

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 217-000 Date Received: 1/24/17

Application Accepted By: SP Fee: \$3520

Assigned Planner: Kelsey Priebe; 614-645-1341; Kkpriebe@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 69 Taylor Ave. Zip _____

Is this application being annexed into the City of Columbus Yes No (select 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 010-028592 (and additional, see attached)

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

Current Zoning District(s) P2 and R2F Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: Near East Area Commission

Proposed Use or reason for rezoning request: Proposed construction of a new library and related parking lots.

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 1.30 acres

[Columbus City Code Section 3309.14]

APPLICANT:

Name Moody Engineering Inc. (Mark Larrimer P.E.)

Address 300 Spruce St. Suite 200 City/State Columbus, OH Zip 43215

Phone # (614) 280-8999 Fax # _____ Email mlarrimer@moody-eng.com

PROPERTY OWNER(S):

Name Board of Trustees of the Columbus Metropolitan Library (Wendy Tressler)

Address 96 S. Grant Street City/State Columbus, OH Zip 43215

Phone # (614) 849-1087 Fax # _____ Email wtressler@columbuslibrary.org

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer

**MLK Library
Re-Zoning Application
1-19-2017**

Site Parcels:

010-028592
010-023435
010-003205
010-015832
010-018858
010-008037

010-034261
010-009288

010-018902
010-051904

217-002

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 217-002

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Mark Larrimer
of (1) MAILING ADDRESS 300 Spruce St. Suite 200

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 69 Taylor Ave.
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 1/24/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

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

(4) Board of Trustees of the Columbus
Metropolitan Library
96 S. Grant St., Columbus, OH 43215

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

Moody Engineering Inc. (Mark Larrimer P.E.)
(614) 280-8999

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

(5) Near East Area Commission
Annie Ross-Womack
874 Oakwood Ave, Columbus OH 43206

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

SIGNATURE OF AFFIANT

(8) [Signature]

Sworn to before me and signed in my presence this 23rd day of JANUARY, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

MAY 22, 2021

Notary Seal Here

This Affidavit expires six (6) months after date of notarization.



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OHIO STATE UNIVERSITY
150C CENTRAL SERVICE
BUILDING
2003 MILLIKIN RD
COLUMBUS, OH 43210

