

REZONING APPLICATION

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Application #: 215-015
Date Received: 3/31/15
Application Accepted By: ET&SP Fee: \$4160
Comments: Assigned to Shannon Pine, spine@columbus.gov, 614-645-2208

LOCATION AND ZONING REQUEST: 4093 Cleveland Avenue, Columbus, OH
Certified Address (for Zoning Purposes) 010218850, 130008953, 130001592, 130003907 Zip 43224

Is this application being annexed into the City of Columbus Yes No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 4093 Cleveland Ave., Columbus, OH 43224
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) 1 (institutional) and R (from annexation) Requested Zoning District(s) CPD
Area Commission Area Commission or Civic Association: Northland Civic Association

Proposed Use or reason for rezoning request: Proposed use is an expanded public library with associated parking and site amenities
Existing site is not large enough, new parcels have been annexed from Clinton Township. (continue on separate page if necessary)

Proposed Height District: 35' Acreage 3.294 acres
[Columbus City Code Section 3309.14]

APPLICANT:
Name MKSK (Sarah Richardson)
Address 462 South Ludlow Alley City/State Columbus, OH Zip 43215
Phone # 614-621-2796 Fax # 614-621-3604 Email srichardson@mkskstudios.com

PROPERTY OWNER(S):
Name Board of Trustees of the Columbus Metropolitan Library (Paula Miller)
Address 96 S. Grant Street City/State Columbus, OH Zip 43215
Phone # 614-849-1021 Fax # 614-849-1187 Email pmiller@columbuslibrary.org
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent
Name Bricker and Eckler LLP (Chris Slagle)
Address 100 South Third Street City/State Columbus, OH Zip 43215
Phone # 614-227-8826 Fax # 614-227-2390 Email: cslagle@bricker.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)
APPLICANT SIGNATURE Sarah Richardson
PROPERTY OWNER SIGNATURE Paula Miller
ATTORNEY / AGENT SIGNATURE Chris N. Slagle - Counsel, Columbus Metropolitan Library / Bricker & Eckler LLP
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

REZONING APPLICATION

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AFFIDAVIT

(See instruction sheet)

APPLICATION # 215-015

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME MKSK c/o Sarah Richardson
of (1) MAILING ADDRESS 462 South Ludlow Alley, Columbus, Ohio 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 010218850, 130008953, 130001592, 130003907
4093 CLEVELAND AVE. COLUMBUS, OH 43229
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) 3/31/15

(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 Columbus Metropolitan Library (Paula Miller)
96 S. Grant Street
Columbus, Ohio 43215

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

MKSK (Sarah Richardson)
614-621-2796

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

(5) Northland Community Council (David Paul)
P.O. Box 297836
Columbus, OH 43229

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) Sarah Richardson

Subscribed to me in my presence and before me this

30 day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8) Brittany C. Harris

My Commission Expires:

12/18/19

This Affidavit expires six months after date of notarization.

Notary Seal Here



Brittany C. Harris
Notary Public, State of Ohio
My Commission Expires 12-18-2019

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MKSK
C/O SARAH RICHARDSON
462 S LUDLOW ALLEY
COLUMBUS OH 43215

BOARD OF TRUSTEES OF COLUMBUS
METROPOLITAN LIBRARY
C/O PAULA MILLER
96 S GRANT AVE
COLUMBUS OH 43215

CHRISTOPHER SLAGLE
BRICKER & ECKLER LLP
100 S THIRD ST
COLUMBUS OH 43215

DAVID PAUL
NORTHLAND COMMUNITY
COUNCIL
PO BOX 297836
COLUMBUS OH 43229

JEFFREY A. EDELSTEIN
2428 MORSE RAVINE DR
COLUMBUS OH 43224

REBECCA LYON
4060 CLEVELAND AVE
COLUMBUS OH 43224

BARBARA J. FROST
121 SIERRA DR.
COLIMBUS OH 43230

RONALD A. HIBBARD
5715 SINCLAIR RD.
COLUMBUS OH 43229

BARBARA ROLEN
175 LETCHWORTH AVE
COLUMBUS OH 43204

JONATHAN DOMI
MARIA L M RUIZ
2287 ASHLEY DR
COLUMBUS OH 43224

RAYMOND L CONGDON
2293 ASHLEY DR
COLUMBUS OH 43224

CARMEN E BARRY
2301 ASHLEY DR
COLUMBUS OH 43224

TONI W & GEORGE S MOORE
2305 ASHLEY DR
COLUMBUS OHIO 43224

RICHARD R GORSUCH
2313 ASHLEY DR
COLUMBUS OH 43224

CURTIS G BALSER
MARILYN L BALSER
2319 ASHLEY DR
COLUMBUS OH 43224

RUEBEN L GILLMAN
2325 ASHLEY DR
COLUMBUS OH 43224

CLEVELAND PLAZA LLC
4151 CLEVELAND AVE
COLUMBUS OH 43224

COLUMBIA GAS OF OHIO INC
200 CIVIC CENTER DR/TAXES
PO BOX 117
COLUMBUS OH 43216

RANDALL PRICE
2274 LEHNER RD
COLUMBUS OH 43224

GINA GUTIERREZ
2293 LEHNER RD
COLUMBUS OH 43224

DANIEL S MILLER
2283 LEHNER RD
COLUMBUS OH 43224

CARLA M WHEELER
2264 LEHNER RD
COLUMBUS OH 43224

ANDREW A & BONNI KORCOK
2263 LEHNER RD
COLUMBUS OH 43224

JERRY DAVIS
2313 LEHNER RD
COLUMBUS OH 43224

MICHAEL GROVES
2273 LEHNER RD
COLUMBUS OH 43224

LINH SON PAGODA OF OHIO
4045 CLEVELAND AVE
COLUMBUS OH 43224

215-015

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
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PROJECT DISCLOSURE STATEMENT

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

APPLICATION # 215-015

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Paula Miller / Columbus Metropolitan Library
of (COMPLETE ADDRESS) 96 South Grant Street Columbus, Ohio 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 Columbus Metropolitan Library 96 South Grant Street Columbus, Ohio 43215 <u>473</u> Columbus based employees Paula Miller, 614-849-1021	2.
3.	4.

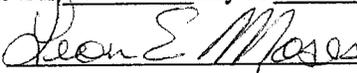
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



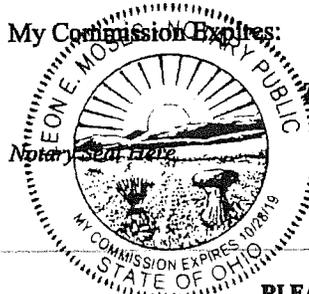
Subscribed to me in my presence and before me this 19th day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

10/28/2019



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

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COMMERCIAL PLANNED DEVELOPMENT TEXT

CURRENT DISTRICT:

R - Rural (subsequent to annexation)

I, Institutional

PROPOSED DISTRICTS: CPD, Commercial Planned Development

PROPERTY ADDRESS: 4093 Cleveland Avenue

OWNER

**Board of Trustees of the Columbus Metropolitan Library
(Paula Miller)**

APPLICANT:

MKSK

**C/o Sarah Richardson, RLA
462 South Ludlow Alley
Columbus, Ohio 43215
srichardson@mkskstudios.com**

DATE OF TEXT: March 30, 2015

APPLICATION #: 215-015

1. INTRODUCTION:

The Columbus Metropolitan Libraries, Northern Lights Branch is one of several redevelopment projects that are planned or in construction as part of an enhancement of the facilities that comprise the library system in central Ohio. Columbus Metropolitan Library (CML) is building and/or renovating branch libraries in order to inspire reading, share resources and connect people. The existing Northern Lights Branch building and site are inadequate in space to meet the desired level of service to the community and as such, CML has acquired adjacent property to include in the Northern Lights Branch project. The desired expansion footprint of the Building, required parking, utility easements and storm water management requirements would stress the current site area to meet required zoning. Further, due to the re-use of the existing building, the addition and the site configuration, options are very limited for providing the necessary parking and circulation within the available site area. The proposed development will establish an expanded library capable of meeting the contemporary needs and expectations of the community.

The building will be reconfigured and expanded to provide the appropriate reading, studying, technology and gathering spaces expected of a modern library facility. The building and site will be designed to enhance sustainability from multiple perspectives: reduced impacts on the environment, reduced energy demand, fiscally responsible planning and design in line with the capital budget capacities of CML and provide a top notch library facility for the local neighborhood, on par with the facilities available for other neighborhoods in Columbus and the surrounding suburbs. The project will include sustainable storm water treatment features, accommodation of the COTA bus system, establishment of a pedestrian and bicycle friendly environment, use of native and drought tolerant plants and passive solar design aspects of the building and landscape treatments.

The proposed development will establish an inviting, well landscaped project that serves traditional library customers and the ever increasing number of school children needing assistance with homework and use of Library resources. The project will enhance the pedestrian use of the property and the neighborhood with expanded sidewalks, bicycle parking facilities and comfortable streetscape treatments. Careful consideration has been given to the balance of safety and consideration of adjacent residential properties with carefully sited, cut-off light fixtures and generous landscape treatments that screen vehicles and parking and simultaneously provide adequate visibility for staff and visitors.

