

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 12, 2012**

4. **APPLICATION:** **Z12-014 (12335-00000-00111)**
 Location: **880 GREENLAWN AVENUE (43223)**, being 4.9± acres located at the northeast corner of Greenlawn Avenue and Greenfield Drive (010-126651; Franklinton Area Commission).

 Existing Zoning: AR-3, Apartment Residential, and R, Rural Districts.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Expansion of existing hospital.
 Applicant(s): Ohio Hospital for Psychiatry LLC; c/o Jackson B. Reynolds, III, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.

 Property Owner(s): Ohio Hospital for Psychiatry LLC; 880 Greenlawn Avenue; Columbus, OH 43223 and Columbus Metropolitan Housing Authority; 800 East Eleventh Avenue; Columbus, OH 43211.

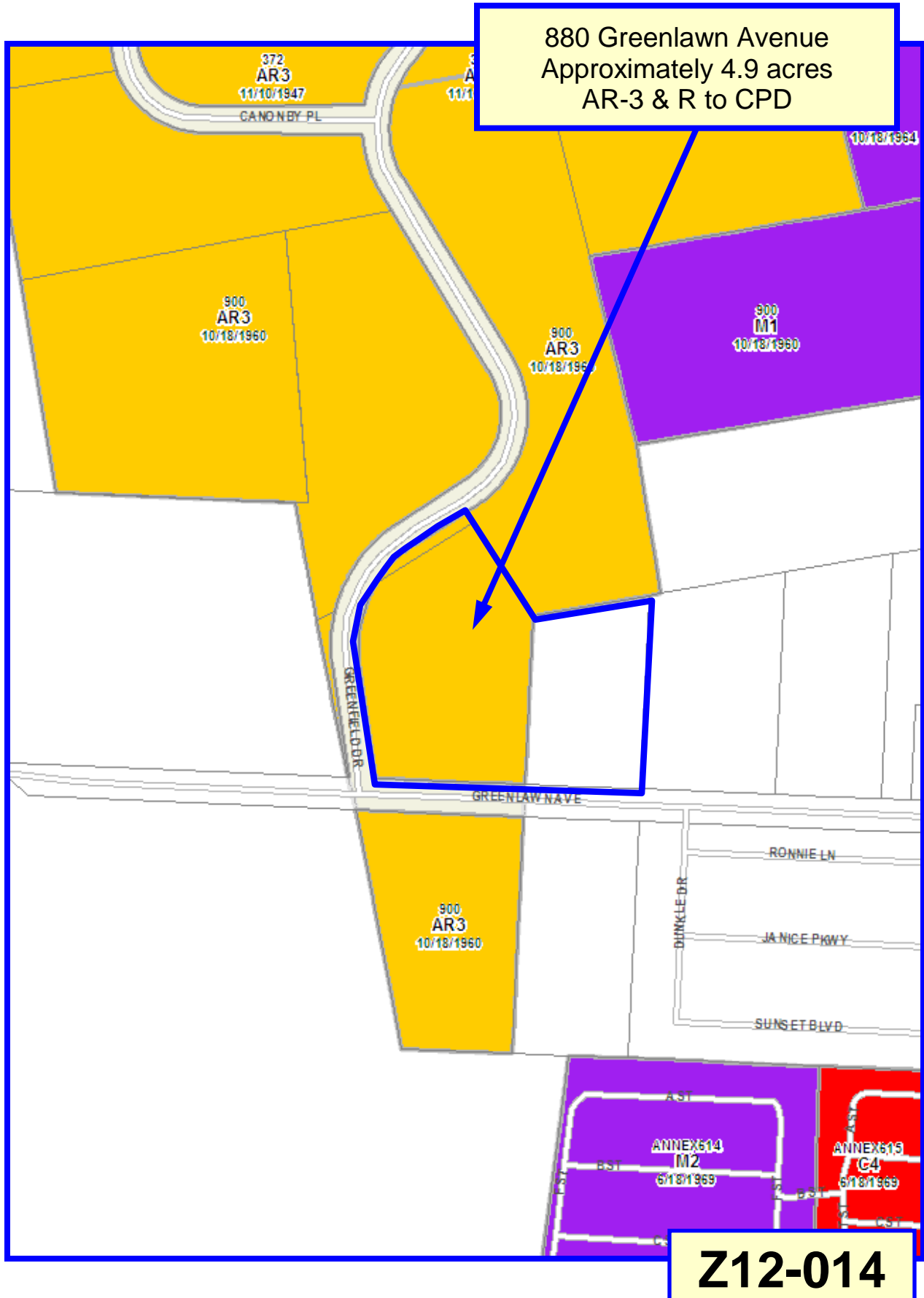
 Planner: Shannon Pine, 645-2208, spine@columbus.gov.

