

**AFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2011**

1. **APPLICATION:** **Z11-006 (ACCELA # 11335-00000-00111)**
Location: **700 CHILDRENS DRIVE (43205)**, being 53.28± 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). (010-082629, Livingston Avenue Area Commission)
Existing Zoning: AR-1, Apartment Residential and CPD, Commercial Planned Development 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

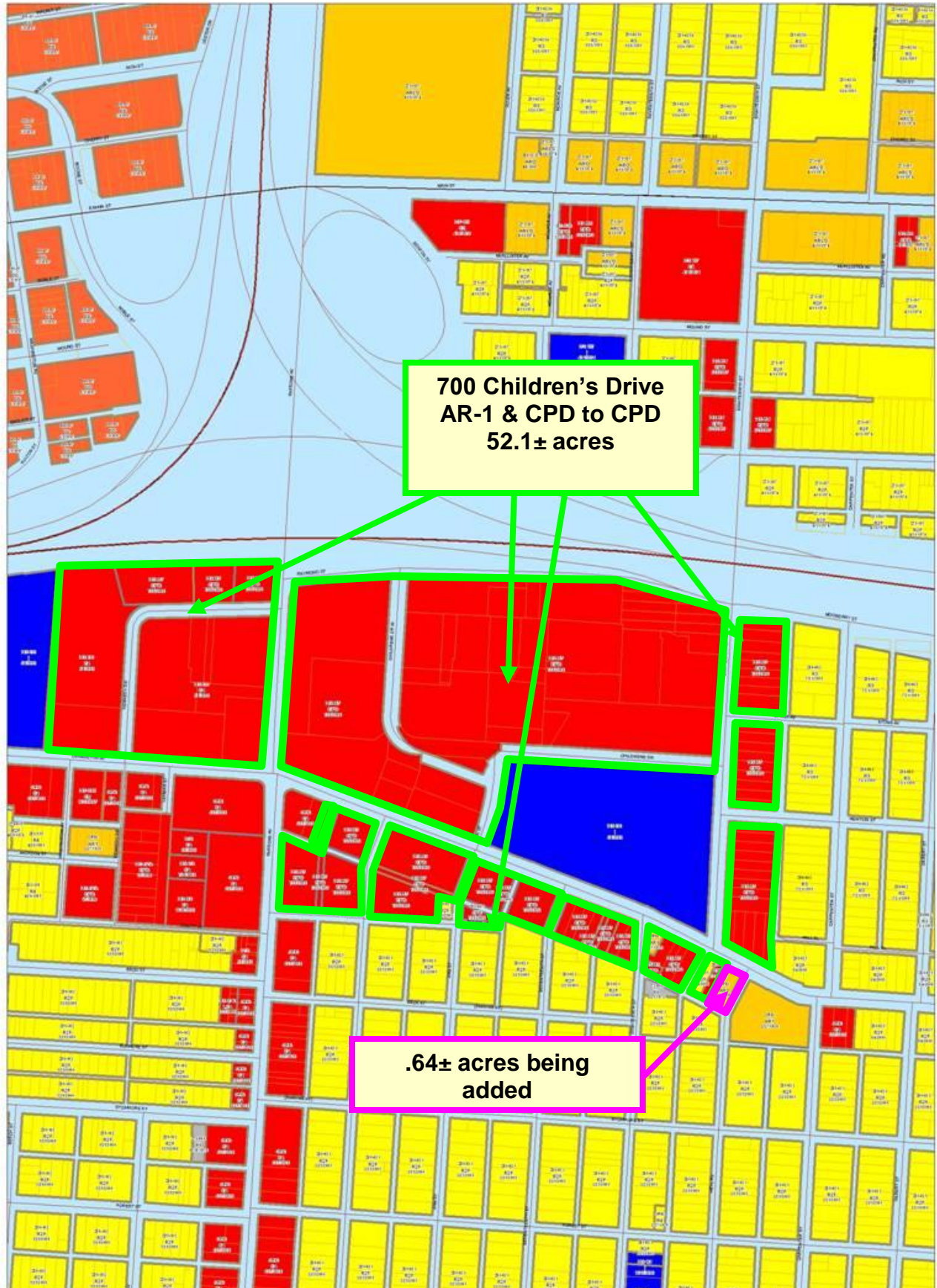
BACKGROUND:

- The 52.7± acre site is developed with the Children's Hospital and related medical research, office, heliport, and parking facilities. The main purpose of the application is to add 0.64 acres at the corner of Livingston and Heyl Avenues to the existing Commercial Planned Development District that already comprises 52.1± acres.
- No changes of substance are being made to the text except for updates to account for the addition of the site and to eliminate limitations that were made unnecessary with the adoption of the new parking chapter in the Zoning Code.

