

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 13, 2004**

1.    **APPLICATION:**               **Z04-022**  
       **Location:**               **3333 CHIPPEWA STREET (43204)**, being 17.38± acres located at the terminus of Chippewa Street (570-213524).  
       **Existing Zoning:**       L-I, Limited Institutional District.  
       **Request:**                 L-I, Limited Institutional District.  
       **Proposed Use:**           School.  
       **Applicant(s):**           EFA Company, LLC; c/o Jackson B. Reynolds, III, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.  
       **Property Owner(s):**   Riverside United Methodist Hospital; c/o The Applicant.  
       **Planner:**                 Shannon Pine, 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

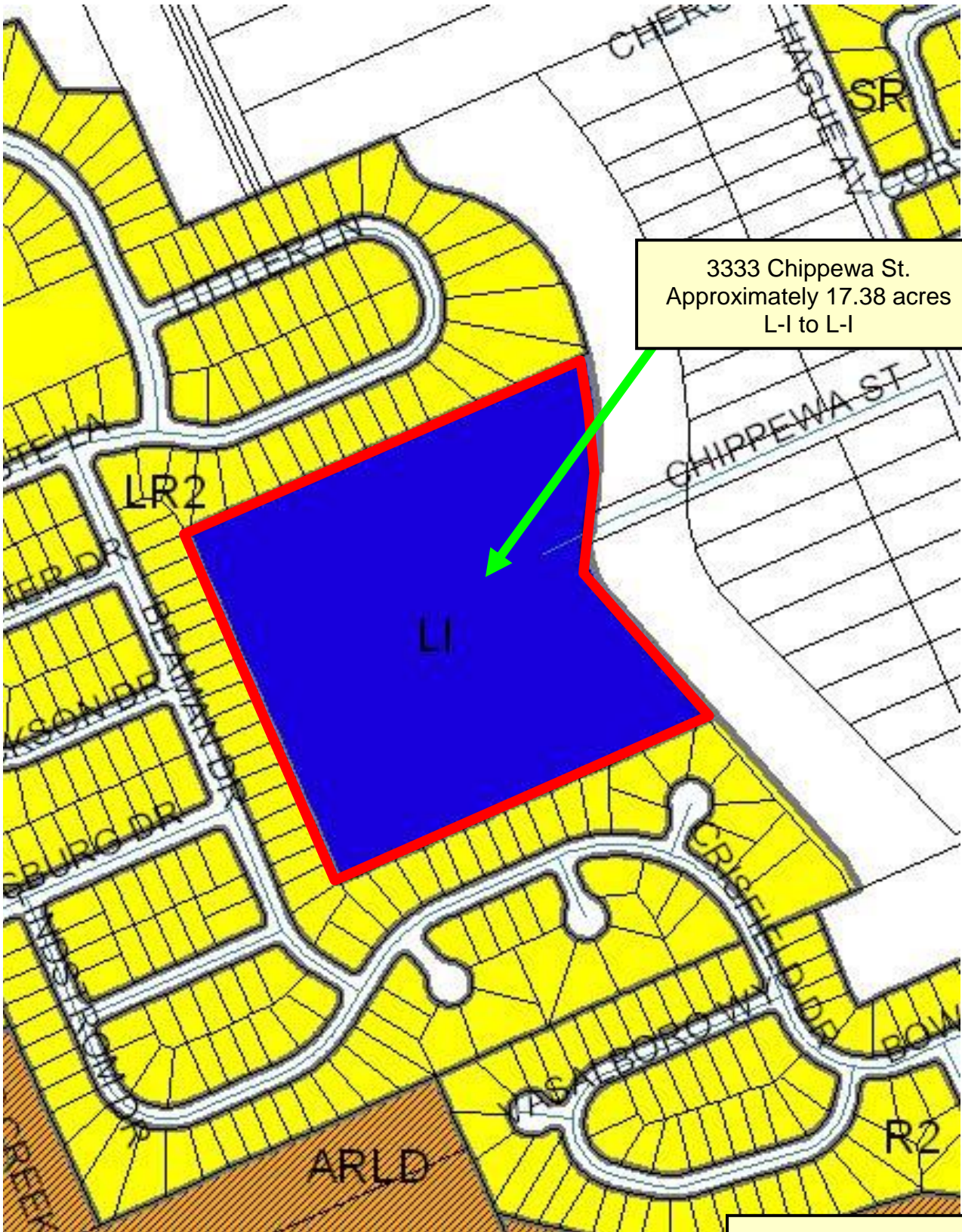
**BACKGROUND:**

- The 35± acre site is zoned in the L-I. Limited Institutional District since 1988 and is developed with drug counseling and treatment facility. The site was formally a convent. The applicant requests the L-I, Limited Institutional District to permit a private school, a prohibited use within the existing limitation text.
- To the north, west and south of the site are single-family dwellings zoned in the L-R-2, Limited Residential District. To the east is a creek on land owned by Franklin County, farther east are single-family dwellings within Franklin Township.
- The site is accessed by Chippewa Street, a street under the jurisdiction of Franklin County. As of the preparation of this report, this case is not ready to move forward due to unresolved traffic issues. The requested traffic study was submitted on Monday May3, 2004, giving Staff less than two weeks to review the study and finalize traffic commitments. The applicant requested the case be scheduled for the May 13, 2004 Development Commission despite this unresolved issue.

**CITY DEPARTMENTS RECOMMENDATION:** \*\* Approval.

The Applicant requests the L-I, Limited Institutional District to allow a charter school. This former convent site was rezoned to the L-I District in 1988 to permit a drug treatment and counseling center. As a part of the previous rezoning, the established limitation text permitted only the drug rehab center and few other uses. This request will add school uses to the list of permitted uses. As of the preparation of this report, the applicant and Staff continue to negotiate traffic commitments. Staff will not recommend approval until the all necessary traffic improvements are finalized.

\*\*Necessary traffic improvements have been committed to by the applicant.



3333 Chippewa St.  
Approximately 17.38 acres  
L-I to L-I

**Z04-022**

3333 Chippewa St.  
Approximately 17.38 acres  
L-I to L-I



**Z04-022**



**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 # 204-022

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>EFA Company, LLC</u>	<u>61 Broadway, Suite 2924, New York, NY 10006</u>
<u>Riverside United Methodist Hospital</u>	<u>3555 Olentangy River Road, Columbus, OH 43214</u>

SIGNATURE OF AFFIANT Jackson B. Reynolds III  
Subscribed to me in my presence and before me this 15 day of March, in the year 2004  
SIGNATURE OF NOTARY PUBLIC Natalie C. Patrick Smitz  
My Commission Expires: 9/5/05

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