The current site will be supplemented with three additional parcels that are currently part of Clinton Township. Those parcels are currently in the process of being annexed into the City of Columbus. The Franklin County Commissioners approved the Annexation Petition on March 3, 2015. A copy of that annexation petition is attached to this application. The fourth parcel on which the existing library building is sited is currently zoned I, institutional. The site is under the purview of the Northland Community Council which will serve as the civic association for reviewing and providing their recommendation for the plan.

The Northern Lights Branch is located at 4093 Cleveland Avenue; the three additional parcels are immediately west of the existing property. The four parcels, when combined, will encompass 3.296 acres of land. The property is bounded by Cleveland Avenue to the east, Lehner Avenue to the south and residential properties to the west and north.

The Applicant proposes to rezone the parcel to CPD, Commercial Planned Development. The planned development will consist of an expanded public library with required parking, circulation, landscaping and storm water management facilities.

2. PERMITTED USES:

The current intended uses for the subject site shall be a library, supporting parking and site development. In the event the subject building is no longer used as a library, other permitted uses shall include those identified in Chapter 3353, C-1 NEIGHBORHOOD COMMERCIAL DISTRICT, C-2 OFFICE COMMERCIAL DISTRICT AND C-3 COMMUNITY SCALE COMMERCIAL DEVELOPMENT of the Columbus Zoning Code.

3. DEVELOPMENT STANDARDS

Unless otherwise indicated in the written text of the submitted Site Plan, 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 Commitments:

- a. Site shall establish a 35 foot height district (H-35). Rooftop mechanical equipment shall not be used in the determination of building heights.
- b. The building setback from Cleveland Avenue shall be 30 feet from the street R.O.W. line indicated in the Columbus Thoroughfare Plan. The building setback from Lehner Road shall be 38 feet.
- c. The rear yard shall be 50 feet.
- d. The side yard shall be 20-feet, except within 195 feet of the Cleveland Avenue right-of-way line where the side yard setback shall be 6 feet minimum as shown on the Site Plan.

- B. Access, Loading, Parking, Pedestrian and/or other Traffic Related Commitments:**
- a. Site vehicular access point shall be from Lehner Road, as indicated on the Site Plan.
 - b. All vehicular circulation and pedestrian circulation improvements within the public right-of-way are subject to review and approval by the Department of Public Service and may be adjusted to satisfy their requirements.
 - c. One loading space shall be required. Because no tractor trailer type vehicles provide service or deliveries to the Columbus Metropolitan Library, the loading space shall be 12-feet wide by 40-feet long, subject to approval of the Department of Public Service and may be adjusted to satisfy their requirements.
 - d. The minimum quantity of parking required shall be 1 space per 400 square feet of building area. Parking provided currently exceeds this requirement, as indicated on the Site Plan.
 - e. A pedestrian sidewalk shall be provided in the public right-of-way along Lehner Road. The existing sidewalk in the public right-of-way, along Cleveland Avenue shall be retained. The final alignment and location of this sidewalk shall be subject to review and approval by the Department of Public Service and may be adjusted to satisfy their requirements.
 - f. All sidewalks shall be concrete, decorative concrete or unit pavers as indicated on the Site Plan.
 - g. All vehicular pavement shall be regular-duty and heavy-duty asphalt or heavy-duty concrete, as shown on the Site Plan.
 - h. Parking, vehicle stacking and circulation shall be prohibited within the building setback area.
 - i. Parking and aisles shall conform to requirements of Chapter 3312 - OFF-STREET PARKING AND LOADING, except as modified herein and by the Site Plan.
- C. Buffering, Landscaping and/or Screening Commitments:**
- a. Street trees shall be installed along the Lehner Road frontage, as shown on the Site Plan. New street trees were not provided along Cleveland Avenue to maintain appropriate visibility to the COTA Bus Shelter, the intersection of Cleveland Avenue and Lehner Road and the Library Sign.
 - b. The landscaping, buffering and screening shall conform to requirements of Chapter 3321 LANDSCAPING of the Columbus City Zoning Code, except as modified herein and by the Site Plan.
 - c. Interior parking lot trees shall be planted in landscaped islands or peninsulas containing a minimum soil area of 145 square feet per tree, allowing for flexible arrangement but designed in such a way that each tree is surrounded by a minimum radius of four feet of soil area, except for one island that shall provide a minimum radius of three and one-half feet of soil area surrounding the tree, as indicated on the Site Plan.
 - d. Screening shall be provided and maintained within twenty (20) feet of all lot lines abutting residential zoning classifications, except where indicated on the Site Plan.
 - e. Minimum size: When used to meet a required landscaping or screening provision, plants shall have a minimum size at the time of planting as follows:
 1. Two and one-half (2 1/2) inch caliper for a deciduous tree;
 2. Ten (10) foot height for an ornamental tree;
 3. Four (4) foot height for a conifer or evergreen tree;

