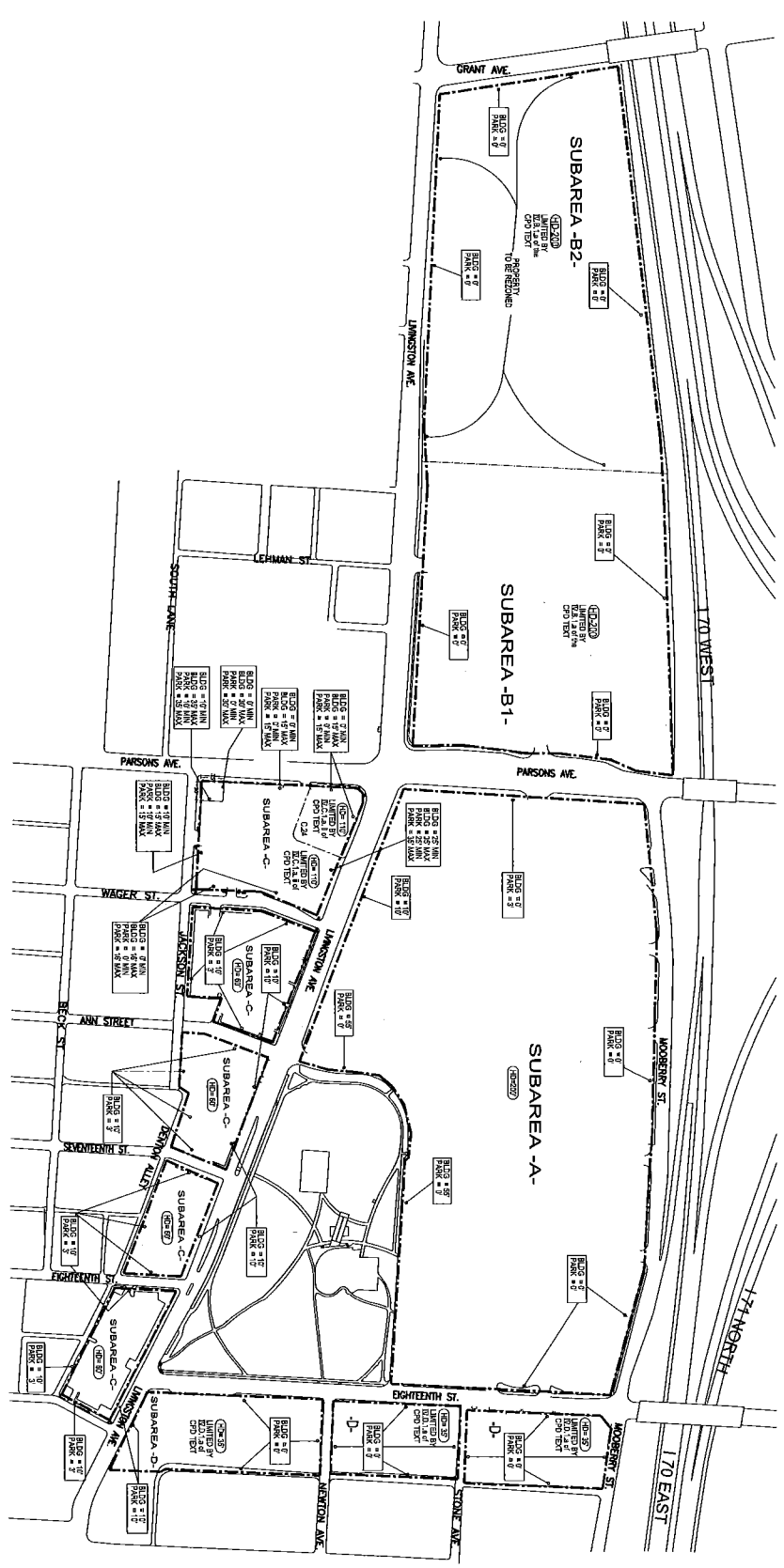




AUTHORIZED SIGNATURE  
*John Engman, Esq.*  
 4/16/14

CENTRAL AND WEST CAMPUS ZONING  
 04/15/14 APPLICATION # Z14-004



Z14-004  
 Final Received  
 4/16/14

**LEGEND**

(REFER TO CDP FOR EXACT PROPERTY DESCRIPTIONS)

BLDG = BUILDING SETBACK  
 HORN = HOUSING SETBACKS SETBACK  
 HORN = HEIGHT DISTRICT  
 ALL SET BACKS ARE MINIMUMS UNLESS NOTED OTHERWISE

