

AUTHORIZED SIGNATURE: *[Signature]*
NATIONWIDE CHILDRENS
Central North Campus Zoning
04/15/14
APPLICATION # Z14-005

214-005
Final Received
4/16/14

LEGEND

(REFER TO ORD FOR EXACT PROPERTY DESCRIPTIONS)

BLDG = BUILDING SETBACK
 PARK = PARKING & MANEUVERING SETBACK
 HD = HEIGHT DISTRICT
 ALL SET BACKS ARE MINIMUMS
 IF SETBACKS ARE NOT NOTED, AND ALL SETBACKS ARE TO MAXIMUM WITH NO MAXIMUM SETBACK

DATE	BY	REVISION

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



Z14N
 CENTRAL NORTH CAMPUS ZONING

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 10, 2014**

- 4. APPLICATION: Z14-005 (14335-00000-00057)**
Location: **830 EAST FULTON STREET (43205)**, being 3.3± acres located at the northeast and northwest corners of East Fulton Street and South Eighteenth Street (010-016793 & 14 others; Near East Area Commission).
Existing Zoning: CPD, Commercial Planned Development, P-1, Private Parking, and R-2F, Residential Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development and parking.
Applicant(s): Nationwide Children’s Hospital; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43216.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The site is developed with parking lots, single- and multi-unit residential uses, and office uses, and is zoned CPD, Commercial Planned Development, R-2F, Residential, and P-1, Private Parking Districts. The existing CPD consists of 1.74± acres and this request will add 1.56± acres (ten parcels) to increase the overall CPD District to 3.3± acres for primarily office, institutional, and hospital-related uses.
- To the north across Mound Street is vacant land zoned in the C-1, Commercial District. To the east are dwellings zoned in the R-2F, Residential District. To the south are Interstate 70 and dwellings zoned in the R-2F, Residential District. To the west across South Seventeenth Street are an electrical substation in the I, Institutional District, and dwellings zoned in the R-2F, Residential District.
- The site is located within the boundaries of the *Near East Area Plan (2005)*, which does not contain specific land use recommendations for this area. The Plan does contain a series of criteria that can be used to determine if proposed commercial uses should be supported within residential areas. Key factors include whether the site has a history of commercial activity and parking considerations. This request can be supported because the proposal brings desirable businesses to the area, and is located in a dense, pedestrian-oriented neighborhood within close proximity to Nationwide Children’s Hospital.
- The proposed CPD text amends the current permitted uses and development standards, and increases the height district from 60 feet to 110 feet. The CPD text also provides use restrictions, building height limits, and safe pedestrian means, and includes variances to building lines, vision clearance, landscaping, and parking and loading related reductions.

- The site lies within the boundaries of the Near East Area Commission, whose recommendation is for approval of the requested CPD District.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District will allow primarily office, institutional, and hospital-related uses. The *Near East Area Plan* contains a series of criteria that can be used to determine if proposed commercial uses should be supported within residential areas. This request can be supported because the proposal brings desirable businesses to the area, and is located in a dense, pedestrian-oriented neighborhood within close proximity to Nationwide Children's Hospital.



Z14-005
830 East Fulton Street
Approximately 3.3 acres
Request: CPD, P-1, and R-2F to CPD

LAND USE PLAN

ISSUE 4:

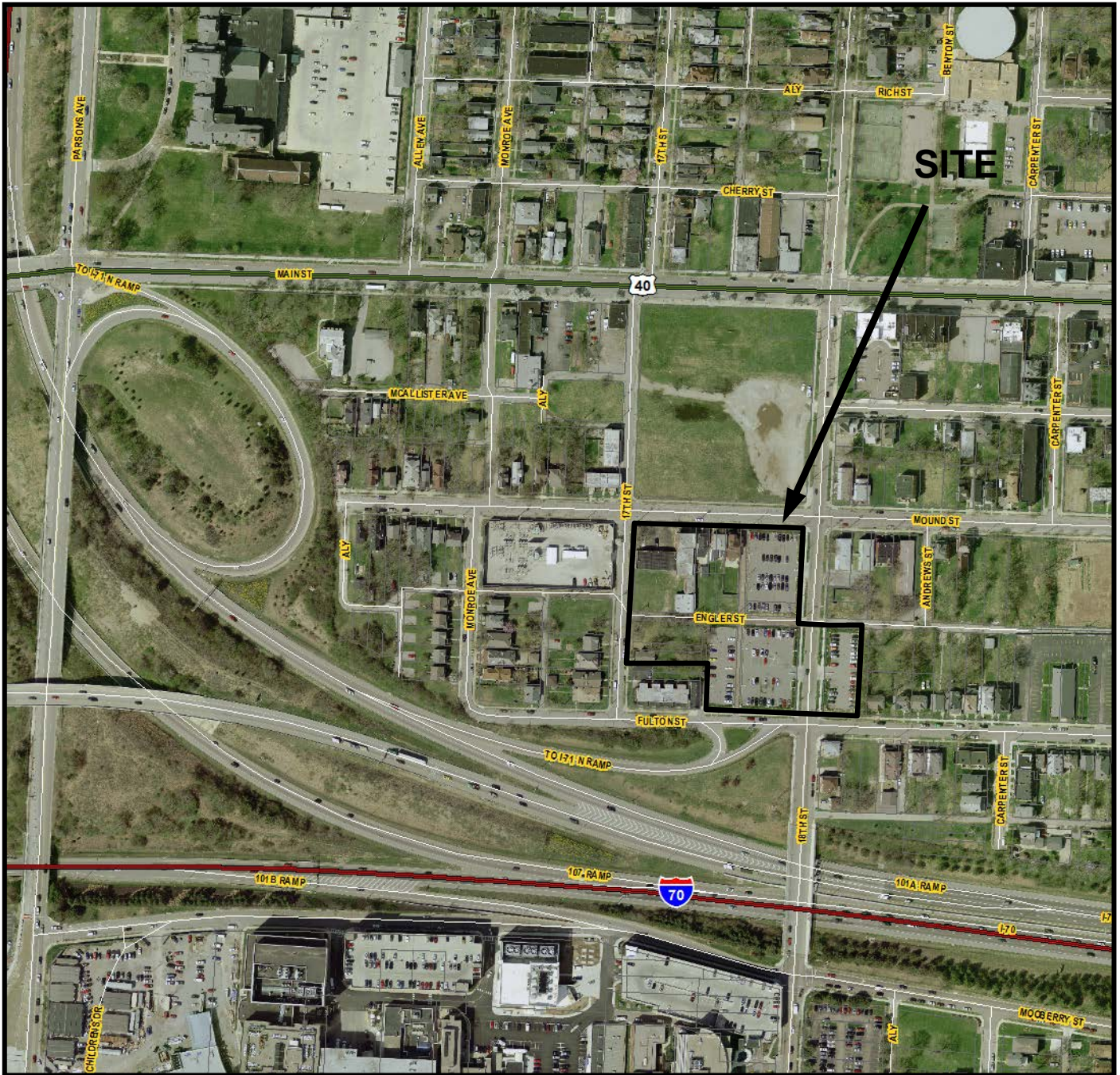
Encroachment of non-residential uses into residential areas

POLICY:

Recognizing that mixed land use is an inherent strength of the Near East Side, discourage the intrusion of new non-residential uses into residential areas.

STRATEGIES:

- Maintain residential zoning districts.
- Discourage inappropriate rezonings and variances in residential areas.
- Steer new non-residential development to the commercial nodes identified on the Development Strategy map (page 27).
- As previously stated, the intrusion of new non-residential uses into residential areas is discouraged. But it is recognized that neither the city nor neighborhood can stop proposals for new non-residential uses in residential areas. In these cases, the following criteria should be used to evaluate the proposal:
 - 1) Has the applicant considered the existing commercial districts for their project?
 - 2) Is the site adjacent to or near a commercial district?
 - 3) If so, can a shared parking situation be created?
 - 4) Does the proposed project result in the demolition of architecturally significant building(s) or, on the contrary, is the project proposed to fill a vacant lot or replace a building which is historically noncontributing?
 - 5) Is any proposed structure architecturally compatible with adjacent structures and consistent with the appropriate design guidelines from this plan?
 - 6) What is the proposed project's anticipated impact on parking and traffic?
 - 7) Is appropriate screening proposed to buffer the project, including its parking lot, on adjacent residential properties?
 - 8) Does the proposed project/land use offer benefits desired by the neighborhood (needed jobs or business?)