- To the north of the 0.64 site being across Livingston Avenue is a Childhood League Center zoned in the CPD, Commercial Planned Development District. To the south across the alley are single-unit dwellings zoned in the R-2F, Residential District. To the east across Heyl Avenue is an elementary school zoned in the AR-1, Apartment Residential District. To the west is a nonconforming two-unit dwelling owned by the applicant and zoned in the CPD, Commercial District.
- The site falls within the boundaries of the *Near Southside Plan* (1997), which is being updated.
- The *Columbus Thoroughfare Plan* identifies East Livingston Avenue as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

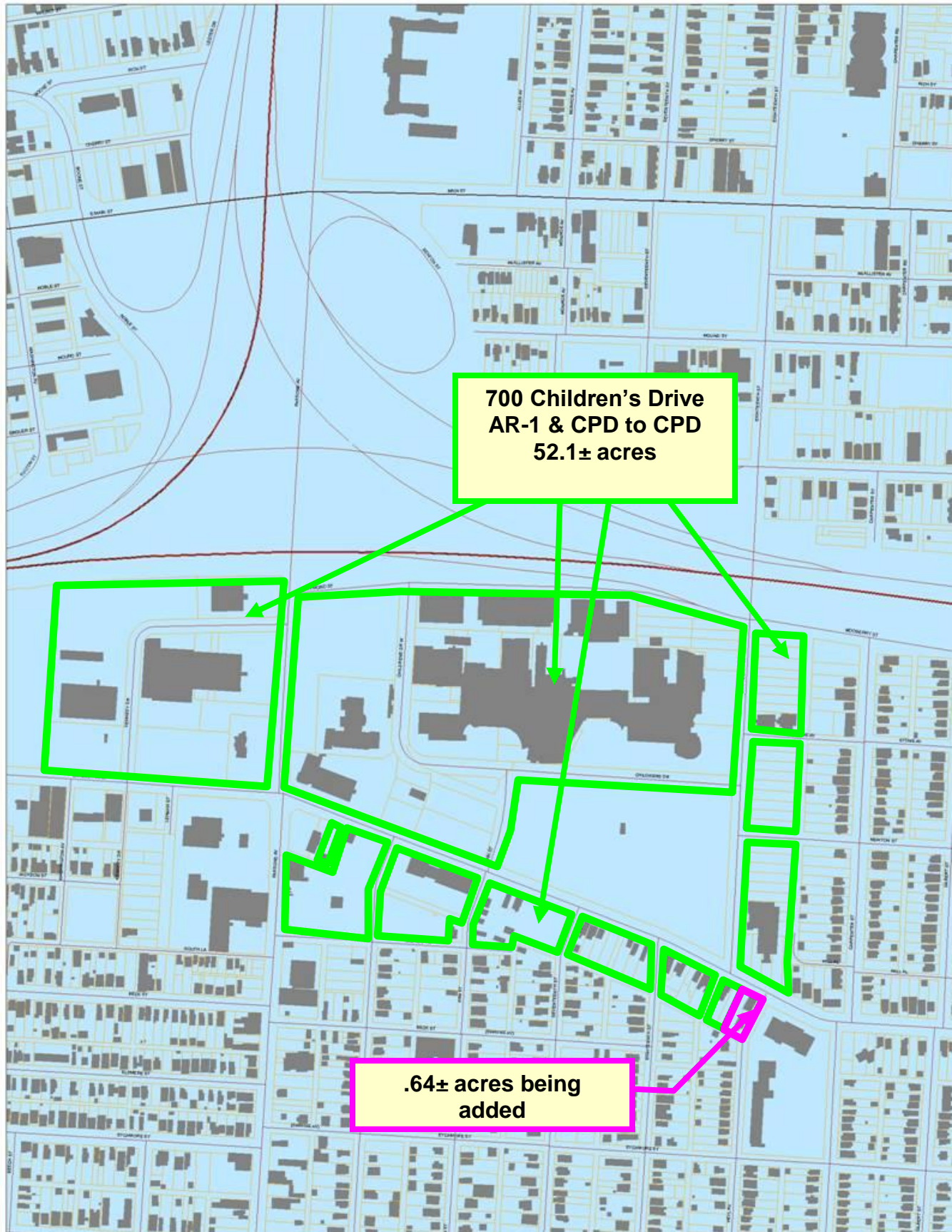
CITY DEPARTMENTS' RECOMMENDATION: Approval.

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. The rest of the changes are to update the text and eliminate limitations that are no longer needed due to improvements in the Zoning Code.



**700 Children's Drive
AR-1 & CPD to CPD
52.1± acres**

**.64± acres being
added**



700 Childrens Drive: CSSAC voted for approval with following conditions: no parking garage to be built on corner of Livingston and Heyl. Maximum building height at same corner to be 45'. Building design will be presented to Southern Orchards Civic Association and CSSAC before final plans to build on corner of Livingston and Heyl. NCH was in agreement with all the conditions mentioned.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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 # 211-006

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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

1. Nationwide Childrens Hospital 700 Childrens Drive Columbus, Ohio 43205 _____ # of Columbus Employees	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 25th day of February, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires: _____

This Project Disclosure Statement expires six months after date of notary commission expiration.

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
October 16, 2012