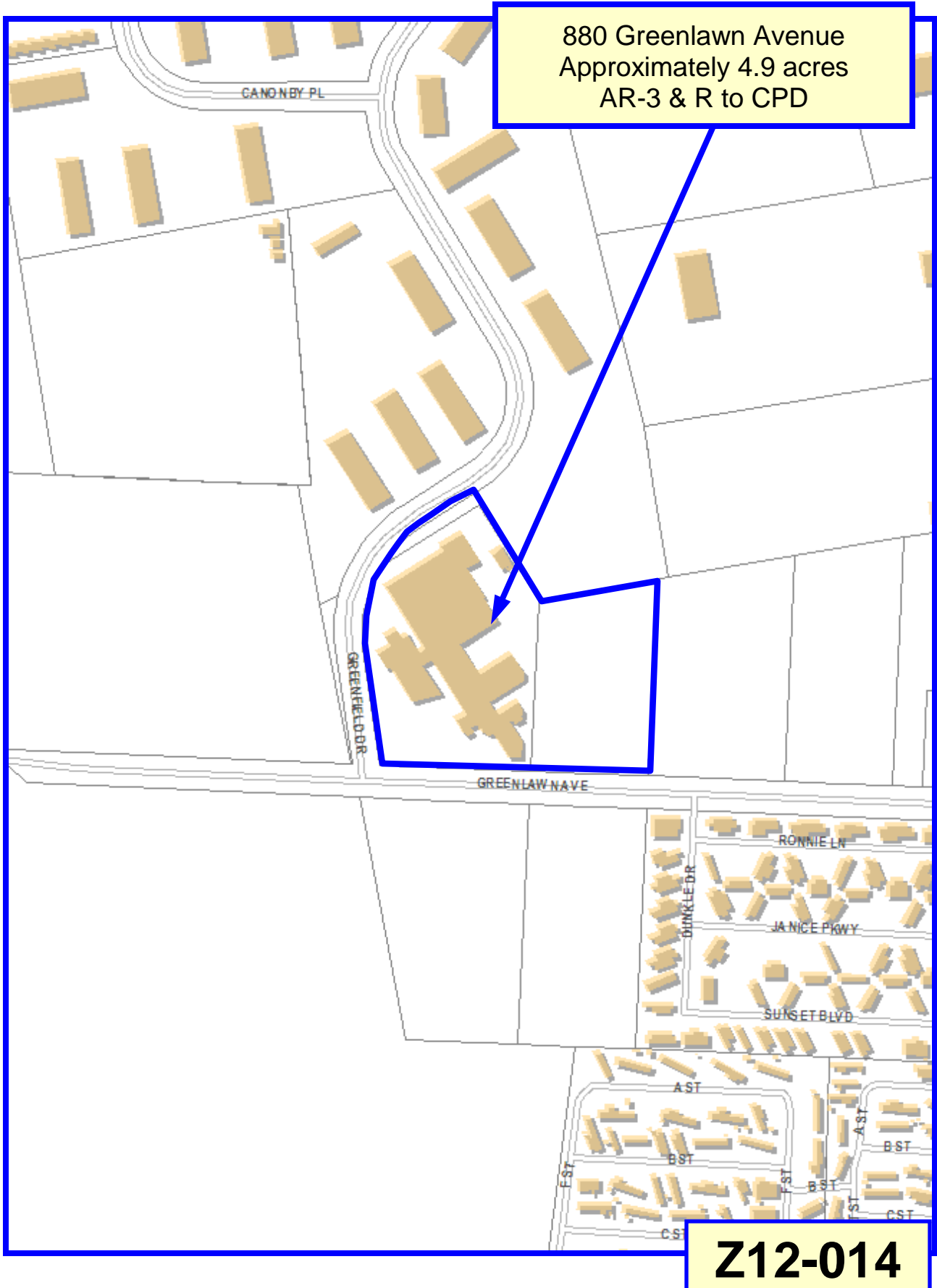
BACKGROUND:

- o The 4.9± acre site is developed with a psychiatric hospital in the AR-3, Apartment Residential District, and a parking lot on the parcel to the immediate east which is undergoing annexation from Franklin Township. The northwest frontage along Greenfield Drive, which is owned by CMHA, has been incorporated into the zoning application for site access purposes. The applicant requests the CPD, Commercial Planned Development District to allow an addition to the hospital which will span over the parcel line. The parcels will not be able to be combined after the annexation is complete because they will have two different taxing districts.
- o To the north is multi-unit residential development in the AR-3, Apartment Residential District. To the east and south is undeveloped land in Franklin Township and the AR-3, Apartment Residential District. To the west is Greenlawn Cemetery in Franklin Township.
- o The site is located within the planning area of *The Franklinton Plan* (2003), which recommends apartment and office uses for the western portion of the site, and identifies the eastern portion of the site as "Vacant Land". Staff does not object to the proposal considering the request is for the expansion of an existing hospital on a site that in effect does not include relevant land use guidance.
- o The site is located within the boundaries of the Franklinton Area Commission whose recommendation is for approval of the requested CPD District.
- o The CPD plan depicts the site layout, and the CPD text includes use restrictions, street trees, screening, and variances for setbacks, maneuvering over property lines, and minimum number of parking spaces.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow an addition to an existing hospital on a site that is comprised of two separate parcels. The CPD plan depicts the site layout, and the CPD text includes use restrictions, street trees, screening, and contains variances for setbacks, maneuvering over property lines, and minimum number of parking spaces. Staff does not object to the proposal considering the request is for the expansion of an existing hospital on a site that in effect does not include relevant land use guidance in *The Franklinton Plan*.





880 Greenlawn Avenue

LAND USE

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PROPOSED LAND USE



Z12-014

-----Original Message-----

From: cjstewart [mailto:cjstewart@aol.com]

Sent: Tuesday, April 03, 2012 5:35 PM

To: Pine, Shannon L.

Cc: Jack Reynolds

Subject: The Franklinton Area commission voted March 13 2012 to fully support the 880 Greenlawn Avenue application.

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Carol J. Stewart
Franklinton Neighborhood
192 South Princeton Avenue
Columbus, Ohio 43223
279-9382
cjstewart@aol.com

**REZONING APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # 212-014

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, 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

1. Ohio Hospital for Psychiatry LLC 880 Greenlawn Avenue Columbus, OH 43223 183 employees Roxanne Jividen - 445-5310	2. Columbus Metropolitan Housing Authority 800 E. 11th Avenue Columbus, Ohio 43211 (614) 421-6000
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Jackson B. Reynolds, III
10th day of February, in the year 2012
Natalie C. Timmons
9/4/15

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



Subscribed Here Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer