

**CPD Plan**

West Side Family Health Center  
of Columbus

**Z07-003**

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 8, 2007**

- 2. APPLICATION: Z07-003**
- Location:** **2300 WEST BROAD STREET (43222)**, being 2.16± acres located at the northeast corner of West Broad Street and Wheatland Avenue (010-066803; Greater Hilltop Area Commission).
- Existing Zoning:** R, Rural, NG, Neighborhood General, and C-4, Commercial Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Community health center.
- Applicant(s):** City of Columbus Facilities Management; c/o James V. Maniace, Atty.; Chester Willcox & Saxbe LLP; 65 East State Street, Suite 1000; Columbus, OH 43215.
- Property Owner(s):** City of Columbus; c/o John Hanson, Facilities Project Manager; 90 West Broad Street, Suite B-16; Columbus, OH 43215.
- Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

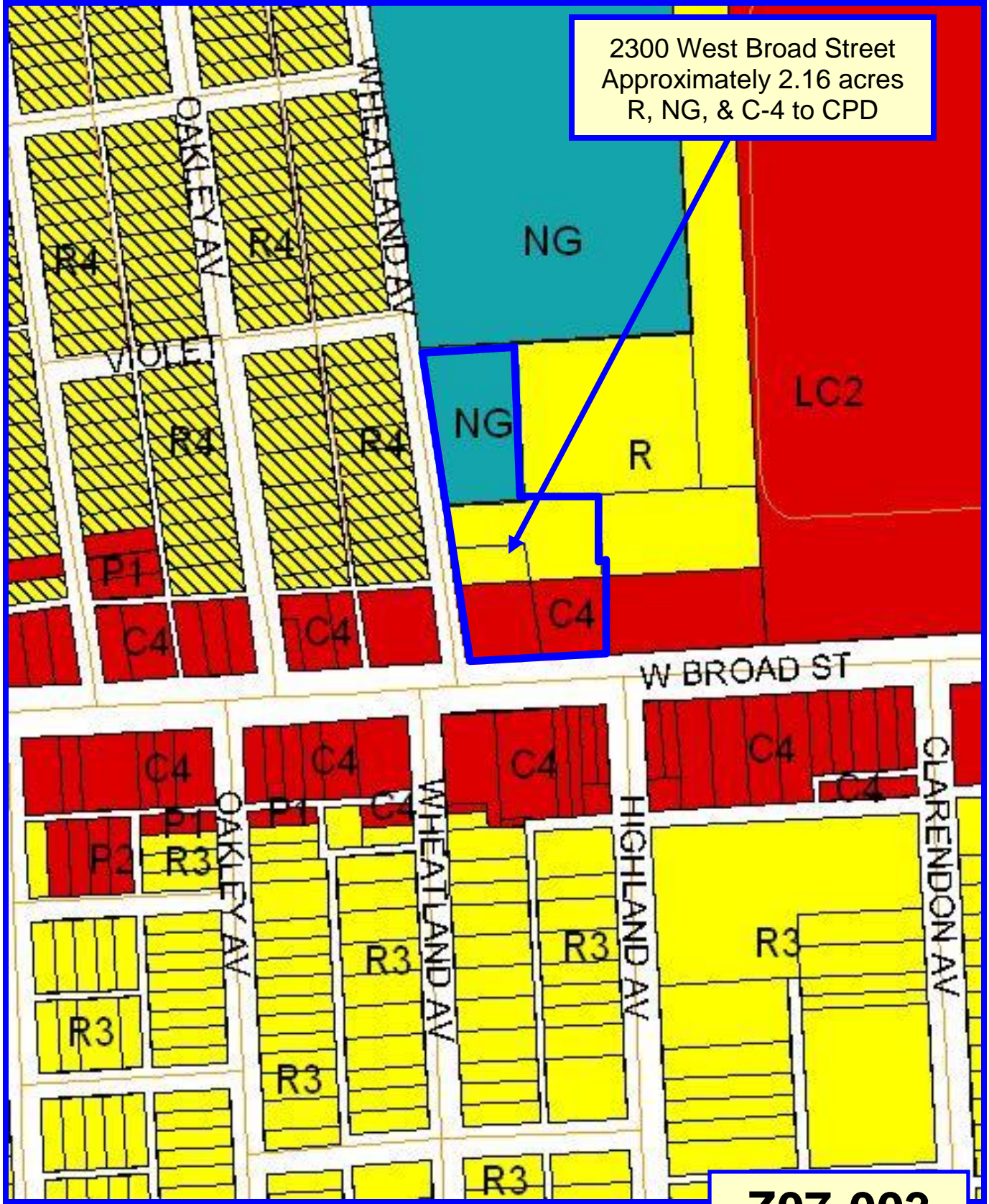
- o The site is zoned R, Rural, NG, Neighborhood General, and C-4, Commercial Districts, and is developed with a former fire station structure. The applicant requests the CPD, Commercial Planned Development District to construct additions to the existing structure for a community health center.
- o To the north is undeveloped land in the NG, Neighborhood General District. To the east is a fire station in the C-4, Commercial and R, Rural Districts. To the south across West Broad Street is retail commercial development in the C-4, Commercial District. To the west across Wheatland Avenue is a used-car sales lot and single-family residential development in the C-4, Commercial and R-4, Residential Districts, respectively.
- o The site is located within the planning area of *The Greater Hilltop Plan* (2001) which identifies the site as a community development parcel which should be developed in a comprehensive manner complementary with the surrounding neighborhoods.
- o The site is located within the boundaries of The Greater Hilltop Area Commission whose response had not been received when this report was finalized.
- o The CPD plan depicts the location of the existing building with the proposed building addition, parking lot, and landscaping. The CPD text contains use restrictions and development standards that address parking and building setbacks, site access, landscaping, building design/materials, and lighting controls. The site is located within the Urban Commercial Overlay District, and variances are requested for an

