

LEONARD AVENUE
(WIDTH VARIES)

OSU CAREPOINT EAST:
DEVELOPMENT PLAN

State of Ohio FBO
Ohio State University
543 Taylor Avenue
Parcel: 010-013932
Zone: CPD

OSU CAREPOINT EAST

10 ft Parking Setback
10 ft Building Setback
20 Bicycle Parking Spaces

10 ft Parking Setback
25 ft Building Setback

Combined Lot
6.56 Total Acres

Subarea A

Subarea Boundary

Subarea B

TAYLOR AVENUE
(WIDTH VARIES)



Applying for
quid 13, 2020

BASSETT AVENUE
(~50 FT)

CARL ALY
(~20 FT)

JOHNSON STREET (~45 FT)

ATCHESON STREET (~50 FT)

MARYLAND AVENUE
(~60 FT)

ADA	PRE-DEVELOPMENT	POST-DEVELOPMENT
TOTAL SPACES	418 SPACES	600 SPACES
REQUIRED ADA	42 SPACES	60 SPACES
REQUIRED VAN ADA	6 SPACES	8 SPACES

EXISTING ADA: 20 SPACES
EXISTING ADA VAN: 2 SPACES

Z18-069 Final Received 6/13/2020

Note:
Perimeter landscaping shall comply with
City of Columbus Zoning Code
requirements for Parking Lot Screening.

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 26, 2020**

- 3. APPLICATION: Z18-069**
Location: **543 TAYLOR AVE. (43203)**, being 6.6± acres located at the northwest and southwest corners of Taylor Avenue and Maryland Avenue (010-013932, 010-276677, 010-039612, and part of 010-039613; Near East Area Commission).
Existing Zoning: CPD, Commercial Planned Development District and R-3, Residential District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Parking lot expansion for medical clinic.
Applicant(s): The Ohio State University, Physical Planning and Real Estate; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Blueprint Community Development LLC; 211 Taylor Avenue; Columbus, OH 43203.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

