STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 14, 2015

7.	**APPLICATION:**	**Z14-038 (14335-00000-00552)**
	Location:	**3450 INDIANOLA AVENUE (43214),** being 2.8± acres located on the east side of Indianola Avenue, 242.5± feet north of Oakland Park Avenue (010-261300, 010-066558, and part of 010-003103; Clintonville Area Commission).
	Existing Zoning:	R-3, Residential, C-4, Commercial, and M, Manufacturing Districts.
	Request:	CPD, Commercial Planned Development District.
	Proposed Use:	Mixed-use commercial and residential development.
	Applicant(s):	Olympic Beach Acquisitions LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
	Property Owner(s):	The Applicant.
	Planner:	Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The site was formally developed with a private swimming pool and a mixed-commercial building, and is zoned R-3, Residential, C-4, Commercial, and M, Manufacturing Districts. The requested CPD, Commercial Planned Development District will allow the site to be redeveloped with a mixed-use building including 4,750 square feet of restaurant space, 1,800 square feet of patio seating space, and 115 apartment units. The majority of the site is located within the Community Commercial Overlay (CCO), with the southern portion being in the Urban Commercial Overlay (UCO).

- To the north is a City of Columbus Division of Power facility in the C-4, Commercial, and M, Manufacturing Districts. To the east is a tennis facility in the M, Manufacturing District. To the south is mixed-commercial development in the C-4, Commercial, and M, Manufacturing Districts. To the west across Indianola Avenue are a telephone exchange in the C-4 Commercial District, single-unit residential development in the R-3, Residential District, and an office in the C-2, Commercial District.

- The site is located within the planning area of the *Clintonville Neighborhood Plan* (2009), which recommends mixed-use development with residential densities of 20-30 units per acre. The Plan also recognizes that some developments may merit a higher density, with specific rationale. The Planning Division supports the concept of a mixed-use development at this location. The site's existing zoning, access to transit, incorporation of plazas, and proposed parking ratio are all factors that could merit a density higher than 30 units/acre. The proposed density (115 units on 2.8 acres) is 41 units/acre (the prior submission proposed 54 units/acre). Planning Division staff recognizes the modifications made from the original proposal, including reduced residential density, substantial reduction of non-residential uses, a varied setback incorporating plazas, and the provision of 83% percent of the code required parking being provided (93% with 23

shared spaces). Planning Division Staff is supportive of the proposed building design and feels that the architecture, in combination with the predominance of one bedroom units and the criteria listed above (existing zoning, access to transit, incorporation of plazas, and proposed parking ratio) merit support for the proposed density.

- The site is located within the boundaries of the Clintonville Area Commission, whose recommendation is for approval of requested CPD District.

- The CPD text commits to a site plan and building elevations, and limits maximum commercial square footage and number of residential units. The proposal includes a parking space reduction of 39 on-site spaces, and additional variances to parking lot landscaping, C-4 setbacks and development limitations, and CCO window glass requirements are included in the request.

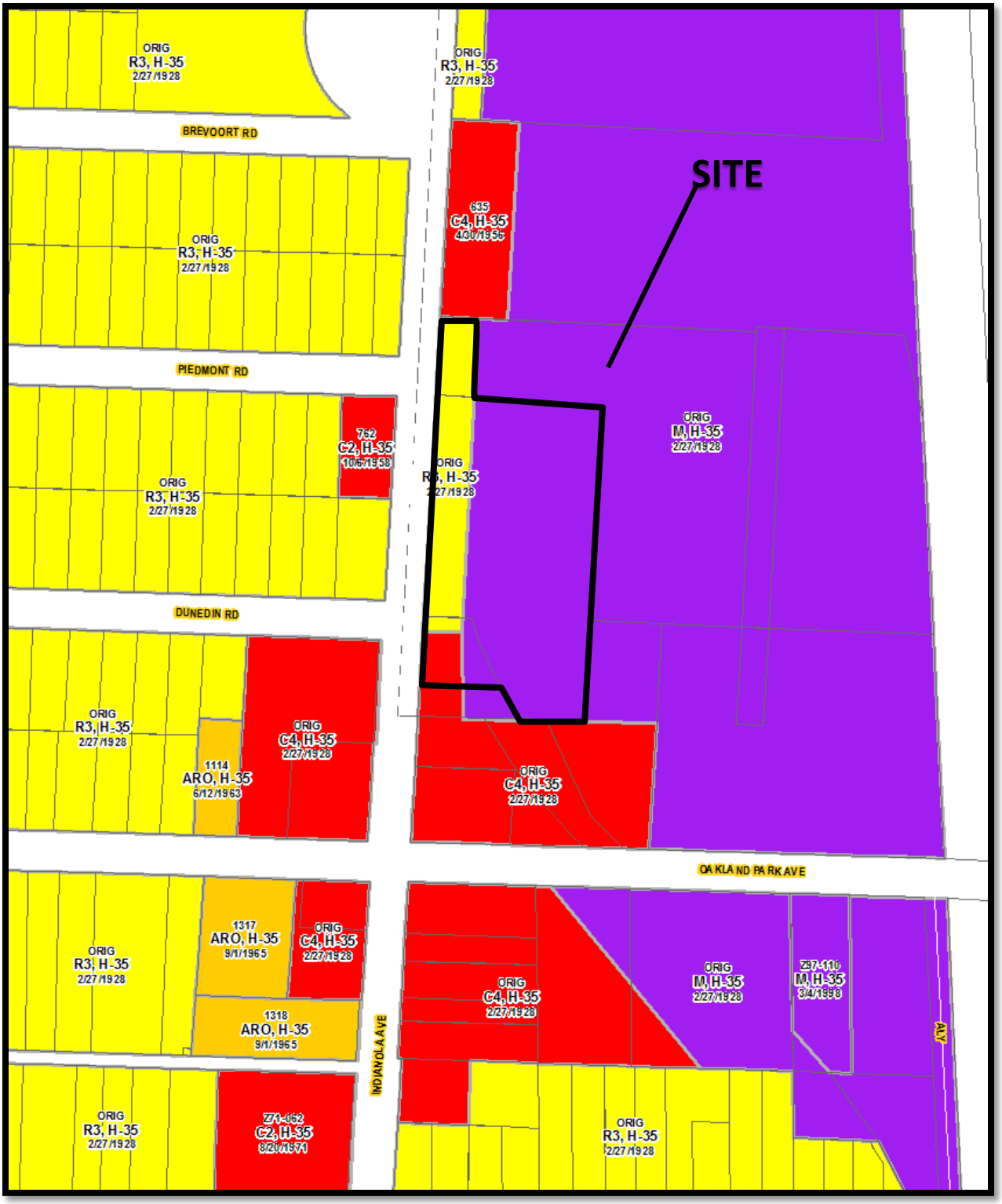
- Companion CV15-022 has been filed to permit first-floor residential uses in the proposed CPD district. That request will be heard by City Council and will not be considered at this Development Commission meeting.

- Upon reviewing revised trip generation data for this proposed development, the Department of Public Service, Division of Traffic Management has determined that the planned development is only responsible for mitigating any potential impacts associated with the proposed access point to Indianola Avenue. At the time this report was written, the required information to finalize the necessary traffic analyses had been submitted, but the review had not been completed. Any required access-related commitments that are warranted as a result of this review will be included in the CPD text prior to the zoning ordinance being submitted to City Council.

- The *Columbus Thoroughfare Plan* identifies Indianola Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline. At the time this report was written, an exception requiring a reduced right-of-way dedication of 7 additional feet along the site's frontage had been approved by the Department of Public Service.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow redevelopment of the site with a mixed-use building including 4,750 square feet of restaurant space, 1,800 square feet of patio seating space, and 115 apartment units. The proposal is consistent with land use recommendations of the *Clintonville Neighborhood Plan* for mixed-use development, and the building design in combination with the existing zoning, access to transit, incorporation of plazas, and the provided parking ratio merit support for the proposed density.



Z14-038
3450 Indianola Avenue
Approximately 2.8 acres
R-3, C-4 & M to CPD

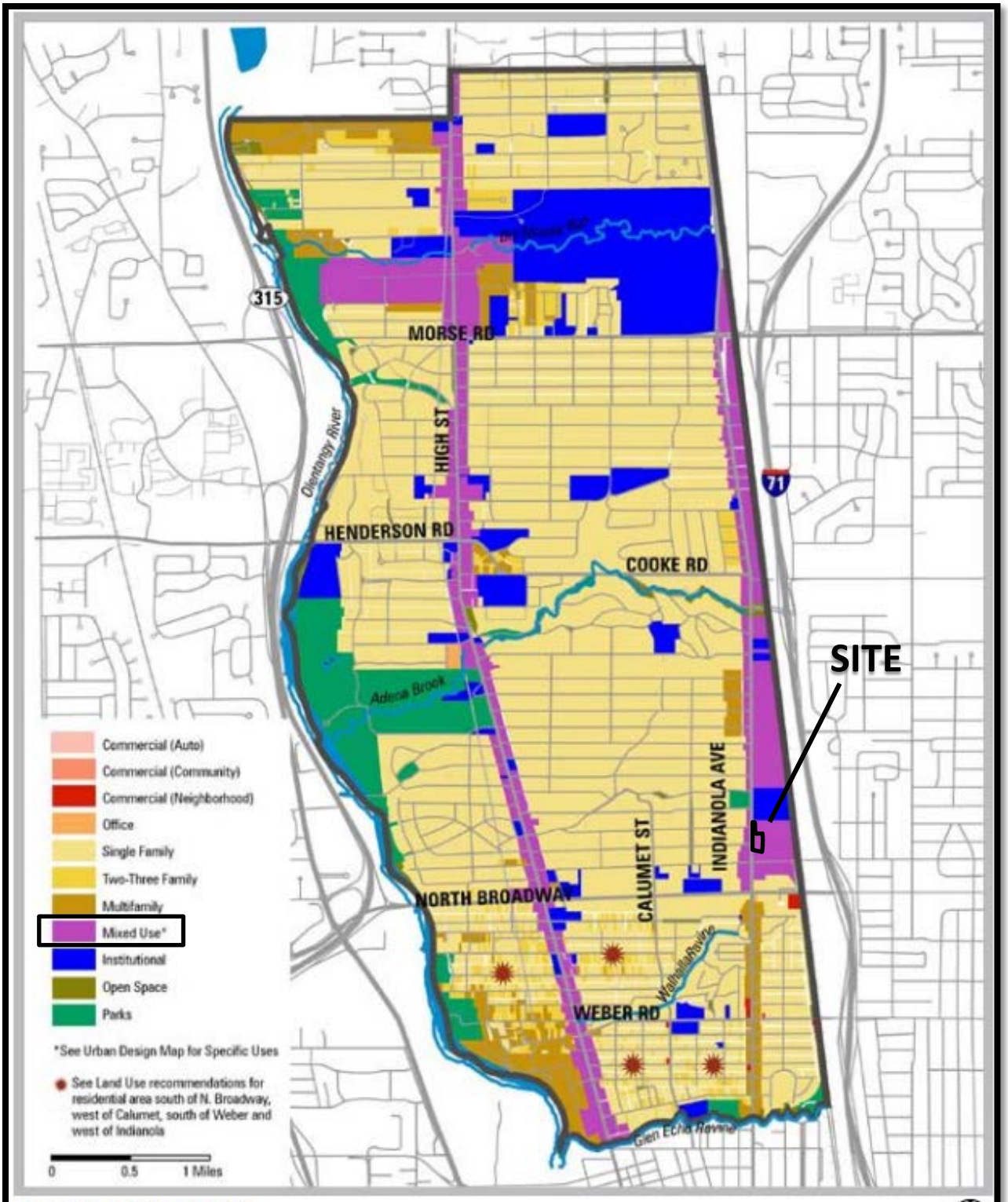


Figure 10 : Land Use Plan

Z14-038
3450 Indianola Avenue
Approximately 2.8 acres
R-3, C-4 & M to CPD

Clintonville Neighborhood Plan (2009)

Note: The following density recommendations are to be used as general guidelines. Each development should be judged on its own merits and must consider the specific site and the site's context (adjacent uses and development pattern). Some developments may merit a higher density, but specific rationale for support of such higher density should be provided.

District	Land Use	Density Range
High Street-North District Fenway Road to Chase Road	Retail, office and multi-family development. New development should abide by Community Commercial Overlay (CCO) standards.	Multifamily residential densities on High Street north of Morse Road should range from 20-30 dwelling units per acre.
High Street-Graceland District Morse Road to Fenway Road	Retail and multi-family development. New development should abide by CCO standards.	Multifamily residential densities on High Street north of Morse Road should range from 20-30 dwelling units per acre.
High Street-Central District Overbrook Drive to Morse Road	Office and/or office with upper story residential, retail and multi-family development. New development should abide by Urban Commercial Overlay (UCO) standards. Consider changing portions or the entire district from the UCO to the CCO.	Multifamily residential densities on High Street from Overbrook Drive to Morse Road should range from 20-25 dwelling units per acre.
High Street-Green District Torrence Road to Overbrook Drive	Preserve the existing nature and character of this area as a mix of office, institutional, single family and multi-family development. No new retail should be developed in this corridor. See page 49 for additional design guidelines.	Multifamily residential densities on High Street in the Green District from Torrence Road to Overbrook Drive should range from 10-20 dwelling units per acre.
High Street-South District Glen Echo to Torrence Road	Retail and/or retail with upper story residential, office and/or office with upper story residential, and multi-family development. New development should abide by UCO standards.	Multifamily residential densities on High Street south of North Broadway Street should range from 20-30 dwelling units per acre.
Indianola Avenue-North District East side of Indianola Avenue from Beechwold Boulevard to Morse Road	Retail, office and multi-family development.	Multifamily residential densities on the east side of Indianola Avenue, from Oakland Park Avenue to Morse Road, should range from 20-30 dwelling units per acre.

Indianola-North district

Indianola-Weber Road district

Building with exceptional architecture

Manufacturing on Indianola Avenue

What is Density?

A measurement of the amount of development located within an area. Density is measured by the number of dwelling units per acre for residential development.

Multifamily development

Outdoor dining area

Indianola Avenue-Central District East side of Indianola Avenue from Cooke Road to Beechwold Boulevard	Retail, office and institutional. No residential is recommended for this portion of the corridor.	
Indianola Avenue-South District East side of Indianola Avenue from Piedmont Road to Cooke Road	Retail, office, light manufacturing and institutional. No residential is recommended for this portion of the corridor.	
Indianola Avenue-Oakland Park Avenue East District East side of Indianola Avenue from North Broadway Street to Piedmont Road	Retail, office, and multifamily development. New development should abide by UCO standards.	Multifamily residential densities on the east side of Indianola Avenue, from Oakland Park Avenue to Morse Road, should range from 20-30 dwelling units per acre.
Indianola Avenue-Oakland Park Avenue West District West side of Indianola Avenue-Oakland Park Avenue from North Broadway Street to Dunedin Road	Retail, office, multifamily development. New development should abide by UCO standards.	Multifamily residential densities should range around 10-20 dwelling units per acre.
Indianola Avenue-West District West side of Indianola Avenue from Dunedin Road to Morse Road	Single family residential, multi-family residential, office, and retail. Existing single family residential should be preserved. Commercial uses should be limited to existing commercial sites, with an emphasis on neighborhood retail. Office and multifamily residential could also be supported on these sites.	Multifamily residential densities should range around 10-20 dwelling units per acre.
Indianola Avenue-Weber Road District West side of Indianola Avenue from Weber Road to Milford Avenue	Retail with upper story residential, office and/or office.	

Policy

The placement of active uses, such as retail, restaurants, cultural facilities and amenities, and various services, should occur on the ground floor of buildings in areas where the greatest levels of pedestrian activity are sought.

Guidelines/Strategies

Buildings should be designed or redesigned to include pedestrian-friendly entrances, outdoor dining areas, plazas, transparent windows, public art, and other elements to encourage pedestrian activity and interest at the ground floor level.

Z14-038
3450 Indianola Avenue
Approximately 2.8 acres
R-3, C-4 & M to CPD

CPD TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development
PROPERTY ADDRESS: 3450 Indianola Avenue
OWNER: Olympic Beach Acquisitions, LLC et al.
APPLICANT: Olympic Beach Acquisitions, LLC et al.
DATE OF TEXT: 5/8/15
APPLICATION: Z14-038

1. INTRODUCTION: The site is currently developed with a swimming pool facility and parking. It is located on the east side of Indianola Avenue; across from Piedmont Road. The proposed use would redevelop the site for a mixed use building combining commercial and residential uses while maintaining parking in front of the tennis facility. The applicant shall present the final landscape plan to the Clintonville Area Commission and LOUA for their input.

2. PERMITTED USES: These uses permitted in Chapter 3356 of C-4, Commercial of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in this text or on the submitted drawings 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

1. Building setback along Indianola Avenue shall be a minimum of 6 feet.

2. Parking setback along Indianola Avenue shall be a minimum of 5 feet.

3. Maximum number of dwelling units shall be 115.

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

1. The applicant shall install traffic indicators at the access driveway for left turns and right turns only if the City's Division of Public Service approves such a request.

