

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 14, 2015**

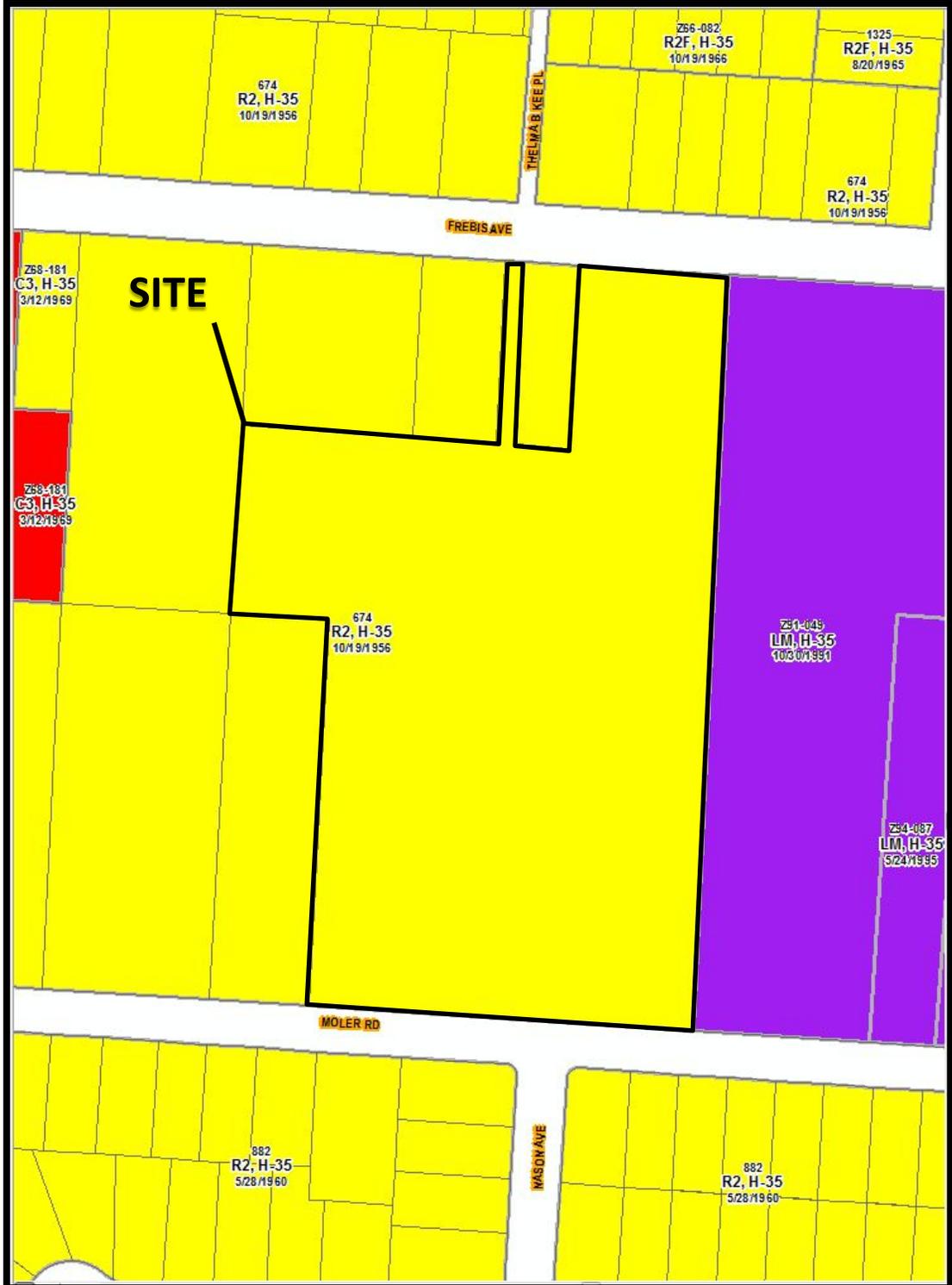
- 2. APPLICATION: Z15-009**
Location: **1560 MOLER ROAD (43207)**, being 6.81± acres located on the north side of Moler Road, 590± feet east of Fairwood Avenue (010-104099; Columbus South Side Area Commission).
Existing Zoning: R-2, Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Offices and classrooms for school administration.
Applicant(s): Michelle Shumaker Mitchell; 4333-B Tuller Road; Dublin, OH 43017.
Property Owner(s): Board of Education of the Columbus City School District; 889 East 17th Avenue; Columbus, OH 43211.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The site is developed with the former Moler Elementary School, and is zoned in the R-2, Residential District. The applicant proposes the CPD, Commercial Planned Development District to permit reuse of the school for offices, training, and classrooms for school administrative purposes.
- The site is surrounded by single-unit dwellings in the R-2, Residential District to the north, west and south. To the east is the Columbus City School District bus garage in the L-M, Limited Manufacturing District.
- The site falls within the boundaries of the *South Side Plan (2014)*, which calls for institutional uses for this location, based on the site having been a former school.
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval of the requested CPD district, but the written recommendation was not available at the time this report was prepared.
- The CPD text proposes limited C-2, Commercial and I, Institutional uses with appropriate use restrictions, contains landscaping provisions, and includes variances to parking-related and screening requirements which only apply to the existing development. Upon redevelopment, C-2 district development standards and parking lot screening and landscaping are required.

