



City of Columbus

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

Legislation Text

File #: 1828-2008, Version: 4

Rezoning Application Z08-037

APPLICANT: Nationwide Children's Hospital; c/o Daniel H. Schoedinger, Atty.; 52 East Gay Street, P.O. Box 1008; Columbus, Ohio 43216.

PROPOSED USE: Expands subarea B and reconfigures the boundaries of subareas A, B and C for hospital and hospital related use and commercial use in subarea B.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (7-0) on October 9, 2008.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The proposed modification to the CPD Plan and Text would allow for orderly expansion of the hospital and associated facilities. The allowance of retail, office institutional uses in the expanded subarea B is consistent with the development and zoning patterns of the area. The rest of the changes maintain or increase standards over the existing CPD.

To rezone **700 CHILDRENS DRIVE (43205)**, being 52.7± acres generally located from the southeast corner of Parsons Avenue and Mooberry Street, east to the southwest corner of Mooberry Street and the first alley east of and parallel with Eighteenth Street, south to the northwest corner of the first alley east of and parallel with Eighteenth Street and Livingston Avenue, south to the southeast corner of Livingston Avenue and Heyl Avenue, west to the southeast corner of Jackson Street and Putnam Street, west to the southwest corner of Jackson Street and Parsons Avenue, and north to the northwest corner of Parsons Avenue and Denton Alley, north and west to the southwest corner of Livingston and Parsons Avenues, west 732 feet along the north side of Livingston Avenue, north to Interstate 70, then east to the northwest corner of Parsons Avenue and Mooberry Street (excluding all of Livingston Park). **From:** AR-1, Apartment Residential, R-2F, Residential, C-4, Commercial, and CPD, Commercial Planned Development Districts, **To:** CPD, Commercial Planned Development District **and to declare an emergency.** (Rezoning # Z08-037)

WHEREAS, application #Z08-037 is on file with the Building Services Division of the Department of Development requesting rezoning of 52.7± acres from the R-2F, Residential AR-1, Apartment Residential, C-4, Commercial, and CPD, Commercial Planned Development Districts to CPD, Commercial Planned Development District; and

WHEREAS, the Development Commission recommends approval of said zoning change; 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 to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; and

WHEREAS, the City Departments recommend approval of the proposed modification to the CPD Plan and Text would allow for orderly expansion of the hospital and associated facilities. The allowance of retail, office institutional uses in the expanded subarea B is consistent with the development and zoning patterns of the area. The remainder of the changes increase standards over the existing CPD; now, therefore:

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:

700 CHILDRENS DRIVE (43205), being 52.7± acres generally located from the southeast corner of Parsons Avenue and Mooberry Street, east to the southwest corner of Mooberry Street and the first alley east of and parallel with Eighteenth Street, south to the northwest corner of the first alley east of and parallel with Eighteenth Street and Livingston Avenue, south to the southeast corner of Livingston Avenue and Heyl Avenue, west to the southeast corner of Jackson Street and Putnam Street, west to the southwest corner of Jackson Street and Parsons Avenue, and north to the northwest corner of Parsons Avenue and Denton Alley, north and west to the southwest corner of Livingston and Parsons Avenues, west 732 feet along the north side of Livingston Avenue, north to Interstate 70, then east to the northwest corner of Parsons Avenue and Mooberry Street (excluding all of Livingston Park), and being more particularly described as follows:

SUBAREA A

DESCRIPTION OF SUBAREA A,

A 27.228 ACRE TRACT BOUNDED BY LIVINGSTON AVENUE, PARSONS AVENUE, MOOBERRY STREET, SOUTH EIGHTEENTH STREET, AND LIVINGSTON PARK, COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus, and being all or portions of the following tracts of land:

All of Parcels A, B, C, D, E, 6, 7, 8, 9, 10A, 10B, 10C, 11, 12C, 12D, 2B, 3, 5, 5A, and portion of Parcels 4, 2A, and 1 in Children's Hospital Urban Renewal Area "A", as shown of record in Plat Book 43, Page 17, Recorder's Office, Franklin County, Ohio,

All of Reserve "A", all of Lot Nos. 86, 87, 88, 89, 107, 108, 109, 110, 118, 119, 120, 121, 122, 123, 132, 133, 134, 135, and 136 and portions of Lots Nos. 116, 117, and 131 in Livingston Park Addition, as shown of record in Plat Book 4, Pages 300 and 301, Recorder's Office, Franklin County, Ohio,

All of Lot Nos. 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, and 16 in John Stone's Subdivision, as shown of record in Plat Book 3, Page 236, Recorder's Office, Franklin County, Ohio,

All of a 6,057 square feet tract of land remaining as a portion of South Monroe Avenue and conveyed to The Children's Hospital by deed of record in Official Record 10846, Page B 02, Recorder's Office, Franklin County, Ohio,

Portions of Raymond Street, South Monroe Avenue, Stone Avenue, South Seventeenth Street, Pedestrian Mall and alleys vacated by Ordinances 31564, 470-47, 582-48, 1179-52, 290-59, 54-68, 614-73, 352-80, 1785-83, 1903-83, and 160-84, Clerk's Office, City of Columbus, Ohio and portions of Parcels 2A, 4, and 12 of said Children's Hospital Urban Renewal Plat "A" and referenced in Instrument Numbers 200308270271668 and 200308270271677, Recorder's Office, Franklin County, Ohio,

All of Children's Drive West, Children's Drive Relocated, and part of Ann Street conveyed to Children's Hospital in Instrument Number 200712310221603,

And being more particularly described as follows:

Beginning at the point of tangency for a curve connecting the north line of Livingston Ave with the east line of Ann St, thence along a line separating Livingston Avenue with said Plat A, North 63°45'18" West, a distance of 98.89 feet to a point of curvature of a curve to the left connecting the north line of Livingston Avenue with the west line of said Ann Street;

Thence crossing through said Parcel 3, Parcel 2B, and Parcel 5A along the north right of way line of Livingston Ave, North 69°17'17" West a distance of 715.98 feet to a point on the east line of said Parcel 5A and the west line of said Parcel 3;

Thence crossing through said Parcel 5A along a line connecting the north right of way line of Livingston Ave with the east right of way line of Parsons Ave, North 40°31'30" West a distance of 15.64 feet to a point on the east right of way line of Parsons Ave;

Thence crossing through said Parcel 5A along the said east right of way line, North 01°24'21" West a distance of 8.76 feet;

Thence crossing said Parcel 5A and said Parcel 5 along the east right of way line of Parsons Avenue, North 03°12'51" East a distance of 624.81 feet to a point on the north line of said Parcel 5A and the south line of said Parcel 5;

Thence North 46° 50' 44" East along a line connecting the east line of Parsons Ave with the south line of Mooberry Street and along the northwest line of said Parcel 5 a distance of 23.07 feet to the corner of said Parcel and in the south line of Mooberry Street;

Thence North 82° 59' 44" East along the south line of Mooberry Street and along a north line of said Parcel 5 a distance of 84.14 feet to an angle point in the south line of Mooberry Street and at a corner of said Parcel 5;

Thence North 80° 52' 24" East along the south line of Mooberry Street and along a north line of said Parcel 5 a distance of 20.47 feet to an angle point in the south line of Mooberry Street and at a corner of said Parcel 5;

Thence North 83° 32' 42" East along the south line of Mooberry Street and along a north line of said Parcel 5 a distance of 103.74 feet to a point of curvature;

Thence easterly along the curved south line of Mooberry Street, along the curved north line of said Parcel 5 and with a curve to the right having a radius of 2,266.83 feet, a delta of 7°47'10", an arc length of 308.05 feet, and a chord bearing North 87°26'19" East a distance of 307.81 feet to a point;

Thence South 88°38'43" East along the south line of Mooberry Street, along the north line of said Parcel 6, along the north line of said 6,057 square feet tract, along the north line of said Lot No. 107 a distance of 664.26 feet to a point in the west line of vacated South Seventeenth Street and at the northeast corner of said Lot No. 107;

Thence South 75°09'05" East along the south line of Mooberry Street, crossing vacated South Seventeenth Street crossing said Lot No.'s 116, 117, 130, and 131 and crossing a vacated alley (20 feet wide) a distance of 400.88 feet to a point on the west line of South Eighteenth Street;

Thence South 2°49'02" West along the west line of South Eighteenth Street, along a portion of the east line of said Lot No. 131, along the east lines of said Lots Nos. 132,133,134,135, and 136, along the east line of said Reserve "A", along the east end of vacated Stone Avenue, along the east line of said Parcel E, and along the east end of Children's Drive, a distance of 603.80 feet to a point on the south line of Children's Drive;

Thence along said south line, North 86°40'52" West, a distance of 699.15 feet to a point on a curve to the left;

Thence along said curve through said Parcel 1 and with a curve to the left having a radius of 188.50 feet, a delta of 17°26'21", an arc length of 57.37 feet, and a chord bearing South 66°44'44" West a distance of 57.15 feet to a point;

Thence continuing through said Parcel 1 and through the former Ann Street, along a curve to the left having a radius of 113.50 feet, a delta of 60°21'36", an arc length 119.57 feet, and a chord bearing South 27°48'38" West a distance of 114.12 feet to a point of curvature of a curve to the left;

Thence continuing through the former Ann Street along said curve having a radius of 411.50 feet, a delta of 22°43'48", and arc length of 163.25 feet, and a chord bearing South 08°59'41" West a distance of 162.18 feet to a point;

Thence continuing through the former Ann Street South 69°22'58" East a distance of 0.33 feet to a point on the east line of the former Ann Street and the West line of Parcel 1;

Thence along said easterly and westerly lines, South 20°46'05" West, a distance of 6.12 feet to a point on a curve to the left connecting the east line of the former Ann Street with the north line of said Livingston Avenue;

Thence along said curve to the left and the curved southwest line of said Parcel 1, said curve having a radius of 20.00 feet, a delta of 89°17'46", an arc length of 31.17 feet, and a chord distance of 28.11 feet bearing South 24°29'08" East to the TRUE POINT OF BEGINNING and containing 27.228 acres more or less.

The above description was prepared by Korda/Nemeth Engineering, Inc. under the direction and supervision of Nathan W. Anderson, Ohio Registered Surveyor No. 8322.

The basis of bearings of this description is based on the north right of way line of Livingston Avenue being, North 69°17'17" West as determined by monumentation found in the field and as shown in Children's Hospital Renewal Area Plat "A" as recorded in Plat Book 43 Page 17.

SUBAREA B

DESCRIPTION OF SUBAREA B, A 13.130 ACRE TRACT BOUNDED BY
EAST LIVINGSTON AVENUE, PARSONS AVENUE, AFRICENTRIC HIGH SCHOOL AND I-70, COLUMBUS, OHIO, TO BE
REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus, and being all of the following tracts of land:

All of Parcels 1, 2, 3, 4, 5, 6, 7, and 8 (Parcel 8 being the entire portion of Kennedy Drive - 50 feet wide) of the Children's Hospital Urban Renewal Area Plat B-3 of Parcel 3-B as shown of record in Plat Book 42 Page 134, Recorder's Office, Franklin County, Ohio, and being more particular described as follows:

Beginning at the northeast corner of said Parcel 4 also being at the intersection of the south line of Interstate 70 with the west line of Parsons Ave (60 feet wide);

Thence along the west line of Parsons Ave and the east lines of Parcels 4, 8, 1, and 3 (east line of Parcel 8 being the easterly terminus line of Kennedy Drive with the west line of Parsons Ave), South 03°12'51" West a distance of 723.95 feet to a point of curvature of a curve connecting the west line of Parsons Ave with the north line of Livingston Ave (66 feet wide);

Thence along said connecting curve, also being a curved southeast line of said Parcel 3, to the right, data of which is: radius = 25.00 feet, subdelta = 90°09'29", a chord distance of 35.40 feet bearing South 48°17'36" West to the point of tangency at the southwest end of said connecting curve on the north line of Livingston Ave and the south line of said Parcel 3;

Thence along the north line of Livingston Ave and the south lines of said Parcels 3, 8, and 7 (south line of Parcel 8 being the southerly terminus of Kennedy Drive with the north line of Livingston Ave), North 86°37'40" West a distance of 781.76 feet to a point on the southwest corner of Parcel 7 and on the southeast corner of Parcel 3-A of the Children's Hospital Urban Renewal Area Plat B-3 of Parcels 3-A and 3-C as shown of record in Plat Book 43 Page 16, Recorder's Office, Franklin County, Ohio;

Thence along the west line of said Parcels 7 and 6 and the east line of Parcel 3-A, North 03°54'00" East a distance of 667.88 feet to the northwest corner of said Parcel 6, the northeast corner of said Parcel 3-A, and on the south line of Interstate 70;

Thence along the north line of Parcel 6 and the south line of Interstate 70, North 81°29'30" East a distance of 31.00 feet to an angle point;

Thence continuing along the north line of Parcel 6 and the south line of Interstate 70, North 87°00'25" East a distance of 390.29 feet to an angle point;

Thence continuing along the north line of Parcel 6 and the south line of Interstate 70, North 88°16'00" East a distance of 55.39 feet to angle point;

Thence continuing along the north line of Parcel 6 and the south line of Interstate 70, and along the north line of Parcels 5 and 4, North 88°42'00" East a distance of 326.32 feet to the point of beginning and containing 13.130 acres more or less.

This zoning description was prepared by Nathan W. Anderson, Ohio Surveyor No. 8322, Korda Nemeth Engineering, Columbus, Ohio, from record information on file in the Recorder's Office, Franklin County, Ohio. A boundary survey of this consolidated area may yield minor variations in boundary data. Basis of bearings is the north line of Livingston Ave, being North 86°37'40" West as shown of record in Plat Book 42, Page 134, Recorder's Office, Franklin County, Ohio.

SUBAREA C

DESCRIPTION OF REZONING AREA C-1 ON
EAST LIVINGSTON AVENUE WEST OF HEYL AVENUE
COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus: Being 33.00 feet off of the entire west side of Lot Number Five (5) in Amended Plat of Theo. H. Butler's Subdivision, as shown of record in Plat Book 4, Pages 242 and 243, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the south line of East Livingston Avenue (63 feet wide), at the northwest corner of said Lot No. 5 and at the northeast corner of Lot Number Four (4) in said Amended Plat of Theo. H. Butler's Subdivision;

thence S 62° 39' 17" E along the south line of East Livingston Avenue and along a portion of the north line of said Lot No. 5 a distance of 33.00 feet to a point;

thence S 27° 03' 42" W crossing said Lot No. 5 and parallel with and 33.00 feet easterly by perpendicular measurement from the west line of said Lot No. 5 and from the east line of said Lot No. 4 a distance of 150.00 feet to a point in the north line of Denton Alley (20 feet wide) and in the south line of said Lot No. 5;

thence N 62° 39' 17" W along the north line of Denton Alley and along a portion of the south line of said Lot No. 5 a distance of 33.00 feet to a point at the southwest corner of said Lot No. 5 and at the southeast corner of said Lot No. 4;

thence N 27° 03' 42" E along the west line of said Lot No. 5 and along the east line of said Lot No. 4 a distance of 150.00 feet to the place of beginning;

containing 4,950 square feet (= 0.114 acre) of land more or less.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in April, 2000, and not from an actual field survey. Basis of bearings is a north line of East Livingston Avenue, being N 69° 17' 17" W, as shown in Children's Hospital Urban Renewal Area Plat "A", of record in Plat Book 43, Page 17, Recorder's Office, Franklin County, Ohio.

DESCRIPTION OF REZONING AREA C-2 ON
EAST LIVINGSTON AVENUE EAST OF SOUTH EIGHTEENTH STREET
COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus: Being all of Lots Numbers Two (2) and Three (3) and a portion of Lot Number One (1) in Amended Plat of Theo. H. Butler's Subdivision, as shown of record in Plat Book 4, Pages 242 and 243, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the south line of East Livingston Avenue (66 feet wide) with the west line of May Alley (20 feet wide) and at the northeast corner of said Lot No. 3;

thence S 27° 03' 42" W along the west line of May Alley and along the east line of said Lot No. 3 a distance of 150.00 feet to a point at the intersection of the west line of May Alley with the north line of Denton Alley (20 feet wide) and at the southeast corner of said Lot No. 3;

thence N 62° 39' 17" W along the north line of Denton Alley, and along the south lines of said Lots Nos. 3 and 2 a distance of 100.00 feet to a point at the southwest corner of said Lot No. 2, at the southeast corner of said Lot No. 1 and at the southeast corner of a 0.047 acre tract of land conveyed out of said Lot No. 1 to Florence E. and Cheryl L. Byrd by deed of record in Instrument 199710140118514, Recorder's Office, Franklin County, Ohio;

thence N 27° 03' 42" E along a portion of the west line of said Lot No. 2, along a portion of the east line of said Lot No. 1 and along the east line of said 0.047 acre tract a distance of 36.04 feet to a point at the northeast corner of said 0.047 acre tract;

thence N 62° 39' 17" W crossing said Lot No. 1, along the north line of said 0.047 acre tract and parallel with the south line of East Livingston Avenue a distance of 64.48 feet to a point in the east line of South Eighteenth Street (40 feet wide), in the west line of said Lot No. 1 and at the northwest corner of said 0.047 acre tract;

thence N 3° 12' 02" E along the east line of South Eighteenth Street and along a portion of the west line of said Lot No. 1 a distance of 26.26 feet to a point at the southwest corner of a 0.096 acre tract of land conveyed out of said Lot No. 1 as Parcel III to Glen A. Robbins by deeds of record in Official Record 32823, Pages F 10 and F 12, Recorder's Office, Franklin County, Ohio;

thence S 62° 39' 17" E crossing a portion of said Lot No. 1, along the south line of said 0.096 acre tract and parallel with the south line of East Livingston Avenue a distance of 26.94 feet to a point at the southeast corner of said 0.096 acre tract;

thence N 26° 48' 33" E crossing a portion of said Lot No. 1 and along the east line of said 0.096 acre tract a distance of 90.00 feet to a point in the south line of East Livingston Avenue and in the north line of said Lot No. 1;

thence S 62° 39' 17" E along the south line of East Livingston Avenue, along a portion of the north line of said Lot No. 1 and along the north lines of said Lots Nos. 2 and 3 a distance of 148.56 feet to the place of beginning; containing 21,025 square feet (0.483 acre) of land more or less.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in April, 2000, and not from an actual field survey. Basis of bearings is a north line of East Livingston Avenue, being N 69° 17' 17" W, as shown in Children's Hospital Urban Renewal Area Plat "A", of record in Plat Book 43, Page 17, Recorder's Office, Franklin County, Ohio.

DESCRIPTION OF REZONING AREA C-3 AT
S.E. CORNER OF EAST LIVINGSTON AVENUE & HOPE ALLEY
COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus: Being all of Lot Number Twenty-Nine (29) in Swaynes Addition, as shown of record in Plat Book 2, Page 35, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the south line of East Livingston Avenue (66 feet wide) with the east line of Hope Alley (20 feet wide) and at the northwest corner of said Lot No. 29;

thence S 69° 17' 17" E along the south line of East Livingston Avenue and along the north line of said Lot No. 29 a distance of 40.00 feet to a point at the northeast corner of said Lot No. 29 and at the northwest corner of Lot Number Thirty (30) in said Swaynes Addition;

thence S 20° 42' 43" W along the east line of said Lot No. 29 and along the west line of said Lot No. 30 a distance of 150.00 feet to a point in the north line of Denton Alley (20 feet wide), at the southeast corner of said Lot No. 29 and at the southwest corner of said Lot No. 30;

thence N 69° 17' 17" W along the north line of Denton Alley and along the south line of said Lot No. 29 a distance of 40.00 feet to a point at the intersection of the north line of Denton Alley with the east line of Hope Alley and at the southwest corner of said Lot No. 29;

thence N 20° 42' 43" E along the east line of Hope Alley and along the west line of said Lot No. 29 a distance of 150.00 feet to the place of beginning;

containing 6,000 square feet (0.138 acre) of land more or less.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in April, 2000, and not from an actual field survey. Basis of bearings is a north line of East Livingston Avenue, being N 69° 17' 17" W, as shown in Children's Hospital Urban Renewal Area Plat "A", of record in Plat Book 43, Page 17, Recorder's Office, Franklin County, Ohio.

DESCRIPTION OF REZONING AREA C-4 AT
S.E. CORNER OF EAST LIVINGSTON AVENUE & SOUTH SEVENTEENTH STREET
COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus: Being all of Lots Numbers Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27) and Twenty-Eight (28) in Swaynes Addition, as shown of record in Plat Book 2, Page 35, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the south line of East Livingston Avenue (66 feet wide) with the east line of South Seventeenth Street (40 feet wide) and at the northwest corner of said Lot No. 25;

thence S 69° 17' 17" E along the south line of East Livingston Avenue and along the north lines of said Lots Nos. 25, 26, 27 and 28 a distance of 147.60 feet to a point at the intersection of the south line of East Livingston Avenue with the west line of Hope Alley (20 feet wide) and at the northeast corner of said Lot No. 28;

thence S 20° 42' 43" W along the west line of Hope Alley and along the east line of said Lot No. 28 a distance of 150.00 feet to a point at the intersection of the west line of Hope Alley with the north line of Denton Alley (20 feet wide) and at the southeast corner of said Lot No. 28;

thence N 69° 17' 17" W along the north line of Denton Alley and along the south lines of said Lots Nos. 28, 27, 26 and 25 a distance of 147.60 feet to a point at the intersection of the north line of Denton Alley with the east line of South Seventeenth Street and at the southwest corner of said Lot No. 25;

thence N 20° 42' 43" E along the east line of South Seventeenth Street and along the west line of said Lot No. 25 a distance of 150.00 feet to the place of beginning;

containing 22,140 square feet (0.508 acre) of land more or less.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in April, 2000, and not from an actual field survey. Basis of bearings is a north line of East Livingston Avenue, being N 69° 17' 17" W, as shown in Children's Hospital Urban Renewal Area Plat "A", of record in Plat Book 43, Page 17, Recorder's Office, Franklin County, Ohio.

DESCRIPTION OF REZONING AREA C-5 AT
S.W. CORNER OF EAST LIVINGSTON AVENUE & SOUTH SEVENTEENTH STREET
COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus: Being all of Lots Numbers Twenty-One (21), Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24) in Swaynes Addition, as shown of record in Plat Book 2, Page 35, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the south line of East Livingston Avenue (66 feet wide) with the west line of South Seventeenth Street (40 feet wide) and at the northeast corner of said Lot No. 24;

thence S 20° 42' 43" W along the west line of South Seventeenth Street and along the east line of said Lot No. 24 a distance of 150.00 feet to a point at the intersection of the west line of South Seventeenth Street with the north line of Denton Alley (20 feet wide) and at the southeast corner of said Lot No. 24;

thence N 69° 17' 17" W along the north line of Denton Alley and along the south lines of said Lots Nos. 24, 23, 22 and 21 a distance of 147.60 feet to a point at the intersection of the north line of Denton Alley with the east line of Putnam Alley (20 feet wide) and at the southwest corner of said Lot No. 21;

thence N 20° 42' 43" E along the east line of Putnam Alley and along the west line of said Lot No. 21 a distance of 150.00 feet to a point at the intersection of the east line of Putnam Alley with the south line of East Livingston Avenue and at the northwest corner of

said Lot No. 21;

thence S 69° 17' 17" E along the south line of East Livingston Avenue and along the north lines of said Lots Nos. 21,22,23 and 24 a distance of 147.60 feet to the place of beginning;

containing 22,140 square feet (= 0.508 acre) of land more or less.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in April, 2000, and not from an actual field survey. Basis of bearings is a north line of East Livingston Avenue, being N 69° 17' 17" W, as shown in Children's Hospital Urban Renewal Area Plat "A", of record in Plat Book 43, Page 17, Recorder's Office, Franklin County, Ohio.

DESCRIPTION OF REZONING AREA C-6 AT
S.E. CORNER OF EAST LIVINGSTON AVENUE & ANN STREET
COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus: Being all of Lots Numbers Seventeen (17), Eighteen (18) and Nineteen (19) in Swaynes Addition, as shown of record in Plat Book 2, Page 35, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the south line of East Livingston Avenue (66 feet wide) with the east line of Ann Street (40 feet wide) and at the northwest corner of said Lot No. 17;

thence S 69° 17' 17" E along the south side of East Livingston Avenue and along the north lines of said Lots Nos. 17, 18 and 19 a distance of 111.00 feet to a point at the northeast corner of said Lot No. 19 and at the northwest corner of Lot Number Twenty (20) in said Swaynes Addition;

thence S 20° 42' 43" W along the east line of said Lot No. 19 and along the west line of said Lot No. 20 a distance of 150.00 feet to a point in the north line of Denton Alley (20 feet wide), at the southeast corner of said Lot No. 19 and at the southwest corner of said Lot No. 20;

thence N 69° 17' 17" W along the north line of Denton Alley and along the south lines of said Lots Nos. 19, 18 and 17 a distance of 111.00 feet to a point at the intersection of the north line of Denton Alley with the east line of Ann Street and at the southwest corner of said Lot No. 17;

thence N 20° 42' 43" E along the east line of Ann Street and along the west line of said Lot No. 17 a distance of 150.00 feet to the place of beginning;

containing 16,650 square feet (= 0.382 acre) of land more or less.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc. Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in April, 2000, and not from an actual field survey. Basis of bearings is a north line of East Livingston Avenue, being N 69° 17' 17" W, as shown in Children's Hospital Urban

Renewal Area Plat "A", of record in Plat Book 43, Page 17, Recorder's Office, Franklin County, Ohio.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRIANGLE AT THE S.E. CORNER OF LIVINGSTON AVENUE AND ANN STREET:

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 15, Township 5, Range 22, Refugee Lands, being part of Lot 17 of the subdivision plat entitled Swaynes Addition of record in Plat Book 2, Page 35; being that tract of land as conveyed to Children's Hospital by deed of record in Official Record 14938J13 (all references are to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

Beginning, for reference, at the centerline intersection of Ann Street (40 feet) with Livingston Avenue (66 feet);

thence South 20° 59' 35" West, with the centerline of Ann Street, a distance of 33.00 feet to a point;

thence South 68° 59' 18" East, across the right-of-way of Ann Street, a distance of 20.00 feet to an iron pin set at a northwesterly corner of said Lot 17, being the TRUE POINT OF BEGINNING;

thence South 68° 59' 18" East, with the southerly right-of-way line of Livingston Avenue, a distance of 6.73 feet to an iron pin set;

thence South 66° 18' 45" West, across said Lot 17, a distance of 9.46 feet to an iron pin set in the easterly right-of-way line of Ann Street;

thence North 20° 59' 35" East, a distance of 6.66 feet to the TRUE POINT OF BEGINNING and containing 0.001 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic jug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments Frank 43 and Frank 143, having a bearing of South 87° 56' 16" East, established by the Franklin County Engineering Department.

DESCRIPTION OF REZONING AREA C-7 AT
S.E. CORNER OF EAST LIVINGSTON AVENUE & WAGER STREET
COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus: Being all of Lots Numbers Nine (9), through Sixteen (16), inclusive, in Swaynes Addition, as shown of record in Plat Book 2, Page 35, Recorder's Office, Franklin County, Ohio, together with Drake Alley (20 feet wide) between said Lots Nos. 12 and 13, as said alley was vacated by City Ordinance No. 1463-96, passed June 25, 1996, all bounded and described as follows:

Beginning at a point at the intersection of the south line of East Livingston Avenue (66 feet wide) with the east line of Wager Street (40 feet wide) and at the northwest corner of said Lot No. 9;

thence S 69° 17' 17" E along the south line of East Livingston Avenue, along the north lines of said Lots Nos. 9,10, 11 and 12, along the north end of vacated Drake Alley and along the north lines of said Lots Nos. 13, 14, 15 and 16 a distance of 316.00 feet to a point at the intersection of the south line of East Livingston Avenue with the west line of Ann Street (40 feet wide) and at the northeast corner of said Lot No. 16;

thence S 20° 42' 43" W along the west line of Ann Street and along the east line of said Lot No. 16 a distance of 150.00 feet to a point at the intersection of the west line of Ann Street with the north line of Denton Alley (20 feet wide) and at the southeast corner of said Lot No. 16;

thence N 69° 17' 17" W along the north line of Denton Alley along the south lines of said Lots Nos. 16, 15, 14 and 13, along the south end of vacated Drake Alley and along the south lines of said Lots Nos. 12, 11, 10 and 9 a distance of 316.00 feet to a point at the intersection of the north line of Denton Alley with the east line of Wager Street and at the southeast corner of said Lot No. 9;

thence N 20° 42' 43" E along the east line of Wager Street and along the west line of said Lot No. 9 a distance of 150.00 feet to the place of beginning;

containing 47,400 square feet (= 1.088 acres) of land more or less.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in April, 2000, and not from an actual field survey. Basis of bearings is a north line of East Livingston Avenue, being N 69° 17' 17" W, as shown in Children's Hospital Urban Renewal Area Plat "A", of record in Plat Book 43, Page 17, Recorder's Office, Franklin County, Ohio.

**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED STRIP ALONG THE WEST SIDE OF ANN STREET
EXTENDING SOUTH FROM LIVINGSTON AVENUE:**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 15, Township 5, Range 22, Refugee Lands, being a part of Lot 16 of the subdivision plat entitled Swaynes Addition of record in Plat Book 2, Page 35; being that tract of land as conveyed to Children's Hospital by deed of record in Official Record 14938J09 (all references are to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

Beginning, for reference, at the centerline intersection of Ann Street (40 feet) with Livingston Avenue (66 feet);

thence South 20° 59' 35" West, with the centerline of Ann Street, a distance of 33.00 feet to a point;

thence North 69° 00' 25" West, across the right-of-way of Ann Street, a distance of 20.00 feet to an iron pin set in the northeasterly corner of said Lot 16, being the TRUE POINT OF BEGINNING;

thence South 20° 59' 35" West, with the westerly right-of-way line of Ann Street, a distance of 35.52 feet to an iron pin set;

thence across said Lot 16, the following courses and distances;

North 71° 46' 48" West, a distance of 1.33 feet to an iron pin set;

North 18° 15' 58" East, a distance of 35.62 feet to an iron pin set in the southerly right-of-way line of Livingston Avenue;

thence South 69° 00' 25" East, with said southerly right-of-way line, a distance of 3.02 feet to the TRUE POINT OF BEGINNING and containing 0.002 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments Frank 43 and Frank 143, having a bearing of South 87° 56' 16" East, established by the Franklin County Engineering Department.

**AND FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRIANGLE AT THE S.E. CORNER OF
LIVINGSTON AVENUE AND WAGER STREET:**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 15, Township 5, Range 22, Refugee Lands, being a strip of land on, over, and across that tract conveyed to Children's Hospital by deed of record in Official Record 10583D19, being Lot 9 of that subdivision plat entitled Swaynes Addition of record in Plat Book 2, Page 35 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follows:

Beginning at an iron pin set at the intersection of the easterly right-of-way line of Wager Street (40') with the southerly right-of-way line of Livingston Avenue (66'), being the northwesterly corner of said Lot 9;

thence South 68° 59' 18" East, with said southerly right-of-way line, being the northerly line of said Lot 9, a distance of 9.03 feet to a pin set;

thence South 78° 11' 17" West, across said Lot 9, a distance of 10.75 feet to an iron pin set on the easterly right-of-way line of said Wager Street, being the westerly line of said Lot 9;

thence North 20° 59' 35" East, with said easterly right-of-way line, being said westerly line, a distance of 5.83 feet to the TRUE POINT OF BEGINNING, containing 0.001 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on North 00° 00' 00" East for the centerline of Parsons Avenue as shown in the plat of "Swaynes Addition", a subdivision of record in Plat Book 2, page 35.

DESCRIPTION OF REZONING AREA C-8 ALONG WEST SIDE OF WAGER STREET BETWEEN LIVINGSTON AVENUE AND JACKSON STREET COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Tract One

S.W. CORNER OF WAGER STREET AND LIVINGSTON AVENUE

Situated in the State of Ohio, County of Franklin, City of Columbus: Being all of Lots Numbers Five (5), Six (6), Seven (7) and Eight (8) in Swaynes Addition, as shown of record in Plat Book 2, Page 35, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the south line of East Livingston Avenue (66 feet wide) with the west line of Wager Street (40 feet wide) and at the northeast corner of said Lot No. 8;

thence S 20° 42' 43" W along the west line of Wager Street and along the east line of said Lot No. 8 a distance of 150.00 feet to a point at the intersection of the west line of Wager Street with the north line of Denton Alley (20 feet wide) and at the southeast corner of said Lot No. 8;

thence N 69° 17' 17" W along the north line of Denton Alley and along the south lines of said Lots Nos. 8, 7, 6 and 5 a distance of 147.50 feet to a point at the intersection of the north line of Denton Alley with the east line of Lisle Alley (20 feet wide) and at the southwest corner of said Lot No. 5;

thence N 20° 42' 43" E along the east line of Lisle Alley and along the west line of said Lot No. 5 a distance of 150.00 feet to a point at the intersection of the east line of Lisle Alley with the south line of East Livingston Avenue and at the northwest corner of said Lot No. 5;

thence S 69° 17' 17" E along the south line of East Livingston Avenue and along the north lines of said Lots Nos. 5, 6, 7 and 8 a distance of 147.50 feet to the place of beginning;

containing 22,125 square feet (= 0.508 acre) of land more or less.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in April, 2000, and not from an actual field survey. Basis of bearings is a north line of East Livingston Avenue, being N 69° 17' 17" W, as shown in Children's Hospital Urban Renewal Area Plat "A", of record in Plat Book 43, Page 17, Recorder's Office, Franklin County, Ohio.

Tract Two

N.W. CORNER OF WAGER STREET AND JACKSON STREET

Situated in the County of Franklin, State of Ohio, City of Columbus: Being Lot Nos. 97, 98, 99 and 100 of Swayne's Addition as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, page 35, Franklin County Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the north line of Jackson Street (South Lane) (40 feet wide) with the west line of Wager

Street (40 feet wide) and at the southwest corner of said Lot No. 36;

thence N 3° 18' 07" E along the west line of Wager Street and along the east lines of said Lot Nos. 97, 98, 99 and 100 a distance of 175.30 feet to a point at the intersection of the west line of Wager Street with south line of Denton Alley (20 feet wide) and at the northeast corner of said Lot No. 100;

thence N 69° 17' 17" W along the south line of Denton Alley and along the north line of said Lot No. 100 a distance of 146.80 feet to a point at the intersection of the south line of Denton Alley and the east line of Lisle Alley (20 feet wide) and at the northwest corner of said Lot No. 100;

thence S 3° 18' 07" W along the east line of Lisle Alley and along the west lines of said Lot Nos. 100, 99, 98 and 97 a distance of 218.11 feet to a point at the intersection of the east line of Lisle Alley with the north line of Jackson Street, at the southwest corner of said Lot No. 97;

thence S 86° 28' 30" E along the north line of Jackson Street and along the south line of said Lot No. 97 a distance of 140.00 feet to the place of beginning;

containing 27,538.7 square feet (0.632 acre) of land more or less.

Tract Three

DENTON ALLEY BETWEEN WAGER STREET AND LISLE ALLEY

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 22, Township 5, Range 22, Refugee Lands, being part of Denton Alley, as dedicated in "Swaynes Addition", a subdivision of record in Plat Book 2, Page 35, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the southerly right-of-way line of said Denton Alley and the easterly right-of-way of Lisle Alley, as dedicated in said "Swaynes Addition", being the northwest corner of Lot 100 of said "Swaynes Addition", and being the northeast corner of the section of said Lisle Alley vacated in Instrument Number 200305050130673;

Thence North 05° 04' 23" East, a distance of 20.70 feet, across said Denton Alley, to an iron pin set at the intersection of the northerly right-of-way line thereof and said easterly right-of-way line;

Thence South 72° 37' 07" East, a distance of 146.86 feet, with said northerly right-of-way line, to an iron pin set at the intersection of said northerly right-of-way line and the westerly right-of-way line of Wager Street, as dedicated in said "Swaynes Addition";

Thence South 04° 52' 41" West, a distance of 20.71 feet, across said Denton Alley, to an iron pin set at the intersection of the southerly right-of-way line thereof and said westerly right-of-way line;

Thence North 72° 37' 07" West, a distance of 146.93 feet, with said southerly right-of-way line, to the POINT OF BEGINNING, containing 0.068 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on North 00° 00' 00" East for the centerline of Parsons Avenue as shown in the plat of "Swaynes Addition", a subdivision of record in Plat Book 2, Page 35.

EXCEPTING, HOWEVER, FROM SAID TRACTS ONE, TWO AND THREE THE FOLLOWING DESCRIBED STRIP ALONG THE WEST SIDE OF WAGER STREET EXTENDING SOUTH FROM LIVINGSTON AVENUE.

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 15, Township 5, Range 22, Refugee Lands, being a part of Lot 8 and Lot 100 of the subdivision plat entitled Swaynes Addition of record in Plat Book 2, Page 35; being

those tracts of land as conveyed to Children's Hospital by deed of record in Official Record 15365B13 and Instrument Number 200304010093785 and part of vacated Denton Alley as conveyed to Children's Hospital by deed of record in Instrument Number 200607210143574 (all references are to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

Beginning, for reference, at the centerline intersection of Wager Street (40 feet) with Livingston Avenue (66 feet);

thence South 20° 59' 35" West, with the centerline of Wager Street, a distance of 33.01 feet to a point;

thence North 68° 59' 18" West, across the right-of-way of Wager Street, a distance of 20.00 feet to an iron pin set at the northeasterly corner of said Lot 8, being the TRUE POINT OF BEGINNING;

thence with the westerly right-of-way line of Wager Street, the following courses and distances:

South 20° 59' 35" West, a distance of 150.15 feet to an iron pin set;

South 09° 03' 24" West, a distance of 20.45 feet to an iron pin set; and

South 03° 44' 34" West, a distance of 8.54 feet to an iron pin set;

thence across said Lot 100, Lot 8 and Vacated Denton Alley, the following courses and distances:

North 86° 15' 26" West, a distance of 13.00 feet to an iron pin set;

North 03° 44' 34" East, a distance of 14.66 feet to an iron pin set;

North 20° 59' 35" East, a distance of 168.17 feet to an iron pin set in the southerly right-of-way line of Livingston Avenue;

thence South 68° 59' 18" East, with said southerly right-of-way line, a distance of 10.00 feet to the TRUE POINT OF BEGINNING and containing 0.043 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments Frank 43 and Frank 143, having a bearing of South 87° 56' 16" East, established by the Franklin County Engineering Department.

DESCRIPTION OF REZONING AREA C-9 AT
N.E. CORNER OF WAGER STREET & JACKSON STREET
COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus: Being all of Lots Numbers One Hundred One (101), One Hundred Two (102) and One Hundred Three (103) in Swaynes Addition, as shown of record in Plat Book 2, Page 35, Recorder's Office, Franklin County, Ohio, all of Lot Number One (1) and portions of Lots Numbers Two (2) and Three (3) in Wagner & McComb's Subdivision, as shown of record in Plat Book 4, Page 206, Recorder's Office, Franklin County, Ohio, together with Drake Alley (20 feet wide) west of said Lot No. 1, as said alley was vacated by City Ordinance No. 938-54, passed June 28, 1954, all bounded and described as follows:

Beginning at a point at the intersection of the east line of Wager Street (40 feet wide) with the north line of Jackson Street (40 feet wide) and at the southwest corner of said Lot No. 103;

thence N 3° 18' 07" E along the east line of Wager Street and along the west lines of said Lots Nos. 103, 102 and 101 a distance of

163.45 feet to a point at the intersection of the east line of Wager Street with the south line of Denton Alley (20 feet wide) and at the northwest corner of said Lot No. 101;

thence S 69° 17' 17" E along the south line of Denton Alley, along the north line of said Lot No. 101, along the north end of vacated Drake Alley and along the north line of said Lot No. 1 a distance of 199.28 feet to a point at the northeast corner of said Lot No. 1, at the northwest corner of said Lot No. 2 and at the northwest corner of a 160 square foot tract of land conveyed out of said Lot No. 2 as Parcel 34 to Columbia Gas of Ohio, Inc. by deed of record in Deed Book 2542, Page 578, Recorder's Office, Franklin County, Ohio;

thence S 3° 18' 07" W along a portion of the east line of said Lot No. 1, along a portion of the west line of said Lot No. 2 and along the west line of said 160 square foot tract a distance of 12.00 feet to a point at the southwest corner of said 160 square foot tract;

thence S 69° 17' 17" E crossing a portion of said Lot No. 2, parallel with the south line of Denton Alley and along the south line of said 160 square foot tract a distance of 14.00 feet to a point at the southeast corner of said 160 square foot tract;

thence N 3° 18' 07" E crossing a portion of said Lot No. 2 parallel with the west line of said Lot No. 2, parallel with the east line of said Lot No. 1 and along the east line of said 160 square foot tract a distance of 12.00 feet to a point in the south line of Denton Alley, in the north line of said Lot No. 2 and at the northeast corner of said 160 square foot tract;

thence S 69° 17' 17" E along the south line of Denton Alley, along a portion of the north line of said Lot No. 2 and along a portion of the north line of said Lot No. 3 a distance of 52.02 feet to a point at the northwest corner of a 253.9 square foot tract of land conveyed out of said Lot No. 3 to Golden and Inez Gannon by deed of record in Official Record 8199, Page J 13, Recorder's Office, Franklin County, Ohio;

thence S 3° 18' 07" W crossing said Lot No. 3, along the west line of said 253.9 square foot tract and parallel with and 3.00 feet westerly by perpendicular measurement from the east line of said Lot No. 3 and from the west line of Lot Number Four (4) in said Wagner & McComb's Subdivision a distance of 85.05 feet to a point in the north line of Jackson Street, in the south line of said Lot No. 3 and at the southwest corner of said 253.9 square foot tract;

thence N 86° 28' 30" W along the north line of Jackson Street, along a portion of the south line of said Lot No. 3, along the south lines of said Lots Nos. 2 and 1, along the south end of vacated Drake Alley and along the south line of said Lot No. 103 a distance of 253.15 feet to the place of beginning;

containing 31,294 square feet (= 0.718 acre) of land more or less.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in April, 2000, and not from an actual field survey. Basis of bearings is a north line of East Livingston Avenue, being N 69° 17' 17" W, as shown in Children's Hospital Urban Renewal Area Plat "A", of record in Plat Book 43, Page 17, Recorder's Office, Franklin County, Ohio.

**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED STRIP ALONG THE EAST SIDE OF WAGER STREET
EXTENDING NORTH FROM JACKSON STREET:**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 15, Township 5, Range 22, Refugee Lands, being a part of Lots 102 and 103 of the subdivision plat entitled Swaynes Addition of record in Plat Book 2, Page 35; being that tract of land as conveyed to Children's Hospital by deed of record in Official Record 08792F13 (all references are to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

Beginning, for reference, at the centerline intersection of Wager Street (40 feet) with Jackson Street (40 feet);

thence South 86° 07' 18" East, with the centerline of Jackson Street, a distance of 20.00 feet to a point;

thence North 03° 44' 34" East, across the right-of-way of Jackson Street, a distance of 20.00 feet to an iron pin in the southwesterly corner of said Lot 103, being the TRUE POINT OF BEGINNING;

thence North 03° 44' 34" East, with the easterly right-of-way line of Wager Street, a distance of 46.16 feet to an iron pin set;

thence across said Lots 102 and 103, the following courses and distances:

South 86° 15' 26" East, a distance of 1.00 feet to an iron pin set;

South 03° 44' 34" West, a distance of 12.15 feet to an iron pin set;

South 01° 38' 09" East, a distance of 31.01 feet to an iron pin set;

South 50° 01' 45" East, a distance of 5.34 feet to an iron pin set in the northerly right-of-way line of Jackson Street;

thence North 86° 07' 18" West, with said northerly right-of-way line, a distance of 8.22 feet to the TRUE POINT OF BEGINNING and containing 0.002 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plan Coordinator System, South Zone, per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments Frank 43 and Frank 143, having a bearing of South 87° 56' 16" East, established by the Franklin County Engineering Department.

DESCRIPTION OF REZONING AREA C-10 AT
N.E. CORNER OF ANN STREET & JACKSON STREET
COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus: Being all of Lot Number One Hundred Sixty-Six (166) in Swaynes Addition, as shown of record in Plat Book 2, Page 35, and being all of Tracts 4 and 5 conveyed to The Children's Hospital by deed of record in Official Record 14938, Page J 09 and all of the remaining east part of said Lot No. 166 conveyed to Children's Hospital by deed of record in Instrument No. 200306110174878, all references to Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the east line of Ann Street (40 feet wide) with the north line of Jackson Street (40 feet wide), at the southwest corner of said Lot No. 166 and at the southwest corner of said Tract 5;

thence N 3° 18' 07" E along the east line of Ann Street, along the west line of said Lot No. 166 and along the west lines of said Tracts 5 and 4 a distance of 55.38 feet to a point at the intersection of the east line of Ann Street with the south line of Denton Alley (20 feet wide), at the northwest corner of said Lot No. 166 and at the northwest corner of said Tract 4;

thence S 69° 17' 17" E along the south line of Denton Alley, along the north line of said Lot No. 166, along the north line of said Tract 4 and along the north line of the remaining east part of said Lot No. 166 a distance of 146.80 feet to a point at the northeast corner of said Lot No. 166, at the intersection of the south line of Denton Alley with the west line of Putnam Alley (20 feet wide) and at the northeast corner of said east tract;

thence S 3° 18' 07" W along the east line said Lot No. 166, along the west line of Putnam Alley and along the east line of said east tract a distance of 12.00 feet to southeast corner of said east tract, at the southeast corner of said Lot No. 166 and at the intersection of the north line of Jackson Street with the west line of Putnam Alley;

thence N 86° 28' 30" W along the north line of Jackson Street, along the south line of said east tract, along the south line of said Lot No. 166 and along the south line of said Tract 5 a distance of 140.08 feet to the place of beginning;

containing 4,719 square feet (= 0.108 acre) of land more or less.

The above description was prepared by Jay R. Miller, Ohio Surveyor No. 8061, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in June, 2006, and not from an actual field survey. Basis of bearings is a north line of East Livingston Avenue, being N 69° 17' 17" W, as shown in Children's Hospital Urban Renewal Area Plat "A", of record in Plat Book 43, Page 17, Recorder's Office, Franklin County, Ohio.

DESCRIPTION OF REZONING AREA C-11 AT
S.W. CORNER OF EIGHTEENTH STREET & LIVINGSTON AVENUE
COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the County of Franklin in the State of Ohio and in the City of Columbus: Being Lot Nos. Thirty (30) and Thirty-One (31) in Noah H. and Sarah A. Swaynes Addition, to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book Number 2, Page 35, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the south line of Livingston Avenue (66 feet wide) with the west line of South Eighteenth Street (40 feet wide) and at the northeast corner of said Lot No. 31;

thence S 3° 18' 07" W along the west line of South Eighteenth Street and along the east line of said Lot No. 31 a distance of 157.00 feet to a point at the intersection of the west line of South Eighteenth Street with north line of Denton Alley (20 feet wide) and at the southeast corner of said Lot No. 31;

thence N 69° 17' 17" W along the north line of Denton Alley and along the south lines of said Lot Nos. 31 and 30 a distance of 113.00 feet to a point at the southwest corner of said Lot No. 30 and at the southeast corner of Lot No. 29 in said Swaynes Addition;

thence N 20° 42' 43" E along the west line of said Lot No. 30 and along the east line of said Lot No. 29 a distance of 150.00 feet to a point in the south line of Livingston Avenue, at the northwest corner of said Lot No. 30 and at the northeast corner of said Lot No. 29;

thence S 69° 17' 17" E along the south line of Livingston Avenue and along the north lines of said Lot Nos. 30 and 31 a distance of 64.50 feet to the place of beginning;

containing 13,312.5 square feet (0.30 acre) of land more or less.

DESCRIPTION OF REZONING AREA C-12 AT N.E. CORNER
OF JACKSON STREET (SOUTH LANE) AND PARSONS AVENUE
COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the County of Franklin, State of Ohio, City of Columbus: Being Lot Nos. 32, 33, 34, 35 and 36 of Swayne's Addition as the same are numbered and delineated in the recorded plat thereof, of record in Plat Book 2, page 35, Franklin County Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the north line of Jackson Street (South Lane) (40 feet wide) with the east line of Parsons Avenue (60 feet wide) and at the southwest corner of said Lot No. 36;

thence N 3° 18' 07" E along the east line of Parsons Avenue and along the west lines of said Lot Nos. 36, 35, 34, 33 and 32 a distance of 269.00 feet to a point at the intersection of the east line of Parsons Avenue with south line of Denton Alley (20 feet wide) and at the northwest corner of said Lot No. 32;

thence S 69° 1' 17" E along the south line of Denton Alley and along the north line of said Lot No. 32 a distance of 146.80 feet to a point at the intersection of the south line of Denton Alley and the west line of Lisle Alley (20 feet wide) and at the northeast corner of said Lot No. 32;

thence S 3° 18' 07" W along the west line of Lisle Alley and along the east lines of said Lot Nos. 32, 33, 34, 35 and 36 a distance of

225.40 feet to a point at the intersection of the west line of Lisle Alley with the north line of Jackson Street, at the southeast corner of said Lot No. 36;

thence N 86° 28' 30" W along the north line of Jackson Street and along the south line of said Lot No. 36 a distance of 140.00 feet to the place of beginning;

containing 34,608 square feet (0.794 acre) of land more or less.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED STRIP ALONG THE EAST SIDE OF PARSONS AVENUE BETWEEN JACKSON STREET AND DENTON ALLEY:

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 22, Township 5, Range 22, Refugee Lands and being part of Lots 32 through 36 of Swayne's Addition as recorded in Plat Book 2 Page 35 and as conveyed to Children's Hospital and recorded in Instrument No. 200304010093785, all references being recorded in the Franklin County Ohio Recorder's Office, and being more particularly described as follows:

Beginning at a ¾" iron pipe found at the northwest corner of Lot 32 of said Swayne's Addition at the intersection of the south line of Denton Alley (20') with the east line of Parsons Avenue (width varies), thence along the south line of said Alley and the north line of said Lot 32, South 69°13'11" East, a distance of 11.53 feet to a iron pin set;

Thence crossing through Lots 32, 33, 34, 35, and 36, along the proposed right of way line (being parallel to 41.00 feet east of the centerline of Parsons Avenue), South 03°17'27" West, a distance of 265.56 feet to a iron pin set on the north line of Jackson Street (40') and on the south line of said Lot 36;

Thence along said north and south lines, North 86°32'40" West, a distance of 11.00 feet to an iron pin set at the intersection of the east line of Parsons Avenue with the north line of Jackson Street on the southwest corner of said Lot 36;

Thence along said east line and the west line of said Lots 32 through 36, North 03°17'27" East, a distance of 269.00 feet to the point of beginning and containing 0.067 acres, more or less.

Subject, however, to a perpetual, exclusive easement hereby reserved by Grantor for itself, its successors and assigns as the owners of the fee simple title to the real property described on Exhibit B attached hereto, made a part hereof and incorporated herein by reference for the construction, installation, maintenance, repair, replacement and use of caissons, foundations and footers below the surface of a five (5) foot wide strip of the above-described 0.067 acres, said strip being located adjacent to and immediately west of the entire east property line of said 0.067 acres and being shown as the cross-hatched area on Exhibit A attached hereto, made a part hereof and incorporated herein by reference, said easement being hereby reserved for the benefit of the real property described on said Exhibit B.

The above description was prepared by Korda/Nemeth Engineering, Inc. from field and record observations under the direction and supervision of Nathan W. Anderson, Ohio Registered Surveyor No. 8322.

The basis of bearings of this description is based on Livingston Avenue being, North 69°17'17" West as determined by monumentation found in the field and as shown in Children's Hospital Urban Renewal Area Plat A as recorded in Plat Book 43 Page 17.

Monuments referred to as iron pins set will be 5/8 diameter x 30 inches long capped iron bars inscribed "KNE 8322".

DESCRIPTION OF REZONING AREA C-13 AT DENTON ALLEY BETWEEN ANN STREET AND PUTNAM ALLEY
COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 22, Township 5, Range 22, Refugee Lands, being part of Denton Alley (20 feet wide), as dedicated in "Swayne's Addition", a subdivision of record in Plat Book 2 Page 35, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the southerly right-of-way line of said Denton Alley with the westerly

right-of-way line of Putnam Alley (20 feet wide), as dedicated in said "Swayne's Addition";

Thence North 68° 59' 18" West, a distance of 146.61 feet, with said southerly right-of-way line, to an iron pin set at the intersection of said southerly right-of-way line and the easterly right-of-way line of Ann Street (40 feet wide), as dedicated in said "Swayne's Addition";

Thence North 03° 48' 01" East, a distance of 20.94 feet, across said Denton Alley, to an iron pin set at the intersection of the northerly right-of-way line thereof and said easterly right-of-way line;

Thence South 68° 59' 18" East, a distance of 147.92 feet, with said northerly right-of-way line, to an iron pin set at the intersection of said northerly and westerly right-of-way lines;

Thence South 07° 17' 16" West, a distance of 20.59 feet, across said Denton Alley, to the POINT OF BEGINNING, containing 0.068 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16)inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments Frank 43 and Frank 143, having a bearing of South 87° 57' 16" East, established by the Franklin County Engineering Department, using Global Positioning System Procedures and equipment.

DESCRIPTION OF REZONING AREA C-14 TAX PARCEL NUMBER 010-266057 (LISLE ALLEY), COLUMBUS, OHIO, TO
BE REZONED BY
NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 30, Section 22, Township 5, Range 22, Refugee Lands and being part of Lisle Alley as delineated on the plat for "SWAYNE'S ADDITION", a subdivision plat of record in Plat Book 2, Page 35 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the point of intersection of the westerly right-of-way line of said Lisle Alley and the northerly right-of-way line of Jackson Street (Court Street);

Thence North 20° 42' 43" East, a distance of 225.38 feet, with said westerly right-of-way line of Lisle Alley, to a point in the southerly right-of-way line of Denton Alley;

Thence South 72° 37' 07" East, a distance of 20.96 feet, with said southerly right-of-way line of Denton Alley, to a point in the easterly right-of-way line of said Lisle Alley;

Thence South 20° 42' 43" West, a distance of 219.12 feet, with said easterly right-of-way line of Lisle Alley, to a point in said northerly right-of-way line of Jackson Street;

Thence North 90° 00' 00" West, a distance of 20.00 feet, with said northerly right-of-way line of Jackson Street, to the POINT OF BEGINNING. Containing 0.10 acres (4445.1 S.F.), more or less.

This description was prepared from record information only and should not be considered a boundary survey for transfer.

DESCRIPTION OF REZONING AREA C-15 TAX PARCEL NUMBER 010-266058 (DENTON ALLEY), COLUMBUS, OHIO, TO
BE REZONED BY
NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 30, Section 22, Township 5, Range 22, Refugee Lands and being part of Denton Alley as delineated on the plat for "SWAYNE'S ADDITION", a subdivision plat

of record in Plat Book 2, Page 35 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the point of intersection of the southerly right-of-way line of said Denton Alley and the easterly right-of-way line of Wager Street;

Thence North 20° 42' 43" East, a distance of 20.96 feet, with said easterly right-of-way line of Wager Street, to a point in the northerly right-of-way line of said Denton Alley;

Thence South 72° 37' 07" East, a distance of 314.35 feet, with said northerly right-of-way line of Denton Alley, to a point in the westerly right-of-way line of Ann Street;

Thence South 20° 42' 43" West, a distance of 20.96 feet, with said westerly right-of-way line of Ann Street, to a point in said southerly right-of-way line of Denton Alley;

Thence North 72° 37' 07" West, a distance of 314.35 feet, with said southerly right-of-way line of Denton Alley, to the POINT OF BEGINNING. Containing 0.14 acres (6287.1 S.F.), more or less.

This description was prepared from record information only and should not be considered a boundary survey for transfer.

DESCRIPTION OF REZONING AREA C-16
TAX PARCEL NUMBER 010-266059 (HOPE ALLEY), COLUMBUS, OHIO,
TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 30, Section 22, Township 5, Range 22, Refugee Lands and being part of Hope Alley as delineated on the plat for "SWAYNE'S ADDITION", a subdivision plat of record in Plat Book 2, Page 35 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the point of intersection of the northerly right-of-way line of Denton Alley and the westerly right-of-way line of said Hope Alley;

Thence North 17° 22' 53" East, a distance of 150.00 feet, with said westerly right-of-way line of Hope Alley, to a point in the southerly right-of-way line of Livingston Avenue;

Thence South 72° 37' 07" East, a distance of 20.00 feet, with said southerly right-of-way line of Livingston Avenue, to a point in the easterly right-of-way line of said Hope Alley;

Thence South 17° 22' 53" West, a distance of 150.00 feet, with said easterly right-of-way line of Hope Alley, to a point in said northerly right-of-way line of Denton Alley;

Thence North 72° 37' 07" West, a distance of 20.00 feet, with said northerly right-of-way line of Denton Alley, to the POINT OF BEGINNING. Containing 0.07 acres (3000.0 S.F.), more or less.

This description was prepared from record information only and should not be considered a boundary survey for transfer.

DESCRIPTION OF REZONING AREA C-17
TAX PARCEL NUMBER 010-019880 (705 E. LIVINGSTON AVENUE),
COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 30, Section 22, Township 5, Range 22, Refugee Lands and being all of Lot No. 20 as delineated on the plat for "SWAYNE'S ADDITION", a subdivision plat of record in Plat Book 2, Page 35 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the point of intersection of the northerly right-of-way line of Denton Alley and the westerly right-of-way line of Putnam Alley, said point being the southeasterly corner of said Lot No. 20;

Thence North 72° 37' 07" West, a distance of 36.10 feet, with said northerly right-of-way line of Denton Alley and southerly line of said Lot No. 20, to a point at the southwesterly corner of said Lot No. 20;

Thence North 17° 22' 53" East, a distance of 150.00 feet, with the westerly line of said Lot No. 20, to a point in the southerly right-of-way line of Livingston Avenue at the northwesterly corner of said Lot No. 20;

Thence South 72° 37' 07" East, a distance of 36.10 feet, with said southerly right-of-way line of Livingston Avenue and northerly line of said Lot No. 20, to a point in the westerly right-of-way line of said Putnam Alley at the northeasterly corner of said Lot No. 20;

Thence South 17° 22' 53" West, a distance of 150.00 feet, with said westerly right-of-way line of Putnam Alley and easterly line of said Lot No. 20, to the POINT OF BEGINNING. Containing 0.12 acres (5415.0 S.F.), more or less.

This description was prepared from record information only and should not be considered a boundary survey for transfer.

DESCRIPTION OF REZONING AREA C-18 TAX PARCEL NUMBER 010-055004 (694 S. EIGHTEENTH STREET),
COLUMBUS, OHIO, TO BE REZONED BY
NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 30, Section 22, Township 5, Range 22, Refugee Lands and being part of Lot No. 1 as delineated on the plat for "THEO. H. BUTLER'S SUBDIVISION", a subdivision plat of record in Plat Book 4, Page 242 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the point of intersection of the northerly right-of-way line of Denton Alley and the easterly right-of-way line of Eighteenth Avenue (Butler Avenue), the southwesterly corner of said Lot No. 1;

Thence North 03° 12' 12" East, a distance of 39.41 feet, with said easterly right-of-way line of Eighteenth Avenue and westerly line of said Lot No. 1, to a point;

Thence South 66° 08' 19" East, a distance of 64.59 feet, across said Lot No. 1, to a point in the easterly line of said Lot No. 1;

Thence South 23° 51' 41" West, a distance of 36.04 feet, with said easterly line of Lot No. 1, to a point in said northerly right-of-way line of Denton Alley at the southeasterly corner of said Lot No. 1;

Thence North 66° 08' 19" West, a distance of 48.65 feet, with said northerly right-of-way line of Denton Alley and southerly line of said Lot No. 1, to the POINT OF BEGINNING. Containing 0.05 acres (2040.6 S.F.), more or less.

This description was prepared from record information only and should not be considered a boundary survey for transfer.

DESCRIPTION OF REZONING AREA C-19 PUTNAM ALLEY BETWEEN EAST LIVINGSTON AVENUE AND DENTON ALLEY, COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 22, Township 5, Range 22, Refugee Lands, being part of Putnam Alley (20 feet wide), as dedicated in "Swayne's Addition", a subdivision of record in Plat Book 2, Page 35, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the westerly right-of-way line of said Putnam Alley with the southerly right-of-way line of Livingston Avenue (66 feet wide), as dedicated in said "Swayne's Addition";

Thence South 68° 59' 18" East, a distance of 20.00 feet, across said Putnam Alley, to an iron pin set at the intersection of the easterly right-of-way line thereof and said southerly right-of-way line;

Thence South 20° 59' 35" West, a distance of 150.00 feet, with said easterly right-of-way line, to an iron pin set at the intersection of said easterly right-of-way line and the northerly right-of-way line of Denton Alley (20 feet wide), as dedicated in said "Swayne's Addition";

Thence North 68° 59' 18" West, a distance of 20.00 feet, across said Putnam Alley, to an iron pin set at the intersection of said northerly and westerly right-of-way lines;

Thence North 20° 59' 35" East, a distance of 150.00 feet, with said westerly right-of-way line, to the POINT OF BEGINNING, containing 0.069 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the Ohio State Plan Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments Frank 43 and Frank 143, having a bearing of South 87° 56' 16" East, established by the Franklin County Engineering Department, using Global Positioning System Procedures and equipment.

DESCRIPTION OF REZONING AREA C-20 AT S.W. CORNER OF LIVINGSTON AVENUE AND LISLE ALLEY, COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:

Being Lot Number Four (4) in Swayne's Addition as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 2, Page 35, Recorder's Office, Franklin County, Ohio.

Beginning at the intersection of the southerly right of way line of Livingston Avenue (width varies) and the westerly right of way line of Lisle Alley (20') and being the northeast corner of said lot, thence along west line of said Alley, South 20° 36' 53" West a distance of 149.80 feet to the southeast corner of said lot and on the northerly right of way line of Denton Alley;

Thence along said northerly right of way line, North 69° 13' 11" West a distance 40.26 feet to the southwest corner of said lot;

Thence North 20° 36' 53" East along the west line of said lot, a distance of 149.76 feet to the northwest corner of said lot and on the south right of way line of Livingston Avenue;

Thence along said southerly right of way line, South 69° 17' 17" East a distance of 40.26 feet to the point of beginning containing 0.138 acres, more or less.

The above description was prepared by Nathan W. Anderson, Ohio Surveyor No. 8322 of Korda Nemeth Engineering, Inc., Columbus, Ohio, from an actual field survey completed in 2007. Basis of bearings is a north line of East Livingston Avenue, being North 69° 17' 17" West, as shown Children's Hospital Urban Renewal Area Plat "A", of record in Plat Book 43, Page 17, Recorder's Office, Franklin County, Ohio.

DESCRIPTION OF REZONING AREA C-21 AT S.E. CORNER OF LIVINGSTON AVENUE AND FIRST ALLEY EAST OF SOUTH EIGHTEENTH STREET (797-799 LIVINGSTON AVENUE), COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus, and bounded and described as follows:

Being Lot Number Four (4) of Theo H. Butler's Amended Subdivision Plat Book 1, Page 297.

Beginning at the northwest corner of said Lot 4 at the intersection of the south line of Livingston Ave with the east line of the first alley east of Eighteenth Street, thence along said south line South 62° 59' 42" East a distance of 50.00 feet to the northeast corner of said lot;

Thence along the east line of said lot South 27° 08' 54" West distance of 150.00 feet to the north line of South Alley;

Thence along the north line of said South Alley, North 62° 59' 42" West a distance of 50.00 feet to the southwest corner of said lot also being in the easterly right of way line of Logan Alley;

Thence along said easterly right of way line, North 27° 08' 54" East a distance of 150.00 feet to the point of beginning containing 0.172 acres, more or less.

The above description was prepared by Nathan W. Anderson, Ohio Surveyor No. 8322, of Korda Nemeth Engineering, Inc., Columbus, Ohio, from record information and not an actual field survey. Basis of bearings is the south line of East Livingston Avenue, being North 62° 59' 42" West.

DESCRIPTION OF REZONING AREA C-22 AT S.E. CORNER OF SOUTH EIGHTEENTH STREET AND LIVINGSTON AVENUE (769-775 LIVINGSTON AVENUE), COLUMBUS, OHIO TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the County of Franklin in the State of Ohio and in the City of Columbus:

Beginning in the south right-of-way of East Livingston Avenue and the east right-of-way of South Eighteenth Avenue:

Thence along the south right-of-way of East Livingston Avenue S 62° 39' 17" E a distance of 66.44 feet;

Thence S 26° 48' 33" W a distance of 90.00 feet;

Thence N 62° 39' 17" W a distance of 26.94 feet to the east right-of-way of South Eighteenth Street;

Thence N 3° 12' 02" E a distance of 99.00 feet to point of beginning, containing 0.11 acres, more or less.

The above description was prepared from record information and not an actual field survey. Basis of bearings is the south line of East Livingston Avenue, being South 62° 39' 17" East.

SUBAREA D

DESCRIPTION OF REZONING AREA D-1 AT
N.E. CORNER OF SOUTH EIGHTEENTH STREET & STONE AVENUE
COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus: Being all of Lots Numbers Fifteen (15) through Twenty-Four (24), inclusive, in Graessle's Subdivision, as shown of record in Plat Book 4, Page 48, Recorder's Office, Franklin County, Ohio, together with the alley (20 feet wide) between said Lots Nos. 16 and 17, as said alley was vacated by City Ordinance No. 1993-82, passed October 25, 1982, all bounded and described as follows:

Beginning at a point at the intersection of the east line of South Eighteenth Street (60 feet wide) with an angle point in the south limited access right-of-way line of Interstate Route 70 and at the northwest corner of said Lot No. 15;

thence S 87° 13' 07" E along a south limited access right-of-way line of Interstate Route 70 and along the north line of said Lot No. 15 a distance of 175.61 feet to a point at the intersection of the south limited access right-of-way line of Interstate Route 70 with the west line of an alley (30 feet wide) and at the northeast corner of said Lot No. 15;

thence S 2° 33' 20" W along the west line of said alley, along the east lines of said Lots Nos. 15 and 16, along the east end of said

vacated alley and along the east lines of said Lots Nos. 17, 18, 19, 20, 21, 22, 23 and 24 a distance of 334.16 feet to a point at the intersection of the west line of said alley with the north line of Stone Avenue (45 feet wide) and at the southeast corner of said Lot No. 24;

thence N 86° 40' 53" W along the north line of Stone Avenue and along the south line of said Lot No. 24 a distance of 176.94 feet to a point at the intersection of the north line of Stone Avenue with the east line of South Eighteenth Street and at the southwest corner of said Lot No. 24;

thence N 2° 46' 53" E along the east line of South Eighteenth Street, along the west lines of said Lots Nos. 24, 23, 22, 21, 20, 19, 18 and 17, along the west end of said vacated alley and along the west lines of said Lots Nos. 16 and 15 a distance of 332.50 feet to the place of beginning;

containing 58,755 square feet (= 1.349 acres) of land more or less.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in April, 2000, and not from an actual field survey. Basis of bearings is a north line of East Livingston Avenue, being N 69° 17' 17" W, as shown in Children's Hospital Urban Renewal Area Plat "A", of record in Plat Book 43, Page 17, Recorder's Office, Franklin County, Ohio.

DESCRIPTION OF REZONING AREA D-2 AT
N.E. CORNER OF SOUTH EIGHTEENTH STREET & NEWTON STREET
COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus: Being Lots Numbers One Hundred Seventy (170) through One Hundred Seventy-Eight (178), inclusive, in J.W. Andrews Park Addition, as shown of record in Plat Book 5, Pages 20 and 21, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the east line of South Eighteenth Street (60 feet wide) with the south line of Stone Avenue (45 feet wide) and at the northwest corner of said Lot No. 170;

thence S 86° 40' 53" E along the south line of Stone Avenue and along the north line of said Lot No. 170 a distance of 172.00 feet to a point at the intersection of the south line of Stone Avenue with the west line of an alley (30 feet wide) and at the northeast corner of said Lot No. 170;

thence S 2° 39' 22" W along the west line of said alley and along the east lines of said Lots Nos. 170, 171, 172, 173, 174, 175, 176, 177 and 178 a distance of 315.00 feet to a point at the intersection of the west line of said alley with the north line of Newton Street (50 feet wide) and at the southeast corner of said Lot No. 178;

thence N 86° 41' 04" W along the north line of Newton Street and along the south line of said Lot No. 178 a distance of 172.95 feet to a point at the intersection of the north line of Newton Street with the east line of South Eighteenth Street and at the southwest corner of said Lot No. 178;

thence N 2° 49' 43" E along the east line of South Eighteenth Street and along the west lines of said Lots Nos. 178, 177, 176, 175, 174, 173, 172, 171 and 170 a distance of 315.00 feet to the place of beginning; containing 54,327 square feet (= 1.247 acres) of land more or less.

The above description was prepared by Ted L. Robinson,

Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in April, 2000, and not from an actual field survey. Basis of bearings is a north line of East Livingston Avenue, being N 69° 17' 17" W, as shown in Children's Hospital Urban Renewal Area Plat "A", of record in Plat Book 43, Page 17, Recorder's Office, Franklin County, Ohio.

DESCRIPTION OF REZONING AREA D-3 AT

N.E. CORNER OF SOUTH EIGHTEENTH STREET & EAST LIVINGSTON AVENUE
COLUMBUS, OHIO, TO BE REZONED BY NATIONWIDE CHILDREN'S HOSPITAL

Situated in the State of Ohio, County of Franklin, City of Columbus: Being all of Lots Numbers One Hundred Forty-Four (144) through One Hundred Forty-Eight (148), inclusive, and all of Lots Numbers One Hundred Seventy-Nine (179) through One Hundred Eighty-Seven (187), inclusive, in J.W. Andrews Park Addition, as shown of record in Plat Book 5, Pages 20 and 21, Recorder's Office, Franklin County, Ohio, together with a 0.080 acre tract of land formerly known as Will Alley (20 feet wide) south of said Lot No. 187, as said alley was conveyed by City Ordinance No. 1075-89 to Children's Hospital by deed of record in Official Record 14089, Page D 09, Recorder's Office, Franklin County, Ohio, all bounded and described as follows:

Beginning at a point at the intersection of the east line of South Eighteenth Street (60 feet wide) with the north line of East Livingston Avenue (63 feet wide) and at the southwest corner of said Lot No. 148;

thence N 2° 49' 43" E along the east line of South Eighteenth Street, along the west line of said Lot No. 148, along the west end of said 0.080 acre tract and along the west lines of said Lots Nos. 187, 186, 185, 184, 183, 182, 181, 180 and 179 a distance of 452.00 feet to a point at the intersection of the east line of South Eighteenth Street with the south line of Newton Street (50 feet wide) and at the northwest corner of said Lot No. 179;

thence S 86° 41' 04" E along the south line of Newton Street and along the north line of said Lot No. 179 a distance of 173.09 feet to a point at the intersection of the south line of Newton Street with the west line of an alley (30 feet wide) and at the northeast corner of said Lot No. 179;

thence S 2° 38' 53" W along the west line of said alley, along the east lines of said Lots Nos. 179, 180, 181, 182, 183, 184, 185, 186 and 187, along the east end of said 0.080 acre tract and along an east line of said Lot No. 144 a distance of 430.01 feet to a point at the intersection of the west line of said alley with the south line of Will Alley (20 feet wide) and at a corner of said Lot No. 144;

thence S 86° 41' 04" E along the south line of Will Alley and along a north line of said Lot No. 144 a distance of 14.68 feet to a point at a northeast corner of said Lot No. 144 and at the northwest corner of Lot Number One Hundred Forty-Three (143) in said J.W. Andrews Park Addition;

thence S 2° 38' 53" W along an east line of said Lot No. 144 and along the west line of said Lot No. 143 a distance of 106.80 feet to a point in the north line of East Livingston Avenue, at the southeast corner of said Lot No. 144 and at the southwest corner of said Lot No. 143;

thence N 62° 39' 17" W along the north line of East Livingston Avenue and along the south lines of said Lots Nos. 144, 145, 146, 147 and 148 a distance of 208.22 feet to the place of beginning;

containing 86,900 square feet (= 1.995 acres) of land more or less.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in April, 2000, and not from an actual field survey. Basis of bearings is a north line of East Livingston Avenue, being N 69° 17' 17" W, as shown in Children's Hospital Urban Renewal Area Plat "A", of record in Plat Book 43, Page 17, Recorder's Office, Franklin County, Ohio.

To Rezone From: AR-1, Apartment Residential, R-2F, Residential, C-4, Commercial, and CPD, Commercial Planned Development Districts,

To: CPD, Commercial Planned Development District.

SECTION 2. That Height Districts of Thirty-five (35) feet, Sixty (6) feet, One Hundred Ten (110) feet and Two Hundred (200) feet are hereby established on respective subareas in the CPD, Commercial Planned Development District on this property per the plan titled, "NCH CAMPUS ONING," 0 signed by Daniel H. Schoedinger, Attorneyfor the Applicant, and dated October 15, 2008.

SECTION 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Building Services Division as required by Section 3311.12 of the Columbus City Codes; said plans being titled, "NCH SCHEMATIC HEIGHT EXAMPLE," "NCH

CAMPUS ZONING," and "**NCH "D-L" BLDG LOCATOR,"** all signed by Daniel H. Schoedinger, Attorney for the Applicant, all dated October 15, 2008; and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT,"** signed by Daniel H. Schoedinger, Attorney for the Applicant, and dated November 13, 2008, and the text reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: Commercial Planned Development District

PROPERTY ADDRESS: 700 Children's Drive, Columbus, Ohio 43205

OWNERS: Nationwide Children's Hospital (fka The Children's Hospital), Nationwide Children's Hospital Foundation (fka The Children's Hospital Foundation), Research Institute at Nationwide Children's Hospital (fka Children's Research Institute and Children's Hospital Research Foundation), Childhood League, Inc., CHACC Office Condo Partnership, Mary C. Hart, KT Partners, PEDO-URO Realty Ltd, and Children's Orthopedic Medical Center, L.L.C.

APPLICANT: Nationwide Children's Hospital

DATE OF TEXT: November 13, 2008

APPLICATION NUMBER: Z08-037

I. **INTRODUCTION:** The property consists of four subareas which, together, contain a total of approximately 52.65 acres (the "Subject Property"). Subarea A consists of approximately 27.228 acres within the area bounded by Livingston Avenue, Parsons Avenue, Mooberry Street, South Eighteenth Street and Livingston Park. Subarea B consists of approximately 13.130 acres within the area bounded by Parsons Avenue, Livingston Avenue, Africentric High School and I-70. Subarea C consists of approximately 7.116 acres contained in various parcels located south of Livingston Avenue between Heyl Avenue and Parsons Avenue. Subarea D consists of a total of approximately 4.591 acres contained in various parcels located within the area bounded by Livingston Avenue, South Eighteenth Street, Mooberry Street and the north-south alley between South Eighteenth Street and Carpenter Street. The site plan entitled "NCH CAMPUS ZONING," signed by Daniel H. Schoedinger and dated October 15, 2008, is incorporated into this zoning for the purposes of schematically showing the Subareas, the parking and building setbacks and the height districts. Also filed with this application are drawings entitled "NCH 'D-L' Bldg Locator" and "NCH Schematic Height Example," both signed by Daniel H. Schoedinger and dated October 15, 2008, and both of which are filed only as examples of possible development on the Subject Property and are not binding upon the Applicant or the Subject Property.

All of the Subject Property, except approximately 2.715 acres of Subarea A, approximately 11.186 acres of Subarea B and approximately 0.406 acres of Subarea C, was rezoned to the Commercial Planned Development District in Case No. Z05-087 (Ordinance No. 0827-2006). This Application makes only the following four substantive changes to the zoning established in Case No. Z05-087:

Combines former Subarea A, the part of former Subarea B east of Parsons Avenue and the former rights of way of Children's Drive, Ann Street north of Livingston Avenue and Children's Drive West and removes recently dedicated right of way to create new Subarea A with the same permitted uses and substantially the same development standards as the former Subareas A and B.

Combines the part of former Subarea B west of Parsons Avenue with the remainder of the property bounded by Parsons Avenue, Livingston Avenue, Africentric School and I-70 to create new Subarea B with permitted uses and development standards.

Removes recently dedicated right of way and adds 0.406 acres to Subarea C along Livingston Avenue to fill in gaps in Subarea C.

Permits parking space on the Subject Property which are in excess of code required parking for the Subject Property to be counted as code-required parking for Applicant's property located at the intersection of South Eighteenth Street and Fulton Street and vice versa.

All other substantive terms and conditions of the zoning established by Case No. Z05-087 remain unchanged.

The requested zoning classification is consistent with existing city zoning in this area.

The subject real property falls within the jurisdiction of the Livingston Park Neighborhood Improvement Association, Council of

South Side Organization and Southern Orchards Civic Association.

II. SECTION 3361.03(d) REPORT:

- A. Natural environment: The Subject Property is essentially flat and contains no wetlands or streams. The only vegetation is street trees and landscaping which have been provided in connection with the existing development of the property. Storm water drainage for all of the property is provided by existing City storm sewers.
- B. Existing land uses: The Subject Property is developed with a number of buildings and parking facilities used as Nationwide Children's Hospital, related medical research facilities and related medical offices and facilities. Subarea C also contains older houses which may be removed and redeveloped with uses permitted by this Text. Subarea B also contains an older strip shopping center and fast food restaurant which will be demolished and redeveloped with uses permitted by this Text. The Subject Property also contains a building used by Childhood League.
- C. Transportation and circulation facilities: The Subject Property is located at an exit from I-70, which is located immediately north of the Subject Property across Mooberry Street. Livingston Avenue, an arterial street, runs through the Subject Property in an east-west direction. Parsons Avenue, another arterial street, runs north-south through the Subject Property. Various other local streets and alleys run through or adjacent to the Subject Property. All of the streets have sidewalks. Both Livingston Avenue and Parsons Avenue are on bus lines having bus stops at or near the Subject Property.
- D. Visual form of the environment: Subarea A is now developed with a very high density, high rise urban complex, including a hospital, a heliport, a medical research facility, related doctors' offices, a medical education facility, large parking garages and surface parking. It is anticipated that that development pattern will continue in Subarea A and that the surface parking in Subarea A will, over time, be redeveloped with a high density, medium-to-high rise development similar to that now located in Subarea A. Subarea B is developed as described in II.B above. It is anticipated that Subarea B will be redeveloped with higher density, higher rise facilities related to the hospital and research uses in Subarea A, along with retail commercial uses. Subarea C is developed with surface parking facilities, the Center for Child and Family Advocacy, the new Ronald McDonald House, a parking garage, parking lots and a few older houses. Subarea D is developed with surface parking facilities and low rise, low density development of facilities related to the hospital/medical uses located in Subarea A, including the Childhood League facility. It is anticipated that, over time, Subareas C and D will be redeveloped with high density, medium rise facilities related to the hospital/medical uses located in Subarea A and parking.
- E. View and visibility: Visibility at intersections is good for the urban environment in which the Subject Property is located and is compatible with the speed limits on the various streets in and surrounding the Subject Property. Visibility at intersections of driveways with public streets does not in all instances currently include, and is not in all instances anticipated to include, the 10 foot clear vision triangle. This Text permits the omission of the clear vision triangle at future driveways onto less traveled streets within or adjacent to the Subject Property, but only with the approval of the Division of Transportation.
- F. Proposed development: It is anticipated that the Subject Property will be developed and redeveloped with a combination of the following: a hospital and related facilities; facilities for medical- and health-related uses; facilities oriented toward providing uses for the convenience or comfort of the staff and clientele of the foregoing uses; other office uses; and, in Subarea B, retail commercial facilities. Because the Subject Property is in a fully-developed urban location public infrastructure improvements are in place although some street and utility improvements will be needed in connection with the full development and redevelopment of the Subject Property. Many street and utility improvements have been made, and others are planned.
- G. Behavior patterns: The principal use of the Subject Property is a hospital and related support uses. The Subject Property also includes a medical research facility, a medical office building, an outpatient surgery center and a medical education facility. The hospital operates 24-hours a day seven days a week, although the more intensive activity is during the daytime. The other activities operate primarily during normal business hours. Approximately 85% of the staff utilizes private vehicles for transportation to and from the Subject Property, while approximately 15% utilize public transportation. Most of the patients utilize private vehicles for transportation to and from the Subject Property, and it is assumed that some small percentage utilize public transportation.
- H. Emissions: Light emitted from the Subject Property is currently and will be directed down by virtue of cut-off (downlighting) fixtures, except that some pedestrian lighting, accent lighting and lighting for signs is not cut-off lighting. It is anticipated that the types and levels of light emissions from Subarea A will continue to be similar to the current light emissions existing in Subarea A. The types and levels of light emissions in Subarea B will be consistent with the light emissions existing in Subarea A. It is anticipated that, over time, the types and levels of light emissions in Subarea C and D will be consistent with the uses

of high density, medium rise facilities related to the medical/hospital uses located in Subarea A. The principal sound emissions will be: the sound of motor vehicles being operated by both employees and visitors to the Subject Property; the sound of HVAC equipment; and the intermittent sounds of emergency helicopters and emergency vehicles. Types and levels of sound emissions from the Subject Property are anticipated to continue to be consistent with the current sound emissions existing on the Subject Property. There currently is, and it is anticipated that there will be, negligible dust (except such dust as is typically generated by demolition and construction projects in which all dust control measures required by law are employed) and odor emissions from the Subject Property.

III. **PERMITTED USES:**

- A. All uses permitted by Columbus City Codes Sections 3349.03, 3353.03, hotels, parking lots and garages and all other uses listed in the Columbus City Codes as being permitted in the I or C-2 zoning district.
- B. To the extent not otherwise permitted in III.A above, all uses permitted by Columbus City Codes Sections 3351.03, 3355.03 and 3356.03 and all other uses listed in the Columbus City Codes as being permitted in the C-1, C-3 or C-4 zoning district, subject to the following:
1. The uses otherwise permitted in this sentence shall not be permitted in Subarea D;
 2. A "Ronald McDonald House" or similar facility for housing families of hospital patients shall be permitted in Subarea C; and
 3. Each use permitted by this sentence must be a medical- or health-related use or a use oriented primarily toward providing for the convenience or comfort of the staff or clientele of the uses permitted by III.A above, except that the limitation in this item 3 shall not apply to Subarea B.
- C. Uses listed in the Columbus City Codes as special or conditional uses in I, C-1, C-2, C-3 or C-4 zoning district are special or conditional uses for the Subject Property, except the special or conditional uses in C-1, C-3 and C-4 zoning district are not special or conditional uses for Subarea D.
- D. Each use which is accessory to a principle use, building or structure may be located off of the parcel(s) on which such principle use, building or structure is located.
- E. Billboards are prohibited.

IV. **DEVELOPMENT STANDARDS:**

- A. Development Standards for Subarea A.
1. Density, Height, Lot and/or Setback commitments.
 - a. The height district shall be two hundred (200) foot height district, and the height of each part of each building may be increased above two hundred (200) feet by the distance in feet from that part to the public Street right of way line closest to that part.
 - b. The building setback shall be zero (0) feet along Mooberry Street, South Eighteenth Street and Parsons Avenue and ten (10) feet along Livingston Avenue.
 - c. The parking and maneuvering setback shall be zero (0) feet along Mooberry Street and South Eighteenth Street, ten (10) feet along Livingston Avenue and three (3) feet along Parsons Avenue.
 - d. No setbacks from side or rear lot lines shall be required, and buildings and other structures shall be permitted to cross parcel boundaries, except that buildings shall be set back a minimum of fifty-five(55) feet from Livingston Park.
 2. Access, Loading, Parking and/or other Traffic related commitments.
 - a. All existing curb cuts being used for vehicular access to any part of the Subject Property on the date of this Text shall be permitted to remain, except that, promptly after the use of any such curb cut for such access is hereafter abandoned, that curb cut shall be removed. All new curb cuts shall be designed to the specifications of the Division of Transportation.

- b. The required number of loading spaces for each type of use shall be determined by aggregating all of the uses of that type located on the Subject Property.
 - c. The required number of loading spaces for any use may be located off of the parcel(s) on which that use is located so long as such loading spaces are located on the Subject Property.
 - d. Maneuvering for loading spaces shall be permitted in the right-of-way of Mooberry Street.
 - e. Subject to the approval of the Division of Transportation, which may be conditioned on providing alternative means of vision, the clear vision triangles provided for in Section 3342.25, Columbus City Codes, are eliminated.
 - f. The required minimum size of up to thirty percent (30%) of the required off-street parking spaces shall be eight (8) feet by sixteen (16) feet.
 - g. Subject to the approval of the Division of Transportation, the required widths of drive aisles in parking structures may be reduced to widths less than those provided for in Section 3342.06, Columbus City Codes.
 - h. The number of off-street parking spaces required for each use referred to in IV.E below will be determined in accordance with IV.E below. The determination of parking spaces available to satisfy off-street parking requirements is subject to the provisions of IV.E below.
 - i. Subject to the approval of the Division of Transportation, the required minimum width of one way driveways shall be ten (10) feet.
 - j. Any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster may be located on two or more parcels (that is, part on one parcel and part on one or more other parcels) within the Subject Property. Access to and maneuvering for any parking space, loading space or dumpster, including any aisle providing such access or maneuvering, may be located on one or more parcels within the Subject Property which are not the parcel(s) on which that parking space, loading space or dumpster is located. The intent of this item j is to permit all of the parcels constituting the Subject Property be treated as a single parcel for the purpose of arranging parking spaces, loading spaces and access to and maneuvering for parking spaces, loading spaces and dumpsters.
3. Buffering, Landscaping, Open Space and/or Screening commitments.
- a. No internal parking lot landscaping shall be required.
 - b. Each loading space shall be screened only if it is located within two hundred (200) feet of a Street (each public right-of-way 35 feet or more in width) and is not substantially screened from that Street by buildings, landscape materials or a change in grade. If such screening is required for a loading space, then it shall be provided to a minimum of seven (7) feet in height and shall be designed to interrupt vision into such loading space from each Street located within two hundred (200) feet of that loading space.
4. Building design and/or Interior-Exterior treatment commitments. N/A
5. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.
- a. All lighting shall be cut-off type fixtures (downlighting), except that pedestrian and accent lighting and lighting for signs are not required to be cut-off.
 - b. Light poles shall be no higher than forty (40) feet.
 - c. Each dumpster shall be screened only if it is located within 200 feet of a Street and is not substantially screened from that Street by buildings, landscape materials or a change in grade.
6. Graphics and Signage commitments.
- a. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

7. Variances. The foregoing development standards for Subarea A effect the following variances; provided, however, that the foregoing development standards shall control over the listing of variances below, and the failure to describe below any variances effected by the foregoing development standards shall not invalidate those standards:
- a. Variance from Section 3361.04A to reduce the minimum front, side and rear yard requirements from twenty-five (25) feet to zero (0) feet, except that the variance for above-ground buildings shall be from twenty-five (25) feet to ten (10) feet along Livingston Avenue.
 - b. Variance from Section 3342.29 to permit the calculation of the number of required loading spaces to be based on the total number of square feet of space on the Subject Property used for each type of use.
 - c. Variance from Section 3342.13 to permit the required number of loading spaces for any use to be located off of the parcel(s) on which that use is located.
 - d. Variance from Section 3342.15 to permit maneuvering for loading spaces in the right-of-way of Mooberry Street.
 - e. Variance from Section 3342.25 to eliminate all required clear vision triangles, subject to the approval of the Division of Transportation.
 - f. Variance from Section 3342.19 to reduce the required minimum size of up to thirty percent (30%) of the required off-street parking spaces from nine (9) feet by eighteen (18) feet to eight (8) feet by sixteen (16) feet.
 - g. Variance from Section 3342.06 to reduce the required widths of drive aisles in parking structures to widths less than those provided in Section 3342.06, subject to the approval of the Division of Transportation.
 - h. Variance from Section 3342.28 to permit the required number of off-street parking spaces to be the number determined in accordance with IV.E below and to permit the required off-street parking for each use to be located off of the parcel on which that use is located, subject to the provisions of IV.E.4 below.
 - i. Variance from Section 3342.08c to reduce the required minimum width of one way driveways serving a parking lot from twenty (20) feet to ten (10) feet.
 - j. Variance from Sections 3342.13, 3342.15 and 3342.19 to permit any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster to be located on two or more parcels and to permit access to and maneuvering for each parking space, loading space or dumpster to be located on one or more parcels which are not the parcel(s) on which that parking space, loading space or dumpster is located.
 - k. Variance from Section 3342.11(a) to eliminate the requirement for any interior parking lot landscaping.
 - l. Variance from Section 3342.09 to eliminate the requirement that a dumpster be screened from view on all sides for each dumpster which is located more than two hundred (200) feet from a Street and for each other dumpster that is substantially screened from all Streets by buildings, landscape materials or a change in grade.
- B. Development Standards for Subarea B.
- 1. Density, Height, Lot and/or Setback commitments.
 - a. The height district shall be two hundred (200) foot height district, subject to the limitation that, except as provided in the next -following sentence, the maximum heights for all buildings shall be one hundred fifty (150) feet. The height of each part of each building may be increased above one hundred fifty (150) feet by the distance in feet from that part to the public Street right of way line closest to that part.
 - b. The building setback shall be zero (0) feet along all Streets, except Livingston Avenue along which the building setback shall be ten (10) feet.

c. The parking and maneuvering setback shall be zero (0) feet along all Streets except Parsons Avenue and Livingston Avenue. The parking and maneuvering setback along Parsons Avenue shall be three (3) feet, and the parking and maneuvering setback along Livingston Avenue shall be ten (10) feet, provided that parking and maneuvering within parking garages may be located at the building setback.

d. No setbacks from side or rear lot lines shall be required, and buildings and other structures shall be permitted to cross parcel boundaries.

2. Access, Loading, Parking and/or other Traffic related commitments.

a. All new curb cuts shall be designed to the specifications of the Division of Transportation.

b. The required number of loading spaces for each type of use shall be determined by aggregating all of the uses of that type located on the Subject Property.

c. The required number of loading spaces for any use may be located off of the parcel(s) on which that use is located so long as such loading spaces are located on the Subject Property.

d. The text of this item is omitted, but the item letter is maintained to preserve cross-reference continuity.

e. The required minimum size of up to thirty percent (30%) of the required off-street parking spaces shall be eight (8) feet by sixteen (16) feet.

f. Subject to the approval of the Division of Transportation, the required widths of drive aisles in parking structures may be reduced to widths less than those provided for in Section 3342.06, Columbus City Codes.

g. The number of off-street parking spaces required for each use referred to in IV.E below will be determined in accordance with IV.E below. The determination of parking spaces available to satisfy off-street parking requirements is subject to the provisions of IV.E below.

h. Subject to the approval of the Division of Transportation, the required minimum width of one way driveways shall be ten (10) feet.

i. Any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster may be located on two or more parcels (that is, part on one parcel and part on one or more other parcels) within the Subject Property. Access to and maneuvering for any parking space, loading space or dumpster, including any aisle providing such access or maneuvering, may be located on one or more parcels within the Subject Property which are not the parcel(s) on which that parking space, loading space or dumpster is located. The intent of this item i is to permit all of the parcels constituting the Subject Property be treated as a single parcel for the purpose of arranging parking spaces, loading spaces and access to and maneuvering for parking spaces, loading spaces and dumpsters.

j. No parking structure designed to provide parking for uses on any part of the Subject Property east of Parsons Avenue will be located west of Parsons Avenue unless a pedestrian crosswalk, controlled intersection or other improvement for the passage of pedestrians across Parsons Avenue is approved by the Division of Transportation and installed.

3. Buffering, Landscaping, Open Space and/or Screening commitments.

a. No internal parking lot landscaping shall be required.

b. Each loading space shall be screened only if it is located within two hundred (200) feet of a Street and is not substantially screened from that Street by buildings, landscape materials or a change in grade. If such screening is required for a loading space, then it shall be provided to a minimum of seven (7) feet in height and shall be designed to interrupt vision into such loading space from each Street located within two hundred (200) feet of that loading space.

4. Building design and/or Interior-Exterior treatment commitments. N/A

5. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.
 - a. All lighting shall be cut-off type fixtures (downlighting), except that pedestrian and accent lighting and lighting for signs are not required to be cut-off.
 - b. Light poles shall be no higher than forty (40) feet.
 - c. Each dumpster shall be screened only if it is located within 200 feet of a Street and is not substantially screened from that Street by buildings, landscape materials or a change in grade.
6. Graphics and Signage commitments.
 - a. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.
7. Variances. The foregoing development standards for Subarea B effect the following variances; provided, however, that the foregoing development standards shall control over the listing of variances below, and the failure to describe below any variances effected by the foregoing development standards shall not invalidate those standards:
 - a. Variance from Section 3361.04A to reduce the minimum front, side and rear yard requirements from twenty-five (25) feet to zero (0) feet along all Streets except as follows: (i) any yard parallel and adjacent to Livingston Avenue shall be reduced from twenty-five (25) feet to ten (10) feet; and (ii) all surface parking and maneuvering areas shall be set back minimum of three (3) feet from Parsons Avenue.
 - b. Variance from Section 3342.29 to permit the calculation of the number of required loading spaces to be based on the total number of square feet of space on the Subject Property used for each type of use.
 - c. Variance from Section 3342.13 to permit the required number of loading spaces for any use to be located off of the parcel(s) on which that use is located.
 - d. The text of this item is omitted, but the item letter is maintained to preserve cross-reference continuity.
 - e. Variance from Section 3342.19 to reduce the required minimum size of up to thirty percent (30%) of the required off-street parking spaces from nine (9) feet by eighteen (18) feet to eight (8) feet by sixteen (16) feet.
 - f. Variance from Section 3342.06 to reduce the required widths of drive aisles in parking structures to widths less than those provided in Section 3342.06, subject to the approval of the Division of Transportation.
 - g. Variance from Section 3342.28 to permit the required number of off-street parking spaces to be the number determined in accordance with IV.E below and to permit the required off-street parking for each use to be located off of the parcel on which that use is located, subject to the provisions of IV.E.4 below.
 - h. Variance from Section 3342.08c to reduce the required minimum width of one way driveways serving a parking lot from twenty (20) feet to ten (10) feet.
 - i. Variance from Sections 3342.13, 3342.15 and 3342.19 to permit any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster to be located on two or more parcels and to permit access to and maneuvering for each parking space, loading space or dumpster to be located on one or more parcels which are not the parcel(s) on which that parking space, loading space or dumpster is located.
 - j. Variance from Section 3342.11(a) to eliminate the requirement for any interior parking lot landscaping.
 - l. Variance from Section 3342.09 to eliminate the requirement that a dumpster be screened from view on all sides for each dumpster which is located more than two hundred (200) feet from a Street and for each other dumpster that is substantially screened from all Streets by buildings, landscape materials or a change in grade.

C. Development Standards for Subarea C.

1. Density, Height, Lot and/or Setback commitments.

a. Building height

i. The height district for that portion of Subarea C located east of Wager Street shall be the sixty (60) foot height district.

ii. The height district for that portion of Subarea C located west of Wager Street shall be the one hundred ten (110) foot height district, subject to the limitations that (y) for all buildings in that portion of Subarea C except parking garages, the maximum height (measured as provided in Section 3303.08) shall be sixty-eight (68) feet, and (z) for parking garages in that portion of Subarea C, the maximum height (measured to the top of any wall or screening structure for the exposed top deck) shall be sixty-eight (68) feet, except as follows:

aa. The height to the top of the roof of stairwell enclosures for a parking garage may be seventy-eight (78) feet;

bb. In the fifty-five (55) feet immediately south of the right of way line of Livingston Avenue, the height to the top of the roof of any enclosed area for a parking garage may be one hundred (100) feet, and architectural ornamentation may extend up to a maximum height of one hundred ten (110) feet;

cc. The height of each part of each parking garage may be increased above sixty-eight (68) feet by the distance in feet from that part to the maximum building setback from the public Street right of way line closest to that part;

dd. Along the Denton Alley and Lisle Alley facades of each parking structure, architectural ornamentation may extend up to a height of eighty-two (82) feet; and

ee. The maximum height for any part of a building in Rezoning Area C-20 shall be eighty-two (82) feet.

b. From Parsons Avenue, the minimum building, parking and maneuvering setbacks shall be zero (0) feet and the maximum building, parking and maneuvering setbacks shall be fifteen (15) feet, except that within thirty-five (35) feet of Jackson Street the maximum building, parking and maneuvering setbacks shall be thirty (30) feet.

c. From that part of Jackson Street which is west of Wager Street, the minimum building, parking and maneuvering setback shall be ten (10) feet and the maximum building, parking and maneuvering setback shall be fifteen (15) feet, except that within thirty (30) feet of Parsons Avenue the maximum building, parking and maneuvering setback shall be thirty-five (35) feet.

d. From the west side of Wager Street, the minimum building, parking and maneuvering setback shall be zero (0) feet and the maximum building, parking and maneuvering setback shall be sixteen (16) feet.

e. From that part of the Livingston Avenue which is west of Wager Street, the minimum building, parking and maneuvering setback shall be twenty-five (25) feet and the maximum building, parking and maneuvering setback shall be thirty-five (35) feet, and those setbacks shall be measured from the Livingston Avenue right of way line existing on the date of this Text.

f. From all Streets and parts of Streets, other than Livingston Avenue west of Wager Street, Parsons Avenue, Jackson Street west of Wager Street and the west side of Wager Street, the minimum building setback shall be ten (10) feet.

g. The parking and maneuvering setback shall be ten (10) feet along Livingston Avenue east of Wager Street and three (3) feet along all Streets and parts of Streets other than Livingston Avenue, Parsons Avenue, Jackson Street west of Wager Street and the west side of Wager Street, provided that parking and maneuvering within parking garages may be located at the building setback.

h. No setbacks from side or rear lot lines shall be required, and buildings and other structures shall be permitted to cross parcel boundaries.

2. Access, Loading, Parking and/or other Traffic related commitments.

a. All existing curb cuts being used for vehicular access to any part of the Subject Property on the date of this Text shall be permitted to remain, except that, promptly after the use of any such curb cut for such access is hereafter abandoned, that curb cut shall

be removed. All new curb cuts shall be designed to the specifications of the Division of Transportation.

- b. The required number of loading spaces for each type of use shall be determined by aggregating all of the uses of that type located on the Subject Property.
- c. The required number of loading spaces for any use may be located off of the parcel(s) on which that use is located so long as such loading spaces are located on the Subject Property.
- d. Maneuvering for loading spaces shall be permitted in South Seventeenth Street.
- e. Subject to the approval of the Division of Transportation, which may be conditioned on providing alternative means of vision, the clear vision triangles provided for in Section 3342.25, Columbus City Codes, are eliminated.
- f. The required minimum size of up to thirty percent (30%) of the required off-street parking spaces shall be eight (8) feet by sixteen (16) feet.
- g. Subject to the approval of the Division of Transportation, the required widths of drive aisles in parking structures may be reduced to widths less than those provided for in Section 3342.06, Columbus City Codes.
- h. The number of off-street parking spaces required for each use referred to in IV.E below will be determined in accordance with IV.E below. The determination of parking spaces available to satisfy off-street parking requirements is subject to the provisions of IV.E below.
- i. Subject to the approval of the Division of Transportation, the required minimum width of one way driveways shall be ten (10) feet.
- j. Any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster may be located on two or more parcels (that is, part on one parcel and part on one or more other parcels) within the Subject Property. Access to and maneuvering for any parking space, loading space or dumpster, including any aisle providing such access or maneuvering, may be located on one or more parcels within the Subject Property which are not the parcel(s) on which that parking space, loading space or dumpster is located. The intent of this item j is to permit all of the parcels constituting the Subject Property be treated as a single parcel for the purpose of arranging parking spaces, loading spaces and access to and maneuvering for parking spaces, loading spaces and dumpsters.

3. Buffering, Landscaping, Open Space and/or Screening commitments.

a. Internal parking lot landscaping for each parking lot may be located at the perimeter of that parking lot, except that internal parking lot landscaping for any parking lot located on Rezoning Area C-12 or C-13 of the Subject Property shall be installed as required by Section 3342.11, Columbus City Codes. No internal parking lot landscaping shall be required for parking located in or on any parking structure.

b. Each loading space shall be screened to a minimum of seven (7) feet in height, with such screening being so designed as to interrupt vision into such loading space from adjacent Streets and adjacent private properties which are not part of the Subject Property.

4. Building design and/or Interior-Exterior treatment commitments. N/A

5. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

a. All lighting shall be cut-off type fixtures (downlighting), except that pedestrian and accent lighting and lighting for signs are not required to be cut-off.

b. Light poles shall be no higher than twenty-two (22) feet. For light poles which are ground mounted, that height shall be measured from the surrounding grade. For light poles which are mounted on a parking garage, that height shall be measured from the level of the floor to be lighted by the lights.

c. Search lights shall be prohibited.

6. Graphics and Signage commitments.

a. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

7. Miscellaneous commitments. The provisions of the Parsons Avenue Urban Commercial Overlay shall apply to the portion of Subarea C located west of Wager Street, except to the extent that conflicting provisions are set forth above in IV.C and except as follows:

a. For any parking garage, no main entrance door shall be required along the Parsons Avenue frontage.

b. Along Parsons Avenue, Jackson Street and Wager Street, except the portion of Wager Street that is within fifty-five (55) feet of Livingston Avenue, that part of a parking garage which is more than twenty (20) feet above grade shall not be required to comply with Section 3372.611B, and a parking garage shall not be required to comply with Section 3372.611B along Livingston Avenue or that part of Wager Street located within fifty-five (55) feet of Livingston Avenue.

c. For any parking garage, compliance with Sections 3372.611C and D shall not be required.

d. To the extent that a parking garage falls within the definition of parking lot, a parking garage shall not be required to comply with Section 3372.611I, but the parking spaces within the parking garage shall be screened, except at vehicle entrances and exits, from all abutting public Streets (aa) on the first level to the full height of the vehicles by one or a combination of a solid wall or an ornamental metal grill providing at least sixty (60) percent capacity when viewed head-on and (bb) on each other level by one or a combination of the following to a height of not less than forty-two (42) inches above floor level: solid wall; ornamental metal grill providing at least sixty (60) percent capacity when viewed head-on; louvered panel providing sixty (60) percent opacity when viewed head-on; and metal mesh panel providing at least sixty (60) percent opacity when viewed head-on.

8. Variances. The foregoing development standards for Subarea C effect the following variances; provided, however, that the foregoing development standards shall control over the listing of variances below, and the failure to describe below any variances effected by the foregoing development standards shall not invalidate those standards:

a. Variance from Section 3361.04B to increase the height district for that portion of Subarea C located west of Wager Street from thirty-five (35) feet to one hundred ten (110) feet, subject to the height limitations in IV.C.1.a.ii above.

b. Variance from Section 3372.609 to increase the maximum building setback from Parsons Avenue from ten (10) feet to fifteen (15) feet, except within thirty-five (35) feet of Jackson Street where the maximum building setback shall be increased from ten (10) feet to thirty (30) feet, and to reduce the minimum parking and maneuvering setback from Parsons Avenue from five (5) feet to zero (0) feet.

c. Variance from Section 3372.609 to increase the maximum building setback from ten (10) feet to fifteen (15) feet along that part of Jackson Street which is west of Wager Street, except within thirty (30) feet of Parsons Avenue where the maximum building setback shall be increased from ten (10) feet to thirty-five (35) feet.

d. Variance from Section 3372.609 to increase the maximum building setback from ten (10) feet to sixteen (16) feet along the west side of Wager Street, and to reduce the minimum parking and maneuvering setback from Wager Street from five (5) feet to zero (0) feet.

e. Variance from Section 3372.609 to increase the maximum building setback from ten (10) feet to thirty-five (35) feet along Livingston Avenue west of Wager Street, and to measure all setbacks from Livingston Avenue from the right of way line of Livingston Avenue existing as of the date of this Text.

f. Variance from Section 3361.04A to reduce the minimum front yard requirements from twenty-five (25) feet to ten (10) feet for that part of Subarea C extending east from the east side of Wager Street except as follows: (i) surface parking and maneuvering areas may extend up to seven (7) feet into the required front yards parallel and adjacent to all Streets except Livingston Avenue; and (ii) the minimum requirement for any front yard parallel and adjacent to a public right of way which is not a Street is reduced from twenty-five (25) feet to zero (0) feet.

- g. Variance from Section 3361.04A to reduce the minimum side and rear yard requirements from twenty-five (25) feet to zero (0) feet, except that the minimum requirement for any such side or rear yard which is parallel and adjacent to a Street shall only be reduced to the extent provided for front yards in IV.C.8.g above and shall not be reduced in any way which would reduce the minimum setbacks provided for in IV.C.1.b, c, d and e above.
- h. Variance from Section 3342.29 to permit the calculation of the number of required loading spaces to be based on the total number of square feet of space on the Subject Property used for each type of use.
- i. Variance from 3342.13 to permit the required number of loading spaces for any use to be located off of the parcel(s) on which that use is located.
- j. Variance from Section 3342.15 to permit maneuvering for loading spaces in South Seventeenth Street.
- k. Variance from Section 3342.25 to eliminate all required clear vision triangles, subject to the approval of the Division of Transportation.
- l. Variance from Section 3342.19 to reduce the required minimum size of up to thirty percent (30%) of the required off-street parking spaces from nine (9) feet by eighteen (18) feet to eight (8) feet by sixteen (16) feet.
- m. Variance from Section 3342.06 to reduce the required widths of drive aisles in parking structures to widths less than those provided in Section 3342.06, subject to the approval of the Division of Transportation.
- n. Variance from Section 3342.28 to permit the required number of off-street parking spaces to be the number determined in accordance with IV.E below and to permit the required off-street parking for each use to be located off of the parcel on which that use is located, subject to the provisions of IV.E.4 below.
- o. Variance from Section 3342.08c to reduce the required minimum width of one way driveways serving a parking lot from twenty (20) feet to ten (10) feet.
- p. Variance from Sections 3342.13, 3342.15 and 3342.19 to permit any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster to be located on two or more parcels and to permit access to and maneuvering for each parking space, loading space or dumpster to be located on one or more parcels which are not the parcel(s) on which that parking space, loading space or dumpster is located.
- q. Variance from Section 3342.11(a) to permit internal parking lot landscaping for each parking lot to be located at the perimeter of that parking lot, except for any parking lot located in Rezoning Area C-12 or C-13 of the Subject Property.
- r. Variance from 3372.611A to eliminate the required main entrance door along the Parsons Avenue frontage for any parking garage.
- s. Variance from 3372.611B to eliminate the requirement that any portion of a parking garage building frontage more than twenty (20) feet above grade along Parsons Avenue, the west side of Wager Street and Jackson Street west of Wager Street, except the portion of Wager Street that is within fifty-five (55) feet of Livingston Avenue, be required to include vertical piers or other vertical visual elements otherwise required by that Section, and to eliminate the requirement that any part of a parking garage building frontage along Livingston Avenue or that part of the west side of Wager Street located within fifty-five (55) feet of Livingston Avenue be required to include vertical piers or other vertical visual elements otherwise required by that Section.
- t. Variance from Sections 3372.611C and D to eliminate the requirement that any parking garage located west of Wager Street include the windows otherwise required by those Sections.
- u. Variance from Section 3371.611I to eliminate the requirement that any parking garage located west of Wager Street include screening otherwise required by that Section, subject to the requirement that any such parking garage must include the screening required by IV.C.7.b.iv above.

D. Development Standards for Subarea D.

1. Density, Height, Lot and/or Setback commitments.

a. The thirty-five (35) foot height district shall apply, subject to the limitation set forth in the next-following sentence. Any portion of any building or structure which is more than thirty-five (35) feet in height pursuant to Section 3309.142, Columbus City Codes, or any successor provision, must be located a distance from the right-of-way line of the Alley (as hereinafter defined) equal to the number of feet (and any fraction thereof) by which the height of that portion exceeds thirty-five (35) feet. "Alley" means the north-south alley between South Eighteenth Street and Carpenter Street.

b. The building setback shall be zero (0) feet along all Streets, except Livingston Avenue along which the building setback shall be ten (10) feet.

c. The parking and maneuvering setback shall be zero (0) feet along all Streets, except Livingston Avenue along which that setback shall be ten (10) feet, provided that parking and maneuvering within parking garages may be located at the building setback.

d. No setbacks from side or rear lot lines shall be required, and buildings and other structures shall be permitted to cross parcel boundaries.

2. Access, Loading, Parking and/or other Traffic related commitments.

a. All existing curb cuts being used for vehicular access to any part of the Subject Property on the date of this Text shall be permitted to remain, except that, promptly after the use of any such curb cut for such access is hereafter abandoned, that curb cut shall be removed. All new curb cuts shall be designed to the specifications of the Division of Transportation.

b. The required number of loading spaces for each type of use shall be determined by aggregating all of the uses of that type located on the Subject Property.

c. The required number of loading spaces for any use may be located off of the parcel(s) on which such use is located so long as such loading spaces are located on the Subject Property.

d. Maneuvering for loading spaces shall be permitted in the rights-of-way of Stone Avenue and Newton Avenue.

e. Subject to the approval of the Division of Transportation, which may be conditioned on providing alternative means of vision, the clear vision triangles provided for in Section 3342.25, Columbus City Codes, are eliminated.

f. The required minimum size of up to thirty percent (30%) of the required off-street parking spaces shall be eight (8) feet by sixteen (16) feet.

g. Subject to the approval of the Division of Transportation, the required widths of drive aisles in parking structures may be reduced to widths less than those provided for in Section 3342.06, Columbus City Codes.

h. The number of off-street parking spaces required for each use referred to in IV.E below will be determined in accordance with IV.E below. The determination of parking spaces available to satisfy off-street parking requirements is subject to the provisions of IV.E below.

i. Subject to the approval of the Division of Transportation, the required minimum width of one way driveways shall be ten (10) feet.

j. Any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster may be located on two or more parcels (that is, part on one parcel and part on one or more other parcels) within the Subject Property. Access to and maneuvering for any parking space, loading space or dumpster, including any aisle providing such access or maneuvering, may be located on one or more parcels within the Subject Property which are not the parcel(s) on which that parking space, loading space or dumpster is located. The intent of this item j is to permit all of the parcels constituting the Subject Property be treated as a single parcel for the purpose of arranging parking spaces, loading spaces and access to and maneuvering for parking spaces, loading spaces and dumpsters.

3. Buffering, Landscaping, Open Space and/or Screening commitments.
 - a. Internal parking lot landscaping for each parking lot may be located at the perimeter of that parking lot. No internal parking lot landscaping shall be required for parking located in or on any parking structure.
 - b. Each loading space shall be screened to a minimum of seven (7) feet in height, with such screening being so designed as to interrupt vision into such loading space from adjacent Streets and adjacent private properties which are not part of the Subject Property.
4. Building design and/or Interior-Exterior treatment commitments. N/A
5. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.
 - a. All lighting shall be cut-off type fixtures (downlighting), except that pedestrian and accent lighting and lighting for signs are not required to be cut-off.
 - b. Light poles shall be no higher than twenty-two (22) feet.
 - c. Search lights shall be prohibited.
6. Graphics and Signage commitments.
 - a. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.
7. Miscellaneous commitments. Except as otherwise provided in this IV.D., development on each parcel in Subarea D shall comply with all applicable provisions of the Columbus City Codes governing that parcel.
8. Variances. The foregoing development standards for Subarea D effect the following variances; provided, however, that the foregoing development standards shall control over the listing of variances below, and the failure to describe below any variances effected by the foregoing development standards shall not invalidate those standards:
 - a. Variance from Section 3361.04A to reduce the minimum front, side and rear yard requirements from twenty-five feet to zero (0) feet except that the minimum requirements for any front, side or rear yards parallel and adjacent to Livingston Avenue are reduced from twenty-five (25) feet to ten (10) feet.
 - b. Variance from Section 3342.29 to permit the calculation of the number of required loading spaces to be based on the total number of square feet of space on the Subject Property used for each type of use.
 - c. Variance from Section 3342.13 to permit the required number of loading spaces for any use to be located off of the parcel(s) on which that use is located.
 - d. Variance from Section 3342.15 to permit maneuvering for loading spaces in the rights-of-way of Stone Avenue and Newton Avenue.
 - e. Variance from Section 3342.25 to eliminate all required clear vision triangles, subject to the approval of the Division of Transportation.
 - f. Variance from Section 3342.19 to reduce the required minimum size of up to thirty percent (30%) of the required off-street parking spaces from nine (9) feet by eighteen (18) feet to eight (8) feet by sixteen (16) feet.
 - g. Variance from Section 3342.06 to reduce the required widths of drive aisles in parking structures to widths less than those provided in Section 3342.06, subject to the approval of the Division of Transportation.
 - h. Variance from Section 3342.28 to permit the required number of off-street parking spaces to be the number determined in accordance with IV.E below and to permit the required off-street parking for each use to be located off of the parcel on which that use

is located, subject to the provisions of IV.E.4 below.

- i. Variance from Section 3342.08c to reduce the required minimum width of one way driveways serving a parking lot from twenty (20) feet to ten (10) feet.
- j. Variance from Sections 3342.13, 3342.15 and 3342.19 to permit any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster to be located on two or more parcels and to permit access to and maneuvering for each parking space, loading space or dumpster to be located on one or more parcels which are not parcel(s) on which that parking space, loading space or dumpster is located.
- k. Variance from Section 3342.11(a) to permit internal parking lot landscaping for each parking lot to be located at the perimeter of that parking lot.

E. Parking Requirements.

- 1. To the extent that the following uses are located on the Subject Property, the following shall be the parking requirements for those uses:
 - a. Hospital - 2.5 parking spaces per licensed hospital bed for which the hospital is then licensed. For the purpose of this calculation, "hospital" shall include all uses and space typically included in a large, urban, in-patient hospital providing some services to outpatients infacilities regularly utilized for in-patients, including, without limitation, in-patient rooms, hospital pharmacy, clinical laboratory, physical therapy, radiology, in-patient surgery suites, respiratory therapy department, emergency department, G.I. laboratory, MRI unit, CT unit, dialysis unit, water supply, sleeping quarters for interns and residents, records department, chapel, gift shop, cafeteria, medical reference library, administrative offices, morgue, environmental services department, storage, maintenance shops and fueling station.
 - b. Outpatient/Day Surgery Clinic - one (1) parking space for each two hundredfifty (250) square feet of gross floor area.
 - c. Research Facility - one and three-quarters (1.75) parking spaces for each one thousand (1,000) square feet of gross floor area.
 - d. Meeting/Conference Facility - one (1) parking space for each fifty (50) square feet of gross floor area of meeting room area. Zero (0) parking spaces shall be required for lobby area, corridors, restrooms and other space ancillary to those meeting rooms.
 - e. Sleeping quarters (including, but not limited to, houses and apartments) which are not part of a hospital (as described in IV.E.1.a above) or part of a facility described in IV.E.1.f below, - one (1) parking space for every three (3) beds provided in such sleeping quarters.
 - f. Living quarters for use of families of patients - zero (0) parking spaces shall be required.
 - g. General mechanical rooms and facilities used for the generation of steam, hot water or chilled water or for electrical substation or transformer - zero (0) parking spaces shall be required.
 - h. Corridors and atria utilized as connections between buildings - zero (0) parking spaces shall be required.
 - i. Vacated space, regardless of the use for which the same shall have been constructed - zero (0) parking spaces shall be required.
- 2. For the purpose of determining satisfaction of the off-street parking requirements for the Subject Property, each Qualifying Space (as hereinafter defined) shall be deemed to be located on the Subject Property. Anything in the immediately preceding sentence or IV.E.4 below to the contrary notwithstanding, each Qualifying Space shall be counted toward the off-street parking requirements for only those uses specified by Nationwide Children's Hospital. As used herein: (a) "Quaifying Street" means (i) Mooberry Street between Parsons Avenue and South Eighteenth Street, and (ii) South Eighteenth Street between Mooberry Street and Livingston Avenue; (b) "Qualifying Areas" means those portions of the curb lanes of Qualifying Streets in which parking is permitted including, without limitation, designated loading zones and metered parking areas; and (c) "Qualifying Space" means each parking space located in Qualifying Area. For the purpose of determining the number of parking spaces in the Qualifying Areas: (A) in each Qualifying

Area in which the parking spaces are designated by striping, parking meters or otherwise, the number of parking spaces will be the number of parking spaces so designated; (B) in each Qualifying Area consisting of a designated loading zone in which parking spaces are not designated, the number of parking spaces will be one (1) parking space for each twenty-five (25) feet of length of that loading zone; and (C) in each other Qualifying Area, the number of parking spaces will be one (1) parking space for each twenty-three (23) feet of length of that Qualifying Area.

3. For the purpose of determining the number of parking spaces available on the Subject Property during the construction of any improvement on any portion of the Subject Property, the number of parking spaces located on that portion immediately before the commencement of construction of that improvement shall not be deemed to have been removed from that portion of the Subject Property until completion of that improvement.

4. Subject to the limitation set forth in the next-following sentence, off-street parking spaces required for any use may be located off of the parcel(s) on which that use is located so long as such parking spaces are located on the Subject Property. Parking spaces required for any use may be located on a parcel or parcels not owned by the owner of the parcel(s) on which that use is located only if the owner(s) or lessee(s) of the parcel(s) on which such parking spaces are located consent(s) thereto.

5. Subject to the limitation set forth in the next-following sentence, at any time that Fulton Street Property (defined in IV.E.6 below) includes a provision substantially the same as IV.E.6 below with the Fulton Street Property and the Subject Property reversed, off-street parking spaces required for any use on the Subject Property may be located on the Fulton Street Property.

6. Off-street parking spaces located on the Subject Property shall be used solely for the uses located on the Subject Property and for the uses located on the real property that is, from time to time, subject to Ordinance No. 0986-2007 and any amendments to or replacements of that Ordinance (the "Fulton Street Property"). As a part of any zoning clearance for development (other than parking) on the Subject Property, the property owner shall establish that both of the following will be satisfied: (a) the number of off-street parking spaces required by this text for all of the uses on the Subject Property and (b) the number of off-street parking spaces required by Ordinance No. 0986-2007, as then amended or replaced, for the Fulton Street Property.

V. **ADDITIONAL PROPERTY/AMENDMENTS:**

A. Addition of Property. From time to time, one or more properties may be added to any Subarea or Subareas (although each property may be added to only one Subarea), with the effect described below, by rezoning only that additional property, regardless of whether that additional property is contiguous to the Subarea to which it is added and regardless of whether each property included in such a rezoning is contiguous to any other property included in the same application, provided that each rezoning of such additional property complies with the requirements of the next sentence. Any such rezoning must be to the CPD, Commercial Planned Development District, and must include a commercial planned development text (an "Addition Text") which (1) refers to this Text by case number, (2) states the Subarea to which each property so rezoned is added, (3) states that each property so rezoned is subject to the provisions of this Text affecting that Subarea in the same manner and to the same extent as if that property had been part of that Subarea and the Subject Property at the time of this rezoning, and (4) sets forth the permitted uses in and development standards for each Subarea to which property so rezoned is added. Any rezoning of additional property which satisfies the requirements of the preceding sentence shall be effective to make each additional property so rezoned part of the applicable Subarea and the Subject Property for all purposes of this Text, both those affecting that Subarea and those affecting other Subareas.

B. Amendment of Subarea Provisions. The provisions of this Text relating to one or more, but not all, of the Subareas may be amended, with the effect described below, by rezoning only that Subarea or those Subareas, provided that that rezoning complies with the requirements of the next sentence. Any such rezoning must be to the CPD, Commercial Planned Development District, and must include a commercial planned development text (an "Amending Text") which (1) refers to this Text, (2) sets forth the permitted uses in and development standards for the Subarea or Subareas for which such amendments are made, as such permitted uses or development standards are thereby amended, and (3) states that the applicable Subarea(s) remain part of the Subject Property under and for the purposes of this Text, as amended by that Amending Text, and are subject to the provisions of this Text affecting that Subarea, as amended by that Amending Text. Any such rezoning of one or more Subareas shall be effective to make the Subarea(s) so rezoned subject to this Text, as amended by the applicable Amending Text, without removing such Subarea(s) from the Subject Property under and for the purposes of this Text, as amended by that Amending Text, or in any way affecting the other provisions of this Text.

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