

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 8, 2015**

- 2. APPLICATION: Z14-050 (14335-00000-00789)**  
**Location:** 1085 PARSONS AVENUE (43206), being 1.41± acres located at the southwest corner of Parsons and Stewart Avenues (010-070240 plus 11 others; Columbus South Side Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development, C-4, Commercial, and R-2F, Residential Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Public library.  
**Applicant(s):** Mark Larrimer; Moody Nolan Inc.; 300 Spruce Street, Suite 300; Columbus, OH 43215.  
**Property Owner(s):** Board of Trustees of the Columbus Metropolitan Library; c/o Wendy Tressler; 96 South Grant Street; Columbus, OH 43215.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The site is developed with mixed commercial and residential uses, and is zoned CPD, Commercial Planned Development, C-4, Commercial, and R-2F, Residential Districts. The applicant proposes the CPD, Commercial Planned Development District to allow the construction of a public library. The Parsons Avenue frontage is located within the Urban Commercial Overlay (UCO).
- To the north, east, and south of the proposed library is mixed commercial and residential development in the C-4, Commercial District. To the north, south and west of the proposed west parking lots are single-unit dwellings in the R-2F, Residential District.
- The CPD text includes use restrictions, commitments to site and landscaping plans, screening, and variances to setbacks because institutional uses do not qualify for UCO setbacks. Staff prefers a UCO-style development which is more consistent with the established development pattern along Parsons Avenue.
- The site falls within the boundaries of the *South Side Plan* (2014), which calls for neighborhood mixed-use along the Parsons Avenue frontage, and medium-high density residential development for the parcels located west of the alley. In general, expansion of commercial developments beyond an alley into primarily residential districts is discouraged in the Plan, but is supported in this case because the project adequately addresses the following considerations: compatibility of the proposed use with the Plan's land use recommendations; compliance with the UCO; buffering and landscaping to minimize impacts on the adjacent neighborhood; and minimization of off-site impacts such as noise and light.

- The site lies within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval of the requested CPD district.
- The *Columbus Thoroughfare Plan* identifies Parsons Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

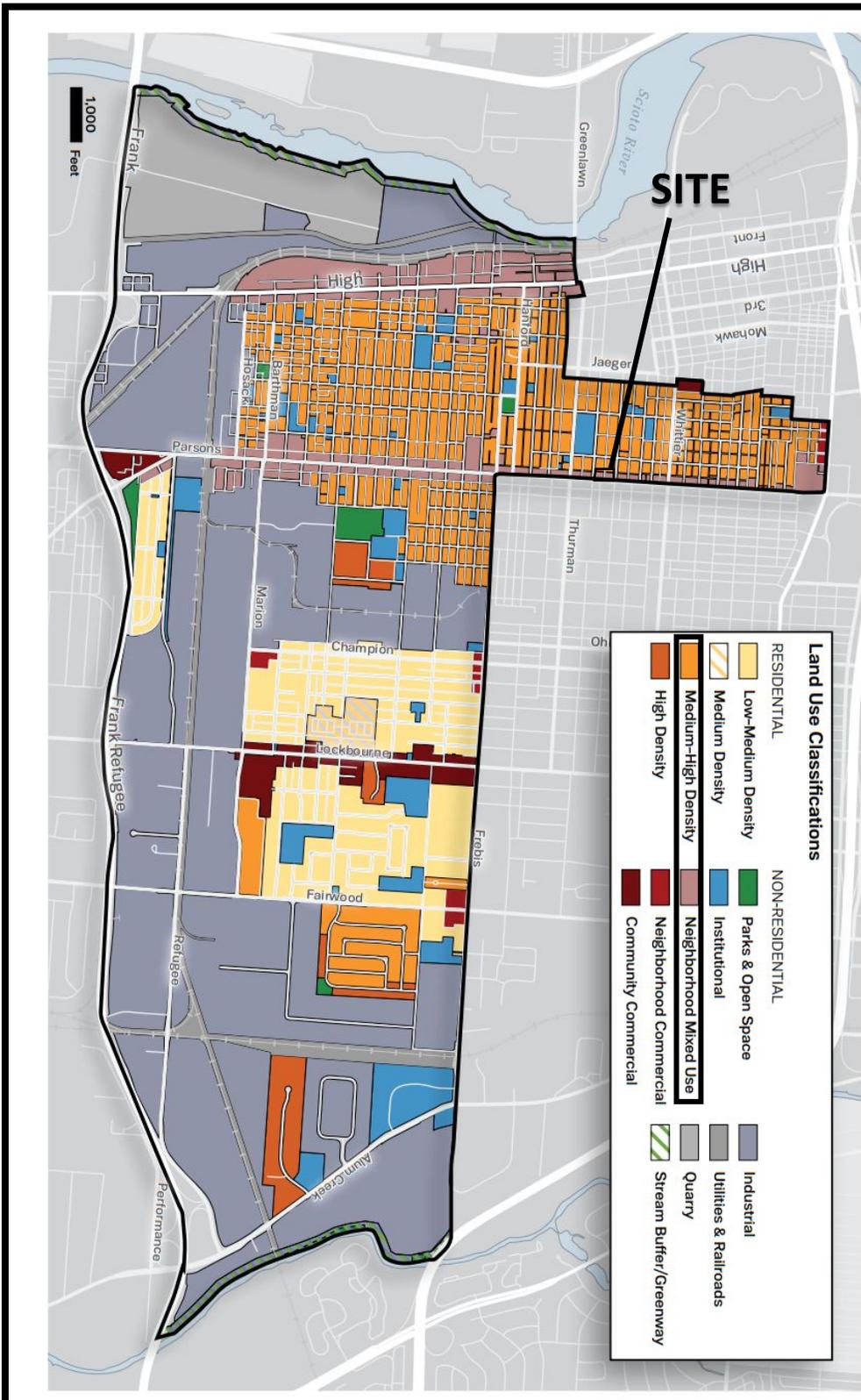
**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District, will permit the construction of a library designed in accordance with Urban Commercial Overlay provisions which will ensure compatibility with surrounding commercial developments. The request is consistent with the *South Side Plan* land use recommendations and several considerations that support the encroachment of the parking lots across the rear alley.



Z14-050  
 1085 Parsons Avenue  
 Approximately 1.41 acres  
 CPD, C-4, & R-2F to CPD

**FIGURE 8: FUTURE LAND USE PLAN**



Z14-050  
1085 Parsons Avenue  
Approximately 1.41 acres  
CPD, C-4, & R-2F to CPD



Z14-050  
1085 Parsons Avenue  
Approximately 1.41 acres  
CPD, C-4, & R-2F to CPD

## CPD TEXT

**PROPOSED DISTRICTS: CPD, Commercial Planned Development**

**PROPERTY ADDRESS: 1085 Parsons Avenue**

**OWNER: Columbus Metropolitan Library**

**APPLICANT: Moody Nolan, Inc.**

**DATE OF TEXT: 12/29/14**

**APPLICATION: Z14-050**

1. **INTRODUCTION:** The properties to be developed have been purchased by the library with the intent of construction of a new Parsons Branch Library to replace the library at its existing location which is inadequate to provide the desired level of service to the community. The library is exempt from the Urban Commercial Overlay (UCO) which would typically be in effect for the Parsons Avenue corridor but the requirements for the UCO have been incorporated into the proposed site plan.

2. **PERMITTED USES:** The permitted uses for the subject site shall be a library and supporting parking lot.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text the applicable development standards are contained in Chapter 3356 C-4, Commercial of the Columbus City Code and incorporate the requirements of the Urban Commercial Overlay (UCO).

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

Building setbacks along Parsons Avenue shall be zero feet, along Deshler Avenue shall be a minimum of eighteen feet, and along Stewart Avenue shall be a minimum of fifty feet. The parking setback along the alley to the west shall be zero, and the parking setback along the residential properties to the west shall be 13 feet for the property north of Biehl Alley and 16 feet for the property south of Biehl Alley.

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 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.

3. A decorative metal or a wood board on board privacy fence with a minimum height of four (4) feet shall be installed on the inner side of the proposed landscaping along the western property line. Existing fencing may be maintained to satisfy this requirement.

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-4, Commercial District, and as further restricted by Section 3372.606 (Graphics) of the Urban Commercial Overlay, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous:

1. Variances.

a) Section 3356.11 C-4 district setback lines: to reduce the building setback along Parsons Avenue from 25 feet to zero.