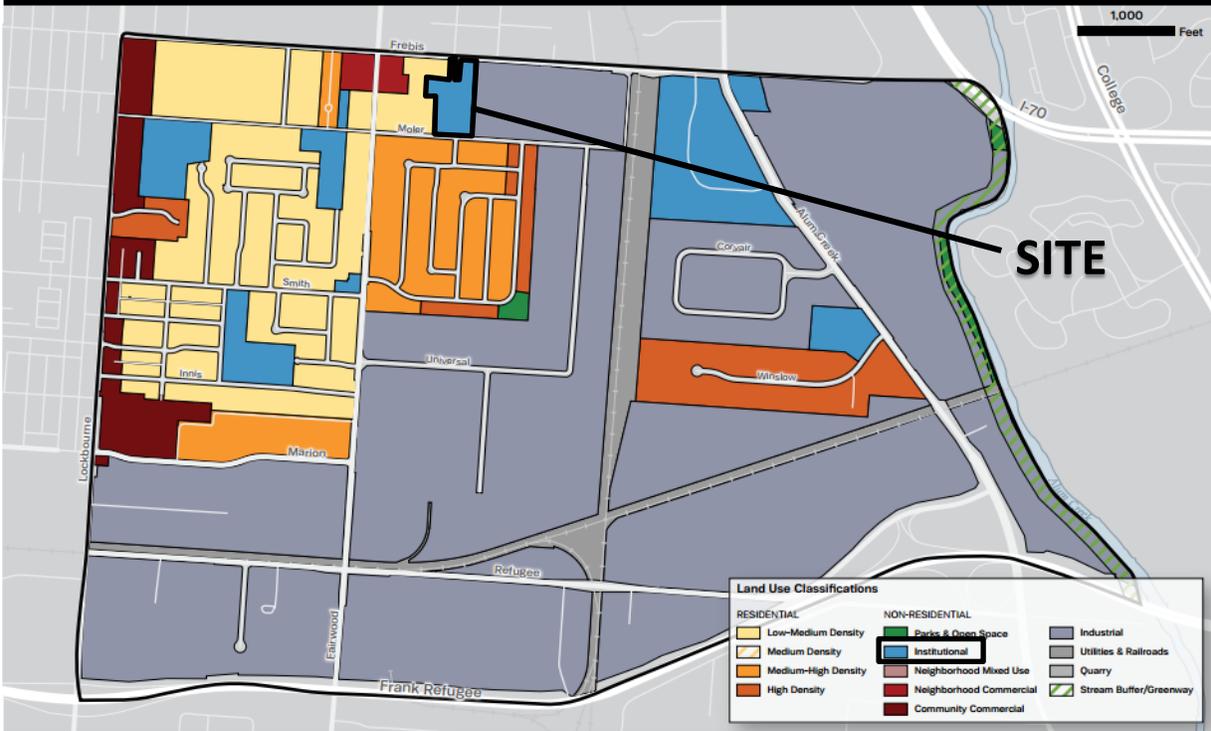
CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested CPD, Commercial Planned Development District would allow for appropriate reuse of a former elementary school building for offices, training, and classrooms for administrative purposes. The proposed office and institutional uses are consistent with the land use recommendations of the *South Side Plan*.