MATHEW P MENDOZA
MICHELLE R EHRET
1441 E EASTWOOD AV
COLUMBUS, OH 43203

JANICE STWEEART
1437 E LONG ST
COLUMBUS, OH 43203

MARK G KAFANTARIS
1450 E BROAD ST
COLUMBUS, OH 43203

NEAR EAST AREA COMMISSION
ZONING CHAIR
ANNIE ROSS-WOMACK
874 OAKWOOD AVENUE
COLUMBUS, OH 43206

LISA HUNTER
PO BOX 360794
COLUMBUS, OH 43236-0794

DANIEL E LAPRADE
BETTY J
1451 E LONG ST
COLUMBUS, OH 43203

DONN DITZHAZY
SUSAN RENINGER-DITZHAZY
1444 E BROAD ST
COLUMBUS, OH 43215

BENJAMIN K BROWN
BENJAMIN R RUST
1440 E EASTWOOD AV
COLUMBUS, OH 43203

BOARD OF EDUCATION COLS
CITY SCHOOL DISTRICT
1500 E BROAD ST
COLUMBUS, OH 43203

KENNETH A FISCHER
1460 E EASTWOOD AV
COLUMBUS, OH 43203

LILLIAN S SHAUGHNESSY
1441 E LONG ST
COLUMBUS, OH 43203

BRIAN A WORKMAN
BRADLEY E BURGET
1449 E EASTWOOD AV
COLUMBUS, OH 43203

RENE ANDERSON-MCCLURE
1438 E EASTWOOD AV
COLUMBUS, OH 43203

MOODY ENGINEERING, LLC.
300 SPRUCE STREET SUITE 200
COLUMBUS, OH 43215

LISA HUNTER
691 N. NELSON RD
COLUMBUS, OH 43219

MICHAEL A COWELL
2392 SUMMIT ST
COLUMBUS, OH 43202

MEGAN SCHARDT
395 S. GRANT ST
COLUMBUS, OH 43215

SHIRLEY D ADKINS
1430 E EASTWOOD AV
COLUMBUS, OH 43203

BOARD OF TRUSTEES OF THE
COLUMBUS METROPOLITAN
LIBRARY (FRED BROCK)
96 SOUTH GRANT AVE
COLUMBUS, OH 43215

CHERIE M HARDGROVE
1446 E EASTWOOD AV
COLUMBUS, OH 43203

JASH INC
1502 E LONG ST
COLUMBUS, OH 43203

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 217-002

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Mark Larrimer P.E., Moody Engineering Inc.
of (COMPLETE ADDRESS) 300 Spruce St. Suite 200, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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

1. Board of Trustees of the Columbus Metropolitan Library 96 S. Grant St. Columbus, OH 43215	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

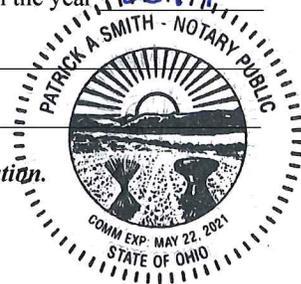
Subscribed to me in my presence and before me this 23rd day of JANUARY, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

My Commission Expires:

MAY 22, 2021



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

Notary Seal Here

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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: 010028592 + 9 MORE PARCELS

Zoning Number: 69

Street Name: TAYLOR AVE

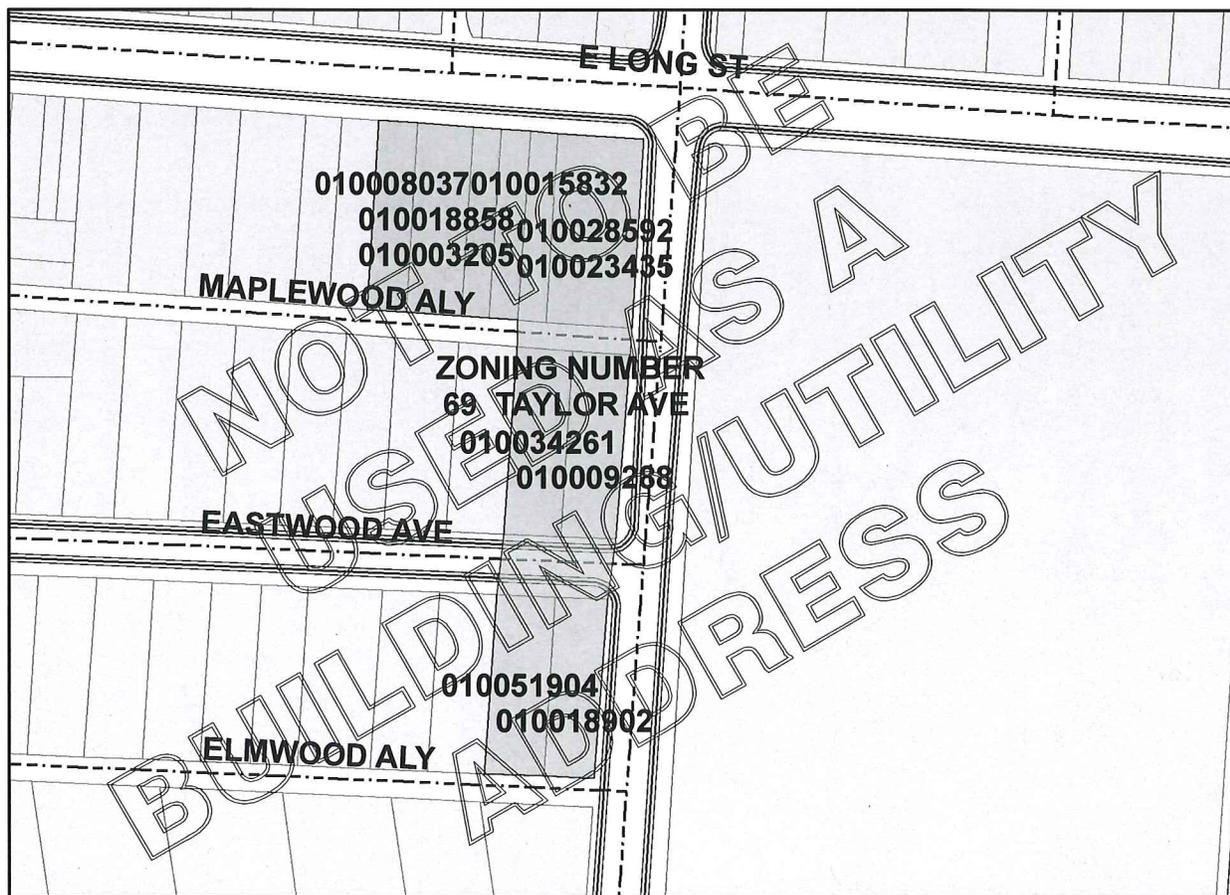
Lot Number: N/A

Subdivision: N/A

Requested By: MOODY ENGINEERING (CHARMGNE CROOK)

Issued By: *Adyana Amariam*

Date: 1/24/2017



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 82689

217-002



0.299 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of Lots 30-31 of the Eastwood Heights Addition Plat Book 4, Page 109 as conveyed to The Ohio State University by deed of record in Instrument No. 199904090088853 as recorded in the Franklin County Recorder's Office and being further described as follows:

Beginning at a mag nail set at the intersection of the northerly existing right of way line of Eastwood Avenue (50' Wide) and the westerly existing right of way line of Taylor Avenue (Width Varies), said intersection also being the southeasterly corner of Lot 30 of the Eastwood Heights Addition;

Thence **North 87°37'31" West**, a distance of **89.37 feet** along said northerly existing right of way line to a $\frac{3}{4}$ " iron pipe found at the southeasterly corner of Lot 32 and a parcel of land conveyed to Kenneth A. Fischer by deed of record in Instrument No. 199903290076857;

Thence **North 03°52'26" East**, a distance of **146.85 feet** leaving said northerly existing right of way line and along the easterly line of Lot 32 and said Fischer parcel to an iron pin set on the southerly existing right of way line of Maplewood Alley (20' Wide) and being the northeasterly corner of Lot 32 and said Fischer parcel;

Thence **South 85°58'02" East**, a distance of **89.34 feet** leaving the easterly line of Lot 32 and said Fischer parcel along said southerly existing right of way line to a mag nail set at the intersection of said southerly existing right of way line and the westerly existing right of way line of Taylor Avenue (Width Varies);

Thence **South 03°52'26" West**, a distance of **144.26 feet** leaving said southerly existing right of way line and along said westerly existing right of way line to the **TRUE POINT OF BEGINNING** and containing 0.299 acres, more or less, of which 0.000 acres are within the present road occupied.

Of the above described tract, 0.149 acres, more or less, are located within Auditor's Parcel No. 010-009288, 0.153 acres, more or less, are located within Auditor's Parcel No. 010-018858 and 0.150 acres, more or less, are located within Auditor's Parcel No. 010-034261.

The basis of bearing of South 85°58'02" East on the southerly existing right of way line of Long Street is referenced to the State Plane Coordinate System South Zone NAD 83 (NSRS 2011).



This description was prepared by Tony W. Meacham, Ohio Professional Surveyor No. 7799 from an actual field survey performed in 2016 by Korda/Nemeth Engineering, Inc.

Iron pin set are 5/8" x 30" rebar topped by an orange cap stamped "KNE PS NO. 7799."

Tony W. Meacham, PS 7799
Korda/Nemeth Engineering, Inc.

