



AUTHORIZED SIGNATURE:

MAIN CENTRAL AND WEST CAMPUS ZONING

01/19/18

APPLICATION # Z18 - 003

*Bill Targem, Esq.*

4/29/2018

Z18-003, Final Received 4/24/18



**LEGEND**

- DESIGN TO GO FOR CONTACT PROPERTY
- BUILDING FOOTPRINT
- BUILDING SETBACK
- HOV - HIGH OCCUPANCY
- HOV - HIGH OCCUPANCY
- ALL SET BACKS DEFINED IN PLAN
- F - SETBACKS ARE NOT NOTED
- A - ALL SETBACKS NOTED
- M - MINIMUM SETBACK



**Z 1/2**

**CPD Z18**

CENTRAL & WEST CAMPUS ZONING

Nationwide Children's Hospital  
 Engineering Services  
 700 Children's Drive  
 Ross Hall  
 Columbus, OH 43205





NATIONWIDE CHILDRENS



01-19-18  
M. Stone  
Location:  
Livingston Ave & Grant Ave  
Area:  
SUBAREA -E- Z18-003

*John Ferguson, Esq.* 4/24/2018



**LEGEND**

(REFER TO CPD FOR EXACT PROPERTY DESCRIPTIONS)  
 BLDG = BUILDING SETBACK  
 PARK = PARKING & MANEUVERING SETBACK  
 HD = HEIGHT DISTRICT  
 ALL SET BACKS ARE MINIMUMS UNLESS NOTED OTHERWISE  
 IF SETBACKS ARE NOT NOTED, THEN THE ROAD IS AN ALLEY, AND ALL SETBACKS ARE 0 MINIMUM WITH NO MAXIMUM SETBACK.

Z18-003, Final Review 7/24/18



Nationwide Children's Hospital  
 Engineering Services  
 700 Children's Drive  
 Ross Hall  
 Columbus, OH 43205



CPD  
 Z18  
 CENTRAL & WEST  
 CAMPUS ZONING

Z 212

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 12, 2018**

- 4. APPLICATION: Z18-003**
- Location:** **700 CHILDRENS DRIVE (43205)**, being 71.34± acres generally bounded by Interstate 70 and Mooberry Street to the north, to the first alley east of and parallel with Eighteenth Street to the east, to Livingston Avenue, Jackson Street, and Denton Alley to the south, and to South Fifth Street to the west, excluding all of Livingston Park (010-046925 plus multiple parcel numbers; not all-inclusive; Livingston Avenue and Columbus South Side Area Commissions).
- Existing Zoning:** CPD, Commercial Planned Development and I, Institutional Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Hospital and related uses.
- Applicant(s):** Nationwide Children’s Hospital; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

