

C200

SITE PLAN

13564.00 (03)
DATE
December 19, 2014

Columbus, Ohio

Johnson Johnson
Crabtree Architects PC

4521 Trousdale Circle Tel: 815.327.2816
Vernon Hills, IL 60069 Fax: 815.322.0617

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 9, 2014**

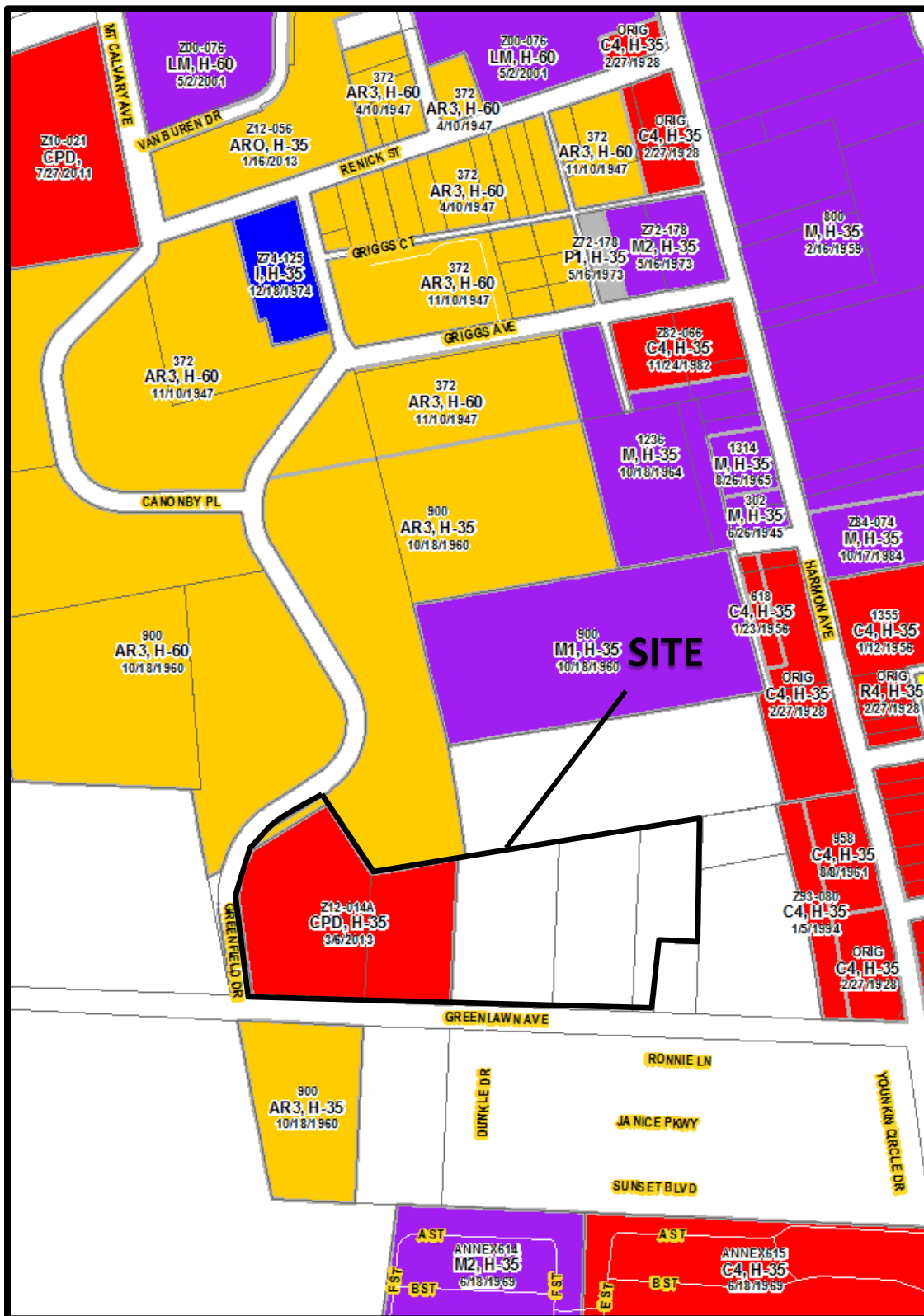
- 3. APPLICATION: Z14-039 (14335-00000-00562)**
Location: **880 GREENLAWN AVENUE (43223)**, being 9.98± acres located at the northeast corner of Greenlawn Avenue and Greenfield Drive (010-126651, and five others; Franklinton Area Commission).
Existing Zoning: CPD, Commercial Planned Development, and R, Rural Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Expansion of existing hospital facility.
Applicant(s): Ohio Hospital for Psychiatry LLC; c/o Jackson B. Reynolds, III, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 460; Columbus, Ohio 43215.
Property Owner(s): The Applicant.
Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

BACKGROUND:

- 4.9± acres of the 9.98± acre site are partially developed with a psychiatric hospital in the CPD, Commercial Planned Development District. The existing hospital facility was zoned with Z12-014A. The remainder of the site is being annexed into the City and will be designated as R, Rural District. The applicant requests a rezoning for the entire site to the CPD, Commercial Planned Development District to allow the eastward expansion of the psychiatric hospital facility. The parcels will not be able to be combined after the annexation is complete because they will have two different taxing numbers.
- Surrounding the site to the north are apartment buildings in the AR-3, Apartment Residential District, commercial uses and a mausoleum to the east in the C-4, Commercial District and in Franklin Township, a mobile home park to the south in Franklin Township, and Greenlawn Cemetery in Franklin Township to the west.
- The site is located within the boundaries of the *Franklinton Plan* (2003), which recommends multifamily residential for the existing portion of the hospital and vacant land for the proposed expansion. The vacant land designation reflects the fact that the land was not developed at the time the plan was implemented, and does not serve to provide guidance in this case. Planning sees this as a reasonable expansion of an existing medical facility. An updated area plan is under development.
- The site is located within the boundaries of the Franklinton Area Commission, whose recommendation is approval for the proposed rezoning.
- The CPD plan depicts the site layout, and the CPD text includes use restrictions, street trees, screening, and variances for setbacks, maneuvering over property lines, and minimum number of parking spaces.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the expansion of the existing psychiatric facility. Staff does not object to the proposal considering the request is for the expansion of an existing hospital on a site that in effect does not include relevant land use guidance in *The Franklinton Plan*.



Z14-039 5
880 Greenlawn Avenue
Approximately 10 acres



Z14-039 5
880 Greenlawn Avenue
Approximately 10 acres

Thrush, Eliza C.

From: Matt Egner <matt@egnerconstruction.com>
Sent: Wednesday, September 10, 2014 11:22 AM
To: Thrush, Eliza C.
Cc: Trent E Smith (trent@franklintonboardoftrade.org); Judyth Box
Subject: RE: Application z14-039 880 green lawn ave

The vote was unanimous to recommend approval.

-----Original Message-----

From: Thrush, Eliza C. [<mailto:ECThrush@columbus.gov>]
Sent: Wednesday, September 10, 2014 9:22 AM
To: Matt Egner
Subject: RE: Application z14-039 880 green lawn ave

Was the vote unanimous? If not, will you please send the vote count in an email? Email is fine.

Thanks,

ELIZA THRUSH
PLANNER - PUBLIC HEARINGS

Direct: 614.645.1341
Fax: 614.645.2463
www.cityofcolumbus.org

-----Original Message-----

From: Matt Egner [<mailto:matt@egnerconstruction.com>]
Sent: Tuesday, September 09, 2014 11:14 PM
To: Thrush, Eliza C.
Cc: Judy Box; trent@franklintonboardoftrade.org
Subject: Application z14-039 880 green lawn ave

The Franklinton area commission voted to recommend approval for this rezoning application.

If you need a standard recommendation form or other paperwork, please let me know.

Thank you,

Matt Egner



REZONING APPLICATION

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

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION #

214 -039

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Ohio Hospital for Psychiatry LLC 880 Greenlawn Avenue Columbus, OH 43223 Shannon Roberts - 445-5310	2. Columbus Metropolitan Hosing Authority 800 E. 11th Avenue Columbus, OH 43211 (614) 421-6000
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24th day of JUNE, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15

This Project Disclosure Statement expires six months after date of notarization.

Natalie C. Timmons

Notary Public, State of Ohio

My Commission Expires 09-04-2015



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 all checks payable to the Columbus City Treasurer