

OFFICE USE ONLY

Application # 211-006
Fee: 1st acre (\$1,850 or \$3,200): _____
Each additional acre (\$185 or \$315) _____
Total: _____

Date of Submittal: 2/28/11
Planning Area: _____
Received by: OH



Dana Hitt 645-2395
dahitto@columbus.gov

REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 700 Childrens Drive Zip 43205
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 010-018860; 010-017426; 010-043071
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD; AR-1 Requested Zoning District(s) CPD
Recognized Area Commission or Civic Association Columbus Southside Area Commission
See instructions in "Things to Remember" on front of application packet.

Proposed Use or reason for rezoning request: Applicant is requesting to amend existing zoning for Nationwide Childrens Hospital in order to add three parcels along Livingston Avenue into the CPD district. (continue on separate page if necessary)
Proposed Height District: See CPD Text Acreage 53.28 +/- acres (.636 +/- acres added to CPD)
(Columbus City Code Section 3309.14)

APPLICANT

Name Nationwide Childrens Hospital
Address 700 Childrens Drive City Columbus, Ohio Zip 43205
Phone# c/o Jill Tangeman, Esq. / 614-464-5608 Fax # _____ Email _____

PROPERTY OWNER(S)

Name Nationwide Childrens Hospital
Address 700 Childrens Drive City Columbus, Ohio Zip 43205
Phone# c/o Jill Tangeman, Esq. / 614-464-5608 Fax # _____ Email _____
 If applicable, check here if listing additional property owners on a separate page (REQUIRED)

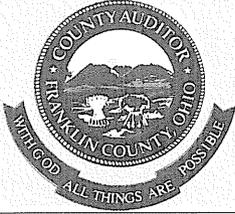
ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name Jill S. Tangeman, Esq.
Address 52 East Gay Street City Columbus Zip 43216
Phone# 614-464-5608 Fax # 614-719-4638 Email jstangeman@vorys.com

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

Applicant Signature Jill Tangeman, attorney for Childrens Hospital
Property Owner Signature Jill Tangeman attorney for Childrens Hospital
Attorney/Agent Signature Jill Tangeman, Esq.

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



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 1/18/11



Disclaimer

Scale = 100



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.

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Cody L. Holland and Shandi M. Holland	010-052737	656 Wager St. Columbus OH 43206	Cody L. Holland and Shandi M. Holland 656 Wager Street Columbus OH 43206
Wilma A. Harris	010-052738	666 Wager St. Columbus OH 43206	Wilma A. Harris 666 Wager Street Columbus OH 43206
Richard L. Maxstead	010-051890	668 Wager St. Columbus OH 43206	Richard L. Maxstead 668 Wager Street Columbus OH 43206
Leahy Investments Ltd.	010-021262 010-031988	655 Jackson St. Columbus OH 43206 663-665 Ann St. Columbus OH 43206	Leahy Investments Ltd. 559 E. Kossuth Street Columbus OH 43206
Thelma Gregory, Trustee	010-019866	671 Ann St. Columbus OH 43206	Thelma Gregory, Trustee 3050 Clermont Road Columbus OH 43227
Michael W. Brown, Linda L. Brown and Michael W. Brown	010-026948	Ann Street Columbus OH 43206	Michael W. Brown, Linda L. Brown and Michael W. Brown 643 Briggs Street Columbus OH 43206
First American Corp.	010-061564 010-012369 010-027769 010-019532	695 Jackson St. Columbus OH 43206 678 Ann St. Columbus OH 43206 673 S. Seventeenth St. Columbus OH 43206 686 S. Seventeenth St. Columbus OH 43206	First American Corp. 2400 East Sharon Road Cincinnati OH 45241 OR First American Corp. 7340 Ferndale Place Westerville OH 43082
Danny K. Culver and Cathy Culver	010-027768	672 Ann St. Columbus OH 43206	Danny K. Culver and Cathy Culver 672 Ann Street Columbus OH 43206-1417
Warren Price	010-021263	679 S. Seventeenth St. Columbus OH 43206	Warren Price 679 South Seventeenth Street Columbus OH 43206
Scott B. Thompson	010-017467	685 S. Seventeenth St. Columbus OH 43206	Scott B. Thompson 3898 Bolton Avenue Columbus OH 43228
Patrick M. Martin and Debra K. Martin	010-033622	676 S. Seventeenth St. Columbus OH 43206	Patrick M. Martin and Debra K. Martin 676 S. Seventeenth Street Columbus OH 43206
Steven C. Hardwick	010-054704	737 Denton Alley Columbus OH 43206	Steven C. Hardwick 247 Chittenden Avenue Columbus OH 43201

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Virginia M. Holley	010-003091	684 S. Seventeenth St. Columbus OH 43206	Virginia M. Holley 684 South Seventeenth Street Columbus OH 43206 OR Virginia M. Holley 876 Radbourne Drive Columbus OH 43207
Charles E. Martin and Norma F. Martin	010-028709	692-694 S. Seventeenth St. Columbus OH 43206	Charles E. Martin and Norma F. Martin 12865 SW Highway 17 Lot 1 Arcadia FL 34269
Aria Alaudini	010-057220	695 S. Eighteenth St. Columbus OH 43206	Aira Alaudini P.O. Box 2041 Columbus OH 43216
Dan McCune	010-057754	701 S. Eighteenth St. Columbus OH 43206	Dan McCune 699 South Eighteenth Street Columbus OH 43206
Bernice D. Napper	010-023566	705-707 S. Eighteenth St. Columbus OH 43206	Bernice D. Napper 705 South Eighteenth Street Columbus OH 43206
Children's Hospital Foundation	010-006167	665 Jackson Street Columbus OH 43206	Children's Hospital Foundation c/o Nationwide Children's Hospital Hospital Finance Dept. P.O. Box 7200 Columbus OH 43205-2664
Nationwide Children's Hospital, Inc.	010-26721 010-021551 010-037542	769-775 E. Livingston Ave. Columbus OH 43206 836 E. Livingston Avenue Columbus OH 0 Stone Ave. Columbus OH 43206	Nationwide Children's Hospital, Inc. Hospital Finance Dept. P.O. Box 7200 Columbus OH 43205-2664 OR Rickert Property Management, Inc. 1695 Old Henderson Road Columbus OH 43220
Children's Hospital Research Foundation	010-082636	700 Children's Drive Columbus OH 43206	Children's Hospital Research Foundation Hospital Finance Dept PO Box 7200 Columbus, OH 43205-2664
CHACC Office Condo Partnership	010-229109	Children's Hospital Outpatient Care Center, Unit 4B 700 Children's Drive Columbus OH 43205	CHACC Office Condo Partnership 555 South Eighteenth Street, Suite 4C Columbus OH 43205
Mary C. Hart	010-229117	Children's Hospital Outpatient Care Center, Unit 6B 700 Children's Drive Columbus OH 43205	Mary C. Hart 555 South Eighteenth Street, Suite 6B Columbus OH 43205

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
James R. Burchfield, Trustee	010-052786	0 Eighteenth St. Columbus OH 43206	James R. Burchfield, Trustee 1313 East Broad Street, Suite 101 Columbus OH 43205-3510
Southside Homes Limited Partnership	010-029130 010-020987	708 S. Eighteenth St. Columbus OH 43206 883 E. Livingston Ave. Columbus OH 43205	Southside Homes Limited Partnership c/o Community Properties of Ohio 910 East Broad Street Columbus OH 43205
Ransford E. Akrobettoe	010-038730	712 S. Eighteenth St. Columbus OH 43206	Ransford E. Akrobettoe 712 South Eighteenth Street Columbus OH 43206 OR Ransford E. Akrobettoe 4662 Tamarack Boulevard, Apt. A6 Columbus OH 43229
Michael Brown	010-002988	716 S. Eighteenth St. Columbus OH 43206	Michael Brown 681 Ann Street Columbus OH 43206
Nicola L. Brooks	010-024107	724 S. Eighteenth St.. Columbus OH 43206	Nicola L. Brooks 724 South Eighteenth Street Columbus OH 43206
Jesse J. Prater and Edna F. Prater	010-020932	727 Heyl Ave. Columbus OH 43206	Jesse J. Prater and Edna F. Prater 727 Heyl Avenue Columbus OH 43206-1472
Stephan L. Monaghan and Phyllis M. Monaghan	010-020939	731 Heyl Ave. Columbus OH 43206	Stephan L Monaghan and Phyllis M. Monaghan 6519 Riverton Circle NW P.O. Box 44 Pickerington OH 43147-0044
City of Columbus, Ohio	010-027585 010-007796 010-066806	733 Heyl Ave. Columbus OH 43206 609-611 Carpenter St. Columbus OH 43205 0 Livingston Ave. Columbus OH 43205	City of Columbus Donna Hunter/Land Bank 109 North Front Street Columbus OH 43215 OR City of Columbus Real Estate Management 90 West Broad Street, Room 425 Columbus OH 43215
Board of Education of the Columbus City School District	010-066688 010-000231 010-000232	825 Livingston Ave. Columbus OH 43206 1.941 acres - Livingston Ave. Columbus OH 43215 1.134 acres - Grant Avenue Columbus OH43205	Board of Education Real Estate Coordinator 270 East State Street Columbus OH 43215-4312

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Calvin W. Washington	010-007205	0 Livingston Ave.	Calvin W. Washington 855 East Livingston Avenue Columbus OH 43205
	010-023937	0 Livingston Ave.	
	010-011869	855 E. Livingston Ave. Columbus OH 43205	
	010-037744	0 Livingston Ave.	
Donna M. English-Harvey	010-054184	869 E. Livingston Ave. Columbus OH 43205	Donna M. English-Harvey 2420 Brookwood Road Columbus OH 43209
Superior Home Maintenance Co. Inc.	010-004075	873 E. Livingston Ave. Columbus OH 43205	Superior Home Maintenance Co., Inc. c/o Joe Cohen 493 East Livingston Avenue Columbus OH 43215
Julius Perry and Althia Perry	010-015976	0 E. Livingston Ave. Columbus OH 43205	Julius Perry and Althia Perry 1167 Ramp Lane Heath OH 43056
Traci M. Hamilton	010-018472	879 E. Livingston Ave. Columbus Ohio 43205	Traci M. Hamilton 1907 Good Hope Road SE, Apt. 308 Washington DC 20020-4684
Aradamaker Ltd.	010-000889	887-889 E. Livingston Ave. Columbus OH 43205	Aradamaker Ltd. P.O. Box 6262 Columbus OH 43206
	010-043379	681 Carpenter St. Columbus OH 43205	
	010-004293	645 Carpenter St. Columbus OH 43205	
	010-002123	619 Carpenter St. Columbus OH 43205	
	010-049171	582 Carpenter St. Columbus OH 43205	
	010-041600	636 Carpenter St. Columbus OH 43205	
	010-049331	694 Carpenter St. Columbus OH 43205	

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
The Children's Hospital and Childhood League Inc.	010-021170	808-810 Livingston Ave. Columbus OH	The Children's Hospital and Childhood League Inc. c/o Nationwide Children's Hospital Hospital Finance Dept. P.O. Box 7200 Columbus OH 43205-2664
	010-016808	814 Livingston Ave. Columbus OH	
	010-027479	822-824 Livingston Ave. Columbus OH	
	010-002932	0 Livingston Ave. Columbus OH	
	010-008239	670 Eighteenth St. Columbus OH	
	010-056355	666 Eighteenth St. Columbus OH	
	010-051361	662 Eighteenth St. Columbus OH	
	010-027122	658 Eighteenth St. Columbus OH	
	010-006549	0 Eighteenth St. Columbus OH	
	010-016648	650 Eighteenth St. Columbus OH	
	010-050449	644 Eighteenth St. Columbus OH	
010-018912	816 Eighteenth St. Columbus OH		
Buckeye Land & Homes 563 LLC	010-004074	563 Carpenter St. Columbus OH 43205	Buckeye Land & Homes 563 LLC 10629 North 83 rd Street Scottsdale AZ 85260
Alliance One Ltd.	010-041121	569-571 Carpenter St. Columbus OH 43205	Alliance One Ltd. c/o Townhomes Management, Inc. 407 East Livingston Avenue Columbus OH 43215
Rosemary L. Kimbrough	010-009012	597 Carpenter St. Columbus OH 43205	Rosemary L. Kimbrough 5258 Bagley Road Columbus OH 43232
Marshall B. Travis, Jr.	010-035547	601 Carpenter St. Columbus OH 43205	Marshall B. Travis, Jr. 601 Carpenter Street Columbus OH 43205
Chancenya M. Jackson	010-034830	605 Carpenter St. Columbus OH 43205	Chancenya M. Jackson 605 Carpenter Street Columbus OH 43205

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Maxine H. Johnson, John Johnson Jr., and Marionette Hamilton	010-008237	615 Carpenter St. Columbus OH 43205	Marionette Hamilton 2233 Dresden Street Columbus OH 43211
Tanja L. Reynolds	010-007924	633 Carpenter St. Columbus OH 43205	Tanja L. Reynolds 12779 Pacer Drive Pickerington OH 43147
Mary M. Simon	010-045077	663 Carpenter St. Columbus OH 43205	Mary M. Simon 663 Carpenter Street Columbus OH 43205
Wilbert A. Campbell and Martha B. Campbell	010-006554	669 Carpenter St. Columbus OH 43205	Wilbert A. Campbell and Martha B. Campbell 5555 Walkerville Road Patterson GA 31557
Victoria L. Perkins, Trustee	010-027858	671 Carpenter St. Columbus OH 43205	Victoria L. Perkins, Trustee 671 Carpenter Street Columbus OH 43205
Vada B. Greer	010-047863	677 Carpenter St. Columbus OH 43205	Vada B. Greer 2324 Holt Avenue Columbus OH 43219
Levi Yhezkel	010-033370	590 Carpenter St. Columbus OH 43205	Levi Yhezkel 141 Stanbery Avenue Columbus OH 43209
Chaundra D. Roberson	010-005186	600 Carpenter St. Columbus OH 43205	Chaundra D. Roberson 600 Carpenter Street Columbus OH 43205
Kathleen Hairston and Joan Satterwhite	010-027068	612-614 Carpenter St. Columbus OH 43205	Kathleen Hairston and Joan Satterwhite 614 Carpenter Street Columbus OH 43205 AND Kathleen Hairston and Joan Satterwhite c/o Bernard E. Kanter, Esq. 601 South High Street Columbus OH 43215
Robert P. Brinston	010-043886	632 Carpenter St. Columbus OH 43205	Robert P. Brinston 632 Carpenter Street Columbus OH 43205
Herbert J. Jeter	010-042897	670 Carpenter St. Columbus OH 43205	Herbert J. Jeter 670 Carpenter Street Columbus OH 43205
Fred E. Neal and Thelma L. Neal	010-042227	674 Carpenter St. Columbus OH 43205	Fred E. Neal and Thelma L. Neal 674 Carpenter Street Columbus OH 43205
684-686 Carpenter LLC	010-056098	684-686 Carpenter St. Columbus OH 43205	684-686 Carpenter LLC 1922 East 14 th Street Brooklyn NY 11229
Brian K. Smith	010-056325	690 Carpenter St. Columbus OH 43205	Brian K. Smith 690 Carpenter Street Columbus OH 43205

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Clyde and Clyde M. Bridges	010-043767	706 Carpenter St. Columbus OH 43205	Clyde and Clyde M. Bridges 706 Carpenter Street Columbus OH 43205
Mary J. Davis	010-034727	872 E. Livingston Ave. Columbus OH 43205	Mary J. Davis 872 E. Livingston Avenue Columbus OH 43205
Anthony C. Moracco and Betty J. Moracco	010-052391	876 E. Livingston Ave. Columbus OH 43205	Anthony C. Moracco and Betty J. Moracco 876 E. Livingston Avenue Columbus OH 43205-2652
Mildred L. Robinson	010-011156	882 E. Livingston Ave. Columbus OH 43205	Mildred L. Robinson 882 E. Livingston Avenue Columbus OH 43205
Shirley A. Bloniarz, Bernard F. Bloniarz and Victor Carpenter	010-011084	884-886 E. Livingston Ave. Columbus OH 43205	Shirley A. Bloniarz 8585 Old Worthington Road Westerville OH 43082
Celestine M. Sills	010-077143	890-892 E. Livingston Ave. Columbus OH 43205	Celestine M. Sills P.O. Box 6086 Columbus OH 43206
Buckeye Land and Homes 894 LLC	010-049970	894 E. Livingston Ave. Columbus OH 43205	Buckeye Land and Homes 84 LLC 10629 North 83 rd Street Scottsdale AZ 85260
Woodrow Morgan, Jr. and Carolyn M. Morgan	010-011708	913 Mooberry St. Columbus OH 43205	Woodrow Morgan, Jr. and Carolyn M. Morgan 3115 Elmreeb Drive Columbus OH 43219
JP Freedom LLC	010-020477	565-567 Gilbert St. Columbus OH 43205	JP Freedom LLC P.O. Box 512 Holland OH 43528
Birch Commons LLC	010-019066	571 Gilbert St. Columbus OH 43205	Stillwater Asset Fund Stillwater Capital 41 Madison Avenue, 29 th Floor New York NY 10010-2344
Addie M. Caldwell	010-025215	575 Gilbert St. Columbus OH 43205	Addie M. Caldwell 575 Gilbert Street Columbus OH 43205
Brandon J. Murfield, Ali Behaein, Thomas A. Lawson and Anissa S. Lawson	010-006617	579-581 Gilbert St. Columbus OH 43205	Brandon J. Murfield, Ali Behaein, Thomas A. Lawason and Anissa S. Lawson 1441 Eastwood Avenue Columbus OH 43203 OR Brandon J. Murfield, Ali Behaein, Thomas A. Lawason and Anissa S. Lawson P.O. Box 09364 Columbus OH 43209

