



## REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
1757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application #: 214-039 / 14335-00000-00562  
Date Received: 8/8/14  
Application Accepted By: TP + ET Fee: \$6,080  
Comments: Assigned to Eliza Thrush ecthrush@columbus.gov  
614-645-1341

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 880 Greenlawn Avenue Zip 43223  
Is this application being annexed into the City of Columbus ☒ Yes ☒ No (circle one)  
*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*  
Parcel Number for Certified Address 010-126651/126645, 425-291520, 140-127/217/4  
☐ Check here if listing additional parcel numbers on a separate page.  
Current Zoning District(s) CPD/Rural Requested Zoning District(s) CPD  
Area Commission Area Commission or Civic Association: Franklinton Area Commission  
Proposed Use or reason for rezoning request: to expand the existing hospital facility  
(continue on separate page if necessary)  
Proposed Height District: 60' Acreage 9.978 acres  
[Columbus City Code Section 3309.14]

### APPLICANT:

Name Ohio Hospital for Psychiatry LLC  
Address 880 Greenlawn Avenue City/State Columbus, OH Zip 43223  
Phone # 445-5310 Fax # 444-7919 Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name Ohio Hospital for Psychiatry LLC  
Address 880 Greenlawn Avenue City/State Columbus, OH Zip 43223  
Phone # 445-5310 Fax # 444-7919 Email \_\_\_\_\_  
☒ Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name Jackson B. Reynolds, III c/o Smith & Hale LLC  
Address 37 W. Broad Street, Suite 460 City/State Columbus, OH Zip 43215  
Phone # 221-4255 Fax # 221-4409 Email: jreynolds@smithandhale.com

### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE By: Jackson B. Reynolds III  
PROPERTY OWNER SIGNATURE By: Jackson B. Reynolds III  
ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds III

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer

214-039

Additional Property Owner

Columbus Metropolitan Housing Authority  
800 E 11th Avenue  
Columbus, Ohio 43211  
(614) 421-6000

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City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

### AFFIDAVIT

(See instruction sheet)

APPLICATION # 214 039

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III  
of (1) MAILING ADDRESS 37 W. Broad Street, Suite 460, Columbus, OH 43215  
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a  
list of the name(s) and mailing address(es) of all the owners of record of the property located at  
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 880 Greenlawn Avenue  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building  
and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

☒ Check here if listing additional property owners  
on a separate page.

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(4) Ohio Hospital for Psychiatry LLC  
880 Greenlawn Avenue  
Columbus, OH 43223

Ohio Hospital for Psychiatry LLC  
445-5310

(5) Franklinton Area Commission  
c/o Judy Box  
192 North Guilford Avenue  
Columbus, OH 43222

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as  
shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of  
record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and  
all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or  
the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24<sup>th</sup> day of JUNE, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Natalie C. Timmons  
9/4/15

*This Affidavit expires six months after date of notarization.*



Seal Here  
Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

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214-039

Additional Property Owner

Columbus Metropolitan Housing Authority  
800 E 11th Avenue  
Columbus, Ohio 43211  
(614) 421-6000

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214-039

**APPLICANT/PROPERTY OWNER**

**AREA COMMISSION**

Columbus Metropolitan Housing Authority  
800 East 11<sup>th</sup> Avenue  
Columbus, OH 43211

Ohio Hospital for Psychiatry LLC  
880 Greenlawn Avenue  
Columbus, OH 43223

Franklinton Area Commission  
192 North Guilford Avenue  
Columbus, OH 43222

**ATTORNEY**

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Jackson B. Reynolds, III  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

**SURROUNDING PROPERTY OWNERS**

Mary I Younkin  
c/o Floyd Younkin  
555 Greenlawn Avenue  
Columbus, OH 43223

Schodorf Truck Body & Equipment Co.  
c/o Franklin Equipment LLC  
915 Harmon Avenue  
Columbus, OH 43223

Greenlawn Realty Company  
555 Greenlawn Avenue  
Columbus, OH 43223

Green Lawn Cemetery Association  
c/o Sinclair Media 2 Inc.  
P.O. Box 1475  
Cockeysville, MD 21030

Schodorf Truck Body & Equipment Co.  
885 Harmon Avenue  
Columbus, OH 43223

Green Lawn Cemetery  
1000 Greenlawn Avenue  
Columbus, OH 43223

Scarlett Manor Mobile Home Park LLC  
555 Greenlawn Avenue  
Columbus, OH 43223

Columbus Art Memorial Inc.  
766 Greenlawn Avenue  
Columbus, OH 43223

Columbus Cemetery Association  
300 West Spring Street, Unit 904  
Columbus, OH 43215



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### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #

214 -039

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 460, Columbus, OH 43215  
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Ohio Hospital for Psychiatry LLC 880 Greenlawn Avenue Columbus, OH 43223 Shannon Roberts - 445-5310	2. Columbus Metropolitan Hosing Authority 800 E. 11th Avenue Columbus, OH 43211 (614) 421-6000
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Jackson B. Reynolds III*

Subscribed to me in my presence and before me this 24<sup>th</sup> day of JUNE, in the year 2014

SIGNATURE OF NOTARY PUBLIC

*Natalie C. Timmons*

My Commission Expires:

9/4/15

*This Project Disclosure Statement expires six months after date of notarization.*

Natalie C. Timmons

Notary Public, State of Ohio

My Commission Expires 09-04-2015

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**ZONING DESCRIPTION FOR 9.780 ACRES**

Situate in the State of Ohio, County of Franklin, partly in the City of Columbus and partly in the Township of Franklin, in Virginia Military Survey 422, being part of a 3.457 acre tract conveyed to Ohio Hospital for Psychiatry, LLC in Instrument Number 200509140190874, Parcel 1, part of a 1.779 acre tract conveyed to Ohio Hospital for Psychiatry, LLC in Instrument Number 200509140190874, Parcel 2 and part of a 5.678 acre tract conveyed to Ohio Hospital for Psychiatry in Instrument Number 201402030013720 and Instrument Number 201402200021177, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at the centerline intersection of Harmon Avenue with the centerline of Greenlawn Avenue;

Thence along the centerline of Greenlawn Avenue, North 87 degrees 44 minutes 34 seconds West, 649.42 feet to the southeast corner of said 5.678 acre tract;

Thence along part of the east line of said 5.678 acre tract, North 02 degrees 18 minutes 42 seconds East, 30.00 feet to the north line of Greenlawn Avenue and the **TRUE POINT OF BEGINNING** of the parcel herein intended to be described;

Thence across said 5.648 acre and said 1.779 acre tracts, across part of said 3.457 acre tract and along the north line of Greenlawn Avenue, North 87 degrees 44 minutes 34 seconds West, 986.21 feet to the east line of Greenfield Drive as delineated on Dedication of Greenfield Drive and Easements in Plat Book 36, Page 54;

Thence across part of said 3.457 acre tract and along the east line of Greenfield Drive, North 08 degrees 35 minutes 33 seconds West, 208.05 feet to a point of curvature;

Thence continuing across part of said 3.457 acre tract and along the east line of Greenfield Drive, along a curve to the right having a radius of 225.00 feet, a central angle 38 degrees 57 minutes 24 seconds, an arc length of 152.98 feet, North 10 degrees 53 minutes 08 seconds East, 150.05 feet to the north line of said 3.457 acre tract;

Thence along part of the north line of said 3.457 acre tract, North 57 degrees 37 minutes 30 seconds East, 217.48 feet;

Thence continuing along part of the north line of said 3.457 acre tract, South 32 degrees 23 minutes 40 seconds East, 200.25 feet to the northeast corner of said 3.457 acre tract and the northwest corner of said 1.779 acre tract;

Thence along the north line of said 1.779 acre tract, North 80 degrees 17 minutes 21 seconds East, 217.74 feet to the northeast corner of said 1.779 acre tract and the northwest corner of said 5.678 acre tract;

Thence along the north line of said 5.678 acre tract, North 80 degrees 37 minutes 00 seconds East, 609.97 feet to the northeast corner of said 5.678 acre tract;

214-039

Thence along part of the east line of said 5.678 acre tract, South 02 degrees 18 minutes 01 second West, 304.55 feet;

Thence continuing along part of the east line of said 5.678 acre tract, North 87 degrees 49 minutes 13 seconds West, 99.98 feet;

Thence continuing along part of the east line of said 5.678 acre tract, South 02 degrees 18 minutes 42 seconds West, 175.09 feet to the **TRUE POINT OF BEGINNING, CONTAINING 9.780 ACRES.**

~~The basis of bearings for this description is assumed to be North 87 degrees 44 minutes 34 seconds West on the centerline of Greenlawn Avenue.~~

This description is based on available records and a field survey by E.P. Ferris & Associates in 2012 and 2014. This description is to be used for zoning purposes only and is not intended to be used for property transfer.

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Paul T. Dinan PS. 7312

Date



## 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: 214-039

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: \_\_\_\_\_

\_\_\_\_\_



# City of Columbus Zoning Plat

214-039

## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010126651, 140007429

Zoning Number: 880

Street Name: GREENLAWN AVE

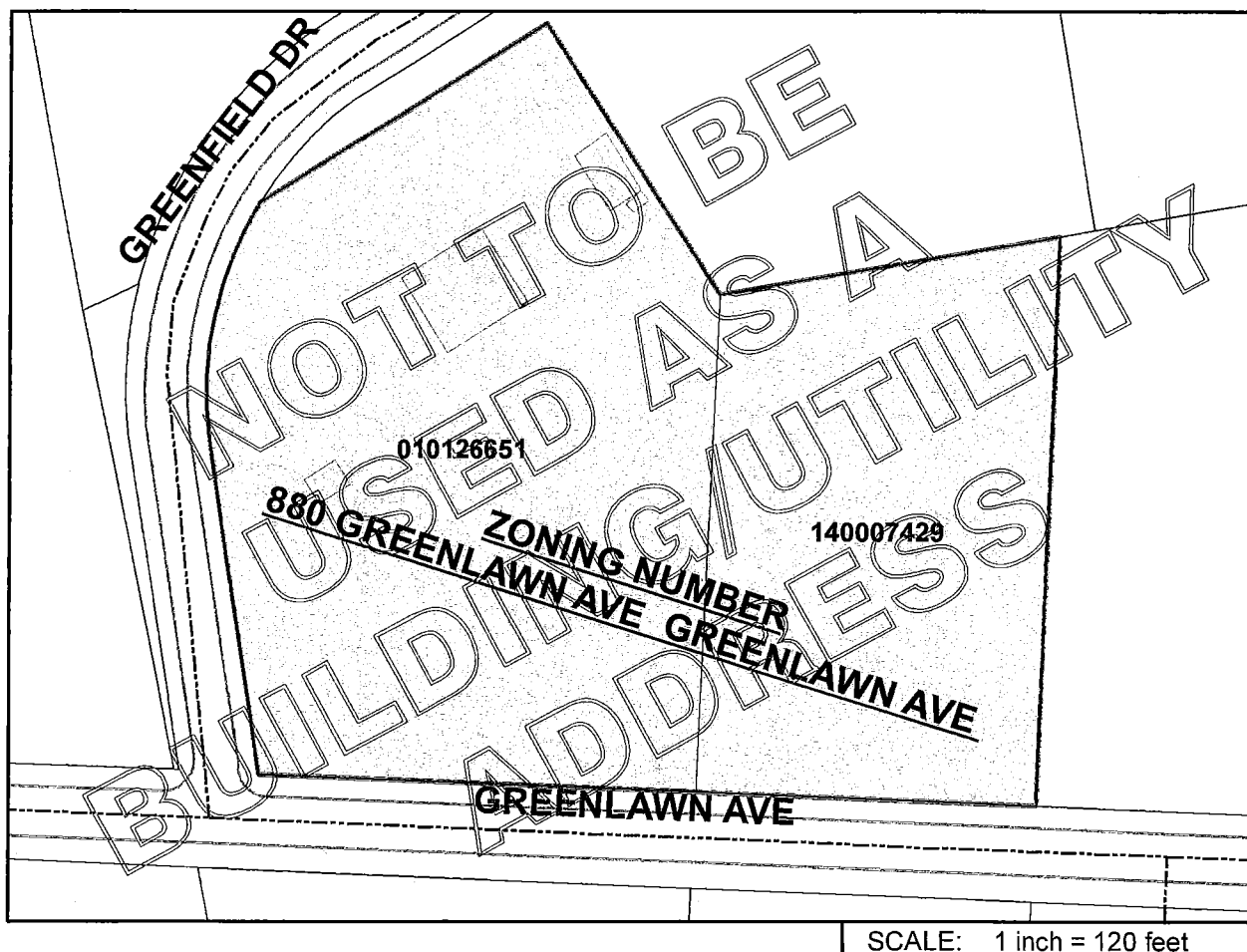
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH AND HALE (JACK REYNOLDS)

