

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 9, 2011**

1. **APPLICATION:** **Z11-007 (ACCELA # 11335-00000-00114)**  
**Location:** **700 WEST THIRD AVENUE (43212)**, being 7.37± acres located on the north side of West Third Avenue, 200± feet west of Olentangy River Road. (010-096214; Fifth by Northwest Area Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** C-4, Commercial and L-AR-O, Limited Apartment Office Districts.  
**Proposed Use:** Commercial and multi-family use.  
**Applicant(s):** Northstar Realty and Edwards Development Companies; c/o Michael T. Shannon, Atty.; Crabbe, Brown & James LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.  
**Property Owner(s):** Olentangy Venture I & II LLC; 150 East Broad Street, Suite 100; Columbus, OH 43215.  
**Planner:** Dana Hitt; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov).

**BACKGROUND:**

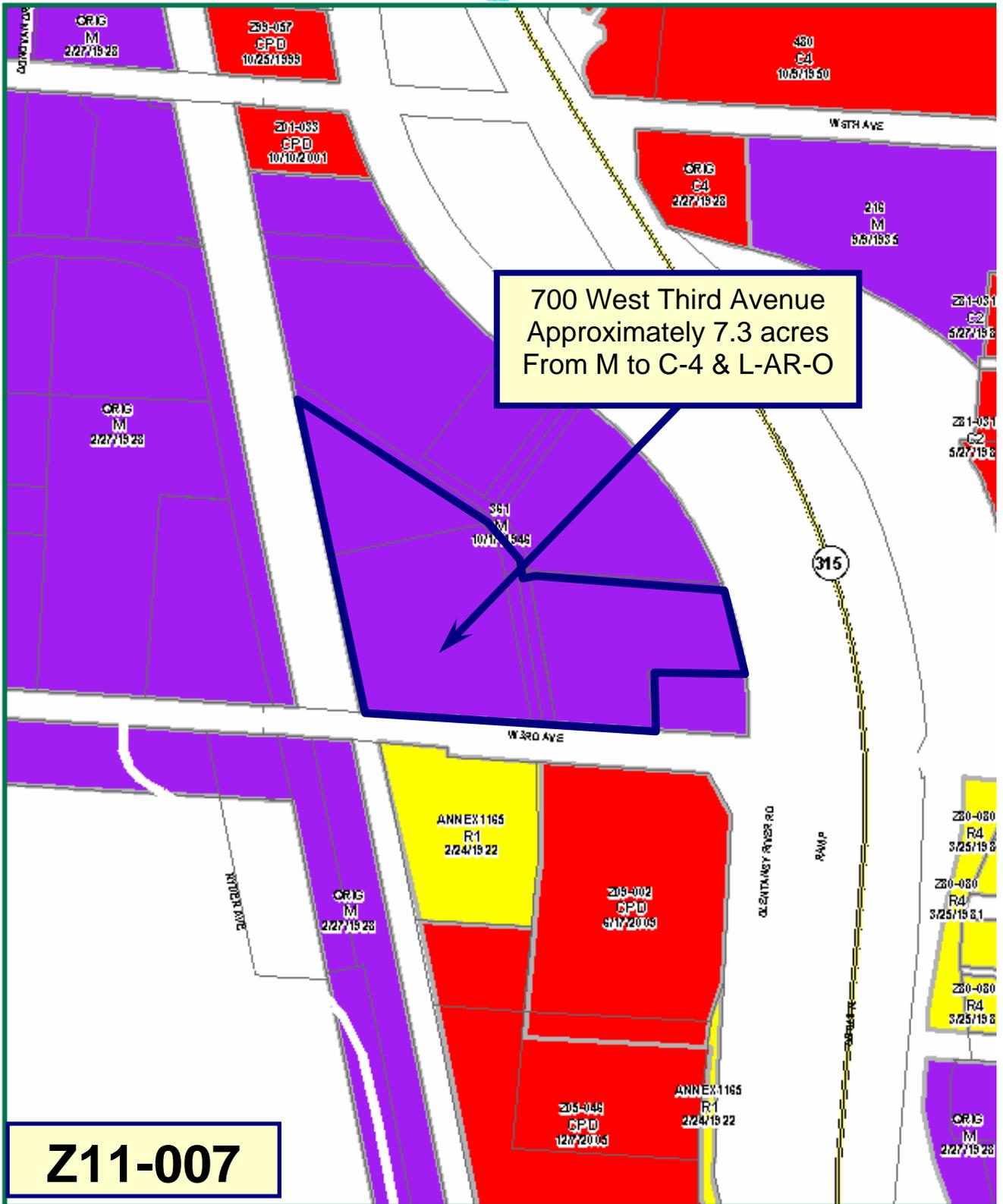
- The applicants are applying for a rezoning to allow up to 205 multi-unit dwellings in the L-AR-O Limited Apartment District and commercial uses in the C-4, Commercial District. .
- To the north is office development zoned in the M, Manufacturing District. To the south across Third Avenue are offices and a fire station zoned in the CPD, Commercial Planned Development and R-1, Residential Districts respectively. To the east are commercial uses zoned in the M, Manufacturing District and State Route 315. To the west is the CSX Railroad right-of-way.
- The site falls within the boundaries of the *Fifth by Northwest Neighborhood Plan* (2009), which calls for Community Commercial Development on the site but states that mixed use development may be appropriate.
- The rezoning to the C-4, Commercial District along Olentangy River Road represents a down zoning of the site from the M, Manufacturing District. The requested L-AR-O, Limited Apartment Residential District is laid out so that the proposed parking will provide some buffering between the dwelling units and the nearby fire station and Railroad. The introduction of dwellings at the site that will be in close proximity to existing restaurants and offices provides for a mix of uses within walking distance. The L-AR-O text commits to the site plan, fencing along the Railroad, pitched roofs, mechanical screening and building material limitations.
- The site plan as shown requires parking and building setback variances along Third

