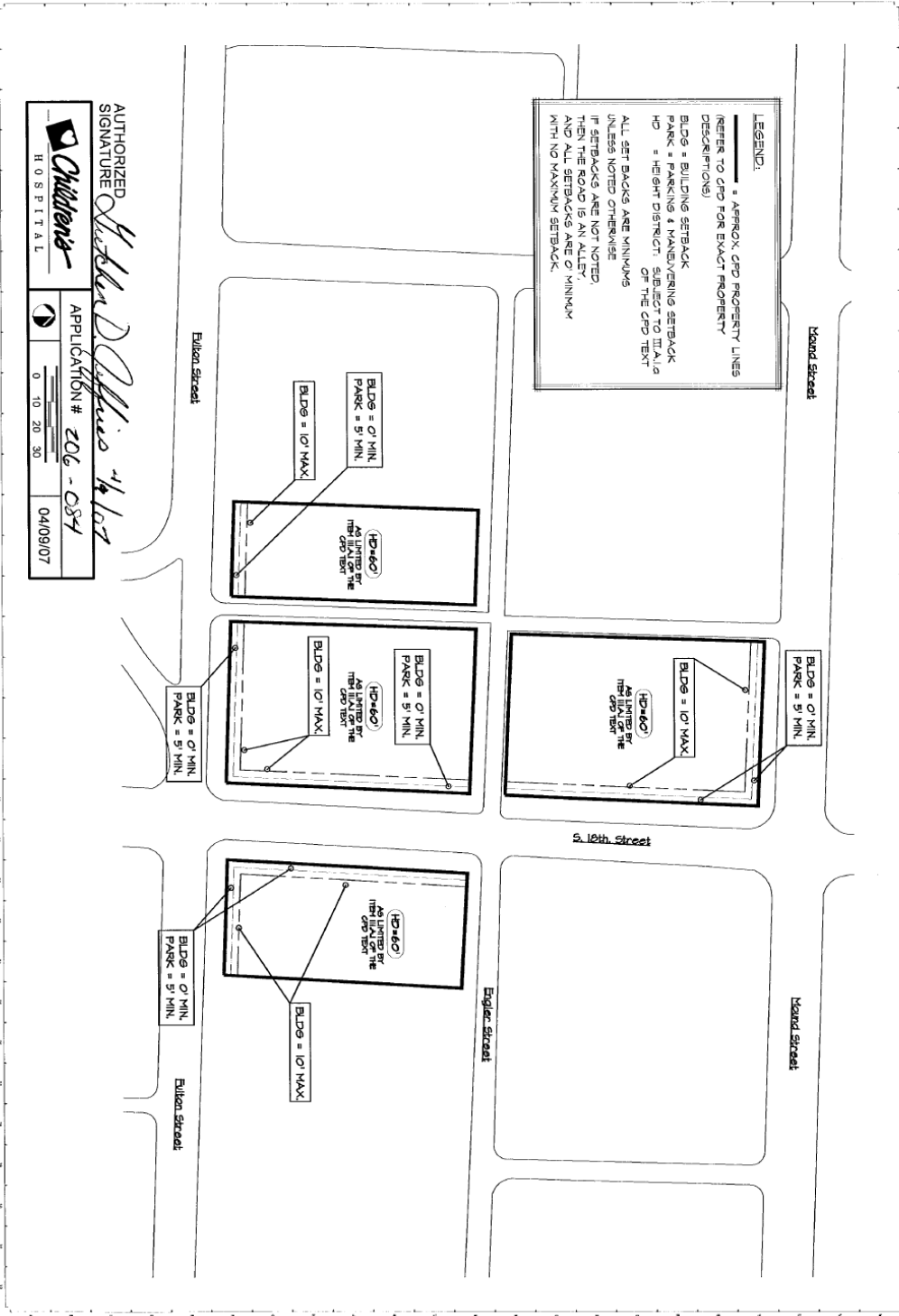


**LEGEND:**  
 - - - - - APPROX. CDP PROPERTY LINES  
 REFER TO CDP FOR EXACT PROPERTY DESCRIPTIONS)  
 BLDG = BUILDING SETBACK  
 PARK = PARKING & MANUEVERING SETBACK  
 HD = HEIGHT DISTRICT. SUBJECT TO IT ALL OF THE CDP TEXT  
 ALL SET BACKS ARE MINIMUMS  
 UNLESS NOTED OTHERWISE  
 IF SETBACKS ARE NOT NOTED THEN THE ROAD IS AN ALLEY AND ALL SETBACKS ARE 0' MINIMUM WITH NO MAXIMUM SETBACK.