Z15-009
 1560 Moler Road
 Approximately 6.81 acres
 R-2 to CPD

FIGURE 12: FUTURE LAND USE PLAN: QUADRANT 4



Category	Classification	Description
Residential	Medium Density (6-10 units per acre)	This classification of residential development is common in older neighborhoods and can include single-family, doubles, and townhouses. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities and multi-story buildings with more than four units per building may be considered. Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern of the area.
	Medium-High Density (10-16 units per acre)	A variety of dwelling types, including doubles, townhouses and multifamily are included in this category. New development patterns should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities may be considered, provided a high quality design that can demonstrate that it will not adversely impact the existing development pattern of the area.
	High Density (16-45 units per acre)	This classification includes multi-story multifamily housing proposals for High Density development must be reviewed on a case by case basis, be judged on its own merits, and must consider the specific site and the site's context (surrounding uses and development pattern). Proposals that include the highest end of the density range should be scrutinized in regard to their contribution to street level activity, relationship to adjacent neighborhoods, building materials, and architecture.
Commercial	Neighborhood Commercial	The function of this classification is to provide neighborhood commercial services. These areas contain multiple functions and act as local centers of economic activity. Examples include smaller scale retail, office, or institutional uses, including gas stations with convenience stores that are built to Urban Commercial Overlay design standards.
	Community Commercial	The Community Commercial classification supports retail, office, hotel, or institutional uses that serve multiple neighborhoods, but generally do not attract residents from outside the area. An example includes neighborhood shopping centers. Gas stations built to Community Commercial Overlay design standards may be supported.
	Neighborhood Mixed Use	This classification is the same as the Neighborhood Commercial classification but also includes residential units located either above and/or next to the commercial, office, or institutional uses. Residential densities should fall within the range of 16 to 28 dwelling units per acre.
Other	Industrial	The Industrial classification includes light industrial uses, including light assembly, fabrication, and related uses. Existing Heavy Industrial Uses are recognized within this classification. Office, technology, and other job focused uses are also supported within this classification. Retail uses are not supported within this classification.
	Institutional	Institutional uses include schools, government property, and houses of worship. Note: The Institutional designation on the Land Use Plan does not imply support for all uses identified in the Institutional classification of the Columbus Zoning Code.
	Parks and Open Space	Parks are either publicly- or privately-owned recreational facilities and include golf courses. Open space should be conserved lands that are not suitable for development, such as the floodway and floodplain, wetlands, major wood stands, steep slopes and ravines, and species habitat. These are natural areas that do not provide recreational facilities.
	Stream Buffer	The Future Land Use Plan map illustrates a stream buffer along Scioto River and Alum Creek. The illustrated buffer is shown to indicate a no-disturb zone meant to preserve the greenway. The no-disturb zone width will vary depending on the creek, waterway, and/or ravine based on the Columbus Stormwater Drainage Manual requirements. Efforts should be made to extend this buffer whenever possible.
	Quarry Utilities and Railroads	Landfills and quarries. Utilities and railroads.

Table 3: Land use classification descriptions

Z15-009
 1560 Moler Road
 Approximately 6.81 acres
 South Side Area Plan (2014)



Z15-009
1560 Moler Road
Approximately 6.81 acres
R-2 to CPD

CPD Text

Proposed District: CPD, Commercial Planned Development

Property Address: 1560 Moler Road

Owner: Board of Education of the Columbus City School District

Applicant: SPGB Architects, LLC

Date of Text: 4-22-15

Application Number: Z15-009

1. **Introduction:** The 1560 Moler Road (Moler) site is currently zoned Residential R-2 and is developed with an abandoned elementary school, abandoned paved area in the rear, and associated paved parking in the front. The property is located between Moler Road to the south and Frebis Avenue to the north. The property to the east is zoned manufacturing and is used as a school bus hub. This property is owned and operated by the Columbus City School District. To the west is property zoned residential occupied by single family homes. The proposal is to rezone the site from Residential to a Commercial Plan District (CPD) to allow the existing building to be used as administrative offices and a training center.

2. **Permitted Uses:** Those uses contained in Chapter 3349, I-Institutional Use District Section 3349.03, (with the exception of apothecary; clinic, dental or medical; electric substation; funeral home; gas regulator station; laboratory, dental or medical; telephone exchange; utility pumping station; and general hospital) and general office and training center uses contained in Chapter 3353 C-2, Commercial of the Columbus City Code shall be permitted.