Date



0.723 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot 71 and all of Lots 72-75 of the Eastwood Heights Addition Plat Book 4, Page 109 as conveyed to The Ohio State University by deed of record in Instrument No. 199904090088853 as recorded in the Franklin County Recorder's Office and being further described as follows:

Beginning at a mag nail set at the intersection of the southerly existing right of way line of Long Street (70' Wide) and the westerly existing right of way line of Taylor Avenue (Width Varies), said intersection also being the northeasterly corner of Lot 75 of the Eastwood Heights Addition;

Thence **South 03°52'26" West**, a distance of **149.59 feet** along said westerly existing right of way line and the easterly line of Lot 75 to a mag nail set at the intersection of said westerly existing right of way line and the northerly existing right of way line of Maplewood Alley (20' Wide);

Thence **North 85°58'02" West**, a distance of **210.42 feet** leaving said westerly existing right of way line and the easterly line of Lot 75, along said northerly existing right of way line to an iron pin set at the southeasterly corner of a parcel of land conveyed to Daniel E. Laprade by deed of record in Instrument No. 199903290076857;

Thence **North 03°52'26" East**, a distance of **149.59 feet** along the easterly line of said Daniel E. Laprade parcel and through Lot 71 of the Eastwood Heights Addition to a ¾" iron pipe found at the southerly existing right of way line of Long Street;

Thence **South 85°58'02" East**, a distance of **210.42 feet** leaving the easterly line of said Daniel E. Laprade parcel and along said southerly existing right of way line to the **TRUE POINT OF BEGINNING** and containing 0.723 acres, more or less, of which 0.000 acres are within the present road occupied.

Of the above described tract, 0.109 acres, more or less, are located within Auditor's Parcel No. 010-008037, 0.153 acres, more or less, are located within Auditor's Parcel No. 010-018858, 0.077 acres, more or less, are located within Auditor's Parcel No. 010-015832, 0.077 acres, more or less, are located within Auditor's Parcel No. 010-003205, 0.077 acres, more or less, are located within Auditor's Parcel No. 010-023435 and 0.230 acres, more or less, are located within Auditor's Parcel No. 010-028592.

The basis of bearing of South 85°58'02" East on the southerly existing right of way line of Long Street is referenced to the State Plane Coordinate System South Zone NAD 83 (NSRS 2011).



This description was prepared by Tony W. Meacham, Ohio Professional Surveyor No. 7799 from an actual field survey performed in 2016 by Korda/Nemeth Engineering, Inc.

Iron pin set are 5/8" x 30" rebar topped by an orange cap stamped "KNE PS NO. 7799."

Tony W. Meacham, PS 7799
Korda/Nemeth Engineering, Inc.

Date



0.278 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of Lot 28 and part of Lot 29 of the Eastwood Heights Addition Plat Book 4, Page 109 as conveyed to The Ohio State University by deed of record in Instrument No. 199904090088853 as recorded in the Franklin County Recorder's Office and being further described as follows:

Beginning at a mag nail set at the intersection of the southerly existing right of way line of East Eastwood Avenue (50' Wide) and the westerly existing right of way line of Taylor Avenue (Width Varies);

Thence **South 03°52'26" West**, a distance of **139.95 feet** leaving said southerly existing right of way line and along said westerly existing right of way line to a ¾" iron pipe found at the southeasterly corner of Lot 29 and being the intersection of said westerly existing right of way line and the northerly existing right of way line of Elmwood Alley (20' Wide);

Thence **North 87°37'31" West**, a distance of **86.67 feet** leaving said westerly existing right of way line and along said northerly existing right of way line to a ¾" at the southeasterly corner of Lot 27 and a parcel of land conveyed to Surreal Estate, LLC by deed of record in Instrument No. 201510090143918;

Thence **North 03°52'26" East**, a distance of **139.95 feet** leaving said northerly existing right of way line and along the easterly line of Lot 27 and said Surreal Estate parcel to a ¾" iron pipe found on the southerly existing right of way line of East Eastwood Avenue and being the northeasterly corner of Lot 27 and said Surreal Estate parcel;

Thence **South 87°37'31" East**, a distance of **86.67 feet** leaving the easterly line of Lot 27 and said Surreal Estate parcel along the southerly existing right of way line of East Eastwood Avenue to the **TRUE POINT OF BEGINNING** and containing 0.278 acres, more or less, of which 0.000 acres are within the present road occupied.

Of the above described tract, 0.147 acres, more or less, are located within Auditor's Parcel No. 010-051904 and 0.131 acres, more or less, are located within Auditor's Parcel No. 010-018902.

The basis of bearing of South 85°58'02" East on the southerly existing right of way line of Long Street is referenced to the State Plane Coordinate System South Zone NAD 83 (NSRS 2011).



This description was prepared by Tony W. Meacham, Ohio Professional Surveyor No. 7799 from an actual field survey performed in 2016 by Korda/Nemeth Engineering, Inc.

Iron pin set are 5/8" x 30" rebar topped by an orange cap stamped "KNE PS NO. 7799."

Tony W. Meacham, PS 7799
Korda/Nemeth Engineering, Inc.

Date

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development

PROPERTY ADDRESS: 69 Taylor Ave.

OWNER: Columbus Metropolitan Library

APPLICANT: Moody Engineering Inc.

DATE OF TEXT: 1-20-2017

APPLICATION:

1. **INTRODUCTION:** The properties to be developed have been purchased by the library with the intent of construction of a new MLK Branch Library to replace the existing branch at 1600 E. Long Street. The MLK Branch replacement is one of a series of branch replacements and renovations throughout the Columbus Metropolitan Library system.

2. **PERMITTED USES:** The current intended use for the subject site shall be a library and supporting parking lot. In the event the subject building is no longer used as a library, other permitted uses shall include those identified in Chapter 3353 C-2, Office Commercial District, and Chapter 3349 I, Institutional Use District.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text the applicable development standards are contained in Chapter 3353 C-2, Office Commercial District of the Columbus City Code.

A. **Density, Height, Lot and/or Setback Requirements:**

1. Building setbacks along E. Long Street and Taylor Ave. shall be a minimum of 14 feet.
2. Parking setbacks along Taylor Ave. shall be a minimum of 6 feet.
3. The rear yard and side yard setbacks shall be as shown on the plan.

B. **Building Design and/or Interior-Exterior Treatment Commitments:** N/A

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

1. Landscaped screening will be provided along the west side of the parking lots and book drops to buffer the parking from the adjacent residential lots. The landscaping shall be a minimum of 3 feet high and provide a minimum opacity of 75 percent.

2. Site landscaping shall be in general conformance with the attached planting plan, and individual plant species as listed on the plant material list may be substituted with similar species. The plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

D. **Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments:** N/A

E. Graphics and/or Signage Commitments:

(1) All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-2, Office Commercial District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous:

