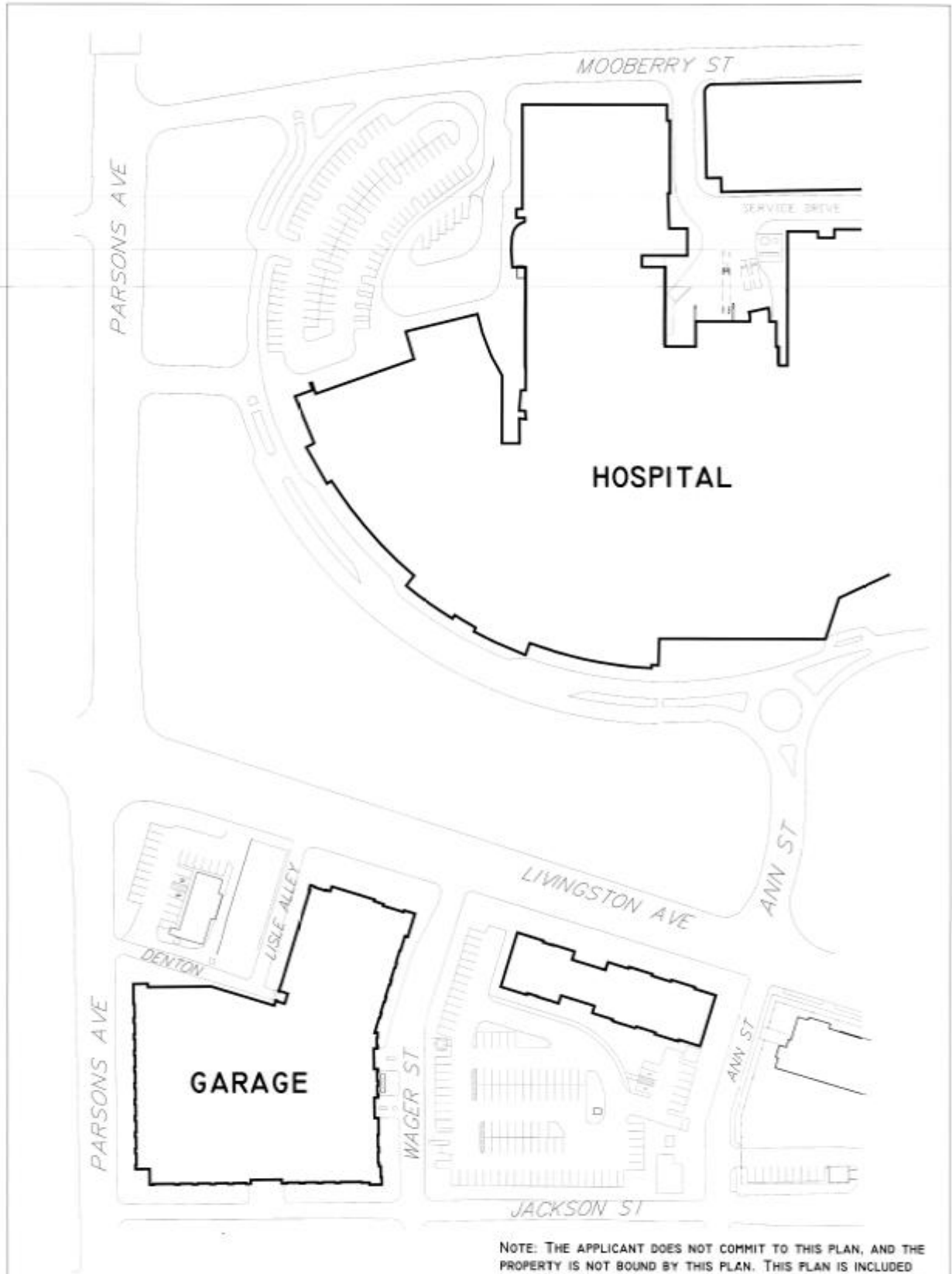




AUTHORIZED SIGNATURE
 NATIONAL WIDE CHILDREN'S HOSPITAL
 NCH CAMPUS ZONING
 DATE: 10/15/08
 APPLICATION # Z08-037



David H. Sklar

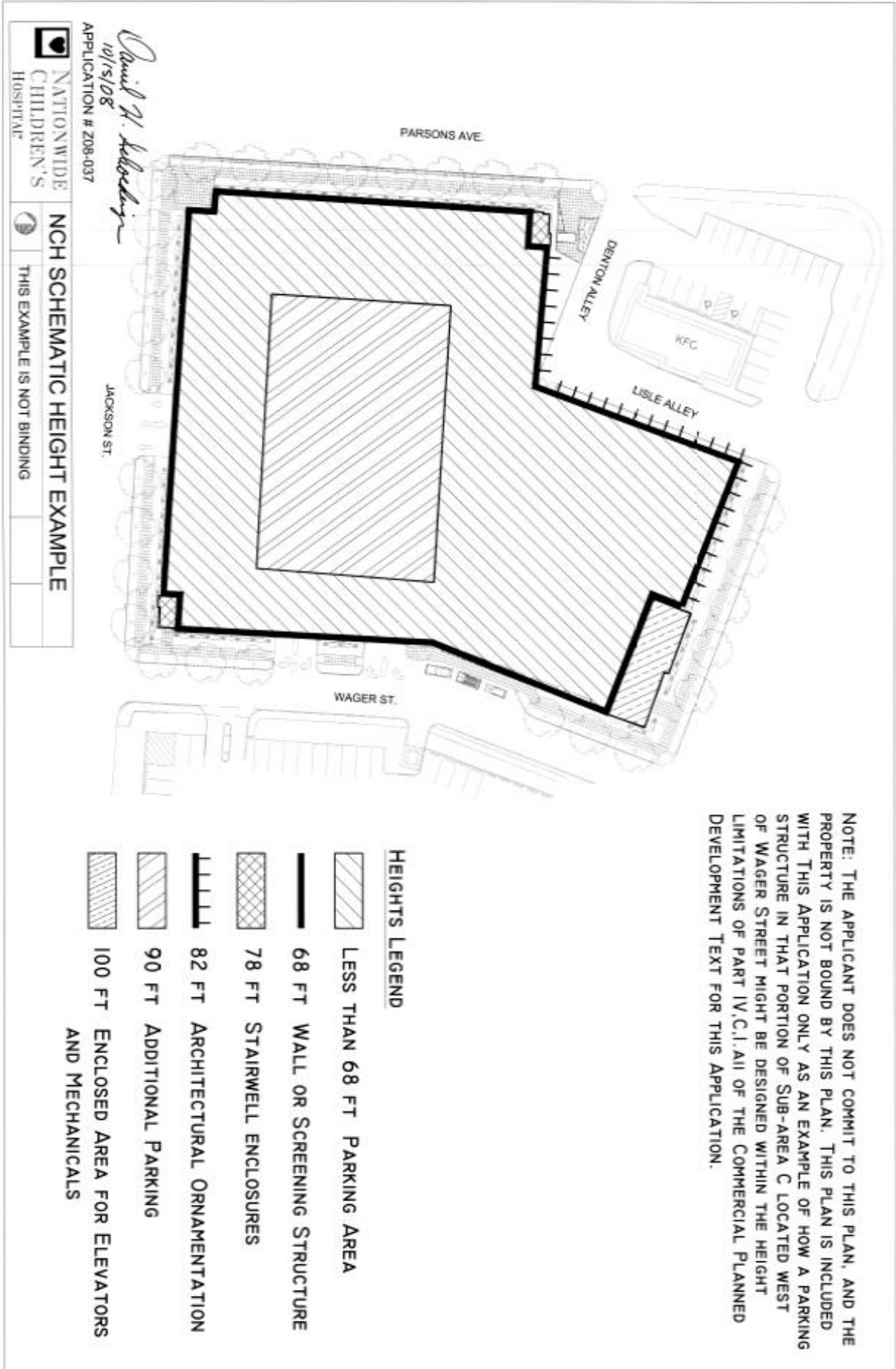


NOTE: THE APPLICANT DOES NOT COMMIT TO THIS PLAN, AND THE PROPERTY IS NOT BOUND BY THIS PLAN. THIS PLAN IS INCLUDED WITH THIS APPLICATION ONLY AS AN EXAMPLE OF HOW A PARKING STRUCTURE IN THAT PORTION OF SUB-AREA C LOCATED WEST OF WAGER STREET MIGHT BE DESIGNED WITHIN THE HEIGHT LIMITATIONS OF PART IV.C.1.A.II OF THE COMMERCIAL PLANNED DEVELOPMENT TEXT FOR THIS APPLICATION.

David H. Schlockinger
10/15/08

APPLICATION # Z08-037

 <p>NATIONWIDE CHILDREN'S HOSPITAL</p>	<p>NCH "D - L" BLDG LOCATOR</p>
	<p> THIS EXAMPLE IS NOT BINDING</p>



