

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 11, 2015**

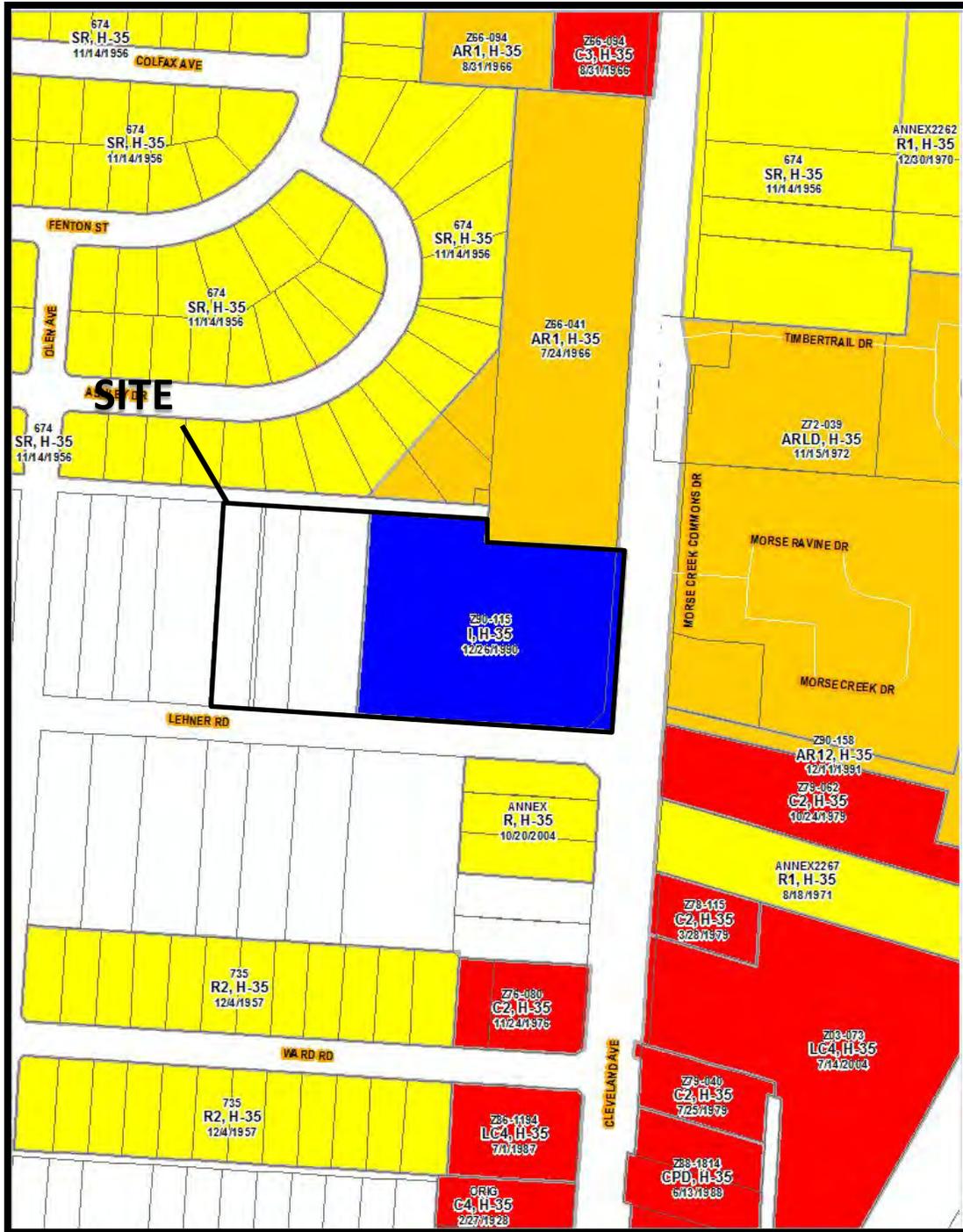
- 4. APPLICATION: Z15-015**
Location: **4093 CLEVELAND AVENUE (43224)**, being 3.29± acres located at the northwest corner of Cleveland Avenue and Lehner Road (010-218850 plus 3 others; Northland Community Council).
Existing Zoning: I, Institutional, and R, Rural (annexation pending) Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Expand existing library and parking lot.
Applicant(s): MKSK, c/o Sarah Richardson; 462 South Ludlow Alley; Columbus, OH 43215.
Property Owner(s): Board of Trustees of the Columbus Metropolitan Library, c/o Christopher Slagle, Atty.; Bricker & Eckler LLP; 100 South Third Street; Columbus, OH 43215.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

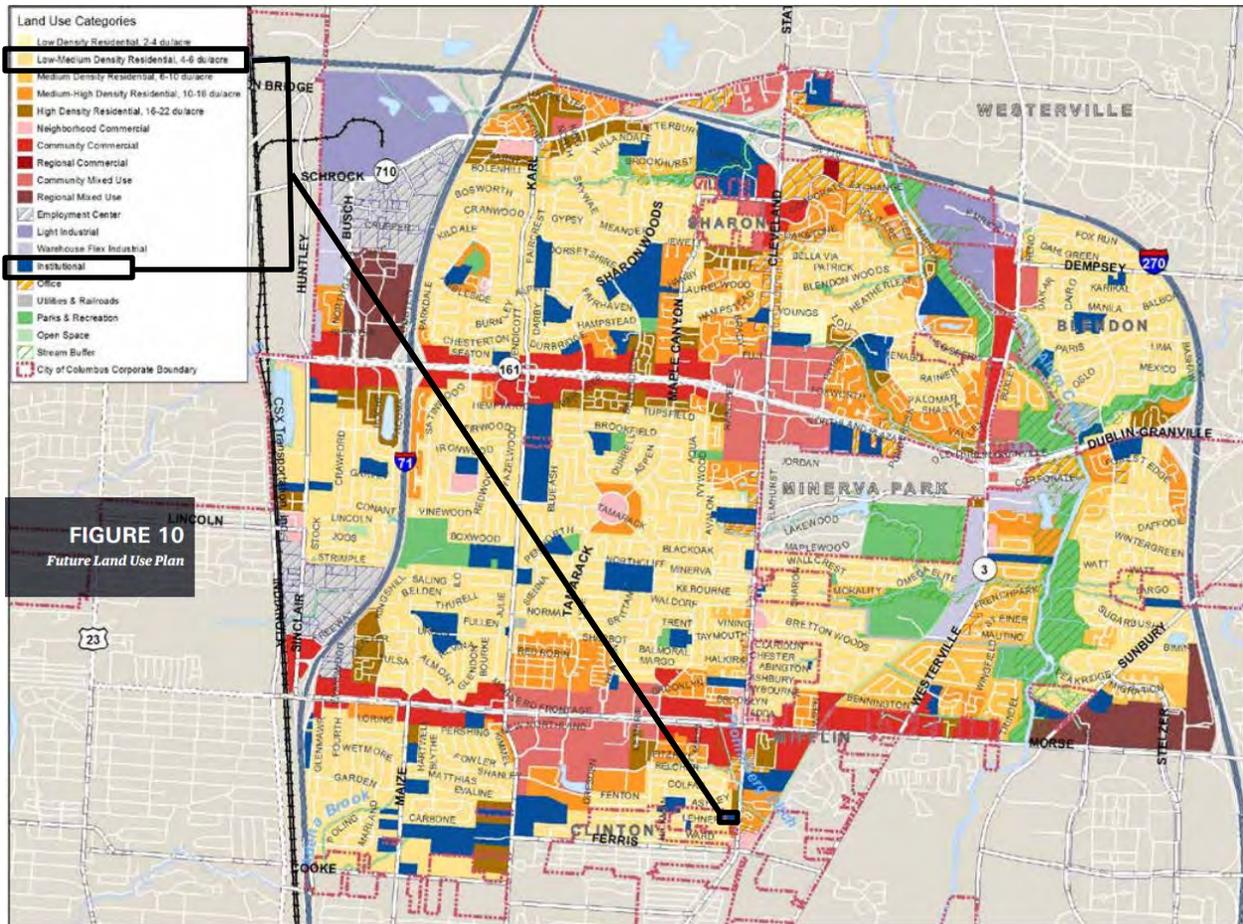
- The site is developed with a public library in the I, Institutional District, and undeveloped land pending R, Rural zoning after annexation from Clinton Township is complete. The applicant proposes the CPD, Commercial Planned Development District to allow an addition to the existing library with parking on the undeveloped portion of the site.
- To the north and east is multi-unit residential development in the AR-1 and ARLD, Apartment Residential Districts. To the south is a religious facility in the R, Rural District, and single-unit dwellings in Clinton Township. To the west are single-unit dwellings in Clinton Township.
- The site falls within the boundaries of the *Northland I Area Plan (2014)*, which recommends institutional uses for the existing library parcel, and low-medium density residential uses for the pending R, Rural district area. The Plan recognizes that development of existing institutional uses should be compatible with surrounding development, and that expanded uses provide adequate parking and consider the availability of public transit.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The CPD text commits to a site plan, and proposes C-2, Office Commercial and I, Institutional uses, C-2 development standards, and provisions for setbacks, minimum yard area, landscaping, screening, building elevations, and lighting controls. Variances for reduced building setback, vision clearance, parking lot screening, tree island size, and stacking spaces, and to allow a parcel line to cross a maneuvering area or parking space are included in the request.
- Cleveland Avenue is identified by the Columbus Thoroughfare Plan 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 would allow an addition to the existing library with parking on the undeveloped portion of the site. The CPD text and site plan contain appropriate use restrictions and development standards in consideration of the adjacent residential uses. The proposed institutional use is consistent with the land use recommendations of the *Northland I Area Plan*, and deviation from the Plan's recommendation for low-medium density residential uses on the undeveloped portion of the site is justified as the library's expansion will require additional parking, and the site design is compatible with the surrounding development.



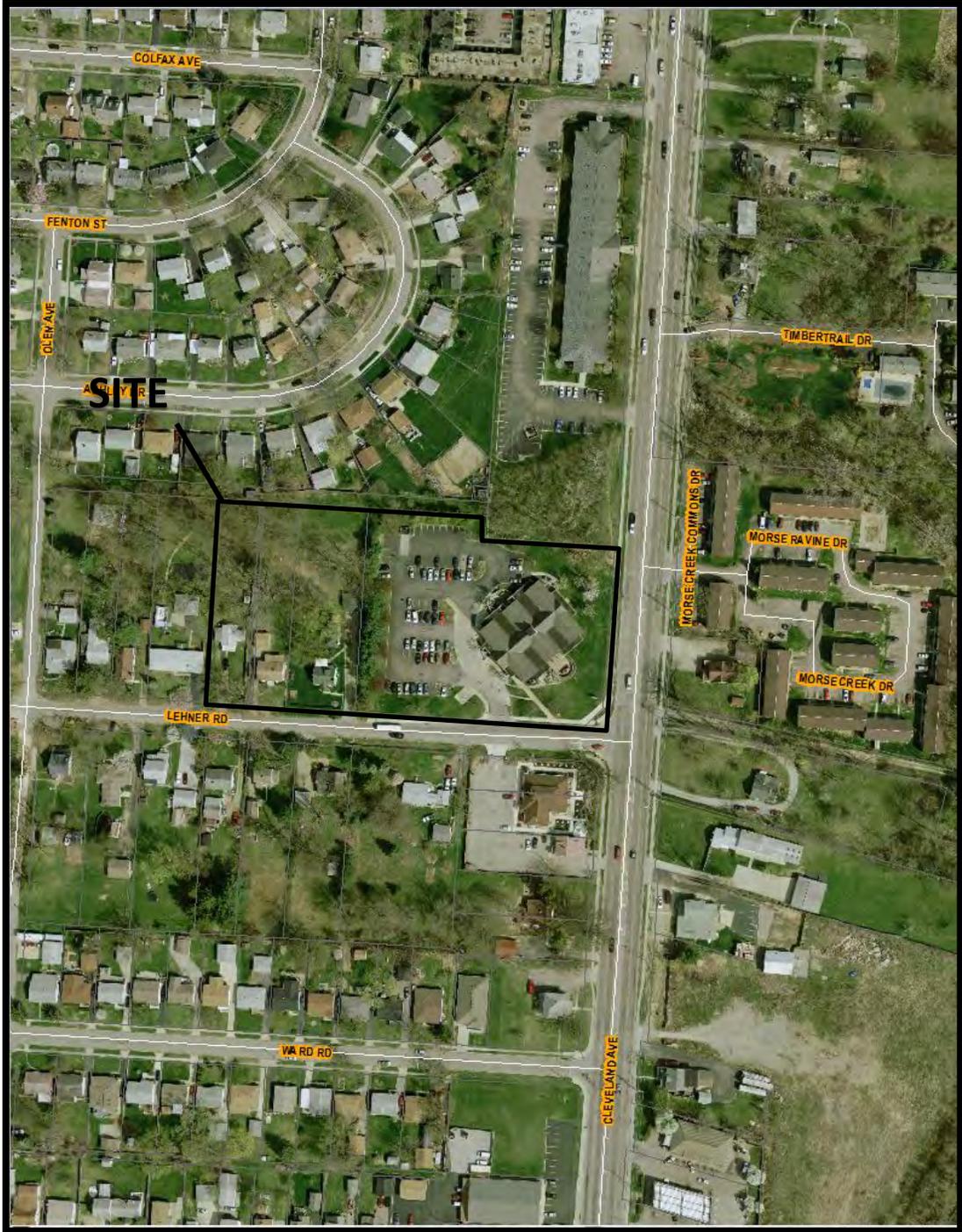
Z15-015
 4093 Cleveland Avenue
 Approximately 3.29 acres
 I and R to CPD



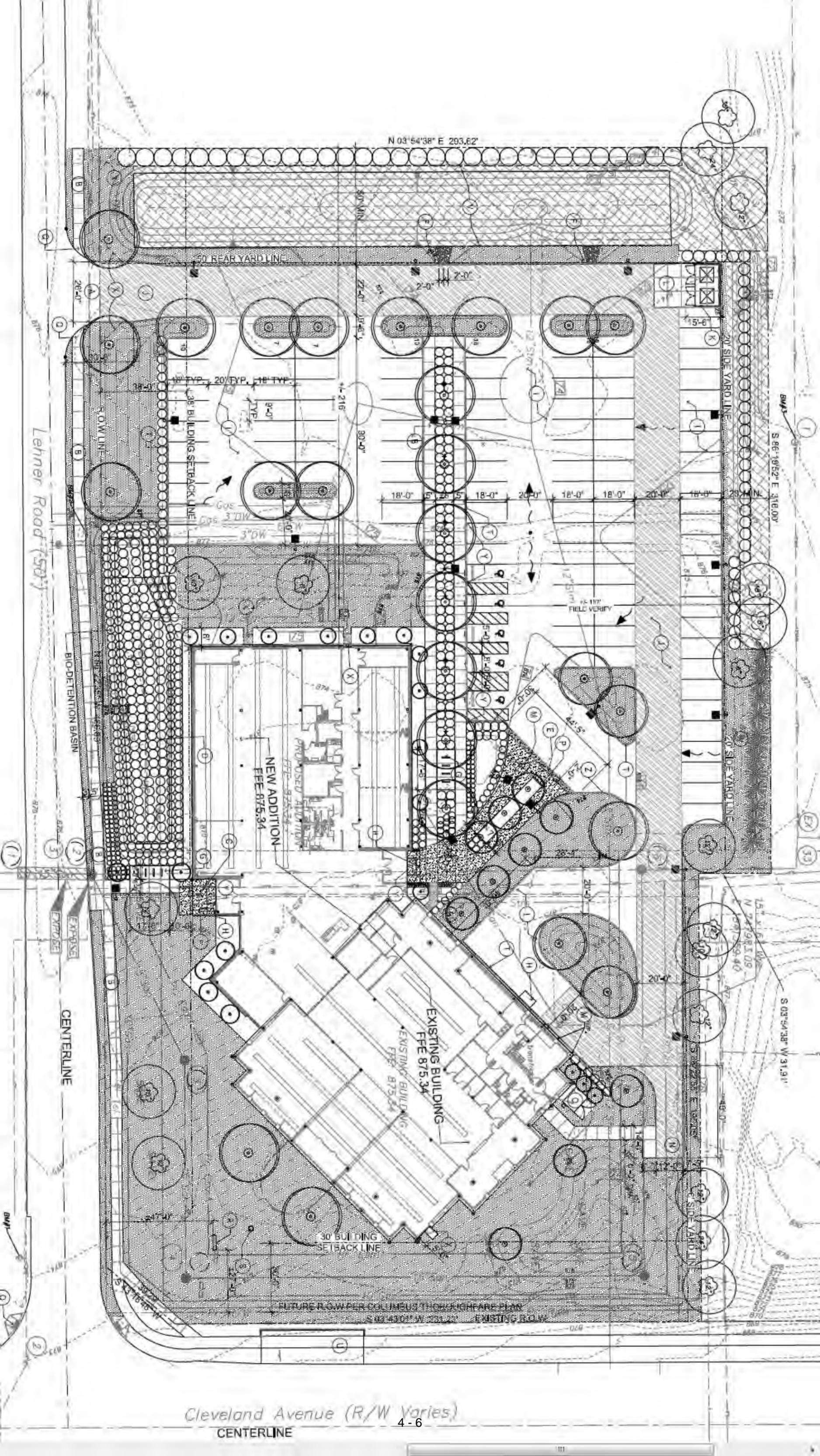
NORTHLAND I AREA PLAN - FUTURE LAND USE PLAN



