

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2011**

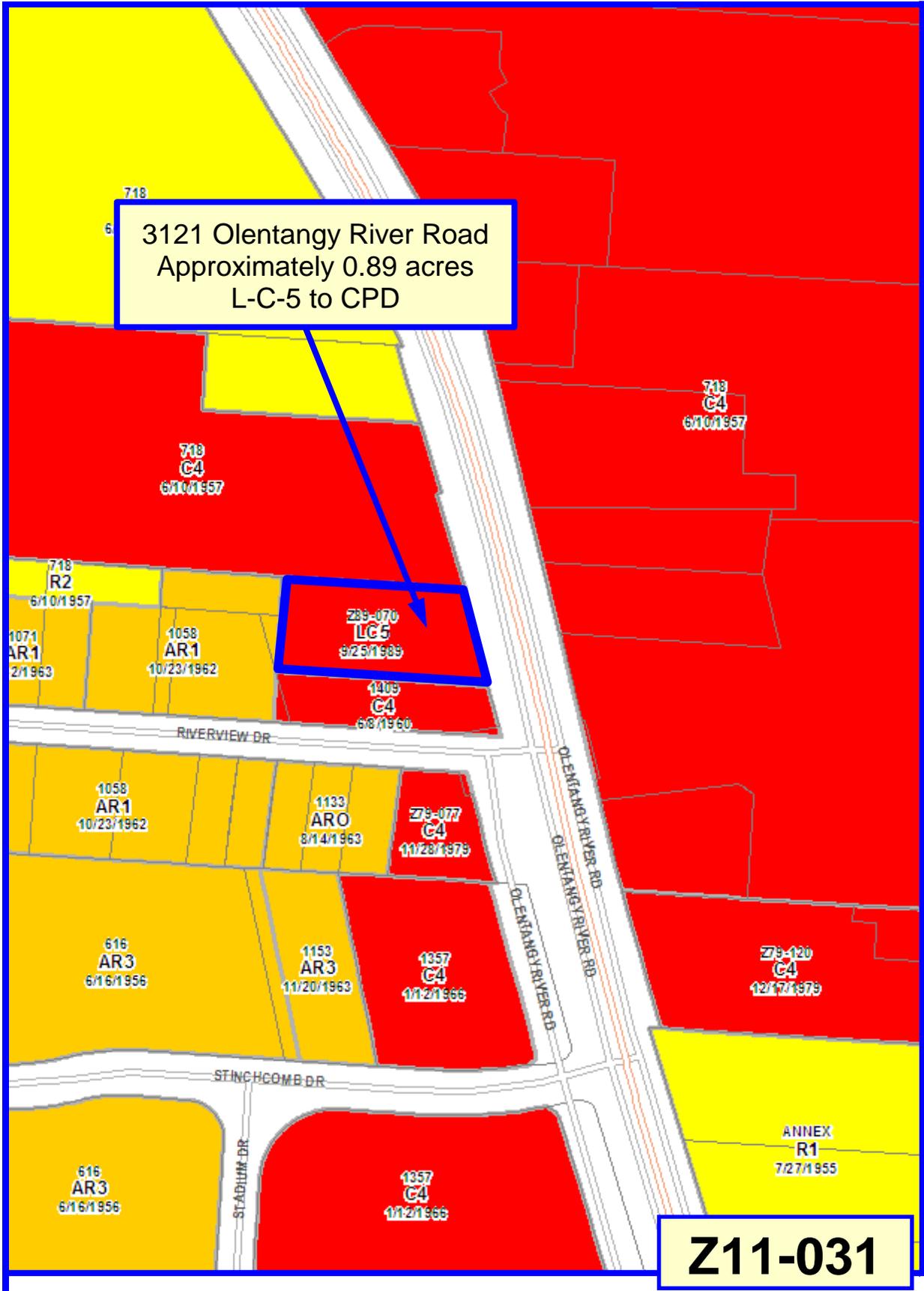
- 2. APPLICATION:** **Z11-031 (ACCELA # 11335-00000-00571)**
Location: **3125 OLENTANGY RIVER ROAD (43202)**, being 0.89± acres located on the west side of Olentangy River Road, 55± feet north of Riverview Drive (010-117369).
Existing Zoning: L-C-5, Limited Commercial District.
Request: CPD, Commercial 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): E. George Bellows Jr., Receiver for Platinum Auto Wash, LLC; 6125 Frantz Road; Dublin, OH 43017.
Planner: Shannon Pine; 645-2208; spine@columbus.gov.

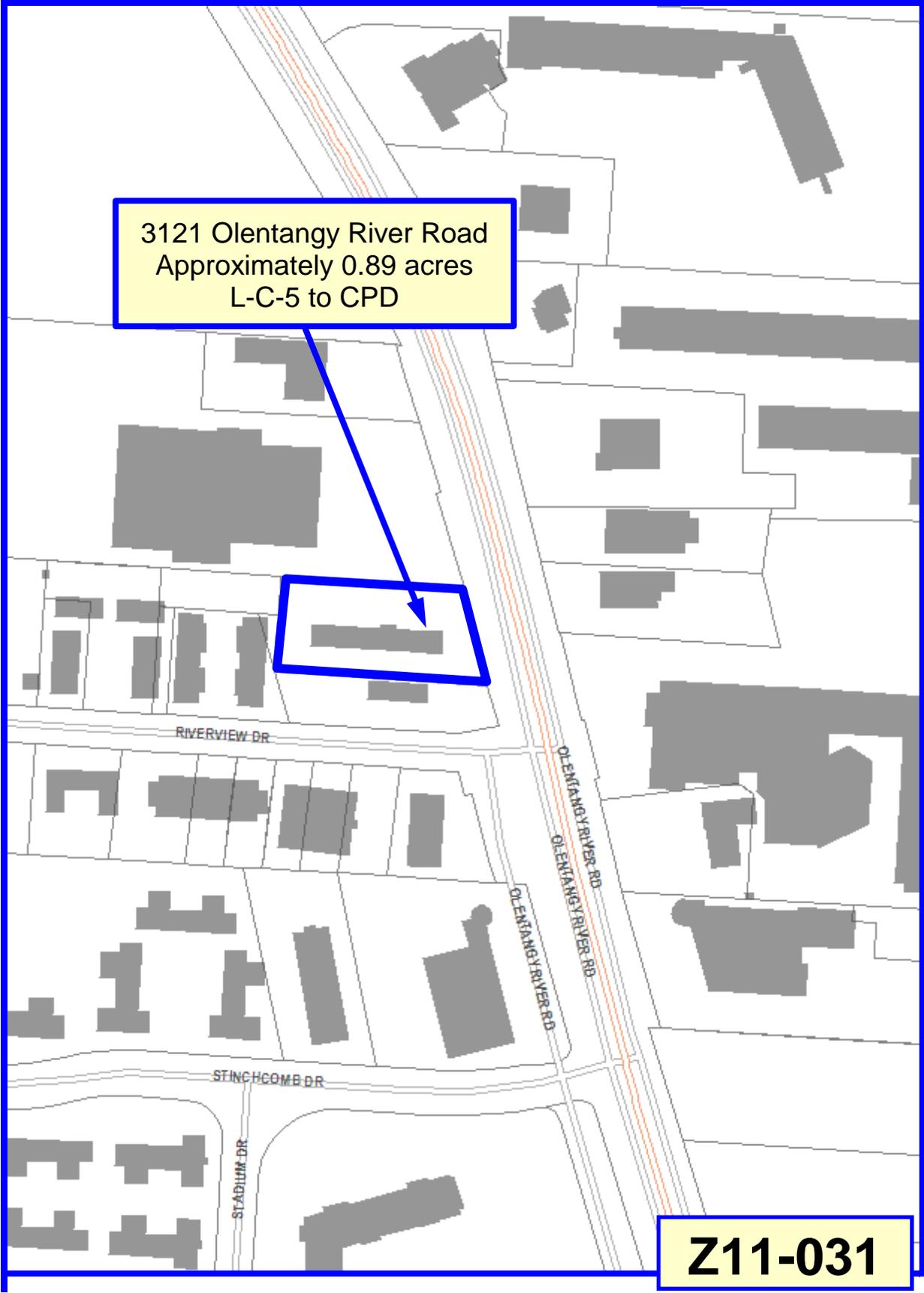
BACKGROUND:

- o The 0.89± acre site is developed with car wash in the L-C-5, Limited Commercial District, and is located within the Regional Commercial Overlay (RCO). The requested CPD, Commercial Planned Development District will allow redevelopment of the site with a hotel.
- 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 is a drive-through carryout 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 Olentangy River Road Urban Design Plan* (2003), which encourages mixed-use development.
- o The CPD text commits to a site plan and C-4, Commercial District development standards. A variance to the RCO parking standards to allow more than 2 rows of parking spaces in front of the building is included in the request. The CPD Text also commits to signage at access points to alert motorists to pedestrians as requested by the Health Department Healthy Places program.
- 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 the site to be redeveloped with a hotel in accordance with the C-4, Commercial District and the Regional Commercial Overlay. The request is consistent with the land use recommendations of *The Olentangy River Road Urban Design Plan*, and with the zoning and development patterns of the area.





3121 Olentangy River Road
Approximately 0.89 acres
L-C-5 to CPD

Z11-031

REDEVELOPMENT OF KEY OPPORTUNITY SITES



The new Fairfield Inn was constructed on the site of a former hotel. The Inn exemplifies the continued viability of hotels in the Olentangy River Road corridor.

