

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 13, 2021**

- 1. APPLICATION: Z21-015**
- Location:** **611 E. LIVINGSTON AVE. (43205)**, being 12.55± acres generally located on the south side of East Livingston Avenue between Parsons Avenue and Heyl Avenue (010-005613 & 53 others; Columbus Southside Area Commission).
- Existing Zoning:** CPD, Commercial Planned Developed District, C-4, Commercial District and R-2F, Residential District.
- Request:** CPD, Commercial Planned Developed District (H-110 & H-60).
- Proposed Use:** Nationwide Children’s Hospital expansion.
- Applicant(s):** Nationwide Children’s Hospital; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
- Property Owner(s):** Nationwide Children’s Hospital, et al; 700 Children’s Drive; Columbus, OH 43205.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

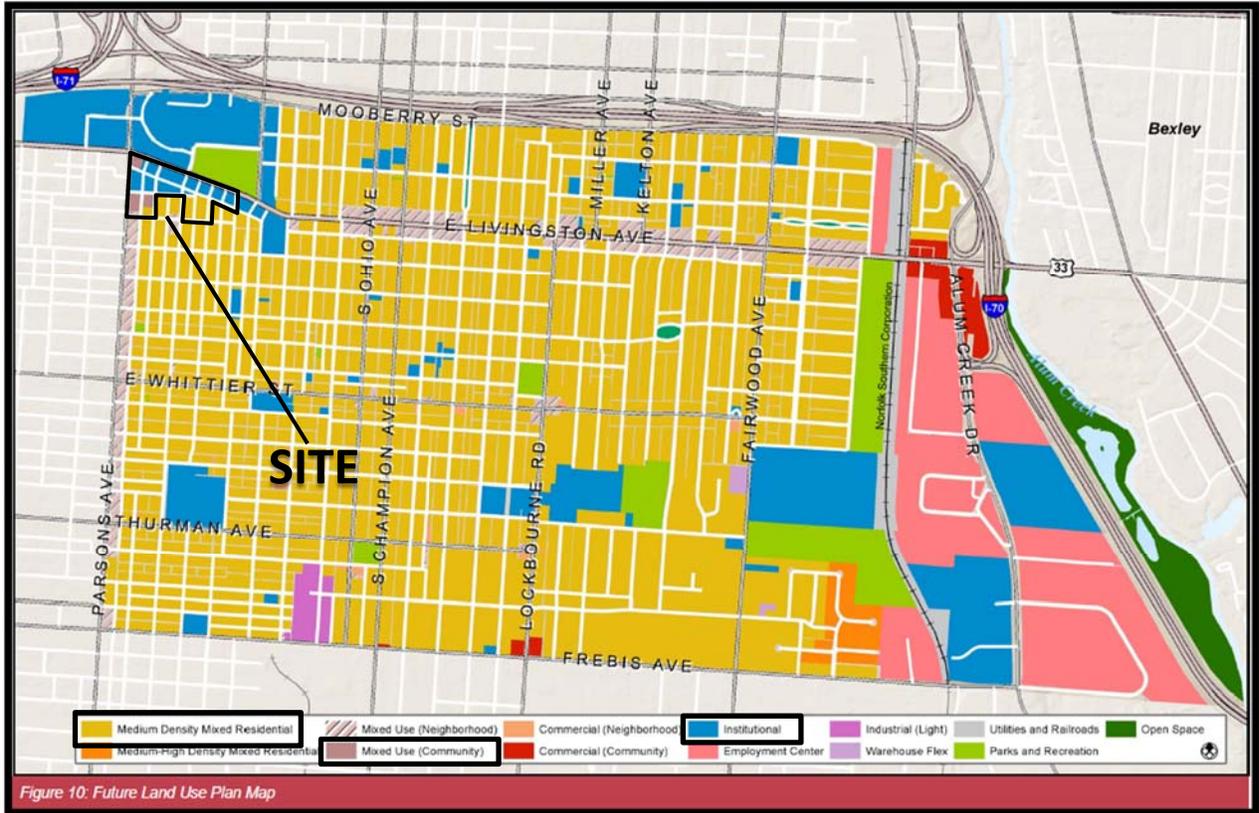
- The 12.55± acre site consists of 55 parcels. Parcels located along East Livingston Avenue and Parsons Avenue are generally in the CPD, Commercial Planned Development District, Subarea C, and are developed with uses associated with Nationwide Children’s Hospital. The remainder of the site is generally developed with single- and two-unit dwellings in the R-2F, Residential District. The requested CPD district adds 3.8± acres to the existing CPD Subarea C, while permitting hospital related uses associated with Nationwide Children’s Hospital.
- North of the site is Nationwide Children’s Hospital in the CPD, Commercial Planned Development District and Livingston Park in the I, Institutional District. South of the site are mostly single- and two-unit dwellings in the R-2F, Residential District. East of the site is an elementary school in the AR-1, Apartment Residential District. West of the site is commercial development in the C-4, Commercial District.
- The site is within the planning boundaries of the *Near Southside Area Plan* (2011), which recommends “Mixed-Use Community,” “Institutional,” and “Medium Density Mixed Residential” land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines*.
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval.
- The CPD text establishes use restrictions and supplemental development standards that address building height, building, parking and maneuvering setbacks, traffic access, parking minimums and loading space requirements, parking lot landscaping and screening, lighting, and parking garage design. Variances for minimum and maximum building setbacks, minimum numbers of required parking spaces and loadings spaces,