AUTHORIZED SIGNATURE *Walter D. Collins* 4/16/07  
 CHILDREN'S HOSPITAL  
 APPLICATION # 206-084  
 0 10 20 30  
 04/09/07

PROPOSED ZONING FOR: 830 East Fulton Street 415 S. 18th Street 419 S. 18th Street Z1	PROJ # S-06-118	REVISIONS:	
	DRAWN BY: M.D.H.		

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 10, 2007**

- 10. APPLICATION: Z06-084**  
**Location:** **830 EAST FULTON STREET (43205)**, being 1.74± located acres located at the northwest and northeast corners of East Fulton Street and 18<sup>th</sup> Street (010-022907, Near East Area Commission).  
**Existing Zoning:** AR-3, Apartment Residential and R-2F, Residential Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Parking and hospital / medical facilities.  
**Applicant(s):** The Children's Hospital; c/o Daniel H. Schoedinger, Atty.; 52 East Gay Street, P.O. Box 1008; Columbus, Ohio 43216.  
**Property Owner(s):** The applicant; 700 Children's Drive; Columbus, Ohio 43205.  
**Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The site is developed with two temporary parking lots. The applicant requests the CPD, Commercial Planned Development District to permit uses in the I, Institutional District and the C-2, Commercial District as well as private or public parking. They are requesting the 60 foot height district. The intent is that the parking lots will be used in the near term but that ultimately they will be redeveloped with office type facilities related to the hospital.
- To the north across Mound Street is vacant land zoned in C-1, Commercial District. To the east are single-family dwellings zoned in the R-2F, Residential District. To the south, are Interstate 70 and single-family dwellings zoned in the R-2F, Residential District. To the west are single-family and multi-family residential dwellings zoned in the P-1, Parking and R-2F, Residential Districts.
- The CPD Text commits to the paving of the two parking lots which are currently gravel. The application contains a provision requiring the site to be redeveloped within 12 years with office or institutional uses. The CPD Text provides for screening and fencing along the perimeter of the parking lots. The CPD Text incorporates provisions of the Development Review Checklist from the *Near East Area Plan* (2006).
- The site lies within the boundaries of the *Near East Area Plan* (2006).

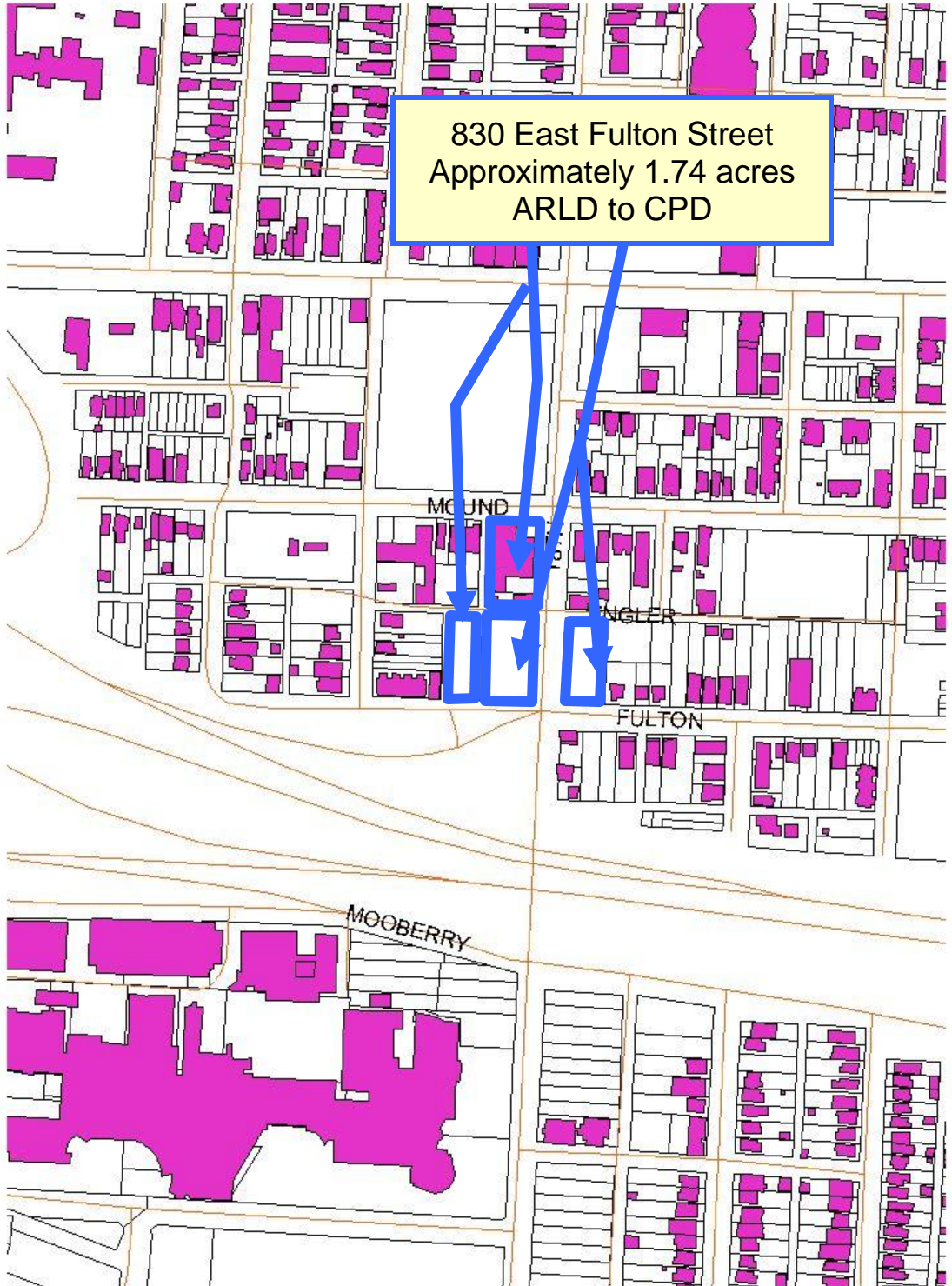
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

