the right of way existing as of the date of this CPD Text; the location of said right of way is set forth on the CPD Plan. All building and parking setbacks along Campus View Boulevard shall be measured from the proposed right of way, the location of which is set forth on the CPD Plan.

2. The percentage of lot coverage for structures and paved areas on the subject site shall not exceed eighty-five percent (85%). Sidewalks and other pedestrian paths will not be considered a part of lot coverage.

**B. Access, Loading, Parking and/or other Traffic-Related Commitments**

1. All curb cuts and access points shall be subject to the review and approval of the Public Service Department for the City of Columbus.
2. The applicant will dedicate additional right-of-way along Campus View Boulevard to provide a right-of-way width of 50' from centerline along the Campus View Boulevard frontage of this property, as required per Columbus City Code Section 4309.17.

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

1. Provided the site is developed in accordance with the building and parking setbacks set forth in Sections III.A.1(a) and III.A.1(c) of this CPD Text, street trees shall be planted within all parking setback areas at a density of five (5) trees per 100 linear feet of street frontage.
2. Provided the site is developed in accordance with the building and parking setbacks set forth in Sections III.A.1(b) and III.A.1(c) of this CPD Text, street trees shall be planted within all parking setback areas at a density of one (1) per 50 linear feet of street frontage.
3. Trees may be shade trees, 2 inch caliper at installation or ornamental trees, 1 inch caliper at installation. Both existing trees and newly planted trees may count toward the fulfillment of the landscaping requirement set forth in this CPD Text. Trees can be randomly spaced to replicate a natural tree row or formally planted.

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

1. To the extent that Preferred Real Estate Investments II, LLC, or any affiliate, subsidiary, partner, parent company, or successor or assign of the applicant (individually and collectively, the “Applicant”), develops the site as an extended stay hotel, buildings will be constructed with an exterior mixture of (i) brick and/or stone veneer, and (ii) cementitious wood and/or vinyl siding.

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

1. All external outdoor lighting shall be cut-off fixtures (down lighting).
2. All external outdoor lighting fixtures shall be from the same or a similar manufacturer’s type to insure aesthetic compatibility.
3. Parking lot lighting shall be no higher than forty-five (45) feet.

F. Graphics and/or Signage Commitments

All signage and graphics shall be as indicated in the City Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4, Commercial District.

G. Miscellaneous

1. To subject site shall be developed in general conformance with the submitted CPD Plan, provided, however, exact locations of access drives, structures and landscaping have not yet been determined, but shall be subject to any necessary approval of the applicable city agencies and

divisions. The CPD Plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any adjustment to the CPD Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

H. *Variances*

1. The following variances will be deemed to be granted in connection with the rezoning of the subject site pursuant to this CPD Text, including, without limitation:

- (a) The variance necessary to reduce the parking setback along Campus View Boulevard from ten (10) feet to five (5) feet from the proposed right of way;

- (b) The variance necessary to increase the permissible height of parking lot lights from 28 feet to a maximum height of forty-five (45) feet to carry over this provision from Z95-124; and

- (c) The variance necessary to reduce the building setback along Campus View Boulevard from fifty (50) feet to forty (40) feet from the proposed right of way.

IV. OTHER CPD REQUIREMENTS:

A. Natural Environment

The natural environment of the site is relatively flat, with some slope.

B. Existing Land Use

The site has been developed with two restaurants and a surface parking lot. The restaurants are now vacant and will be demolished by the Applicant, provided the Applicant develops the property as an extended stay hotel.

C. Transportation and Circulation

The main roadway systems are already in place. Internal vehicular circulation shall be determined at the time that development and engineering plans for the site are prepared.

D. Visual Form of the Environment

Property surrounding the site is zoned CPD.

E. View and Visibility

The site fronts and is visible from Campus View Boulevard, Horizon Drive and Huntington Park Drive.

F. Proposed Development

The site may be developed for any allowable uses, which shall be governed by Chapter 3356, C-4 Commercial District, Columbus City Code, except as modified by this CPD Text.

G. Behavior Patterns

Development of the site shall be part of the overall development commonly referred to as Crosswords.

H. Emissions

Development of the site shall conform to the City of Columbus requirements as further controlled by the Development Standards of this CPD Text, if any, for light levels, sounds and dusts. The emission of sound, odors and dust will have minimum effect on adjacent properties.

\*\*\*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.

---

Deanna R. Cook, Esq.

