

09335-00000-00315

Neighborhood Services

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



OFFICE USE ONLY

Application # 209-037

Fee: 1<sup>st</sup> acre (\$1,850 or \$3,200): \_\_\_\_\_

Each additional acre (\$185 or \$315) \_\_\_\_\_

Total: \_\_\_\_\_

Date of Submittal: 11/3/09

Planning Area: \_\_\_\_\_

Received by: SP

\$4145

Planner: Shannon Pine  
645-2208  
spine@columbus.gov

# REZONING APPLICATION

## LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 6400 E. Broad Street Zip 43213

Is this application being annexed into the City of Columbus? Y or N (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 520-121657

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) M-2 Requested Zoning District(s) CPD

Recognized Area Commission or Civic Association None.

See instructions in "Things to Remember" on front of application packet.

Proposed Use or reason for rezoning request: Medical Services-Existing Bldg (Continue on separate page if necessary)

Proposed Height District: 60 Acreage 3.502

(Columbus City Code Section 3309.14)

## APPLICANT

Name Ama Mata, LLC

Address 4319 Vaux Link City New Albany Zip 43054

Phone# \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

## PROPERTY OWNER(S)

Name DB Midwest I, LLC

Address 412 E. ParkCenter Blvd., Ste 300 City Boise ID Zip 83706

Phone# \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

If applicable, check here if listing additional property owners on a separate page (REQUIRED)

## ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name CRABBE, BROWN & JAMES, LLP George McCue, Esq., Michael Shannon, Esq.

Address 500 S. Front St., Ste 1200 City Columbus Zip 43215

Phone# 229-4542 Fax # 229-4559 Email gmmcue@cbjlawyers.com; mshannon@cbjlawyers.com

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

Applicant Signature by: Michael Shannon

Property Owner Signature by: Michael Shannon

Attorney/Agent Signature Michael Shannon

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.  
City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



# AFFIDAVIT

(See instruction sheet)

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 209-037

Being first duly cautioned and sworn (1) NAME Rita Martin, Paralegal  
of (1) MAILING ADDRESS 500 S. Front St., Ste 1200, 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 6400 E. Broad Street  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of  
Development, Building Services Division on (3) 11/3/09  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME  
AND MAILING ADDRESS  
 Check here if listing additional property  
owners on a separate page.

(4) DB Midwest I, LLC  
412 E. ParkCenter Blvd., Suite 300  
Boise, ID 83706

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

Ama Mata, LLC  
c/o George R. McCue, Esq. (614) 229-4542

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

(5) None.

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

8) Rita Martin

Subscribed to me in my presence and before me this 3rd day of November, in the year 2009

SIGNATURE OF NOTARY PUBLIC

Carol A. Stewart

My Commission Expires:

CAROL A. STEWART  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 06/28/2014

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



209-037

**Surrounding Property Owners**

NORMAN F. SHUB  
6450 E. BROAD STREET  
COLUMBUS, OHIO 43213

CFA REAL PROPERTY I LLC  
5200 BUFFINGTON ROAD  
ATLANTA, GA 30349

THERAPY BUILDERS LTD  
100 OUTERBELT STREET  
COLUMBUS, OHIO 43213

BELLWETHER RE CAPITAL LLC  
IMG CENTER  
1360 EAST 9<sup>TH</sup> STREET, STE. 300  
CLEVELAND, OHIO 44114

**Subject Property Owner**

**Applicant**

DB MIDWEST I LLC  
412 E. PARKCENTER BLVD, #300  
BOISE, IDAHO 83706

AMA MATA, LLC  
4319 VAUX LINK  
NEW ALBANY, OHIO 43054

**Counsel for Owner & Applicant**

GEORGE R. MCCUE, ESQ.  
CRABBE, BROWN & JAMES, LLP  
500 S. FRONT ST., STE. 1200  
COLUMBUS, OHIO 43215

MICHAEL T. SHANNON, ESQ.  
CRABBE, BROWN & JAMES, LLP  
500 S. FRONT ST., STE. 1200  
COLUMBUS, OHIO 43215

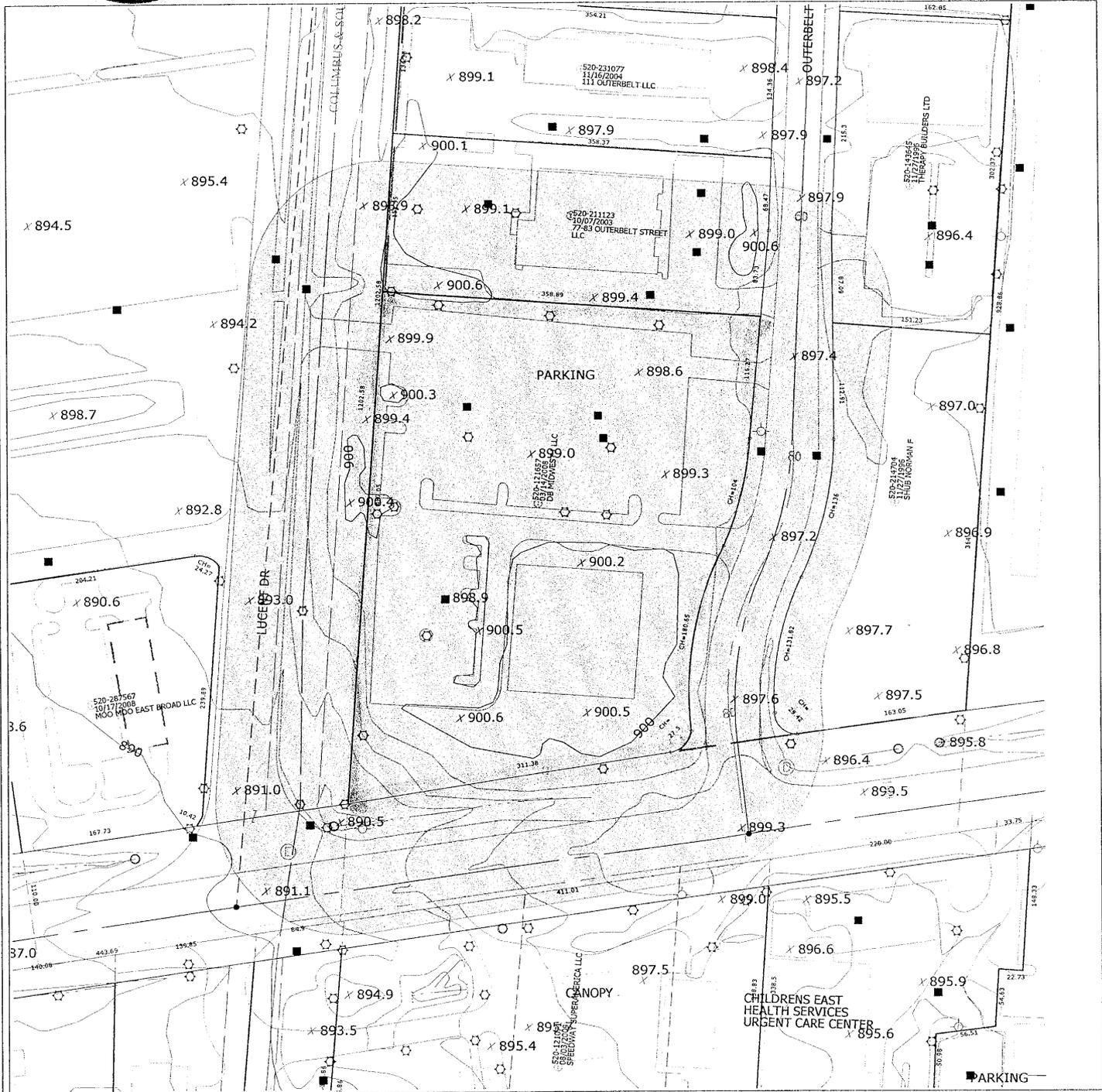
209-037



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 10/27/09



Disclaimer

Scale = 141'



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



# 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.

STATE OF OHIO  
 COUNTY OF FRANKLIN

APPLICATION # 209-037

Being first duly cautioned and sworn (NAME) Michael T. Shannon, Esq.  
 of (COMPLETE ADDRESS) 500 S. Front St., Ste 1200, 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. DB Midwest I, LLC 412 E. ParkCenter Blvd., Ste 300 Boise, ID 83706 Columbus-Based Employees: -0-	2. Ama Mata, LLC 4319 Vaux Link New Albany, OH 43054 Columbus-Based Employees: -0- Contact: George McCue, Esq. (614) 229-4542
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Michael T. Shannon

Subscribed to me in my presence and before me this 3<sup>rd</sup> day of November, in the year 2009

SIGNATURE OF NOTARY PUBLIC

Rita J. Martin

My Commission Expires:

11-02-10

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



RITA J. MARTIN  
 Notary Public, State of Ohio  
 My Commission Expires 11-02-10



# City of Columbus Address Plat

209-037



## CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form  
are Herein Certified for Securing  
of Building & Utility Permits

Parcel ID: 520121657

Project Name: OFFICE BUILDING

House Number: 6400

Street Name: E BROAD ST

Lot Number: 16

Subdivision: COLS & GRANVL RD R16 T1 1/4 T3

Work Done: REMODEL

Complex: NA

Owner: AMA MATA LLC

Requested By: CRABBE BROWN JAMES LLC ( RITA MARTIN )

Printed By: *James P Reagan*

Date: 11/02/2009



SCALE: 1 inch = 120 feet



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

GIS FILE NUMBER: 645857

**COMMERCIAL PLANNED DEVELOPMENT TEXT**

6400 East Broad Street

3.502± Acres

**PROPOSED DISTRICT: CPD, COMMERCIAL PLANNED DEVELOPMENT**  
**PROPERTY ADDRESS: 6400 East Broad Street**

**OWNER: DB Midwest I, LLC, 412 E. ParkCenter Blvd., Suite 300, Boise, Idaho 83706.**

**APPLICANT: Ama Mata, LLC, c/o CRABBE, BROWN & JAMES, LLP, George R. McCue, Esq., and Michael T. Shannon, Esq., 500 S. Front St., Ste. 1200, Columbus, Ohio 43215, [gmmcue@cbjlawyers.com](mailto:gmmcue@cbjlawyers.com); [mshannon@cbjlawyers.com](mailto:mshannon@cbjlawyers.com)**

**DATE OF TEXT: November 2, 2009**

**APPLICATION NUMBER: Z09-037**

**1. INTRODUCTION:**

The subject property ("Site") is located along East Broad Street, between Lucent Drive and Outerbelt Street, on the City's far east side. The Site is currently developed with an existing 4-story office building and adjacent parking lot, which will be renovated for the proposed medical service uses. The Site is currently zoned in the M-2, Manufacturing District.

The existing office building was most recently occupied by medical and/or administrative offices related to Mt. Carmel Health's nearby operations. The Applicant is proposing a medical service development with ground-floor retail spaces, most of which will be accessory to the primary medical services uses of the building. The Site is situated along an area of East Broad Street which is developed with a strong presence of medical office and hospital-type uses, including the Children's Hospital Urgent Care directly across Broad Street, as well as Mt. Carmel East Hospital. This text and the CPD site plan are being submitted to address the contemplated uses not currently permitted in the M-2 district and to identify various commitments to development standards, many of which represent existing site conditions.

**2. PERMITTED USES:**

The following uses shall be permitted for the Site: Those office uses permitted under the C-2 District, C.C.C. §3353.03 (A-E only); Drug Store and Pharmacy; Hospital; Retail and retail food service or cafeteria accessory to primary uses.

**3. DEVELOPMENT STANDARDS:**

Except as specified herein and on the submitted CPD Site Plan, the applicable development standards shall be as specified in Chapter 3356, C-4 Commercial District.

**A. Density, Height, Lot and/or Setback Commitments.**

1. Building Setback: The Building setback shall be fifty (50) feet, as depicted on the attached Site Plan.
2. Parking Setback: The parking setback shall be a minimum ten (10) feet from all property lines.
3. The 60-foot Height District shall be applicable.

**B. Access, Loading, Parking and/or Other Traffic-Related Commitments.**

1. Any and all traffic-related commitments shall be designated and located to the specifications of the City of Columbus Transportation Division.
2. Curb cuts shall be approved by the City of Columbus Transportation Division. Access to and from the Site shall be as depicted on the submitted site plan.
3. There shall be a minimum 209 parking spaces onsite to serve the existing building and its uses.

**C. Buffering, Landscaping, Open Space and/or Screening Commitments.**

1. All parking areas adjacent to the public right-of-way shall have headlight screening parallel to the frontage, with a minimum height of 36 inches measured from the elevation of the nearest section of the adjacent parking area. Headlight screening may be in the form of an evergreen hedge, earth mounding or walls. The height of headlight screening may be reduced as needed adjacent to curb cuts to provide adequate vision clearance.
2. All existing street trees and site landscaping shall remain.
3. All trees and landscaping shall be well maintained. Weather permitting, dead items shall be replaced within six (6) months.
4. The minimum size of trees at the time of planting shall be as follows: Deciduous - 2 ½ inches; Ornamental - 1 ½ inches; Evergreen - 5-6 feet. The minimum size of shrubs shall be two (2) gallons. Caliper shall be measured 6 inches above grade.
5. Loading/service areas shall be screened from off-site view to a minimum height of four (4) feet by landscaping, fencing, walls or buildings, used individually or in combination.

**D. Building Design and/or Interior-Exterior Treatment Commitments.**

1. Any mechanical equipment or utility hardware on the roof of a building shall be screened from view from ground level.
2. Building materials shall be brick, concrete, stone, EIFS, metal, glass, synthetic stone, or a combination thereof.
3. Building(s) shall be finished on all sides/elevations with the same or similar level and quality of finish.

**E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.**

1. All parking lot or ground-mounted lighting shall use fully shielded cutoff fixtures (down lighting), except there may be accent lighting (up lighting) on landscaping in the front of structures and ground signs, provided the fixtures are screened with landscaping to prevent glare.
2. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer's type to insure aesthetic compatibility.
3. Except for decorative lighting, all other light poles shall be metal or fiberglass and such light poles shall be of the same color. Light poles in the parking lots shall not exceed a maximum of twenty-eight (28) feet in height.
4. Building-mounted area lighting within the parcel shall utilize fully shielded cutoff style fixtures and be designed in such a way to minimize any off-site light spillage.

5. Any new or relocated utility lines shall be installed underground unless the applicable utility company directs or requires otherwise.

6. Dumpsters shall be screened from view on all four (4) sides to a minimum height of six (6) feet.

**F. Miscellaneous Commitments.**

1. The subject Site shall be developed in accordance with the submitted Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and approved by the director of the Department of Development, or his designee, upon submission of the appropriate data regarding the proposed adjustment.

2. The Board of Zoning Adjustment (BZA) shall be the body to hear any and all variance requests limited only to site development standards, including any and all specific site development standards included herein and depicted on the site plan.

**G. CPD Requirements.**

1. Natural Environment. The Site is developed with an existing 4-story office building and parking lot, and will remain largely the same following this rezoning, with the addition of an exterior elevator and stairwell on the building's west elevation.

2. Existing Land Use.

The site is currently vacant of tenants, but was previously used for medical and/or administrative offices by Mt. Carmel hospital.

3. Transportation and Circulation.

The Site will be accessed from Lucent Drive and Outerbelt Street, as currently situated, so as not to increase curb cuts along East Broad Street. The existing parking lot circulation and access points will remain as currently situated.