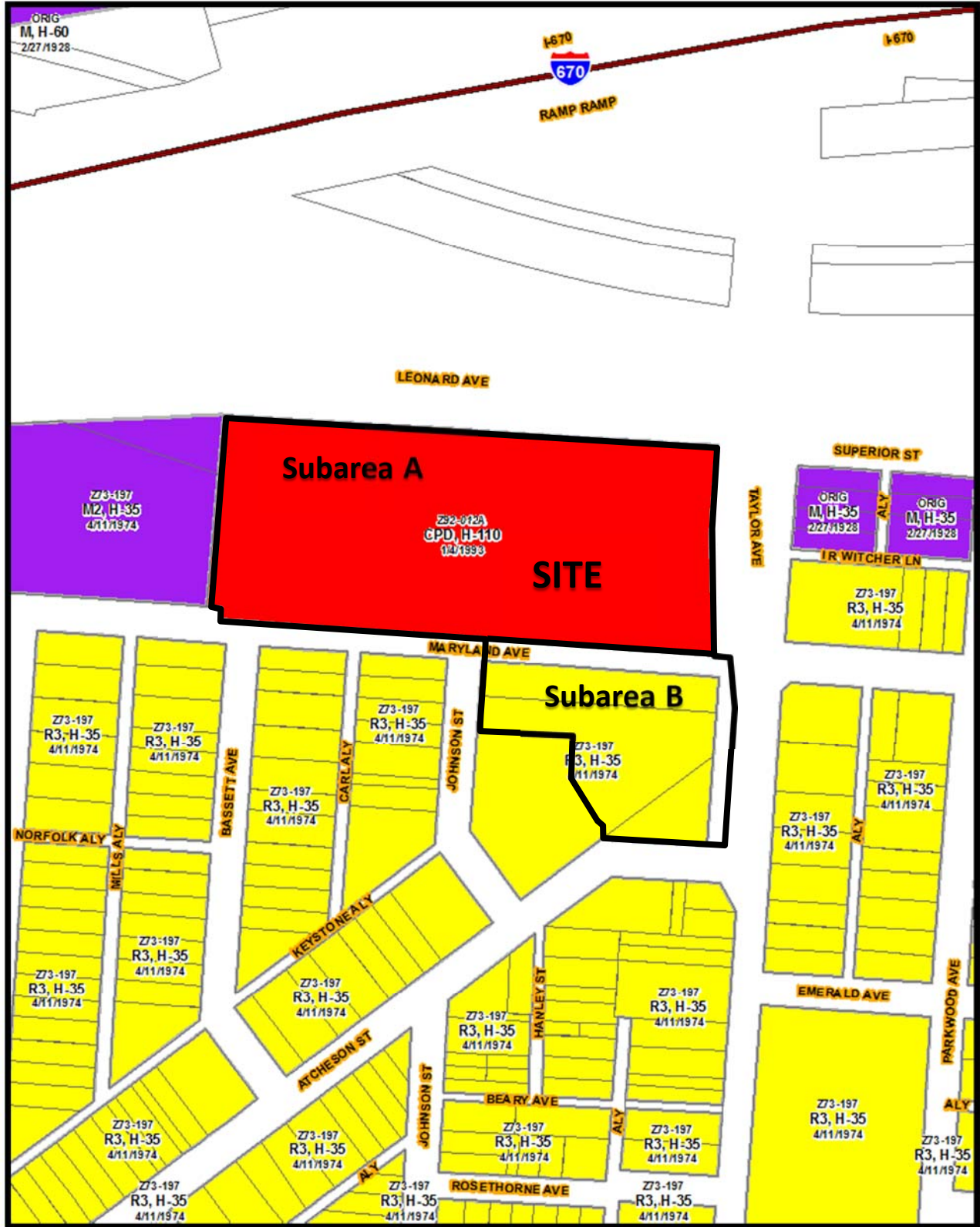
- The 6.6± acre site consists of one parcel developed with a medical clinic building zoned in the CPD, Commercial Planned Development District, and three parcels developed with single-unit dwellings zoned in the R-3, Residential District. The applicant proposes the CPD, Commercial Planned Development District to permit a parking lot expansion for the medical office, with one dwelling to be maintained in the R-3 district on a smaller lot. The current CPD district is included to remove landscaping requirements along its southern boundary where the parking lot expansion will occur.
- North of the site across Leonard Avenue is Interstate 670 right-of-way which includes a parking lot for the subject site. To the east across Taylor Avenue are a church in the M, Manufacturing District, and a parking lot and undeveloped land in the R-3, Residential District. To the south and west are single-unit dwellings in the R-3, Residential District. Also to the west is undeveloped land in the M-2, Manufacturing District.
- The site is within the boundaries of the *Near East Area Plan (2005)*, which recommends “Office/Light Industrial/Mixed Uses” for the medical clinic portion of the site, and “Lower and Medium Density Residential” for the expanded parking lot area. Deviation from the land use recommendation is supported for the parking lot expansion because sufficient landscaping and screening have been incorporated into the CPD Plan.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- The CPD district is comprised of two subareas with Subarea A located in the existing CPD district, and Subarea B only being for the expanded parking lot. The text commits to use restrictions, and provisions addressing lot coverage, access, landscaping, and graphics controls. Variances are included to permit parcel lines to divide maneuvering

areas and parking spaces.

