

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 11, 2006**

- 8. APPLICATION: Z05-087**
Location: **700 CHILDRENS DRIVE (43205)**, being 38.22± located west of Parsons Avenue and north of Kennedy Drive and generally extending 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, north to the northwest corner of Parsons Avenue and Mooberry Street (excluding all of Livingston Park). (010-082629)
- Existing Zoning:** AR-1, Apartment Residential, C-4, Commercial, and CPD, Commercial Planned Development Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** To add two surface parking lots to subarea C, to allow a heliport, to increase the height district to 200 feet for a new Hospital tower.
- Applicant(s):** The 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

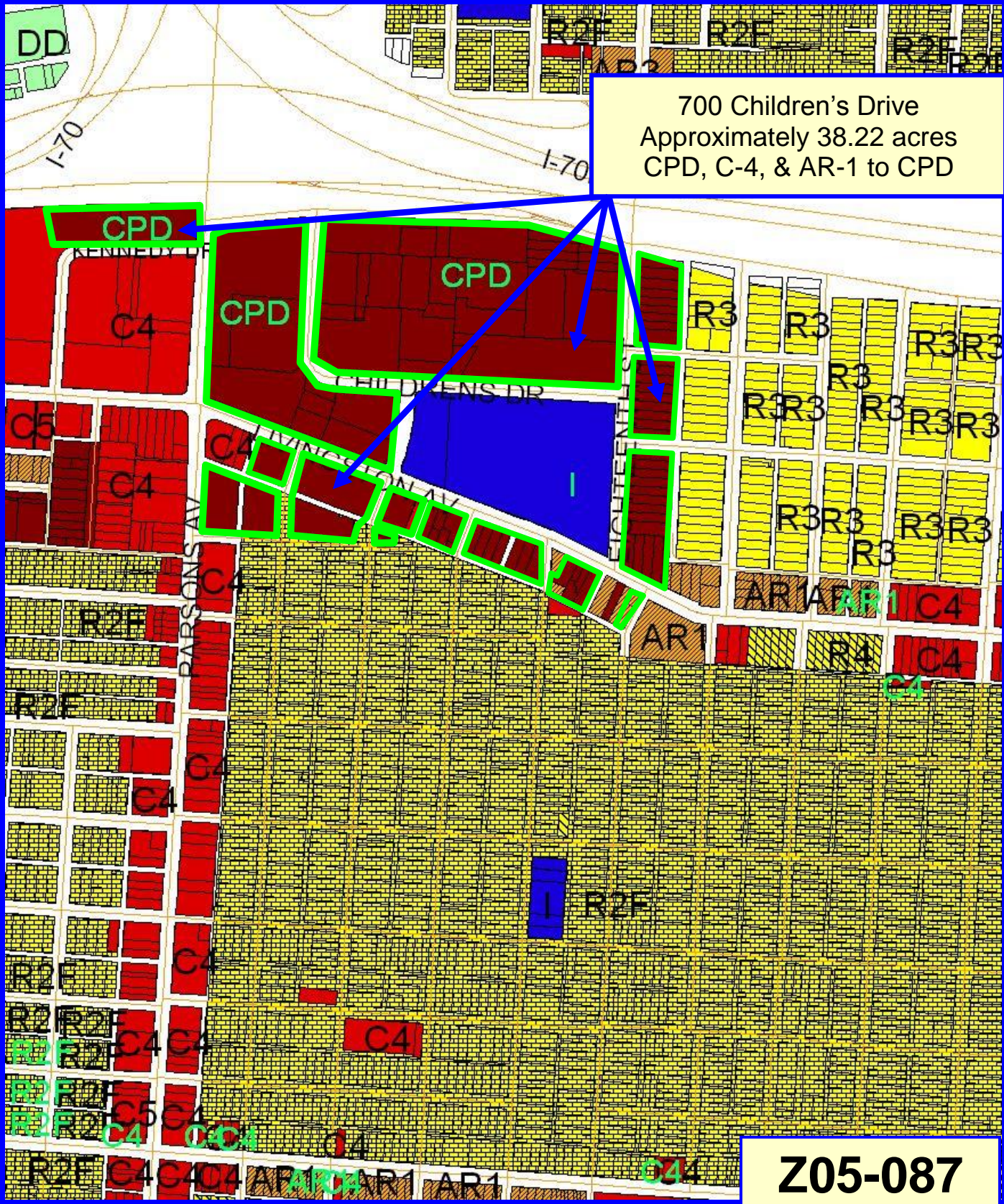
BACKGROUND:

- The 38.22± acre site is developed with the Children's Hospital and related medical research, office, heliport, and parking facilities. The existing and proposed CPD District is divided into four subareas as shown on the enclosed site plan.

