



C:\COURT\LAND\PROJECTS\2005\204-036\204-036.DWG - 2005 - SURVEY BY J. PAPP - 100' X 200' - 11/11/04

- Note
1. There are no easements or other special releases here without Sub-Areas 1 and 2.
 2. The boundary right-of-way line for East Street shown is shown at a minimum distance of 30 feet from centerline. This indication was taken from existing right-of-way plans and projected right-of-way strips.
 3. The boundary right-of-way line for Taylor Road is shown at its current location which is 30 feet from centerline.

J. P. ...
 Surveyed & Prepared
 2/23/05



SCALE 1" = 200' September 22, 2004
 Project January 14, 2004

204-036 Final Received 2/23/05
 of Shannon J. Papp

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 10, 2005**

- 6. APPLICATION: Z04-036**
Location: 6314 EAST BROAD STREET (43213), being 159.95± acres located at the northeast corner of East Broad Street and Taylor Station Road (520-269048).
Existing Zoning: M-1 Manufacturing District.
Request: CPD, Commercial Planned Development, and L-M, Limited Manufacturing Districts.
Proposed Use: Commercial and industrial development.
Applicant(s): Mount Carmel Health Systems, Empire Ventures/6200 East Broad LLC, and Continental/6200 East Broad LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208; spine@columbus.gov

BACKGROUND:

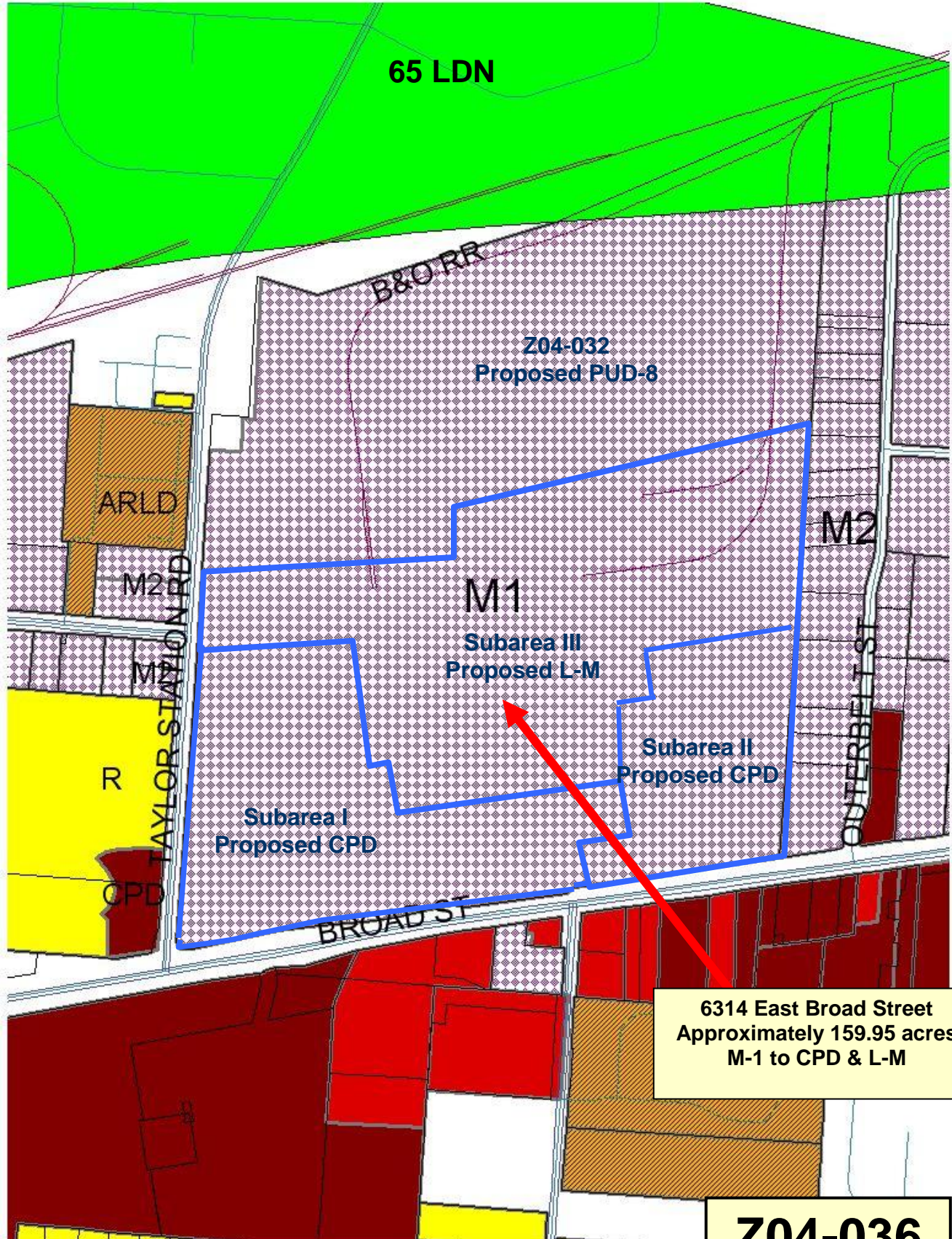
- The 159.95± acre site is zoned in the M-1, Manufacturing District, and is the southern two-thirds of the former Lucent Technologies site, developed with a large industrial building and a variety of minor accessory structures. The applicants request the CPD, Commercial Planned Development, and L-M, Limited Manufacturing Districts to develop hospital-related, commercial, and industrial uses.
- To the north of the site is the northern third of the former Lucent Technologies site, currently zoned in the M-1, Manufacturing District, and primarily undeveloped with the exception of athletic fields and minor accessory structures. This site is pending rezoning to the PUD-8, Planned Unit Development District (Application # Z04-032) to develop 485 single-family and multi-family residential units. To the east is office/warehouse development in the M-2, Manufacturing District. To the south, across East Broad Street is the Mount Carmel East Hospital campus zoned in the CPD, Commercial Planned Development District, and an electrical substation, medical offices, a bank, a hotel, and undeveloped land in the C-2, and C-3, Commercial, L-M, Limited Manufacturing, or CPD, Commercial Planned Development Districts. To the west across Taylor Station Road is undeveloped land in the CPD, Commercial Planned Development District, a cemetery in the R, Rural District, and medical offices in the M-2, Manufacturing District.
- The submitted development plan is comprised of three separate subareas. Subarea 1, a request for CPD, Commercial Planned Development District containing 50.9± acres, is proposed for use by Mt. Carmel Health Systems for hospital, medical, and office uses, and includes the opportunity for commercial development. Subarea 2, a request for CPD, Commercial Planned Development District containing 24.7± acres, is for unspecified commercial development. Subarea 3, a request for L-M, Limited Manufacturing District containing 84.1± acres, is for industrial development. The submitted plan commits to a 25' parking setback and 50' building setback from East

