

**GRAPHIC SCALE**

0 20 40 120

1 inch = 60 feet

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 14, 2022**

<b>2. APPLICATION:</b>	<b>Z22-025</b>
<b>Location:</b>	<b>543 TAYLOR AVE. (43203)</b> , being 9.9± acres located at the southwest corner of Taylor Avenue and Leonard Avenue (010-013932 and 010-047041; Near East Area Commission).
<b>Existing Zoning:</b>	CPD, Commercial Planned Development District and M-2, Manufacturing District.
<b>Request:</b>	CPD, Commercial Planned Development District (H-110).
<b>Proposed Use:</b>	Parking lot expansion for medical clinic.
<b>Applicant(s):</b>	The Ohio State University; and the State of Ohio; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
<b>Property Owner(s):</b>	The Applicants.
<b>Planner:</b>	Shannon Pine; 614-645-2208; <a href="mailto:spine@columbus.gov">spine@columbus.gov</a>

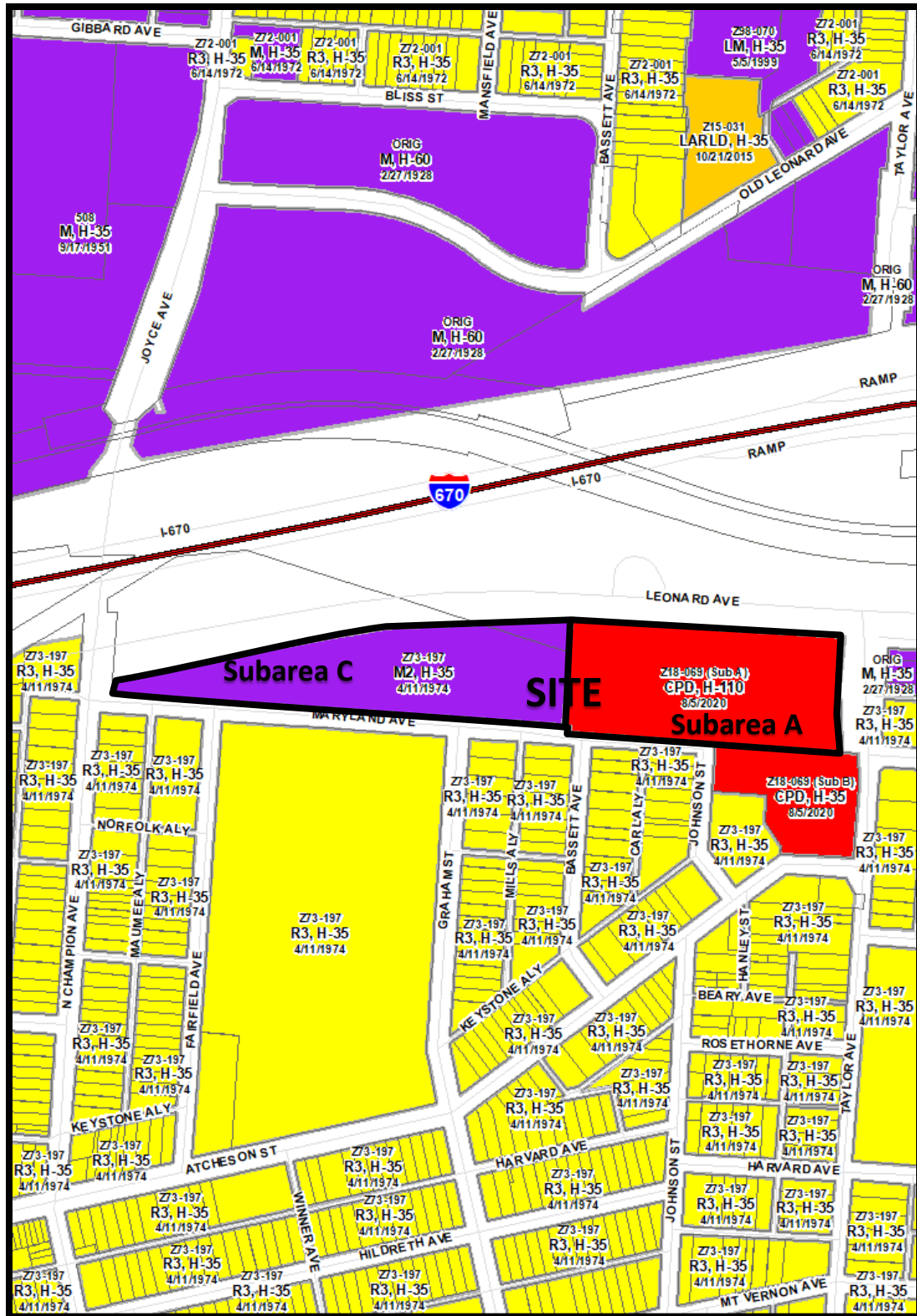
**BACKGROUND:**

- The 9.9± acre site consists of one parcel developed with a medical clinic building zoned in the CPD, Commercial Planned Development District, and an undeveloped parcel zoned in the M-2, Manufacturing District. The requested CPD, Commercial Planned Development District will permit a parking lot expansion for the medical office. The current CPD district is included to remove setback requirements along its western boundary where the parking lot expansion will occur. The CPD district is comprised of two subareas with Subarea A located in the existing CPD district, and Subarea C being for the proposed parking lot. Subarea B of the current CPD district (Z18-069) will likely be rezoned in the future for a different development.
- North of the site across Leonard Avenue is Interstate 670 right-of-way which includes a parking lot for the subject site. To the east across Taylor Avenue are a church in the M, Manufacturing District, and a parking lot and undeveloped land in the R-3, Residential District. To the south and west are single-unit dwellings and Saunders Park in the R-3, Residential District.
- The site is within the boundaries of the *Near East Area Plan* (2005), which recommends “Office/Light Industrial/Mixed Uses” for this location.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- The CPD text commits to use restrictions, and provisions addressing lot coverage, access, traffic-related improvements, bicycle parking, street trees, landscaping, and graphics controls. Modifications to code standards are included to permit parcel lines to divide maneuvering areas and parking spaces, to eliminate parking lot trees in Subarea C, and to exceed the maximum number of parking spaces.

- The *Columbus Multimodal Thoroughfare Plan* identifies Taylor Avenue as an Urban Community Connector requiring a minimum of 60 feet of right-of-way, and Leonard Avenue as a Suburban Commuter Corridor requiring a minimum of 160 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will permit a parking lot expansion for an existing medical clinic. The request remains consistent with the *Near East Area Plan's* recommendation for "Office/Light Industrial/Mixed Uses". With the proposed tree preservation area and street trees along Leonard Avenue, the modification to eliminate parking lot trees in Subarea C is supported. Although Planning Division staff continues to encourage a sidewalk on the site's southwest corner connecting to Saunders Park, existing right of way constraints are acknowledged, and therefore support will not be conditioned on this addition.

