

JT Langman
 2/8/2013

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 10, 2013**

- 4. APPLICATION: Z12-063 (ACCELA # 12335-00000-00667)**
Location: **700 CHILDRENS DRIVE (43205)**, being 54.0± acres 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). (010-005613)
- Existing Zoning:** C-4, Commercial and CPD, Commercial Planned Development and R-2F, Residential Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Adding .64 acres at the southwest corner of Livingston and Heyl Avenues to the CPD.
- Applicant(s):** Nationwide Children's Hospital; c/o Jill Tangeman, Atty.; 52 East Gay Street, P.O. Box 1008; Columbus, Ohio 43216.
- Property Owner(s):** The applicant.
- Case Planner:** Dana Hitt, 645-2395, dahitt@columbus.gov

BACKGROUND:

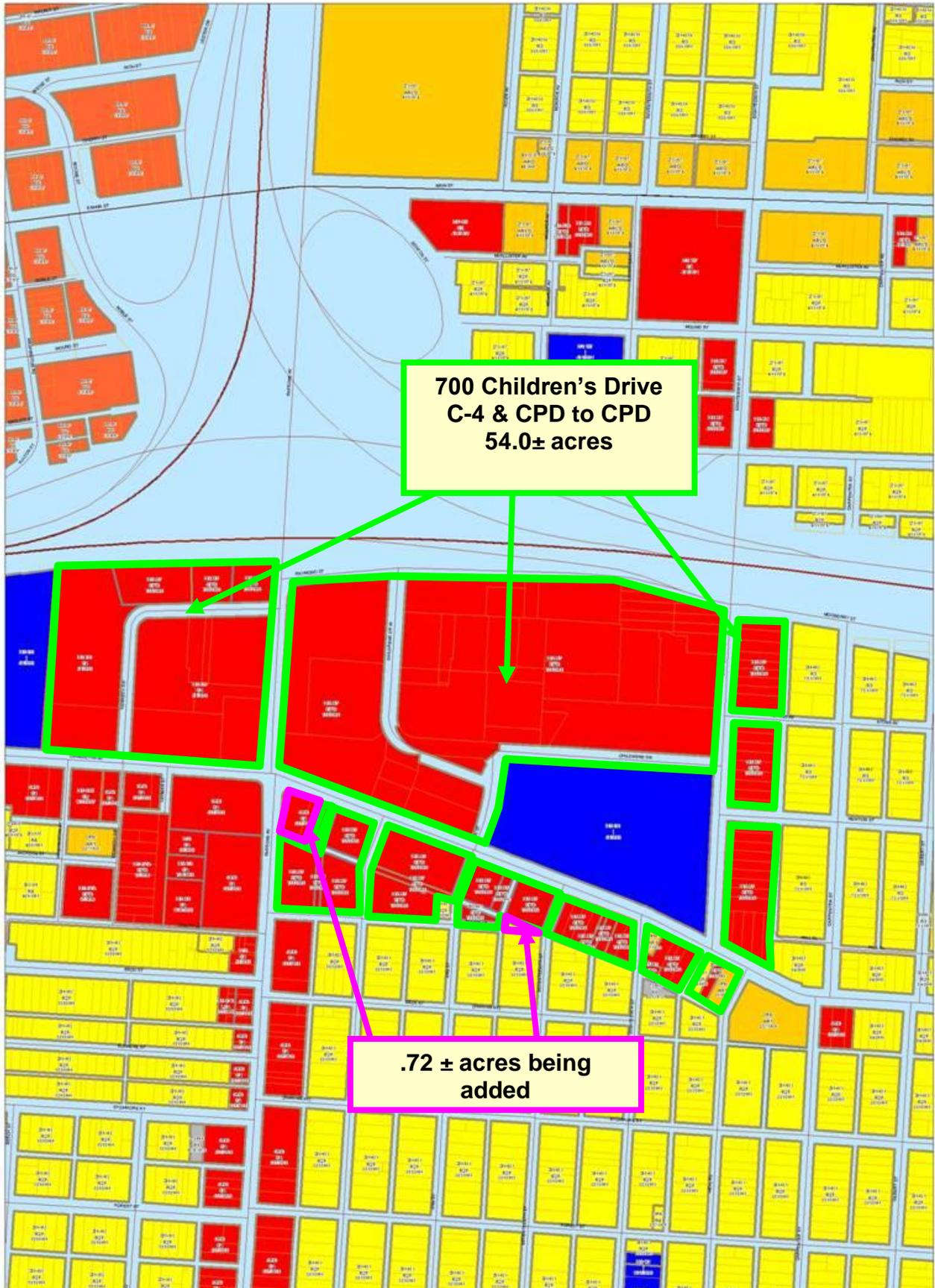
- The applicants are adding 0.64 acres at the corner of Livingston and Parsons Avenues to the existing Commercial Planned Development District that currently comprises 53.28± acres. That site being added was the site of a now demolished fast food restaurant. The applicants are also adding 0.082 acres near the intersection of 17th and Jackson Street.
- To the north across Livingston Avenue from the 0.64 acre site is a hospital in the CPD, Commercial Planned Development District. To the south and east are a parking garage zoned in the CPD Commercial Planned Development District. To the west across Parsons Avenue is retail development in the C-4, Commercial District. To the north of the 0.082 portion of the site is the Ronald McDonald House, zoned in the CPD, Commercial Planned Development District. To the

south of the 0.082 portion of the site are single-unit dwellings zoned in the R-2F, Residential District. To the east and west of the 0.082 portion of the site are parking lots zoned in the CPD, Commercial Planned Development District.

- No changes of substance are being made to the text.
- The site falls within the boundaries of the *Near Southside Plan* (2011), which recommends community mixed use for this site which includes: retail, office, or institutional uses in combination with residential uses.
- 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, is consistent with the development and zoning patterns of the area and proposes no changes of substance to the CPD plan and text. The proposal is consistent with the *Near Southside Plan* (2011).



**700 Children's Drive
C-4 & CPD to CPD
54.0± acres**

**.72 ± acres being
added**

Hitt, Dana

From: Curtis Davis <cdavis@team-icsc.com>
Sent: Tuesday, January 15, 2013 9:16 AM
To: Hitt, Dana
Cc: binkycmh@hotmail.com; Danielle.BorrerSugarman@nationwidechildrens.org
Subject: RE: RMH expansion approval form

Dana,

Approval was sent over to the City for Nationwide Children's RMH as approved, Danielle in the future please reach out to me, as I am the one that interfaces with the City on approvals, Jim just forwards them over, it will cut down on delays for your projects.

Thanks

Curtis Davis
Zoning Chair
Southside Area Commission

From: James Griffin [mailto:binkycmh@hotmail.com]
Sent: Monday, January 14, 2013 12:13 PM
To: Curtis Davis
Subject: FW: RMH expansion approval form

Curtis,

Please handle.....let me know if you have questions or need my assistance.

Jim

From: Danielle.BorrerSugarman@nationwidechildrens.org
To: binkycmh@hotmail.com
Subject: RMH expansion approval form
Date: Fri, 11 Jan 2013 20:42:17 +0000

Hi Jim,

I hope all is well and that you had a nice holiday!

I wanted to follow up on the RMH Expansion approval by the Southside Area Commission. We recently heard that Dana Hitt in Building & Zoning Services had not received the approval form back for our rezoning. Do you think you could contact Dana Hitt with the City to verify the approval by the CSAC? Dana's email is dahitt@columbus.gov and his phone is # 645-2395. Please let me know if you have any questions or if there is anything I can help with.

Thank you and have a great weekend,



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 # 212-063

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

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

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 2nd day of November, in the year 2012.

SIGNATURE OF NOTARY PUBLIC Deanna R. Cook

My Commission Expires: NA

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

Notary Seal Here



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

PLEASE NOTE: incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer