



## Legislation Text

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**File #:** 1014-2014, **Version:** 1

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### **Rezoning Application Z14-004**

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

**PROPOSED USE:** Hospital and related uses.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0-1) on April 10, 2014.

**LIVINGSTON AVENUE AREA COMMISSION RECOMMENDATION:** Approval.

**COLUMBUS SOUTH SIDE AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site is developed with a hospital complex, zoned CPD, Commercial Planned Development District, and the athletic facilities for the Africentric School, zoned I, Institutional District. The requested CPD, Commercial Planned Development District, will amend the existing zoning for Nationwide Children's Hospital by incorporating 11.3 acres of the Africentric property into the overall CPD District. The CPD text maintains the permitted uses and development standards of the current CPD District while creating a new CPD District boundary. The text also includes variances to building lines, vision clearance, landscaping, parking and loading related reductions, and Urban Commercial Overlay requirements. The site lies within the boundaries of the *Near Southside Plan* (2011), which recommends institutional and community mixed use development, while roughly half of the school site lies outside the planning area. Staff is supportive of the reduced setbacks and increased height districts incorporated in the updated text as they are reflective of an institutional campus in an urban setting. The proposed modification to the CPD District would allow for orderly expansion of the hospital and associated facilities, is consistent with the development and zoning patterns of the area, and proposes no changes of substance to the CPD plan and text besides the addition of 11.3 acres.

To rezone **700 CHILDRENS DRIVE (43205)**, being 65.0± acres generally bounded by Interstate 70 and Mooberry Street to the north, to the first alley east of and parallel with Eighteenth Street to the east, to Livingston Avenue, Jackson Street, and Denton Alley to the south, and to South Grant Avenue and Parsons Avenue to the west, excluding all of Livingston Park (not all-inclusive), **From:** I, Institutional and CPD, Commercial Planned Development Districts, **To:** CPD, Commercial Planned Development District (Rezoning # Z14-004).

**WHEREAS**, application #Z14-004 is on file with the Department of Building and Zoning Services requesting rezoning of 65.0± acres from the I, Institutional and CPD, Commercial Planned Development Districts to the CPD, Commercial Planned Development District; and

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

**WHEREAS**, the Livingston Avenue and Columbus Southside Area Commissions recommend approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval because the proposed modification to the CPD District would allow for orderly expansion of the hospital and associated facilities, is consistent with the development and zoning patterns of the area, and proposes no changes of substance to the CPD plan and text. The proposal remains consistent with the land use recommendations of the *Near Southside Plan* (2011); 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 65.0± acres generally bounded by Interstate 70 and Mooberry Street to the north, to the first alley east of and parallel with Eighteenth Street to the east, to Livingston Avenue, Jackson Street, and Denton Alley to the south, and to South Grant Avenue and Parsons Avenue to the west, excluding all of Livingston Park (not all-inclusive), and being more particularly described as follows:

**(SEE ATTACHMENT FILE ORD1014-2014\_LEGAL\_DESCRIPTIONS)**

**SECTION 2.** That Height Districts of Thirty-five (35) feet, Sixty (60) 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, "**CENTRAL AND WEST CAMPUS ZONING**," signed by Jill Tangeman, Attorney for the Applicant, and dated April 16, 2014.

**SECTION 3.** That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Department of Building and Zoning Services and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.12 of the Columbus City Codes; said plan being titled, "**CENTRAL AND WEST CAMPUS ZONING**," and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT**," both signed by Jill Tangeman, Attorney for the Applicant, dated April 16, 2014, and the text reading as follows:

**(SEE SEE ATTACHMENT FILE ORD1014-2014\_CPD\_TEXT)**

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