4. Two (2) foot height for a shrub, and;
5. Number 2 size container for ornamental grasses.

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

- a. The building design shall establish a welcoming, pedestrian scale façade on all sides, as indicated on the attached Building Elevations.
- b. Careful architectural design articulates the massing and breaks up the facades with windows in a manner that minimizes the apparent scale of the building and makes it compatible with the scale of adjacent residential structures. The height of the existing building will be reduced by 16' feet at the primary facades and by 18' at the center of the building, helping to minimize the overall scale and bulk of the building form even though its footprint is expanding. The proposed Library Addition creates an appropriate transition of scale and detail from the adjacent residences to the mixed uses along Cleveland Avenue.

E. Graphics and Signage Commitments:

- a. Graphics and Signage shall conform to Chapter 3377 - ON-PREMISES SIGNS IN INSTITUTIONAL, COMMERCIAL AND MANUFACTURING DISTRICTS of the Columbus Zoning code, except as modified herein and on the Site Plan.
- b. The existing two-faced, internally illuminated ground mounted Library sign shall be relocated from the current location to a new location within approximately ten feet, near the intersection of Cleveland Avenue and Lehner Road.
- c. A new, two-sided, ground mounted directional sign shall be provided in proximity to the new site entrance, behind the right-of-way along Lehner Road.

F. Miscellaneous:

- a. Site Plan: The subject site shall be developed in general conformance with the submitted Site and Utility Plans, provided, however, all improvements shall be subject to required review and approval of the applicable city agencies and divisions. Any slight adjustment to the Site or Utility 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.

4. CPD CRITERIA

A. Natural Environment:

- a. The natural environment of the property is relatively flat with drainage directed into the Columbus Storm Sewer system. Land cover is mostly cultivated turf grass. The site contains scattered trees and shrubs. The property currently contains the existing Northern Lights Branch Library and associated parking. Two single family structures have been removed from the western three parcels. The existing Library Building will be renovated and expanded with an addition.
- b. This project will increase the amount of landscaping with a combination of trees, shrubs and plants. Many of the plants will be native species, enhancing the habitat value of the property for suburban wildlife. The storm water will be designed to meet all City of Columbus regulations and requirements. Part of the storm water will be directed into a bio-retention basin that will enhance the water quality and enable some replenishment of the groundwater. Soils for landscape and lawn areas will be enhanced with organic

compost material to enhance the microbial activity and general biological quality of the soils.

B. Existing Land Uses:

- a. The existing land uses identified in the Columbus Zoning Code are institutional (the Library) and residential.
- b. This project enables the Library to maintain a branch convenient for the local community with enhanced and expanded facilities.

C. Transportation and Circulation Facilities:

- a. The property fronts onto Cleveland Avenue, a major arterial street. There is a COTA bus stop on Cleveland Avenue, just north of the intersection of Cleveland Avenue and Lehner Road. COTA has plans to upgrade that bus stop with a new bus shelter.

D. Visual Form of the Environment:

- a. The existing Library Building is a single story building, approximately 13,784 square feet in area. The area west of the property consists mostly of one and two-story single family homes of modest size. The parcel due north of the subject property is zoned AR1, although the parcel is undeveloped with mature trees immediately adjacent to the subject property. The area due south of the site contains a Buddhist Temple that appears to have a setback of approximately 30-feet from the Lehner Road right-of-way line. Cleveland Avenue is a mix of commercial, office, residential and institutional uses in this area.
- b. See Item 3D for additional building design information.
- c. This project will increase the footprint of the existing Library Building from 13,784 square feet to a total of 26,083 square feet.
- d. The project will have a positive effect on the identity of the adjacent neighborhood and commercial center because it showcases a significant new investment by the Columbus Metropolitan Library in this area. The use is a civic amenity and demonstrates a long-term commitment to the quality of life in this neighborhood.
- e. The site improvements will clarify the existing Library parking and vehicular circulation and increase pedestrian safety by separating the various types of visitors with a pedestrian promenade and distinct entry zones. The simple arrangement of hedges, plant beds and tree rows further define the extents of the Library property and civic spaces within the neighborhood.
- f. The existing Library sign near the intersection of Cleveland Avenue and Lehner Road will be relocated to accommodate the new COTA Bus Shelter and to place it out of the way of some utility structures and easements. The new location will cause the sign to still be visible from both directions when the planned COTA Bus Shelter is constructed. It will maintain the current familiar logo and sign that visitors look for when approaching the Library. A second directional sign near the site entrance on Lehner Road will alert drivers to the correct entry point to the site.

E. Views and Visibility:

- a. The views from Cleveland Avenue will remain largely as is. Some trees will be removed to enable construction of the utility infrastructure and vehicular access to the north side of the existing building. A mound will screen views of the street from inside the library and views of the loading area from the public right-of-way.

- b. Views along the south, west and north edges of the property from adjacent residences and the public street, will be enhanced with a well-designed building addition, substantial landscape plantings, street trees and hedges. The parking and vehicular access will be reorganized to enhance safety and reduce the visual expanse of the pavement. The street view along Lehner Road will be enhanced with the provision of street trees, hedges and landscaping.
- c. Visibility at the intersection of Cleveland Avenue and Lehner Road will be maintained in the current open situation. Visibility at the intersection of the relocated site access drive and Lehner Road will be enhanced with the required clear vision triangle.
- d. The existing site access from Lehner Road will be relocated further west, providing increased stacking space between the curb cut and Cleveland Avenue. This will enhance the safety for vehicles on both Cleveland Avenue and Lehner Road. The existing Library has a major entrance and pedestrian plaza close to the entrance from Lehner Road. The proposed Site Plan provides significantly more stacking space internally and provides a pedestrian promenade through the parking lot that will provide a safe area for pedestrians and minimize potential conflicts between vehicles and pedestrians.
- e. Cross walks will be provided as directed by the Department of Public Utilities during the departmental reviews of engineering documents.

F. Proposed Development:

- a. The proposed development is a public library designed to complement the existing building. Right-of-way (ROW) improvements include new curbs and sidewalks along Lehner Road, new curb ramps at the new site entry driveway and new curb ramps and crosswalks at the intersection of Cleveland Avenue and Lehner Road
- b. Existing site utilities and associated connections including a 15" sanitary sewer, a 10" high pressure gas main, and a telephone duct bank will be rerouted to the eastern portion of the site to avoid conflict with the proposed building. All utility improvements will be subject to review and approval by the Department of Public Utilities and their respective owners, and may be adjusted to reflect their comments.

Sanitary sewer service, domestic and fire protection service, natural gas and storm sewers and associated structures for each of these systems will be provided as shown on the Utility Plan and in accordance with requirements of the Department of Public Utilities and the respective utility owners

- c. COTA is also planning a new bus stop shelter along Cleveland Avenue that this project acknowledges, although it is not part of this project

G. Behavior Patterns:

- a. The immediate proposed use is the same as the current use; a public library. The community currently accesses the library by foot, by COTA bus and by car. A large number of school children use the Library after school for assistance with homework.
- b. These existing uses are anticipated to continue in an enhanced manner. The project improves all modes of transportation with new circulation patterns for vehicles that provide a clearly defined vehicular drop-off area, a separate book drop-off and pick-up window, and a clear system of pedestrian circulation that will help minimize pedestrian and vehicular conflicts. The project provides additional sidewalks and bike racks to further encourage pedestrian and bicycle use. The shady pedestrian promenade and entry plaza provides a more comfortable environment for both pedestrians and vehicles.

H. Emissions:

- a. There should be no negative emissions from this project.
- b. Light Emission:
All exterior lighting is full cut-off style that will eliminate light spillover into neighboring properties. Parking areas are screened with a combination of evergreen plant materials and mounding to further reduce any light spillover.

Light emission from the building will be carefully balanced with considerations for passive security and wayfinding. Existing window openings will be maintained, with a slight increase of glass area at each opening. The new entry and lobby on Lehner Road, defined primarily by glass, is set back from the primary facades by 10ft and 21ft, respectively. The new addition is defined by 30% glass area in total, which further limits the emission of light from the building interior.
- c. All vehicular and pedestrian circulation and parking will be paved with hard surface materials to virtually eliminate dust. The extensive landscaping will further reduce the emission of sound to neighboring properties.

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/she fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City codes, except as permitted by the Development Text and drawings referenced herein.

Respectfully Submitted,



Paula Miller, CFO
Representative for Columbus Metropolitan Library

DESCRIPTION OF 3.294 ACRES

215-015

Situated in the State of Ohio, County of Franklin, City of Columbus and being Lot 1-7 and part of Lot 8 and also being part of a vacated 20' alley by Ordinance No. 633-90 in Keffer-Lehner Highlands Subdivision (Plat Book 15, Page 35) of the Franklin County Recorder's Office and being more particularly described as follows:

Commencing at Franklin County Engineer's Monument Box Assembly FCGS 1557 found at the intersection of the centerline of Cleveland Avenue with the centerline of Lehner Road;

Thence along the centerline of Cleveland Avenue (R/W varies) N 03°43'01" E a distance of 25.05 feet to a point on the southerly right of way line of Lehner Road extended;

Thence along the southerly right of way line of Lehner Road extended N 86°22'35" W for a distance of 70.04 feet to a mag nail set in the southerly right of way line of Lehner Road (50 foot wide) and the Point of Beginning;

Thence along the northerly right of way line of Lehner Road N 86°22'35" W a distance of 486.89 feet to an iron pin set;

Thence along the easterly line of a parcel of land conveyed to Randall Price, ET AL by Instrument Number 201010220140768, N 03°54'38" E a distance of 293.62 feet to an iron pin set;

Thence along the southerly line of a 20 foot wide alley and the northerly line of Lots 6-8, S 86°19'52" E a distance of 316.00 feet to an iron pin set;

Thence along the centerline of a vacated 20 foot alley by Ordinance No. 633-90 and the westerly line of a 2.769 (by deed) acre tract conveyed to Cleveland Plaza, LLC, S 03°54'38" W a distance of 31.91 feet to an iron pin set;

Thence along the southerly line of said 2.769 acre tract S 86°22'55" E a distance of 195.05 feet to an iron pin set in the westerly right of way line of Cleveland Avenue;;

Thence along the westerly right of way line of Cleveland Avenue S 03°43'01" W a distance of 231.23 feet to the TRUE POINT OF BEGINNING and containing 3.294 acres, more or less of which 0.040 acres, more or less, from Auditor's Parcel Number 130-002633-00, 0.338 acres, more or less, from Auditor's Parcel Number 130-001592-00, 0.674 acres, more or less, from Auditor's Parcel Number 130-008953-00, and 2.242 acres, more or less, from Auditor's Parcel Number 010-218850-00. 0.000 acres, more or less, are in the present road occupied and subject to all legal easements, agreements and right of way of record.

All bearings shown are based on the centerline survey plat of Cleveland Ave perform by Franklin County Engineers Office dated 03/08/2011. The Centerline of Cleveland Avenue being S 03°43'01" W and is referenced by FCGS 1557 and FCGS 1556.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor No. 7803 from an actual field survey performed in January of 2014 by Korda/Nemeth Engineering, Inc.

Iron pins set are 5/8" x 30" rebar topped by an orange cap stamped Korda Engineering.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 3/17/15