- This application would increase the maximum building heights in Subareas A and B to 200 feet and allow the construction of a new patient building in Subareas A and B. It will extend from Livingston Avenue, across the street from the new garage, north across Children's Drive into a portion of Subarea A. A new parking garage will be in Subarea C west of Wager Street and two parcels will be added for parking in Subarea C. The applicant also requests to increase the maximum building height in a portion of Subarea C to 68 feet.
- The Applicant requests variances to the Urban Commercial Overlay in this part of Subarea C. The application would also allow the Board of Zoning Adjustment to hear variances to the CPD Plan and Text.
- 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.
- The proposed CPD text adds parking garages as permitted uses, lists all variances requested, building and parking setbacks, maximum building heights, and traffic access.
- 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.

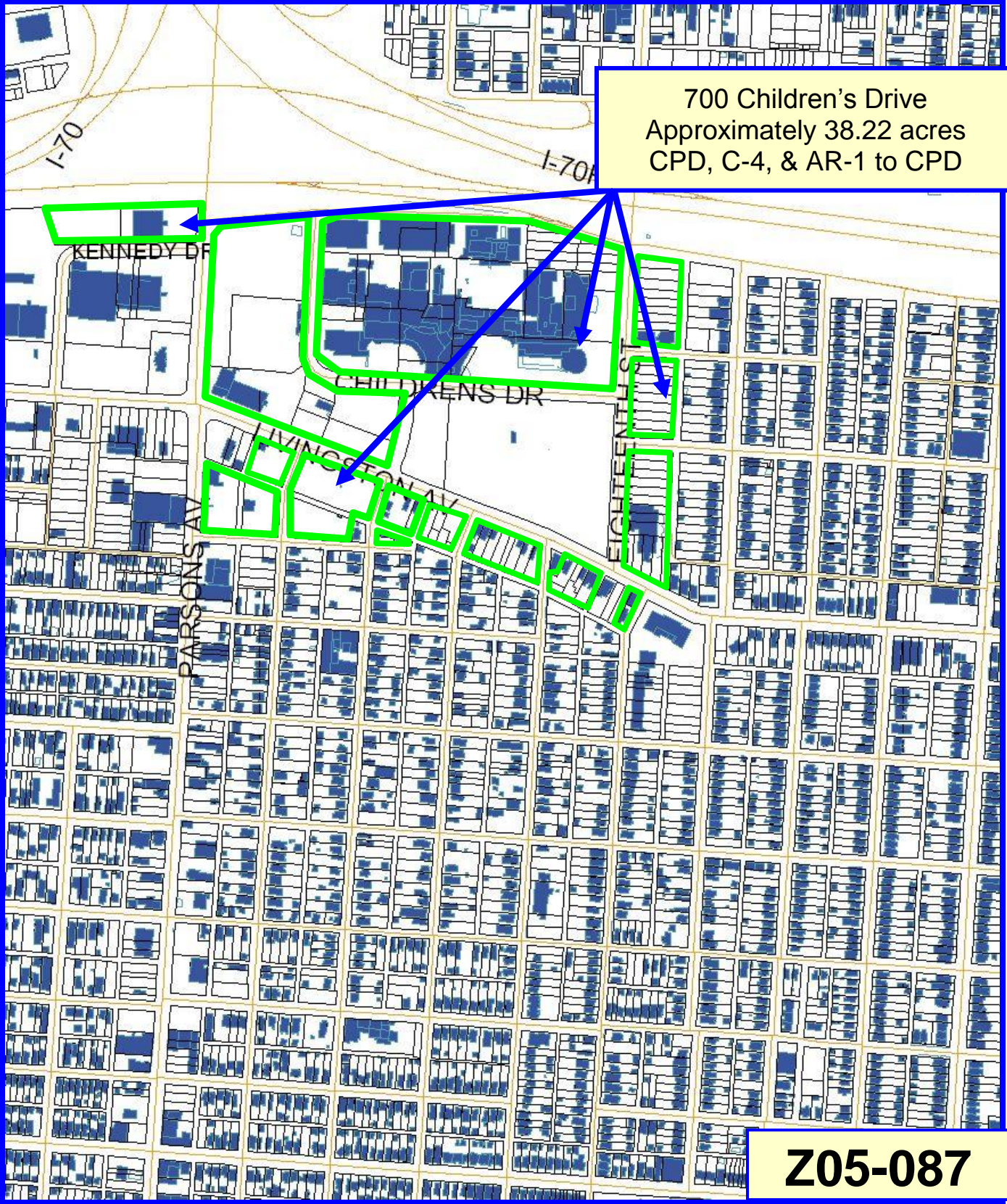
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed modification to the CPD Plan and Text would allow for orderly expansion of the hospital and associated facilities and is consistent with the development and zoning patterns of the area.