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 9, 2008**

- 1. APPLICATION: Z08-037**
- Location:** **700 CHILDRENS DRIVE (43205)**, being 52.7± acres generally located from the southeast corner of Parsons Avenue and Mooberry Street, east to the southwest corner of Mooberry Street and the first alley east of and parallel with Eighteenth Street, south to the northwest corner of the first alley east of and parallel with Eighteenth Street and Livingston Avenue, south to the southeast corner of Livingston Avenue and Heyl Avenue, west to the southeast corner of Jackson Street and Putnam Street, west to the southwest corner of Jackson Street and Parsons Avenue, and north to the northwest corner of Parsons Avenue and Denton Alley, north and west to the southwest corner of Livingston and Parsons Avenues, west 732 feet along the north side of Livingston Avenue, north to Interstate 70, then east to the northwest corner of Parsons Avenue and Mooberry Street (excluding all of Livingston Park). (010-082629)
- Existing Zoning:** R-2F, Residential AR-1, Apartment Residential, C-4, Commercial, and CPD, Commercial Planned Development Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Expands subarea B and reconfigures the boundaries of subareas A, B and C for hospital and hospital related use and commercial use in subarea B.
- Applicant(s):** Nationwide Children's Hospital; c/o Daniel H. Schoedinger, Atty.; 52 East Gay Street, P.O. Box 1008; Columbus, Ohio 43216.
- Property Owner(s):** The applicant.
- Case Planner:** Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