Redevelopment opportunities differ greatly for property along Olentangy River Road. For instance, the majority of OSU development between Lane Avenue and Ackerman Road, the Union Cemetery and Riverside Methodist Hospital are areas unlikely to redevelop. However, many of the retail, office and hotel uses north of Ackerman Road are ripe for redevelopment.

Olentangy River Road is developed as a mixed-use environment. Existing land uses include large and small-scale retail, office, hotel, multi-family, and restaurants. A mixed-use environment along Olentangy River Road is appropriate, especially considering the large institutions that create a large market area.

Given that areas along Olentangy River Road are prime for redevelopment, it is crucial that the proper development standards and concepts be established for the area. The following strategies should be followed for Olentangy River Road:

- Create an attractive, vibrant and safe environment along Olentangy River Road.

- Apply a planning overlay and graphics control area to Olentangy River Road from Lane Avenue to West North Broadway. Consideration should be given to applying the *Regional Commercial Overlay* to these segments of the corridor. This Overlay establishes standards for the following building and parking setbacks, site redevelopment, pedestrian and site access, landscaping and screening and site lighting.
 - During that process consideration should be given to:
 - Creating the signage standards to allow for appropriate signs for uses such as a cemetery.
 - Encourage the use of parking landscape islands for stormwater control/filtration, especially for parcels adjacent to rivers and streams.

- Consolidate curb cuts along Olentangy River Road. An access management study should be commissioned. A volunteer program should also be explored. This program would entail the city working with property owners to identify how curb cuts could be consolidated even without redevelopment.
- Support a mixed-use environment. However, sites must be rezoned to an appropriate classification. For instance, if residential development is proposed for an existing commercially zoned site, the site must be rezoned and the property developed under residential development standards.

There are several "opportunity sites" for possible redevelopment. The common principles for redevelopment are:

- Sites relate to the surroundings - there are connections to the street, adjacent properties, and the river where applicable.
- Redevelopment is compatible with surrounding area in terms of scale, capacity, density, and design.
- Redevelopment spurs interest for the area - either a new market is created or existing market is better served.

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 3125 Olentangy River Road

OWNER: E. George Bellows Jr., Receiver for Platinum Auto Wash, LLC

APPLICANT: Jai Guru LLC

DATE OF TEXT: 9/30/2011

APPLICATION NUMBER: Z11-031

INTRODUCTION: The site (approximately 0.89 acres) is currently zoned LC5. This CPD Text is one element of a rezoning application which aims to spearhead the redevelopment of 3125 Olentangy River Road as a hotel property. The rezoning request allows for hotel use to be permitted on the property up to Fifty Thousand (50,000) square feet.

PERMITTED USES: Unless otherwise indicated herein, the permitted uses in, on or upon the subject property shall be those allowed in Chapter 3356 (C-4). The applicant desires to redevelop 3125 Olentangy River Road as a hotel property pursuant to the site plan submitted herewith (the "Site Plan").

DEVELOPMENT STANDARDS: Unless otherwise indicated herein, the applicable development standards are contained in Chapters 3356 (C-4 Commercial District) and 3372 (Regional Commercial Overlay) of the Columbus City Code.

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

1. The requested height district is H-60. The hotel will exceed sixty (60) feet in height, but will not exceed seventy (70) feet in height, and will be determined using the allowance to go one (1) foot higher for every one (1) foot over the required building setback line pursuant to Section 3309.142, Height District Exceptions of the CCC.

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

C. Building design and/or Interior-Exterior treatment commitments: N/A

D. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments: N/A

E. Graphics and Signage requirements:

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.

2. Each approach to the proposed development shall be properly signed to advise motorists of pedestrians in the crosswalks.

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 six additional parking spaces are needed on the southern 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. 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.

CPD CRITERIA:

Natural Environment: The natural environment is flat.

Existing Land Use: The subject site is developed with a self-serve car wash and parking lot occupying the present space. The Channel 4 Broadcasting Studio with transmission towers is located to the north. An apartment complex and adjacent parking lot are located to the west. A drive-thru and carryout convenient store is developed on the parcel directly south. Commercial uses, including restaurants and hotels, are developed along the east side of the Olentangy River Road opposite the site.

Transportation and Circulation: Vehicular Access and circulation will be as indicated in the Site Plan. Access to the hotel will be from Olentangy River Road.

Visual Form of the Environment: As indicated on the Site Plan.

View and Visibility: The proposed development will give priority to the public realm, and will ensure that views into and out of the hotel are beautiful.

Proposed Development: The proposed development of the site is as indicated on the Site Plan.

Behavior Patterns: The proposed development will enhance the appeal and economy of businesses along Olentangy River Road, and the surrounding neighborhoods.

Emissions: No adverse effects from emissions should result from the proposed development. Measures will be taken to insure 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, 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.

By: _____
Jagdeep Singh President of Jai Guru LLC

Date: _____