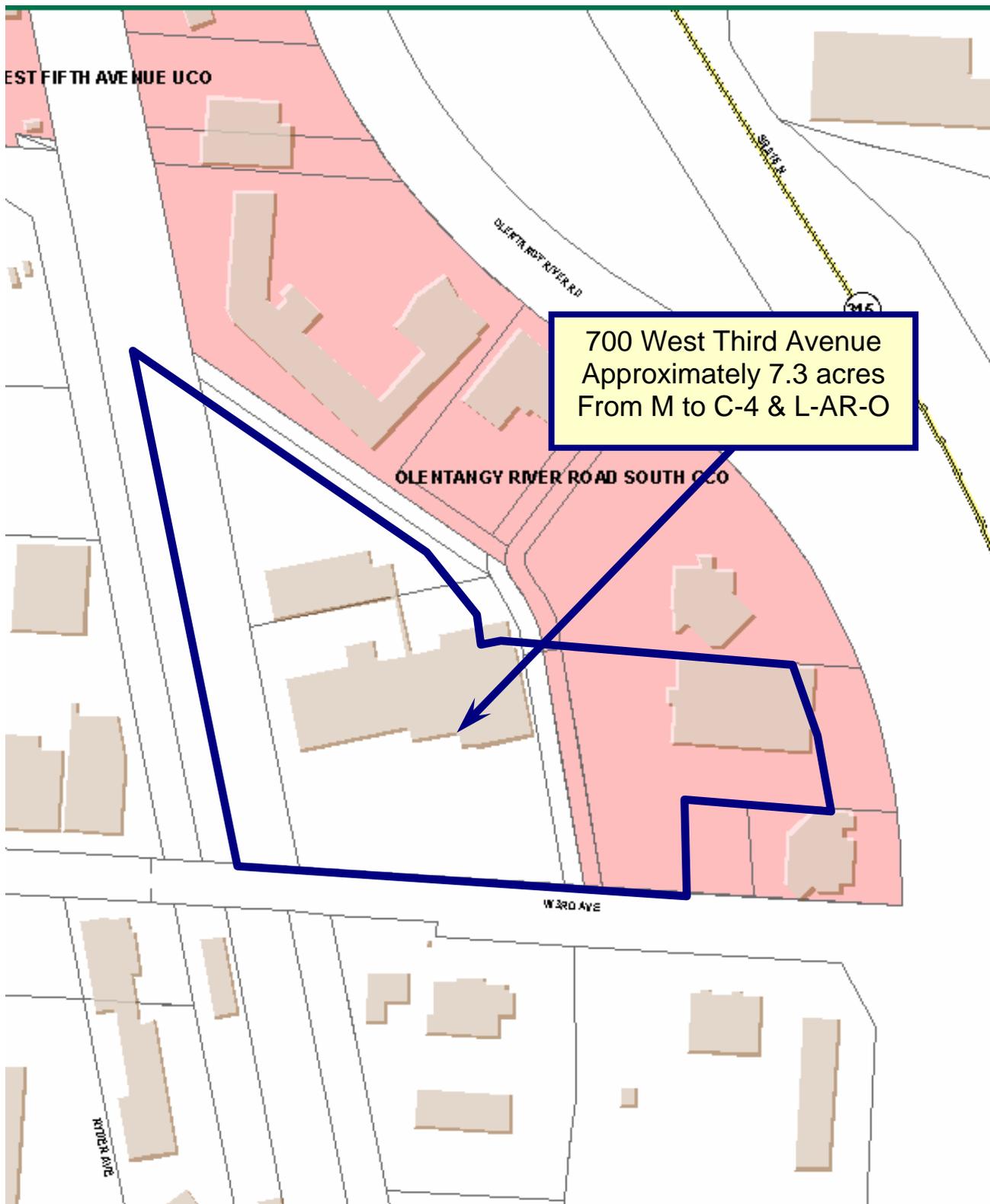
Avenue which the applicant has applied for via concurrent Council Variance CV11-013. The Department of Public Service, Division of Planning and Operations is not in approval of those variances due to right-of-way concerns. Therefore as shown, this plan cannot be built unless Council approves the concurrent Council variance request over the Public Service Division's objections.