IF SETBACKS ARE NOT NOTED, THEN THE ROADS IS AN ALLEY, AND NO SETBACKS REQUIRED MINIMUM

**Z1C**  
 CENTRAL & WEST CAMPUS ZONING

Nationwide Children's Hospital  
 Engineering Services  
 700 Children's Drive  
 Ross Hall  
 Columbus, OH 43205



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 10, 2014**

- 3. APPLICATION: Z14-004 (14335-00000-00056)**  
**Location:** **700 CHILDRENS DRIVE (43205)**, being 65.0± acres generally bounded by Interstate 70 and Mooberry Street to the north, to the first alley east of and parallel with Eighteenth Street to the east, to Livingston Avenue, Jackson Street, and Denton Alley to the south, and to South Grant Avenue and Parsons Avenue to the west, excluding all of Livingston Park (010-082628 plus multiple parcel numbers; not all-inclusive; Livingston Avenue and Columbus South Side Area Commissions).  
**Existing Zoning:** I, Institutional and CPD, Commercial Planned Development Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Hospital and related uses.  
**Applicant(s):** Nationwide Children's Hospital; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43216.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

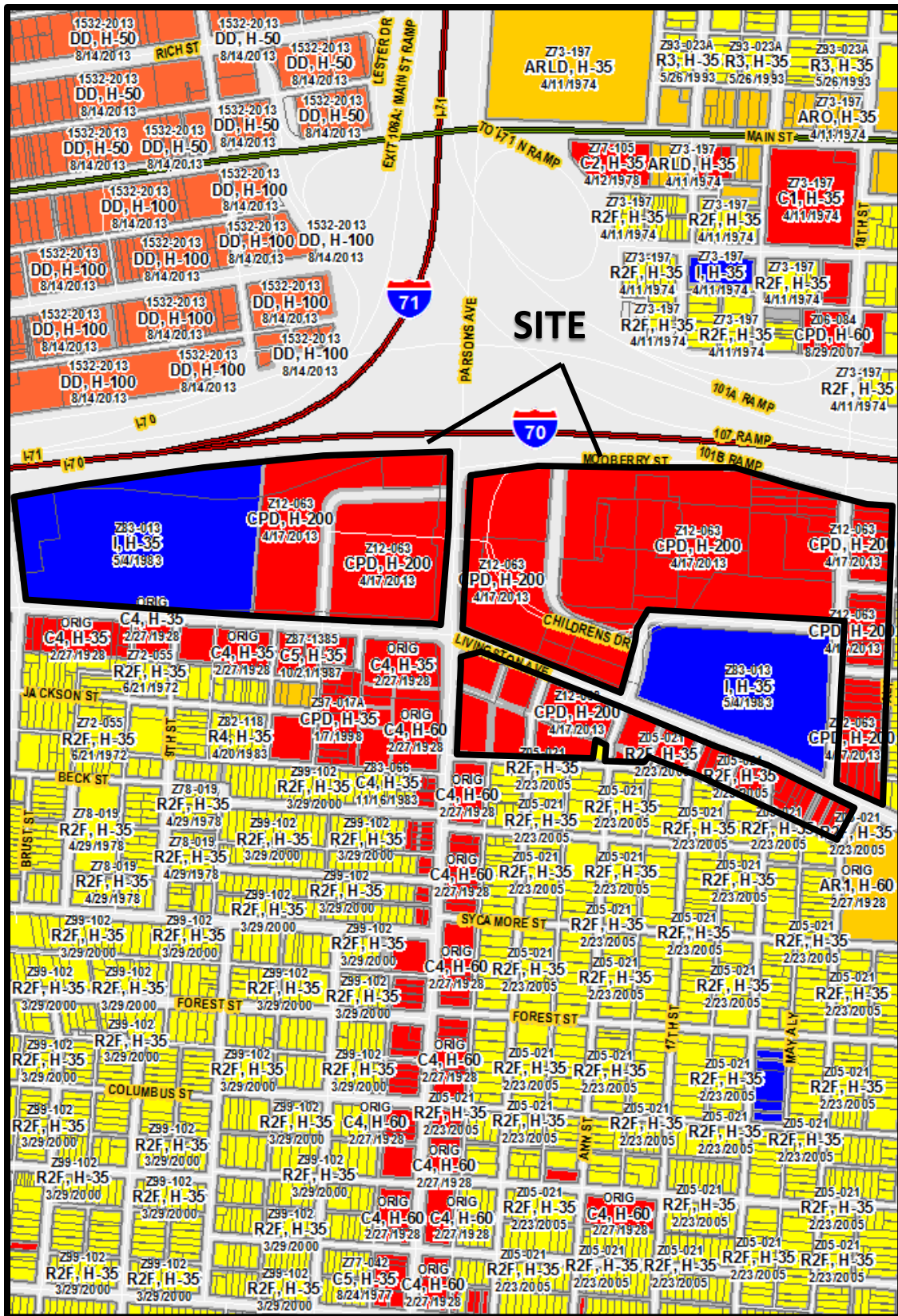
- The site is developed with a hospital complex, zoned CPD, Commercial Planned Development District, and athletic facilities for the Africentric School, zoned I, Institutional District. The applicant requests the CPD, Commercial Planned Development District, to amend the existing zoning for Nationwide Children's Hospital and to add 5 parcels (11.3 acres) into the overall CPD District. A small portion of the site located at the southeast corner of Parsons and Livingston Avenues is designated within the Urban Commercial Overlay (UCO).
- To the north of the 11.3 acre addition is Interstate 70/71. To the east is hospital-related development in the CPD, Commercial Planned Development District. To the south across Livingston Avenue is mixed commercial and residential development in the C-4, Commercial District. To the west across Grant Street is a school in the I, Institutional District.
- The site lies within the boundaries of the *Near Southside Plan* (2011) which recommends a community mixed use development, while roughly half of the former school site lies outside the planning area. Staff is supportive of the reduced setbacks and increased height districts incorporated in the updated text as they are reflective of an institutional campus in an urban setting.
- The proposed CPD text would maintain the current permitted uses and development standards of the existing CPD District while creating a new CPD