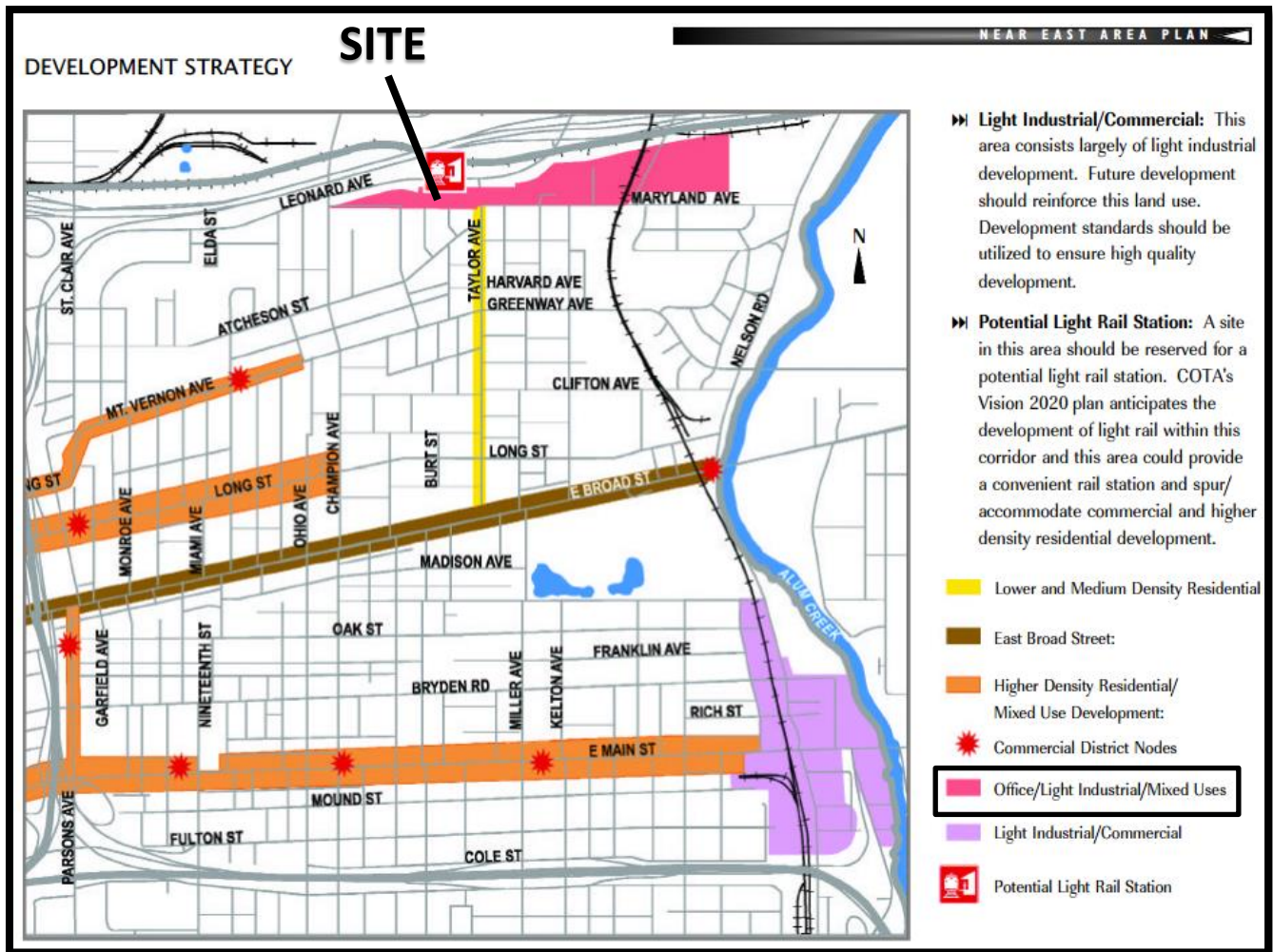


Z22-025

543 Taylor Ave.

Approximately 9.69 acres

CPD & M-2 to CPD



Z22-025  
 543 Taylor Ave.  
 Approximately 9.9 acres  
 CPD & M-2 to CPD





Z22-025

543 Taylor Ave.

Approximately 9.9 acres

CPD & M-2 to CPD

## Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-025

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215  
deposes and states that (he/she) is the ~~APPLICANT, AGENT, OR~~ DULY AUTHORIZED ATTORNEY FOR SAME and the following is  
a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this  
application in the following format:

Name of Business or individual (including contact name and number)

Business or individual's address; City, State, Zip Code

Number of Columbus-based employees

(Limited to 3 lines per box)

1. State of Ohio FBO Ohio State University, 1534 N. High St., Gateway D, 2nd Fl. Columbus, OH 43201, Cindy Kennedy 614-247-2373 25,213 Columbus based employees	2. State of Ohio c/o S. Ross Irvine, asst. legal counsel ODOT Office of Chief Legal Counsel, 1980 W. Broad St., Mail Stop 1500, Columbus, OH 43223 614-387-0268
3.	4. _____ of Columbus based employees

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 10<sup>th</sup> day of October, in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

9/4/2025



Notary Seal Here  
**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2025

***This Project Disclosure Statement expires six (6) months after date of notarization.***



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

Case Number 222-025  
Address 543 TAYLOR AVE  
Group Name NEAR EAST AREA COMM.  
Meeting Date JUNE 9, 2022  
Specify Case Type  
☐ BZA Variance / Special Permit  
☐ Council Variance  
☒ Rezoning  
☐ Graphics Variance / Plan / Special Permit  
Recommendation (Check only one)  
☒ Approval  
☐ Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Area and fence line owned by OSU will need to be cleared / mowed / trimmed / cleaned up and maintained.

Environmental concerns and EPA recommendations and soil mediation <sup>plans</sup> need to be shared to the Commission Chair

Vote 5-0-1  
Signature of Authorized Representative [Signature]  
Recommending Group Title Chair  
Daytime Phone Number 614 403 2225

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.