



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 10, 2005**

- 6. APPLICATION: Z04-036**  
**Location:** **6314 EAST BROAD STREET (43213)**, being 159.95± acres located at the northeast corner of East Broad Street and Taylor Station Road (520-269048).  
**Existing Zoning:** M-1 Manufacturing District.  
**Request:** CPD, Commercial Planned Development, and L-M, Limited Manufacturing Districts.  
**Proposed Use:** Commercial and industrial development.  
**Applicant(s):** Mount Carmel Health Systems, Empire Ventures/6200 East Broad LLC, and Continental/6200 East Broad LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

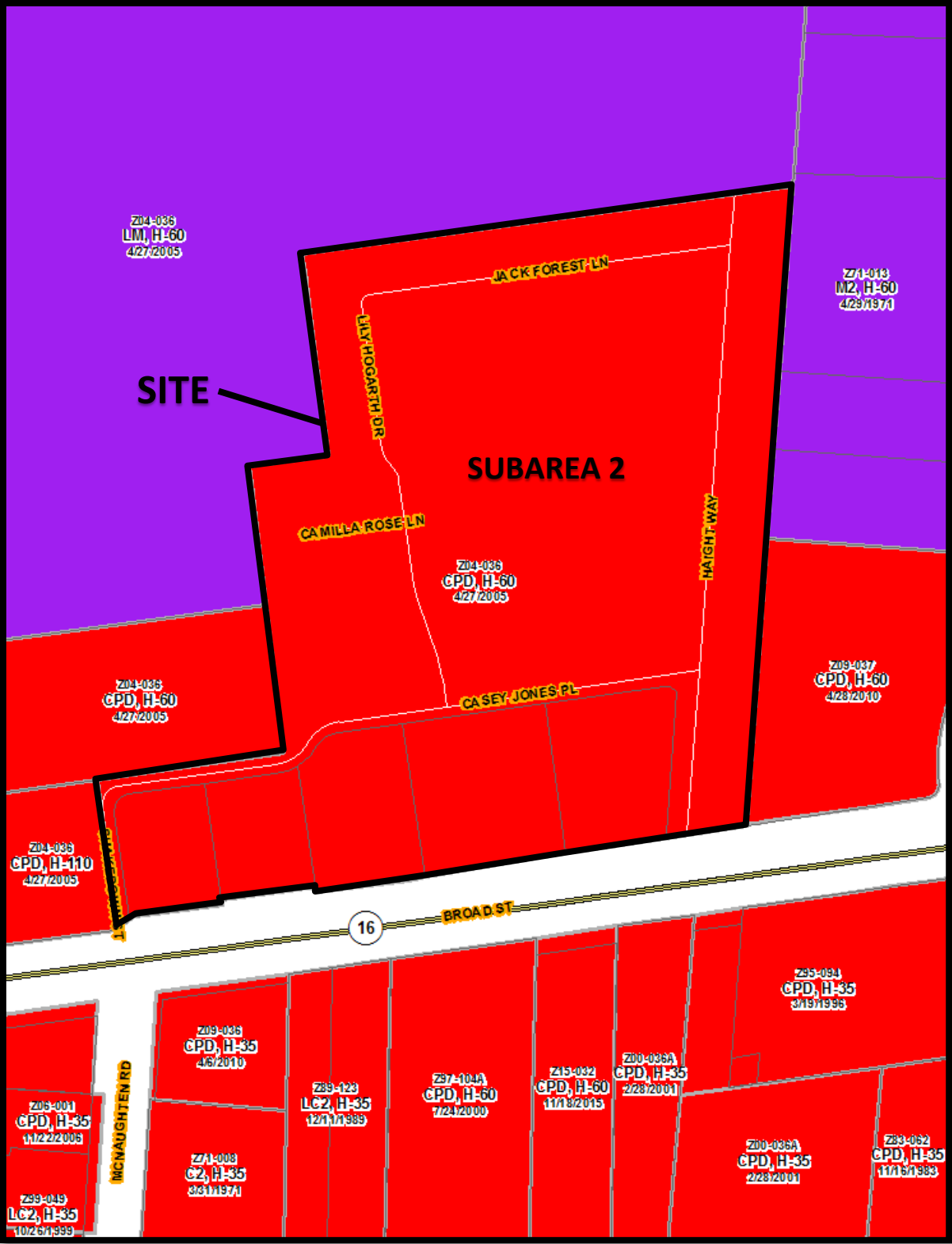
- The 159.95± acre site is zoned in the M-1, Manufacturing District, and is the southern two-thirds of the former Lucent Technologies site, developed with a large industrial building and a variety of minor accessory structures. The applicants request the CPD, Commercial Planned Development, and L-M, Limited Manufacturing Districts to develop hospital-related, commercial, and industrial uses.
- To the north of the site is the northern third of the former Lucent Technologies site, currently zoned in the M-1, Manufacturing District, and primarily undeveloped with the exception of athletic fields and minor accessory structures. This site is pending rezoning to the PUD-8, Planned Unit Development District (Application # Z04-032) to develop 485 single-family and multi-family residential units. To the east is office/warehouse development in the M-2, Manufacturing District. To the south, across East Broad Street is the Mount Carmel East Hospital campus zoned in the CPD, Commercial Planned Development District, and an electrical substation, medical offices, a bank, a hotel, and undeveloped land in the C-2, and C-3, Commercial, L-M, Limited Manufacturing, or CPD, Commercial Planned Development Districts. To the west across Taylor Station Road is undeveloped land in the CPD, Commercial Planned Development District, a cemetery in the R, Rural District, and medical offices in the M-2, Manufacturing District.
- The submitted development plan is comprised of three separate subareas. Subarea 1, a request for CPD, Commercial Planned Development District containing 50.9± acres, is proposed for use by Mt. Carmel Health Systems for hospital, medical, and office uses, and includes the opportunity for commercial development. Subarea 2, a request for CPD, Commercial Planned Development District containing 24.7± acres, is for unspecified commercial development. Subarea 3, a request for L-M, Limited Manufacturing District containing 84.1± acres, is for industrial development. The submitted plan commits to a 25' parking setback and 50' building setback from East

Broad Street and Taylor Station Road. A minimum 10-foot landscaped buffer area is proposed in the L-M, Limited Manufacturing District for the adjacent pending PUD site.

- The proposed development text contains customary use restrictions, screening, landscaping, street trees, outdoor display provisions and lighting controls.
- The site is located within the “Extended Study Area” of the *East Broad Street Study* that was conducted in 2000. The Study examined the rapid growth along the East Broad Street corridor with regard to the traffic impacts that development has had in the area. The Study recommends implementing various access management strategies including the widening of East Broad Street, the installation of additional traffic signals, and developing additional east-west connectors, particularly on the north side of East Broad Street, to help ease the traffic burden on East Broad Street. Although the Study makes no specific land use recommendation for this site, the “Extended Study Area” anticipates that undeveloped parcels will be developed in the established pattern and the preferred future development is, “classified as ‘neighborhood based’ that would serve the residential population already existing in the area.” The Study’s land use recommendations include encouraging low vehicle trip generating uses but that whatever resulting mixture of land uses occurs, the overall impacts on the East Broad Street Corridor must be considered. This development will potentially provide substantial roadway improvements to both Taylor Station Road and East Broad Street.
- The *Columbus Thoroughfare Plan* identifies East Broad Street as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline, and Taylor Station Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

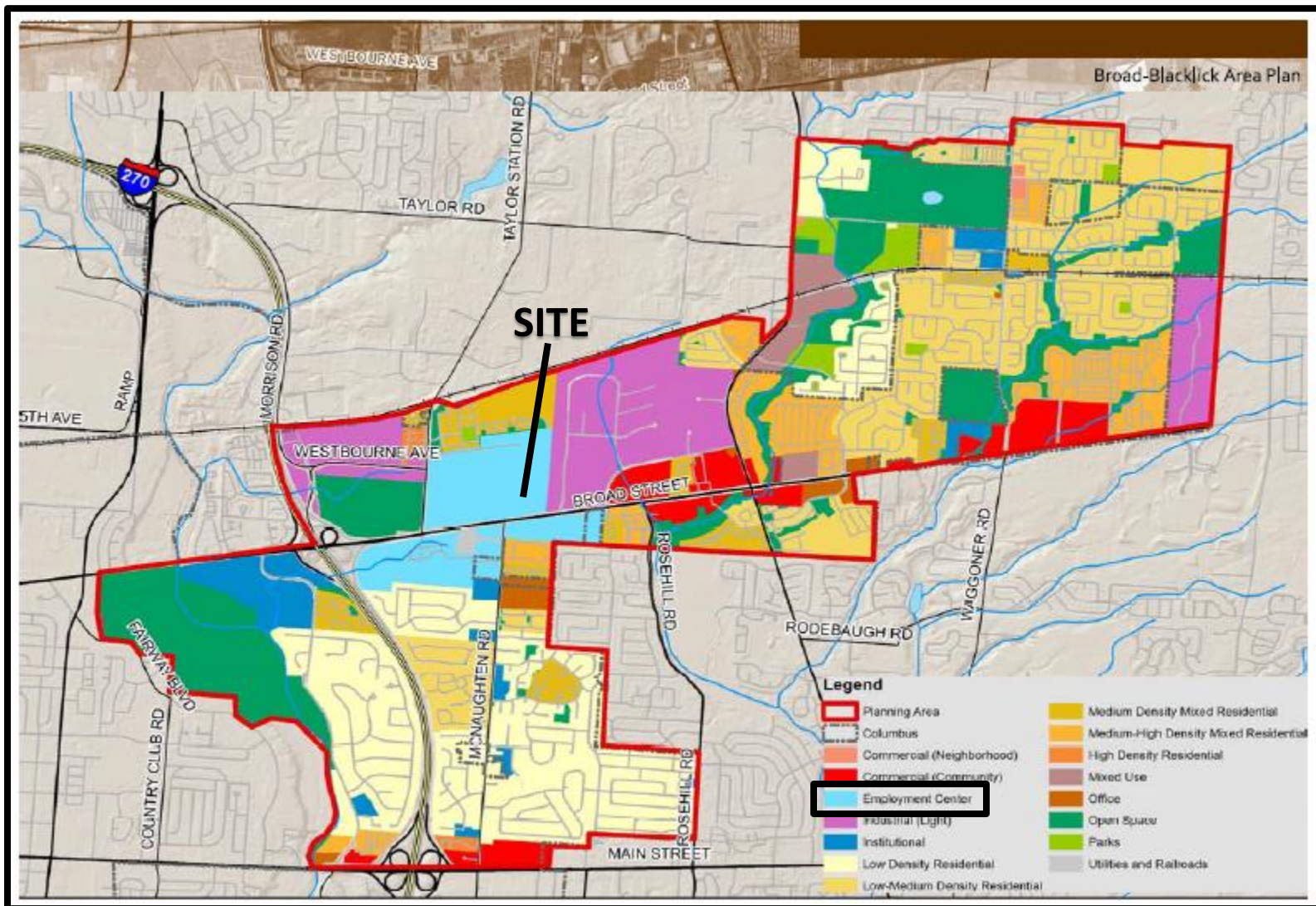
**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The applicants request the CPD, Commercial Planned Development, and L-M, Limited Manufacturing Districts to develop hospital-related, commercial, and industrial uses. In addition, substantial roadway improvements to Taylor Station Road and East Broad Street are intended to support the proposed development and improve existing traffic conditions in the area. The development plan and text include similar development standards as surrounding developments, and provide screening and setbacks in the L-M District from the adjacent pending PUD site located to the north. The proposal is consistent with the zoning and development patterns of the area.



Z04-036A  
6336 East Broad Street  
Approximately 24.7 acres

*Broad/Blacklick Area Plan (2011)*



Z04-036A  
6336 East Broad Street  
Approximately 24.7 acres





Z04-036A  
6336 East Broad Street  
Approximately 24.7 acres

**Priebe, Kelsey R.**

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**Subject:** RE: 636 E Broad St

**From:** Larry Marshall <[ldmarshall1965@yahoo.com](mailto:ldmarshall1965@yahoo.com)>

**Date:** September 6, 2017 at 2:02:22 PM EDT

**To:** "Shannon L. Pine" <[spine@columbus.gov](mailto:spine@columbus.gov)>

**Cc:** Jennifer Chamberlain <[jennifer4708@gmail.com](mailto:jennifer4708@gmail.com)>, Derek Abner <[derek.abner07@gmail.com](mailto:derek.abner07@gmail.com)>, Michael Shannon <[mshannon@cbjlawyers.com](mailto:mshannon@cbjlawyers.com)>

**Subject:** 636 E Broad St

Amendment CV  
ZA17-004  
Z04-036A

This is to advise that the above was reviewed by Far East Area Commission in it's 9-5-17 meeting. With a quorum of 10 Commissioners present, the FEAC voted unanimously to approve the applicant as submitted.

Larry Marshall  
Zoning Chair  
Far East Area Commission

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THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**REZONING APPLICATION****Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 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 #:

204-036A

STATE OF OHIO

COUNTY OF FRANKLIN

Eric Zartman

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) 500 South Front Street, Suite 1200, Columbus, Ohio 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. Empire Ventures/6200 E. Broad LLC 150 E Broad St., Ste 800 Columbus, Ohio 43215	2.
3. Continental Real Estate Companies 150 E. Broad St., Ste 800 Columbus, Ohio 43215	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28th day of July, in the year 2017Carol A. Stewart

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

**CAROL A. STEWART****NOTARY PUBLIC, STATE OF OHIO****MY COMMISSION EXPIRES 06/28/2019***This Project Disclosure Statement expires six months after date of notarization.*

**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**