

## DEVELOPMENT TEXT

**PROPOSED DISTRICT:** CPD; L-M  
**PROPERTY ADDRESS:** 6314 East Broad Street  
**OWNER:** Mount Carmel Health Systems et al.  
**APPLICANT:** Mount Carmel Health Systems et al.  
**DATE OF TEXT:** 3/28/05-9/5/17  
**APPLICATION NUMBER:** Z04-036A

**1. INTRODUCTION:** The subject site is the Lucent manufacturing facility and office complex at the northeast corner of East Broad Street and Taylor Station Road. The site has been divided into three subareas: Subarea 1 is located at the intersection of East Broad Street and Taylor Station Road and the proposed uses are office and medical uses; Subarea 2 is east of Subarea 1 with frontage on East Broad Street and the proposed uses are commercial; Subarea 3 is located north of Subarea 1 and 2 with frontage on Taylor Station Road and contains the existing Lucent facility.

### **Subarea 1 CPD**

**2. PERMITTED USES:** Those uses permitted in Sections 3349.03, 3351.01, 3353.01, 3355.01, 3355.02, 3371.01, 3373.01 of the Columbus City Code and all other uses listed in the Columbus City Codes as being permitted in the I, C-1, C-2, C-3, C-4, P-1, or P-2 zoning districts. Each use which is accessory to a principle use, building or structure may be located off of the parcel(s) within the subarea on which such principle use, building or structure is located. The following uses shall be excluded:

Animal shelter  
Automobile and light truck dealers  
Billboards  
Cabarets and nightclub  
Drive-in motion picture theater  
Motorcycle, boat and other motor vehicle dealers  
Recreational vehicle dealers  
Truck, utility trailer, and RV (Recreational Vehicles) Sales, Rental and Leasing

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text or the submitted site plan, the applicable development standards are contained in Chapter 3356, C-4, Commercial of the Columbus City Code.

#### A. Density, Lot, and/or Setback Commitments.

1. The building and parking setbacks along East Broad Street and Taylor Station Road shall be 50 feet for buildings and 25 feet for parking and maneuvering.
2. Height District 110 feet.
3. Buildings and other structures shall be permitted to cross parcel boundaries on parcels owned by Mount Carmel Health System, an affiliate or subsidiary of Mount Carmel Health System or their respective successors or assignees.

#### B. Access, Loading, Parking, and/or Other Traffic Related Commitments.

1. All circulation, curb cuts and access points shall be subject to the review and approval of the City's Division of Transportation.
2. The required number of parking spaces for each type of use shall be determined by aggregating all of the uses of that type located in the Subarea except for an existing approximately 450,000 sq. ft. office building along the East Broad Street frontage which will be partially occupied. The required parking for that existing building will be 600 parking spaces.
3. The required number of parking spaces for any use may be located off of the real estate parcel(s) on which that use is located so long as such parking spaces are located in the Subarea.
4. The required minimum size of up to thirty percent (30%) of the parking spaces may be eight and one-half (8.5) feet by nineteen (19) feet, provided such parking spaces are for employee parking only.
5. Subject to the approval of the City of Columbus Transportation Division, the required widths of drive aisles in parking structures may be reduced to widths less than those provided for in Section 3342.06 of the Columbus City Codes.
6. Mount Carmel Health System will contribute a total of \$220,100 for roadway improvements to East Broad Street and Taylor Station Road. \$110,000 of this amount will be paid thirty (30) days prior to the City's award of contract for the East Broad Street design services. The remaining \$110,100 will be used by Mount Carmel Health System for the improvements needed at the Taylor Station Road signalized intersection with Mount Carmel's main drive. Any amount required to construct the improvements needed at the Taylor Station Road signalized intersection with Mount Carmel's main drive above the remaining \$110,100 will be reimbursed to Mount Carmel Health System by the City through future Tax Increment Financing revenues based on eligibility and availability.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments.

1. Street trees shall be planted evenly spaced along East Broad Street and Taylor Station Road at a ratio of one tree per thirty (30) feet of frontage.
2. Headlight screening shall be provided within the parking setback in the form of a 30 inch high screen which may be of shrubbery, mounding or fencing individually or in any combination thereof.
3. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.
4. All trees meet the following minimum size at the time of planting:  
  
Shade trees 2.5" caliper; Ornamental trees 1.5" caliper; Evergreen trees 5 feet in height. Tree caliper is measured six (6) inches from the ground.

5. No internal parking lot landscaping shall be required for parking located in or on any parking garage.
6. The landscaping and screening commitments set forth above shall be required to be implemented only at the time that the Applicant submits development plans to the City of Columbus requesting Zoning Clearance(s) for development directly adjacent to the street frontage.

D. Building Design and/or Interior-Exterior Treatment Commitments.

N/A

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

1. All external lighting shall be cut-off fixtures (down-lighting) and shall be designed to prevent offsite spillage.
2. All external outdoor lighting fixtures to be used shall be from the same or similar manufactures type to insure compatibility.
3. Accent lighting shall be permitted provided such light source is concealed.
4. Any wall-mounted lighting shall be shielded to prevent offsite spillage.
5. Light poles in the parking lot shall not exceed 28 feet in height.

F. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4, Commercial classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. The developer shall install a sidewalk along the East Broad Street and Taylor Station Road frontage.
2. Variances Requested
  - a. Reduce building setback along East Broad Street from 80 feet to 50 feet.
  - b. Reduce size of parking space for 30% of the employees' parking from 9 feet to 8.5 feet in width.
  - c. Reduce the parking requirement for the existing approximately 450,000 sq ft. office building from 1800 to 600 parking spaces.
  - d. Subject to the approval of the City of Columbus Transportation Division, the required widths of drive aisles in parking structures may be reduced to widths less than those provided for in Section 3342.06 of the Columbus City Codes.

**4. CPD REQUIREMENTS**

- a. Natural Environment: The site is the former Lucent facility at the northeast corner of East Broad Street and Taylor Station Road.
- b. Existing Land Use: Manufacturing and office facility.
- c. Transportation and Circulation Facilities: The site currently has access to East Broad Street and Taylor Station Road.
- d. Visual Form of the Environment: The site will be developed in accordance with the submitted development standards.

e. View and Visibility: In the development of the subject property and the location of the building and access points consideration will be given to the visibility and safety of the motorist and pedestrian.

f. Proposed Development: See permitted uses.

g. Behavior Patterns: The proposed development will create new behavior patterns due to the type of development; however access will still be from East Broad Street or Taylor Station Road.

h. Emissions: No adverse effect shall occur from the redevelopment of this site.

## **Subarea 2 CPD**

**2. PERMITTED USES:** Those uses permitted in Chapter 3356, C-4 Commercial, of the Columbus City Code along with car wash and a convenience store with gas sales and/or car wash. The following uses are prohibited from the subject property:

Automobile and Light Truck Dealers  
Billboards  
Motorcycle, Boat and Other Motor Vehicle Dealers  
Recreational Vehicle Dealers

**The Site shall also permit housing for the elderly, assisted living, and memory care facilities per Ordinance # 1831-2016, CV16-043.**

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text or the submitted site plan, the applicable development standards are contained in Chapter 3356 of C-4 of the Columbus City Code.

A. Density, Lot, and/or Setback Commitments.

1. The building and parking setbacks along East Broad Street shall be 50 feet for buildings and 25 feet for parking and maneuvering.

2. Height district 60 feet.

B. Access, Loading, Parking, and/or Other Traffic Related Commitments.

1. All circulation, curb cuts and access points shall be subject to the approval of the City's Division of Transportation.

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2. The developer of this subarea shall contribute ~~\$500,000~~ **\$242,000** to the roadway projects. This sum will be remitted in full to the City of Columbus only after the developer and/or any of its tenants has filed for and received Zoning Clearance. ~~(-) that allow for the construction o at least 125,000 square feet of usable space on its portion of the Lucent site.~~

3. The City will require the existing Lucent Drive to be dedicated as public right-of-way. The width of the right-of-way shall be 60'.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments.

1. Street trees shall be planted evenly spaced along East Broad Street at a ratio of one tree per thirty (30) feet of frontage.

2. Headlight screening shall be provided within the parking setback in the form of a 30 inch high screen which may be of shrubbery, mounding or fencing individually or in any combination thereof.

3. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.

4. All trees meet the following minimum size at the time of planting:

Shade trees 2.5" caliper; Ornamental trees 1.5" caliper; Evergreen trees 5 feet in height. Tree caliper is measured six (6) inches from the ground.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. Any building within 200 feet of East Broad Street shall be finished on all four sides with the same building materials which shall consist of brick, stucco style stone or glass individually or in any combination thereof.

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

1. All external lighting shall be cut-off fixtures (down-lighting) and shall be designed to prevent offsite spillage.

2. All external outdoor lighting fixtures to be used shall be from the same or similar manufactures type to insure compatibility.

3. Accent lighting shall be permitted provided such light source is concealed.

4. Any wall-mounted lighting shall be shielded to prevent offsite spillage.

5. Canopy lighting for gasoline sales areas shall be recessed.

6. Light poles in the parking lot shall not exceed 28 feet in height.

7. Outdoor display areas for a convenience store:

a. In front of the building along the sidewalk, four feet in depth and twelve feet in width with a 4' x 4' area at the ends of the pump islands.

b. The maximum height for any outside display area shall be three feet.

c. The outdoor display area shall contain only those items normally and customarily sold by a convenience store and other seasonal items and products, including but not limited to, firewood, mulch, flowers, Christmas wreaths.

F. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4, Commercial classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. The developer shall install a sidewalk along the East Broad Street frontage. The developers shall provide a pedestrian connection between its retail development and its north property line. Final location shall be determined at the time of development.

2. Variance Requested

a. Reduce building setback along East Broad Street from 80 feet to 50 feet.

**4. CPD REQUIREMENTS**

a. Natural Environment: The site is the former Lucent facility at the northeast corner of East Broad Street and Taylor Station Road.

b. Existing Land Use: Manufacturing and office facility.

c. Transportation and Circulation Facilities: The site currently has access to East Broad Street and Taylor Station Road.

d. Visual Form of the Environment: The site will be developed in accordance with the submitted development standards.

e. View and Visibility: In the development of the subject property and the location of the building and access points consideration will be given to the visibility and safety of the motorist and pedestrian.

f. Proposed Development: See permitted uses.

g. Behavior Patterns: The proposed development will create new behavior patterns due to the type of development however access will still be from East Broad Street or Taylor Station Road.

h. Emissions: No adverse effect shall occur from the redevelopment of this site.

**Subarea 3 L-M**

**2. PERMITTED USES:** Those uses permitted in Sections 3363.02 through 3363.15, and 3363.175 of the M, Manufacturing District in the Columbus City Code.

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text or submitted site plan, the applicable development standards of Chapter 3363 M, Manufacturing of the Columbus City Code shall apply.

A. Density, Lot, and/or Setback Commitments.

1. The height district shall be 60 feet with a maximum height of 35 feet within 100 feet of the subarea's north property line.

2. The building and parking setback along the north property line shall be 30 feet and 10 feet, respectively.

B. Access, Loading, Parking, and/or Other Traffic Related Commitments.

1. All circulation, curb cuts and access points shall be subject to the approval of the City's Division of Transportation.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments.

1. Upon redevelopment, street trees shall be planted evenly spaced along Taylor Station Road at a ratio of one tree per thirty (30) feet of frontage.

2. New parking areas adjacent to Taylor Station Road shall have headlight screening in the form of a 30 inch high screen which may be shrubbery, mounding or fencing individually or in any combination thereof.

3. Upon redevelopment, the developer shall plant 6 trees per 100 linear feet along the north property line within the setback area as the site is developed. This landscaping shall be installed when construction starts on a building or a parking area which is within 200 feet south of the north property line. This landscaping can count toward parking lot screening which is required under chapter 3342 of the Columbus City Code.

4. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.

5. All trees meet the following minimum size at the time of planting:

Shade trees 2.5" caliper; Ornamental trees 1.5" caliper; Evergreen trees 5 feet in height. Tree caliper is measured six (6) inches from the ground.

D. Building Design and/or Interior-Exterior Treatment Commitments.

N/A

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

1. All new external lighting shall be cut-off fixtures (down-lighting) and shall be designed to prevent offsite spillage.

2. All new external outdoor lighting fixtures to be used shall be from the same or similar manufactures type to insure compatibility.

3. New accent lighting shall be permitted provided such light source is concealed.

4. New wall-mounted lighting shall be shielded to prevent offsite spillage.

5. Light poles in the parking lot shall not exceed 28 feet in height.

6. Light poles shall not exceed 14 feet in height within 100 feet of residentially zoned property.

F. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the M-Manufacturing classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. Upon redevelopment, the developer shall provide a pedestrian connection between the subarea's north and south property lines to connect with the pedestrian connection to Subarea 2 and the proposed residential development to the north. Final location shall be determined at the time of development.