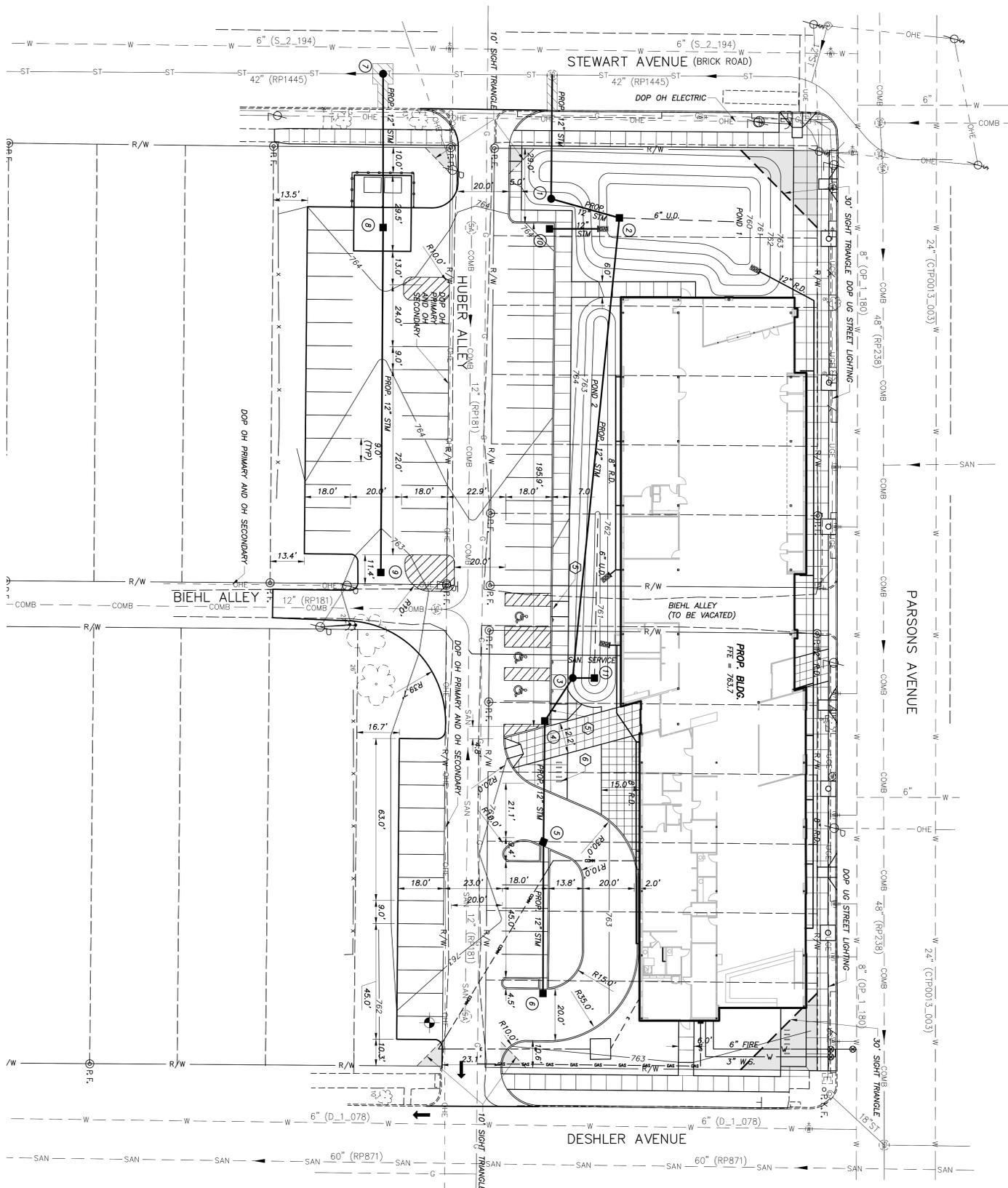
b) Section 3321.05 Vision Clearance: to reduce the 30 foot vision clearance triangle to 25 foot for the northwest corner of Parsons Avenue and Deshler Avenue.

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.

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**DIVISION OF POWER NOTES**

THE DIVISION OF POWER HAS OBTAINED PERMITS FOR THE RELOCATION OF THE DOP OH PRIMARY AND OH SECONDARY LINES ALONG STEWART AVENUE (BRICK ROAD) AND HUBER ALLEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE DIVISION OF POWER PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA. THE DOP DISPATCH OFFICE NUMBER IS: (614) 643-7827 (VOICE). ANY REQUIRED RELOCATION, SUPPORT PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRIC FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF THE DIVISION OF POWER. THE CONTRACTOR SHALL CONFORM TO ALL CITY CODES AND ORDINANCES, INCLUDING THE CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S POLICIES, STANDARDS AND PROCEDURES. THE CITY OF COLUMBUS' (COSO). ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMS MANUAL. THE CONTRACTOR SHALL CONFORM TO ALL CITY CODES AND ORDINANCES, INCLUDING THE CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S POLICIES, STANDARDS AND PROCEDURES. IF YOU HAVE ANY QUESTIONS, CALL SCOTT WOLFE AT (614) 724-4351 OR CHRIS VOGLER AT (614) 645-8963.