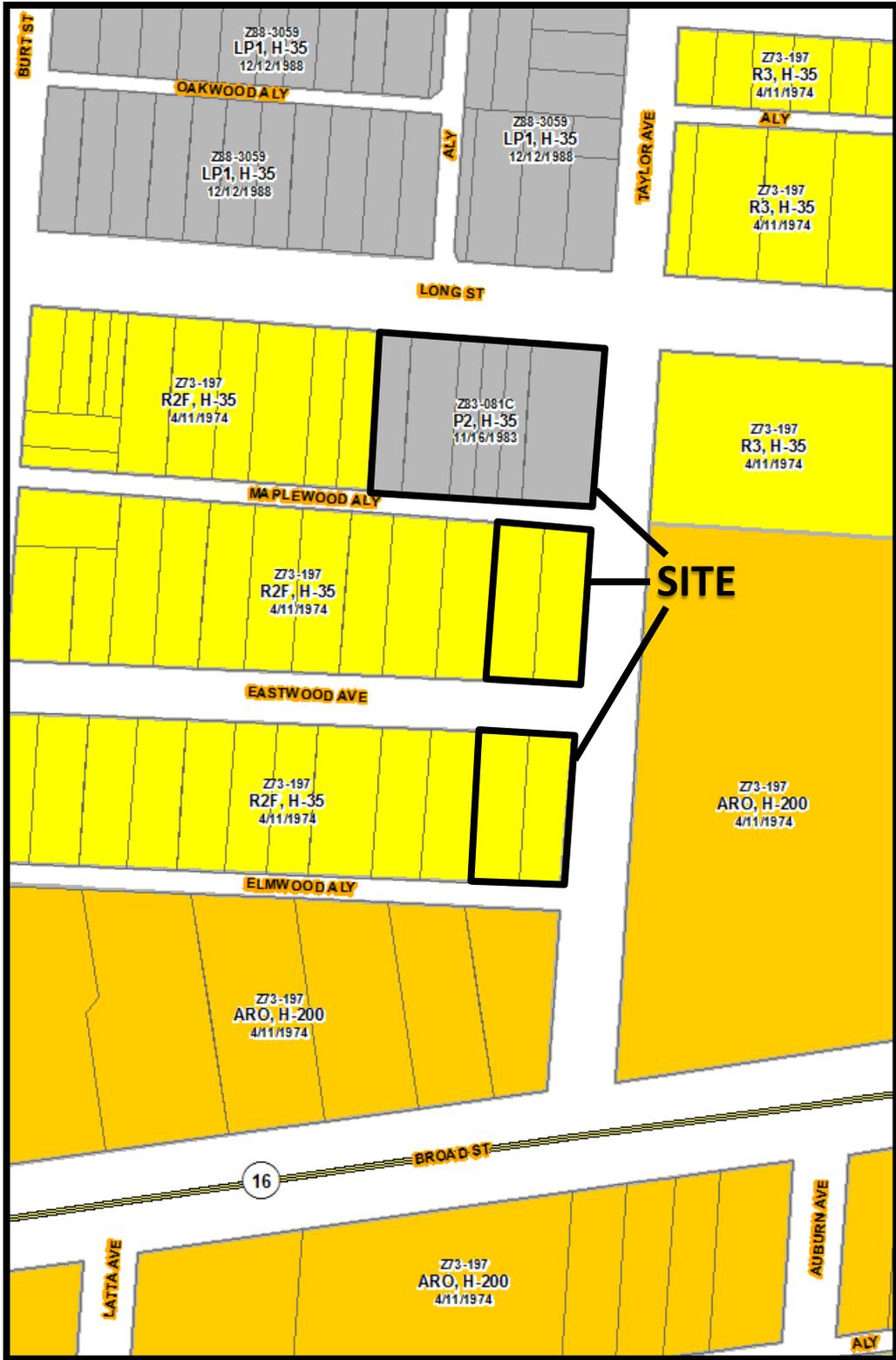
1. Variances.

- a) Section 3353.09 C-2 district setback lines: to reduce the building setback along Long Street and Taylor Avenue to 14 feet.
- b) Section 3312.11 Drive –up Stacking Area: to reduce the parking requirement from 4 spaces to 1 space
- c) Section 3312.21(A;D)Interior Landscaping and Parking Lot Screening: to remove the requirement for interior landscaping at the rate of 1 shade tree per 10 parking spaces and remove the requirement for landscaped islands or peninsulas and instead provide trees as shown on the planting plan; to reduce the required width of the parking lot landscaping area from 4 feet to _ feet and reduce the required height of the landscaped screening from 5 feet to 3 feet.
- d) Section 3312.27 Parking Setback Line: To reduce the parking lot setback line along Taylor from 10 feet to 6 feet.
- e) Section 3321.05 Vision Clearance: to reduce the 10 foot vision clearance triangle to 2 foot for the northeast corner of the parking lot drive cut to Maplewood Alley.

2. Site Plan

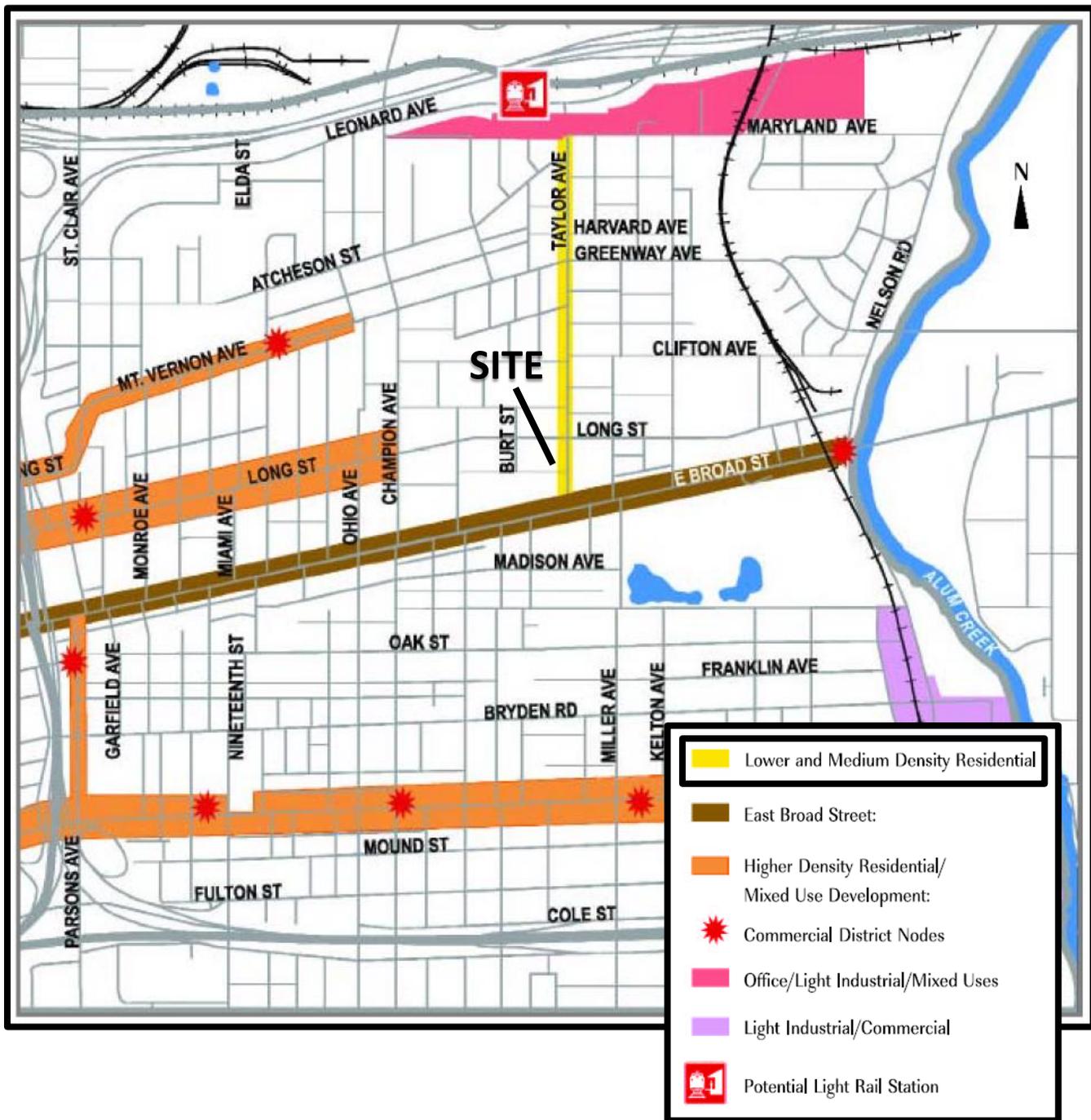
The subject site shall be in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

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



Z17-002
 69 Taylor Avenue
 Approximately 1.30 acres
 P-2 & R-2F to CPD

Near East Area Plan (2005)



Z17-002
 69 Taylor Avenue
 Approximately 1.30 acres
 P-2 & R-2F to CPD



Z17-002
69 Taylor Avenue
Approximately 1.30 acres
P-2 & R-2F to CPD