



## Legislation Text

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**File #:** 3421-2022, **Version:** 2

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### **Rezoning Application Z22-064**

**APPLICANT:** ADAMH Board of Franklin Co.; c/o Thaddeus M. Boggs, Atty.; 10 West Broad Street, 23rd Floor; Columbus, OH 43215.

**PROPOSED USE:** Medical facility.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on November 10, 2022.

**FRANKLINTON AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of one undeveloped parcel in the L-M, Limited Manufacturing District. The requested CPD, Commercial Planned Development District will permit the development of a medical facility and office focusing on mental health and addiction crisis care. The CPD text establishes use restrictions and includes supplemental development standards addressing building and parking setbacks, density, lot coverage, access and parking, landscaping, and building design. Additionally the text includes commitments to develop the site in accordance with the site plan, landscape plan, and building elevations. The site is within boundaries of the *West Franklinton Plan* (2014), which recommends “Regional Mixed Use” land uses for this location. The Plan also includes the early adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). The proposal is not considered to be an introduction of an incompatible use, and is consistent with the Plan’s recommendation of “Regional Mixed Use” land uses, which includes institutional and office uses. The submitted site plan, landscape pan, and building elevations are also consistent with C2P2 Design Guidelines.

To rezone **475 HARMON AVE. (43223)**, being 3.05± acres located at the southeast corner of Harmon Avenue and South Souder Avenue, **From:** L-M, Limited Manufacturing District, **To:** CPD, Commercial Planned Development District... **and to declare an emergency.** (Rezoning #Z22-064)

**WHEREAS**, application #Z22-064 is on file with the Department of Building and Zoning Services requesting rezoning of 3.05± acres from L-M, Limited Manufacturing District, to CPD, Commercial Planned Development District; and

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

**WHEREAS**, the Franklinton Area Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District is consistent with the *West Franklinton Plan's* land use recommendation for “Regional Mixed Use”, which includes institutional and office uses; ~~now, therefore~~ ; **and**

**WHEREAS**, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance due to the need to promptly begin construction for the crisis care center to serve the public purpose of providing mental health and addiction crisis care for Columbus and the wider Franklin County community for the immediate preservation of the public peace, property, health and safety: **now, therefore:**

**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:

**475 HARMON AVE. (43223)**, being 3.05± acres located at the southeast corner of Harmon Avenue and South Souder Avenue, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Eaton's Farm (Plat Book 1, Page 68) in Virginia Military Survey No. 422, part of the Columbus Urban Growth Corporation tract (Instrument No. 200104190083400) and parts of vacated Souder Avenue (33 feet wide), vacated Coolidge Drive (21 feet wide, as established by Deed Book 1208, Page 564) and vacated 10 foot alley as shown on the "West Edge Business Center" dedication and vacation plat (P.B. 99, Pg 60 and City of Columbus Ordinance 663-02), Recorder's Office, Franklin County, Ohio (all references made are of said Recorder's office unless otherwise noted ) and being more particularly described as follows:

Being at an iron pipe set in the north line of Buchanan Drive (33 feet wide as established in P.B. 1, Page 68; formerly known as Distel and Elmore Avenues by Ordinance # 178-31 and 244-43), at the southeast corner of Souder Avenue (realigned, shown on said "West Edge Business Center" plat);

Thence, along the east line of said Souder Avenue the following five (5) courses:

1. N 59° 07' 05" W. 43.74 feet to an iron pipe set;
2. N 19° 28' 52" W. 49.82 feet to an iron pipe set;
3. Along an arc to the left, with a radius of 380.00 feet and delta angle of 27° 47' 23", having a chord bearing and distance of N 33° 22' 34" W. 182.51 feet to an iron pipe set;
4. N 47° 16' 16" W. 59.08 feet to an iron pipe set;
5. Along an arc to the right, with a radius of 320.00 feet and delta angle of 10° 29' 18", having a chord bearing and distance of N 42° 01' 37" W. 58.50 feet to an iron pipe set at the northeast corner of said Souder Avenue, in the Limited Access Right of Way of the Columbus Expressway System (Mound-Sandusky Expressway FRA 62-12.56 3-13.70; Page 213) and in the south Right of Way of Harmon Avenue (no width) as shown on said "West Edge Business Center" plat;

Thence, along said Limited Access Right of Way, the south line of said Harmon Avenue, the following five (5) courses:

1. N 70° 35' 00" E. 109.22 feet (Passing an iron pipe found, in the centerline of vacated Souder Avenue as shown on said "West Edge Business Center" plat, 92.67 feet) to an iron pipe set;
2. S 15° 10' 00" E. 12.85 feet to an iron pipe set at the northwest corner of said 10 foot alley;
3. Along the north line of said alley, N 70° 31' 59" E. 117.04 feet to an iron pipe set;
4. Along the east line of said alley, S 15° 10' 00" E. 10.03 feet to an iron pipe set in the north line of said Coolidge Drive (no width);
5. Along the north line of said Coolidge Drive, N 70° 34' 43" E. 190.51 feet to an iron pipe set;

Thence, leaving said Limited Access Right of Way, continuing along the north line of said Coolidge Drive, along an arc to the right, having a radius of 165.00 feet and delta angle of 16° 30' 22", a chord bearing and distance of N 89° 38' 13" E. 47.37 feet to an iron pipe set;

Thence, across said Coolidge Drive and said Columbus Urban Growth Corporation tract, S 15° 16' 00" E. 329.25 feet to an iron pipe set in the north line of said Buchanan Drive

Thence, along the north line of said Buchanan Drive, S 70° 32' 00" W. 313.90 feet to the place of beginning CONTAINING 3.046 ACRES, subject however to all legal highways, leases, agreements, easements, restrictions of record and of records in the respective utility offices. The following description was prepared from an actual survey made by Myers Surveying Company, Inc. in May 2002 in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30" x 1" O.D. with an orange plastic cap inscribed "P.S. 6579". Basis of bearings is the centerline of Buchanan Drive held as N 74° 32' 00" E. as per Instrument No. 200104190083400.

Property Address: 475 Harmon Ave., Columbus, OH 43223  
Parcel Number: 010-284121.

**To Rezone From:** L-M, Limited Manufacturing District,

**To:** CPD, Commercial Planned Development District.

**SECTION 2.** That a Height District of sixty (60) feet is hereby established on the CPD, Commercial Planned Development District on this property.

**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 site plans being titled, "SITE PLAN," and "SITE PLANTING PLAN," and building elevations titled, "EXTERIOR ELEVATIONS A-201 AND A-202," all dated November 15, 2022, and text titled, "COMMERCIAL PLANNED DEVELOPMENT TEXT," dated November 11, 2022, all signed by Thaddeus M. Boggs, Attorney for the Applicant, and the text reading as follows:

### **COMMERCIAL PLANNED DEVELOPMENT TEXT**

PROPOSED DISTRICT: CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT

PROPERTY ADDRESS: 475 Harmon Avenue, Columbus, OH 43223

OWNER: Alcohol, Drug and Mental Health Board of Franklin County

APPLICANT: Alcohol, Drug and Mental Health Board of Franklin County, a political subdivision of the State of Ohio

DATE OF TEXT: November 11, 2022

APPLICATION NUMBER: Z22- 064.

**1. INTRODUCTION:** The subject 3.046-acre site is an undeveloped parcel located southeast of the intersection of Harmon Avenue and South Souder Avenue. It is part of the former site of the Sullivant Gardens multi-family residential development that was owned by the Columbus Metropolitan Housing Authority and demolished in 1999. In 2001, it was part of an approximately 38-acre site rezoned by Ordinance No. 0509-01 to L-M District. Today, it is bounded by Buchanan Drive to the south; South Souder Avenue to the west; Harmon Avenue to the north; and a parcel to the east zoned C4 Commercial. The parcel immediately to the west across South Souder Avenue, 855 West Mound Street, is owned by the Franklin County Commissioners and operated by Franklin County Children Services as their main office. The parcel immediately to the South, at 575 Harmon Avenue, is owned by Central Ohio Medical Textiles and operated as a laundry and linen facility for medical textiles.

The Applicant here proposes to rezone the parcel to the Commercial Planned Development (CPD) District to facilitate the development of a Mental Health and Addiction Crisis Care Center ("the Center"). The Center will be the central and preferred destination in Franklin County for mental health and addiction crisis needs. It will provide a safe and secure location offering a full array of services with integrated peer support at all levels. To accomplish this, it will provide a secure drop-off location for incoming individuals in crisis. It is anticipated that many users of the facility will be dropped

off by family members or other caretakers, or arrive on foot from public transit, cab, or rideshare.

**2. PERMITTED USES:** All uses listed in the Columbus City Codes as being permitted in the I-Institutional, C-1, C-2, C-3, and C-4 commercial districts shall be permitted on the site, including but not limited to: clinics, medical or dental; offices; homes for the aging, nursing home, or rest home; general hospitals; ambulatory health care services; mental health practitioners; outpatient care centers; outpatient mental health centers; and social services. 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 the CPD Text or site plan, the applicable development standards are contained in Chapter 3356, C-4 Commercial of the Columbus City Code.

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

1. The minimum parking and maneuvering setbacks to the north property line shall be 0 feet.
2. The minimum building, parking and maneuvering setback to the east property line shall be 8 feet.
3. The minimum building, parking and maneuvering setback to the west property line is 14 feet.
4. The minimum building, parking and maneuvering setback to the south property line is 25 feet.
5. Driveways may be located within the parking and maneuvering setback areas.
6. Maximum density shall be 25,000 gross square feet per acre.
7. Maximum lot coverage shall be 85%.

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

1. Access to and from the site shall be provided from South Souder Avenue or Buchanan Drive.
2. All circulation, curb cuts and access points shall be subject to review and approval of the City of Columbus, Department of Public Service.
3. Operationally, the majority of clients of the Center are anticipated to be dropped-off. The site is also conveniently located to public transit stops on the northern side of the Harmon Avenue, South Souder Avenue, and Mount Street intersections. At least one hundred ten (110) parking spaces shall be provided on-site for use by staff, patients, and visitors of the Center. This parking space requirement is based upon the following factors:
  - a. Seventy-two (72) spaces for staff members (one per staff member anticipated during peak hours)
  - b. Eleven (11) spaces for community providers (one per community provider anticipated during peak hours)

c. Twenty-seven (27) spaces for clients and visitors. The parking spaces are inclusive of eight ADA-accessible spaces. Additionally, at least seven (7) bicycle parking spaces are provided as indicated on the submitted development plan.

4. Except as otherwise provide in this text, all parking shall meet the requirements of the Off-Street Parking and Loading requirements of Chapter 3312 of the Columbus City Code and may exceed the maximum requirements of the Code.

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

1. Landscaping shall meet the requirements of the Columbus City Code, except as provided herein and in the submitted Landscape Plan. Landscaping shall be in general conformance with the submitted landscape plan.

2. Landscaping in the form of a mixture of deciduous and evergreen trees, as well as shrubs, will be provided in the periphery of the parking lot depicted on the submitted site plan to afford lines of sight for staff of the Center, and for building and/or light-standard-mounted security cameras across the parking lot. Trees will be provided in excess of one tree per ten parking spaces and shall be a minimum of two (2) caliper inches diameter at breast height when planted. The 4-foot soil radius for shade trees, as provided under Section 3312.21 of the Code, shall not be required where setbacks are less than eight (8) feet.

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

The exterior of the building shall have four-sided architecture that incorporates design elements on all sides of the building that are compatible with the front elevation. Primary façade materials include brick; brick veneer; glass; and metal.

**E. Dumpsters, Lighting, Outdoor Display and Other Environmental Commitments.**

1. The location of the dumpster shall conform to the General Site Development Standards of Section 3321.01 of the Columbus City Code. Dumpster enclosure will be masonry and brick material complementary to the primary structure.

2. Lighting shall conform to Chapter 3321 of the Columbus City Code.

**F. Graphics and/or Signage Commitments.**

All signage and graphics shall conform to the City of Columbus Graphic Code and Title 33 of the Columbus City Code as it applies to the CPD District, including any sign shown on the submitted landscape plan. Any variance of the sign requirements will be submitted to the City of Columbus Graphics Commission for consideration.

**G. Miscellaneous Commitments:**

1. The applicant shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication of the City of Columbus Zoning Code.

2. The Subject Site shall be developed in accordance with the submitted Site Plan, Site Planting Plan, and Exterior Elevations. The plans may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plans herein shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

3. All commitments herein referencing specific sections of the Columbus City Code shall apply unless otherwise varied by the Board of Zoning Adjustment.

**4. COMMERCIAL PLANNED DEVELOPMENT CRITERIA:**

A. Natural Environment: The site is a vacant parcel surrounded by commercial and institutional uses.

B. Existing Land Use: The site is vacant.

C. Transportation and Circulation: Access to the site shall be from South Souder Avenue or Buchanan Drive. Vehicular circulation on-site is provided by 24'-wide drive aisles as indicated on the submitted development plan. Pedestrian circulation is provided by sidewalks within adjacent right-of-way or sidewalk easements to be granted to the City of Columbus along Buchanan Drive and South Souder Avenue as indicated on the submitted development plan, with pedestrian paths from said sidewalks to access the Center as indicated on the submitted development plan.

D. Form of the Environment: The site will be developed in accordance with the submitted development standards. The parcel is bordered to the north by Harmon Avenue, and to the north of Harmon Avenue is right-of-way for Interstate 70. The property to the west is an existing institutional use as the main office of Franklin County Children Services. It is anticipated that the proposed development will provide a resource for existing and emergency neighborhoods and commercial centers in the vicinity as well as all of Franklin County. All signage, graphics, or wayfinding devices employed in the development will be designed and installed consistent with Chapter 3377.

E. View and Visibility: There is good visibility to the site at all proposed access points and from the adjacent street. All of the property surrounding the site is in an H-60 zoning district.

F. Proposed Development: See permitted uses. The anticipated development is a publicly owned addiction and mental health crisis care center.

G. Behavior Patterns: The existing environment is a mixture of uses including institutional and commercial uses. The Center's uses are consistent with the surrounding existing uses and it is not anticipated that the Center will have a significant effect on existing behavior patterns. It is anticipated that the development of the Center will result in pedestrian and vehicular traffic related as a result of conversion of the currently vacant parcel to use as an addiction and mental health crisis care center.

H. Emissions: No significant emissions or levels of light, sounds, smells or dust will be generated from the use of this site. Emissions will not affect the environment or alter the use and enjoyment of the surrounding properties.

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

**SECTION 4. That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.**