increased building setback for the existing structure, and for no vertical visual elements. A building height variance is also requested for the tower height of the existing building.

- o The *Columbus Thoroughfare Plan* identifies West Broad Street as a 6-2 arterial requiring a minimum of 60 feet of right-of-way from centerline.

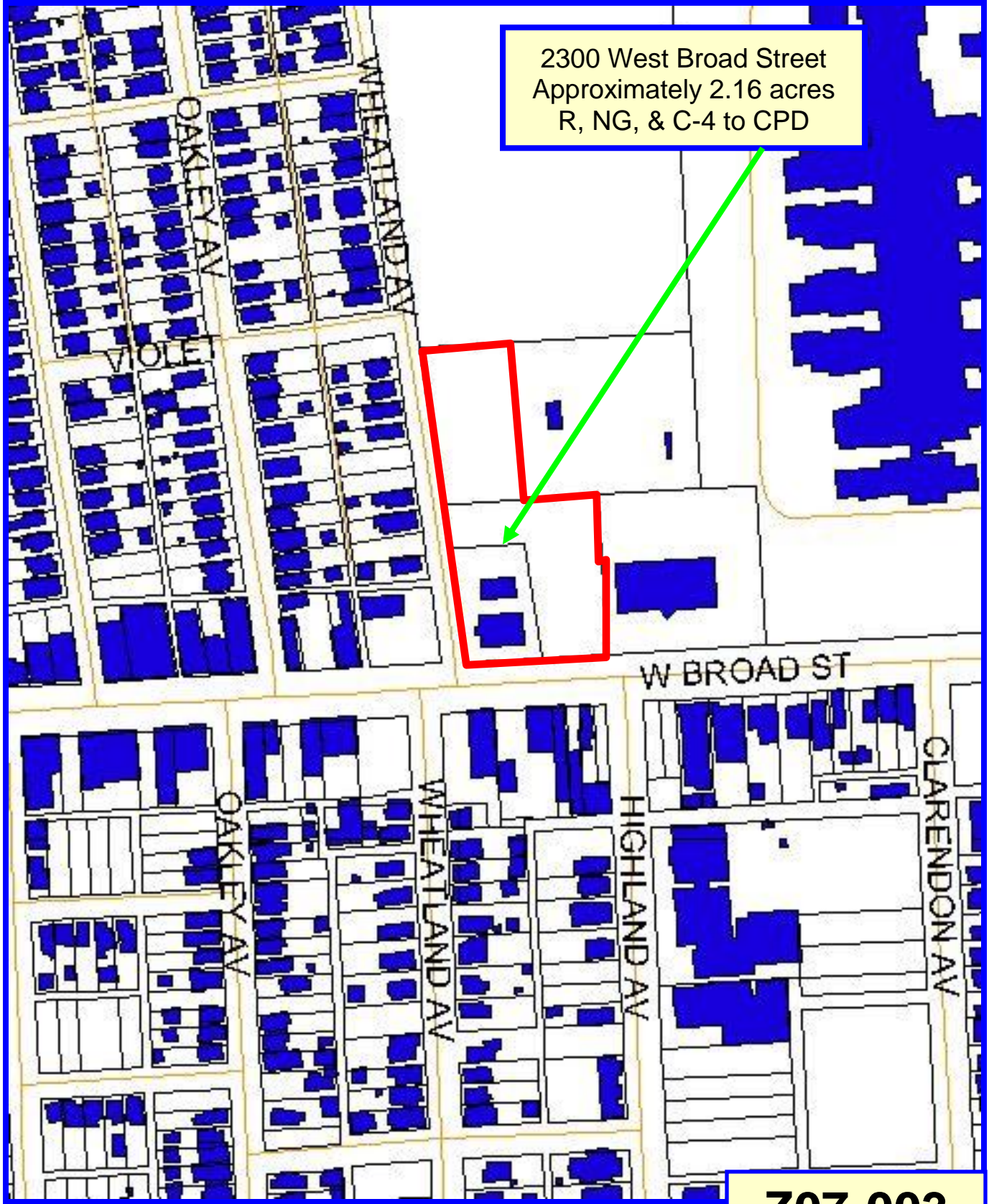
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The applicant requests the CPD, Commercial