

**COMMERCIAL PLANNED DEVELOPMENT TEXT**

PROPOSED DISTRICT: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 611 East Livingston Avenue, Columbus, Ohio 43205

OWNERS: Nationwide Children's Hospital (fka The Children's Hospital), Nationwide Children's Hospital Foundation (fka The Children's Hospital Foundation), Ronald McDonald House Charities of Central Ohio Real Estate Holding Company LLC

APPLICANT: Nationwide Children's Hospital

DATE OF TEXT: May 19, 2021

APPLICATION NUMBER: Z21- 015

**I. INTRODUCTION:** The property consists of approximately 12.55+/- acres (the "Subject Property") and includes the existing Subarea C from the CPD approved for the Nationwide Children's Hospital Main Campus on June 20, 2018 by Ordinance 1244-2018 (Z18-003) as well as some additional land generally south of Livingston Avenue and east of Parsons Avenue. The site plan entitled "NCH Sub-Area C," signed by Jill S. Tangeman and dated February 23, 2021, is incorporated into this zoning for the purposes of schematically showing the Subject Property, the parking and building setbacks and the height districts.

The subject real property falls within the jurisdiction of the Columbus Southside Area Commission.

**II. SECTION 3361.03(d) REPORT:**

A. Natural environment: The Subject Property is essentially flat and contains no wetlands or streams. The only vegetation is street trees and landscaping which have been provided in connection with the existing development of the property. Storm water drainage for all of the property is provided by existing City storm sewers.

B. Existing land uses: The Subject Property is developed with a number of buildings and parking facilities used as Nationwide Children's Hospital, Ronald McDonald House and related medical research facilities, medical offices, parking and other facilities.

C. Transportation and circulation facilities: The Subject Property is located east of Parsons Avenue, South of Livingston Avenue and west of Heyl Avenue. Various other local streets and alleys run through or adjacent to the Subject Property. Both Livingston Avenue and Parsons Avenue are on bus lines having bus stops at or near the Subject Property.

D. Visual form of the environment: Subarea C is developed with official buildings and associated retail uses, the Center for Child and Family Safety and Healing, the Ronald McDonald House, a parking garage, and parking lots. It is anticipated that, over time, Subareas C will be redeveloped with higher density, medium rise facilities related to the hospital/medical uses and with an expansion of the Ronald McDonald House facilities.

E. View and visibility: Visibility at intersections is good for the urban environment in which the Subject Property is located and is compatible with the speed limits on the various streets in and surrounding the Subject Property. Visibility at intersections of driveways with public streets does not in all instances currently include, and is not in all instances anticipated to include, the 10 foot clear vision triangle. This Text permits the omission of the clear vision triangle at future driveways onto less traveled streets within or adjacent to the Subject Property, but only with the approval of the Department of Public Service.

F. Proposed development: It is anticipated that the Subject Property will be developed and redeveloped with a combination of the following: a hospital and related facilities; facilities for medical- and health-

related uses; facilities oriented toward providing uses for the convenience or comfort of the staff and clientele of the foregoing uses; facilities to support the Ronald McDonald House and other office, retail and ancillary uses. Retail commercial facilities may also be developed. Because the Subject Property is in a fully-developed urban location public infrastructure improvements are in place although some street and utility improvements will be needed in connection with the full development and redevelopment of the Subject Property. Many street and utility improvements have been made, and others are planned.

G. Behavior patterns: The principal use of the Subject Property is a hospital and related support uses. The Subject Property also includes hospital facilities, the Ronald McDonald House, medical research facilities, medical office buildings and ancillary parking and other uses. The hospital and Ronald McDonald House operate 24-hours a day seven days a week, although the more intensive activity is during the daytime. The other activities operate primarily during normal business hours. Approximately 85% of the staff utilizes private vehicles for transportation to and from the Subject Property, while approximately 15% utilize public transportation. Most of the patients utilize private vehicles for transportation to and from the Subject Property, and it is assumed that some small percentage utilize public transportation.