Issued By: *Patricia A. Austin*

Date: 2/10/2012



SCALE: 1 inch = 120 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

GIS FILE NUMBER: 6168

**MAP ID: erm**

**DATE: 6/18/14**



Scale = 200



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

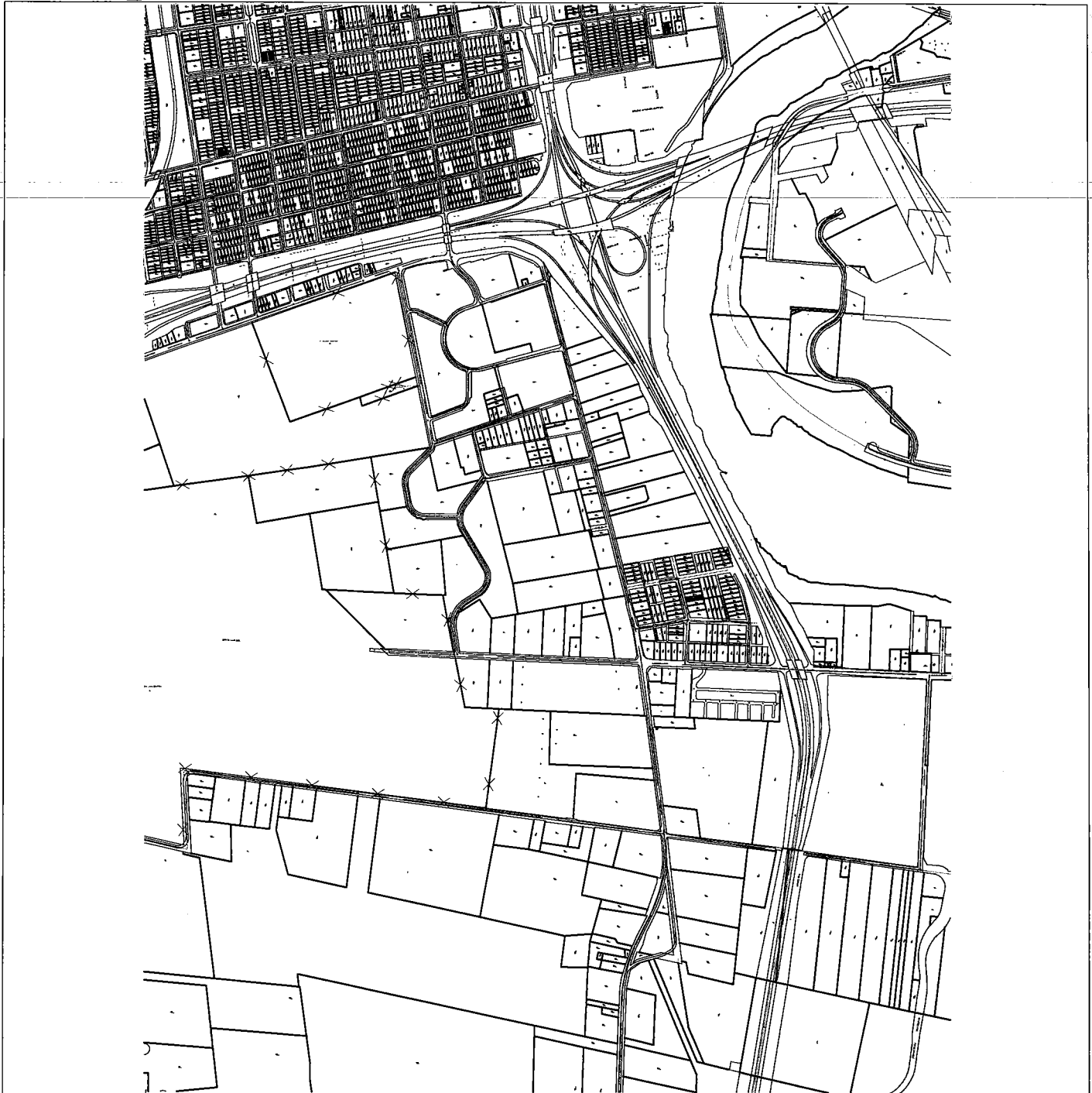
214-039



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 6/18/14



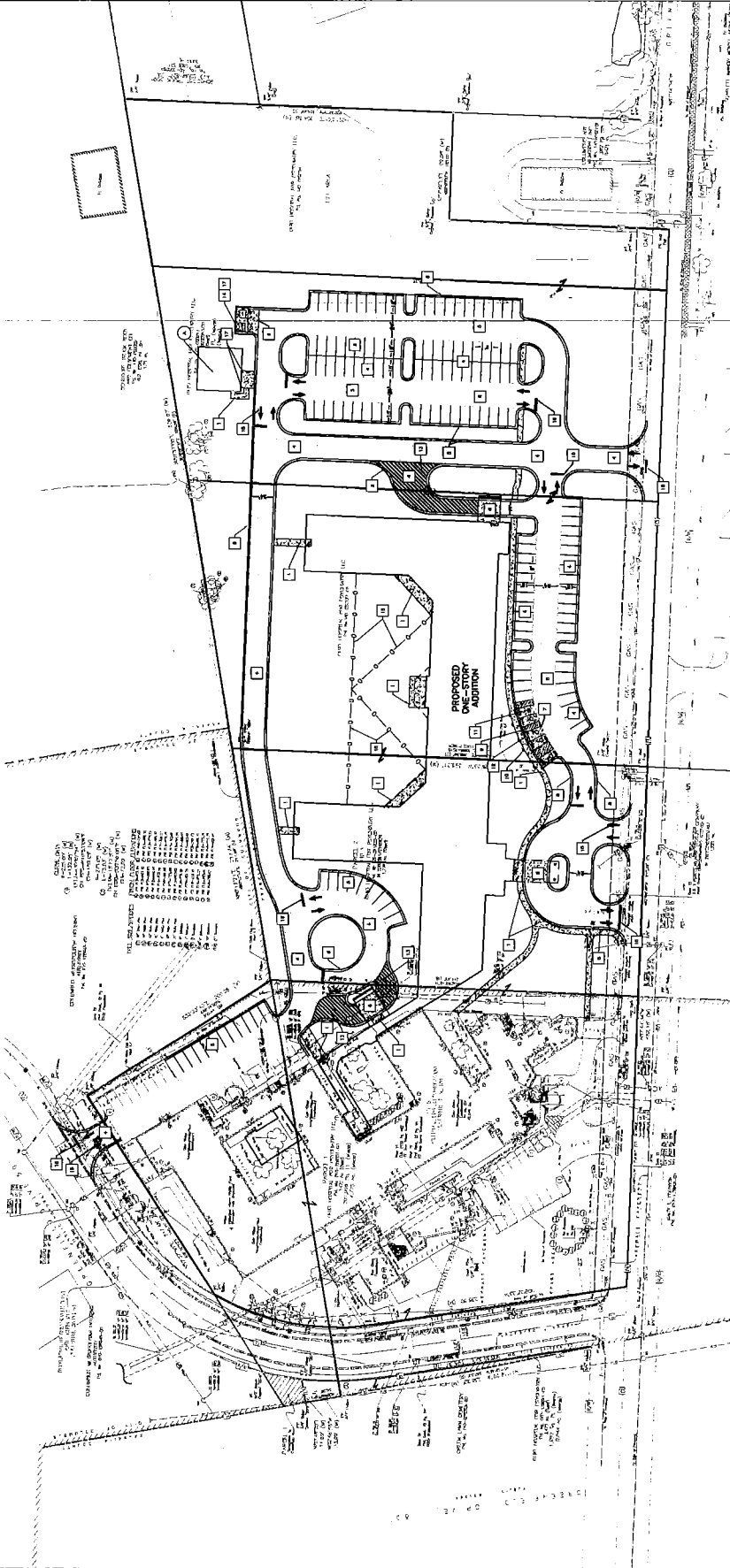
Disclaimer

Scale = 1330



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



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**PARKING TABLE**

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**RECLUSE 800**

CURVE TABLE	
C1	B-13C

	TOTALS	1968
<hr/>		

**LEGEND: SITE**

SITE DETAILS	
1	CONCRETE SIDEWALK
2	CONCRETE DRIVE

PROPOSED 10' ACCESSIBLE PARKING SPACE (SEE SITE DETAIL)

1	CONCRETE JOINT SEALANTS
2	CONCRETE JOINT SEALANTS
3	CONCRETE JOINT SEALANTS
4	HEAVY DUTY ASPHALT PAVEMENT

PROPOSED DESIGN

PROPOSED PROCAUTIONS WILL STOP

4 LIGHT DUTY ASPHALT PAVEMENT

5 HEAVY DUTY CONCRETE PAVEMENT

PROPOSED TRAFFIC ARROW (SEE NITE DETAIL)

PROPOSED STOP BAR (SEE NITE DETAIL)

7 LIGHT DUTY CONCRETE PAVEMENT

8 CONCRETE CURB AND GUTTER

PROVIDED CREDITALLY WARNING

6	ACCESSION OR PAGE LAYOUT
10	ACCESSION 0110

PROVIDED UNDER DUTY ASSIGNMENT

11	ACCELERABLE OTHERS
12	WHEEL STOP
13	STRIPPING

14 DUMSTER ENCLOSURE

15 TRAFFIC FLOW ARROWS

# SITE PLAN

16	STOP BAR
17	FIRE BOLLARDS

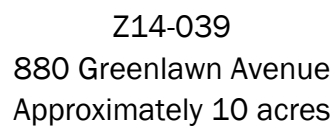
18 12" BOARD FENCE WITH 16 GATE

Downloaded from <http://ajphaphysocpharm.sagepub.com/> at 11:51 11 November 2014

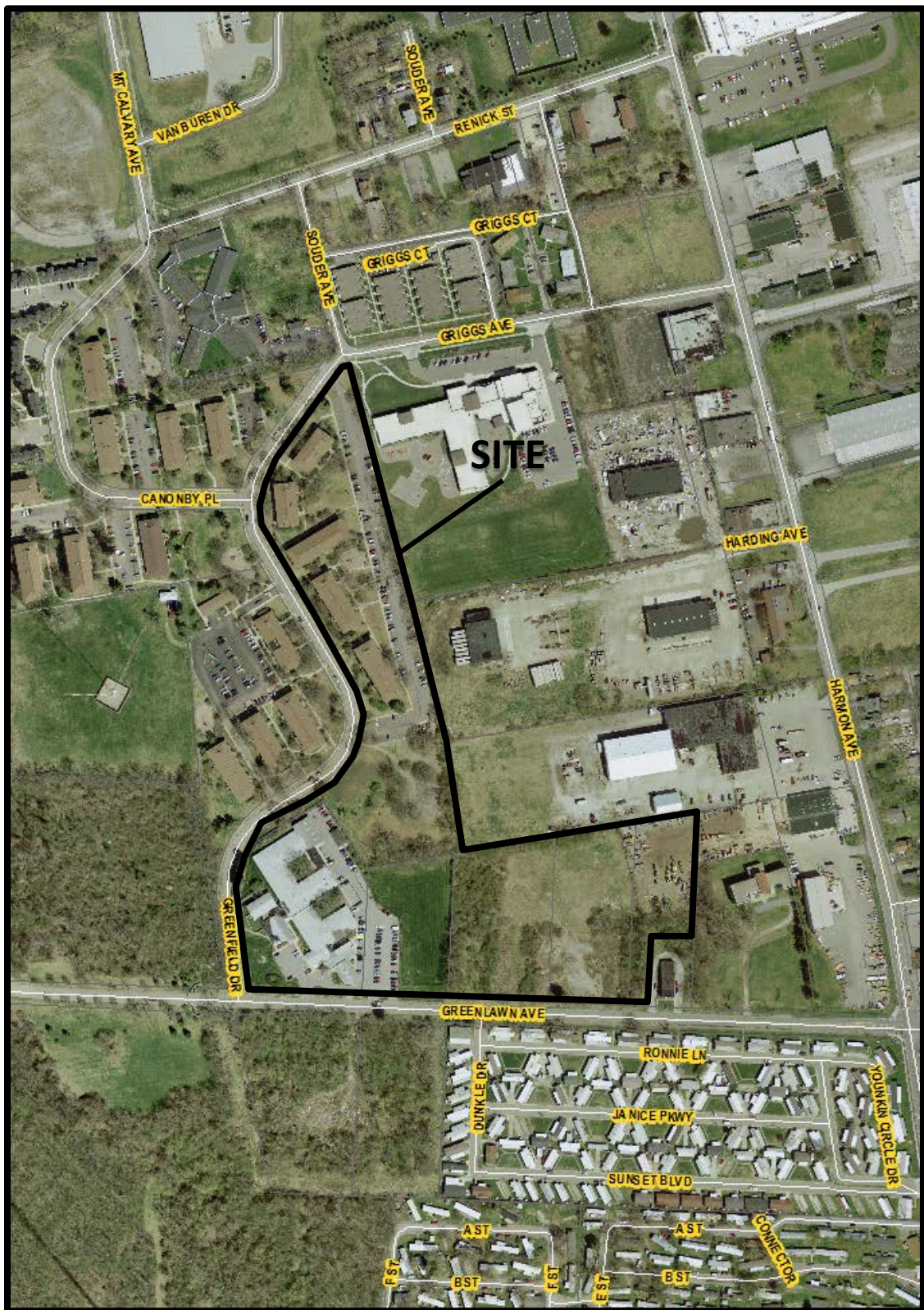
## Schematic Design Package

100

1



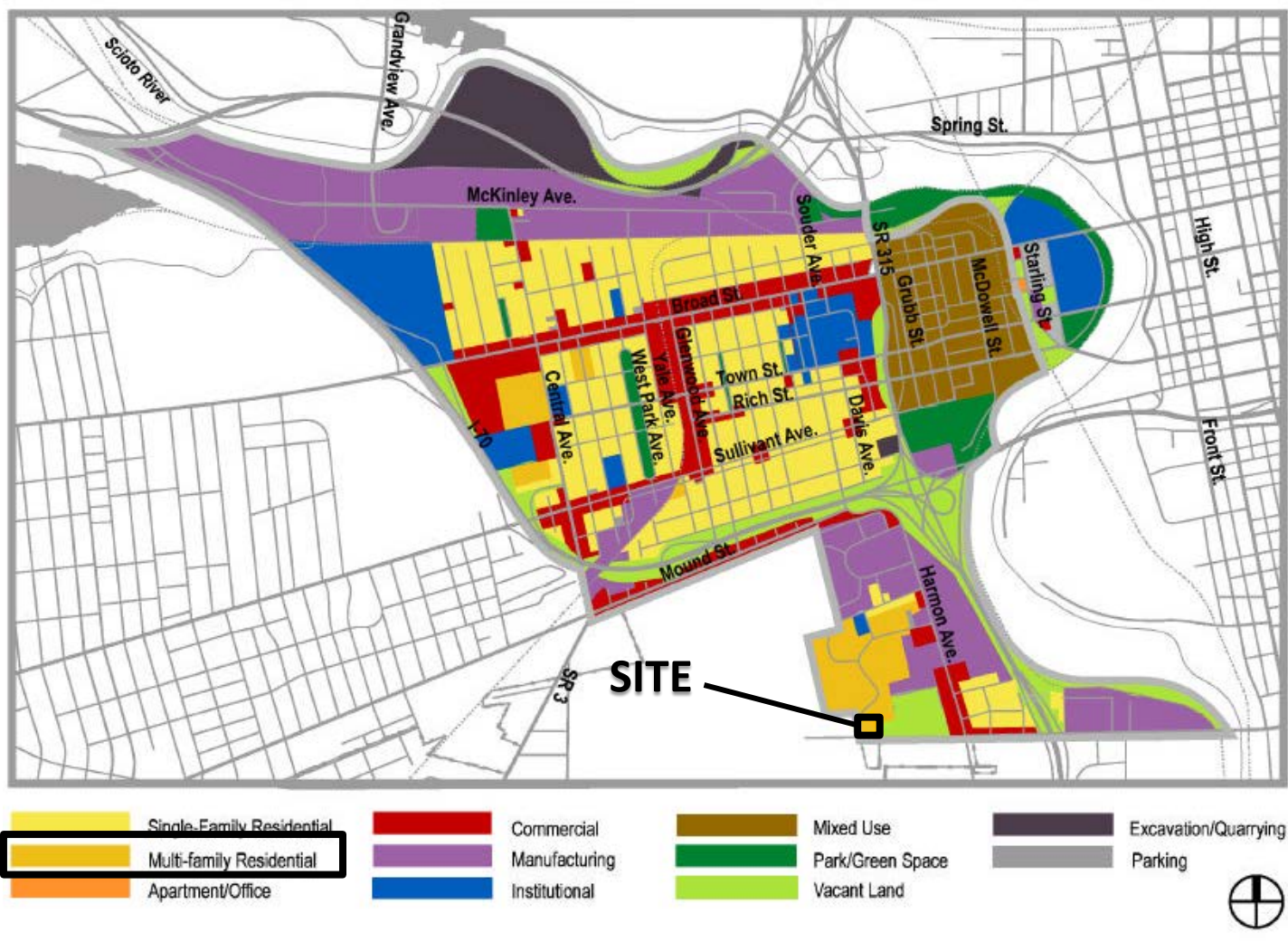




Z14-039  
880 Greenlawn Avenue  
Approximately 10 acres



## PROPOSED LAND USE



Z14-039  
880 Greenlawn Avenue  
Approximately 10 acres