Planned Development District for a community health center. The CPD text includes appropriate use restrictions and development standards for the proposal to be compatible with the surrounding residential development. The proposal is consistent with the recommendation of *The Greater Hilltop Plan* (2001), and the zoning and development patterns of the area.



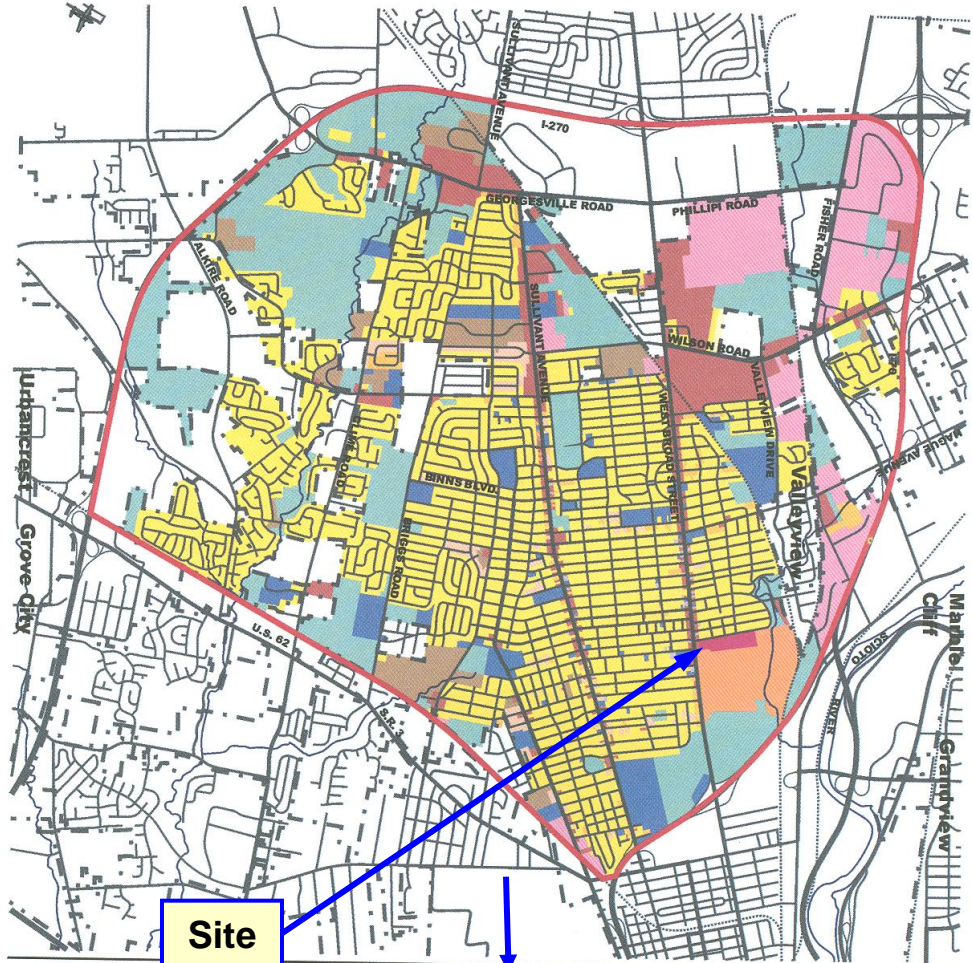
2300 West Broad Street  
Approximately 2.16 acres  
R, NG, & C-4 to CPD