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



Lehner Road (50')

N 03° 54' 38" E 293.62'

BMA1 S 86° 16' 52" E 318.00'

S 03° 54' 38" W 31.91'

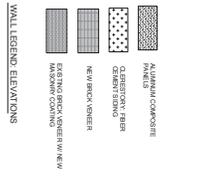
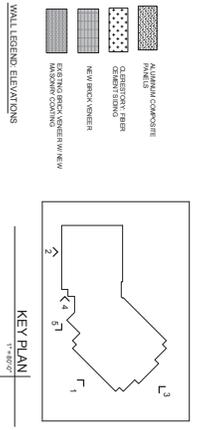
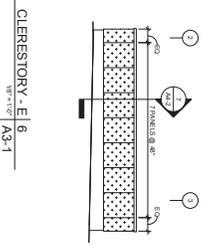
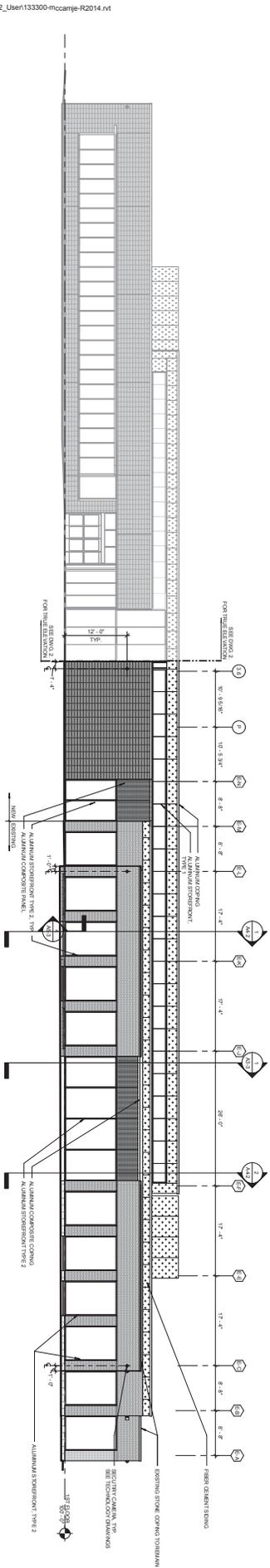
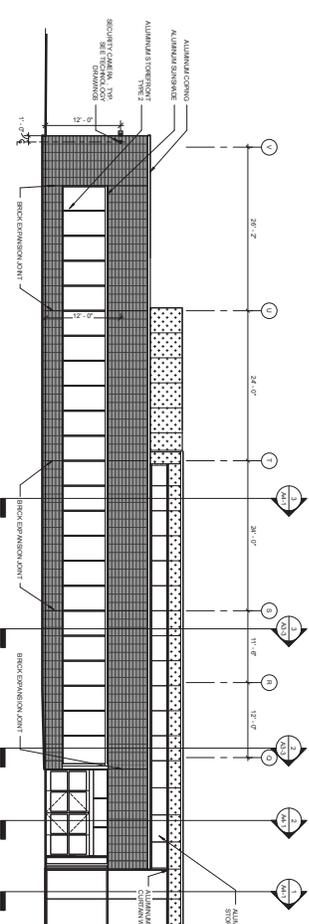
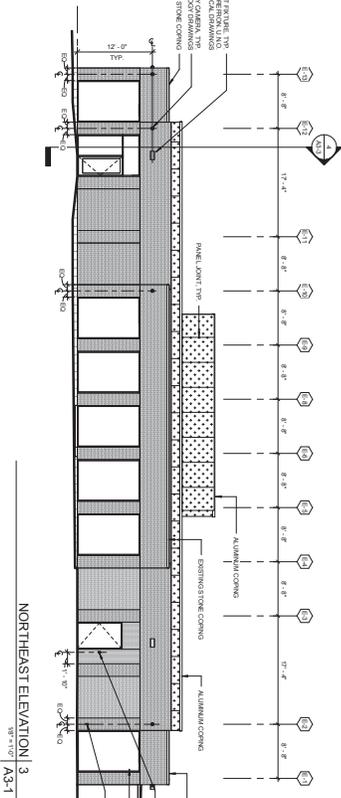
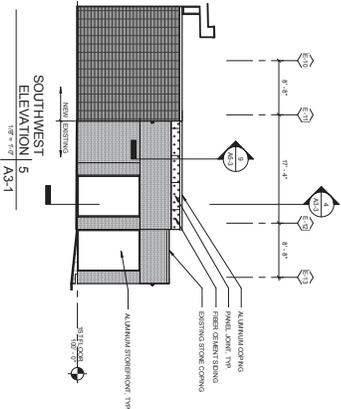
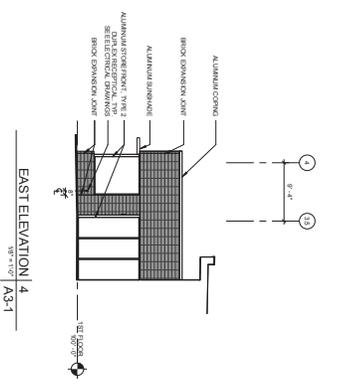
NEW ADDITION
FFE 825.34