700 Children's Drive
Approximately 38.22 acres
CPD, C-4, & AR-1 to CPD

Z05-087



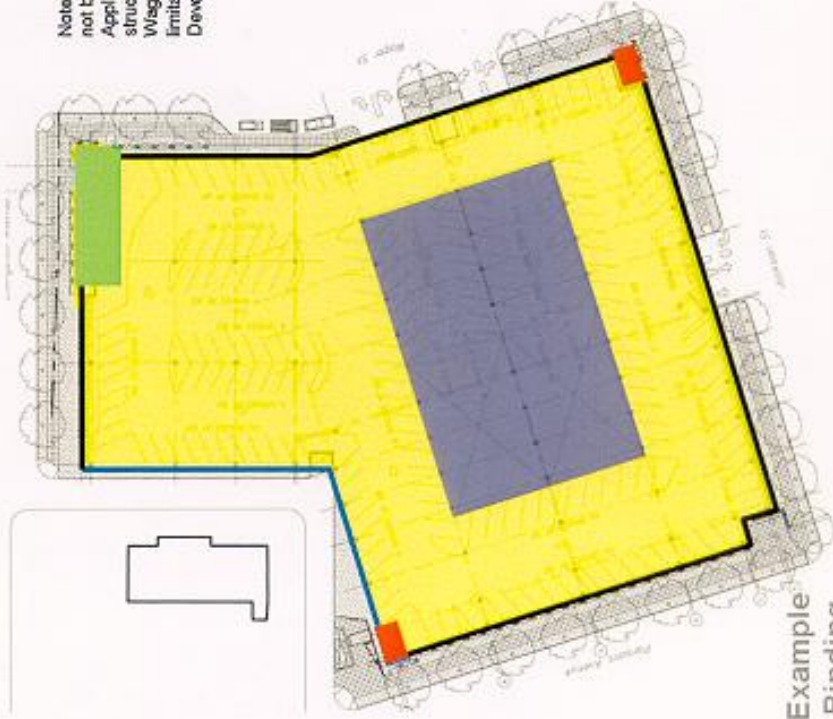
700 Children's Drive
Approximately 38.22 acres
CPD, C-4, & AR-1 to CPD

Z05-087



the property

Note: The applicant does not commit to this plan, and 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.



Heights legend

- Less Than 68 ft - *parking area*
- 68 ft - *wall or screening structure*
- 78 ft - *stairwell enclosure*
- 82 ft - *architectural ornamentation*
- 90 ft - *additional parking area*
- 100 ft - *enclosed area for elevators and mechanicals*

Schematic Height Example
Example Only-Not Binding



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 TO SHOW CURRENT PRELIMINARY PLANNING FOR THE LOCATIONS OF A PLANNED PARKING GARAGE AND PATIENT TOWER.



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: January 12, 2006
 Case Number: Z05-087 Case Type: Council Variance Rezoning
 Zoning Address: 700 Children's Drive Applicant: The Children's Hospital
 Person(s) Representing Applicant at Meeting: Daniel H. Schoedinger, Scott Reifeis, Tracy Mahoney

Conditions Requested by Group (Add continuation sheet if needed): Area Commissions see note at bottom.	NONE	Applicant Response	
		Yes	No
1. <u>NONE</u>		<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).

Rezoning is consistent with existing zoning of the property and implements Hospital's Master Plan.

CSSO determined that notices were not properly given for the December 1, 2005 meeting at which a vote for approval was taken. Accordingly, this case was reheard at the January 12, 2006 meeting.

Recommending Commission / Association / Accord Partner Vote: For 27 Against 6
 Abstain 2

Signature / Title of Authorized Representative: Robert A. Patterson

Daytime Phone Number: 491-0840

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.



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 # 205-087

Being first duly cautioned and sworn (NAME) Daniel H. Schoedinger
 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. The Children's Hospital 700 Children's Drive Columbus, Ohio 43205 Columbus-based employees <u>5,128</u> Tracy Mahoney (614) 722-5984	2. Children's Orthopedic Medical Center, L.L.C. c/o The Children's Hospital P. O. Box 7200 Columbus, Ohio 43205-2664 Columbus-based employees <u>1</u> Tracy Mahoney (614) 722-5984
3. Children's Hospital Foundation 700 Children's Drive Columbus, Ohio 43205 Columbus-based employees <u>44</u> Tracy Mahoney (614) 722-5984	4. Children's Research Institute 700 Children's Drive Columbus, Ohio 43205 Columbus-based employees <u>444</u> Tracy Mahoney (614) 722-5984

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 13th day of June, in the year 2006

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature: Julia Ann Tow]

My Commission Expires:

November 26, 2009

[Notary Seal] Disclosure Statement expires six months after date of notarization.



JULIA A. TOW
 Notary Public, State of Ohio
 My Commission Expires
 November 26, 2009

SCHEDULE VI

Easter Seals Central and Southeast Ohio, Inc.
565 Children's Drive West
Columbus, Ohio 43205
Columbus-based Employees: 47
Karin A. Zuckerman (614)228-8249

Franklin County Commissioners
410 South High Street
Columbus, Ohio 43062
Columbus-based Employees: _____
_____ (614) _____

City of Columbus
c/o Division of Electricity
3500 Indianola Avenue
Columbus, Ohio 43214
Columbus-based Employees: _____
_____ (614) _____

Childhood League, Inc.
670 South Eighteenth Street
Columbus, Ohio 43205
Columbus-based Employees: 47
(614) 253-6993