



## Legislation Text

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**File #:** 1969-2020, **Version:** 1

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### **Rezoning Application Z20-031**

**APPLICANT:** The Emily Program; c/o Kate Norris; 1295 Bandana Boulevard West, Suites 310 and 210; St. Paul, MN 55108; and Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.

**PROPOSED USE:** In-patient medical treatment facility.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on July 9, 2020.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 1.84± acre site is developed with a medical office building zoned in the CPD, Commercial Planned Development District. The rezoning is necessary because the current CPD, Commercial Planned Development District (Z83-083) permits only C-2, Commercial District uses which do not allow in-patient medical facilities. The requested CPD, Commercial Planned Development District will allow an in-patient medical treatment facility, a C-4, Commercial District use, in conjunction with the medical office and out-patient treatment uses within the existing building. The request includes use restrictions and a commitment to a site plan, and incorporates a variance to reduce the existing parking setback. The site is within the boundaries of the *Far North Area Plan* (2014), which recommends office land uses at this location. The proposed use is generally consistent with this recommendation, and does not introduce an incompatible use to the surrounding area.

To rezone **8001 RAVINES EDGE CT. (43235)**, being 1.84± acres located on the northwest side of the terminus of Ravines Edge Court, **From:** CPD, Commercial Planned Development District, **To:** CPD, Commercial Planned Development District (Rezoning #Z20-031).

**WHEREAS**, application #Z20-031 is on file with the Department of Building and Zoning Services requesting rezoning of 1.84± acres from CPD, Commercial Planned Development District, to CPD, Commercial Planned Development District; and

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

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District will permit an in-patient medical treatment use that is generally consistent with the office land use recommendation of the *Far North Area Plan*. The request does not introduce an incompatible use to the surrounding area; 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:

**8001 RAVINES EDGE CT. (43235)**, being 1.84± acres located on the northwest side of the terminus of Ravines Edge Court, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Farm Lot 44, Section 2, Township 2, Range 18, United States Military Lands, and being 1.836 acres of land out of Reserve "D" as the same is designated and delineated upon the recorded plat of "Northwoods Section 4" of record in Plat Book 61, Page 82, all references being to those of record in the Recorder's Office, Franklin County, Ohio. Said 1.826 acres being more particularly bounded and described as follows:

Beginning at an iron pin found in the northerly right-of-way line of Ravine's Edge Court, as the same is designated and delineated upon the recorded plat of "Ravine's Edge Court Dedication" and "Easements" of record in Plat Book 66, Page 23, said iron pin being the southwesterly corner of that 2.273 acre tract as conveyed to Northwoods Venture, Inc., by deed of record in Official Record 08159 Page G18.

Thence along the northwesterly right-of-way line of said Ravine's Edge Court, being the arc of a curve to the left (Delta = 80 deg. 33' 00", Radius = 50.0 feet), a chord bearing and distance of South 13 deg. 16' 30" West, 64.65 feet to an iron pin found at a northeasterly corner of that 2.500 acre tract as conveyed to G.S.W. Building Associates Limited Partnership, by deed of record in Official Record 06741 Page D03;

Thence along the northerly line of said 2.500 acre tract. South 83 deg. 00' 00" West, a distance of 357.0 feet to an iron pin found at the northwesterly corner of said 2.500 acre tract, being in an easterly line of the 65.232 acre tract as conveyed to Godman Guild Association, by deed of record in Deed Book 806, Page 233;

Thence along an easterly line of said 85.232 acre tract, being a westerly line of said Reserve "D", North 7 deg. 05' 27" West, a distance of 252.59 feet to an iron pin found at a northeasterly corner of said 65.232 acre tract, being in the southerly line of Reserve "C" as the same is designated and delineated upon the recorded plat of "North Woods", of record in Plat Book 60, Page 4 and 5;

Thence along said southerly line, South 89 deg. 32' 45" East, a distance of 323.22 feet to an iron pin found at a westerly corner of said 2.273 acre tract;

Thence along a westerly line of said 2.273 acre tract, South 17 deg. 36' 19" East, a distance of 68.47 feet to an iron pin found at an angle point;

Thence continuing along a westerly line of said 2.273 acre tract, South 36 deg. 27' 00" East, a distance of 95.0 feet to the place of beginning, containing 1.836 acres of land, more or less.

**To Rezone From:** CPD, Commercial Planned Development District,

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

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the CPD, Commercial Planned Development District on this property.

**SECTION 3.** That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.12 of the Columbus City Codes; said site plan being titled, "**SITE PLAN**," and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT**," both dated July 20, 2020, and signed by Jill Tangeman, Attorney for the Applicant, and the text reading as follows:

**COMMERCIAL PLANNED DEVELOPMENT TEXT**

PROPOSED DISTRICTS: CPD  
PROPERTY ADDRESS: 8001 Ravines Edge Court

PARCEL NO.: 610-207437-00  
OWNER: Center for Eating Disorders and Psychotherapy  
APPLICANT: The Emily Program  
DATE OF TEXT: July 20, 2020  
APPLICATION NUMBER: Z20-031

1. **INTRODUCTION:** The subject property is part of the Northwoods office park and is developed with an office building used for outpatient treatment of eating disorders. The applicant is seeking to amend the approved Commercial Planned Development Text to allow for the existing building to be used as an in-patient medical treatment facility which would serve only patients with eating disorders.
2. **PERMITTED USES:** Allowable uses shall be those uses governed by Chapter 3353; C-2 Commercial District, Columbus City Codes and an in-patient medical treatment facility for patients with eating disorders.
3. **DEVELOPMENT STANDARDS:** Except as otherwise noted, the applicable development standards of Chapter 3353, C-2, Commercial District shall apply to the property.
  - A. **Density, Height, Lot and/or Setback Commitments.**
    1. Along the west edge of the property, a building setback of 20' and a parking setback of 10' shall be required.
    2. Along the north edge of the property, a building setback of 10' shall be required and a 3' parking setback shall be required.
    3. Along the east edge of the property, at the southeast edge a 25' building and parking setback from the public road shall be required.
    4. Along the south property line, a building setback of 25' shall be required along with a 10' parking setback.
  - B. **Access, Loading, Parking and/or Other Traffic Related Commitments.** N/A
  - C. **Buffering, Landscaping, Open Space and/or Screening Commitments.** N/A
  - D. **Building Design and/or Interior-Exterior Treatment Commitments.** N/A
  - E. **Lighting, Outdoor Display Areas, and/or other Environmental Commitments.** N/A
  - F. **Graphics and/or Signage Commitments.**

All signage requirements shall be as otherwise indicated in the City Graphics Code, Article 15, Title 33 of the Columbus City Code. Any variance shall be submitted to the Columbus Graphics Commission for consideration.

**G. Other CPD Requirements:**

**NATURAL ENVIRONMENT:** The property is located on Ravines Edge Court off Northwoods Boulevard and is developed with an existing office building.

**EXISTING LAND USES:** Current zoning of the subject site is CPD. The site is surrounded by land zoned CPD and developed with primarily C-2 uses.

**TRANSPORTATION AND CIRCULATION:** Subject site will have access off Ravines Edge Court only as shown on the CPD Site Plan.

**VIEW AND VISIBILITY:** The site is only visible from Ravines Edge Court. Significant consideration has been given to visibility and safety issues.

**EMISSIONS:** No adverse effect from emissions shall result from the proposed development.

**BEHAVIOR PATTERNS:** The proposed development is consistent with the development trends in the area.

**H. Modification of Code Standards:**

Variance to Section 3312.27, Parking setback, for 0.6 foot encroachment over 10-foot setback on southeast corner of site as noted on the Site Plan, and for the parking setback from the south property line to be five (5) feet.

**I. Miscellaneous Commitments:**

The site shall be developed in general conformance with the submitted Site Plan attached hereto as Exhibit A. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

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