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Jerry L. Scott, Luella (Willie L.) Scott, Eileen Scott Bradshaw, Elaine Scott Fleming and Jocelyn Y. Scott	010-021426	585 Gilbert St. Columbus OH 43205	Jerry L. Scott, Luella Scott, Eileen Scott Bradshaw, Elaine Scott Fleming, and Jocelyn Y. Scott 4432 Havasu Court Dayton OH 45431
Central Ohio Real Estate LLC	010-053591	591 Gilbert St. Columbus OH 43205	Central Ohio Real Estate LLC P.O. Box 2041 Columbus OH 43216
Pauline M. Young	010-049303	593 Gilbert St. Columbus OH 43205	Pauline M. Young 593 Gilbert Street Columbus OH 43205
Carla L. Sims-Yonnet	010-024304	603 - 605 Gilbert St. Columbus OH 43205	Carla Sims-Yonnet P.O. Box 25092 Arlington VA 22202
Vera L. Anderson	010-042693	609 Gilbert St. Columbus OH 43205	Vera L. Anderson 609 Gilbert Street Columbus OH 43205
Ruth R. Williams	010-004520-80 010-004520-90	613 Gilbert St. Columbus OH 43205	Ruth R. Williams 802 Mithoff Street Columbus OH 43206
City County Holding Co.	010-040964	617-619 Gilbert St. Columbus OH 43205	City County Holding Co. 185 South Fifth Street Columbus OH 43215
	010-047018	681 Gilbert St. Columbus OH 43205	
BMI Federal Credit Union	010-017952	621-623 Gilbert St. Columbus OH 43205	BMI Federal Credit Union P.O. Box 3670 Dublin OH 43016
MRM Brothers IV LLC	010-050615	627 Gilbert St. Columbus OH 43205	MRM Brothers IV LLC 1922 East 14 th Street Brooklyn NY 11229
South East Columbus Homes LP	010-019536	631 Gilbert St. Columbus OH 43205	South East Columbus Homes LP c/o Community Properties of Ohio 910 East Broad Street Columbus OH 43205
	010-055237	637 Gilbert St. Columbus OH 43205	
Javad Ashrafi	010-027594	898 Newton St. Columbus OH 43205	Javad Ashrafi 343 Hopewell Drive Powell, OH 43065
	010-026957	0 Gilbert St. Columbus OH 43205	
Caprina Ausberry	010-046447	653 Gilbert St. Columbus OH 43205	Caprina Ausberry 90 North Warren Avenue Columbus OH 43204
Stephanie Everette	010-004694	659 Gilbert St. Columbus OH 43205	Stephanie Everette 233 Buttonwood Court Columbus OH 43230
Ronald J. Peaks	010-054286	663 Gilbert St. Columbus OH 43205	Ronald J. Peaks 663 Gilbert Street Columbus OH 43205

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Richard H. Anderson	010-029667	669 Gilbert St. Columbus OH 43205	Richard H. Anderson 7928 Greenside Lane Worthington OH 43235-1267
Jana M. Hairston-Bynum	010-039287	673 Gilbert St. Columbus OH 43205	Jana M. Hairston-Bynum 673 Gilbert Street Columbus OH 43205
Frances L. Almon	010-028907	677 Gilbert St. Columbus OH 43205	Frances L. Almon 677 Gilbert Street Columbus OH 43205
George F. Franklin	010-020937	685-687 Gilbert St. Columbus OH 43205	Joan Franklin 996 Kennington Avenue Columbus OH 43220
Richard A. Evans	010-027485	691-693 Gilbert St. Columbus OH 43205	Richard A. Evans 3307 Trail Lane Court Columbus OH 43231
William Sylvia and Lois Sylvia	010-009484	697 Gilbert St. Columbus OH 43205	William Sylvia and Lois Sylvia 1055 Grove Avenue Atwater CA 95301
William H. Tate and Mary E. Tate	010-045137	701 Gilbert St. Columbus OH 43205	William H. Tate and Mary E. Tate 701 Gilbert Street Columbus OH 43205
Denise A. Tate	010-030341	705 Gilbert St. Columbus OH 43205	Denise A. Tate 705 Gilbert Street Columbus OH 43205
Richard J. Chrysler, Trustee	010-002131	475 E. Livingston Ave. Columbus OH 43215	Richard J. Chrysler, Trustee 1166 Dayton-Xenia Road Xenia OH 45385
Richard C. Sorensen and Sharon M. Sorensen	010-034828	485 E. Livingston Ave. Columbus OH 43215	Richard C Sorensen and Sharon M Sorensen 2067 Haviland Road Columbus OH 43220
Eileen I. Cohen, Trustee	010-001333	493 E. Livingston Ave. Columbus OH 43215	Eileen I. Cohen, Trustee 2296 Waters Edge Boulevard Columbus OH 43209
Platinum Auto Wash LLC	010-198554	505 E. Livingston Ave. Columbus OH 43215	Platinum Auto Wash LLC 5060 Park Center, Suite D Dublin OH 43017
E-Z Cash Pawn Shop Inc.	010-043816 010-015343	517 E Livingston Ave. Columbus OH 43215 499 E Livingston Ave. Columbus OH 43215	E-Z Cash Pawn Shop Inc. 3210 East Main Street Columbus OH 43213
Howard B. Zeldin and Marcie T. Zeldin	010-043817	535 E. Livingston Ave. Columbus OH 43215	Howard B. Zeldin and Marcie T Zeldin 635 Pincay Place Columbus OH 43230
JMM Real Estate LLC	010-288104	591 E. Livingston Ave. Columbus OH 43215	JMM Real Estate LLC 4639 West Broad Street Columbus OH 43228

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Bobb Chevrolet Co.	010-054279	551 E. Livingston Ave. Columbus OH 43215	Bobb Chevrolet Co. 4639 West Broad Street Columbus OH 43228
	010-006830	539 Livingston Ave. Columbus OH 43215	
665 Parson Inc.	010-048865	0 S. Parsons Ave. Columbus OH	Ali Saleh 2200 Mock Road Columbus OH 43219 OR
	010-057662	0 S. Parsons Ave. Columbus OH	
	010-050174	0 S. South Ln. Columbus OH	Ali Saleh 5979 Ulry Road Westerville OH 43081

EXHIBIT A
(Application for Rezoning 813 East Livingston Avenue)

<u>Applicant/Property Owner</u>	<u>Area Commission/Civic Association</u>	<u>Attorney</u>
Nationwide Children's Hospital c/o Scott E. Reifels Director, Design & Construction Engineering Services R 4000 700 Children's Drive Columbus OH 43205	Livingston Avenue Area Commission c/o Michael D. Aaron 1118 Lilley Avenue Columbus OH 43206	Jill S. Tangeman, Esq. Vorys Sater Seymour and Pease LLP 52 East Gay Street P. O. Box 1008 Columbus OH 43216-1008

**Owners of Surrounding Property Located
within 125 Feet of the Subject Site**

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
KFC US Properties Inc.	010-005613	611 E. Livingston Ave. Columbus OH 43205	KFC National/Pizza Hut P.O. Box 35370 Louisville KY 40232-5370
	010-030564	617 E. Livingston Ave. Columbus OH 43205	
Columbia Gas of Ohio	010-065171	634 Wager St. Columbus OH 43206	Columbia Gas of Ohio, Inc. 200 Civic Center Drive / Taxes P.O. Box 117 Columbus OH 43216
Golden Gannon	010-205895	655 Ann St. Columbus OH 43206	Golden Gannon 655 Ann Street Columbus OH 43206
	010-003854	666-668 Ann St. Columbus OH 43206	
Greenland Investments Ltd.	010-003069	666 S. Parsons Ave. Columbus OH 43206	Greenland Investments Ltd. Suite 800 P.O. Box 6345 Columbus OH 43206
	010-024947	0 Wager St. Columbus OH 43206	
	010-050617	665 Wager St. Columbus OH 43206	
	010-048342	619 Jackson St. Columbus OH 43206	
	010-048995	619 Jackson St. Columbus OH 43206	



AFFIDAVIT

(See instruction sheet)

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 211-006

Being first duly cautioned and sworn (1) NAME Jill Tangeman, Esq.
of (1) MAILING ADDRESS 52 East Gay Street, Columbus, Ohio 43216
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 700 Childrens Drive, Columbus, OH 43205
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) 2/20/11
(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) Nationwide Childrens Hospital
700 Childrens Drive
Columbus, Ohio 43205

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

Nationwide Childrens Hospital
c/o Jill Tangeman, Esq. #614-464-5608

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

(5) Columbus Southside Area Commission
c/o Joe Stefanko, Zoning Chair
P.O. Box 7846
Columbus, Ohio 43207

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
SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

8) Jill Tangeman
20th day of February, in the year 2011
Michelle L. Parmenter

This Affidavit expires six months after date of notarization.

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
October 16, 2012



BMI Federal Credit Union
P.O. Box 3670
Dublin OH 43016

MRM Brothers IV LLC
1922 East 14th Street
Brooklyn NY 11229

South East Columbus Homes LP
c/o Community Properties of Ohio
910 East Broad Street
Columbus OH 43205

Javad Ashrafi
343 Hopewell Drive
Powell, OH 43065

Caprina Ausberry
90 North Warren Avenue
Columbus OH 43204

Stephanie Everette
233 Buttonwood Court
Columbus OH 43230

Ronald J. Peaks
663 Gilbert Street
Columbus OH 43205

Richard H. Anderson
7928 Greenside Lane
Worthington OH 43235-1267

Jana M. Hairston-Bynum
673 Gilbert Street
Columbus OH 43205

Frances L. Almon
677 Gilbert Street
Columbus OH 43205

Joan Franklin
996 Kennington Avenue
Columbus OH 43220

Richard A. Evans
3307 Trail Lane Court
Columbus OH 43231

William Sylvia and Lois Sylvia
1055 Grove Avenue
Atwater CA 95301

William H. Tate and Mary E. Tate
701 Gilbert Street
Columbus OH 43205

Denise A. Tate
705 Gilbert Street
Columbus OH 43205

Richard J. Chrysler, Trustee
1166 Dayton-Xenia Road
Xenia OH 45385

Richard C Sorensen and
Sharon M Sorensen
2067 Haviland Road
Columbus OH 43220

Eileen I. Cohen, Trustee
2296 Waters Edge Boulevard
Columbus OH 43209

Platinum Auto Wash LLC
5060 Park Center, Suite D
Dublin OH 43017

E-Z Cash Pawn Shop Inc.
3210 East Main Street
Columbus OH 43213

Howard B. Zeldin and Marcie T Zeld
635 Pincay Place
Columbus OH 43230

JMM Real Estate LLC
4639 West Broad Street
Columbus OH 43228

Bobb Chevrolet Co.
4639 West Broad Street
Columbus OH 43228

Ali Saleh
2200 Mock Road
Columbus OH 43219

Ali Saleh
5979 Ulry Road
Westerville OH 43081



Vada B. Greer
2324 Holt Avenue
Columbus OH 43219

Levi Yhezkel
141 Stanbery Avenue
Columbus OH 43209

Chaundra D. Roberson
600 Carpenter Street
Columbus OH 43205

Kathleen Hairston and
Joan Satterwhite
614 Carpenter Street
Columbus OH 43205

Kathleen Hairston and
Joan Satterwhite
c/o Bernard E. Kanter, Esq.
601 South High Street
Columbus OH 43215

Robert P. Brinston
632 Carpenter Street
Columbus OH 43205

Herbert J. Jeter
670 Carpenter Street
Columbus OH 43205

Fred E. Neal and Thelma L. Neal
674 Carpenter Street
Columbus OH 43205

684-686 Carpenter LLC
1922 East 14th Street
Brooklyn NY 11229

Brian K. Smith
690 Carpenter Street
Columbus OH 43205

Clyde and Clyde M. Bridges
706 Carpenter Street
Columbus OH 43205

Mary J. Davis
872 E. Livingston Avenue
Columbus OH 43205

Anthony C. Moracco and
Betty J. Moracco
876 E. Livingston Avenue
Columbus OH 43205-2652

Mildred L. Robinson
882 E. Livingston Avenue
Columbus OH 43205

Shirley A. Bloniarz
8585 Old Worthington Road
Westerville OH 43082

Celestine M. Sills
P.O. Box 6086
Columbus OH 43206

Buckeye Land and Homes 84 LLC
10629 North 83rd Street
Scottsdale AZ 85260

Woodrow Morgan, Jr. and
Carolyn M. Morgan
3115 Elmreeb Drive
Columbus OH 43219

JP Freedom LLC
P.O. Box 512
Holland OH 43528

Stillwater Asset Fund
Stillwater Capital
41 Madison Avenue, 29th Floor
New York NY 10010-2344

Addie M. Caldwell
575 Gilbert Street
Columbus OH 43205

Brandon J. Murfield, Ali Behaein,
Thomas A. Lawason and
Anissa S. Lawson
1441 Eastwood Avenue
Columbus OH 43203

Brandon J. Murfield, Ali Behaein,
Thomas A. Lawason and
Anissa S. Lawson
P.O. Box 09364
Columbus OH 43209

Jerry L. Scott, Luella Scott,
Eileen Scott Bradshaw, Elaine Scott
Fleming, and Jocelyn Y. Scott
4432 Havasu Court
Dayton OH 45431

Central Ohio Real Estate LLC
P.O. Box 2041
Columbus OH 43216

Pauline M. Young
593 Gilbert Street
Columbus OH 43205

Carla Sims-Yonnet
P.O. Box 25092
Arlington VA 22202

Vera L. Anderson
609 Gilbert Street
Columbus OH 43205

Ruth R. Williams
802 Mithoff Street
Columbus OH 43206

City County Holding Co.
185 South Fifth Street
Columbus OH 43215



CHACC Office Condo Partnership
555 South Eighteenth Street, Suite 4C
Columbus OH 43205

Mary C. Hart
555 South Eighteenth Street, Suite 6B
Columbus OH 43205

James R. Burchfield, Trustee
1313 East Broad Street, Suite 101
Columbus OH 43205-3510

Southside Homes Limited Partnership
c/o Community Properties of Ohio
910 East Broad Street
Columbus OH 43205

Ransford E. Akrobettoe
712 South Eighteenth Street
Columbus OH 43206

Ransford E. Akrobettoe
4662 Tamarack Boulevard, Apt. A6
Columbus OH 43229

Michael Brown
681 Ann Street
Columbus OH 43206

Nicola L. Brooks
724 South Eighteenth Street
Columbus OH 43206

Jesse J. Prater and Edna F. Prater
727 Heyl Avenue
Columbus OH 43206-1472

Stephan L Monaghan and
Phyllis M. Monaghan
6519 Riverton Circle NW
P.O. Box 44
Pickerington OH 43147-0044

City of Columbus
Donna Hunter/Land Bank
109 North Front Street
Columbus OH 43215

City of Columbus
Real Estate Management
90 West Broad Street, Room 425
Columbus OH 43215

Board of Education
Real Estate Coordinator
270 East State Street
Columbus OH 43215-4312

Calvin W. Washington
855 East Livingston Avenue
Columbus OH 43205

Donna M. English-Harvey
2420 Brookwood Road
Columbus OH 43209

Superior Home Maintenance Co., Inc.
c/o Joe Cohen
493 East Livingston Avenue
Columbus OH 43215

Julius Perry and Althia Perry
1167 Ramp Lane
Heath OH 43056

Traci M. Hamilton
1907 Good Hope Road SE, Apt. 308
Washington DC 20020-4684

Aradamaker Ltd.
P.O. Box 6262
Columbus OH 43206

The Children's Hospital and
Childhood League Inc.
c/o Nationwide Children's Hospital
Hospital Finance Dept.
P.O. Box 7200
Columbus OH 43205-2664

Buckeye Land & Homes 563 LLC
10629 North 83rd Street
Scottsdale AZ 85260

Alliance One Ltd.
c/o Townhomes Management, Inc.
407 East Livingston Avenue
Columbus OH 43215

Rosemary L. Kimbrough
5258 Bagley Road
Columbus OH 43232

Marshall B. Travis, Jr.
601 Carpenter Street
Columbus OH 43205

Chancenya M. Jackson
605 Carpenter Street
Columbus OH 43205

Marionette Hamilton
2233 Dresden Street
Columbus OH 43211

Tanja L. Reynolds
12779 Pacer Drive
Pickerington OH 43147

Mary M. Simon
663 Carpenter Street
Columbus OH 43205

Wilbert A. Campbell and
Martha B. Campbell
5555 Walkerville Road
Patterson GA 31557

Victoria L. Perkins, Trustee
671 Carpenter Street
Columbus OH 43205



Nationwide Children's Hospital
c/o Scott E. Reifels
Director, Design & Construction
Engineering Services R 4000
700 Children's Drive
Columbus OH 43205

Livingston Avenue Area Commission
c/o Michael D. Aaron
1118 Lilley Avenue
Columbus OH 43206

Jill S. Tangeman, Esq.
Vorys Sater Seymour and Pease LLP
52 East Gay Street
P. O. Box 1008
Columbus OH 43216-1008

KFC National/Pizza Hut
P.O. Box 35370
Louisville KY 40232-5370

Columbia Gas of Ohio, Inc.
200 Civic Center Drive / Taxes
P.O. Box 117
Columbus OH 43216

Golden Gannon
655 Ann Street
Columbus OH 43206

Greenland Investments Ltd.
Suite 800
P.O. Box 6345
Columbus OH 43206

Cody L. Holland and
Shandi M. Holland
656 Wager Street
Columbus OH 43206

Wilma A. Harris
666 Wager Street
Columbus OH 43206

Richard L. Maxstead
668 Wager Street
Columbus OH 43206

Leahy Investments Ltd.
559 E. Kossuth Street
Columbus OH 43206

Thelma Gregory, Trustee
3050 Clermont Road
Columbus OH 43227

Michael W. Brown, Linda L. Brown
and Michael W. Brown
643 Briggs Street
Columbus OH 43206

First American Corp.
2400 East Sharon Road
Cincinnati OH 45241

First American Corp.
7340 Ferndale Place
Westerville OH 43082

Danny K. Culver and Cathy Culver
672 Ann Street
Columbus OH 43206-1417

Warren Price
679 South Seventeenth Street
Columbus OH 43206

Scott B. Thompson
3898 Bolton Avenue
Columbus OH 43228

Patrick M. Martin and
Debra K. Martin
676 S. Seventeenth Street
Columbus OH 43206

Steven C. Hardwick
247 Chittenden Avenue
Columbus OH 43201

Virginia M. Holley
684 South Seventeenth Street
Columbus OH 43206

Virginia M. Holley
876 Radbourne Drive
Columbus OH 43207

Charles E. Martin and
Norma F. Martin
12865 SW Highway 17 Lot 1
Arcadia FL 34269

Aira Alaudini
P.O. Box 2041
Columbus OH 43216

Dan McCune
699 South Eighteenth Street
Columbus OH 43206

Bernice D. Napper
705 South Eighteenth Street
Columbus OH 43206

Children's Hospital Foundation
c/o Nationwide Children's Hospital
Hospital Finance Dept.
P.O. Box 7200
Columbus OH 43205-2664

Nationwide Children's Hospital, Inc.
Hospital Finance Dept.
P.O. Box 7200
Columbus OH 43205-2664

Rickert Property Management, Inc.
1695 Old Henderson Road
Columbus OH 43220

Children's Hospital Research Foundation
Hospital Finance Dept
PO Box 7200
Columbus, OH 43205-2664



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 # 211-006

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, Ohio 43216
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. Nationwide Childrens Hospital 700 Childrens Drive Columbus, Ohio 43205 _____ # of Columbus Employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 25th day of February, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires: _____

This Project Disclosure Statement expires six months after date of notary public

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
October 16, 2012

SUB-AREA C-23

LEGAL DESCRIPTION

813 East Livingston Avenue / Nationwide Children's Hospital / .636+/- acres

Parcel No. 010-017426 / .45+/- Acres

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:

Being 33 feet of the East side of Lot Number Six (6), of Theo H. Butler's Amended Subdivision of Geo W. Heyl's Outlots Nos., 1,2,3,7,9 and 11 Addition, to the said City, made by Francis Collins, Master Commissioner, in case of Alfred Thomas, versus Lewis Heyl, et al., Franklin Court, Common Pleas, recorded in Recorder's Office in Plat Book No. 1, Page 297, and being same lots deeded by John T. Bartlet and Wife to Theo H. Butler, by deed dated June 3, 1865, and recorded in Deed Book 84, Page 60, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 242, etc., Recorder's Office, Franklin County, Ohio.