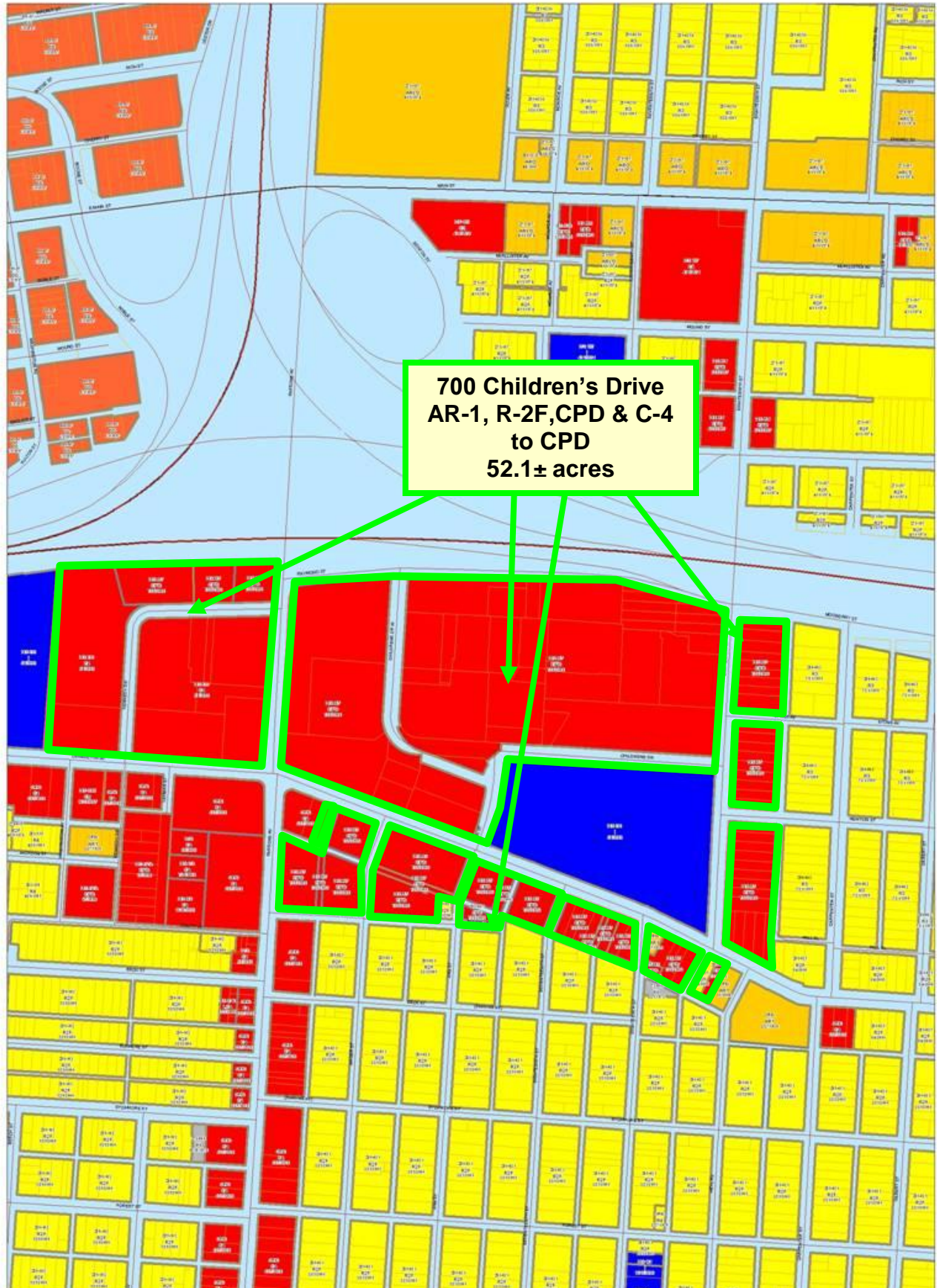
BACKGROUND:

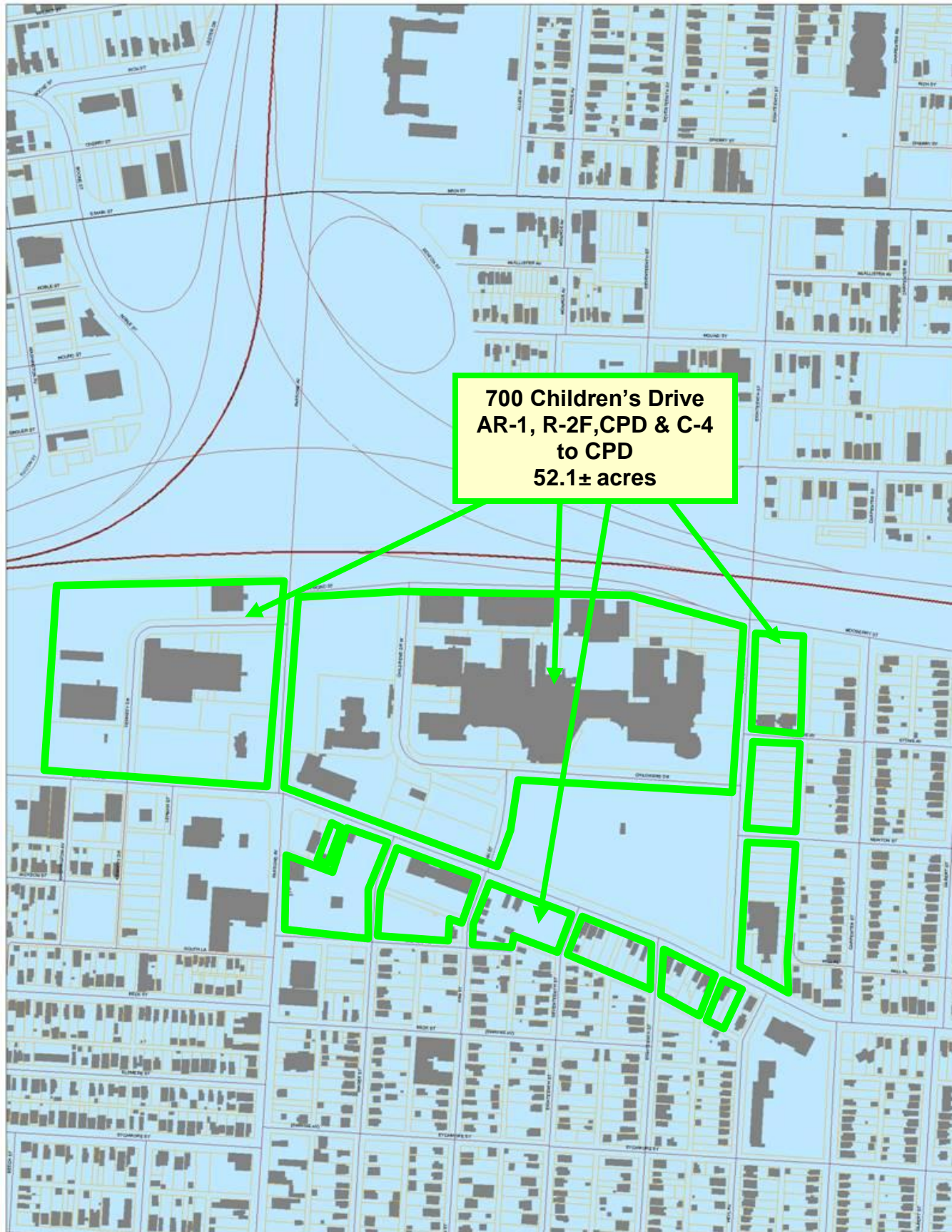
- The 52.7± acre site is developed with the Children's Hospital and related medical research, office, heliport, and parking facilities. The main purpose of the application is to add the former grocery store at the northwest corner of Livingston and Parsons Avenue into Subarea B. Subarea A is reconfigured by removal of former right-of-way which now needs rezoned. Less than half an acre is added to Subarea C. Subarea B would allow uses in the C-4 and I Districts in addition to hospital related uses.
- To the north across Mooberry Street is Interstate 70 and the ramp to Interstate

71. To the east are single-family dwellings zoned in the R-3, Residential District. To the south is Livingston Park zoned in the I, Institutional District. Also to the south, across Livingston Avenue are single-family and multi-family residential dwellings zoned in the R-4, Residential District and businesses zoned in the C-4 Commercial and L-C-4, Limited Commercial Districts. To the west across Parsons Avenue is a commercial shopping center and automobile dealer zoned in the C-4, Commercial District. To the west of subarea B is a school zoned in the I, Institutional District.
- In addition to the changes mentioned above, the proposed CPD text increases many setbacks that were agreed to in the existing CPD text. A provision was added that allows parking in excess of code on the main campus to be used to satisfy the code required parking on Children's Hospital's property on Fulton Street north of I-70 and vice-versa. The total code requirement for both must be determined and be satisfied between the two properties. The applicants have also reduced the allowable height from 200 feet to 150 feet in subarea B. It also clarifies that loading spaces need not be screened along alleys.
 - The *Columbus Thoroughfare Plan* identifies East Livingston and Parsons Avenues as 4-2D and 4-2 arterials requiring a minimum of 60 and 50 feet of right-of-way from centerline respectively.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed modification to the CPD Plan and Text would allow for orderly expansion of the hospital and associated facilities. The allowance of retail, office institutional uses in the expanded subarea B is consistent with the development and zoning patterns of the area. The remainder of the changes increase standards over the existing CPD.