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Approximately 2.16 acres  
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Site

**Greater Hilltop**  
 Generalized Existing  
 Land Use

Single Family
1-2 Family
1-4 Family
Apartment Residential
Office
Planned Unit Development
Institutional
Commercial
Manufacturing
Parking
Park/Open Space
Community Development Parcel



February 2001

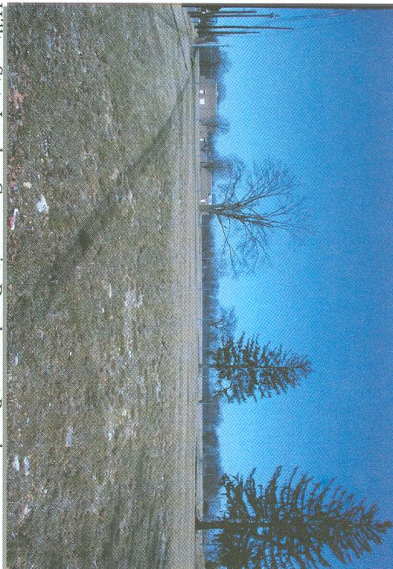
**Z07-003**

Issue

For the most part the Hilltop State Lands are developed. However, there is concern on how the portion that has been set aside for community use will be developed

Strategic Recommendations

- Include the Greater Hilltop community in discussions on future development
- Develop the lands in a comprehensive manner and in a pattern complementary with the surrounding area



Hilltop State Lands – Community Development Parcel

**Z07-003**

03/08/2007 14:16 614-279-5347

TRUTH SEEKER

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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: Greater Hilltop Area Comm Meeting Date: March 6, 07

Case Number: Z07-003 Case Type:  Council Variance  Rezoning

Zoning Address: 2300 W. Broad St Applicant: City of Columbus

Person(s) Representing Applicant at Meeting: David Brehm, Design Group

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 Votes For 10 Against 2

Signature / Title of Authorized Representative: by A. [Signature], Zoning Chair

Daytime Phone Number: 614-276-1997

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 # 207-003

Being first duly cautioned and sworn (NAME) John Hanson, Facilities Project Manager, Dept. of Finance & Management of (COMPLETE ADDRESS) 90 W. Broad St., Suite B-16, Columbus, OH 43215-9001 Management 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. John Hanson, Facilities Project Manager Department of Finance & Management 90 W. Broad St., Suite B-16 Columbus, Ohio 43215-9001 (614) 645-4822/(614) 645-7180 (facsimile)	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

John J. Hanson

Subscribed to me in my presence and before me this 7 day of JANUARY, in the year 2007

SIGNATURE OF NOTARY PUBLIC

James V. Maniace

My Commission Expires:

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

Notary Seal Here



James V. Maniace, Atty at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration Date  
SECTION 147.03 O.R.C.