Vorys, Sater, Seymour and Pease, LLP

52 East Gay Street

Columbus, Ohio 43215

EXHIBIT

A

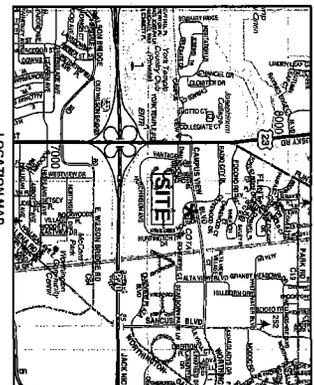
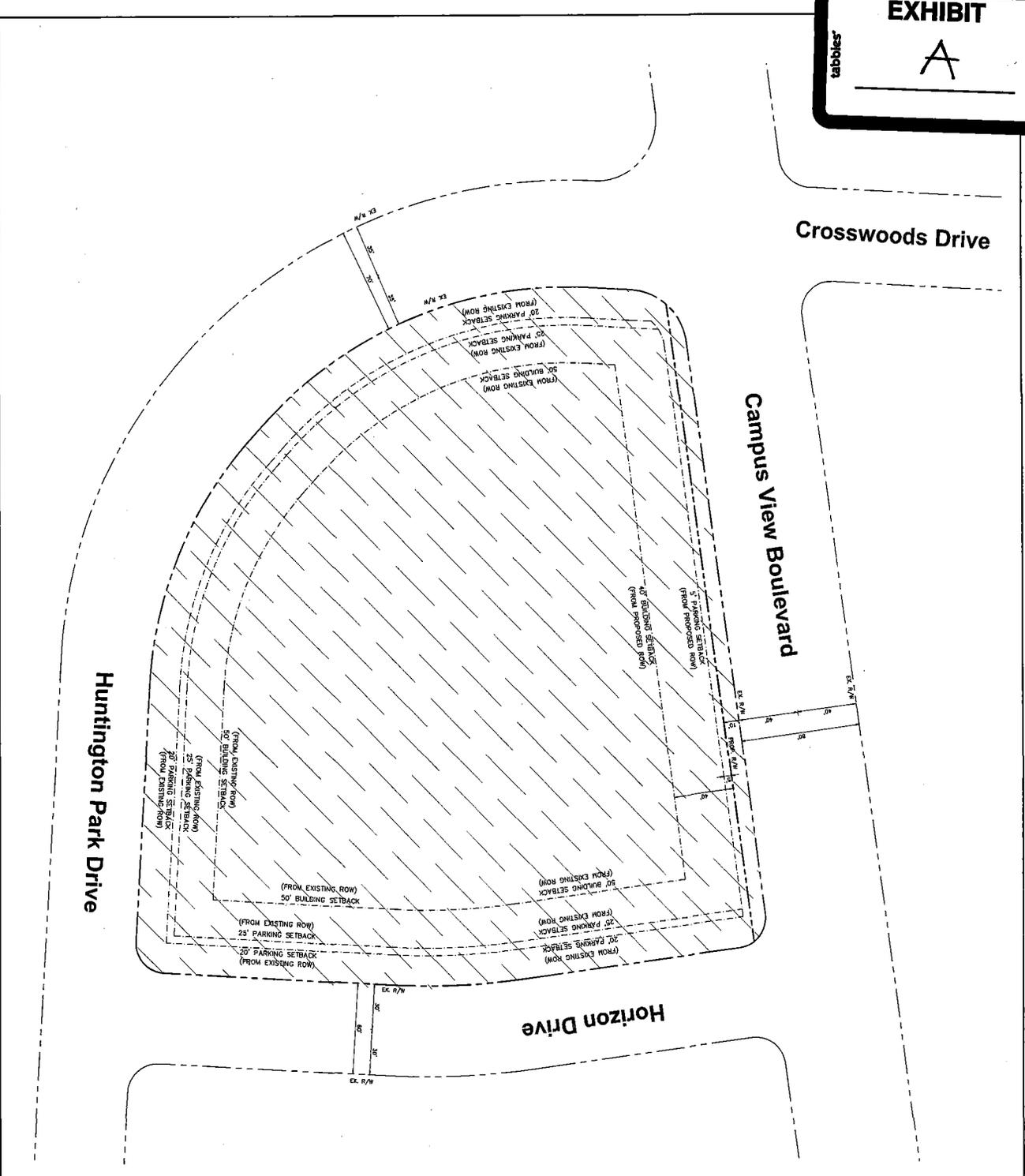
tabbles

Crosswoods Drive

Campus View Boulevard

Huntington Park Drive

Horizon Drive

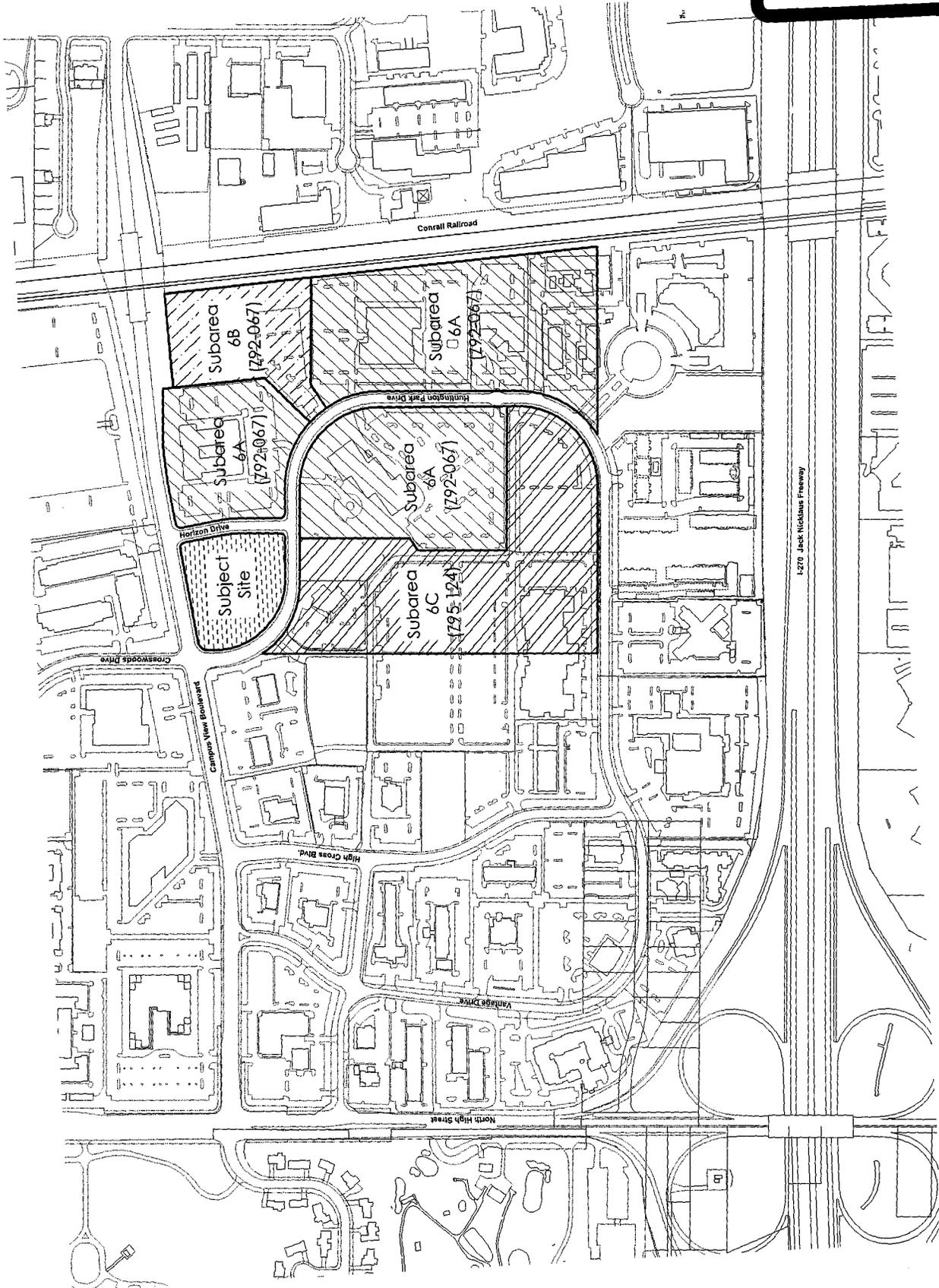


CITY OF COLUMBUS, OHIO  
**CPD PLAN**

NOT PREPARED BY:  
 ADVANCED CIVIL DESIGN ENGINEERS  
 424 HITCHCOCK ROAD  
 COLUMBUS, OHIO 43210  
 TEL: 614-462-7700  
 FAX: 614-462-7701

SCALE: 1/8" = 1'-0"  
 SHEET: 1 / 1

EXHIBIT  
B





# STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

9/4/14

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

+ Z14-040

Case Number

Z95-124A/14333-00000 00451

Address

281 E. Campus View Blvd.

Group Name

For North Columbus Communities Coalition

Meeting Date

Aug. 5, 2014

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation  
(Check only one)

- Approval
- Disapproval

**NOTES:** This was an amendment to a rezoning.

Approved change to parking setbacks along Horizon Drive (aka  
Court yard Drive) and Huntington Park Drive from 25 feet  
to 20 feet. Street tree plantings increased to 5 trees  
per 100 feet.

Vote

9-0 For

Signature of Authorized Representative

SIGNATURE

James Palmisano

RECOMMENDING GROUP TITLE

President - FNCC

DAY TELEPHONE NUMBER

614/430-7840

also applies to  
Z14-040

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.