

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 8, 2021**

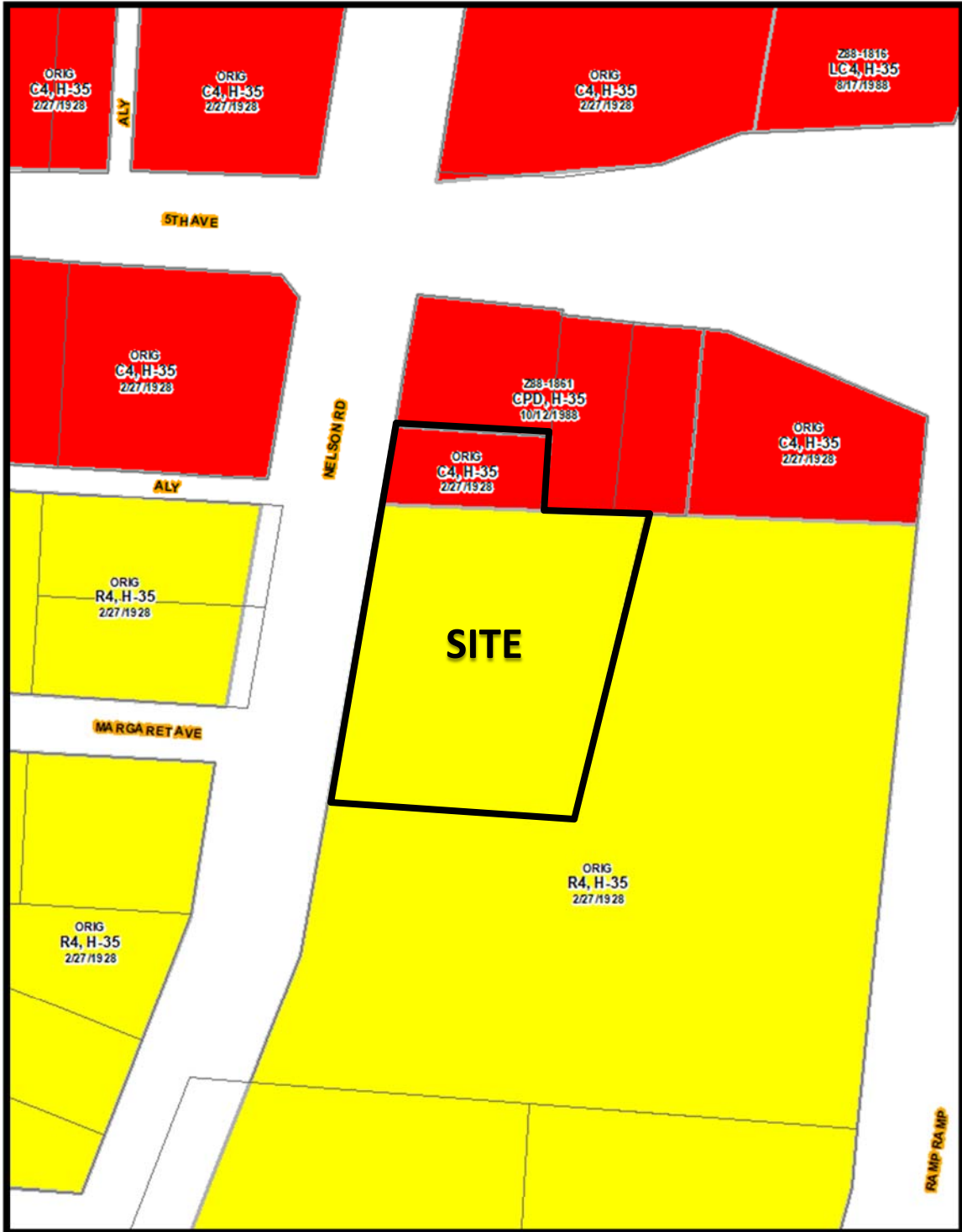
- 6. APPLICATION: Z21-004**
Location: **790 N. NELSON RD. (43219)**, being 1.00± acre located on the east side of North Nelson Road, 90± south of East Fifth Avenue (010-198687; North Central Area Commission).
Existing Zoning: R-4, Residential District and C-4, Commercial District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: City of Columbus Police and Fire Joint Wellness Center.
Applicant(s): City of Columbus; c/o Mike Jones; 90 West Broad Street; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

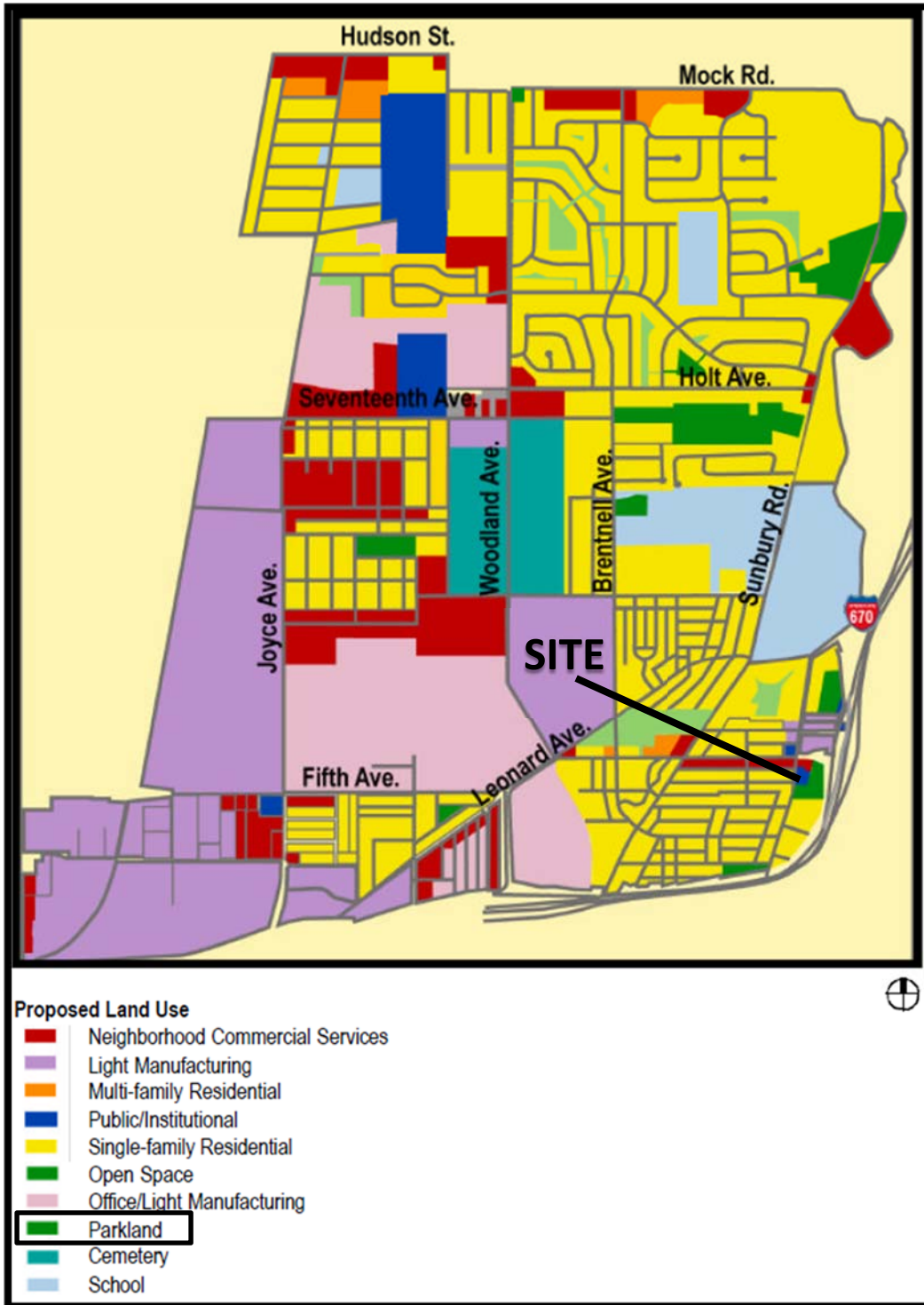
- The site consists of one parcel developed with a former branch of the Columbus Metropolitan Library in the R-4, Residential and C-4, Commercial districts. The requested CPD, Commercial Planned Development District will permit the site to be redeveloped with a City of Columbus Police and Fire Joint Wellness Center to provide mental health/wellness counseling services for the city’s first responders.
- North of the site is a gas station in the CPD, Commercial Planned Development District. South and east of the site is Shepard Park in the R-4, Residential District. West of the site are single-unit dwellings in the R-4, Residential District.
- The site is within the planning boundaries of the *North Central Plan (2002)*, which recommends “Parkland” use at this location.
- The site is located within the boundaries of the North Central Area Commission whose recommendation is for approval.
- The CPD text establishes use restrictions and supplemental development standards that address building and parking setbacks, traffic access, pedestrian connectivity, parking requirements, parking lot landscaping and screening, and street trees. The text includes variances to parking lot screening, parking lot shade trees, screening between commercial and residential districts, sidewalk connection, and maximum numbers of parking spaces permitted. Additionally, the text includes a commitment to develop the site as shown on the submitted site plan.
- The *Columbus Multimodal Thoroughfare Plan* identifies Nelson Road as an Urban Commuter Connector requiring 80 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit C-2 uses that includes a medical office with counseling services to accommodate the City of Columbus Police and Fire Joint Wellness Center. The CPD text establishes appropriate use restrictions and development standards and includes a commitment to develop the site in accordance with the submitted site plan. While the proposed CPD district is not consistent with the *North Central Plan's* recommendation for "Parkland" uses at this site, the request will permit the redevelopment of a former branch of the Columbus Metropolitan Library and will not add incompatible land uses to the area. Additionally, the proposed variances are supportable because of the specific type of services provided at this location resulting in increased security needs.



Z21-004
790 N. Nelson Rd.
Approximately 1.00 acre
R-4 & C-4 to CPD



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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z21-004

Address: 790 N NELSON RD

Group Name: NORTH CENTRAL AREA COMMISSION

Meeting Date: March 4th, 2021

Specify Case Type:

BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation: Approval
(Check only one and list basis
for recommendation below) Disapproval

NOTES:

The North Central Area Commission met on March 4th, 2021 with a quorum. A motion was made to approve the following variances:

a) Chapter 3312.21.B.3 Perimeter Parking Lot Screening Required - Eliminate parking lot screening requirement along east and south property lines to maintain visual access for security purposes from the building to the adjacent City-owned Shepard Park property (R-4 use). b) Chapter 3312.41.B Access and Circulation – Eliminate pedestrian sidewalk connection from the building to the public sidewalk system. The proposed facility requires certain levels of security and confidentiality to function in its intended use (mental health counseling services) and for its intended user group (City of Columbus Police and Fire Department personnel). In order to maintain this required level of anonymity, the facility will not be open to the public. In the event the subject building is no longer used for this purpose, the installation of a pedestrian sidewalk connection will be required. c) Chapter 3312.49 Minimum Number of Parking Spaces Required – Increase the required number of parking spaces for the facility from 31 to 41 in order to correlate with the actual number of vehicles at the facility for multiple department use. d) Chapter 3321.09 Screening – Eliminate parking lot screening requirement along east and south property lines to maintain visual access for security purposes from the building to the adjacent City-owned Shepard Park property (R-4 use). All in favor; no objections or abstention.

Vote: All in favor

Signature of Authorized Representative:  Digitally signed by member: 6B153096-B7AD-4DDB-8FC2-B7F51AD89025 D57F0E3B-F7B8-4D92-ADDC-D39B05E57EFD Date: 2021.03.10 21:51:30 -05'00'

SIGNATURE

North Central Area Commission

RECOMMENDING GROUP TITLE

614-271-6884

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

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 #: Z21-004

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) City of Columbus
of (COMPLETE ADDRESS) 90 W Broad St, 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. City of Columbus 90 W Broad St; Columbus, OH 43215 8,000 +	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Josh A. Lombardi*

Sworn to before me and signed in my presence this 22nd day of January, in the year 2021

[Signature]
SIGNATURE OF NOTARY PUBLIC

3/1/23
My Commission Expires

Notary Seal Here
Christopher S. Long
Notary Public, State of Ohio
my commission expires
3.1.23

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