Excepting therefrom the following: Being a rectangle shaped parcel of ground out of the Northeast corner of Lot No. Six (6) of Theo. H. Butler's Subdivision, as above said rectangularly shaped parcel being 33 feet on the North side which faces E. Livingston Avenue and extends Southerly Fifty-Nine (59) feet and One (1) inch along Heyl Avenue.

Parcel No. 010-018860 / .069+/- Acres

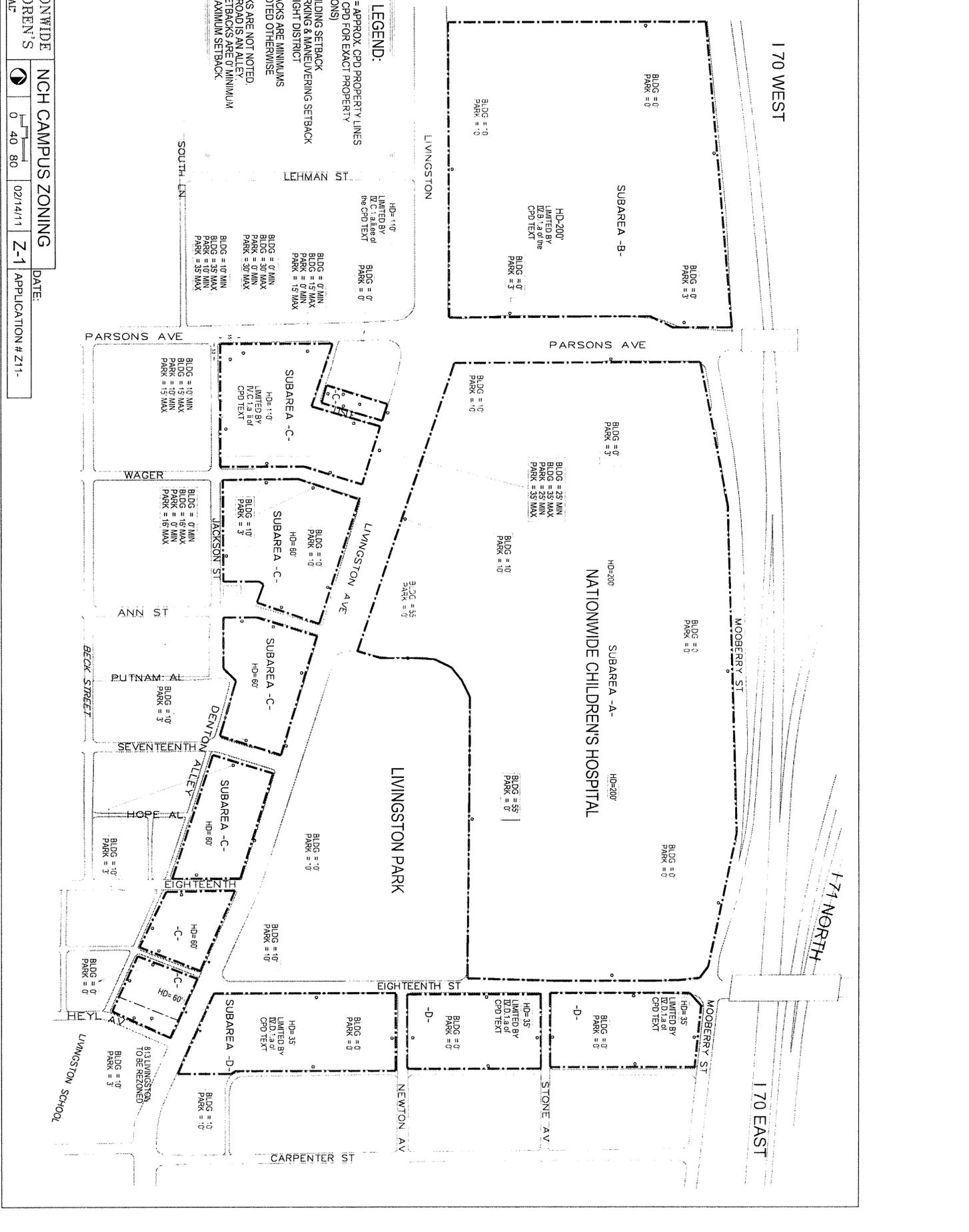
Situated in the State of Ohio, County of Franklin and City of Columbus:

Being a rectangularly shaped parcel of ground out of the northeast corner of Lot No. Six (6) of THEO. H. BUTLER'S AMENDED SUBDIVISION of George W. Heyl's Outlots Nos. 1,2,3,7,9 and 11 Addition to the said City, made by Francis Collins, Master Commissioner, in the case of Alfred Thomas versus Lewis Heyl, et al., Franklin County Court of Common Pleas, recorded in Recorder's Office, in Plat Book No. 1, page 297, and being the same lots deeded by John T. Bartlet and wife to Theo. H. Butler by deed dated June 3, 1865 and recorded in Deed Book 84, page 60, as the said Lot No. Six (6) is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, pages 242 et seq., Office of the Recorder of said County, said rectangularly shaped parcel being 33 feet on the north side which faces on E. Livingston Ave. and extends southerly 59 feet and 1 inch along Heyl Avenue.

Parcel No. 010-043071 / .117 +/- Acres

Situated in the State of Ohio, County of Franklin and in the City of Columbus, and bounded and described as follows:

Being parts of Lots 5 and 6 of THEODORE H. BUTLER'S SUBDIVISION, being all of Lot 5, except 33 feet off of the West side thereof, and all of Lot 6, except 33 feet off of the East side thereof, said Lots 5 and 6 being of record in Plat Book No. 4, page 242, etc., in the Recorder's Office, Franklin County, Ohio.



LEGEND:

--- = APPROX. CPD PROPERTY LINES (REFER TO CPD FOR EXACT PROPERTY DESCRIPTIONS)

BDLG = BUILDING SETBACK
PARK = PARKING & MANEUVERING SETBACK
HD = HEIGHT DISTRICT
ALL SET BACKS ARE MINIMUMS
UNLESS NOTED OTHERWISE

IF SETBACKS ARE NOT NOTED, THEN THE ROAD IS AN ALLEY AND ALL SETBACKS ARE 0 MINIMUM WITH NO MAXIMUM SETBACK.

HD-110' LIMITED BY D.C. 1.1a of the CPD TEXT
BDLG = 0' PARK = 0'

BDLG = 0' MIN. PARK = 30' MAX.
BDLG = 30' MAX. PARK = 0' MIN.
BDLG = 10' MIN. PARK = 10' MAX.
BDLG = 35' MAX. PARK = 35' MAX.

BDLG = 0' MIN. PARK = 10' MAX.
BDLG = 10' MIN. PARK = 15' MAX.

BDLG = 0' MIN. PARK = 10' MAX.
BDLG = 16' MAX. PARK = 16' MAX.

BDLG = 0' MIN. PARK = 30' MAX.
BDLG = 30' MAX. PARK = 0' MIN.
BDLG = 10' MIN. PARK = 10' MAX.
BDLG = 35' MAX. PARK = 35' MAX.

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BDLG = 10' MIN. PARK = 10' MAX.
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BDLG = 30' MAX. PARK = 0' MIN.
BDLG = 10' MIN. PARK = 10' MAX.
BDLG = 35' MAX. PARK = 35' MAX.



City of Columbus Zoning Plat



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: 010017426

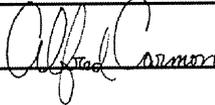
Zoning Number: 813

Street Name: E LIVINGSTON AVE

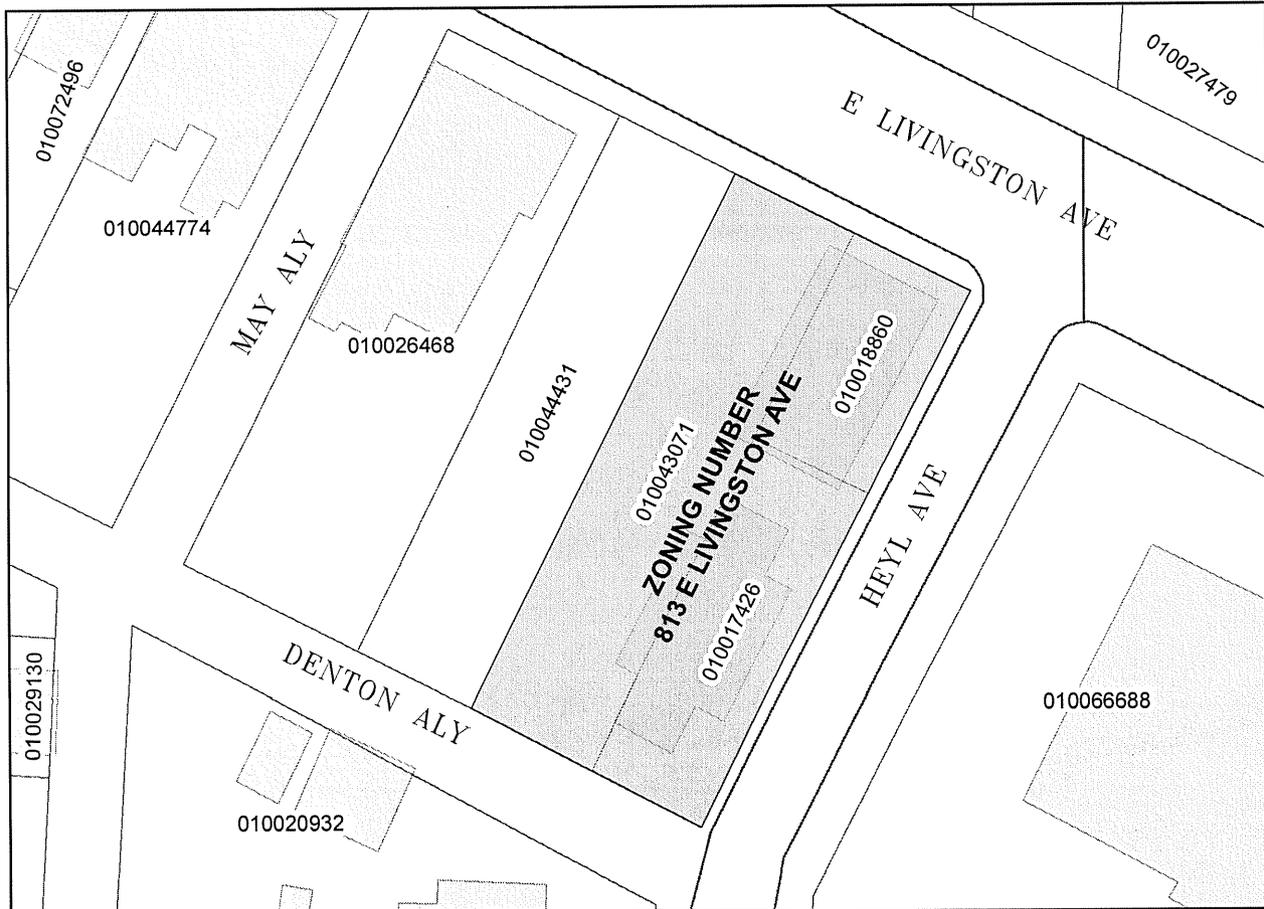
Lot Number: N/A

Subdivision: N/A

Requested By: VORYS SATER SEYMOUR & PEASE (VIRGINIA BUDA)

Issued By: 

Date: 1/18/2011



SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 728



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



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 1/18/11



Disclaimer

Scale = 100



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.

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: Commercial Planned Development District

PROPERTY ADDRESS: 700 Children's Drive, Columbus, Ohio 43205

OWNERS: Nationwide Children's Hospital (fka The Children's Hospital), Nationwide Children's Hospital Foundation (fka The Children's Hospital Foundation), Research Institute at Nationwide Children's Hospital (fka Children's Research Institute and Children's Hospital Research Foundation), Childhood League, Inc., CHACC Office Condo Partnership, Mary C. Hart, KT Partners, PEDO-URO Realty Ltd, and Children's Orthopedic Medical Center, L.L.C.

APPLICANT: Nationwide Children's Hospital

DATE OF TEXT: February 28, 2011

APPLICATION NUMBER: 211-006

I. **INTRODUCTION**: The property consists of four subareas which, together, contain a total of approximately 53.28 acres (the "Subject Property"). Subarea A consists of approximately 27.228 acres within the area bounded by Livingston Avenue, Parsons Avenue, Mooberry Street, South Eighteenth Street and Livingston Park. Subarea B consists of approximately 13.130 acres within the area bounded by Parsons Avenue, Livingston Avenue, Africentric High School and I-70. Subarea C consists of approximately 7.752 acres contained in various parcels located south of Livingston Avenue between Heyl Avenue and Parsons Avenue. Subarea D consists of a total of approximately 4.591 acres contained in various parcels located within the area bounded by Livingston Avenue, South Eighteenth Street, Mooberry Street and the north-south alley between South Eighteenth Street and Carpenter Street. The site plan entitled "NCH CAMPUS ZONING," signed by Jill S. Tangeman and dated February 28, 2011, is incorporated into this zoning for the purposes of schematically showing the Subareas, the parking and building setbacks and the height districts.

All of the Subject Property, except approximately 0.636 acres of Subarea C, was rezoned to the Commercial Planned Development District in Case No. Z08-037

(Ordinance No. 1828-2008). This Application makes only adds .636 +/- acres to Subarea C along Livingston Avenue..

All other substantive terms and conditions of the zoning established by Case No. Z08-037 remain unchanged.

The requested zoning classification is consistent with the pending update to the Near Southside Plan.

The subject real property falls within the jurisdiction of the Columbus Southside Area Commission. .

II. SECTION 3361.03 (d) REPORT:

A. Natural environment: The Subject Property is essentially flat and contains no wetlands or streams. The only vegetation is street trees and landscaping which have been provided in connection with the existing development of the property. Storm water drainage for all of the property is provided by existing City storm sewers.

B. Existing land uses: The Subject Property is developed with a number of buildings and parking facilities used as Nationwide Children's Hospital, related medical research facilities and related medical offices and facilities. Subarea C also contains older houses which may be removed and redeveloped with uses permitted by this Text. Subarea B is developing with higher density, medium-to-high rise buildings as permitted by this Text. The Subject Property also contains a building used by Childhood League.

C. Transportation and circulation facilities: The Subject Property is located at an exit from I-70, which is located immediately north of the Subject Property across Mooberry Street. Livingston Avenue, an arterial street, runs through the Subject Property in an east-west direction. Parsons Avenue, another arterial street, runs north-south through the Subject Property. Various other local streets and alleys run through or adjacent to the Subject Property. All of the streets have sidewalks. Both Livingston Avenue and Parsons Avenue are on bus lines having bus stops at or near the Subject Property.

D. Visual form of the environment: Subarea A is now developed with a very high density, high rise urban complex, including a hospital, a heliport, a medical research facility, related doctors' offices, a medical education facility, large parking garages and surface parking. It is anticipated that that development pattern will continue in Subarea A and that the surface parking in Subarea A will, over time, be redeveloped with a high density, medium-to-high rise development similar to that now located in Subarea A. Subarea B is developing as

described in II.B above. It is anticipated that Subarea B will be redeveloped with higher density, higher rise facilities related to the hospital and research uses in Subarea A, along with retail commercial uses. Subarea C is developed with surface parking facilities, the Center for Child and Family Advocacy, the Ronald McDonald House, a parking garage, parking lots and a few older houses. Subarea D is developed with surface parking facilities and low rise, low density development of facilities related to the hospital/medical uses located in Subarea A, including the Childhood League facility. It is anticipated that, over time, Subareas C and D will be redeveloped with high density, medium rise facilities related to the hospital/medical uses located in Subarea A and parking.