H. Emissions: Light emitted from the Subject Property is currently and will be directed down by virtue of cut-off (downlighting) fixtures, except that some pedestrian lighting, accent lighting and lighting for signs is not cut-off lighting. It is anticipated that, over time, the types and levels of light emissions in Subarea C will be consistent with the uses of high density, medium rise facilities related to the medical/hospital uses and Ronald McDonald House. The principal sound emissions will be: the sound of motor vehicles being operated by both employees and visitors to the Subject Property; the sound of HVAC equipment; the occasional sounds of emergency generator use and the intermittent sounds of emergency helicopters and emergency vehicles. Types and levels of sound emissions from the Subject Property are anticipated to continue to be consistent with the current sound emissions existing on the Subject Property. There currently is, and it is anticipated that there will be, negligible dust (except such dust as is typically generated by demolition and construction projects in which all dust control measures required by law are employed) and odor emissions from the Subject Property.

**III. PERMITTED USES:**

A. All uses permitted by Columbus City Codes Sections 3349.03, 3353.03, hotels, parking lots and garages and all other uses listed in the Columbus City Codes as being permitted in the I or C-2 zoning district.

B. To the extent not otherwise permitted in III.A above, all uses permitted by Columbus City Codes Sections 3351.03, 3355.03 and 3356.03 and all other uses listed in the Columbus City Codes as being permitted in the C-1, C-3 or C-4 zoning district, subject to the following:

1. A "Ronald McDonald House" or similar facility for housing families of hospital patients shall be permitted in Subarea C; and
2. Each use permitted by this Section III must be a medical- or health-related use or a use oriented primarily toward providing for the convenience or comfort of the staff or clientele of the uses permitted by III.A above.

C. An accessory use as defined in Section 3303.01 may be located on a different parcel than where the principal use, building or structure is located.

D. Billboards are prohibited.

**IV. DEVELOPMENT STANDARDS:**

A. Development Standards for Subarea C.

1. Density, Height, Lot and/or Setback commitments.

a. Building height

i. The height district for that portion of Subarea C located east of Wager Street shall be the sixty (60) foot height district.

ii. The height district for that portion of Subarea C located west of Wager Street and South of Livingston Avenue and east of Parsons Avenue and north of Beck Street shall be the one hundred ten (110) foot height district, subject to the limitations that (i) for all buildings in that portion of Subarea C except parking garages, the maximum height (measured as provided in Section 3303.08) shall be ninety-five (95) feet, and (ii) for parking garages in that portion of Subarea C, the maximum height (measured to the top of any wall or screening structure for the exposed top deck) shall be eighty-two (82) feet, except as follows:

aa. In the fifty-five (55) feet immediately south of the right of way line of Livingston Avenue, the height to the top of the roof of any enclosed area for a parking garage may be one hundred (100) feet, and architectural ornamentation may extend up to a maximum height of one hundred ten (110) feet;

bb. The height of each part of each parking garage may be increased above eighty-two (82) feet by the distance in feet from that part to the maximum building setback from the public Street right of way line closest to that part;

cc. In the fifty-five (55) feet immediately east of the right of way line of Parsons Avenue, the height to the top of the roof of any enclosed area for a parking garage may be one hundred (100) feet, and architectural ornamentation may extend up to a maximum height of one hundred ten (110) feet;

b. From Parsons Avenue, the minimum building, parking and maneuvering setbacks shall be zero (0) feet and the maximum building, parking and maneuvering setbacks shall be fifteen (15) feet, except that within thirty-five (35) feet north of Jackson Street the maximum building, parking and maneuvering setbacks shall be thirty (30) feet.

c. On the north side of Jackson Street which is west of Wager Street, the minimum building, parking and maneuvering setback shall be ten (10) feet and the maximum building, parking and maneuvering setback shall be fifteen (15) feet, except that within thirty (30) feet of Parsons Avenue the maximum building, parking and maneuvering setback shall be thirty-five (35) feet.

d. From the west side of Wager Street north of Jackson Street, the minimum building, parking and maneuvering setback shall be zero (0) feet and the maximum building, parking and maneuvering setback shall be sixteen (16) feet.

e. From the west side of Wager Street south of Jackson Street, the minimum building setback shall be ten (10) feet and the minimum parking and maneuvering setback shall be three (3) feet.

f. On the south side of Jackson Street which is west of Wager Street, the minimum building, parking and maneuvering setback shall be zero (0) feet and the maximum building, parking and maneuvering setback shall be zero (0) feet.

g. From that part of the Livingston Avenue which is west of Wager Street, the minimum building, parking and maneuvering setback shall be twenty-five (25) feet and the maximum building, parking and maneuvering setback shall be thirty-five (35) feet, except that the minimum building, parking and maneuvering setbacks shall be zero (0) feet and the maximum building, parking and maneuvering setbacks shall be fifteen (15) feet for Subarea C-24 (being approximately .684 acres at the southeast corner of Livingston Avenue and Parsons Avenue). All setbacks shall be measured from the Livingston Avenue right of way line existing on the date of this Text.

h. On the north side of Jackson Street east of Wager Street, the minimum building setback shall be ten (10) feet and the minimum parking and maneuvering setback shall be three (3) feet.

i. On the north side of Beck Street west of Wager Street, the minimum building setback shall be ten (10) feet and the minimum parking and maneuvering setback shall be three (3) feet

j. The minimum building setback along Livingston Avenue east of Wager Street shall be ten (10) feet and the minimum parking and maneuvering setback shall be ten (10) feet. All setbacks shall be measured from the Livingston Avenue right of way line existing on the date of this Text.

k. The minimum building setback along Ann Street, 17<sup>th</sup> Street, 18<sup>th</sup> Street, Heyl Avenue and Beck Street shall be ten (10) feet and the minimum parking and maneuvering setback shall be three (3) feet.

l. From all Streets and parts of Streets, other than those Streets specifically named herein, the minimum building, parking and maneuvering setback shall be zero (0) feet.

m. No setbacks from side or rear lot lines shall be required, and buildings and other structures shall be permitted to cross parcel boundaries. Setbacks shall not apply to pedestrian connector buildings and covered walkways. No setbacks along Denton Alley, Putnam Alley or Lisle Alley shall be required.

## 2. Access, Loading, Parking and/or other Traffic related commitments.

a. All existing curb cuts being used for vehicular access to any part of the Subject Property on the date of this Text shall be permitted to remain, except that, promptly after the use of any such curb cut for such access is hereafter abandoned, that curb cut shall be removed. All new curb cuts shall be designed to the specifications of the Department of Public Service.

b. The required number of loading spaces for each type of use shall be determined by aggregating all of the uses of that type located on the Subject Property.

c. The required number of loading spaces for any use may be located off of the parcel(s) on which that use is located so long as such loading spaces are located on the Subject Property.

d. Maneuvering for loading spaces shall be permitted in South Seventeenth Street, 18<sup>th</sup> Street and Heyl Avenue and on Lisle Alley, Putnam Alley and Denton Alley.

e. Subject to the approval of the Department of Public Service, which may be conditioned on providing alternative means of vision, the clear vision triangles provided for in Section 3321.05, Columbus City Codes, are eliminated.

- f. The required minimum size of up to thirty percent (30%) of the required off-street parking spaces shall be eight (8) feet by sixteen (16) feet.
- g. Subject to the approval of the Department of Public Service, the required widths of drive aisles in parking structures may be reduced to widths less than those provided for in Section 3312.13, Columbus City Codes.
- h. The number of off-street parking spaces required for each use referred to in IV.B. below will be determined in accordance with IV.B. below. The determination of parking spaces available to satisfy off-street parking requirements is subject to the provisions of IV.B below.
- i. Subject to the approval of the Department of Public Service, the required minimum width of one way driveways shall be ten (10) feet.
- j. Any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster may be located on two or more parcels (that is, part on one parcel and part on one or more other parcels) within the Subject Property. Access to and maneuvering for any parking space, loading space or dumpster, including any aisle providing such access or maneuvering, may be located on one or more parcels within the Subject Property which are not the parcel(s) on which that parking space, loading space or dumpster is located. The intent of this item j is to permit all of the parcels constituting the Subject Property be treated as a single parcel for the purpose of arranging parking spaces, loading spaces and access to and maneuvering for parking spaces, loading spaces and dumpsters. The Subject Property shall not be subject to maximum parking requirements set forth in Section 3312.49.
- k. Off-street parking spaces required for any use may be located off of the parcel(s) on which that use is located so long as such parking spaces are located on the Subject Property, except as provided in the next sentence. So long as the zoning for Nationwide Children’s Hospital Main Campus (defined below) and the Fulton Street Property (defined below) includes a provision substantially the same as this paragraph with Nationwide Children’s Hospital Main Campus, the Fulton Street Property and the Subject Property reversed, off-street parking spaces required for any use on the Subject Property may be located off of the parcel(s) on which that use is located so long as such parking spaces are located on the Subject Property or Nationwide Children’s Hospital Main Campus or the Fulton Street Property. Parking spaces required for any use may be located on a parcel or parcels not owned by the owner of the parcel(s) on which that use is located only if the owner(s) or lessee(s) of the parcel(s) on which such parking spaces are located consent(s) thereto.
- l. Off-street parking spaces located on the Subject Property shall be used solely for the uses located on the Subject Property and for the uses located on the real property that is, from time to time, subject to Ordinance No. 1244-2018 and any amendments to or replacements of that Ordinance (“Nationwide Children’s Hospital Main Campus”) and the real property that is, from time to time, subject to Ordinance No. 1020-2014 and any amendments to or replacements of that Ordinance (the “Fulton Street Property”). As a part of any zoning clearance for development (other than parking) on the Subject Property, the property owner shall establish that both of the following will be satisfied: (a) the number of off-street parking spaces required by this text for all of the uses on the Subject Property and (b) the number of off-street parking spaces required by Ordinance No. 1244-2018, as then amended or replaced, for Nationwide Children’s Hospital Main Campus and the number of off-street parking spaces required by Ordinance No. 1020-2014, as then amended or replaced for the Fulton Street Property.

m. Subject to the approval of the Department of Public Service, signage may be installed at all parking lot / garage driveways that cross sidewalks to warn drivers of pedestrians or warn pedestrians of cars.

n. Any reduction or agglomeration of motor vehicle parking shall not affect the amount or placement of bicycle parking as required by Section 3312.49.

o. Right-of-way dedication of 40 feet from the centerline of Parsons Avenue will be required per CCC 4309.17.

p. Upon redevelopment of the area on the southeast corner of the intersection of Parsons Avenue and Jackson Street, a traffic access study will be required to determine the need for any improvements that would need to be completed at the intersections of Parsons Avenue and Jackson Street and Parsons Avenue and East Beck Street in conjunction with such redevelopment, including but not limited to an evaluation of the potential to relocate East Beck Street east of Parsons Avenue to align with East Beck Street west of Parsons Avenue.

q. Upon redevelopment of the area on the southeast corner of the intersection of Parsons Avenue and Jackson Street or upon redevelopment of the surface parking lot on the north side of Jackson Street between Wager Street and Ann Street, public sidewalk will need to be provided along Jackson Street between Parsons Avenue and Ann Street to the extent Jackson Street remains a public roadway.

### 3. Buffering, Landscaping, Open Space and/or Screening commitments.

a. Internal parking lot landscaping for each parking lot may be located at the perimeter of that parking lot. No internal parking lot landscaping shall be required for parking located in or on any parking structure.

b. Each loading space shall be screened to a minimum of seven (7) feet in height, with such screening being so designed as to interrupt vision into such loading space from adjacent Streets and adjacent private properties which are not part of the Subject Property.

### 4. Building design and/or Interior-Exterior treatment commitments.

N/A

### 5. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

Light poles shall be no higher than twenty-two (22) feet, except where within 100 feet of residentially zoned property in which case light poles shall not exceed eighteen (18) feet in height. For light poles which are ground mounted, that height shall be measured from the surrounding grade. For light poles which are mounted on a parking garage, that height shall be measured from the level of the floor to be lighted by the lights.

### 6. Graphics and Signage commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

7. Miscellaneous commitments. The provisions of the Parsons Avenue Urban Commercial Overlay shall apply to the portion of Subarea C located west of Wager Street and south of Jackson Street. The provisions of the Parsons Avenue Urban Commercial Overlay shall apply to the portion of Subarea C

located west of Wager Street and north of Jackson Street, except to the extent that conflicting provisions are set forth above in this Section IV and except as follows:

- a. For any parking garage, no main entrance door shall be required along the Parsons Avenue frontage.
- b. Along Parsons Avenue, Jackson Street and Wager Street, except the portion of Wager Street that is within fifty-five (55) feet of Livingston Avenue, that part of a parking garage which is more than twenty (20) feet above grade shall not be required to comply with any design standards set forth in Chapter 3372, and a parking garage shall not be required to comply with any design standards set forth in Chapter 3372 along Livingston Avenue or that part of Wager Street located within fifty-five (55) feet of Livingston Avenue.
- c. For any parking garage, compliance with any design standards set forth in Chapter 3372 shall not be required.
- d. To the extent that a parking garage falls within the definition of parking lot, a parking garage shall not be required to comply with any design standards set forth in Chapter 3372, but the parking spaces within the parking garage shall be screened, except at vehicle entrances and exits, from all abutting public Streets (i) on the first level to the full height of the vehicles by one or a combination of a solid wall or an ornamental metal grill providing at least sixty (60) percent opacity when viewed head-on and (ii) on each other level by one or a combination of the following to a height of not less than forty-two (42) inches above floor level: solid wall; ornamental metal grill providing at least sixty (60) percent opacity when viewed head-on; louvered panel providing sixty (60) percent opacity when viewed head-on; and metal mesh panel providing at least sixty (60) percent opacity when viewed head-on.

8. Variances. The foregoing development standards for Subarea C effect the following variances; provided, however, that the foregoing development standards shall control over the listing of variances below, and the failure to describe below any variances effected by the foregoing development standards shall not invalidate those standards:

- a. Variance from Section 3361.04B to increase the height district for that portion of Subarea C located west of Wager Street from thirty-five (35) feet to one hundred ten (110) feet, subject to the height limitations in this Section IV.
- b. Variance from Section 3372.604 and 3372.609 to increase the maximum building setback from Parsons Avenue from ten (10) feet to fifteen (15) feet, except within thirty-five (35) feet of Jackson Street where the maximum building setback shall be increased from ten (10) feet to thirty (30) feet, and to reduce the minimum building, parking and maneuvering setback from Parsons Avenue from five (5) feet to zero (0) feet.
- c. Variance from Section 3372.609 to increase the maximum building setback from ten (10) feet to fifteen (15) feet along that part of Jackson Street which is west of Wager Street, except within thirty (30) feet of Parsons Avenue where the maximum building setback shall be increased from ten (10) feet to thirty-five (35) feet.
- d. Variance from Section 3372.609 to increase the maximum building setback from ten (10) feet to sixteen (16) feet along the west side of Wager Street, and to reduce the minimum parking and maneuvering setback from Wager Street from five (5) feet to zero (0) feet.
- e. Variance from Section 3372.604 and 3372.609 to increase the maximum building setback from ten (10) feet to thirty-five (35) feet along Livingston Avenue west of Wager Street except for Subarea C-24 where

the maximum building and parking setback shall be fifteen (15) feet, to reduce the minimum building, parking and maneuvering setback from Livingston Avenue from five (5) feet to zero (0) feet and to measure all setbacks from Livingston Avenue from the right of way line of Livingston Avenue existing as of the date of this Text.

f. Variance from Section 3361.04A to reduce the minimum front yard requirements from twenty-five (25) feet to ten (10) feet for that part of Subarea C extending east from the east side of Wager Street except as follows: (i) surface parking and maneuvering areas may extend up to seven (7) feet into the required front yards parallel and adjacent to all Streets except Livingston Avenue; and (ii) the minimum requirement for any front yard parallel and adjacent to a public right of way which is not a Street is reduced from twenty-five (25) feet to zero (0) feet.

g. Variance from Section 3361.04A to reduce the minimum side and rear yard requirements from twenty-five (25) feet to zero (0) feet, except that the minimum requirement for any such side or rear yard which is parallel and adjacent to a Street shall only be reduced to the extent provided for front yards in this Section IV and shall not be reduced in any way which would reduce the minimum setbacks provided for in IV.b through k.

h. Variance from Section 3312.47 and 3312.49 to permit the calculation of the number of required loading spaces to be based on the total number of square feet of space on the Subject Property used for each type of use.

i. Variance from 3312.51 to permit the required number of loading spaces for any use to be located off of the parcel(s) on which that use is located.

j. Variance from Section 3312.15 to permit maneuvering for loading spaces in South Seventeenth Street north of Denton Alley; 18<sup>th</sup> Street north of Denton Alley; and Heyl Avenue north of Denton Alley.

k. Variance from Section 3321.05 to eliminate all required clear vision triangles, subject to the approval of the Department of Public Service.

l. Variance from Section 3312.29 to reduce the required minimum size of up to thirty percent (30%) of the required off-street parking spaces from nine (9) feet by eighteen (18) feet to eight (8) feet by sixteen (16) feet.

m. Variance from Section 3312.13 to reduce the required widths of drive aisles in parking structures to widths less than those provided in Section 3312.13, subject to the approval of the Department of Public Service.

n. Variance from Section 3312.47 and 3312.49 to permit the required number of off-street parking spaces to be the number determined in accordance with IV.B below and to permit the required off-street parking for each use to be located off of the parcel on which that use is located, subject to the provisions of IV.B below.

o. Variance from Section 3312.13 to reduce the required minimum width of one way driveways serving a parking lot from twenty (20) feet to ten (10) feet.

p. Variance from Sections 3312.03, 3312.09, 3312.51 and 3321.01 to permit any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster to be located on two or more parcels and to permit access to and maneuvering for each parking space, loading



space or dumpster to be located on one or more parcels which are not the parcel(s) on which that parking space, loading space or dumpster is located.

q. Variance from Section 3312.21 to permit internal parking lot landscaping for each parking lot to be located at the perimeter of that parking lot, except for any parking lot located in Rezoning Area C-12 or C-13 of the Subject Property.

r. Variance from 3372.611A to eliminate the required main entrance door along the Parsons Avenue frontage for any parking garage.

s. Variance from any design standards set forth in Chapter 3372 to eliminate the requirement that any portion of a parking garage building frontage more than twenty (20) feet above grade along Parsons Avenue, the west side of Wager Street and Jackson Street west of Wager Street, except the portion of Wager Street that is within fifty-five (55) feet of Livingston Avenue, be required to include vertical piers or other vertical visual elements otherwise required by that Section, and to eliminate the requirement that any part of a parking garage building frontage along Livingston Avenue or that part of the west side of Wager Street located within fifty-five (55) feet of Livingston Avenue be required to include vertical piers or other vertical visual elements otherwise required by that Section.

t. Variance from any design standards set forth in Chapter 3372 to eliminate the requirement that any parking garage located west of Wager Street include the windows otherwise required by those Sections.

u. Variance from any design standards in Chapter 3372 to eliminate the requirement that any parking garage located west of Wager Street and north of Jackson Street include screening otherwise required by that Section.

v. Variance from Section 3312.49 to provide that there are no maximum parking limitations for the subject property.

**B. Parking Requirements.**

1. To the extent that the following uses are located on the Subject Property, the following shall be the parking requirements for those uses:

a. Hospital - 2.5 parking spaces per licensed hospital bed for which the hospital is then licensed. For the purpose of this calculation, "hospital" shall include all uses and space typically included in a large, urban, in-patient hospital providing some services to outpatients in facilities regularly utilized for in-patients, including, without limitation, in-patient rooms, hospital pharmacy, clinical laboratory, physical therapy, radiology, in-patient surgery suites, respiratory therapy department, emergency department, G.I. laboratory, MRI unit, CT unit, dialysis unit, water supply, sleeping quarters for interns and residents, records department, chapel, gift shop, cafeteria, medical reference library, administrative offices, morgue, environmental services department, storage, maintenance shops, electric vehicle charging station, and fueling stations.

b. Outpatient/Day Surgery Clinic – one (1) parking space for each two hundred fifty (250) square feet of gross floor area.

c. Research Facility – one and three-quarters (1.75) parking spaces for each one thousand (1,000) square feet of gross floor area.

d. Meeting/Conference Facility – one (1) parking space for each fifty (50) square feet of gross floor area of meeting room area. Zero (0) parking spaces shall be required for lobby area, corridors, restrooms and other space ancillary to those meeting rooms.

e. Sleeping quarters (including, but not limited to, houses and apartments) which are not part of a hospital (as described in IV.B.1.a above) or part of a facility described in IV.B.1.f below, - one (1) parking space for every three (3) beds provided in such sleeping quarters.

f. Living quarters for use of families of patients – zero (0) parking spaces shall be required.

g. General mechanical rooms and facilities used for the generation of steam, hot water or chilled water or for electrical substation or transformer – zero (0) parking spaces shall be required.

h. Corridors and atria utilized as connections between buildings – zero (0) parking spaces shall be required.

i. Vacated space, regardless of the use for which the same shall have been constructed – zero (0) parking spaces shall be required.

2. For the purpose of determining the number of parking spaces available on the Subject Property during the construction of any improvement on any portion of the Subject Property, the number of parking spaces located on that portion immediately before the commencement of construction of that improvement shall not be deemed to have been removed from that portion of the Subject Property until completion of that improvement.

3. Subject to the limitation set forth in the next-following sentence, off-street parking spaces required for any use may be located off of the parcel(s) on which that use is located so long as such parking spaces are located on the Subject Property, Children’s Hospital Main Campus and the Fulton Street Property Parking spaces required for any use may be located on a parcel or parcels not owned by the owner of the parcel(s) on which that use is located only if the owner(s) or lessee(s) of the parcel(s) on which such parking spaces are located consent(s) thereto.

**V. ADDITIONAL PROPERTY/AMENDMENTS:**

Addition of Property. From time to time, one or more properties may be added to this Subarea with the effect described below, by rezoning only that additional property, regardless of whether that additional property is contiguous to the Subarea to which it is added and regardless of whether each property included in such a rezoning is contiguous to any other property included in the same application, provided that each rezoning of such additional property complies with the requirements of the next sentence. Any such rezoning must be to the CPD, Commercial Planned Development District, and must include a commercial planned development text (an "Addition Text") which (1) refers to this Text by case number, (2) states that each property so rezoned is subject to the provisions of this Text in the same manner and to the same extent as if that property had been part of that Subarea and the Subject Property at the time of this rezoning, and (3) sets forth the permitted uses in and development standards for each Subarea to which property so rezoned is added. Any rezoning of additional property which satisfies the requirements of the preceding sentence shall be effective to make each additional property so rezoned part of the applicable Subarea and the Subject Property for all purposes of this Text, both those affecting that Subarea and those affecting other Subareas.

*The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives do hereby agree singularly and collectively for*

*themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter and modify any more restrictive provision of the Columbus City Codes.*

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Jill S. Tangeman