Broad Street and Taylor Station Road. A minimum 10-foot landscaped buffer area is proposed in the L-M, Limited Manufacturing District for the adjacent pending PUD site.

- The proposed development text contains customary use restrictions, screening, landscaping, street trees, outdoor display provisions and lighting controls.
- The site is located within the “Extended Study Area” of the *East Broad Street Study* that was conducted in 2000. The Study examined the rapid growth along the East Broad Street corridor with regard to the traffic impacts that development has had in the area. The Study recommends implementing various access management strategies including the widening of East Broad Street, the installation of additional traffic signals, and developing additional east-west connectors, particularly on the north side of East Broad Street, to help ease the traffic burden on East Broad Street. Although the Study makes no specific land use recommendation for this site, the “Extended Study Area” anticipates that undeveloped parcels will be developed in the established pattern and the preferred future development is, “classified as ‘neighborhood based’ that would serve the residential population already existing in the area.” The Study’s land use recommendations include encouraging low vehicle trip generating uses but that whatever resulting mixture of land uses occurs, the overall impacts on the East Broad Street Corridor must be considered. This development will potentially provide substantial roadway improvements to both Taylor Station Road and East Broad Street.
- The *Columbus Thoroughfare Plan* identifies East Broad Street as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline, and Taylor Station Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

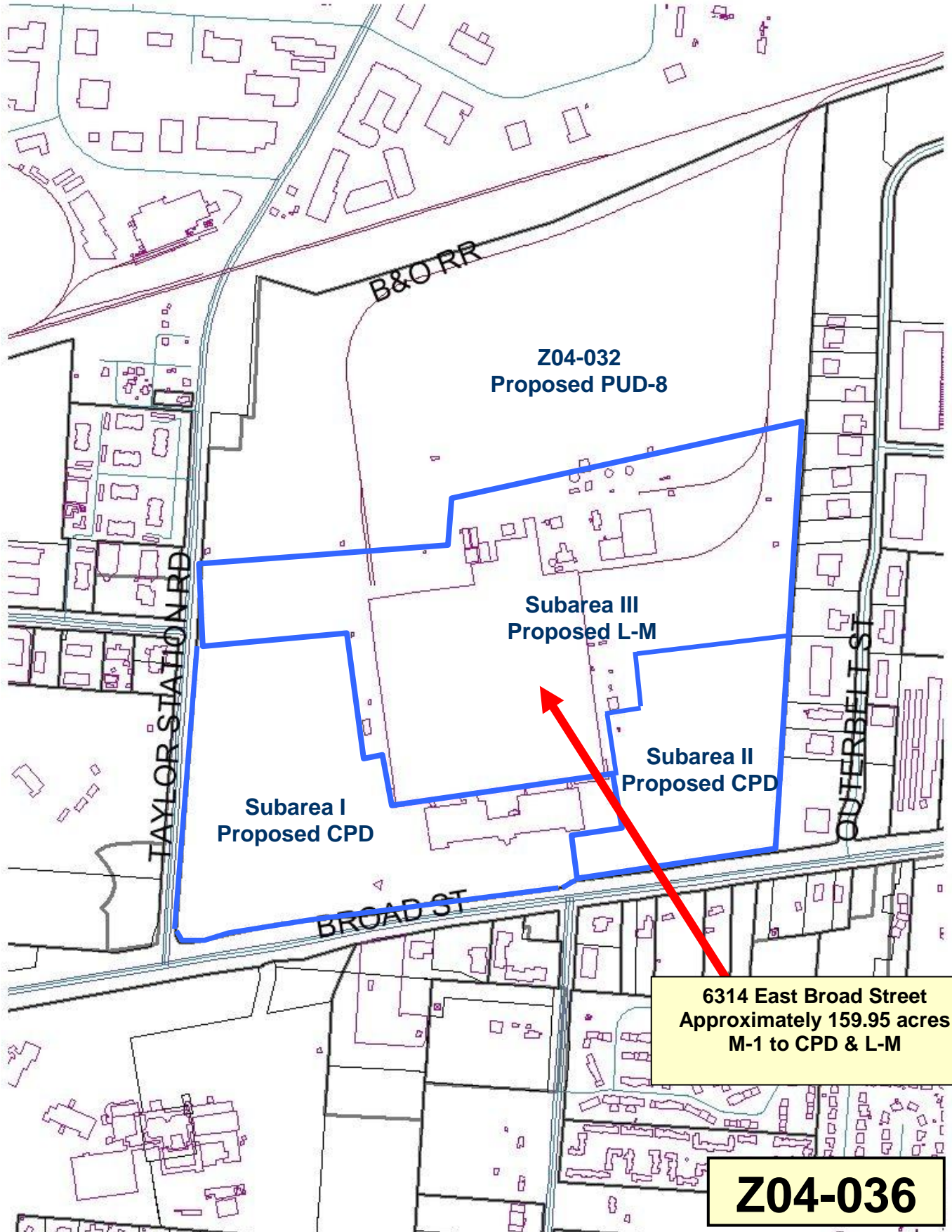
CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The applicants request the CPD, Commercial Planned Development, and L-M, Limited Manufacturing Districts to develop hospital-related, commercial, and industrial uses. In addition, substantial roadway improvements to Taylor Station Road and East Broad Street are intended to support the proposed development and improve existing traffic conditions in the area. The development plan and text include similar development standards as surrounding developments, and provide screening and setbacks in the L-M District from the adjacent pending PUD site located to the north. The proposal is consistent with the zoning and development patterns of the area.



