



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1387-2021, **Version:** 1

Rezoning Application: Z21-015

APPLICANT: Nationwide Children's Hospital; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.

PROPOSED USE: Nationwide Children's Hospital expansion.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on May 13, 2021.

COLUMBUS SOUTHSIDE AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of approximately 12.55± acres, including existing Subarea C from the CPD, Commercial Planned Development District approved for Nationwide Children's Hospital main campus on June 20, 2018 by Ordinance #1244-2018 (Z18-003), as well as the addition of land south of Livingston Avenue and east of Parsons Avenue that is generally developed with single- and two-unit dwellings in the R-2F, Residential District. 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. 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 modification to the CPD district permits for orderly expansion of the hospital and its associated facilities, is consistent with the development and zoning patterns of the area, 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.

To rezone **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, **From:** CPD, Commercial Planned Development District, R-2F, Residential District and C-4, Commercial Development, **To:** CPD, Commercial Planned Development District (Rezoning #Z21-015).

WHEREAS, application #Z21-015 is on file with the Department of Building and Zoning Services requesting rezoning of 12.55± acres from CPD, Commercial Planned Development District, R-2F, Residential District and C-4, Commercial District, to the CPD, Commercial Planned Development District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the Columbus Southside Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the proposed modification to the CPD District permits orderly expansion of the hospital and associated facilities, is consistent with the development and zoning patterns of the area, including urban corridors and the existing residential neighborhood, and is consistent with the land use recommendations of the *Near Southside Plan*; and

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

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, and being more particularly described as follows:

(SEE ATTACHMENT FILE ORD1387-2021_LEGAL_DESCRIPTION)

Property Address: 611 E. Livingston Ave., Columbus, OH 43205.

To Rezone From: CPD, Commercial Planned Development District, R-2F, Residential District and C-4, Commercial District.

To: CPD, Commercial Planned Development District.

SECTION 2. That Height Districts of Sixty (60) feet and One Hundred Ten (110) feet are hereby established on the CPD, Commercial Planned Development District as reflected on the site plan titled, "**SUB-AREA C**," signed by Jill Tangeman, Attorney for the Applicant, and dated May 19, 2021.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.12 of the Columbus City Codes; said plan being titled, "**SUB-AREA C**," and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT**," both dated May 19, 2021, and signed by Jill Tangeman, Attorney for the Applicant, and the text reading as follows:

(SEE ATTACHMENT FILE ORD1387-2021_CPD_TEXT)

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.