2. Applicant shall obtain a irrevocable agreement from tennis facility to the north for at least 20 parking spaces.

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

1. Street trees shall be planted along Indianola Avenue subject to the review and approval of the City's forester.

2. The courtyard areas along Indianola Avenue will contain landscaping including trees.

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 C-4 District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

2. The existing billboard will be removed as part of the redevelopment of the site.

G. Miscellaneous

1. Variances.

a) Section 3372.704(A) Setback: to reduce the building setback from 25 feet +/- 2 feet to 6 feet along Indianola Avenue.

b) Section 3372.705 Building Design Standards: to not require clear glass window.

c) Section 3372.707 (A), Landscaping and Screening: to eliminate trees in front of the building. Street trees shall be installed subject to the City's approval.

d) Section 3372.704(D) Setback: to reduce the parking setback from 25 feet to 5 feet along Indianola Avenue for the existing parking spaces along Indianola Avenue which currently have a zero setback.

e) Section 3312.49 Minimum number of parking spaces required: to reduce the number of parking spaces from 230 to 191.

f) Section 3372.709 Parking and Circulation: to permit existing parking spaces to remain in front of building along Indianola Avenue.

g) Section 3356.05 (F)(2) C-4 district development limitations: to permit adjoining use to occupy less than the entire length of the Indianola Avenue frontage.

h) Section 3312.21 Landscaping and Screening: to permit trees around the perimeter of the parking lot to count as interior landscaping.

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 may be approved by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

3. Building Elevations. The building shall be developed in accordance with the submitted building elevations. The building elevations may be slightly adjusted to reflect architectural, engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. The design style and the step back look of the fourth floor as shown in the building elevations shall not change. Any slight adjustments of the submitted building elevations shall be subject to review and may be approved by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

4. CPD Criteria.

a) Natural Environment, The site is currently developed with a swimming pool facility and existing parking spaces.

b) Existing Land Uses. The current property is zoned a mixture of M, Manufacturing and R-3, Residential.

c) Activities. The proposed development will provide a mixed use building combining commercial and residential uses which will provide additional commercial and housing options for the surrounding commercial and residential neighborhoods.

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 Indianola Avenue and COTA provides bus service on Indianola Avenue.

f) Visual Form of the Environment. The site is subject to the Community Commercial Overlay which contains building design requirements.

g) View and Visibility. The site will have access to Indianola Avenue.

h) Proposed Development. A mixed use development of commercial and residential uses.

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.

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olympic.txt (nct)
5/8/15 S:Docs/s&htexts/2014

Project Summary

Number of Residential Units	115 spaces
Residential Parking required @ 1.5/U	173 spaces
Retail Parking Required @ 1/75	48 spaces
Patio Parking Required @ 1/150	9 spaces
Parking Required - overlay reduction	230 spaces
Parking Provided on Site	191 spaces
Parking Agreement	23 spaces
Total Parking Provided	214 spaces

m+a architects
architects.com

THE OLYMPIC

columbus, ohio

site plan

5.7.2015

THE OLYMPIC

Massing and Design Study

Partial West Facade

North Facade

Rear Elevation Rendering

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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

Case Number Z14-038 / 14335-00000-00552 (Re-Zoning)

Address 3450 Indianola Ave. (Olympic)

Group Name Clintonville Area Commission

Meeting Date May 7

Specify Case Type
- [x] BZA Variance / Special Permit
- [x] Council Variance
- [x] Rezoning
- [ ] Graphics Variance / Plan / Special Permit

Council Variance No CV15-022

Recommendation (Check only one)
- [x] Approval
- [ ] Disapproval

NOTES: The Commission approved with the following conditions: (1) applicant committed to renderings presented at the CAC's May 7 meeting; (2) applicant committed to preparing a landscape plan that will be made available for review and comment by the CAC & LOUA; (3) applicant committed to obtaining an irrevocable agreement with the neighboring tennis club for no fewer than 20 parking spaces; (4) applicant committed to removing the billboard at the south end of the property; and (5) if permitted by the City applicant committed to installing traffic indicators at the vehicle exit for left turns and right turns only.

Vote 8 in favor, 0 against, 1 abstention

Signature of Authorized Representative David B. Miller

Recommending Group Title David B. Miller Chairperson

Daytime Phone Number (614) 227-2101

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

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 checks payable to the Columbus City Treasurer

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