3. **Development Standards:** The applicable development standards for use(s) located in the existing building shall be as indicated in this text or on the submitted Site Plan. Redevelopment of the site shall conform to the applicable development standards of the C-2, Commercial District.

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

B. **Access, Loading, Parking and/or Other Traffic Related Commitments** – N/A

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

1 Buffer landscaping along the edge of the Moler Rd. site, between R-2 and the CPD, shall only be located adjacent to drive aisle and paved parking areas.

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

E. **Dumpster, Lighting, Outdoor Display Areas and/or Other Environmental Commitments** – N/A

F. **Graphics**

1. All graphics and signage shall comply with the Graphics Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for Consideration.

G. **Miscellaneous**

1. Variances- If site is redeveloped; the site shall be redeveloped in accordance with the C-2 district standards and the following are required to conform site's existing conditions.

- a. Section 3312.49 Minimum Numbers of Parking Spaces Required: Administrative use requires 49 parking spaces and the assembly training space requires 101 parking spaces for a total of 150 parking spaces. The site currently accommodates 56 parking spaces, and 94 parking spaces shall be located on the adjacent property owned by the school district. The additional parking is within 750 feet of the use to be served. At such time parking becomes unavailable at the adjacent site, a drive will be added to the existing rear paved area to accommodate the parking for the duration of that use being served.
 - b. Section 3312.21 Landscaping and Screening- A Interior landscaping: Interior landscaping shall not be provided for existing paved parking surfaces on the front. Trees shall be provided along the perimeter of the existing rear paved area in lieu of interior trees when the rear paved area becomes parking.
 - c. Section 3312.21 Landscaping and Screening- B Parking setback and perimeter landscaping: Existing landscape screening along edge of property within 80 feet of R-2 shall remain without additional screening.
 - d. Section 3321.09-Screening: There shall be no screening along the west and north side of the Moler site.
 - e. Section 3321.11- Screening of Mechanical Systems: Mechanical units on the roof of existing building(s) shall not be screened, including any new units that may be added to the existing building(s).
 - f. Section 3312.41 Access and Circulation: Pedestrian walkways shall not be required along the front of the building if the building contains more than one tenant.
2. Site Plan - Site development for use of the existing building shall be in accordance with the attached Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data provided in conjunction with a Site Compliance Plan as may be applicable for use of the existing building. Any slight adjustment to the Site Plan is subject to review and may be approved by the Director of Building and Zoning services, or a designee, upon submission of the appropriate data regarding the proposed adjustment. The Site Plan shall not be applicable to redevelopment of the site.
 3. CPD Criteria:
 - a. Natural Environment: Moler Road site- The site includes existing buildings or hardscape. The site is flat with mature deciduous trees at the front of the building and along the west lot line.
 - b. Existing Land Uses: Moler Road site- Is occupied by an existing abandon elementary school and associated parking and playground equipment. The site is zoned R-2.
 - c. Transportation and Circulation Facilities: Moler Road site- Is situated between Frebis Avenue to the north and Moler Road to the south. The parking is accessed by two drives on Moler Road. There are public bus stops on Frebis located adjacent to the site. There is a walk that connects Frebis Avenue and Moler road along the east side of the property. There is a public sidewalk along Frebis Avenue.
 - d. Visual Form: Moler Road site- Abuts a residential neighborhood to the south, west and north. The east side abuts the Frebis site which is parking. Heights of building are not greater than 35 feet.
 - e. Proposed Development: Moler Road site- Is to be developed into Administrative Offices for the transportation department for Columbus City Schools. The site is to change minimally with proposed drive to paved area in the rear for future parking. The existing playground equipment is to remain and be maintained by the School District until such time that rear parking is added.

- f. Behavior Patterns: Moler Road is in an existing developed area and vehicular and pedestrian patterns of the area have been established.
- g. Emissions: The proposed use does not change from the use of the current sites.

The undersigned, being the owner of the subject property, together with the applicant in the subject application, or their authorized representative, does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the 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 to the Columbus City Codes.

Signature: _____
Linda Ergeson, Columbus City Schools

Michelle (Shumaker) Mitchell, SPGB Architects