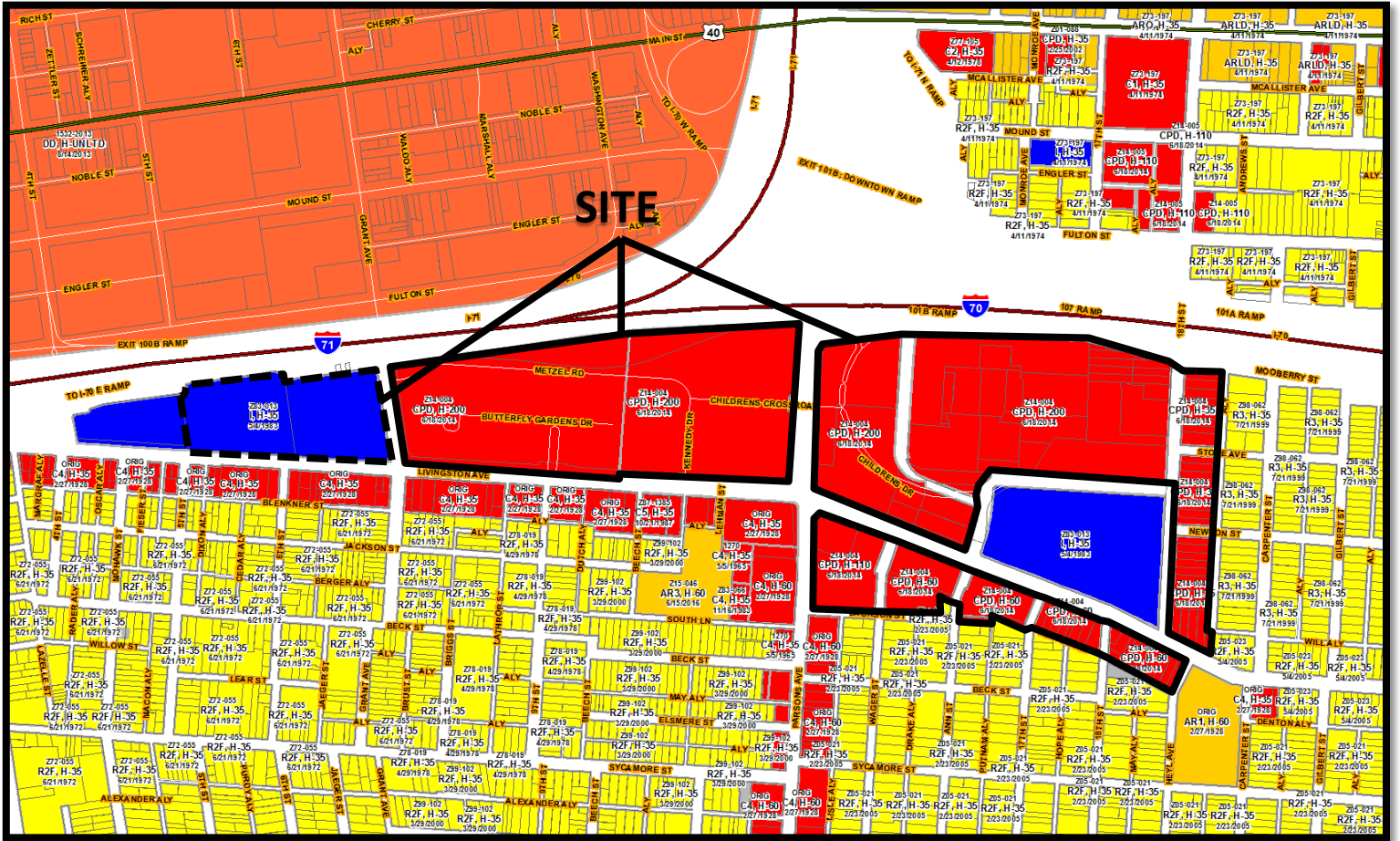
**BACKGROUND:**

- The site is developed with a hospital complex, zoned CPD, Commercial Planned Development District and the former Africentric High School, zoned I, Institutional District. The applicant requests the CPD, Commercial Planned Development District, to amend the existing zoning for Nationwide Children’s Hospital and to add two parcels (7.45 acres) into the overall CPD District.
- To the north of the 7.45 acre addition is Interstate 70. To the east is hospital-related development in the CPD, Commercial Planned Development District. To the south across Livingston Avenue is mixed commercial and residential development in the C-4, Commercial District. To the west is a religious facility in the I, Institutional District.
- The site lies within the boundaries of the *Near Southside Plan* (2011) which recommends “Institutional” and “Community Mixed Use,” land uses, while roughly half of the former school site lies outside the planning area.
- The majority of the site lies within the boundaries of both the Livingston Avenue and Columbus South Side Area Commissions. The 7.45-acre addition is not within the boundaries of either group. The Livingston Avenue Area Commission is recommending disapproval, and the Columbus South Side Area Commission did not make a recommendation, as they approved the previous rezoning for this hospital complex with Application # Z14-004.

- The proposed CPD text maintains the current permitted uses and development standards of the existing CPD district while providing some clarifications and creating a new CPD district boundary. The CPD text also commits to a site plan and includes variances to building lines, vision clearance, landscaping, and parking- and loading-related reductions.
- The *Columbus Thoroughfare Plan* identifies East Livingston Avenue as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline, and Parsons and Grant Avenues as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed modification to the current CPD, Commercial Planned Development District will allow for orderly expansion of the hospital and associated facilities, is consistent with the development and zoning patterns of the area, and proposes no changes of substance to the CPD plan and text. Staff is supportive of the updated text as it is reflective of an institutional campus in an urban setting. The proposal also remains consistent with the land use recommendations of the *Near Southside Plan*.



Z18-003  
700 Childrens Drive  
Approximately 71.34 acres  
I, CPD to CPD

Near Southside Area Plan (2011)