4. Visual Form of the Environment.

The existing uses/zoning of the surrounding properties are as follows:

West: Properties zoned CPD for retail uses; Mt. Carmel East Hospital, zoned L-M and CPD.

North: Various office buildings zoned in the M-2 District

East: Medical Offices zoned CPD; Office and/or industrial property zoned M-2; Self-Storage business zoned M-2

South: Gas station zoned CPD; Children's Hospital Urgent Care zoned CPD; Medical offices zoned CPD.

5. View and Visibility.

Significant consideration has been given to visibility and safety issues.

6. Proposed Development.

Medical offices and in-patient/hospital care, with ground-floor retail limited to those uses noted in Section 2 (Permitted Uses) above.

7. Behavior Patterns.

This area has existing traffic flows, including East Broad Street as the major thoroughfare, and the major roadways in and around the area.

8. Emissions.

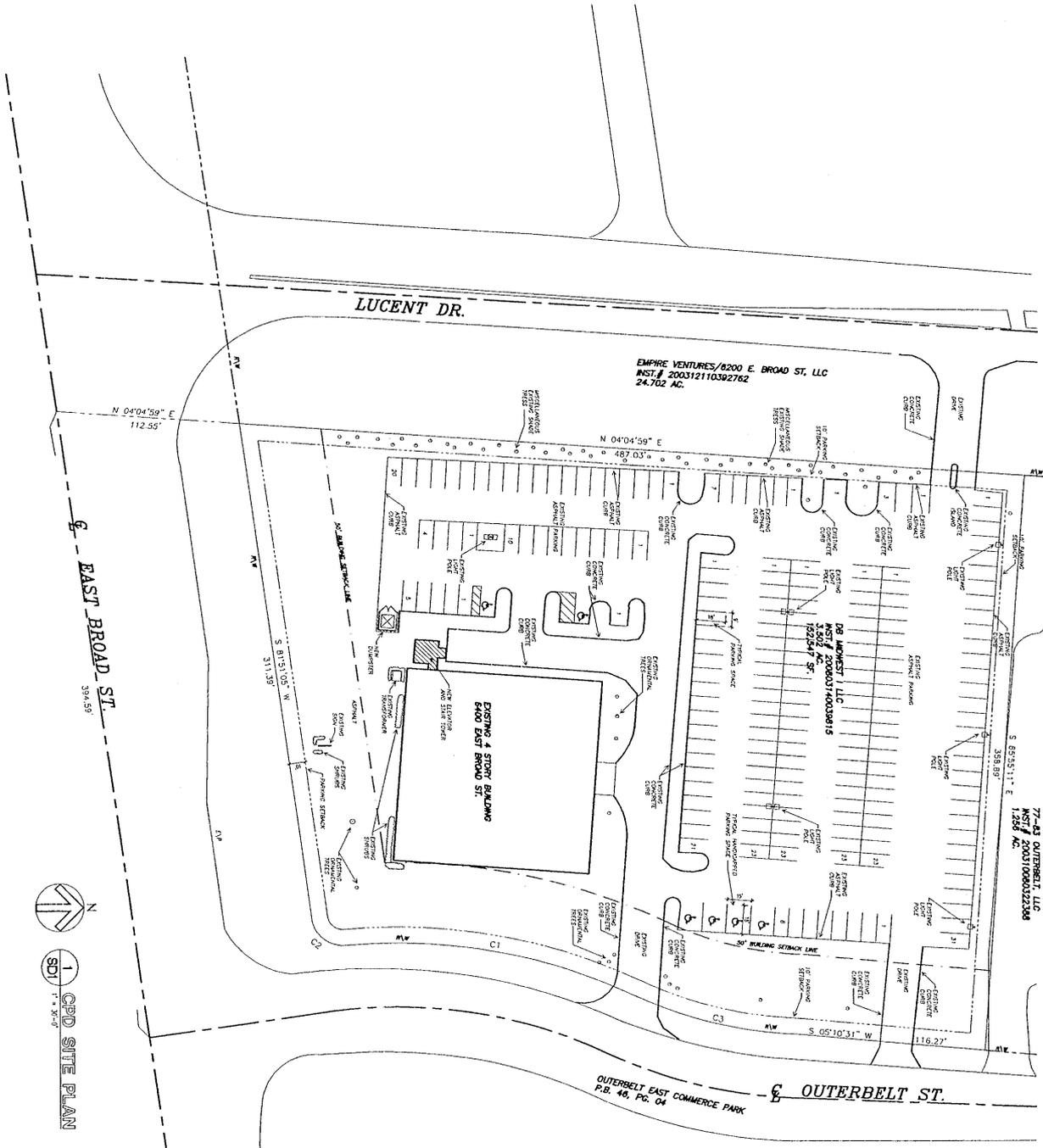
Due to the nature of the use, there will be no relevant increase of or addition to emissions.

**I. Variances Requested.**

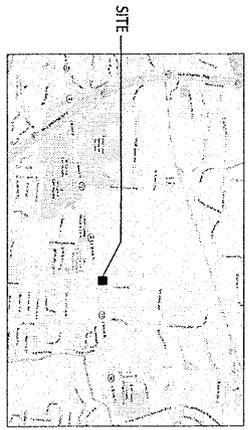
1. The Applicant requests a variance from C.C.C. §3342.28 (Minimum Number of Spaces Required), for a slight reduction in the total number of required parking spaces. Parking shall be as designated on the submitted CPD Site Plan and represents adequate parking for the proposed medical services facility.

*The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by 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 of the Columbus City Codes.*

Signature:  Date: 11/3/09



1 CPD SITE PLAN  
SD1



**PROJECT INFORMATION**

**EMPIRE VENTURES**  
 124 WEST NIMBLE - 100-1185  
 PARCEL AREA 122,547 SQ. FT. / 2.82 ACRES  
 EXISTING ZONING - UPT WAREHOUSING  
 PROPOSED ZONING - UPT WAREHOUSING  
 MAIN STRUCTURE - 0 (0 FT)  
 SIDE WARE STRUCTURE - 0 (0 FT)  
 PARKING STRUCTURE - 0 (0 FT)  
 EXISTING ZONING - UPT  
 EXISTING AREA - 69,111 FT<sup>2</sup>  
 AREA OF BUILDING - 122,547 SF  
 NEW AREA - 1,250 SF  
 A SITE - 1,250 SF  
 TOTAL - 123,797 SF  
 2018  
 1000 ROAD 'Y' / 1500 WARE HO. IMPROVEMENT AND REDEVELOPMENT PLAN 11-2008  
 OUTERBELT STREET NEW REPORTER MAP CORNER WITH REDEVELOPMENT OF CORNER  
 BEARING - 201 DIRMING SHAKES  
 5 DIRMING UNDEVELOPED SHAKES

NO.	DATE	BY	DESCRIPTION
1	10/30/2009	SD1	ISSUED FOR PERMITTING
2	10/30/2009	SD1	ISSUED FOR PERMITTING
3	10/30/2009	SD1	ISSUED FOR PERMITTING

**J & J SURVEYING**  
 SURVEYING, INC.  
 6370 WOODBURN, OHIO 43086  
 PHONE 614 488-5173  
 FAX 614 488-5172  
 © 2009 J & J SURVEYING SERVICES, INC.