**SANITARY SEWER NOTE**

CONNECTIONS TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM THE SEWER PERMIT OFFICE 910 DUBLIN ROAD, 3RD FLOOR, 605-7490. PRIOR TO DEMOLITION PERMIT, A PERMIT FOR SANITARY LATERALS TO BE CAPPED OFF MUST BE OBTAINED FROM 910 DUBLIN ROAD, 3RD FLOOR.

**PROPERTY PARCELS**

- 010-037040-00
- 010-04181-00
- 010-019233-00
- 010-036345-00
- 010-033598-00
- 010-033599-00
- 010-040488-00
- 010-021003-00
- 010-039271-00
- 010-039272-00
- 010-002500-00

**PROJECT ZONING INFORMATION**

- A. SITE PLAN: As Shown
- B. SITE LOCATION MAP: As Shown
- C. ZONING DISTRICT: C4 CPD AND R2F RESIDENTIAL DISTRICTS. REZONING PENDING TO C4 CPD.
- D. MINIMUM BUILDING COVERAGE: 30%
- E. MAXIMUM BUILDING HEIGHT: 35'
- F. FLOOD DESIGNATION: This site is NOT located within a special Agency's Flood Insurance Rate Map. No. 3904400329K, June 17, 2008.

**LEGEND**

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- BRICK PAVERS PER COC STD. DWG. 2301
- PONDING LIMITS
- BIO-RETENTION BASIN
- CONCRETE CURB

**CODED NOTES**

- ① EXISTING CATCH BASIN TO BE REMOVED
- ② EXISTING STORM PIPING TO BE REMOVED
- ③ PAVEMENT UTILITY CUT REPAIR, TYPE III PER STD. DWG. 1441
- ④ EXISTING SANITARY MANHOLE TO BE ADJUSTED TO GRADE, EX. T.C. 764.47, PROP. T.C. 764.26
- ⑤ TAPER CURB/WALK HEIGHT FROM 6" TO 0" IN 6'
- ⑥ BIKE RACKS (4 BIKES MIN.)