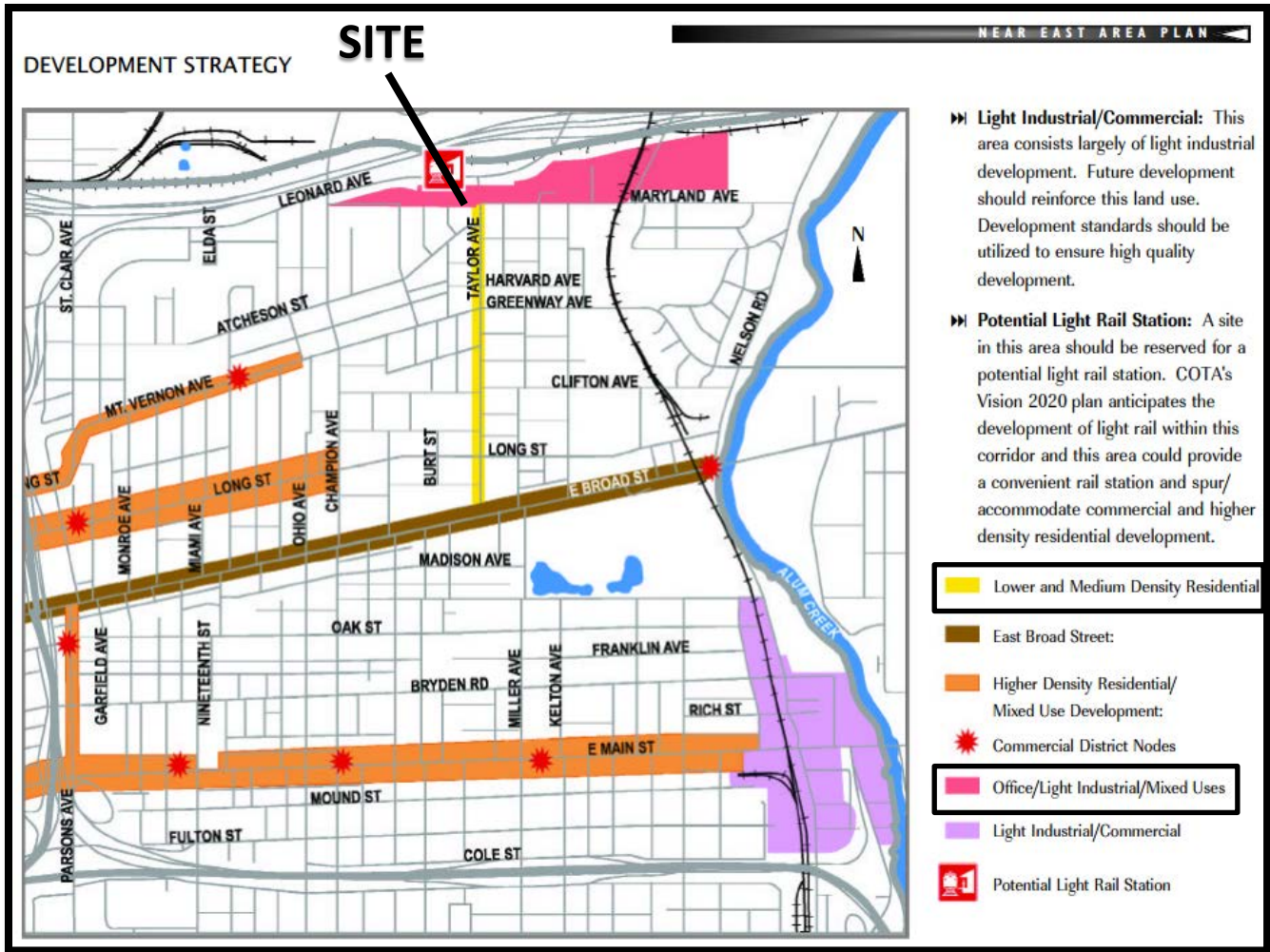
- The *Columbus Multimodal Thoroughfare Plan* identifies Taylor Avenue as an Urban Community Connector requiring a minimum of 60 feet of right-of-way, and Leonard Avenue as a Suburban Commuter Corridor requiring a minimum of 160 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit a parking lot expansion for an existing medical clinic. The request remains consistent with the *Near East Area Plan* recommendation for "Office/Light Industrial/Mixed Uses," with deviation from the Plan supported for the parking lot expansion based on the landscaping and screening that have been incorporated into the CPD Plan.



Z18-069
543 Taylor Avenue
Approximately 6.82 acres
CPD & R-3 to CPD



Z18-069
 543 Taylor Avenue
 Approximately 6.6 acres
 CPD & R-3 to CPD



Z18-069
543 Taylor Avenue
Approximately 6.6 acres
CPD & R-3 to CPD



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number:

2-18-069

Address:

543 TAYLOR AVENUE

Group Name:

NEAR EAST AREA COMMISSION

Meeting Date:

THURSDAY, DECEMBER 12, 2019

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation: (Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

Vote: 9-0-0

Signature of Authorized Representative:

Kathleen D. Beul

CHAIR NEAR EAST AREA COMM

614-582-3053

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: AssignedPlanner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z18-069

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

<p>1. The Ohio State University c/o Physical Planning & Real Estate 1534 North High Street Columbus, OH 43201 Erin Prosser 614-247-5958</p>	<p>2. Blueprint Community Development LLC 211 Taylor Avenue Columbus, OH 43203 David Cufer Exec. Director 614-247-8037 <u>0</u> Columbus based employees</p>
<p>3. <u>43,883</u> Columbus based employees State of Ohio c/o The Ohio State University 1534 North High Street Columbus, OH 43201 Erin Prosser 614-247-5958</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Subscribed to me in my presence and before me this 17th day of June, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Natalie C Timmons

My Commission Expires:

9/4/2020

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



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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