**SITE**

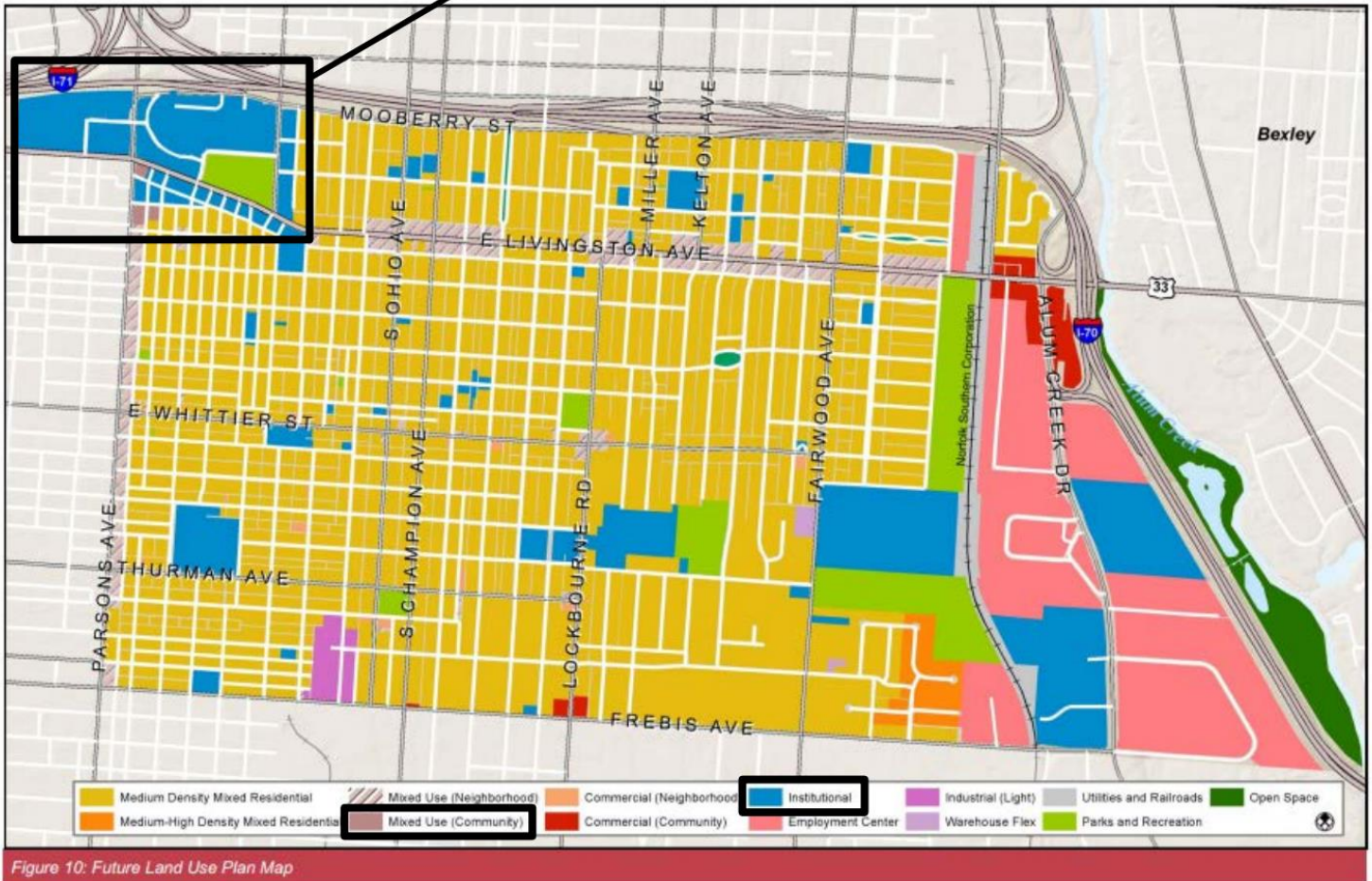
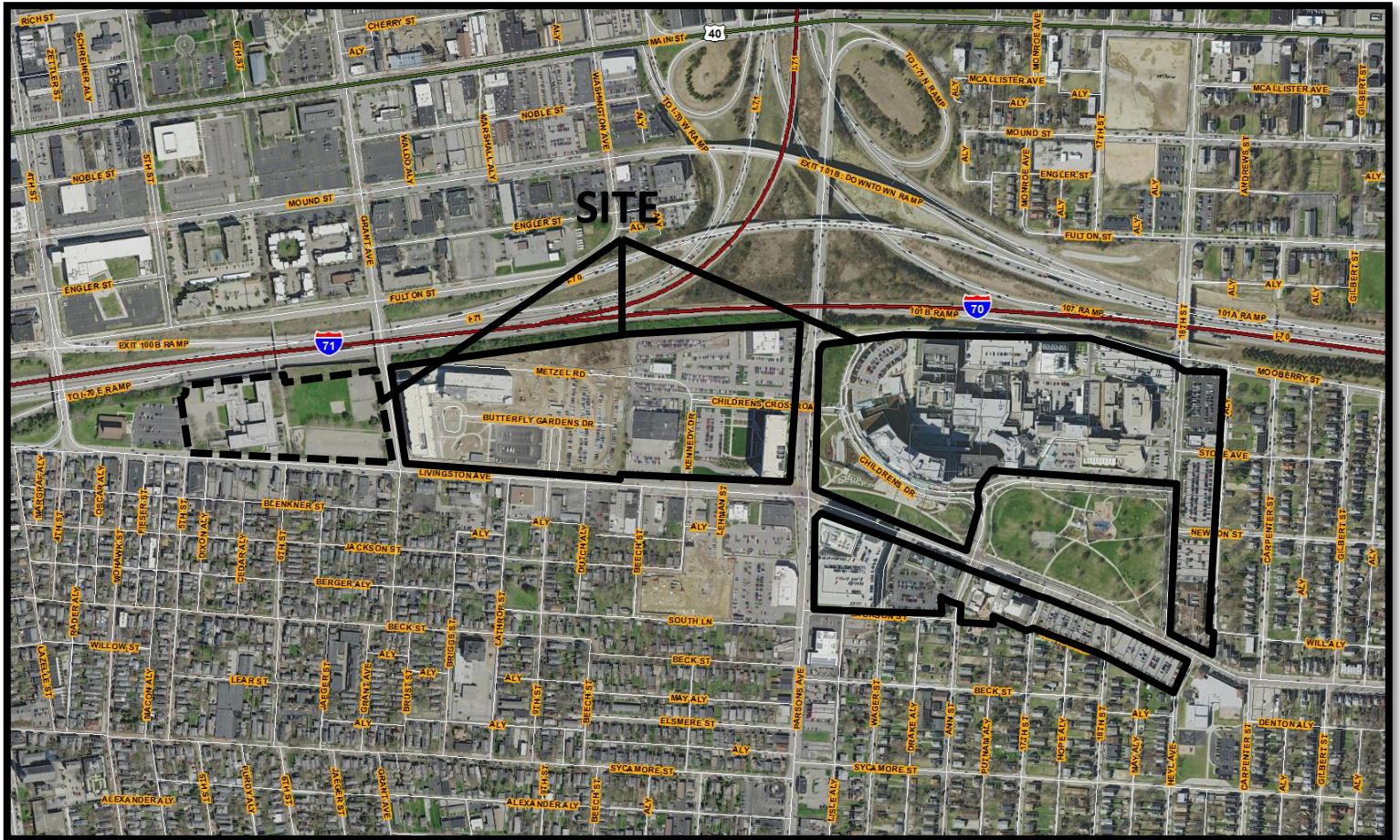


Figure 10: Future Land Use Plan Map

Z18-003  
700 Childrens Drive  
Approximately 71.34 acres  
I, CPD to CPD



Z18-003  
700 Childrens Drive  
Approximately 71.34 acres  
I, CPD to CPD



COLUMBUS SOUTHSIDE  
AREA COMMISSION  
Post Office Box 7846  
Columbus, Ohio 43207

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March 23, 2018

Ms. Angela Mingo  
Director, Office of Community Relations  
Nationwide Childrens' Hospital  
255 East Main Street  
Columbus, OH 43215

Ms. Mingo,

Nationwide Childrens' Hospital (NCH) presented to the Columbus South Side Area Commission (CSSAC) on February 27, 2018 an update on their CPD and campus expansion. The CSSAC voted on and approved application Z14-004 at our February 27, 2018 meeting. Since the property is within the boundaries of the CSSAC, it remains unchanged with application Z18-003, we did not vote on the proposal.

The CSSAC is appreciative of all of the community involvement that NCH provides to the City of Columbus and especially South Columbus. Thank you.

Sincerely,

A handwritten signature in black ink that reads "James E. Griffin". The signature is written in a cursive style.

James E. Griffin, Chair, CSSAC

Cc: Kelsey Priebe, City of Columbus, Department of Building and Zoning Services

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STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: Z18-003
Address: 700 Childrens Dr Cols Oh
Group Name: Livingston Ave Area Commission (LAVA-C)
Meeting Date: 3.20.2018

- Specify Case Type:
BZA Variance / Special Permit
Council Variance
Rezoning
Graphics Variance / Plan / Special Permit

- Recommendation:
Approval
Disapproval

NOTES: LAVA-C REQUESTED the Future LONG TERM USE of the Afrocentric School, once rezoned into Nation wide Children's Hospital's CPD. LAVA-C ALSO wanted to know How the future use might effect our communities, what economic effect would it have. A commercial plan with no long term projection or restriction is our concern

Vote: 1 yes / 4 no / 2 Abstentions
Signature of Authorized Representative: Gerry J. Whitt
Chair, LAVA-C
614 596-4418

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
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 # 218-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq. of (COMPLETE ADDRESS) 52 East Gay Street, 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

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT (Jill Tangeman)
Subscribed to me in my presence and before me this 23rd day of January, in the year 2018
SIGNATURE OF NOTARY PUBLIC (Michelle L. Parmenter)
My Commission Expires:

This Project Disclosure Statement expires 90 days after date of notarization.

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires 10-16-2022

PLEASE NOTE: incomplete information will result in rejection of this submittal. Applications must be submitted by appointment at 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer