

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 9, 2014**

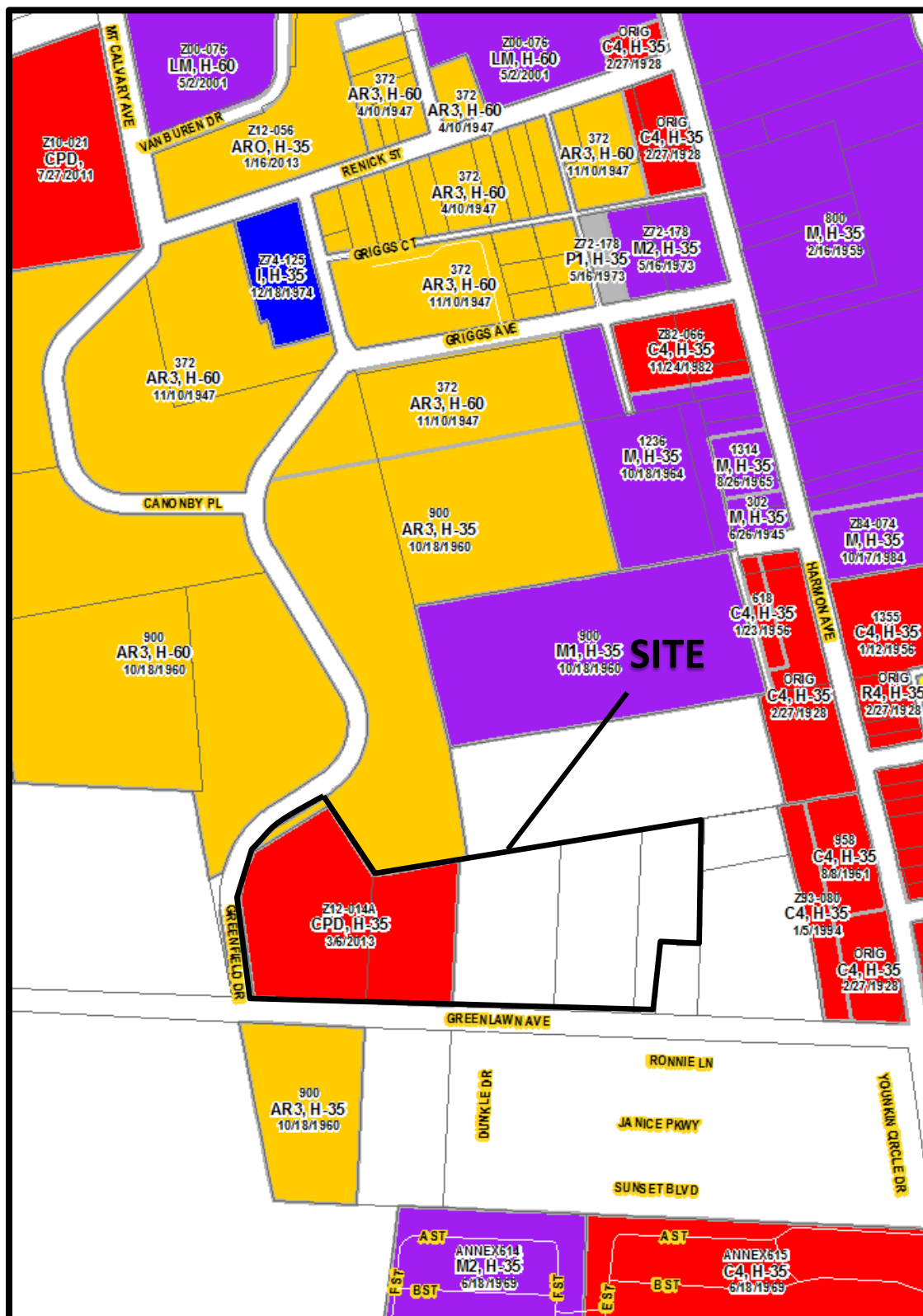
- 3. APPLICATION: Z14-039 (14335-00000-00562)**  
**Location:** **880 GREENLAWN AVENUE (43223)**, being 9.98± acres located at the northeast corner of Greenlawn Avenue and Greenfield Drive (010-126651, and five others; Franklinton Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development, and R, Rural Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Expansion of existing hospital facility.  
**Applicant(s):** Ohio Hospital for Psychiatry LLC; c/o Jackson B. Reynolds, III, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 460; Columbus, Ohio 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Eliza Thrush, 645-1341, [ecthrush@columbus.gov](mailto:ecthrush@columbus.gov)

**BACKGROUND:**

- 4.9± acres of the 9.98± acre site are partially developed with a psychiatric hospital in the CPD, Commercial Planned Development District. The existing hospital facility was zoned with Z12-014A. The remainder of the site is being annexed into the City and will be designated as R, Rural District. The applicant requests a rezoning for the entire site to the CPD, Commercial Planned Development District to allow the eastward expansion of the psychiatric hospital facility. The parcels will not be able to be combined after the annexation is complete because they will have two different taxing numbers.
- Surrounding the site to the north are apartment buildings in the AR-3, Apartment Residential District, commercial uses and a mausoleum to the east in the C-4, Commercial District and in Franklin Township, a mobile home park to the south in Franklin Township, and Greenlawn Cemetery in Franklin Township to the west.
- The site is located within the boundaries of the *Franklinton Plan* (2003), which recommends multifamily residential for the existing portion of the hospital and vacant land for the proposed expansion. The vacant land designation reflects the fact that the land was not developed at the time the plan was implemented, and does not serve to provide guidance in this case. Planning sees this as a reasonable expansion of an existing medical facility. An updated area plan is under development.
- The site is located within the boundaries of the Franklinton Area Commission, whose recommendation is approval for the proposed rezoning.
- The CPD plan depicts the site layout, and the CPD text includes use restrictions, street trees, screening, and variances for setbacks, maneuvering over property lines, and minimum number of parking spaces.

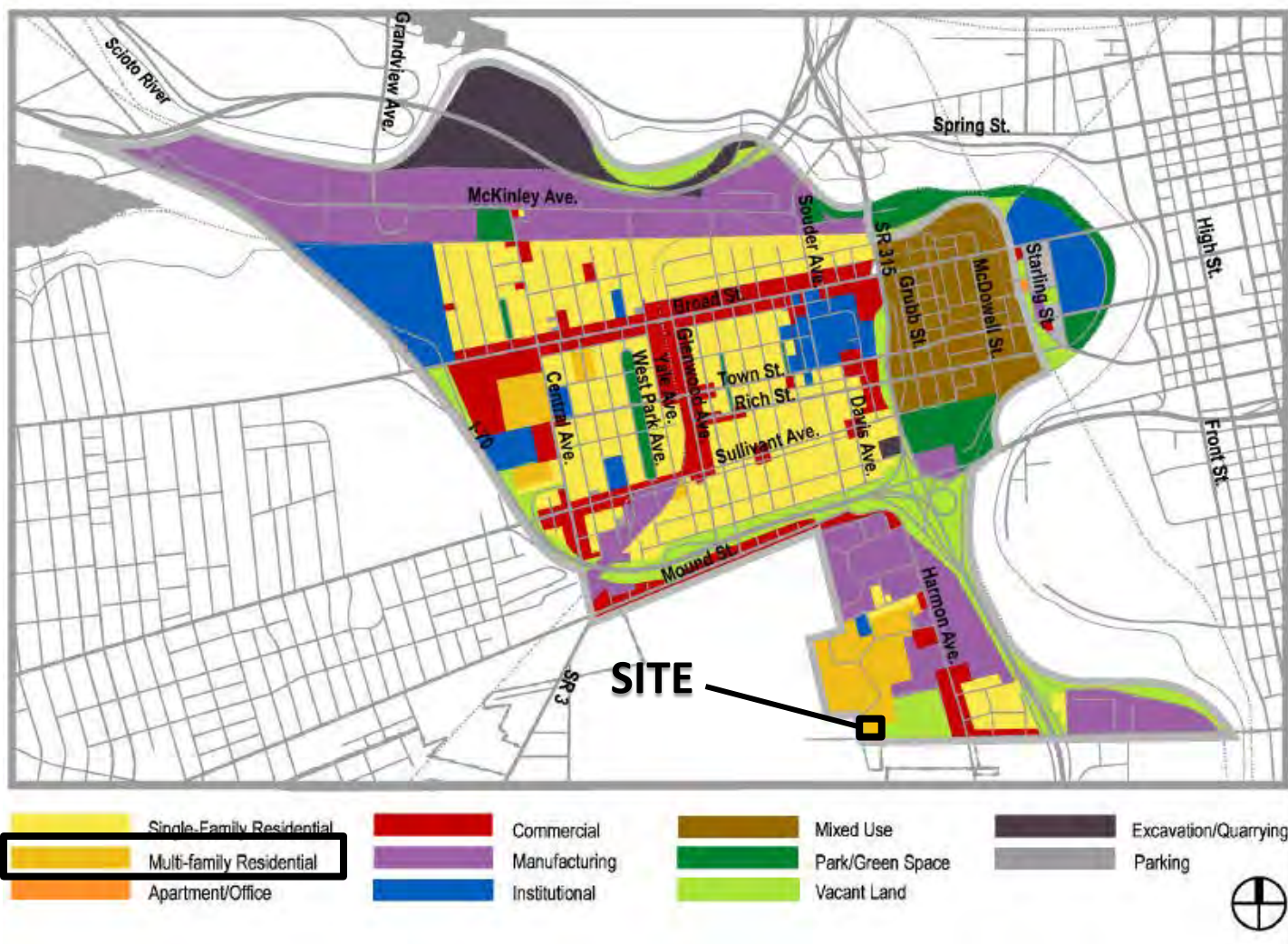
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow the expansion of the existing psychiatric facility. Staff does not object to the proposal considering the request is for the expansion of an existing hospital on a site that in effect does not include relevant land use guidance in *The Franklinton Plan*.



Z14-039  
 880 Greenlawn Avenue  
 Approximately 10 acres

# PROPOSED LAND USE



Z14-039  
880 Greenlawn Avenue  
Approximately 10 acres





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## COMMERCIAL PLANNED DISTRICT TEXT

PROPOSED DISTRICT: COMMERCIAL PLANNED DISTRICT

PROPERTY ADDRESS: 880 Greenlawn Avenue

OWNER: Ohio Hospital for Psychiatry LLC & Columbus Metropolitan Housing Authority

APPLICANT: Ohio Hospital for Psychiatry LLC

DATE OF TEXT: 6/24/14

APPLICATION NUMBER: \_\_\_\_\_

1. **INTRODUCTION:** The subject site was part of a rezoning done in 2012 (Z12-014) that rezoned 4.9± acres from AR-31 Rural to the CPD district. The rezoning was done to allow the expansion of an existing hospital. Subsequent to the 2012 rezoning the applicant purchased the abutting three (3) parcels (consisting of approximately 5.678 acres) that would provide for a larger expansion of the hospital. The property is being annexed from Franklin Township into the City of Columbus. As with the 2012 rezoning there will be two (2) parcels as the parcels cannot be combined due to the annexation of the property into the City of Columbus utilizing the Expedited Type II annexation process. The CPD will include both institutional and C-2 uses. The expansion will contain 40 beds with an existing bed count of 90 for a total of 130 beds located within the facility.

2. **PERMITTED USES:** Section 3349.03(Institutional) and Section 3353.03 (C-2) of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the limitation text the applicable development standards are contained in Chapter 3361 of the Columbus City Code.

### A. Density, Height, Lot and/or Setback commitments.

1. A perimeter setback around the subject site shall be as shown on the site plan with a minimum setback of 4 feet from property line.

2. No building setback shall be required from any property line that is created within and internal to the total site and the property created by this rezoning request will continue to function as one overall site.

3. No parking or maneuvering setback shall be required from any property line that is created within and internal to the total site and the property created by this rezoning request will continue to function as part of the overall site.

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

1. The view of all loading docks shall be fully screened from any adjacent public street, off-site building, or parking lot. Such screening shall achieve 75% opacity to a minimum height of six (6) feet from finished grade.

### C. Buffering, Landscaping, Open Space and/or Screening commitments.

1. Street tree planting shall be required within the setback along Greenlawn Avenue. Such trees shall be those specified in the Columbus Street Program guidelines from the City of Columbus Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center.

2. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inch caliper or greater may offset 2/3 of this requirement.

### D. Building Design and/or Interior-Exterior treatment commitments.

1. Building illumination shall be permitted; provided such light source is concealed. No colored light shall be used to light the exterior of any building.

E. Graphics and Signage commitments.

1. All signage and graphics shall conform to the CPD signage requirements found in Article 15 of the Columbus City Graphics Code. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

F. Variances

1. Reduce the 25 foot perimeter yard to 0' along the interior lot line and to a minimum of 4' on the exterior lot lines (CC 3361.04(a)).

2. Allow maneuvering and parking spaces to cross parcel lines as the two (2) parcels cannot be combined into one parcel. (CC3312.25).

G. Miscellaneous Commitments.

1. The Subject Site shall be developed in accordance with the submitted site plan which shall be signed and dated on behalf of the owner/applicant. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development or when engineering plans are completed. Any slight adjustment to the plan shall be reviewed and approved by the Director of the Department of Building Services or a designee upon submission of the appropriate data regarding the proposed adjustment.

2. The appropriate parkland dedication fee will be paid to the City per the calculations set down in CCC 3318.13 at the time the Building Permit is submitted.

Closing Statement

The undersigned, being the owner of the subject property, together with the applicant in the subject application, or their authorized representative, does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter, or modify any more restrictive provision to the Columbus City Codes.

Signature: \_\_\_\_\_  
\_\_\_\_\_