Staff recommends approval mainly because the proposal includes a provision that the site will be redeveloped with office or institutional uses within 12 years, which would be an investment in the area which could spur further redevelopment as well as providing jobs and ensuring the site will not always be used for parking. These reasons are consistent with provisions in the Near East Plan *Near East Area Plan* (2006) and would be a great benefit to the area.



**Z06-084**





**Z06-084**



City of Columbus  
Mayor Michael B. Coleman

# Department of Development Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS  
**STANDARDIZED RECOMMENDATION FORM**

Group Name: NEAR EAST AREA COMMISSION Meeting Date: 5/10/07  
Case Number: 206-084 Case Type:  Council Variance  Rezoning  
Zoning Address: 850 E. FULTON Applicant: CHILDREN'S HOSPITAL  
Person(s) Representing Applicant at Meeting: DAN SCHROEDINGER - VORY'S

Conditions Requested by Group (Add continuation sheet if needed):  
Area Commissions see note at bottom.

Applicant  
Response  
Yes No

1.	_____	<input type="checkbox"/>	<input type="checkbox"/>
2.	_____	<input type="checkbox"/>	<input type="checkbox"/>
3.	_____	<input type="checkbox"/>	<input type="checkbox"/>
4.	_____	<input type="checkbox"/>	<input type="checkbox"/>
5.	_____	<input type="checkbox"/>	<input type="checkbox"/>
6.	_____	<input type="checkbox"/>	<input type="checkbox"/>
7.	_____	<input type="checkbox"/>	<input type="checkbox"/>
8.	_____	<input type="checkbox"/>	<input type="checkbox"/>

### Recommendation

Approval  Disapproval  Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recommending Commission / Association / Accord Partner Vote: For 10 Against 1

Signature / Title of Authorized Representative: Nathaniel D. Big

Daytime Phone Number: 614-252-3283

**Note to Area Commissions:** Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

# 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 # Z06-084

Being first duly cautioned and sworn (NAME) Gretchen D. Jeffries, Esq.  
of (COMPLETE ADDRESS) Vorys, Sater, Seymour and Pease LLP, 52 East Gay St., Columbus, Ohio 43215  
deposes and states that (he/she) is the 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

*If applicable, check here if listing additional parties on a separate page (REQUIRED)*

1. The Children's Hospital 700 Children's Drive Columbus, Ohio 43205 Number of Columbus based employees: 5,500 Contact Name and Number: Scott Reifeis, (614) 355-1554	2.
3.	4.

SIGNATURE OF AFFIANT

*Gretchen D. Jeffries*

Subscribed to me in my presence and before me this 11<sup>th</sup> day of April, in the year 2007

SIGNATURE OF NOTARY PUBLIC

*Carla L. Peck*

My Commission Expires:

2-2-09

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

Notary Seal Here



CARLA L. PECK  
Notary Public, State of Ohio  
My Commission Expires  
February 2, 2009