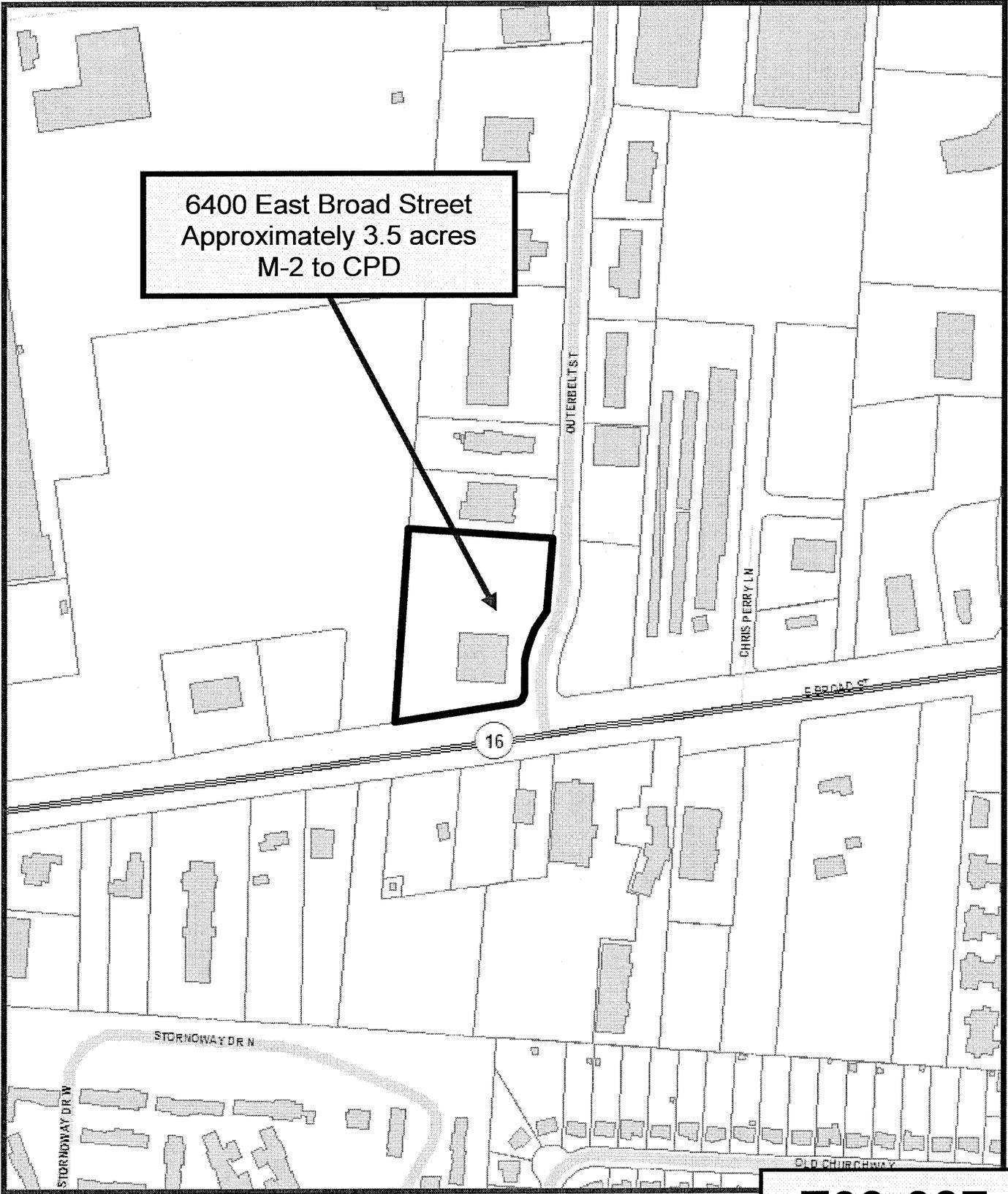
209-037

SHEET NO. <b>SD1</b>	SHEET TITLE <b>CPD SITE PLAN</b>	PROJECT NO 09020	REVISIONS	ISSUE DATES
	PROJECT 6400 EAST BROAD STREET COLUMBUS, OHIO 43213	DATE: 30 OCT 2009		
DRAWN BY:		<p>THIS DRAWING IS THE PROPERTY OF J &amp; J SURVEYING SERVICES, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF J &amp; J SURVEYING SERVICES, INC. ANY UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.</p>		

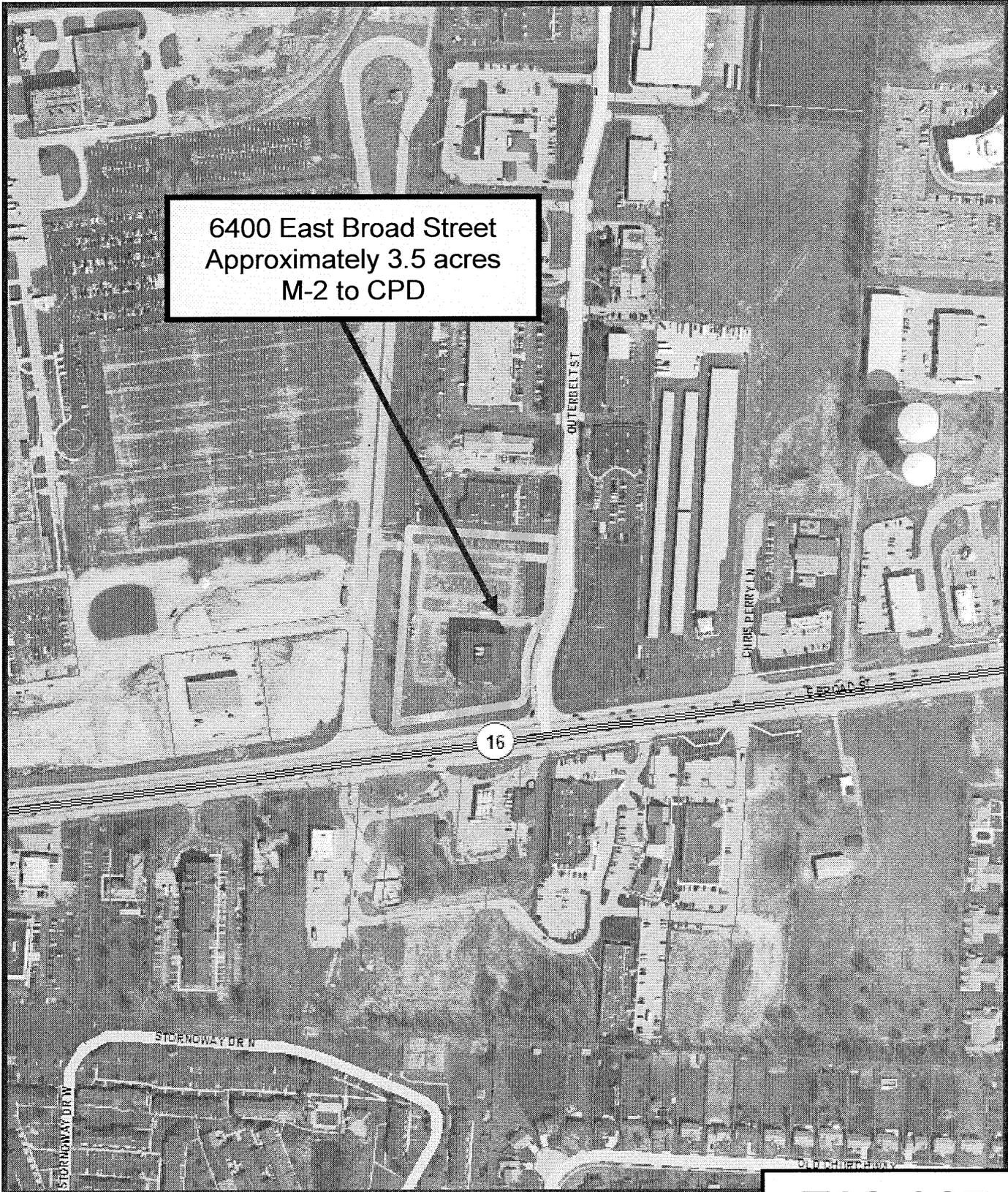
**WITHERS DESIGN GROUP ARCHITECTS**  
 1250 Columbus Road  
 Phone 614 488-5173  
 Fax 614 488-5135



6400 East Broad Street  
Approximately 3.5 acres  
M-2 to CPD



**Z09-037**



6400 East Broad Street  
Approximately 3.5 acres  
M-2 to CPD

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