E. View and visibility: Visibility at intersections is good for the urban environment in which the Subject Property is located and is compatible with the speed limits on the various streets in and surrounding the Subject Property. Visibility at intersections of driveways with public streets does not in all instances currently include, and is not in all instances anticipated to include, the 10 foot clear vision triangle. This Text permits the omission of the clear vision triangle at future driveways onto less traveled streets within or adjacent to the Subject Property, but only with the approval of the Division of Transportation.

F. Proposed development: It is anticipated that the Subject Property will be developed and redeveloped with a combination of the following: a hospital and related facilities; facilities for medical- and health-related uses; facilities oriented toward providing uses for the convenience or comfort of the staff and clientele of the foregoing uses; other office uses; and, in Subarea B, retail commercial facilities. Because the Subject Property is in a fully-developed urban location public infrastructure improvements are in place although some street and utility improvements will be needed in connection with the full development and redevelopment of the Subject Property. Many street and utility improvements have been made, and others are planned.

G. Behavior patterns: The principal use of the Subject Property is a hospital and related support uses. The Subject Property also includes a medical research facility, a medical office building, an outpatient surgery center and a medical education facility. The hospital operates 24-hours a day seven days a week, although the more intensive activity is during the daytime. The other activities operate primarily during normal business hours. Approximately 85% of the staff utilizes private

vehicles for transportation to and from the Subject Property, while approximately 15% utilize public transportation. Most of the patients utilize private vehicles for transportation to and from the Subject Property, and it is assumed that some small percentage utilize public transportation.

H. Emissions: Light emitted from the Subject Property is currently and will be directed down by virtue of cut-off (downlighting) fixtures, except that some pedestrian lighting, accent lighting and lighting for signs is not cut-off lighting. It is anticipated that the types and levels of light emissions from Subarea A will continue to be similar to the current light emissions existing in Subarea A. The types and levels of light emissions in Subarea B will be consistent with the light emissions existing in Subarea A. It is anticipated that, over time, the types and levels of light emissions in Subarea C and D will be consistent with the uses of high density, medium rise facilities related to the medical/hospital uses located in Subarea A. The principal sound emissions will be: the sound of motor vehicles being operated by both employees and visitors to the Subject Property; the sound of HVAC equipment; and the intermittent sounds of emergency helicopters and emergency vehicles. Types and levels of sound emissions from the Subject Property are anticipated to continue to be consistent with the current sound emissions existing on the Subject Property. There currently is, and it is anticipated that there will be, negligible dust (except such dust as is typically generated by demolition and construction projects in which all dust control measures required by law are employed) and odor emissions from the Subject Property.

III. PERMITTED USES:

A. All uses permitted by Columbus City Codes Sections 3349.03, 3353.03, hotels, parking lots and garages and all other uses listed in the Columbus City Codes as being permitted in the I or C-2 zoning district.

B. To the extent not otherwise permitted in III.A above, all uses permitted by Columbus City Codes Sections 3351.03, 3355.03 and 3356.03 and all other uses listed in the Columbus City Codes as being permitted in the C-1, C-3 or C-4 zoning district, subject to the following:

1. The uses otherwise permitted in this sentence shall not be permitted in Subarea D;

2. A "Ronald McDonald House" or similar facility for housing families of hospital patients shall be permitted in Subarea C; and

3. Each use permitted by this sentence must be a medical- or health-related use or a use oriented primarily toward providing for the convenience or comfort of the staff or clientele of the uses permitted by III.A above, except that the limitation in this item 3 shall not apply to Subarea B.

C. Uses listed in the Columbus City Codes as special or conditional uses in I, C-1, C-2, C-3 or C-4 zoning district are special or conditional uses for the Subject Property, except the special or conditional uses in C-1, C-3 and C-4 zoning district are not special or conditional uses for Subarea D.

D. Each use which is accessory to a principle use, building or structure may be located off of the parcel(s) on which such principle use, building or structure is located.

E. Billboards are prohibited.

IV. DEVELOPMENT STANDARDS:

A. Development Standards for Subarea A.

1. Density, Height, Lot and/or Setback commitments.

a. The height district shall be two hundred (200) foot height district, and the height of each part of each building may be increased above two hundred (200) feet by the distance in feet from that part to the public Street right of way line closest to that part.

b. The building setback shall be zero (0) feet along Mooberry Street, South Eighteenth Street and Parsons Avenue and ten (10) feet along Livingston Avenue.

c. The parking and maneuvering setback shall be zero (0) feet along Mooberry Street and South Eighteenth Street, ten (10) feet along Livingston Avenue and three (3) feet along Parsons Avenue.

d. No setbacks from side or rear lot lines shall be required, and buildings and other structures shall be permitted to cross parcel boundaries, except that buildings shall be set back a minimum of fifty-five(55) feet from Livingston Park.

2. Access, Loading, Parking and/or other Traffic related commitments.
 - a. All existing curb cuts being used for vehicular access to any part of the Subject Property on the date of this Text shall be permitted to remain, except that, promptly after the use of any such curb cut for such access is hereafter abandoned, that curb cut shall be removed. All new curb cuts shall be designed to the specifications of the Division of Transportation.
 - b. The required number of loading spaces for each type of use shall be determined by aggregating all of the uses of that type located on the Subject Property.
 - c. The required number of loading spaces for any use may be located off of the parcel(s) on which that use is located so long as such loading spaces are located on the Subject Property.
 - d. Maneuvering for loading spaces shall be permitted in the right-of-way of Mooberry Street.
 - e. Subject to the approval of the Division of Transportation, which may be conditioned on providing alternative means of vision, the clear vision triangles provided for in Section 3342.25, Columbus City Codes, are eliminated.
 - f. The required minimum size of up to thirty percent (30%) of the required off-street parking spaces shall be eight (8) feet by sixteen (16) feet.
 - g. Subject to the approval of the Division of Transportation, the required widths of drive aisles in parking structures may be reduced to widths less than those provided for in Section 3342.06, Columbus City Codes.
 - h. The number of off-street parking spaces required for each use referred to in IV.E below will be determined in accordance with IV.E below. The determination of parking spaces available to satisfy off-street parking requirements is subject to the provisions of IV.E below.
 - i. Subject to the approval of the Division of Transportation, the required minimum width of one way driveways shall be ten (10) feet.
 - j. Any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or

maneuvering for any parking space, loading space or dumpster may be located on two or more parcels (that is, part on one parcel and part on one or more other parcels) within the Subject Property. Access to and maneuvering for any parking space, loading space or dumpster, including any aisle providing such access or maneuvering, may be located on one or more parcels within the Subject Property which are not the parcel(s) on which that parking space, loading space or dumpster is located. The intent of this item j is to permit all of the parcels constituting the Subject Property be treated as a single parcel for the purpose of arranging parking spaces, loading spaces and access to and maneuvering for parking spaces, loading spaces and dumpsters.

3. Buffering, Landscaping, Open Space and/or Screening commitments.

a. No internal parking lot landscaping shall be required.

b. Each loading space shall be screened only if it is located within two hundred (200) feet of a Street (each public right-of-way 35 feet or more in width) and is not substantially screened from that Street by buildings, landscape materials or a change in grade. If such screening is required for a loading space, then it shall be provided to a minimum of seven (7) feet in height and shall be designed to interrupt vision into such loading space from each Street located within two hundred (200) feet of that loading space.

4. Building design and/or Interior-Exterior treatment commitments. N/A

5. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

a. All lighting shall be cut-off type fixtures (downlighting), except that pedestrian and accent lighting and lighting for signs are not required to be cut-off.

b. Light poles shall be no higher than forty (40) feet.

c. Each dumpster shall be screened only if it is located within 200 feet of a Street and is not substantially screened from that Street by buildings, landscape materials or a change in grade.

6. Graphics and Signage commitments.

a. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

7. Variances. The foregoing development standards for Subarea A effect the following variances; provided, however, that the foregoing development standards shall control over the listing of variances below, and the failure to describe below any variances effected by the foregoing development standards shall not invalidate those standards:

a. Variance from Section 3361.04A to reduce the minimum front, side and rear yard requirements from twenty-five (25) feet to zero (0) feet, except that the variance for above-ground buildings shall be from twenty-five (25) feet to ten (10) feet along Livingston Avenue.

b. Variance from Section 3342.29 to permit the calculation of the number of required loading spaces to be based on the total number of square feet of space on the Subject Property used for each type of use.

c. Variance from Section 3342.13 to permit the required number of loading spaces for any use to be located off of the parcel(s) on which that use is located.

d. Variance from Section 3342.15 to permit maneuvering for loading spaces in the right-of-way of Mooberry Street.

e. Variance from Section 3342.25 to eliminate all required clear vision triangles, subject to the approval of the Division of Transportation.

f. Variance from Section 3342.19 to reduce the required minimum size of up to thirty percent (30%) of the required off-street parking spaces from nine (9) feet by eighteen (18) feet to eight (8) feet by sixteen (16) feet.

g. Variance from Section 3342.06 to reduce the required widths of drive aisles in parking structures to widths less than those provided in Section 3342.06, subject to the approval of the Division of Transportation.

h. Variance from Section 3342.28 to permit the required number of off-street parking spaces to be the number determined in accordance with IV.E below and to permit the required off-street

parking for each use to be located off of the parcel on which that use is located, subject to the provisions of IV.E.4 below.

i. Variance from Section 3342.08c to reduce the required minimum width of one way driveways serving a parking lot from twenty (20) feet to ten (10) feet.

j. Variance from Sections 3342.13, 3342.15 and 3342.19 to permit any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster to be located on two or more parcels and to permit access to and maneuvering for each parking space, loading space or dumpster to be located on one or more parcels which are not the parcel(s) on which that parking space, loading space or dumpster is located.

k. Variance from Section 3342.11(a) to eliminate the requirement for any interior parking lot landscaping.

l. Variance from Section 3342.09 to eliminate the requirement that a dumpster be screened from view on all sides for each dumpster which is located more than two hundred (200) feet from a Street and for each other dumpster that is substantially screened from all Streets by buildings, landscape materials or a change in grade.

B. Development Standards for Subarea B.

1. Density, Height, Lot and/or Setback commitments.

a. The height district shall be two hundred (200) foot height district, subject to the limitation that, except as provided in the next-following sentence, the maximum heights for all buildings shall be one hundred fifty (150) feet. The height of each part of each building may be increased above one hundred fifty (150) feet by the distance in feet from that part to the public Street right of way line closest to that part.

b. The building setback shall be zero (0) feet along all Streets, except Livingston Avenue along which the building setback shall be ten (10) feet.

c. The parking and maneuvering setback shall be zero (0) feet along all Streets except Parsons Avenue and Livingston Avenue. The parking and maneuvering setback along Parsons Avenue shall be three (3) feet, and the parking and maneuvering setback along Livingston Avenue shall be ten (10) feet, provided that parking

and maneuvering within parking garages may be located at the building setback.

d. No setbacks from side or rear lot lines shall be required, and buildings and other structures shall be permitted to cross parcel boundaries.

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

a. All new curb cuts shall be designed to the specifications of the Division of Transportation.

b. The required number of loading spaces for each type of use shall be determined by aggregating all of the uses of that type located on the Subject Property.

c. The required number of loading spaces for any use may be located off of the parcel(s) on which that use is located so long as such loading spaces are located on the Subject Property.

d. The text of this item is omitted, but the item letter is maintained to preserve cross-reference continuity.

e. The required minimum size of up to thirty percent (30%) of the required off-street parking spaces shall be eight (8) feet by sixteen (16) feet.

f. Subject to the approval of the Division of Transportation, the required widths of drive aisles in parking structures may be reduced to widths less than those provided for in Section 3342.06, Columbus City Codes.

g. The number of off-street parking spaces required for each use referred to in IV.E below will be determined in accordance with IV.E below. The determination of parking spaces available to satisfy off-street parking requirements is subject to the provisions of IV.E below.

h. Subject to the approval of the Division of Transportation, the required minimum width of one way driveways shall be ten (10) feet.

i. Any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster may be located on two or more parcels (that is, part on one parcel

and part on one or more other parcels) within the Subject Property. Access to and maneuvering for any parking space, loading space or dumpster, including any aisle providing such access or maneuvering, may be located on one or more parcels within the Subject Property which are not the parcel(s) on which that parking space, loading space or dumpster is located. The intent of this item i is to permit all of the parcels constituting the Subject Property be treated as a single parcel for the purpose of arranging parking spaces, loading spaces and access to and maneuvering for parking spaces, loading spaces and dumpsters.

j. No parking structure designed to provide parking for uses on any part of the Subject Property east of Parsons Avenue will be located west of Parsons Avenue unless a pedestrian crosswalk, controlled intersection or other improvement for the passage of pedestrians across Parsons Avenue is approved by the Division of Transportation and installed.

3. Buffering, Landscaping, Open Space and/or Screening commitments.

a. No internal parking lot landscaping shall be required.

b. Each loading space shall be screened only if it is located within two hundred (200) feet of a Street and is not substantially screened from that Street by buildings, landscape materials or a change in grade. If such screening is required for a loading space, then it shall be provided to a minimum of seven (7) feet in height and shall be designed to interrupt vision into such loading space from each Street located within two hundred (200) feet of that loading space.

4. Building design and/or Interior-Exterior treatment commitments. N/A

5. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

a. All lighting shall be cut-off type fixtures (downlighting), except that pedestrian and accent lighting and lighting for signs are not required to be cut-off.

b. Light poles shall be no higher than forty (40) feet.

c. Each dumpster shall be screened only if it is located within 200 feet of a Street and is not substantially screened

from that Street by buildings, landscape materials or a change in grade.

6. Graphics and Signage commitments.

a. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

7. Variances. The foregoing development standards for Subarea B effect the following variances; provided, however, that the foregoing development standards shall control over the listing of variances below, and the failure to describe below any variances effected by the foregoing development standards shall not invalidate those standards:

a. Variance from Section 3361.04A to reduce the minimum front, side and rear yard requirements from twenty-five (25) feet to zero (0) feet along all Streets except as follows: (i) any yard parallel and adjacent to Livingston Avenue shall be reduced from twenty-five (25) feet to ten (10) feet; and (ii) all surface parking and maneuvering areas shall be set back a minimum of three (3) feet from Parsons Avenue.

b. Variance from Section 3342.29 to permit the calculation of the number of required loading spaces to be based on the total number of square feet of space on the Subject Property used for each type of use.

c. Variance from Section 3342.13 to permit the required number of loading spaces for any use to be located off of the parcel(s) on which that use is located.

d. The text of this item is omitted, but the item letter is maintained to preserve cross-reference continuity.

e. Variance from Section 3342.19 to reduce the required minimum size of up to thirty percent (30%) of the required off-street parking spaces from nine (9) feet by eighteen (18) feet to eight (8) feet by sixteen (16) feet.

f. Variance from Section 3342.06 to reduce the required widths of drive aisles in parking structures to widths less than those provided in Section 3342.06, subject to the approval of the Division of Transportation.

g. Variance from Section 3342.28 to permit the required number of off-street parking spaces to be the number determined in accordance with IV.E below and to permit the required off-street parking for each use to be located off of the parcel on which that use is located, subject to the provisions of IV.E.4 below.

h. Variance from Section 3342.08c to reduce the required minimum width of one way driveways serving a parking lot from twenty (20) feet to ten (10) feet.

i. Variance from Sections 3342.13, 3342.15 and 3342.19 to permit any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster to be located on two or more parcels and to permit access to and maneuvering for each parking space, loading space or dumpster to be located on one or more parcels which are not the parcel(s) on which that parking space, loading space or dumpster is located.

j. Variance from Section 3342.11(a) to eliminate the requirement for any interior parking lot landscaping.

1. Variance from Section 3342.09 to eliminate the requirement that a dumpster be screened from view on all sides for each dumpster which is located more than two hundred (200) feet from a Street and for each other dumpster that is substantially screened from all Streets by buildings, landscape materials or a change in grade.

C. Development Standards for Subarea C.

1. Density, Height, Lot and/or Setback commitments.

a. Building height

i. The height district for that portion of Subarea C located east of Wager Street shall be the sixty (60) foot height district.

ii. The height district for that portion of Subarea C located west of Wager Street shall be the one hundred ten (110) foot height district, subject to the limitations that (y) for all buildings in that portion of Subarea C except parking garages, the maximum height (measured as provided in Section 3303.08) shall be sixty-eight (68) feet, and (z) for parking garages in that portion of Subarea C, the maximum height (measured to the top of any wall or screening structure for the exposed top deck)

shall be sixty-eight (68) feet, except as follows:

aa. The height to the top of the roof of stairwell enclosures for a parking garage may be seventy-eight (78) feet;

bb. In the fifty-five (55) feet immediately south of the right of way line of Livingston Avenue, the height to the top of the roof of any enclosed area for a parking garage may be one hundred (100) feet, and architectural ornamentation may extend up to a maximum height of one hundred ten (110) feet;

cc. The height of each part of each parking garage may be increased above sixty-eight (68) feet by the distance in feet from that part to the maximum building setback from the public Street right of way line closest to that part;

dd. Along the Denton Alley and Lisle Alley facades of each parking structure, architectural ornamentation may extend up to a height of eighty-two (82) feet; and

ee. The maximum height for any part of a building in Rezoning Area C-20 shall be eighty-two (82) feet.

b. From Parsons Avenue, the minimum building, parking and maneuvering setbacks shall be zero (0) feet and the maximum building, parking and maneuvering setbacks shall be fifteen (15) feet, except that within thirty-five (35) feet of Jackson Street the maximum building, parking and maneuvering setbacks shall be thirty (30) feet.

c. From that part of Jackson Street which is west of Wager Street, the minimum building, parking and maneuvering setback shall be ten (10) feet and the maximum building, parking and maneuvering setback shall be fifteen (15) feet, except that within thirty (30) feet of Parsons Avenue the maximum building, parking and maneuvering setback shall be thirty-five (35) feet.

d. From the west side of Wager Street, the minimum building, parking and maneuvering setback shall be zero (0) feet and the maximum building, parking and maneuvering setback shall be sixteen (16) feet.

e. From that part of the Livingston Avenue which is west of Wager Street, the minimum building, parking and maneuvering setback shall be twenty-five (25) feet and the maximum building, parking and maneuvering setback shall be thirty-five (35) feet, and those setbacks shall be measured from the Livingston Avenue right of way line existing on the date of this Text.

f. From all Streets and parts of Streets, other than Livingston Avenue west of Wager Street, Parsons Avenue, Jackson Street west of Wager Street and the west side of Wager Street, the minimum building setback shall be ten (10) feet.

g. The parking and maneuvering setback shall be ten (10) feet along Livingston Avenue east of Wager Street and three (3) feet along all Streets and parts of Streets other than Livingston Avenue, Parsons Avenue, Jackson Street west of Wager Street and the west side of Wager Street, provided that parking and maneuvering within parking garages may be located at the building setback.

h. No setbacks from side or rear lot lines shall be required, and buildings and other structures shall be permitted to cross parcel boundaries. No setbacks along Denton Alley east of Eighteenth Street shall be required.

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

a. All existing curb cuts being used for vehicular access to any part of the Subject Property on the date of this Text shall be permitted to remain, except that, promptly after the use of any such curb cut for such access is hereafter abandoned, that curb cut shall be removed. All new curb cuts shall be designed to the specifications of the Division of Transportation.

b. The required number of loading spaces for each type of use shall be determined by aggregating all of the uses of that type located on the Subject Property.

c. The required number of loading spaces for any use may be located off of the parcel(s) on which that use is located so long as such loading spaces are located on the Subject Property.

d. Maneuvering for loading spaces shall be permitted in South Seventeenth Street, 18th Street and Heyl Avenue.

e. Subject to the approval of the Division of Transportation, which may be conditioned on providing alternative means of vision, the clear vision triangles provided for in Section 3342.25, Columbus City Codes, are eliminated.

f. The required minimum size of up to thirty percent (30%) of the required off-street parking spaces shall be eight (8) feet by sixteen (16) feet.

g. Subject to the approval of the Division of Transportation, the required widths of drive aisles in parking structures may be reduced to widths less than those provided for in Section 3342.06, Columbus City Codes.

h. The number of off-street parking spaces required for each use referred to in IV.E below will be determined in accordance with IV.E below. The determination of parking spaces available to satisfy off-street parking requirements is subject to the provisions of IV.E below.

i. Subject to the approval of the Division of Transportation, the required minimum width of one way driveways shall be ten (10) feet.

j. Any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster may be located on two or more parcels (that is, part on one parcel and part on one or more other parcels) within the Subject Property. Access to and maneuvering for any parking space, loading space or dumpster, including any aisle providing such access or maneuvering, may be located on one or more parcels within the Subject Property which are not the parcel(s) on which that parking space, loading space or dumpster is located. The intent of this item j is to permit all of the parcels constituting the Subject Property be treated as a single parcel for the purpose of arranging parking spaces, loading spaces and access to and maneuvering for parking spaces, loading spaces and dumpsters.

3. Buffering, Landscaping, Open Space and/or Screening commitments.

a. Internal parking lot landscaping for each parking lot may be located at the perimeter of that parking lot, except that internal parking lot landscaping for any parking lot located on Rezoning Area C-12 or C-13 of the Subject Property shall be installed as required by Section 3342.11, Columbus City Codes. No internal parking lot landscaping shall be required for parking located in or on any parking structure.

b. Each loading space shall be screened to a minimum of seven (7) feet in height, with such screening being so designed as to interrupt vision into such loading space from adjacent Streets

and adjacent private properties which are not part of the Subject Property.

4. Building design and/or Interior-Exterior treatment commitments. N/A

5. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

a. All lighting shall be cut-off type fixtures (downlighting), except that pedestrian and accent lighting and lighting for signs are not required to be cut-off.

b. Light poles shall be no higher than twenty-two (22) feet. For light poles which are ground mounted, that height shall be measured from the surrounding grade. For light poles which are mounted on a parking garage, that height shall be measured from the level of the floor to be lighted by the lights.

c. Search lights shall be prohibited.

6. Graphics and Signage commitments.

a. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

7. Miscellaneous commitments. The provisions of the Parsons Avenue Urban Commercial Overlay shall apply to the portion of Subarea C located west of Wager Street, except to the extent that conflicting provisions are set forth above in IV.C and except as follows:

a. For any parking garage, no main entrance door shall be required along the Parsons Avenue frontage.

b. Along Parsons Avenue, Jackson Street and Wager Street, except the portion of Wager Street that is within fifty-five (55) feet of Livingston Avenue, that part of a parking garage which is more than twenty (20) feet above grade shall not be required to comply with Section 3372.611B, and a parking garage shall not be required to comply with Section 3372.611B along Livingston Avenue or that part of Wager Street located within fifty-five (55) feet of Livingston Avenue.

c. For any parking garage, compliance with Sections 3372.611C and D shall not be required.

d. To the extent that a parking garage falls within the definition of parking lot, a parking garage shall not be required to comply with Section 3372.611I, but the parking spaces within the parking garage shall be screened, except at vehicle entrances and exits, from all abutting public Streets (aa) on the first level to the full height of the vehicles by one or a combination of a solid wall or an ornamental metal grill providing at least sixty (60) percent capacity when viewed head-on and (bb) on each other level by one or a combination of the following to a height of not less than forty-two (42) inches above floor level: solid wall; ornamental metal grill providing at least sixty (60) percent capacity when viewed head-on; louvered panel providing sixty (60) percent opacity when viewed head-on; and metal mesh panel providing at least sixty (60) percent opacity when viewed head-on.

8. Variances. The foregoing development standards for Subarea C effect the following variances; provided, however, that the foregoing development standards shall control over the listing of variances below, and the failure to describe below any variances effected by the foregoing development standards shall not invalidate those standards:

a. Variance from Section 3361.04B to increase the height district for that portion of Subarea C located west of Wager Street from thirty-five (35) feet to one hundred ten (110) feet, subject to the height limitations in IV.C.1.a.ii above.

b. Variance from Section 3372.609 to increase the maximum building setback from Parsons Avenue from ten (10) feet to fifteen (15) feet, except within thirty-five (35) feet of Jackson Street where the maximum building setback shall be increased from ten (10) feet to thirty (30) feet, and to reduce the minimum parking and maneuvering setback from Parsons Avenue from five (5) feet to zero (0) feet.

c. Variance from Section 3372.609 to increase the maximum building setback from ten (10) feet to fifteen (15) feet along that part of Jackson Street which is west of Wager Street, except within thirty (30) feet of Parsons Avenue where the maximum building setback shall be increased from ten (10) feet to thirty-five (35) feet.

d. Variance from Section 3372.609 to increase the maximum building setback from ten (10) feet to sixteen (16) feet along the west side of Wager Street, and to reduce the minimum parking

and maneuvering setback from Wager Street from five (5) feet to zero (0) feet.

e. Variance from Section 3372.609 to increase the maximum building setback from ten (10) feet to thirty-five (35) feet along Livingston Avenue west of Wager Street, and to measure all setbacks from Livingston Avenue from the right of way line of Livingston Avenue existing as of the date of this Text.

f. Variance from Section 3361.04A to reduce the minimum front yard requirements from twenty-five (25) feet to ten (10) feet for that part of Subarea C extending east from the east side of Wager Street except as follows: (i) surface parking and maneuvering areas may extend up to seven (7) feet into the required front yards parallel and adjacent to all Streets except Livingston Avenue; and (ii) the minimum requirement for any front yard parallel and adjacent to a public right of way which is not a Street is reduced from twenty-five (25) feet to zero (0) feet.

g. Variance from Section 3361.04A to reduce the minimum side and rear yard requirements from twenty-five (25) feet to zero (0) feet, except that the minimum requirement for any such side or rear yard which is parallel and adjacent to a Street shall only be reduced to the extent provided for front yards in IV.C.8.g above and shall not be reduced in any way which would reduce the minimum setbacks provided for in IV.C.1.b, c, d and e above.

h. Variance from Section 3342.29 to permit the calculation of the number of required loading spaces to be based on the total number of square feet of space on the Subject Property used for each type of use.

i. Variance from 3342.13 to permit the required number of loading spaces for any use to be located off of the parcel(s) on which that use is located.

j. Variance from Section 3342.15 to permit maneuvering for loading spaces in South Seventeenth Street, 18th Street and Heyl Avenue.

k. Variance from Section 3342.25 to eliminate all required clear vision triangles, subject to the approval of the Division of Transportation.

l. Variance from Section 3342.19 to reduce the required minimum size of up to thirty percent (30%) of the required off-

street parking spaces from nine (9) feet by eighteen (18) feet to eight (8) feet by sixteen (16) feet.

m. Variance from Section 3342.06 to reduce the required widths of drive aisles in parking structures to widths less than those provided in Section 3342.06, subject to the approval of the Division of Transportation.

n. Variance from Section 3342.28 to permit the required number of off-street parking spaces to be the number determined in accordance with IV.E below and to permit the required off-street parking for each use to be located off of the parcel on which that use is located, subject to the provisions of IV.E.4 below.

o. Variance from Section 3342.08c to reduce the required minimum width of one way driveways serving a parking lot from twenty (20) feet to ten (10) feet.

p. Variance from Sections 3342.13, 3342.15 and 3342.19 to permit any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster to be located on two or more parcels and to permit access to and maneuvering for each parking space, loading space or dumpster to be located on one or more parcels which are not the parcel(s) on which that parking space, loading space or dumpster is located.

q. Variance from Section 3342.11(a) to permit internal parking lot landscaping for each parking lot to be located at the perimeter of that parking lot, except for any parking lot located in Rezoning Area C-12 or C-13 of the Subject Property.

r. Variance from 3372.611A to eliminate the required main entrance door along the Parsons Avenue frontage for any parking garage.

s. Variance from 3372.611B to eliminate the requirement that any portion of a parking garage building frontage more than twenty (20) feet above grade along Parsons Avenue, the west side of Wager Street and Jackson Street west of Wager Street, except the portion of Wager Street that is within fifty-five (55) feet of Livingston Avenue, be required to include vertical piers or other vertical visual elements otherwise required by that Section, and to eliminate the requirement that any part of a parking garage building frontage along Livingston Avenue or that part of the west side of Wager Street located within fifty-five (55) feet of Livingston Avenue be required to include vertical

piers or other vertical visual elements otherwise required by that Section.

t. Variance from Sections 3372.611C and D to eliminate the requirement that any parking garage located west of Wager Street include the windows otherwise required by those Sections.

u. Variance from Section 3371.611I to eliminate the requirement that any parking garage located west of Wager Street include screening otherwise required by that Section, subject to the requirement that any such parking garage must include the screening required by IV.C.7.b.iv above.

D. Development Standards for Subarea D.

1. Density, Height, Lot and/or Setback commitments.

a. The thirty-five (35) foot height district shall apply, subject to the limitation set forth in the next-following sentence. Any portion of any building or structure which is more than thirty-five (35) feet in height pursuant to Section 3309.142, Columbus City Codes, or any successor provision, must be located a distance from the right-of-way line of the Alley (as hereinafter defined) equal to the number of feet (and any fraction thereof) by which the height of that portion exceeds thirty-five (35) feet. "Alley" means the north-south alley between South Eighteenth Street and Carpenter Street.

b. The building setback shall be zero (0) feet along all Streets, except Livingston Avenue along which the building setback shall be ten (10) feet.

c. The parking and maneuvering setback shall be zero (0) feet along all Streets, except Livingston Avenue along which that setback shall be ten (10) feet, provided that parking and maneuvering within parking garages may be located at the building setback.

d. No setbacks from side or rear lot lines shall be required, and buildings and other structures shall be permitted to cross parcel boundaries.

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

a. All existing curb cuts being used for vehicular access to any part of the Subject Property on the date of this Text shall be permitted to remain, except that, promptly after the use of

any such curb cut for such access is hereafter abandoned, that curb cut shall be removed. All new curb cuts shall be designed to the specifications of the Division of Transportation.

b. The required number of loading spaces for each type of use shall be determined by aggregating all of the uses of that type located on the Subject Property.

c. The required number of loading spaces for any use may be located off of the parcel(s) on which such use is located so long as such loading spaces are located on the Subject Property.

d. Maneuvering for loading spaces shall be permitted in the rights-of-way of Stone Avenue and Newton Avenue.

e. Subject to the approval of the Division of Transportation, which may be conditioned on providing alternative means of vision, the clear vision triangles provided for in Section 3342.25, Columbus City Codes, are eliminated.

f. The required minimum size of up to thirty percent (30%) of the required off-street parking spaces shall be eight (8) feet by sixteen (16) feet.

g. Subject to the approval of the Division of Transportation, the required widths of drive aisles in parking structures may be reduced to widths less than those provided for in Section 3342.06, Columbus City Codes.

h. The number of off-street parking spaces required for each use referred to in IV.E below will be determined in accordance with IV.E below. The determination of parking spaces available to satisfy off-street parking requirements is subject to the provisions of IV.E below.

i. Subject to the approval of the Division of Transportation, the required minimum width of one way driveways shall be ten (10) feet.

j. Any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster may be located on two or more parcels (that is, part on one parcel and part on one or more other parcels) within the Subject Property. Access to and maneuvering for any parking space, loading space or dumpster, including any aisle providing such access or maneuvering, may be located on one or more parcels

within the Subject Property which are not the parcel(s) on which that parking space, loading space or dumpster is located. The intent of this item j is to permit all of the parcels constituting the Subject Property be treated as a single parcel for the purpose of arranging parking spaces, loading spaces and access to and maneuvering for parking spaces, loading spaces and dumpsters.

3. Buffering, Landscaping, Open Space and/or Screening commitments.

a. Internal parking lot landscaping for each parking lot may be located at the perimeter of that parking lot. No internal parking lot landscaping shall be required for parking located in or on any parking structure.

b. Each loading space shall be screened to a minimum of seven (7) feet in height, with such screening being so designed as to interrupt vision into such loading space from adjacent Streets and adjacent private properties which are not part of the Subject Property.

4. Building design and/or Interior-Exterior treatment commitments. N/A

5. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

a. All lighting shall be cut-off type fixtures (downlighting), except that pedestrian and accent lighting and lighting for signs are not required to be cut-off.

b. Light poles shall be no higher than twenty-two (22) feet.

c. Search lights shall be prohibited.

6. Graphics and Signage commitments.

a. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

7. Miscellaneous commitments. Except as otherwise provided in this IV.D., development on each parcel in Subarea D shall comply with all applicable provisions of the Columbus City Codes governing that parcel.

8. Variances. The foregoing development standards for Subarea D effect the following variances; provided, however, that the foregoing development standards shall control over the listing of variances below, and the failure to describe below any variances effected by the foregoing development standards shall not invalidate those standards:

a. Variance from Section 3361.04A to reduce the minimum front, side and rear yard requirements from twenty-five feet to zero (0) feet except that the minimum requirements for any front, side or rear yards parallel and adjacent to Livingston Avenue are reduced from twenty-five (25) feet to ten (10) feet.

b. Variance from Section 3342.29 to permit the calculation of the number of required loading spaces to be based on the total number of square feet of space on the Subject Property used for each type of use.

c. Variance from Section 3342.13 to permit the required number of loading spaces for any use to be located off of the parcel(s) on which that use is located.

d. Variance from Section 3342.15 to permit maneuvering for loading spaces in the rights-of-way of Stone Avenue and Newton Avenue.

e. Variance from Section 3342.25 to eliminate all required clear vision triangles, subject to the approval of the Division of Transportation.

f. Variance from Section 3342.19 to reduce the required minimum size of up to thirty percent (30%) of the required off-street parking spaces from nine (9) feet by eighteen (18) feet to eight (8) feet by sixteen (16) feet.

g. Variance from Section 3342.06 to reduce the required widths of drive aisles in parking structures to widths less than those provided in Section 3342.06, subject to the approval of the Division of Transportation.

h. Variance from Section 3342.28 to permit the required number of off-street parking spaces to be the number determined in accordance with IV.E below and to permit the required off-street parking for each use to be located off of the parcel on which that use is located, subject to the provisions of IV.E.4 below.

i. Variance from Section 3342.08c to reduce the required minimum width of one way driveways serving a parking lot from twenty (20) feet to ten (10) feet.

j. Variance from Sections 3342.13, 3342.15 and 3342.19 to permit any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster to be located on two or more parcels and to permit access to and maneuvering for each parking space, loading space or dumpster to be located on one or more parcels which are not parcel(s) on which that parking space, loading space or dumpster is located.

k. Variance from Section 3342.11(a) to permit internal parking lot landscaping for each parking lot to be located at the perimeter of that parking lot.