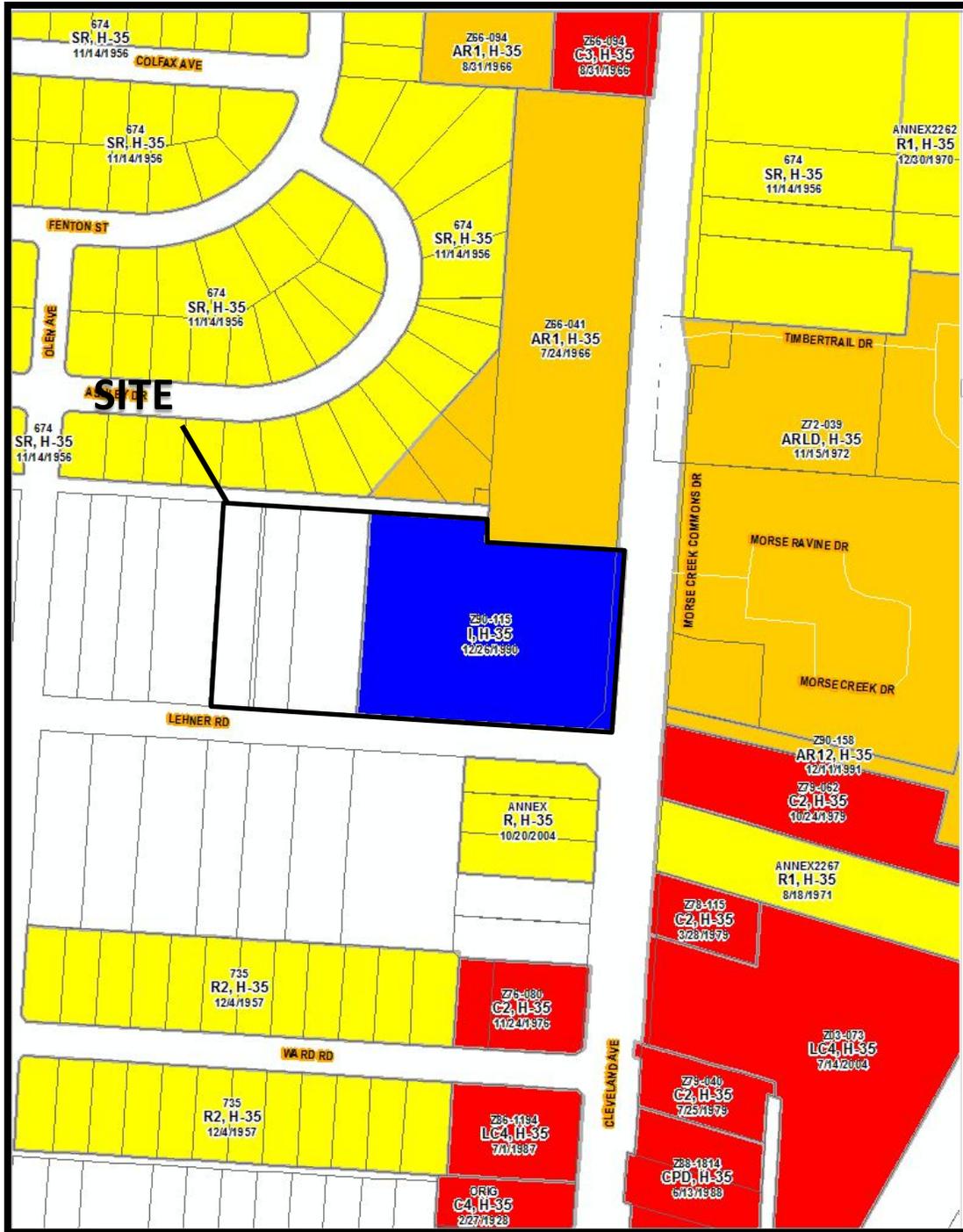
Disclaimer

215-015

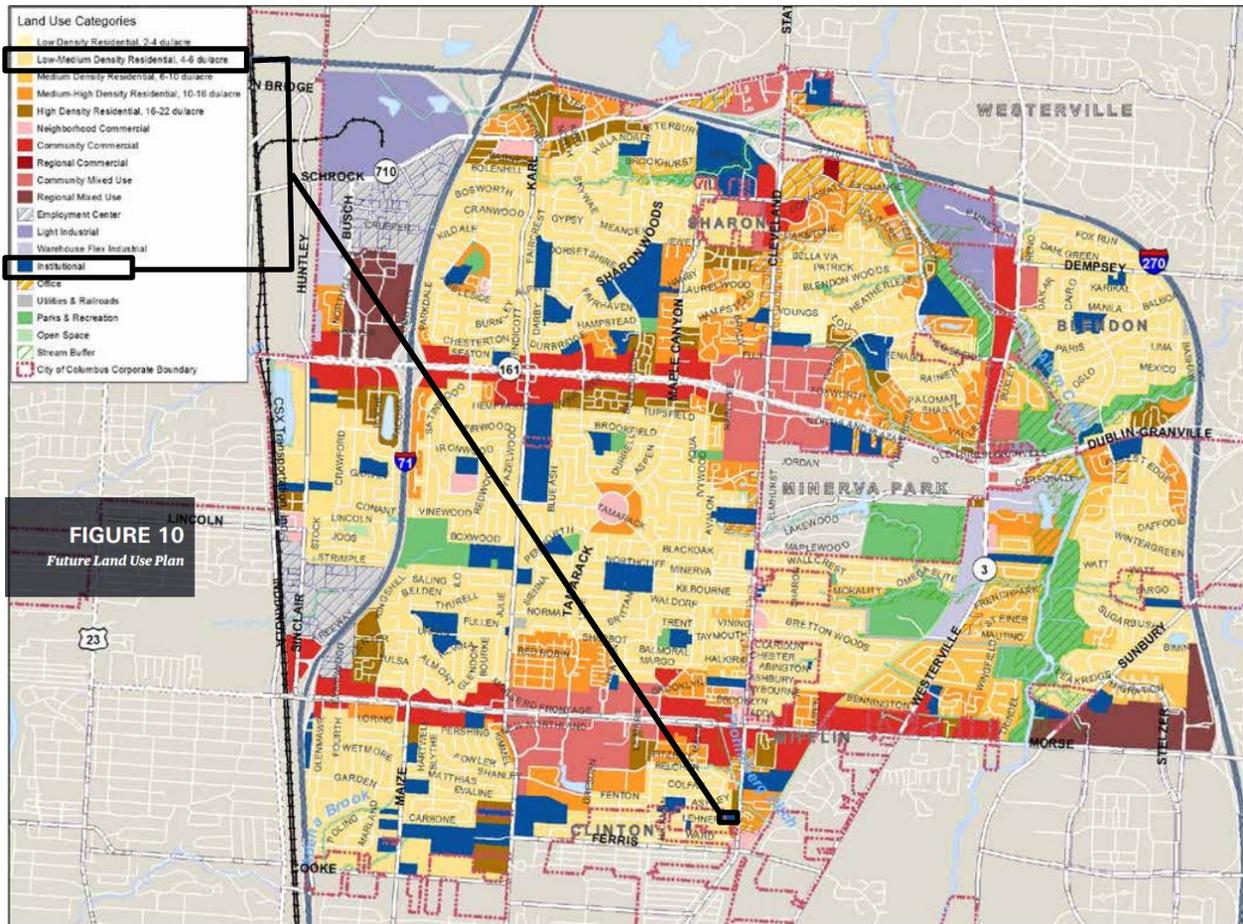
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This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted 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.