#	Date	Change Description

**MOODY-NOLAN**  
architectural | civil engineering | interior architecture

300 Spruce Street  
Columbus, Ohio 43215  
www.moodynolan.com

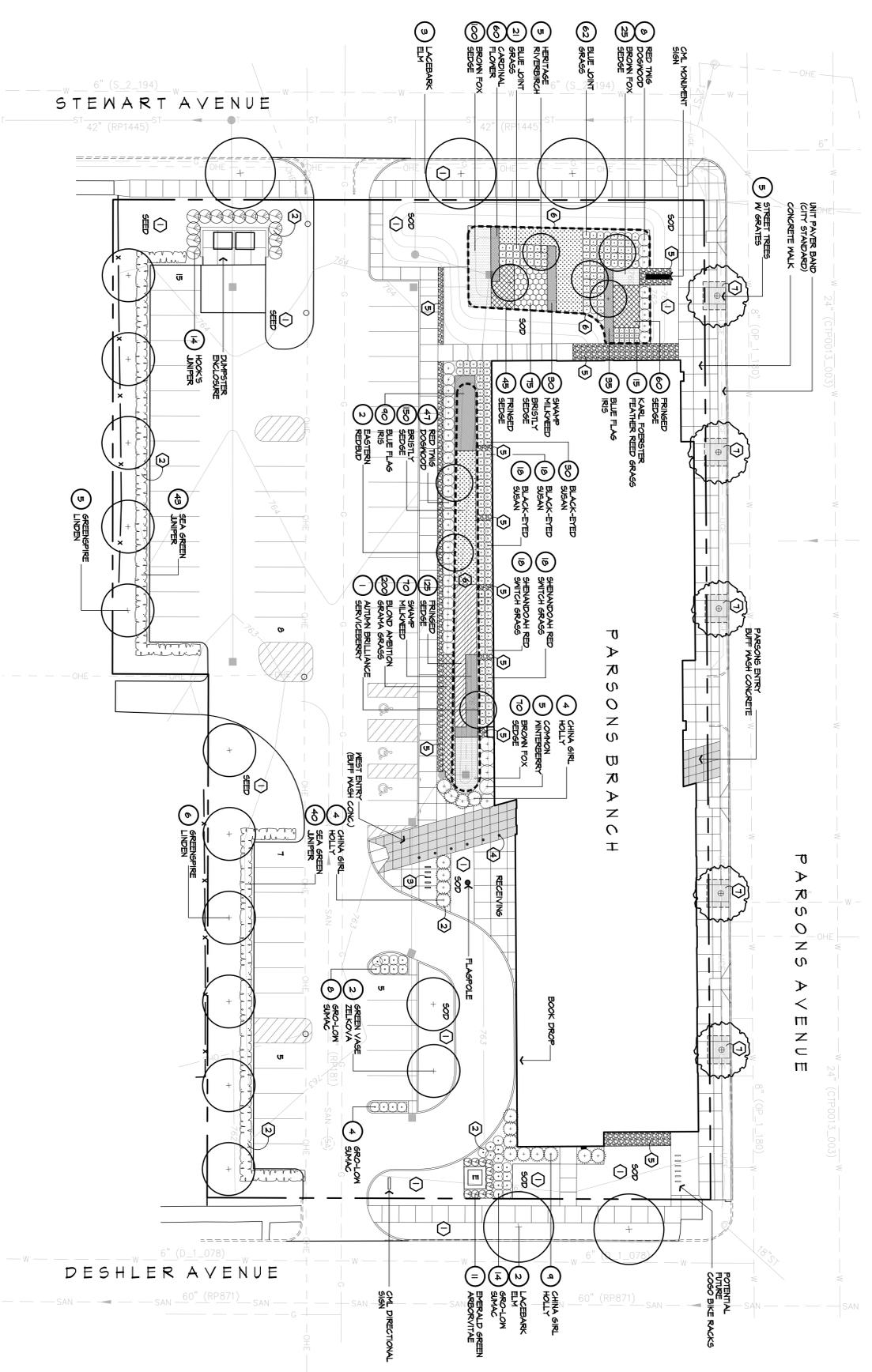
**PARSONS AVENUE BRANCH LIBRARY**  
for  
Columbus Metropolitan Library

DRG. CONT.

**SITE PLAN**

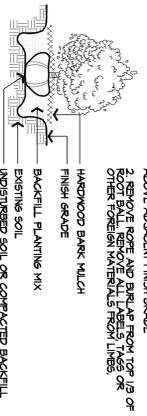
DESIGN DEVELOPMENT

November 5, 2014

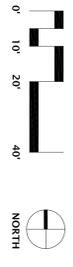
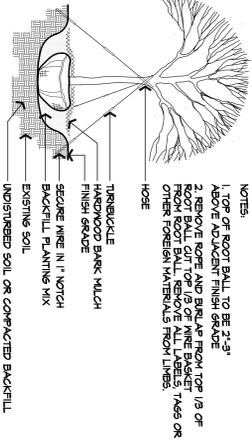


1 PLANTING PLAN

2 SHRUB PLANTING



3 TREE PLANTING



PLANT MATERIALS LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
<b>THREES</b>					
5	HERITAGE RIVERBIRCH	Betula nigra 'Heritage'	3" Cal.	B1B	
11	GREENPINE LINDEN	Tilia cordata 'Greenpfe'	3" Cal.	B1B	
5	LACEBARK ELM	Ulmus parvifolia	3" Cal.	B1B	
2	GREEN VASE ZELKOVA	Zelkova serrata 'Green Vase'	3" Cal.	B1B	
5	PARSONS AVENUE STREET TREES	TBD	2 1/2" Cal.	B1B	
1	AUTUMN BRILLIANCE SERVICERBY	Ambrosia x grandiflora 'Autumn Brilliance'	2" Cal.	B1B	TREE FORM
2	EASTERN REDBUD	Cercis canadensis	2" Cal.	B1B	TREE FORM
<b>EVERGREEN TREES</b>					
16	EMERALD GREEN ARBOREVITAE	Thuja occidentalis 'Emerald Green'	5'-6" Hgt.	Cont.	
<b>SHRUBS</b>					
62	RED TWIG DOGWOOD	Cornus sericea	36" Hgt.	Cont.	
5	COMMON NINTREBERY	Ilex verticillata	36" Hgt.	B1B	
11	CHINA HOLLY	Ilex x meserveae 'China Holly'	30" Hgt.	Cont.	
14	HOOK'S JUNIPER	Juniperus chinensis 'Hooks'	7' Hgt.	B1B	
83	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	24" Hgt.	B1B	
26	GRACI-LON SIVAC	Rosa 'omnicolor 'Gracil-Lon'	24" Sp.	Cont.	
<b>PERENNIALS / SEDGES &amp; GRASSES</b>					
100	SWAMP MILKWED	Asclepias incarnata	1' Sd.	18" O.C.	
200	BLOOD AMBITION GRASS	Bouteloua gracilis 'Blood Ambition'	1' Sd.	12" O.C.	
18	KARL FORSTER FEATHER REED GRASS	Colaspis setacea 'Feather Reed'	2' Sd.	18" O.C.	
5	BLUE JOINT GRASSES	Calamagrostis canadensis	2' Sd.	18" O.C.	
225	BRIGHT SEDGE	Carex comosa	1' Sd.	18" O.C.	
230	FRINED SEDGE	Carex crinita	1' Sd.	18" O.C.	
145	BROWN FOX SEDGE	Carex vulpoides	1' Sd.	18" O.C.	
125	BUFFLEBAY IRIS	Iris versicolor	1' Sd.	18" O.C.	
60	CARDINAL FLOWER	Lobelia cardinalis	1' Sd.	12" O.C.	
90	SEMIANDROMED RED SWITCH GRASS	Panicum virgatum 'Semiandromed'	2' Sd.	18" O.C.	
51	BLACK-FEED SISYAN	Rudbeckia hirta var. 'silvatica' 'Sudabum'	2' Sd.	18" O.C.	