E. Parking Requirements.

1. To the extent that the following uses are located on the Subject Property, the following shall be the parking requirements for those uses:

a. Hospital - 2.5 parking spaces per licensed hospital bed for which the hospital is then licensed. For the purpose of this calculation, "hospital" shall include all uses and space typically included in a large, urban, in-patient hospital providing some services to outpatients in facilities regularly utilized for in-patients, including, without limitation, in-patient rooms, hospital pharmacy, clinical laboratory, physical therapy, radiology, in-patient surgery suites, respiratory therapy department, emergency department, G.I. laboratory, MRI unit, CT unit, dialysis unit, water supply, sleeping quarters for interns and residents, records department, chapel, gift shop, cafeteria, medical reference library, administrative offices, morgue, environmental services department, storage, maintenance shops and fueling station.

b. Outpatient/Day Surgery Clinic - one (1) parking space for each two hundred fifty (250) square feet of gross floor area.

c. Research Facility - one and three-quarters (1.75) parking spaces for each one thousand (1,000) square feet of gross floor area.

d. Meeting/Conference Facility - one (1) parking space for each fifty (50) square feet of gross floor area of meeting room

area. Zero (0) parking spaces shall be required for lobby area, corridors, restrooms and other space ancillary to those meeting rooms.

e. Sleeping quarters (including, but not limited to, houses and apartments) which are not part of a hospital (as described in IV.E.1.a above) or part of a facility described in IV.E.1.f below, - one (1) parking space for every three (3) beds provided in such sleeping quarters.

f. Living quarters for use of families of patients - zero (0) parking spaces shall be required.

g. General mechanical rooms and facilities used for the generation of steam, hot water or chilled water or for electrical substation or transformer - zero (0) parking spaces shall be required.

h. Corridors and atria utilized as connections between buildings - zero (0) parking spaces shall be required.

i. Vacated space, regardless of the use for which the same shall have been constructed - zero (0) parking spaces shall be required.

2. For the purpose of determining satisfaction of the off-street parking requirements for the Subject Property, each Qualifying Space (as hereinafter defined) shall be deemed to be located on the Subject Property. Anything in the immediately preceding sentence or IV.E.4 below to the contrary notwithstanding, each Qualifying Space shall be counted toward the off-street parking requirements for only those uses specified by Nationwide Children's Hospital. As used herein: (a) "Qualifying Street" means (i) Mooberry Street between Parsons Avenue and South Eighteenth Street, and (ii) South Eighteenth Street between Mooberry Street and Livingston Avenue; (b) "Qualifying Areas" means those portions of the curb lanes of Qualifying Streets in which parking is permitted including, without limitation, designated loading zones and metered parking areas; and (c) "Qualifying Space" means each parking space located in Qualifying Area. For the purpose of determining the number of parking spaces in the Qualifying Areas: (A) in each Qualifying Area in which the parking spaces are designated by striping, parking meters or otherwise, the number of parking spaces will be the number of parking spaces so designated; (B) in each Qualifying Area consisting of a designated loading zone in which parking spaces are not designated, the number of parking spaces will be one (1) parking space for each twenty-

five (25) feet of length of that loading zone; and (C) in each other Qualifying Area, the number of parking spaces will be one (1) parking space for each twenty-three (23) feet of length of that Qualifying Area.

3. For the purpose of determining the number of parking spaces available on the Subject Property during the construction of any improvement on any portion of the Subject Property, the number of parking spaces located on that portion immediately before the commencement of construction of that improvement shall not be deemed to have been removed from that portion of the Subject Property until completion of that improvement.

4. Subject to the limitation set forth in the next-following sentence, off-street parking spaces required for any use may be located off of the parcel(s) on which that use is located so long as such parking spaces are located on the Subject Property. Parking spaces required for any use may be located on a parcel or parcels not owned by the owner of the parcel(s) on which that use is located only if the owner(s) or lessee(s) of the parcel(s) on which such parking spaces are located consent(s) thereto.

5. Subject to the limitation set forth in the next-following sentence, at any time that Fulton Street Property (defined in IV.E.6 below) includes a provision substantially the same as IV.E.6 below with the Fulton Street Property and the Subject Property reversed, off-street parking spaces required for any use on the Subject Property may be located on the Fulton Street Property.

6. Off-street parking spaces located on the Subject Property shall be used solely for the uses located on the Subject Property and for the uses located on the real property that is, from time to time, subject to Ordinance No. 0986-2007 and any amendments to or replacements of that Ordinance (the "Fulton Street Property"). As a part of any zoning clearance for development (other than parking) on the Subject Property, the property owner shall establish that both of the following will be satisfied: (a) the number of off-street parking spaces required by this text for all of the uses on the Subject Property and (b) the number of off-street parking spaces required by Ordinance No. 0986-2007, as then amended or replaced, for the Fulton Street Property.

V. **ADDITIONAL PROPERTY/AMENDMENTS:**

A. Addition of Property. From time to time, one or more properties may be added to any Subarea or Subareas (although each property may be added to only one Subarea), with the effect described below, by rezoning only that additional property, regardless of whether that additional property is contiguous to the Subarea to which it is added and regardless of whether each property included in such a rezoning is contiguous to any other property included in the same application, provided that each rezoning of such additional property complies with the requirements of the next sentence. Any such rezoning must be to the CPD, Commercial Planned Development District, and must include a commercial planned development text (an "Addition Text") which (1) refers to this Text by case number, (2) states the Subarea to which each property so rezoned is added, (3) states that each property so rezoned is subject to the provisions of this Text affecting that Subarea in the same manner and to the same extent as if that property had been part of that Subarea and the Subject Property at the time of this rezoning, and (4) sets forth the permitted uses in and development standards for each Subarea to which property so rezoned is added. Any rezoning of additional property which satisfies the requirements of the preceding sentence shall be effective to make each additional property so rezoned part of the applicable Subarea and the Subject Property for all purposes of this Text, both those affecting that Subarea and those affecting other Subareas.

B. Amendment of Subarea Provisions. The provisions of this Text relating to one or more, but not all, of the Subareas may be amended, with the effect described below, by rezoning only that Subarea or those Subareas, provided that that rezoning complies with the requirements of the next sentence. Any such rezoning must be to the CPD, Commercial Planned Development District, and must include a commercial planned development text (an "Amending Text") which (1) refers to this Text, (2) sets forth the permitted uses in and development standards for the Subarea or Subareas for which such amendments are made, as such permitted uses or development standards are thereby amended, and (3) states that the applicable Subarea(s) remain part of the Subject Property under and for the purposes of this Text, as amended by that Amending Text, and are subject to the provisions of this Text affecting that Subarea, as amended by that Amending Text. Any such rezoning of one or more Subareas shall be effective to make the Subarea(s) so rezoned subject to this Text, as amended by the applicable Amending Text, without removing such Subarea(s) from the Subject Property under and for the purposes of this Text, as amended by that Amending Text, or in any way affecting the other provisions of this Text.

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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 and modify any more restrictive provision of the Columbus City Codes.

Jill S. Tangeman

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: Commercial Planned Development District

PROPERTY ADDRESS: 700 Children's Drive, Columbus, Ohio 43205

OWNERS: Nationwide Children's Hospital (fka The Children's Hospital), Nationwide Children's Hospital Foundation (fka The Children's Hospital Foundation), Research Institute at Nationwide Children's Hospital (fka Children's Research Institute and Children's Hospital Research Foundation), Childhood League, Inc., CHACC Office Condo Partnership, Mary C. Hart, KT Partners, PEDO-URO Realty Ltd, and Children's Orthopedic Medical Center, L.L.C.

APPLICANT: Nationwide Children's Hospital

DATE OF TEXT: ~~November 13, 2008~~ February 28, 2011

APPLICATION NUMBER: ~~348-037~~

I. **INTRODUCTION:** The property consists of four subareas which, together, contain a total of approximately ~~52.65~~ 53.28 acres (the "Subject Property"). Subarea A consists of approximately 27.228 acres within the area bounded by Livingston Avenue, Parsons Avenue, Mooberry Street, South Eighteenth Street and Livingston Park. Subarea B consists of approximately 13.130 acres within the area bounded by Parsons Avenue, Livingston Avenue, Africentric High School and I-70. Subarea C consists of approximately ~~7.446~~ 7.752 acres contained in various parcels located south of Livingston Avenue between Heyl Avenue and Parsons Avenue. Subarea D consists of a total of approximately 4.591 acres contained in various parcels located within the area bounded by Livingston Avenue, South Eighteenth Street, Mooberry Street and the north-south alley between South Eighteenth Street and Carpenter Street. The site plan entitled "NCH CAMPUS ZONING," signed by ~~Daniel H. Schoedinger~~ Jill S. Tangeman and dated ~~October 15, 2008~~ February 28, 2011, is incorporated into this zoning for the purposes of schematically showing the Subareas, the parking and building setbacks and the height districts. ~~Also filed with this application are drawings entitled "NCH 15-14-2008 locator" and "NCH Schematic Height Example," both signed by Daniel H. Schoedinger and dated October 15, 2008, and both of which are filed only as examples of possible development on the Subject Property and are not binding upon the Applicant or the Subject Property.~~

All of the Subject Property, except approximately 2.715 acres of Subarea A, approximately 11.186 acres of Subarea B and approximately 0.636406 acres of Subarea C, was rezoned to the Commercial Planned Development District in Case No. ~~Z08-037205-087~~

(Ordinance No. ~~1828-20080827-2006~~). This Application makes only the following four substantive changes to the zoning established in Case No. ~~Z05-087~~:

- ~~1. Combines former Subarea A, the part of former Subarea B east of Parsons Avenue and the former rights of way of Children's Drive, Ann Street north of Livingston Avenue and Children's Drive West and removes recently dedicated right of way to create new Subarea A with the same permitted uses and substantially the same development standards as the former Subareas A and B.~~
- ~~2. Combines the part of former Subarea B west of Parsons Avenue with the remainder of the property bounded by Parsons Avenue, Livingston Avenue, Africentric School and I-76 to create new Subarea B with permitted uses and development standards.~~
- ~~3. Removes recently dedicated right of way and adds .636406 acres (0.406 acres to Subarea C along Livingston Avenue. to fill in gaps in Subarea C.~~
- ~~4. Permits parking space on the Subject Property which are in excess of code required parking for the Subject Property to be counted as code required parking for Applicant's property located at the intersection of South Eighteenth Street and Fulton Street and vice versa.~~

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All other substantive terms and conditions of the zoning established by Case No. ~~Z08-037 205-087~~ remain unchanged.

The requested zoning classification is consistent with existing city zoning in this areathe pending update to the Near Southside Plan.

The subject real property falls within the jurisdiction of the Columbus Southside Area Commission, Livingston Park Neighborhood Improvement Association, Council of South Side Organization and Southern Orchards Civic Association.

II. SECTION 3361.03(d) REPORT:

A. Natural environment: The Subject Property is essentially flat and contains no wetlands or streams. The only vegetation is street trees and landscaping which have been provided in connection with the existing development of the property. Storm water drainage for all of the property is provided by existing City storm sewers.

B. Existing land uses: The Subject Property is developed with a number of buildings and parking facilities used as Nationwide Children's Hospital, related medical research facilities and related medical offices and facilities. Subarea C also contains older houses which may be removed and redeveloped with uses permitted by this Text. Subarea B is developing with higher density, medium-to-high rise buildings as also contains an older strip shopping center and fast food restaurant which will be demolished and redeveloped with uses permitted by this Text. The Subject Property also contains a building used by Childhood League.

C. Transportation and circulation facilities: The Subject Property is located at an exit from I-70, which is located immediately north of the Subject Property across Mooberry Street. Livingston Avenue, an arterial street, runs through the Subject Property in an east-west direction. Parsons Avenue, another arterial street, runs north-south through the Subject Property. Various other local streets and alleys run through or adjacent to the Subject Property. All of the streets have sidewalks. Both Livingston Avenue and Parsons Avenue are on bus lines having bus stops at or near the Subject Property.

D. Visual form of the environment: Subarea A is now developed with a very high density, high rise urban complex, including a hospital, a heliport, a medical research facility, related doctors' offices, a medical education facility, large parking garages and surface parking. It is anticipated that that development pattern will continue in Subarea A and that the surface parking in Subarea A will, over time, be redeveloped with a high density, medium-to-high rise development similar to that now located in Subarea A. Subarea B is developing as described in II.B above. It is anticipated that Subarea B will be redeveloped with higher density, higher rise facilities related to the hospital and research uses in Subarea A, along with retail commercial uses. Subarea C is developed with surface parking facilities, the Center for Child and Family Advocacy, the new Ronald McDonald House, a parking garage, parking lots and a few older houses. Subarea D is developed

with surface parking facilities and low rise, low density development of facilities related to the hospital/medical uses located in Subarea A, including the Childhood League facility. It is anticipated that, over time, Subareas C and D will be redeveloped with high density, medium rise facilities related to the hospital/medical uses located in Subarea A and parking.

E. View and visibility: Visibility at intersections is good for the urban environment in which the Subject Property is located and is compatible with the speed limits on the various streets in and surrounding the Subject Property. Visibility at intersections of driveways with public streets does not in all instances currently include, and is not in all instances anticipated to include, the 10 foot clear vision triangle. This Text permits the omission of the clear vision triangle at future driveways onto less traveled streets within or adjacent to the Subject Property, but only with the approval of the Division of Transportation.

F. Proposed development: It is anticipated that the Subject Property will be developed and redeveloped with a combination of the following: a hospital and related facilities; facilities for medical- and health-related uses; facilities oriented toward providing uses for the convenience or comfort of the staff and clientele of the foregoing uses; other office uses; and, in Subarea B, retail commercial facilities. Because the Subject Property is in a fully-developed urban location public infrastructure improvements are in place although some street and utility improvements will be needed in connection with the full development and redevelopment of the Subject Property. Many street and utility improvements have been made, and others are planned.

G. Behavior patterns: The principal use of the Subject Property is a hospital and related support uses. The Subject Property also includes a medical research facility, a medical office building, an outpatient surgery center and a medical education facility. The hospital operates 24-hours a day seven days a week, although the more intensive activity is during the daytime. The other activities operate primarily during normal business hours. Approximately 85% of the staff utilizes private vehicles for transportation to and from the Subject Property, while approximately 15% utilize public transportation. Most of the patients utilize private vehicles for transportation to and from the Subject Property, and it is assumed that some small percentage utilize public transportation.

H. Emissions: Light emitted from the Subject Property is currently and will be directed down by virtue of cut-off (downlighting) fixtures, except that some pedestrian lighting, accent lighting and lighting for signs is not cut-off lighting. It is anticipated that the types and levels of light emissions from Subarea A will continue to be similar to the current light emissions existing in Subarea A. The types and levels of light emissions in Subarea B will be consistent with the light emissions existing in Subarea A. It is anticipated that, over time, the types and levels of light emissions in Subarea C and D will be consistent with the uses of high density, medium rise facilities related to the medical/hospital uses located in Subarea A. The principal sound emissions will be: the sound of motor vehicles being operated by both employees and visitors to the Subject Property; the sound of HVAC equipment; and the intermittent sounds of emergency helicopters and emergency vehicles. Types and levels of sound emissions from the Subject Property are anticipated to continue to be consistent with the current sound emissions existing on the Subject Property. There currently is, and it is anticipated that there will be, negligible dust (except such dust as is typically generated by demolition and construction projects in which all dust control measures required by law are employed) and odor emissions from the Subject Property.

III. PERMITTED USES:

A. All uses permitted by Columbus City Codes Sections 3349.03, 3353.03, hotels, parking lots and garages and all other uses listed in the Columbus City Codes as being permitted in the I or C-2 zoning district.

B. To the extent not otherwise permitted in III.A above, all uses permitted by Columbus City Codes Sections 3351.03, 3355.03 and 3356.03 and all other uses listed in the Columbus City Codes as being permitted in the C-1, C-3 or C-4 zoning district, subject to the following:

1. The uses otherwise permitted in this sentence shall not be permitted in Subarea D;

2. A "Ronald McDonald House" or similar facility for housing families of hospital patients shall be permitted in Subarea C; and

3. Each use permitted by this sentence must be a medical- or health-related use or a use oriented primarily toward providing for the convenience or comfort of the staff or clientele of the

uses permitted by III.A above, except that the limitation in this item 3 shall not apply to Subarea B.

C. Uses listed in the Columbus City Codes as special or conditional uses in I, C-1, C-2, C-3 or C-4 zoning district are special or conditional uses for the Subject Property, except the special or conditional uses in C-1, C-3 and C-4 zoning district are not special or conditional uses for Subarea D.

D. Each use which is accessory to a principle use, building or structure may be located off of the parcel(s) on which such principle use, building or structure is located.

E. Billboards are prohibited.

IV. DEVELOPMENT STANDARDS:

A. Development Standards for Subarea A.

1. Density, Height, Lot and/or Setback commitments.

a. The height district shall be two hundred (200) foot height district, and the height of each part of each building may be increased above two hundred (200) feet by the distance in feet from that part to the public Street right of way line closest to that part.

b. The building setback shall be zero (0) feet along Mooberry Street, South Eighteenth Street and Parsons Avenue and ten (10) feet along Livingston Avenue.

c. The parking and maneuvering setback shall be zero (0) feet along Mooberry Street and South Eighteenth Street, ten (10) feet along Livingston Avenue and three (3) feet along Parsons Avenue.

d. No setbacks from side or rear lot lines shall be required, and buildings and other structures shall be permitted to cross parcel boundaries, except that buildings shall be set back a minimum of fifty-five(55) feet from Livingston Park.

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

a. All existing curb cuts being used for vehicular access to any part of the Subject Property on the date of this Text shall be permitted to remain, except that, promptly after the use of any such curb cut for such access is hereafter abandoned, that

curb cut shall be removed. All new curb cuts shall be designed to the specifications of the Division of Transportation.

b. The required number of loading spaces for each type of use shall be determined by aggregating all of the uses of that type located on the Subject Property.

c. The required number of loading spaces for any use may be located off of the parcel(s) on which that use is located so long as such loading spaces are located on the Subject Property.

d. Maneuvering for loading spaces shall be permitted in the right-of-way of Mooberry Street.

e. Subject to the approval of the Division of Transportation, which may be conditioned on providing alternative means of vision, the clear vision triangles provided for in Section 3342.25, Columbus City Codes, are eliminated.

f. The required minimum size of up to thirty percent (30%) of the required off-street parking spaces shall be eight (8) feet by sixteen (16) feet.

g. Subject to the approval of the Division of Transportation, the required widths of drive aisles in parking structures may be reduced to widths less than those provided for in Section 3342.06, Columbus City Codes.

h. The number of off-street parking spaces required for each use referred to in IV.E below will be determined in accordance with IV.E below. The determination of parking spaces available to satisfy off-street parking requirements is subject to the provisions of IV.E below.

i. Subject to the approval of the Division of Transportation, the required minimum width of one way driveways shall be ten (10) feet.

j. Any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster may be located on two or more parcels (that is, part on one parcel and part on one or more other parcels) within the Subject Property. Access to and maneuvering for any parking space, loading space or dumpster, including any aisle providing such access or maneuvering, may be located on one or more parcels within the Subject Property which are not the parcel(s) on which

that parking space, loading space or dumpster is located. The intent of this item j is to permit all of the parcels constituting the Subject Property be treated as a single parcel for the purpose of arranging parking spaces, loading spaces and access to and maneuvering for parking spaces, loading spaces and dumpsters.

3. Buffering, Landscaping, Open Space and/or Screening commitments.

a. No internal parking lot landscaping shall be required.

b. Each loading space shall be screened only if it is located within two hundred (200) feet of a Street (each public right-of-way 35 feet or more in width) and is not substantially screened from that Street by buildings, landscape materials or a change in grade. If such screening is required for a loading space, then it shall be provided to a minimum of seven (7) feet in height and shall be designed to interrupt vision into such loading space from each Street located within two hundred (200) feet of that loading space.

4. Building design and/or Interior-Exterior treatment commitments. N/A

5. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

a. All lighting shall be cut-off type fixtures (downlighting), except that pedestrian and accent lighting and lighting for signs are not required to be cut-off.

b. Light poles shall be no higher than forty (40) feet.

c. Each dumpster shall be screened only if it is located within 200 feet of a Street and is not substantially screened from that Street by buildings, landscape materials or a change in grade.

6. Graphics and Signage commitments.

a. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

7. Variances. The foregoing development standards for Subarea A effect the following variances; provided, however, that the

foregoing development standards shall control over the listing of variances below, and the failure to describe below any variances effected by the foregoing development standards shall not invalidate those standards:

a. Variance from Section 3361.04A to reduce the minimum front, side and rear yard requirements from twenty-five (25) feet to zero (0) feet, except that the variance for above-ground buildings shall be from twenty-five (25) feet to ten (10) feet along Livingston Avenue.

b. Variance from Section 3342.29 to permit the calculation of the number of required loading spaces to be based on the total number of square feet of space on the Subject Property used for each type of use.

c. Variance from Section 3342.13 to permit the required number of loading spaces for any use to be located off of the parcel(s) on which that use is located.

d. Variance from Section 3342.15 to permit maneuvering for loading spaces in the right-of-way of Mooberry Street.

e. Variance from Section 3342.25 to eliminate all required clear vision triangles, subject to the approval of the Division of Transportation.

f. Variance from Section 3342.19 to reduce the required minimum size of up to thirty percent (30%) of the required off-street parking spaces from nine (9) feet by eighteen (18) feet to eight (8) feet by sixteen (16) feet.

g. Variance from Section 3342.06 to reduce the required widths of drive aisles in parking structures to widths less than those provided in Section 3342.06, subject to the approval of the Division of Transportation.

h. Variance from Section 3342.28 to permit the required number of off-street parking spaces to be the number determined in accordance with IV.E below and to permit the required off-street parking for each use to be located off of the parcel on which that use is located, subject to the provisions of IV.E.4 below.

i. Variance from Section 3342.08c to reduce the required minimum width of one way driveways serving a parking lot from twenty (20) feet to ten (10) feet.

j. Variance from Sections 3342.13, 3342.15 and 3342.19 to permit any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster to be located on two or more parcels and to permit access to and maneuvering for each parking space, loading space or dumpster to be located on one or more parcels which are not the parcel(s) on which that parking space, loading space or dumpster is located.

k. Variance from Section 3342.11(a) to eliminate the requirement for any interior parking lot landscaping.

l. Variance from Section 3342.09 to eliminate the requirement that a dumpster be screened from view on all sides for each dumpster which is located more than two hundred (200) feet from a Street and for each other dumpster that is substantially screened from all Streets by buildings, landscape materials or a change in grade.

B. Development Standards for Subarea B.

1. Density, Height, Lot and/or Setback commitments.

a. The height district shall be two hundred (200) foot height district, subject to the limitation that, except as provided in the next-following sentence, the maximum heights for all buildings shall be one hundred fifty (150) feet. The height of each part of each building may be increased above one hundred fifty (150) feet by the distance in feet from that part to the public Street right of way line closest to that part.

b. The building setback shall be zero (0) feet along all Streets, except Livingston Avenue along which the building setback shall be ten (10) feet.

c. The parking and maneuvering setback shall be zero (0) feet along all Streets except Parsons Avenue and Livingston Avenue. The parking and maneuvering setback along Parsons Avenue shall be three (3) feet, and the parking and maneuvering setback along Livingston Avenue shall be ten (10) feet, provided that parking and maneuvering within parking garages may be located at the building setback.

d. No setbacks from side or rear lot lines shall be required, and buildings and other structures shall be permitted to cross parcel boundaries.

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

a. All new curb cuts shall be designed to the specifications of the Division of Transportation.

b. The required number of loading spaces for each type of use shall be determined by aggregating all of the uses of that type located on the Subject Property.

c. The required number of loading spaces for any use may be located off of the parcel(s) on which that use is located so long as such loading spaces are located on the Subject Property.

d. The text of this item is omitted, but the item letter is maintained to preserve cross-reference continuity.

e. The required minimum size of up to thirty percent (30%) of the required off-street parking spaces shall be eight (8) feet by sixteen (16) feet.

f. Subject to the approval of the Division of Transportation, the required widths of drive aisles in parking structures may be reduced to widths less than those provided for in Section 3342.06, Columbus City Codes.

g. The number of off-street parking spaces required for each use referred to in IV.E below will be determined in accordance with IV.E below. The determination of parking spaces available to satisfy off-street parking requirements is subject to the provisions of IV.E below.

h. Subject to the approval of the Division of Transportation, the required minimum width of one way driveways shall be ten (10) feet.

i. Any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster may be located on two or more parcels (that is, part on one parcel and part on one or more other parcels) within the Subject Property. Access to and maneuvering for any parking space, loading space or dumpster, including any aisle providing such access or maneuvering, may be located on one or more parcels within the Subject Property which are not the parcel(s) on which that parking space, loading space or dumpster is located. The intent of this item i is to permit all of the parcels

constituting the Subject Property be treated as a single parcel for the purpose of arranging parking spaces, loading spaces and access to and maneuvering for parking spaces, loading spaces and dumpsters.

j. No parking structure designed to provide parking for uses on any part of the Subject Property east of Parsons Avenue will be located west of Parsons Avenue unless a pedestrian crosswalk, controlled intersection or other improvement for the passage of pedestrians across Parsons Avenue is approved by the Division of Transportation and installed.

3. Buffering, Landscaping, Open Space and/or Screening commitments.

a. No internal parking lot landscaping shall be required.

b. Each loading space shall be screened only if it is located within two hundred (200) feet of a Street and is not substantially screened from that Street by buildings, landscape materials or a change in grade. If such screening is required for a loading space, then it shall be provided to a minimum of seven (7) feet in height and shall be designed to interrupt vision into such loading space from each Street located within two hundred (200) feet of that loading space.

4. Building design and/or Interior-Exterior treatment commitments. N/A

5. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

a. All lighting shall be cut-off type fixtures (downlighting), except that pedestrian and accent lighting and lighting for signs are not required to be cut-off.

b. Light poles shall be no higher than forty (40) feet.

c. Each dumpster shall be screened only if it is located within 200 feet of a Street and is not substantially screened from that Street by buildings, landscape materials or a change in grade.

6. Graphics and Signage commitments.

a. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any

variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

7. Variances. The foregoing development standards for Subarea B effect the following variances; provided, however, that the foregoing development standards shall control over the listing of variances below, and the failure to describe below any variances effected by the foregoing development standards shall not invalidate those standards:

a. Variance from Section 3361.04A to reduce the minimum front, side and rear yard requirements from twenty-five (25) feet to zero (0) feet along all Streets except as follows: (i) any yard parallel and adjacent to Livingston Avenue shall be reduced from twenty-five (25) feet to ten (10) feet; and (ii) all surface parking and maneuvering areas shall be set back a minimum of three (3) feet from Parsons Avenue.

b. Variance from Section 3342.29 to permit the calculation of the number of required loading spaces to be based on the total number of square feet of space on the Subject Property used for each type of use.

c. Variance from Section 3342.13 to permit the required number of loading spaces for any use to be located off of the parcel(s) on which that use is located.

d. The text of this item is omitted, but the item letter is maintained to preserve cross-reference continuity.

e. Variance from Section 3342.19 to reduce the required minimum size of up to thirty percent (30%) of the required off-street parking spaces from nine (9) feet by eighteen (18) feet to eight (8) feet by sixteen (16) feet.

f. Variance from Section 3342.06 to reduce the required widths of drive aisles in parking structures to widths less than those provided in Section 3342.06, subject to the approval of the Division of Transportation.

g. Variance from Section 3342.28 to permit the required number of off-street parking spaces to be the number determined in accordance with IV.E below and to permit the required off-street parking for each use to be located off of the parcel on which that use is located, subject to the provisions of IV.E.4 below.

h. Variance from Section 3342.08c to reduce the required minimum width of one way driveways serving a parking lot from twenty (20) feet to ten (10) feet.

i. Variance from Sections 3342.13, 3342.15 and 3342.19 to permit any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster to be located on two or more parcels and to permit access to and maneuvering for each parking space, loading space or dumpster to be located on one or more parcels which are not the parcel(s) on which that parking space, loading space or dumpster is located.

j. Variance from Section 3342.11(a) to eliminate the requirement for any interior parking lot landscaping.

1. Variance from Section 3342.09 to eliminate the requirement that a dumpster be screened from view on all sides for each dumpster which is located more than two hundred (200) feet from a Street and for each other dumpster that is substantially screened from all Streets by buildings, landscape materials or a change in grade.

C. Development Standards for Subarea C.

1. Density, Height, Lot and/or Setback commitments.

a. Building height

i. The height district for that portion of Subarea C located east of Wager Street shall be the sixty (60) foot height district.

ii. The height district for that portion of Subarea C located west of Wager Street shall be the one hundred ten (110) foot height district, subject to the limitations that (y) for all buildings in that portion of Subarea C except parking garages, the maximum height (measured as provided in Section 3303.08) shall be sixty-eight (68) feet, and (z) for parking garages in that portion of Subarea C, the maximum height (measured to the top of any wall or screening structure for the exposed top deck) shall be sixty-eight (68) feet, except as follows:

aa. The height to the top of the roof of stairwell enclosures for a parking garage may be seventy-eight (78) feet;

bb. In the fifty-five (55) feet immediately south of the right of way line of Livingston Avenue, the height to the top of the roof of any enclosed area for a parking garage may be one hundred (100) feet, and architectural ornamentation may extend up to a maximum height of one hundred ten (110) feet;

cc. The height of each part of each parking garage may be increased above sixty-eight (68) feet by the distance in feet from that part to the maximum building setback from the public Street right of way line closest to that part;

dd. Along the Denton Alley and Lisle Alley facades of each parking structure, architectural ornamentation may extend up to a height of eighty-two (82) feet; and

ee. The maximum height for any part of a building in Rezoning Area C-20 shall be eighty-two (82) feet.

b. From Parsons Avenue, the minimum building, parking and maneuvering setbacks shall be zero (0) feet and the maximum building, parking and maneuvering setbacks shall be fifteen (15) feet, except that within thirty-five (35) feet of Jackson Street the maximum building, parking and maneuvering setbacks shall be thirty (30) feet.

c. From that part of Jackson Street which is west of Wager Street, the minimum building, parking and maneuvering setback shall be ten (10) feet and the maximum building, parking and maneuvering setback shall be fifteen (15) feet, except that within thirty (30) feet of Parsons Avenue the maximum building, parking and maneuvering setback shall be thirty-five (35) feet.

d. From the west side of Wager Street, the minimum building, parking and maneuvering setback shall be zero (0) feet and the maximum building, parking and maneuvering setback shall be sixteen (16) feet.

e. From that part of the Livingston Avenue which is west of Wager Street, the minimum building, parking and maneuvering setback shall be twenty-five (25) feet and the maximum building, parking and maneuvering setback shall be thirty-five (35) feet, and those setbacks shall be measured from the Livingston Avenue right of way line existing on the date of this Text.

f. From all Streets and parts of Streets, other than Livingston Avenue west of Wager Street, Parsons Avenue, Jackson Street west of Wager Street and the west side of Wager Street, the minimum building setback shall be ten (10) feet.

g. The parking and maneuvering setback shall be ten (10) feet along Livingston Avenue east of Wager Street and three (3) feet along all Streets and parts of Streets other than Livingston Avenue, Parsons Avenue, Jackson Street west of Wager Street and the west side of Wager Street, provided that parking and maneuvering within parking garages may be located at the building setback.

h. No setbacks from side or rear lot lines shall be required, and buildings and other structures shall be permitted to cross parcel boundaries. ~~No setbacks along Center Alley east of Eighteenth Street shall be required.~~

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

a. All existing curb cuts being used for vehicular access to any part of the Subject Property on the date of this Text shall be permitted to remain, except that, promptly after the use of any such curb cut for such access is hereafter abandoned, that curb cut shall be removed. All new curb cuts shall be designed to the specifications of the Division of Transportation.

b. The required number of loading spaces for each type of use shall be determined by aggregating all of the uses of that type located on the Subject Property.

c. The required number of loading spaces for any use may be located off of the parcel(s) on which that use is located so long as such loading spaces are located on the Subject Property.

d. Maneuvering for loading spaces shall be permitted in South Seventeenth Street, ~~18th Street and Heyl Avenue.~~

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e. Subject to the approval of the Division of Transportation, which may be conditioned on providing alternative means of vision, the clear vision triangles provided for in Section 3342.25, Columbus City Codes, are eliminated.

f. The required minimum size of up to thirty percent (30%) of the required off-street parking spaces shall be eight (8) feet by sixteen (16) feet.

g. Subject to the approval of the Division of Transportation, the required widths of drive aisles in parking structures may be reduced to widths less than those provided for in Section 3342.06, Columbus City Codes.

h. The number of off-street parking spaces required for each use referred to in IV.E below will be determined in accordance with IV.E below. The determination of parking spaces available to satisfy off-street parking requirements is subject to the provisions of IV.E below.

i. Subject to the approval of the Division of Transportation, the required minimum width of one way driveways shall be ten (10) feet.

j. Any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster may be located on two or more parcels (that is, part on one parcel and part on one or more other parcels) within the Subject Property. Access to and maneuvering for any parking space, loading space or dumpster, including any aisle providing such access or maneuvering, may be located on one or more parcels within the Subject Property which are not the parcel(s) on which that parking space, loading space or dumpster is located. The intent of this item j is to permit all of the parcels constituting the Subject Property be treated as a single parcel for the purpose of arranging parking spaces, loading spaces and access to and maneuvering for parking spaces, loading spaces and dumpsters.

3. Buffering, Landscaping, Open Space and/or Screening commitments.

a. Internal parking lot landscaping for each parking lot may be located at the perimeter of that parking lot, except that internal parking lot landscaping for any parking lot located on Rezoning Area C-12 or C-13 of the Subject Property shall be installed as required by Section 3342.11, Columbus City Codes. No internal parking lot landscaping shall be required for parking located in or on any parking structure.

b. Each loading space shall be screened to a minimum of seven (7) feet in height, with such screening being so designed as to interrupt vision into such loading space from adjacent Streets and adjacent private properties which are not part of the Subject Property.

4. Building design and/or Interior-Exterior treatment commitments. N/A

5. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

a. All lighting shall be cut-off type fixtures (downlighting), except that pedestrian and accent lighting and lighting for signs are not required to be cut-off.

b. Light poles shall be no higher than twenty-two (22) feet. For light poles which are ground mounted, that height shall be measured from the surrounding grade. For light poles which are mounted on a parking garage, that height shall be measured from the level of the floor to be lighted by the lights.

c. Search lights shall be prohibited.

6. Graphics and Signage commitments.

a. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

7. Miscellaneous commitments. The provisions of the Parsons Avenue Urban Commercial Overlay shall apply to the portion of Subarea C located west of Wager Street, except to the extent that conflicting provisions are set forth above in IV.C and except as follows:

a. For any parking garage, no main entrance door shall be required along the Parsons Avenue frontage.

b. Along Parsons Avenue, Jackson Street and Wager Street, except the portion of Wager Street that is within fifty-five (55) feet of Livingston Avenue, that part of a parking garage which is more than twenty (20) feet above grade shall not be required to comply with Section 3372.611B, and a parking garage shall not be required to comply with Section 3372.611B along Livingston Avenue or that part of Wager Street located within fifty-five (55) feet of Livingston Avenue.

c. For any parking garage, compliance with Sections 3372.611C and D shall not be required.

d. To the extent that a parking garage falls within the definition of parking lot, a parking garage shall not be required to comply with Section 3372.611I, but the parking spaces within the parking garage shall be screened, except at vehicle entrances and exits, from all abutting public Streets

(aa) on the first level to the full height of the vehicles by one or a combination of a solid wall or an ornamental metal grill providing at least sixty (60) percent capacity when viewed head-on and (bb) on each other level by one or a combination of the following to a height of not less than forty-two (42) inches above floor level: solid wall; ornamental metal grill providing at least sixty (60) percent capacity when viewed head-on; louvered panel providing sixty (60) percent opacity when viewed head-on; and metal mesh panel providing at least sixty (60) percent opacity when viewed head-on.