6314 East Broad Street
Approximately 159.95 acres
M-1 to CPD & L-M

Z04-036



Z04-032
Proposed PUD-8

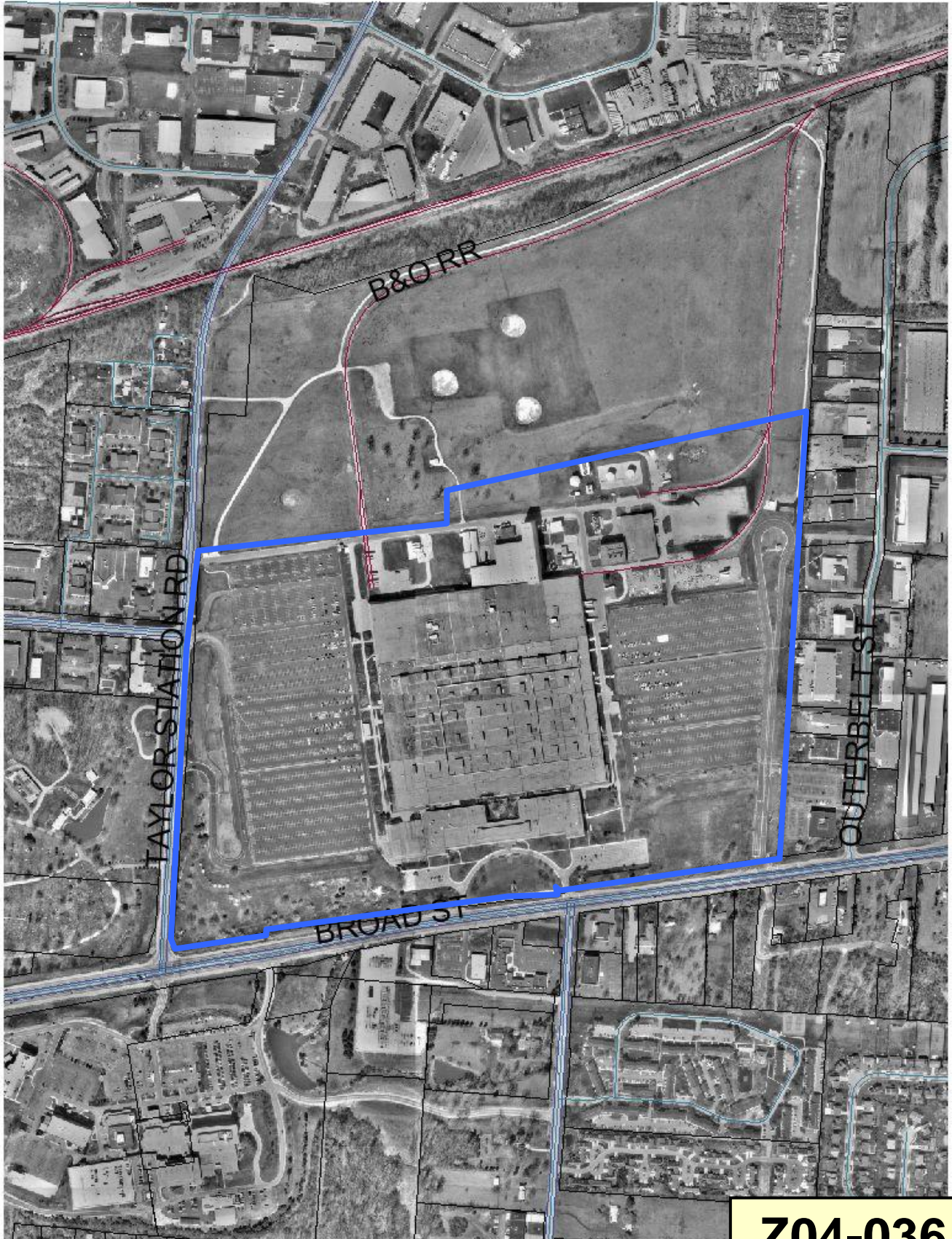
Subarea III
Proposed L-M

Subarea II
Proposed CPD

Subarea I
Proposed CPD

6314 East Broad Street
Approximately 159.95 acres
M-1 to CPD & L-M

Z04-036



Z04-036



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 # 204-036

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Mt. Carmel Health System</u>	<u>5955 East Broad Street, Columbus, OH 43213</u>
<u>Empire Ventures / 6200 East Broad, LLC</u>	<u>150 East Broad Street, Suite 800, Columbus, OH 43215</u>
<u>Continental / 6200 East Broad, LLC</u>	<u>150 East Broad Street, Suite 800, Columbus, OH 43215</u>

SIGNATURE OF AFFIANT *Jeffrey L. Brown*
Subscribed to me in my presence and before me this 27th day of January, in the year 2005

SIGNATURE OF NOTARY PUBLIC *Matalie C. Patrick*

My Commission Expires: 9/5/05

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



MATALIE C. PATRICK
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 5, 2005