

Eric Walsh
3/19/2025

KORDA
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REZONING EXHIBIT

OSU OUTPATIENT CARE EAST
543 TAYLOR AVENUE
PID: 010-013932, 010-308016

DRAWN BY: AWM CHECKED BY: EJW

KRE JOB # 2024-0037
DRAWING NUMBER: 1/1

REVISION/UPLOAD DATE		
REV.	DATE	DESCRIPTION

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

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

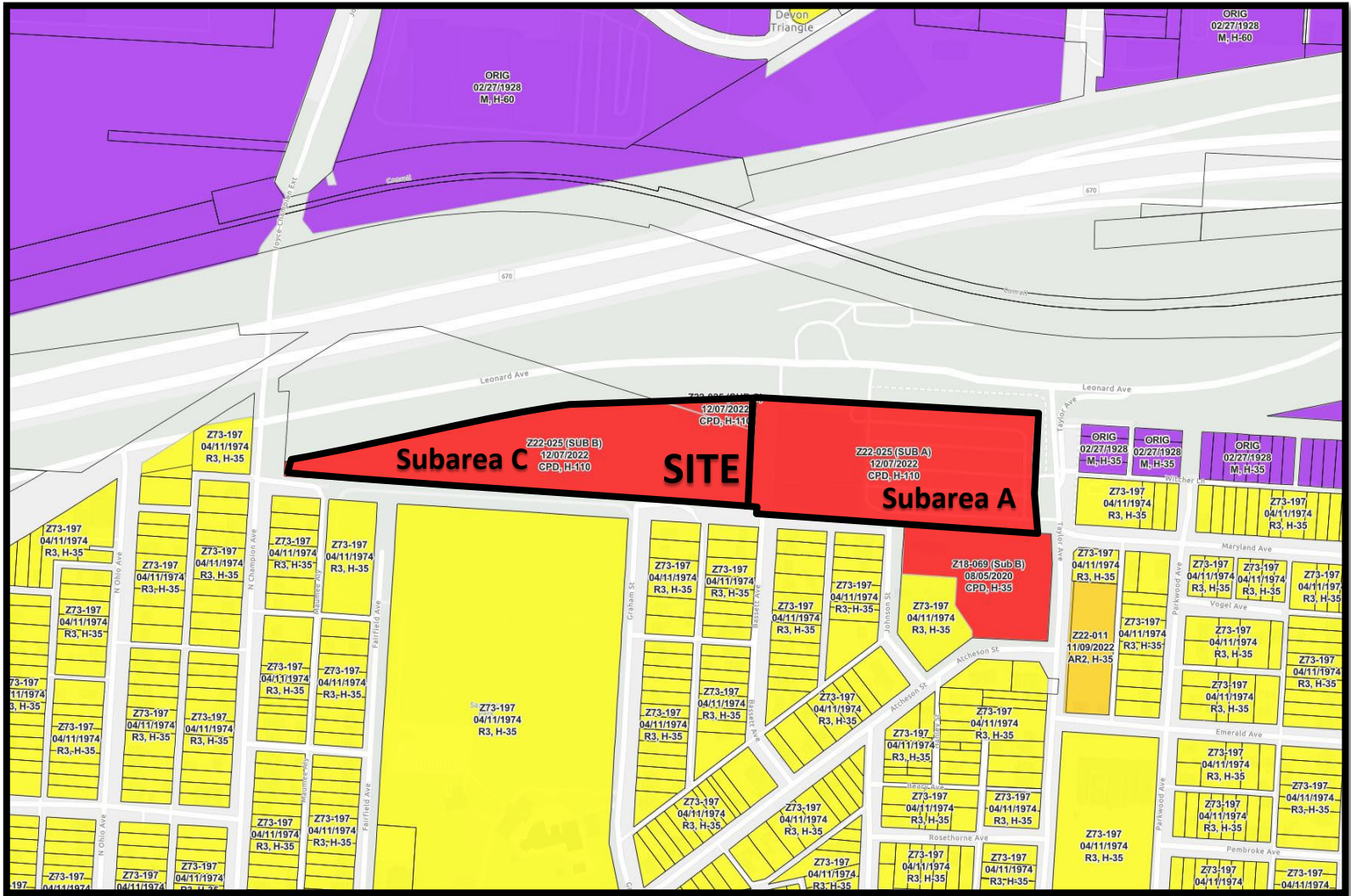
BACKGROUND:

- 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.

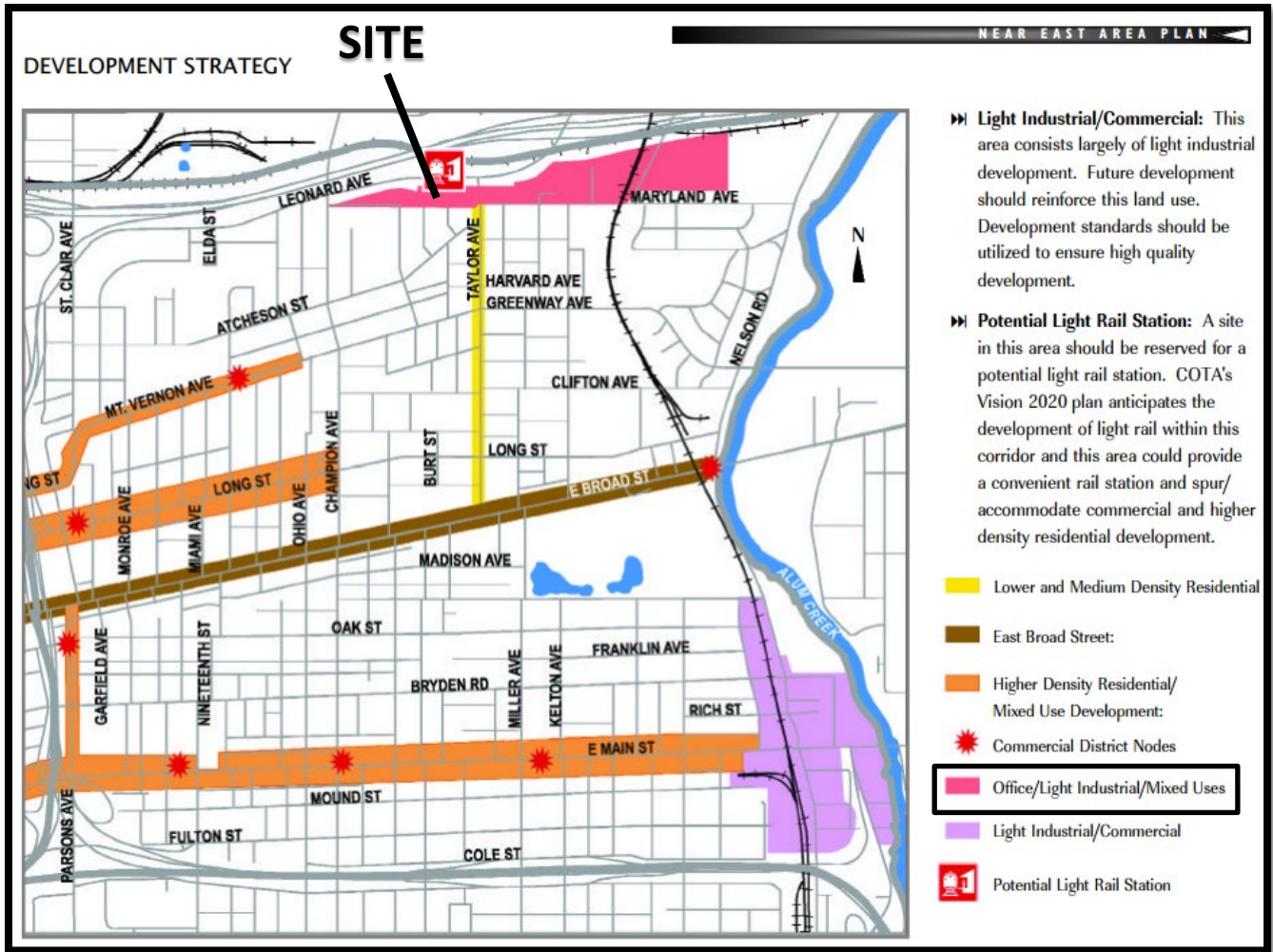
- The *Columbus Multimodal Thoroughfare Plan* identifies Taylor Avenue as an Urban Community Connector requiring a minimum of 60 feet of right-of-way, and Leonard Avenue as a Suburban Commuter Corridor requiring a minimum of 160 feet of right-of-way.

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.



Z22-025A
543 Taylor Ave.
Approximately 9.9 acres
CPD Amendment



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Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

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

Case Number ZA25-001 / Z22-025A

Address 543 TAYLOR AVENUE

Group Name NEAR EAST AREA COMMISSION


Meeting Date 3/13/2025

- 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:

Vote 12-0-1

Signature of Authorized Representative 

Recommending Group Title NEAC

Daytime Phone Number 614-753-3894

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-025A

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.

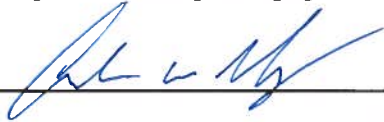
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Andrew May
of (COMPLETE ADDRESS) 1650 Watermark Drive, Columbus, OH 43215
deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

<p>1. State of Ohio FBO Ohio State University 1534 N High St Gateway D 2nd Fl Columbus, OH 43201</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 7 day of January, in the year 2025


SIGNATURE OF NOTARY PUBLIC

02/09/2029 Notary Seal Here
My Commission Expires



LAURA A. TOPAZIO
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 02/09/2029

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