district boundary. The CPD text also includes variances to building lines, vision clearance, landscaping, parking and loading related reductions, and UCO requirements.

- The site lies within the boundaries of both the Livingston Avenue and Columbus South Side Area Commissions. The recommendations had not been received at the time this report was prepared.
- 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, and Parsons and Grant Avenues as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed modification to the current CPD District will allow for orderly expansion of the hospital and associated facilities, is consistent with the development and zoning patterns of the area, and proposes no changes of substance to the CPD plan and text. The proposal also remains consistent with the land use recommendations of the *Near Southside Plan* (2011).



Z14-004

700 Childrens Drive

Approximately 65 acres

Request: I, and CPD to CPD

**SITE**

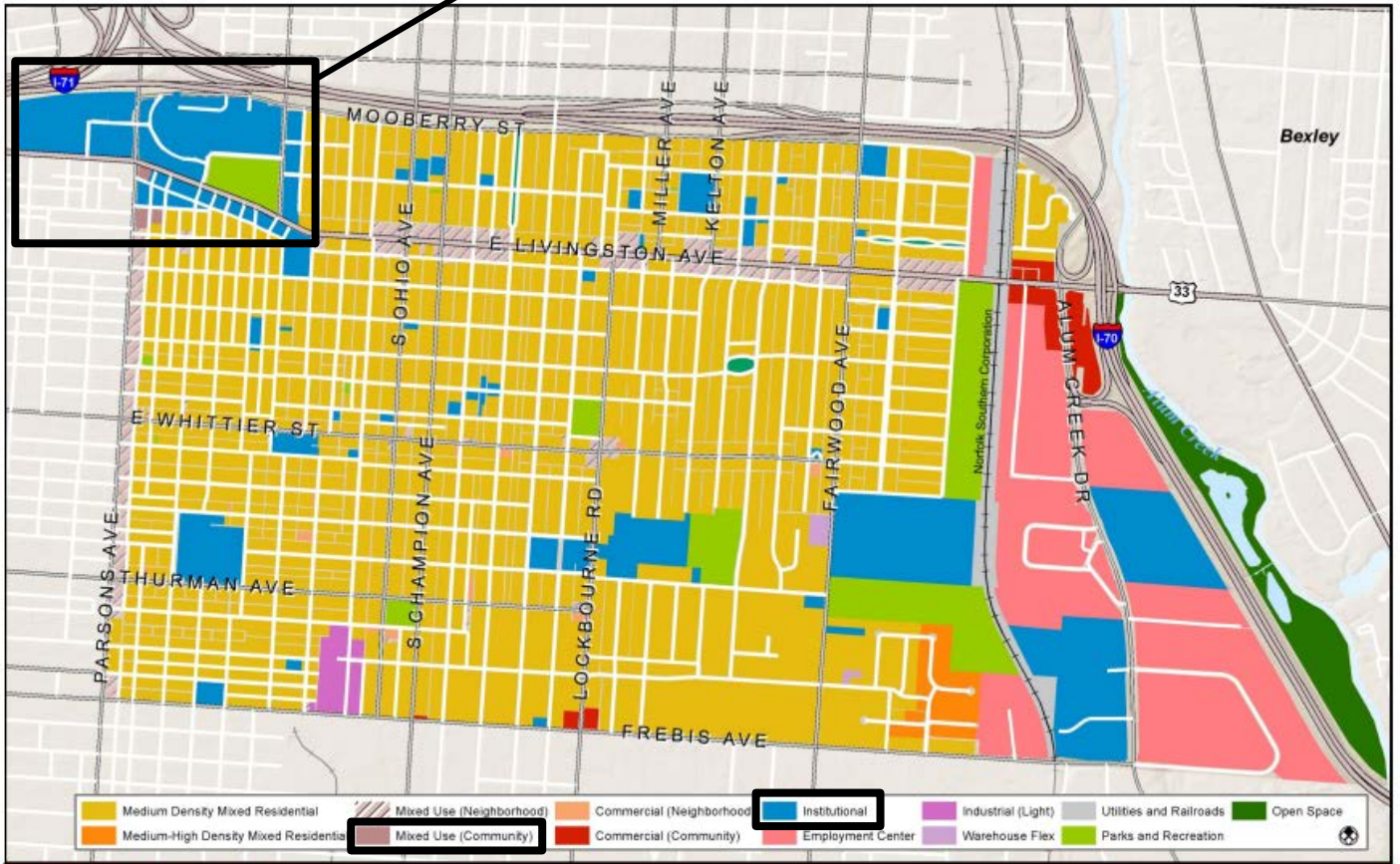
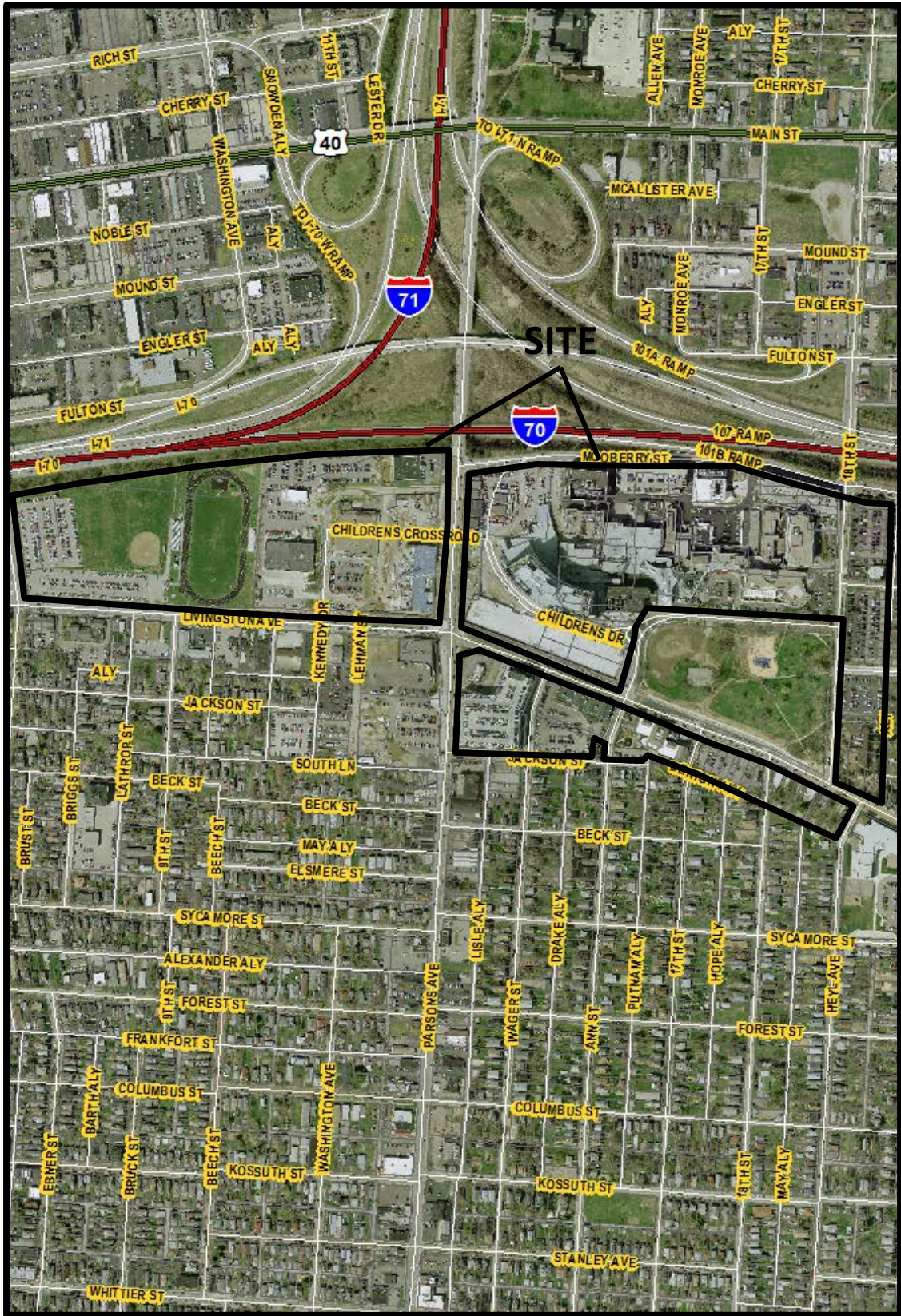