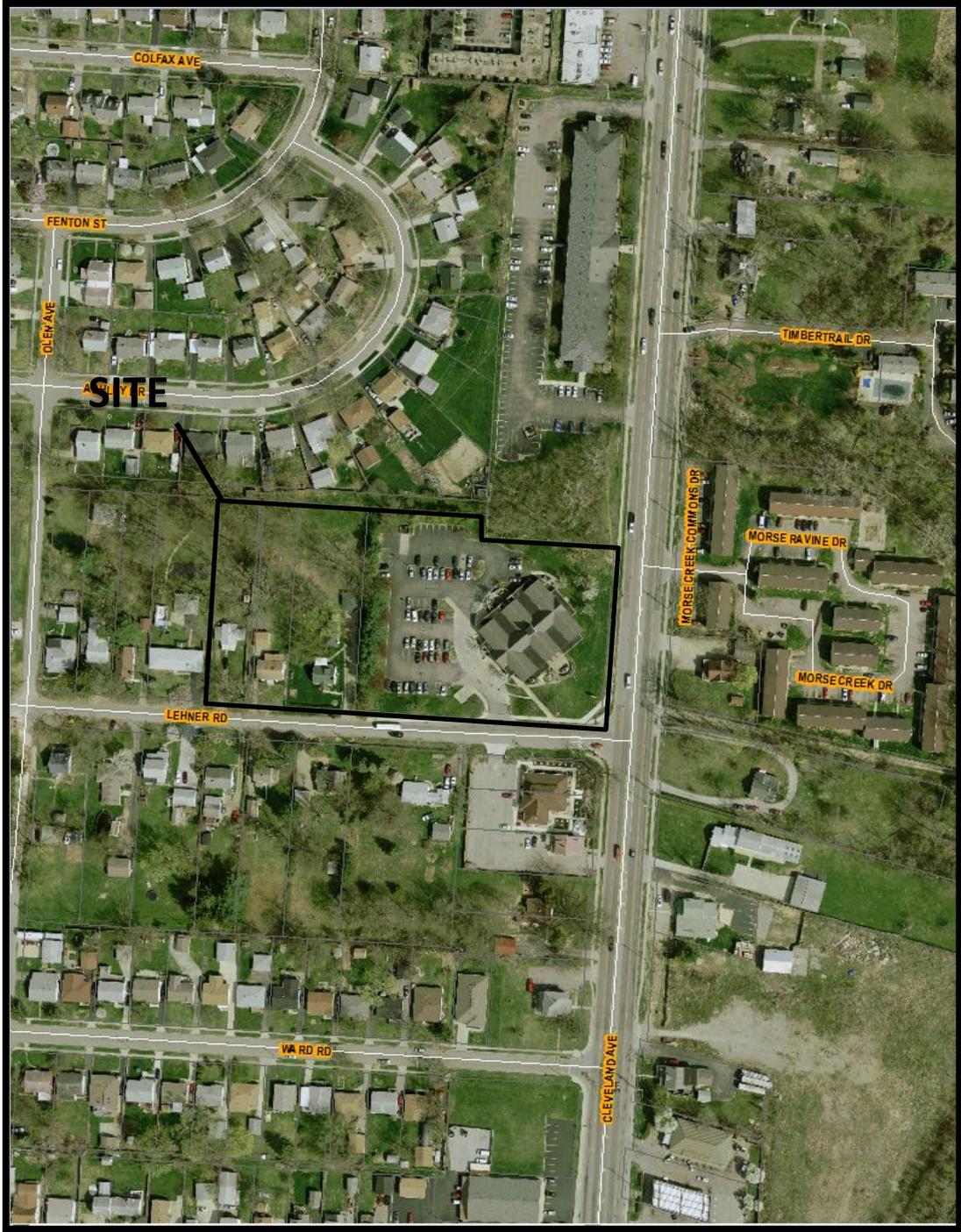
Z15-015
 4093 Cleveland Avenue
 Approximately 3.29 acres
 I and R to CPD



NORTHLAND I AREA PLAN - FUTURE LAND USE PLAN



Z15-015
 4093 Cleveland Avenue
 Approximately 3.29 acres
 I and R to CPD
 Northland I Area Plan (2014)



Z15-015
4093 Cleveland Avenue
Approximately 3.29 acres
I and R to CPD