GENERAL NOTES

- EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AND ELEVATIONS OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES.
- EVALUATE FINAL SURFACE DRAINAGE, TOPSOIL QUALITY AND CONDITIONS BEFORE STARTING. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS DAMAGED BY THE CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
- ALL PLANT MATERIALS TO BE CONTAINED WITHIN 8' DEEP HARDWOOD BARK MULCH BED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
- FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
- CONTRACTOR SHALL SEED OR SOE ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERY SHOWNOWNERS.

CONSTRUCTION NOTES

- LAWN AREA: FILL WITH TOPSOIL. MINIMUM DEPTH SHALL BE 6" AND MAINTAIN POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA: FILL WITH TOPSOIL. MINIMUM DEPTH SHALL BE 24". MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- BINE BACK (TYP OF 5)
- DECORATIVE LIGHT BOLLARD (TYP OF 6)
- FLASSTONE EMBEDDED IN APPROPRIATE SETTING BED.
- BIO-DIRECTIONAL SOIL MIX SEE CIVIL ENG. DRAWINGS.
- PLACE STRUCTURAL SOIL 9" IN EACH DIRECTION FROM CIVIL ENG. DRAWINGS FOR DETAIL & SPECS.

**EDGE**  
 200 WEST SPRING STREET SUITE 350  
 COLUMBIANA, OHIO 43081  
 614-488-3313

**PARSONS AVENUE BRANCH LIBRARY**  
 COLUMBUS METROPOLITAN LIBRARY

**MOODY•NOLAN**  
 RESPONSIVE ARCHITECTURE

300 Source Street  
 Columbus, Ohio 43215  
 Phone: (614) 461-4664  
 Fax: (614) 281-8881  
 www.moodynolan.com

Dwg. Control: Author    Ten Control: Checker

13346

PLANTING PLAN  
**L1.01**  
 50% Construction Documents    December 10, 2014

## Pine, Shannon L.

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**From:** Curtis Davis <cdavis@team-icsc.com>  
**Sent:** Tuesday, December 30, 2014 10:43 AM  
**To:** Pine, Shannon L.  
**Subject:** Re: CSSAC Recommendation for Z14-050, 1085 Parsons Avenue

Yes was approved

On Dec 30, 2014 10:39 AM, "Pine, Shannon L." <[SPine@columbus.gov](mailto:SPine@columbus.gov)> wrote:

Hi Curtis,

Did the Columbus South Side AC make a recommendation on the Parsons Avenue Library rezoning? If so, could you please reply to this e-mail message with the outcome?

Sincerely,

Shannon Pine

Planning Manager

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**City of COLUMBUS**

**Department of Building & Zoning Services**

Zoning/Council Activities Section

757 Carolyn Avenue  
Columbus, OH 43224

Direct: [614.645.2208](tel:614.645.2208)

Fax: [614.645.2463](tel:614.645.2463)

E-mail: [spine@columbus.gov](mailto:spine@columbus.gov)

[www.columbus.gov](http://www.columbus.gov)