Figure 10: Future Land Use Plan Map

*Near Southside Area Plan (2011)*

Recommended Land Use

Z14-004  
700 Childrens Drive  
Approximately 65 acres  
Request: I, and CPD to CPD



Z14-004  
700 Childrens Drive  
Approximately 65 acres  
Request: I, and CPD to CPD

**Pine, Shannon L.**

---

**From:** Brian Scarpino [mailto:brianscarpino@gmail.com]  
**Sent:** Monday, April 14, 2014 5:11 PM  
**To:** Mingo, Angela; Pine, Shannon L.  
**Cc:** Silsdorf, Rachel M.; Tangeman, Jill S.; Terry Elliott; Clarence Wick  
**Subject:** Nationwide Children zoning request with Livingston commission

Yes, I am writing to confirm this zoning request did pass as described.

Brian Scarpino  
Chair, Livingston Avenue Area Commission

On Apr 14, 2014 3:32 PM, "Mingo, Angela" <[Angela.Mingo@nationwidechildrens.org](mailto:Angela.Mingo@nationwidechildrens.org)> wrote:

Brian,

Thank you for your response. We appreciate you taking the time to connect with us on this most important matter. On February 18<sup>th</sup>, Jill Tangeman and I presented to the Livingston Avenue Area Commission on Nationwide Children's application requesting a CPD zoning for the portion of the Africentric School site (East of Grant Street) owned by the Hospital. The Commission voted in support of the zoning application.

As a next step, the city is requesting your Commission's recommendation be sent to the following contact:

Shannon Pine  
Zoning Planner  
**City of Columbus**  
**Department of Building & Zoning Services**  
Zoning/Council Activities Section  
757 Carolyn Avenue  
Columbus, OH 43224  
**Direct:** [614.645.2208](tel:614.645.2208)  
**Fax:** [614.645.2463](tel:614.645.2463)  
**E-mail:** [spine@columbus.gov](mailto:spine@columbus.gov)

Please note that the request by the Hospital was for support for CPD zoning of the site. The location includes a surface parking lot. However, the request was not to seek support of parking but rather the CPD zoning. Let me know if you have any additional questions.

Thanks,

Angela

**Pine, Shannon L.**

---

**From:** Curtis Davis <cdavis@team-icsc.com>  
**Sent:** Friday, April 04, 2014 2:07 PM  
**To:** Pine, Shannon L.  
**Cc:** Mingo, Angela; binkycmh@hotmail.com; jstangeman@vorys.com  
**Subject:** Approval of Master Plan for Children's Hospital

Shannon,

I was asked to send you a email confirming that both the Civic and South Side Area Commission approved the Children's Hospital Master Plan at our February Meeting, if you have any other questions, please let me know.

Thanks

--

Curtis Davis  
Information and Communication Services, LLC  
605 North High Street  
Suite 147  
Columbus, Ohio 43215  
614-285-4901 x1100  
[Live, Love, Laugh & Learn](#)



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



# REZONING APPLICATION

City of Columbus, Ohio ▪ Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433 ▪ [www.columbus.gov](http://www.columbus.gov)

## 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.

APPLICATION # 714-004

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.  
of (COMPLETE ADDRESS) 52 East Gay Street, 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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Nationwide Children's Hospital 700 Children's Drive Columbus, Ohio 43205 c/o Jill Tangeman, Esq. #464-5608	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 30<sup>th</sup> day of January, in the year 2014.

SIGNATURE OF NOTARY PUBLIC *Michelle L. Parmenter*

My Commission Expires: \_\_\_\_\_

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

Notary Seal Here



MICHELLE L. PARMENTER  
Notary Public, State of Ohio  
My Commission Expires  
10-16-2017