maximum numbers of parking spaces permitted, maneuvering, clear vision triangles, parking space, driveway widths, parking lot landscaping, and building design standards per the Urban Commercial Overlay are included in the text.

- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Parsons Avenue as an Urban Community Connector requiring 80 feet of right-of-way and this portion of East Livingston Avenue as an Urban Community Connector requiring 100 feet of right-of-way.

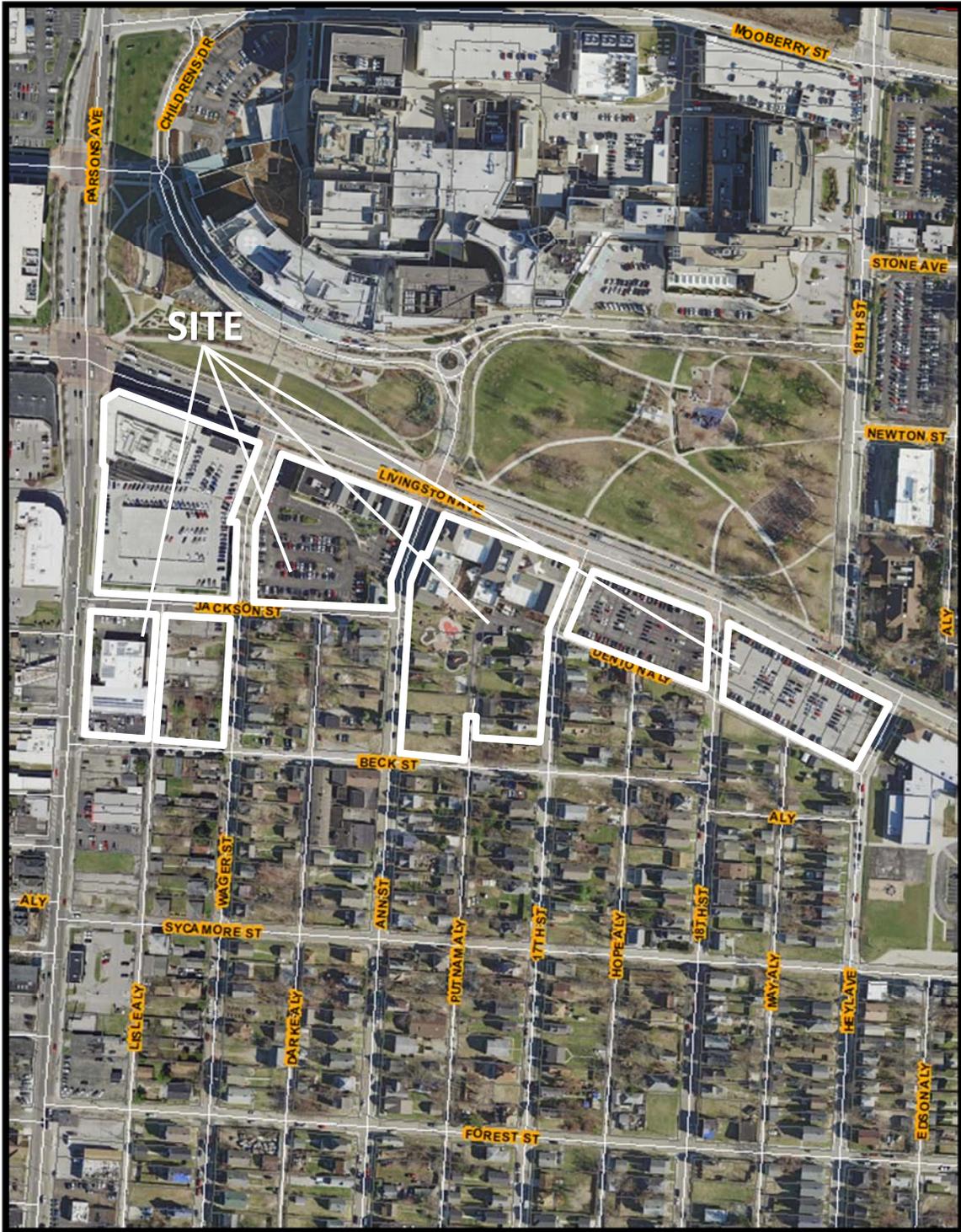
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit hospital related uses in association with Nationwide Children's Hospital. The CPD text establishes appropriate use restrictions and development standards that are consistent with the rest of the hospital's campus, while taking into consideration the urban corridors of East Livingston Avenue and Parsons Avenue, as well as the residential neighborhood located directly south of the subject site. The requested CPD text is consistent with the *Near Southside Area Plan's* recommendation for "Institutional," "Mixed-Use Community," and "Medium Density Mixed Residential" land uses at this location. The request allows for orderly expansion of the hospital and associated uses.



Near Southside Area Plan (2011)

Z21-015
611 E. Livingston Ave.
Approximately 12.55 acres
CPD, C-4 & R-2F to CPD



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611 E. Livingston Ave.
Approximately 12.55 acres
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Dietrich, Timothy E.

From: Curtis Davis <cdavis@team-icsc.com>
Sent: Thursday, April 29, 2021 8:03 AM
To: Dietrich, Timothy E.; Pine, Shannon L.
Cc: Mingo, Angela; Fontaine, Carla
Subject: [EXTERNAL] Approval of Z-21-015

Tim,

Please be advised that the Southside Area Commission Meet Tuesday April 26. 2021 and approved Z-21-015 with the Updated Text that was submitted to the City. The Vote was 11-0

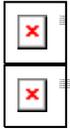
Please let me know if you have any other questions.

Thanks



Curtis Davis
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PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-015

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

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43206
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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Nationwide Children's Hospital 700 Children's Drive, Columbus, OH 43205	2. Ronald McDonald House 711 East Livingston Avenue, Columbus OH 43205
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jill Tangeman

Sworn to before me and signed in my presence this 19th day of February, in the year 2021

Teresal Simcic
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

TERESAL SIMCIC
Notary Public, State of Ohio
My Commission Expires June 23, 2022

This Project Disclosure Statement expires six (6) months after date of notarization.