

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2022**

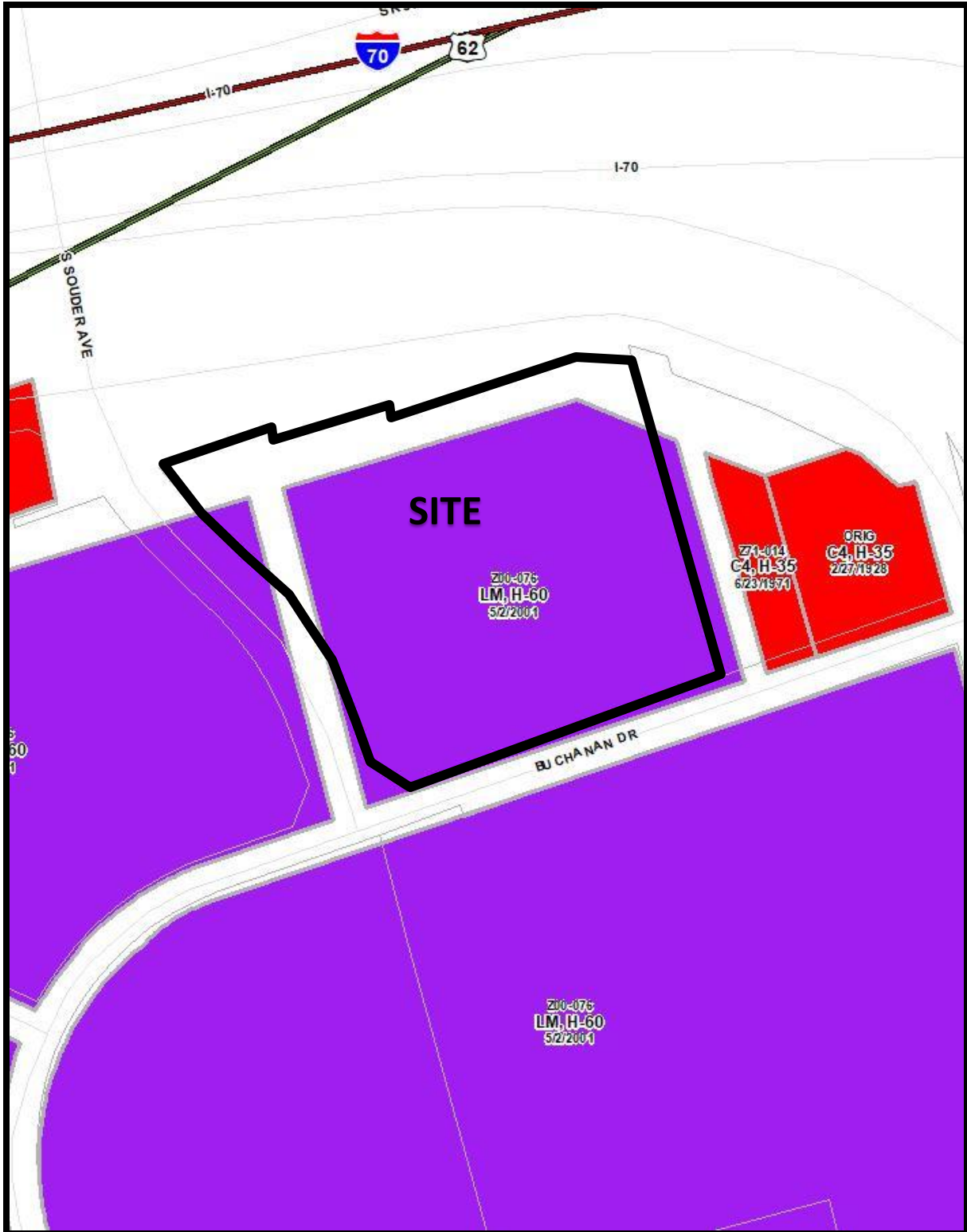
- 3. APPLICATION: Z22-064**
Location: 475 HARMON AVE. (43223), being 3.05± acres located at the southeast corner of Harmon Avenue and South Souder Avenue (010-284121; Franklinton Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Mental health & addiction crisis care center.
Applicant(s): ADAMH Board of Franklin Co.; c/o Thaddeus M. Boggs, Atty.; 10 West Broad Street, 23rd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

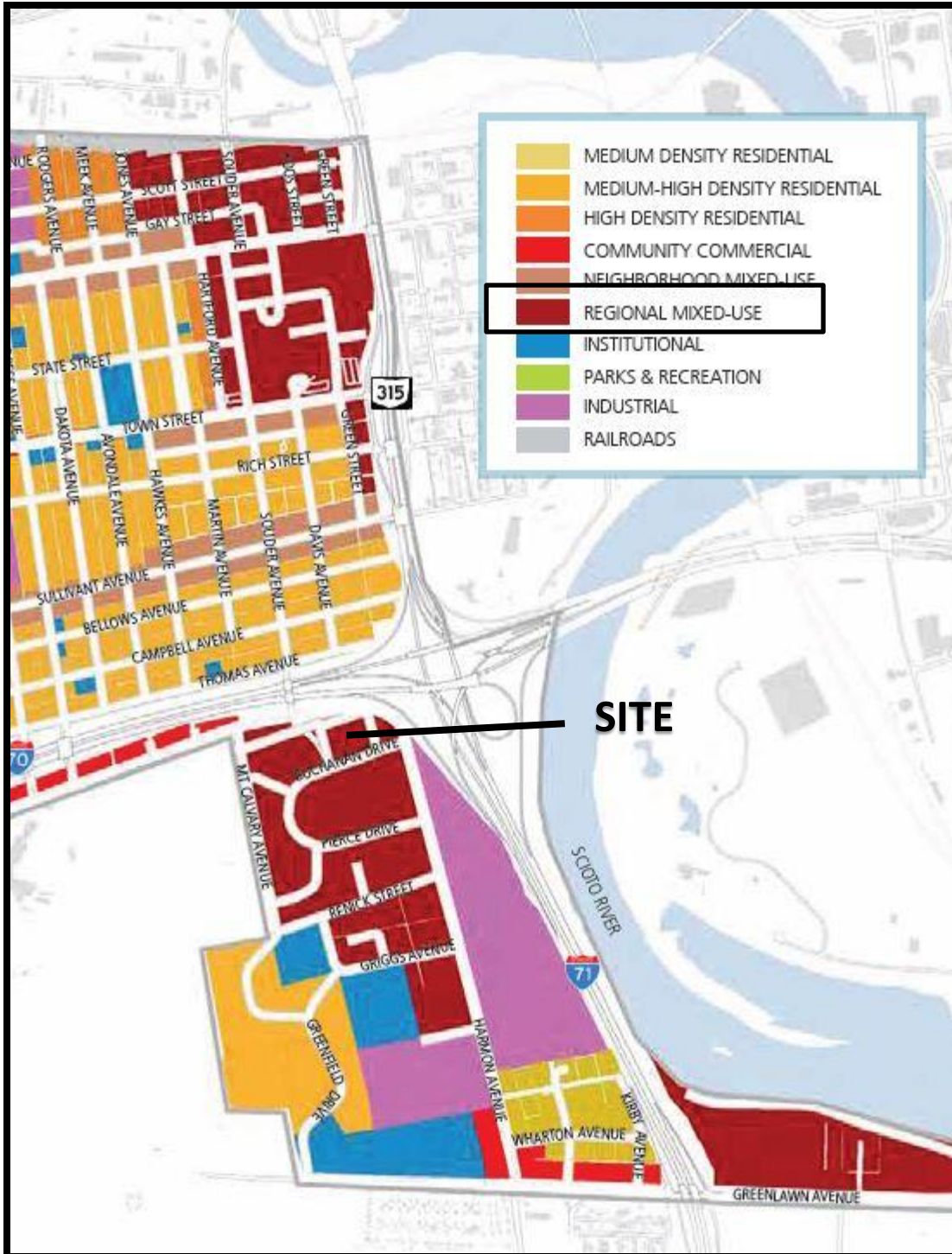
- The site is undeveloped in the L-M, Limited Manufacturing District (Z00-076). The site was part of a larger 38.61± acre manufacturing and commercial development, and permitted all less objectionable uses in the M, Manufacturing District. The requested rezoning to CPD, Commercial Planned Development District is will permit the development of a mental health and addiction crisis care center.
- To the north is right-of-way for Interstate 70. To the east and south are industrial uses in the C-4 Commercial and L-M, Limited Manufacturing districts. To the west is an office building in the L-M, Limited Manufacturing District.
- The site is within the planning boundaries of *West Franklinton Plan* (2014), which recommends “Regional Mixed Use” land uses at this location. The Plan also includes the early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Franklinton Area Commission, whose recommendation is for approval.
- The CPD text includes use restrictions and supplemental development standards that address building and parking setbacks, density, lot coverage, parking and traffic access, landscaping, and building design. Additionally, the text includes commitments to develop the site in accordance with the site plan, landscape plan, and building elevations.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Harmon Avenue as an Urban Community Connector requiring 80 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit the development of medical facility and office. The proposal is not considered to be an introduction of an incompatible use and is consistent with the *West Franklinton Plan's* (2014) recommendation of "Regional Mixed Use" land uses, which includes institutional and office uses. The submitted site plan, landscape plan, and building elevations are consistent with C2P2 Design Guidelines.



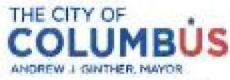
Z22-064
475 Harmon Ave.
Approximately 3.05 acres
L-M to CPD



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Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number 222-064

Address 475 Harmon Ave

Group Name Franklinton Area Commission

Meeting Date 10/11/22

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

LIST BASIS FOR RECOMMENDATION:

Unanimous vote in favor of supporting this request with proposed changes per zoning.

Vote Unanimous

Signature of Authorized Representative [Signature]

Recommending Group Title Franklinton Area Commission

Daytime Phone Number 614-406-4371

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-064

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

Being first duly cautioned and sworn (NAME) THADDEUS M. BOGGS, FROST BROWN TODD LLC
of (COMPLETE ADDRESS) 10 WEST BROAD STREET, 23RD FLOOR, COLUMBUS, OHIO 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. ALCOHOL, DRUG AND MENTAL HEALTH BD. OF FRANKLIN COUNTY 447 E. BROAD ST., COLUMBUS, OH 43215	2. ERICA CLARK JONES 614-224-1057
3. NO. OF COLUMBUS-BASED EMPLOYEES: 0	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Thaddeus M. Boggs

Sworn to before me and signed in my presence this 22nd day of August, in the year 2022

Julie J. Laperle
SIGNATURE OF NOTARY PUBLIC

March 1, 2027 Notary Seal Here
My Commission Expires



JULIE J. LAPERLE
Notary Public, State of Ohio
My Commission Expires 03-01-2027

This Project Disclosure Statement expires six (6) months after date of notarization.