City of Columbus
Mayor Michael B. Coleman

**Department of Development
Building Services**

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

**FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS
STANDARDIZED RECOMMENDATION FORM**

Group Name: Council of South Side Organizations Meeting Date: 9/25/08

Case Number: Z08-037 Case Type: Council Variance Rezoning

Zoning Address: 700 Children's Drive Applicant: Nationwide Children's Hospital

Person(s) Representing Applicant at Meeting: Jill S. Tangeman, Esq., Deanna R. Cook, Esq. and Angela M. Mingo

Conditions Requested by Group (Add continuation sheet if needed):
Area Commissions see note at bottom.

Applicant
Response
Yes No

1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Recommending Commission / Association / Accord Partner Vote: For 9 Against _____

Signature / Title of Authorized Representative: Robert L Patterson Jr

Daytime Phone Number: 614 6220007

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.



City of Columbus
Mayor Michael B. Coleman

**Department of Development
Building Services**

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**FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS
STANDARDIZED RECOMMENDATION FORM**

Group Name: Southern Orchards Civic Association Meeting Date: 10/07/08

Case Number: Z08-037 Case Type: Council Variance Rezoning

Zoning Address: 700 Children's Drive Applicant: Nationwide Children's Hospital

Person(s) Representing Applicant at Meeting: Daniel H. Schoedinger, Esq., Deanna R. Cook, Esq. and
Angela M. Mingo

Conditions Requested by Group (Add continuation sheet if needed):
Area Commissions see note at bottom.

Applicant
Response
Yes No

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____

-
-
-
-
-
-
-
-

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Recommending Commission / Association / Accord Partner Vote: For 4 Against 0

Signature / Title of Authorized Representative: C. D. Raaford Sun/SOCA Pres.

Daytime Phone Number: 462-2500 fe

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.



City of Columbus
Mayor Michael B. Coleman

**Department of Development
Building Services**

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FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS
STANDARDIZED RECOMMENDATION FORM

Group Name: Livingston Park Neighborhood Improvement Association Meeting Date: 10/06/08
Case Number: Z08-037 Case Type: Council Variance Rezoning
Zoning Address: 700 Children's Drive Applicant: Nationwide Children's Hospital
Person(s) Representing Applicant at Meeting: Daniel H. Schoedinger, Esq., Deanna R. Cook, Esq. and Angela M. Mingo

	Applicant Response	
	Yes	No
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).
This had NOTHING TO DO WITH THE ZONING. IT WAS ANIMOSITY AGAINST CHILDRENS HOSPITAL. THEREFORE, THE VOTE OF THE PREVIOUS RECOMMENDATION DID NOT CHANGE. IT WAS A NO VOTE.

Recommending Commission / Association / Accord Partner Vote: For _____ Against X

Signature / Title of Authorized Representative: Rev. Josephus Carter, President PNNA

Daytime Phone Number: 570-7420

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 208-037

Being first duly cautioned and sworn (NAME) Daniel H. Schoedinger / Jill S. Tangeman
of (COMPLETE ADDRESS) P.O. Box 1008, Columbus, Ohio 43216
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. Nationwide Children's Hospital (fka The Children's Hospital) 700 Children's Drive Columbus, Ohio 43205 Columbus-based Employees: 6,200 William Byers: (614) 722-5980	2. Nationwide Children's Hospital Foundation (fka The Children's Hospital Foundation) 700 Children's Drive Columbus, Ohio 43205 Columbus-based Employees: 45 William Byers: (614) 722-5980
3. Children's Orthopedic Medical Center, L.L.C. Jodie Bookman Timken H230 479 Parsons Ave. Columbus, Ohio 43205 Columbus-based Employees: 31 William Byers: (614) 722-5980	4. Research Institute at Nationwide Children's Hospital (fka Children's Research Institute and Children's Hospital Research Foundation) 700 Children's Drive Columbus, Ohio 43205 Columbus-based Employees: 519 William Byers: (614) 722-5980

Check here if listing additional parties on a separate page. See attached Schedule VII

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 31 day of July, in the year 2008

SIGNATURE OF NOTARY PUBLIC

S. L. Herbert

My Commission Expires:

NA

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

Notary Seal Here



SARAH L. HERBERT
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.