Z14-005
830 East Fulton Street
Approximately 3.3 acres
Request: CPD, P-1, and R-2F to CPD,

Pine, Shannon L.

From: Kathleen <kathleendbailey@hotmail.com>
Sent: Tuesday, April 01, 2014 12:35 AM
To: Pine, Shannon L.
Cc: Bailey Kathleen
Subject: Children's Hospital CPD

The Near East Area Commission (NEAC) unanimously supported the Nationwide Children's Hospital application to rezone the 18th and Fulton properties (as identified in the application) to CPD - 2014-005. The vote was taken at NEAC's General Business meeting held on Thursday, March 13, 2014.

Please feel free to contact me should you have any questions or concerns.

614-582-3053



Date: April 10, 2014

Application #: Z14-005	Requested: CPD	Address: 830 EAST FULTON STREET (43205)					
# Hearings:	Length of Testimony: 6:20 →	Staff Position:	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Disapproval			
# Speakers Support: ①	Development Commission Vote: Opposition: ② Yes ③ No ④ Abstain	Area Comm/ Civic Assoc:	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Disapproval			
Position Y=Yes N=No (write out ABSENT≡ or ABSTAIN≡)	Y Fitzpatrick	Y Ingwersen	ABSENT Anderson	Y Cooley	Y Conroy	Y Onwukwe	Y Coe
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use	+			+	+	✓	+
Use Controls							
Density or Number of Units							
Lot Size							
Scale				+		±	
Environmental Considerations						✓	
Emissions							
Landscaping or Site Plans							
Buffering or Setbacks	VERY IMPORTANT			+	*	±	
Traffic Related Commitments						✓	
Other Infrastructure Commitments							
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	+			+	+		+
Governmental or Public Input	+						+
MEMBER COMMENTS:							
<p>FITZPATRICK: GREGORY BRANNON LIVES ON S. 17TH STREET, OWNS HIS HOME, & IS A STRONG "NEIGHBORHOOD" ADVOCATE (ROLE MODEL). COMMERCIAL DEVELOPMENT ON SUBJECT SITE SHOULD RESPECT & BUFFER THIS RESIDENTIAL AREA. *MINIMIZE INTRUSION!</p>							
<p>INGWERSEN: TO PRESERVE THE NEIGHBORHOOD TO THE WEST OF 17TH AN APPROPRIATE BUFFER & PERHAPS A BAN ON TRAFFIC WOULD BE DESIRABLE. I KNOW THAT CHILDREN CAN HELP THIS CONVERSION OUT IN THEIR PLANNING PROCESS.</p>							
<p>ANDERSON: DISLOCATION IS ALWAYS DIFFICULT, BUT THIS IS A VERY COMMUNITY AND APPROPRIATE USE OF LAND.</p>							
<p>COOLEY:</p>							
<p>CONROY: Extra care must be taken to minimize negative neighborhood impacts with buffering & landscaping. Traffic impacts w/ children are also of critical concern.</p>							
<p>ONWUKWE: The concerns raised by Mr. Brannon is very real and should be addressed. Children Hospital must be used to be a good corporate neighbor.</p>							
<p>COE: I am concerned about the neighbors concerns but most of this site is already zoned to allow this. The hospital has been a good neighbor & commits to continue to work w/ the community.</p>							



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 # Z14-005

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill 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

<p>1.</p> <p>Nationwide Children's Hospital 700 Children's Drive Columbus, Ohio 43205 c/o Jill Tangeman, Esq. #464-5608</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jill Tangeman

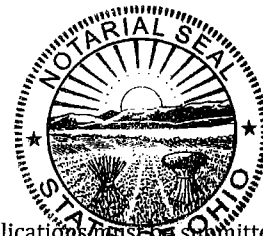
Subscribed to me in my presence and before me this 30th day of January, in the year 2014.

SIGNATURE OF NOTARY PUBLIC Michelle L. Parmenter

My Commission Expires: _____

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

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2017

PLEASE NOTE: incomplete information will result in the rejection of this submittal. Application fees of \$100 are submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer