



Legislation Text

File #: 1244-2018, **Version:** 1

Rezoning Application: Z18-003

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

PROPOSED USE: Hospital and related uses.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (7-0) on April 12, 2018.

LIVINGSTON AVENUE AREA COMMISSION RECOMMENDATION: Disapproval.

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 former Africentric High School, zoned I, Institutional District. The requested CPD, Commercial Planned Development District, will amend the existing zoning for Nationwide Children's Hospital by incorporating the former school property into the overall CPD District. The CPD text maintains the current permitted uses and development standards of the existing CPD district, while providing some clarifications and 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" land uses, while the former 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 7.45 acres.

To rezone **700 CHILDRENS DRIVE (43205)**, being 71.34± acres generally bounded by Interstate 70 and Mooberry Street to the north, the first alley east of and parallel with Eighteenth Street to the east, Livingston Avenue, Jackson Street, and Denton Alley to the south, and South Fifth Street 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 # Z18-003).

WHEREAS, application # Z18-003 is on file with the Department of Building and Zoning Services requesting rezoning of 71.34± 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 Area Commission recommends disapproval of said zoning change; and

WHEREAS, the Columbus Southside Area Commissions recommended approval of said zoning change in ORD # 1014-2014 (Z14-004), but did provide a recommendation for this proposal because the additional property being incorporated

into the CPD district is not within their boundaries; 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*; 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 # 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 71.34± acres generally bounded by Interstate 70 and Mooberry Street to the north, the first alley east of and parallel with Eighteenth Street to the east, Livingston Avenue, Jackson Street, and Denton Alley to the south, and South Fifth Street to the west, excluding all of Livingston Park (not all-inclusive), and being more particularly described as follows:

(SEE ATTACHMENT FILE ORD1244-2018_LEGAL_DESCRIPTION)

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 plans titled, "**MAIN CENTRAL AND WEST CAMPUS ZONING**" and "**SUBAREA-E,**" both signed by Jill Tangeman, Attorney for the Applicant, and dated April 24, 2018.

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 plans being titled, "**MAIN CENTRAL AND WEST CAMPUS ZONING**" and "**SUBAREA-E,**" dated April 24, 2018, and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT,**" dated April 11, 2018, all signed by Jill Tangeman, Attorney for the Applicant, and the text reading as follows:

(SEE ATTACHMENT FILE ORD1244-2018_CPD_TEXT)

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