- The *Columbus Thoroughfare Plan* identifies Olentangy River Road and Third Avenue as 4-2 and C arterials requiring a minimum of 50 feet and 30 feet of right-of-way from centerline respectively.

**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval.

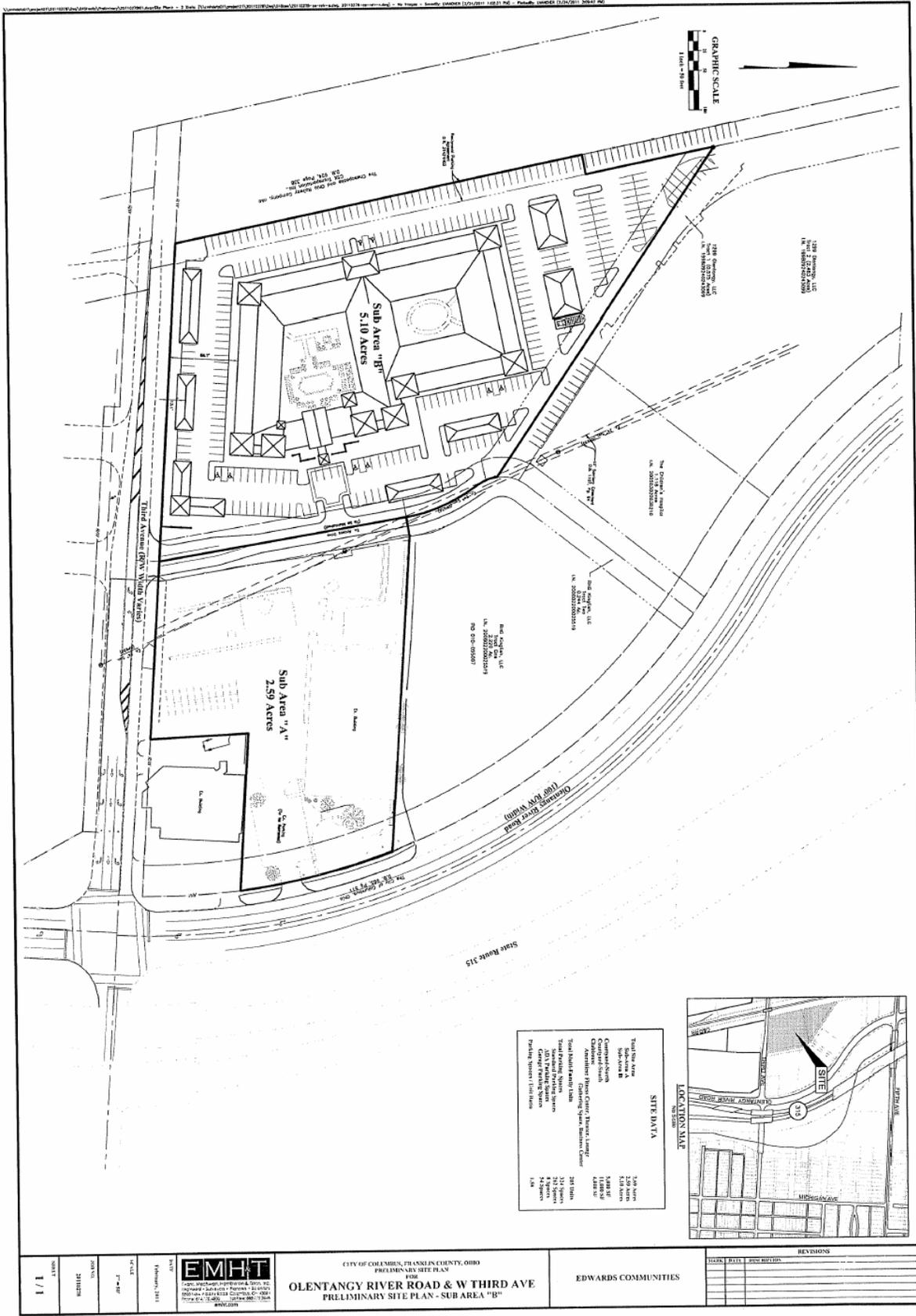
The rezoning to the C-4, Commercial District along Olentangy River Road represents a down zoning of the site from the M, Manufacturing District. The requested L-AR-O, Limited Apartment Residential District is laid out so that the proposed parking will provide some buffering between the dwelling units and the fire station and Railroad. The introduction of dwellings at the site that will be in close proximity to existing restaurants and offices provides for a mix of uses within walking distance. The proposal is consistent with the *Fifth by Northwest Neighborhood Plan* (2009), zoning and development patterns of the area, however due to the Division of Planning and Operations' recommendation of disapproval for the needed setback variances along Third Avenue, this site plan cannot be built unless Council approves the concurrent Council variance request over the Public Service Division's objections. Staff would suggest the applicant continue working with the Division of Planning and Operations to revise the proposed site plan to either reduce or eliminate the need for setback variances along Third Avenue, at which time Staff will reconsider our position.





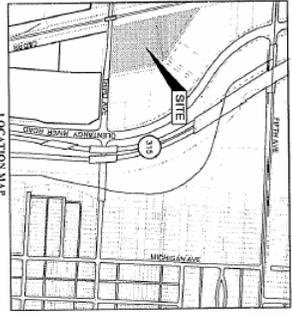
700 West Third Avenue  
Approximately 7.3 acres  
From M to C-4 & L-AR-O

**Z11-007**



**SITE DATA**

|                                 |                     |
|---------------------------------|---------------------|
| Total Site Area                 | 7.69 Acres          |
| Sub-area A                      | 2.59 Acres          |
| Sub-area B                      | 5.10 Acres          |
| Compass Azimuth                 | 138.85°             |
| Compass Bearing                 | S 41° 15' 11" W     |
| Administrative Project Name     | Edwards Communities |
| Administrative Project Location | Edwards Communities |
| Total Building Footprint        | 297,150 sq ft       |
| Total Parking Spaces            | 212 Spaces          |
| ADA Parking Spaces              | 4 Spaces            |
| Parking Spaces (Total Area)     | 1.24                |



**EMHT**  
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CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
 PRELIMINARY SITE PLAN  
**OLENTANGY RIVER ROAD & W THIRD AVE**  
 PRELIMINARY SITE PLAN - SUB AREA "B"

EDWARDS COMMUNITIES

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
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|     |      |    |           |

**Rezoning Application**

**To: Rezone: 1201 Olentangy River Road, 43212 (2.586 acres)  
from M –Manufacturing to C4**

**To Rezone: 700 West Third Avenue, 43212 (4.786 acres)  
From M to L-AR-O**

**Existing Zoning District: M Total site area (7.327 acres)**

**Proposed Districts: C4 and L-ARO**

**Property Address: 700 West Third Ave, 43212 and 1201 Olentangy River Rd, 43212**

**Owner: Olentangy Ventures I and II, 150 E. Broad St., Ste. 100, Columbus, Ohio 43215**

**Applicant: North Star Realty and the Edwards Company,  
c/o CRABBE, BROWN & JAMES, LLP, Michael T. Shannon, Esq.,  
John P. Kennedy, Esq, 500 S. Front Street, Suite 1200, Columbus, Ohio 43215  
[mshannon@cbjlawyers.com](mailto:mshannon@cbjlawyers.com), [jkennedy@cbjlawyers.com](mailto:jkennedy@cbjlawyers.com)**

**Date of Text: April 18, 2011**

**Application No: Z11-007**

**INTRODUCTION:** The subject property consists of 7.37 acres on the Northwest Corner of Olentangy River Road and West Third Street. The Site is currently zoned M (Manufacturing). The Applicant is proposing a mixed-use development within two-proposed Sub-Areas. Sub-Area A, 1201 Olentangy River Road, being 2.586 acres is proposed to be rezoned to C-4. Sub-Area B, 700 West Third Street being 4..786 acres is proposed to be zoned in the L-AR-O Limited Apartment Residential Office District.

The Site is within the boundaries of the Fifth by Northwest Neighborhood Plan.

The Site is surrounded by the following uses/zoning districts:

North: The Site is bordered on the north by a variety of retail and office uses all zoned M, Manufacturing District.

East: The Site is bordered on the east by railroad tracks and parcels zoned in the M, Manufacturing District.

South: To the Southwest and contiguous to the Site is a corner lot zoned M previously occupied by a bank, and subsequently retail-restaurant uses. The property to the South of West Third Street is zoned CPD and has medical and office uses.

West: The site is bounded on the West by Olentangy River Road and the Olentangy River.

**Sub-Area A ( 2.586 acres)**

The permitted uses and development standards are those permitted in Chapter 3356-C4, Regional Scale Commercial District of the Columbus City Codes.

**Sub-Area B (4.786 Acres)**

1. Permitted Use: The following specific uses shall be permitted, all uses specified in C.C.C. §3330.04 AR-O.
2. Development Standards: the applicable development standards shall be those contained in Chapter 3333 (Apartment Districts) of the Columbus City Code.

**A. Density, Height, Lot and/or Setback Commitments**

1. The maximum number of dwelling units shall be 205.
2. The parking and building setback line for accessory structures from West Third Avenue shall be approximately 15 feet.
3. The apartment buildings shall contain a maximum of four (4) stories.

**B. Access, Loading, Parking and Other Traffic Related Commitments**

1. Any and all traffic related commitments shall be designated and located to the specifications of the City of Columbus Planning and Operations Division.
2. The developments internal sidewalk shall be a minimum of 4 feet wide.

**C. Buffering, Landscaping and/or Screening Commitments**

1. A decorative 6 ft. white vinyl fence and landscaping will be placed on the western perimeter to buffer the site to the west
2. COURTYARDS: there will be two separate landscaped courtyards totaling 16,000 square feet of greenspace as depicted on the attached site plan.

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

1. The exterior wall finish of all buildings constructed on Site shall be brick, stone, cultured stone, Metal, stucco, wood and/or fiber cement siding, vinyl siding or any combination.
2. All buildings containing residential units shall have a pitched or angled roof.
3. Rooftop mechanical equipment shall be screened from view by the same or similar material used on the building roof or exterior, and shall be of the same or similar material. Ground level mechanicals and equipment shall be fully screened from view by a wall, fence or landscape materials, or a combination thereof. Such screening shall match or compliment the character of the building.

**E Graphics**

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

**F Miscellaneous Commitments.**

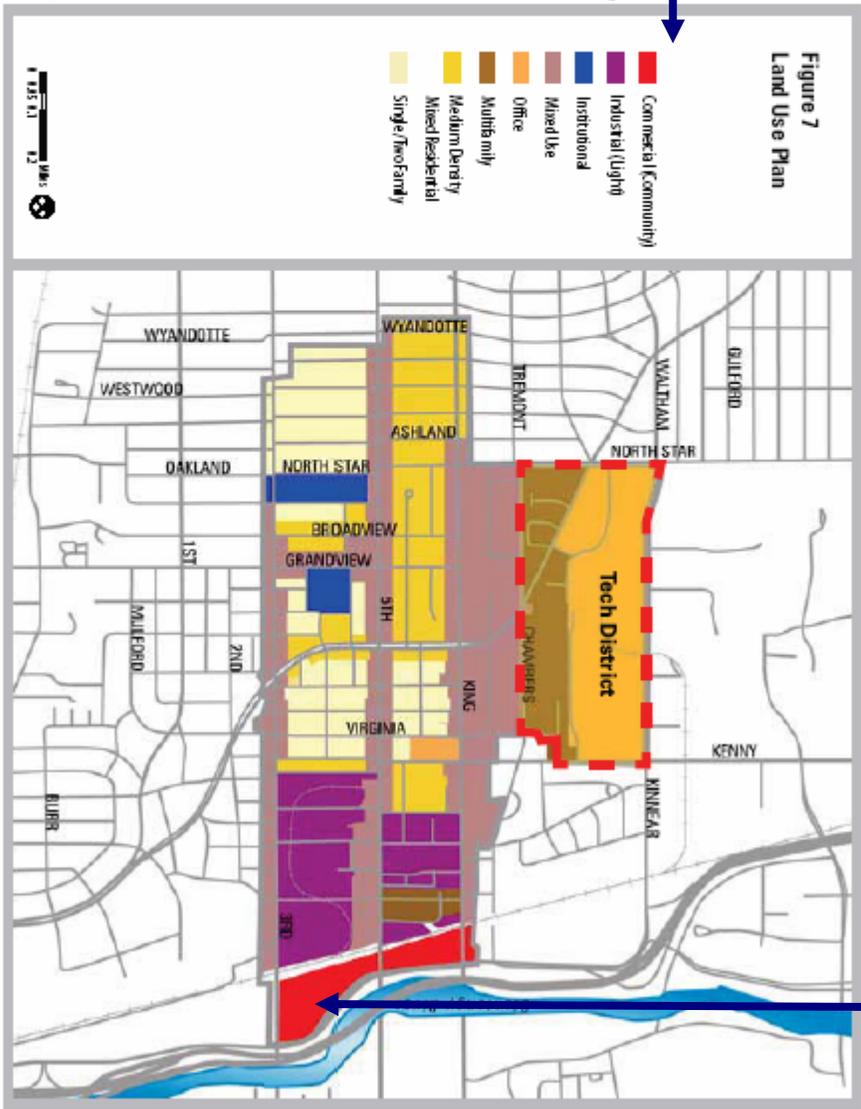
1. Developer shall comply with Parkland Dedication provisions of C.C.C. Chapter 3318. Such compliance shall be in the form of land dedication and/or a monetary contribution, the details of which shall be reviewed and approved by the Recreation and Parks Department.
2. CLUBHOUSE: The development shall include a 4,000 square foot Clubhouse as depicted on the attached Site Plan. The Clubhouse shall include a leasing office, fitness center, theater, lounge, gathering space and a business center.
3. The Site in sub-area B shall be developed in accordance with the submitted Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site development data developed at the time the development and engineering plans are completed. Any slight adjustment to the plan shall be subject to review and approval by the Director of Building Services or his or her designee upon submission of appropriate data regarding the proposed adjustment.

**Policy:**

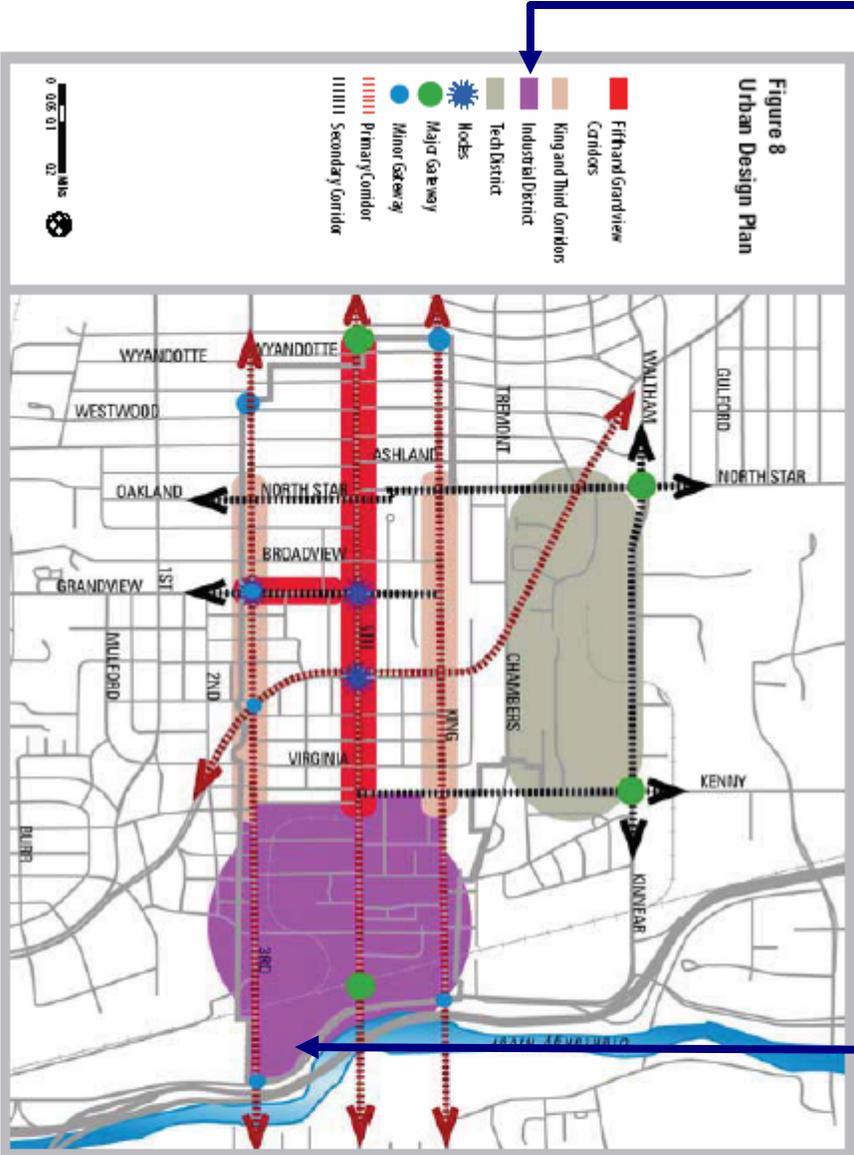
Mixed use development should be common on Fifth Northwest's primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

**Guidelines/Strategies**

- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Grandview may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommendation to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).



Site



- Mixed use (office and multifamily) is recommended for Third Avenue to the east of North Star Road, with Single/Two Family residential recommended to the west of North Star Road. New retail is not supported on Third Avenue.
- Community commercial is recommended along Olenang, River Road. Multi-story mixed use projects including office/retail and multifamily would also be supported.
- The placement of active uses, such as retail, restaurants, cultural facilities and amenities, and various services, is encouraged on the ground floor of buildings on Fifth Avenue and Grandview Avenue (south of Fifth Avenue).
- The redevelopment of the development opportunity sites (and other applicable locations) should be guided by the principles illustrated through the development concepts and other guidelines included in this plan.



700 West Third Avenue  
Approximately 7.3 acres  
From M to C-4 & L-AR-O

**Z11-007**