8. Variances. The foregoing development standards for Subarea C effect the following variances; provided, however, that the foregoing development standards shall control over the listing of variances below, and the failure to describe below any variances effected by the foregoing development standards shall not invalidate those standards:

a. Variance from Section 3361.04B to increase the height district for that portion of Subarea C located west of Wager Street from thirty-five (35) feet to one hundred ten (110) feet, subject to the height limitations in IV.C.1.a.ii above.

b. Variance from Section 3372.609 to increase the maximum building setback from Parsons Avenue from ten (10) feet to fifteen (15) feet, except within thirty-five (35) feet of Jackson Street where the maximum building setback shall be increased from ten (10) feet to thirty (30) feet, and to reduce the minimum parking and maneuvering setback from Parsons Avenue from five (5) feet to zero (0) feet.

c. Variance from Section 3372.609 to increase the maximum building setback from ten (10) feet to fifteen (15) feet along that part of Jackson Street which is west of Wager Street, except within thirty (30) feet of Parsons Avenue where the maximum building setback shall be increased from ten (10) feet to thirty-five (35) feet.

d. Variance from Section 3372.609 to increase the maximum building setback from ten (10) feet to sixteen (16) feet along the west side of Wager Street, and to reduce the minimum parking and maneuvering setback from Wager Street from five (5) feet to zero (0) feet.

e. Variance from Section 3372.609 to increase the maximum building setback from ten (10) feet to thirty-five (35) feet along Livingston Avenue west of Wager Street, and to measure all

setbacks from Livingston Avenue from the right of way line of Livingston Avenue existing as of the date of this Text.

f. Variance from Section 3361.04A to reduce the minimum front yard requirements from twenty-five (25) feet to ten (10) feet for that part of Subarea C extending east from the east side of Wager Street except as follows: (i) surface parking and maneuvering areas may extend up to seven (7) feet into the required front yards parallel and adjacent to all Streets except Livingston Avenue; and (ii) the minimum requirement for any front yard parallel and adjacent to a public right of way which is not a Street is reduced from twenty-five (25) feet to zero (0) feet.

g. Variance from Section 3361.04A to reduce the minimum side and rear yard requirements from twenty-five (25) feet to zero (0) feet, except that the minimum requirement for any such side or rear yard which is parallel and adjacent to a Street shall only be reduced to the extent provided for front yards in IV.C.8.g above and shall not be reduced in any way which would reduce the minimum setbacks provided for in IV.C.1.b, c, d and e above.

h. Variance from Section 3342.29 to permit the calculation of the number of required loading spaces to be based on the total number of square feet of space on the Subject Property used for each type of use.

i. Variance from 3342.13 to permit the required number of loading spaces for any use to be located off of the parcel(s) on which that use is located.

j. Variance from Section 3342.15 to permit maneuvering for loading spaces in South Seventeenth Street, 18th Street and Heyl Avenue.

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k. Variance from Section 3342.25 to eliminate all required clear vision triangles, subject to the approval of the Division of Transportation.

l. Variance from Section 3342.19 to reduce the required minimum size of up to thirty percent (30%) of the required off-street parking spaces from nine (9) feet by eighteen (18) feet to eight (8) feet by sixteen (16) feet.

m. Variance from Section 3342.06 to reduce the required widths of drive aisles in parking structures to widths less than those

provided in Section 3342.06, subject to the approval of the Division of Transportation.

n. Variance from Section 3342.28 to permit the required number of off-street parking spaces to be the number determined in accordance with IV.E below and to permit the required off-street parking for each use to be located off of the parcel on which that use is located, subject to the provisions of IV.E.4 below.

o. Variance from Section 3342.08c to reduce the required minimum width of one way driveways serving a parking lot from twenty (20) feet to ten (10) feet.

p. Variance from Sections 3342.13, 3342.15 and 3342.19 to permit any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster to be located on two or more parcels and to permit access to and maneuvering for each parking space, loading space or dumpster to be located on one or more parcels which are not the parcel(s) on which that parking space, loading space or dumpster is located.

q. Variance from Section 3342.11(a) to permit internal parking lot landscaping for each parking lot to be located at the perimeter of that parking lot, except for any parking lot located in Rezoning Area C-12 or C-13 of the Subject Property.

r. Variance from 3372.611A to eliminate the required main entrance door along the Parsons Avenue frontage for any parking garage.

s. Variance from 3372.611B to eliminate the requirement that any portion of a parking garage building frontage more than twenty (20) feet above grade along Parsons Avenue, the west side of Wager Street and Jackson Street west of Wager Street, except the portion of Wager Street that is within fifty-five (55) feet of Livingston Avenue, be required to include vertical piers or other vertical visual elements otherwise required by that Section, and to eliminate the requirement that any part of a parking garage building frontage along Livingston Avenue or that part of the west side of Wager Street located within fifty-five (55) feet of Livingston Avenue be required to include vertical piers or other vertical visual elements otherwise required by that Section.

t. Variance from Sections 3372.611C and D to eliminate the requirement that any parking garage located west of Wager Street include the windows otherwise required by those Sections.

u. Variance from Section 3371.611I to eliminate the requirement that any parking garage located west of Wager Street include screening otherwise required by that Section, subject to the requirement that any such parking garage must include the screening required by IV.C.7.b.iv above.

D. Development Standards for Subarea D.

1. Density, Height, Lot and/or Setback commitments.

a. The thirty-five (35) foot height district shall apply, subject to the limitation set forth in the next-following sentence. Any portion of any building or structure which is more than thirty-five (35) feet in height pursuant to Section 3309.142, Columbus City Codes, or any successor provision, must be located a distance from the right-of-way line of the Alley (as hereinafter defined) equal to the number of feet (and any fraction thereof) by which the height of that portion exceeds thirty-five (35) feet. "Alley" means the north-south alley between South Eighteenth Street and Carpenter Street.

b. The building setback shall be zero (0) feet along all Streets, except Livingston Avenue along which the building setback shall be ten (10) feet.

c. The parking and maneuvering setback shall be zero (0) feet along all Streets, except Livingston Avenue along which that setback shall be ten (10) feet, provided that parking and maneuvering within parking garages may be located at the building setback.

d. No setbacks from side or rear lot lines shall be required, and buildings and other structures shall be permitted to cross parcel boundaries.

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

a. All existing curb cuts being used for vehicular access to any part of the Subject Property on the date of this Text shall be permitted to remain, except that, promptly after the use of any such curb cut for such access is hereafter abandoned, that curb cut shall be removed. All new curb cuts shall be designed to the specifications of the Division of Transportation.

b. The required number of loading spaces for each type of use shall be determined by aggregating all of the uses of that type located on the Subject Property.

c. The required number of loading spaces for any use may be located off of the parcel(s) on which such use is located so long as such loading spaces are located on the Subject Property.

d. Maneuvering for loading spaces shall be permitted in the rights-of-way of Stone Avenue and Newton Avenue.

e. Subject to the approval of the Division of Transportation, which may be conditioned on providing alternative means of vision, the clear vision triangles provided for in Section 3342.25, Columbus City Codes, are eliminated.

f. The required minimum size of up to thirty percent (30%) of the required off-street parking spaces shall be eight (8) feet by sixteen (16) feet.

g. Subject to the approval of the Division of Transportation, the required widths of drive aisles in parking structures may be reduced to widths less than those provided for in Section 3342.06, Columbus City Codes.

h. The number of off-street parking spaces required for each use referred to in IV.E below will be determined in accordance with IV.E below. The determination of parking spaces available to satisfy off-street parking requirements is subject to the provisions of IV.E below.

i. Subject to the approval of the Division of Transportation, the required minimum width of one way driveways shall be ten (10) feet.

j. Any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster may be located on two or more parcels (that is, part on one parcel and part on one or more other parcels) within the Subject Property. Access to and maneuvering for any parking space, loading space or dumpster, including any aisle providing such access or maneuvering, may be located on one or more parcels within the Subject Property which are not the parcel(s) on which that parking space, loading space or dumpster is located. The intent of this item j is to permit all of the parcels

constituting the Subject Property be treated as a single parcel for the purpose of arranging parking spaces, loading spaces and access to and maneuvering for parking spaces, loading spaces and dumpsters.

3. Buffering, Landscaping, Open Space and/or Screening commitments.

a. Internal parking lot landscaping for each parking lot may be located at the perimeter of that parking lot. No internal parking lot landscaping shall be required for parking located in or on any parking structure.

b. Each loading space shall be screened to a minimum of seven (7) feet in height, with such screening being so designed as to interrupt vision into such loading space from adjacent Streets and adjacent private properties which are not part of the Subject Property.

4. Building design and/or Interior-Exterior treatment commitments. N/A

5. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

a. All lighting shall be cut-off type fixtures (downlighting), except that pedestrian and accent lighting and lighting for signs are not required to be cut-off.

b. Light poles shall be no higher than twenty-two (22) feet.

c. Search lights shall be prohibited.

6. Graphics and Signage commitments.

a. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

7. Miscellaneous commitments. Except as otherwise provided in this IV.D., development on each parcel in Subarea D shall comply with all applicable provisions of the Columbus City Codes governing that parcel.

8. Variances. The foregoing development standards for Subarea D effect the following variances; provided, however, that the foregoing development standards shall control over the listing

of variances below, and the failure to describe below any variances effected by the foregoing development standards shall not invalidate those standards:

a. Variance from Section 3361.04A to reduce the minimum front, side and rear yard requirements from twenty-five feet to zero (0) feet except that the minimum requirements for any front, side or rear yards parallel and adjacent to Livingston Avenue are reduced from twenty-five (25) feet to ten (10) feet.

b. Variance from Section 3342.29 to permit the calculation of the number of required loading spaces to be based on the total number of square feet of space on the Subject Property used for each type of use.

c. Variance from Section 3342.13 to permit the required number of loading spaces for any use to be located off of the parcel(s) on which that use is located.

d. Variance from Section 3342.15 to permit maneuvering for loading spaces in the rights-of-way of Stone Avenue and Newton Avenue.

e. Variance from Section 3342.25 to eliminate all required clear vision triangles, subject to the approval of the Division of Transportation.

f. Variance from Section 3342.19 to reduce the required minimum size of up to thirty percent (30%) of the required off-street parking spaces from nine (9) feet by eighteen (18) feet to eight (8) feet by sixteen (16) feet.

g. Variance from Section 3342.06 to reduce the required widths of drive aisles in parking structures to widths less than those provided in Section 3342.06, subject to the approval of the Division of Transportation.

h. Variance from Section 3342.28 to permit the required number of off-street parking spaces to be the number determined in accordance with IV.E below and to permit the required off-street parking for each use to be located off of the parcel on which that use is located, subject to the provisions of IV.E.4 below.

i. Variance from Section 3342.08c to reduce the required minimum width of one way driveways serving a parking lot from twenty (20) feet to ten (10) feet.

j. Variance from Sections 3342.13, 3342.15 and 3342.19 to permit any (i) parking space, (ii) loading space, (iii) aisle providing access to or maneuvering for any parking space, loading space or dumpster and (iv) other access to or maneuvering for any parking space, loading space or dumpster to be located on two or more parcels and to permit access to and maneuvering for each parking space, loading space or dumpster to be located on one or more parcels which are not parcel(s) on which that parking space, loading space or dumpster is located.

k. Variance from Section 3342.11(a) to permit internal parking lot landscaping for each parking lot to be located at the perimeter of that parking lot.

E. Parking Requirements.

1. To the extent that the following uses are located on the Subject Property, the following shall be the parking requirements for those uses:

a. Hospital - 2.5 parking spaces per licensed hospital bed for which the hospital is then licensed. For the purpose of this calculation, "hospital" shall include all uses and space typically included in a large, urban, in-patient hospital providing some services to outpatients in facilities regularly utilized for in-patients, including, without limitation, in-patient rooms, hospital pharmacy, clinical laboratory, physical therapy, radiology, in-patient surgery suites, respiratory therapy department, emergency department, G.I. laboratory, MRI unit, CT unit, dialysis unit, water supply, sleeping quarters for interns and residents, records department, chapel, gift shop, cafeteria, medical reference library, administrative offices, morgue, environmental services department, storage, maintenance shops and fueling station.

b. Outpatient/Day Surgery Clinic - one (1) parking space for each two hundred fifty (250) square feet of gross floor area.

c. Research Facility - one and three-quarters (1.75) parking spaces for each one thousand (1,000) square feet of gross floor area.

d. Meeting/Conference Facility - one (1) parking space for each fifty (50) square feet of gross floor area of meeting room area. Zero (0) parking spaces shall be required for lobby area, corridors, restrooms and other space ancillary to those meeting rooms.

e. Sleeping quarters (including, but not limited to, houses and apartments) which are not part of a hospital (as described in IV.E.1.a above) or part of a facility described in IV.E.1.f below, - one (1) parking space for every three (3) beds provided in such sleeping quarters.

f. Living quarters for use of families of patients - zero (0) parking spaces shall be required.

g. General mechanical rooms and facilities used for the generation of steam, hot water or chilled water or for electrical substation or transformer - zero (0) parking spaces shall be required.

h. Corridors and atria utilized as connections between buildings - zero (0) parking spaces shall be required.

i. Vacated space, regardless of the use for which the same shall have been constructed - zero (0) parking spaces shall be required.

2. For the purpose of determining satisfaction of the off-street parking requirements for the Subject Property, each Qualifying Space (as hereinafter defined) shall be deemed to be located on the Subject Property. Anything in the immediately preceding sentence or IV.E.4 below to the contrary notwithstanding, each Qualifying Space shall be counted toward the off-street parking requirements for only those uses specified by Nationwide Children's Hospital. As used herein:

(a) "Qualifying Street" means (i) Mooberry Street between Parsons Avenue and South Eighteenth Street, and (ii) South Eighteenth Street between Mooberry Street and Livingston Avenue;

(b) "Qualifying Areas" means those portions of the curb lanes of Qualifying Streets in which parking is permitted including, without limitation, designated loading zones and metered parking areas; and (c) "Qualifying Space" means each parking space located in Qualifying Area. For the purpose of determining the number of parking spaces in the Qualifying Areas: (A) in each Qualifying Area in which the parking spaces are designated by striping, parking meters or otherwise, the number of parking spaces will be the number of parking spaces so designated; (B) in each Qualifying Area consisting of a designated loading zone in which parking spaces are not designated, the number of parking spaces will be one (1) parking space for each twenty-five (25) feet of length of that loading zone; and (C) in each other Qualifying Area, the number of parking spaces will be one (1) parking space for each twenty-three (23) feet of length of that Qualifying Area.

3. For the purpose of determining the number of parking spaces available on the Subject Property during the construction of any improvement on any portion of the Subject Property, the number of parking spaces located on that portion immediately before the commencement of construction of that improvement shall not be deemed to have been removed from that portion of the Subject Property until completion of that improvement.

4. Subject to the limitation set forth in the next-following sentence, off-street parking spaces required for any use may be located off of the parcel(s) on which that use is located so long as such parking spaces are located on the Subject Property. Parking spaces required for any use may be located on a parcel or parcels not owned by the owner of the parcel(s) on which that use is located only if the owner(s) or lessee(s) of the parcel(s) on which such parking spaces are located consent(s) thereto.

5. Subject to the limitation set forth in the next-following sentence, at any time that Fulton Street Property (defined in IV.E.6 below) includes a provision substantially the same as IV.E.6 below with the Fulton Street Property and the Subject Property reversed, off-street parking spaces required for any use on the Subject Property may be located on the Fulton Street Property.

6. Off-street parking spaces located on the Subject Property shall be used solely for the uses located on the Subject Property and for the uses located on the real property that is, from time to time, subject to Ordinance No. 0986-2007 and any amendments to or replacements of that Ordinance (the "Fulton Street Property"). As a part of any zoning clearance for development (other than parking) on the Subject Property, the property owner shall establish that both of the following will be satisfied: (a) the number of off-street parking spaces required by this text for all of the uses on the Subject Property and (b) the number of off-street parking spaces required by Ordinance No. 0986-2007, as then amended or replaced, for the Fulton Street Property.

V. ADDITIONAL PROPERTY/AMENDMENTS:

A. Addition of Property. From time to time, one or more properties may be added to any Subarea or Subareas (although each property may be added to only one Subarea), with the effect described below, by rezoning only that additional property, regardless of whether that additional property is contiguous to

the Subarea to which it is added and regardless of whether each property included in such a rezoning is contiguous to any other property included in the same application, provided that each rezoning of such additional property complies with the requirements of the next sentence. Any such rezoning must be to the CPD, Commercial Planned Development District, and must include a commercial planned development text (an "Addition Text") which (1) refers to this Text by case number, (2) states the Subarea to which each property so rezoned is added, (3) states that each property so rezoned is subject to the provisions of this Text affecting that Subarea in the same manner and to the same extent as if that property had been part of that Subarea and the Subject Property at the time of this rezoning, and (4) sets forth the permitted uses in and development standards for each Subarea to which property so rezoned is added. Any rezoning of additional property which satisfies the requirements of the preceding sentence shall be effective to make each additional property so rezoned part of the applicable Subarea and the Subject Property for all purposes of this Text, both those affecting that Subarea and those affecting other Subareas.

B. Amendment of Subarea Provisions. The provisions of this Text relating to one or more, but not all, of the Subareas may be amended, with the effect described below, by rezoning only that Subarea or those Subareas, provided that that rezoning complies with the requirements of the next sentence. Any such rezoning must be to the CPD, Commercial Planned Development District, and must include a commercial planned development text (an "Amending Text") which (1) refers to this Text, (2) sets forth the permitted uses in and development standards for the Subarea or Subareas for which such amendments are made, as such permitted uses or development standards are thereby amended, and (3) states that the applicable Subarea(s) remain part of the Subject Property under and for the purposes of this Text, as amended by that Amending Text, and are subject to the provisions of this Text affecting that Subarea, as amended by that Amending Text. Any such rezoning of one or more Subareas shall be effective to make the Subarea(s) so rezoned subject to this Text, as amended by the applicable Amending Text, without removing such Subarea(s) from the Subject Property under and for the purposes of this Text, as amended by that Amending Text, or in any way affecting the other provisions of this Text.

[remainder of page intentionally left blank]

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 and modify any more restrictive provision of the Columbus City Codes.

Daniel H. Schneider Jill S. Tangeman



700 Children's Drive
AR-1 & CPD to CPD
53.28± acres

Z11-006

Area being added to
the CPD