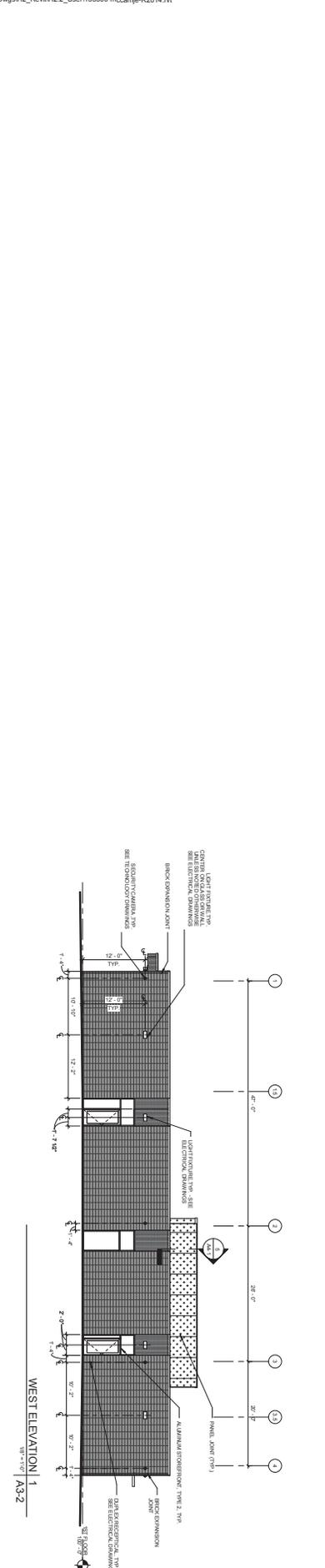
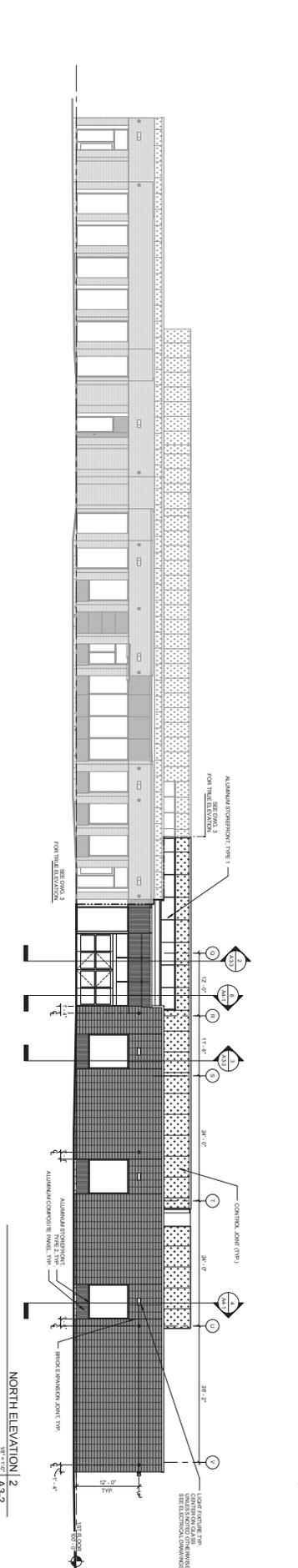
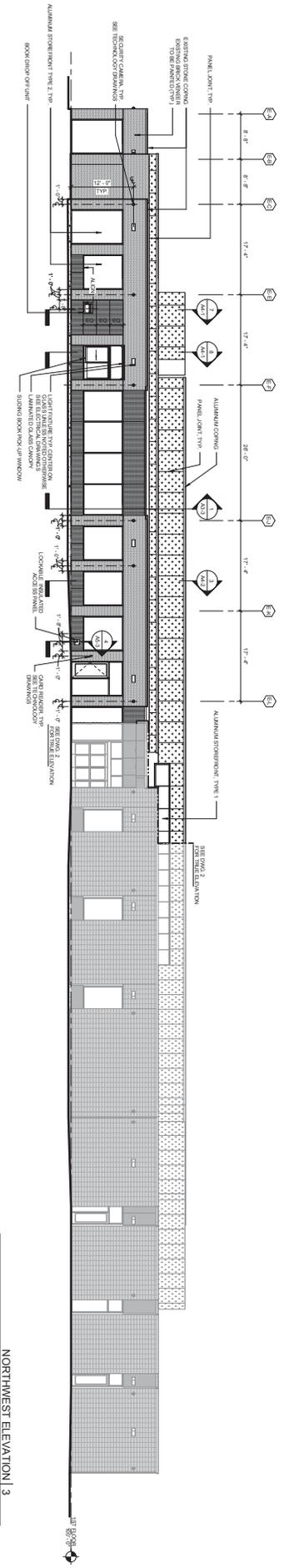
EXISTING BUILDING
FFE 875.34

30' BUILDING SETBACK LINE

Cleveland Avenue (R/W Varies)

CENTERLINE





WALL LEGEND ELEVATIONS

- ALUMINUM COMPOSITE PANELS
- CLAY BRICKWORK
- EXISTING BRICKWORK
- MASONRY CORNICE

KEY PLAN

DesignGroup
ARCHITECT

4093 Cleveland Ave.
Columbus, Ohio 43224

LANDSCAPE ARCHITECT

4093 Cleveland Ave.
Columbus, Ohio 43224

ONLINE MEP ENGINEER

4093 Cleveland Ave.
Columbus, Ohio 43224

STRUCTURAL ENGINEER

4093 Cleveland Ave.
Columbus, Ohio 43224

CLIENT

COLLUMBUS METROPOLITAN LIBRARY NORTHERN LIGHTS BRANCH

4093 Cleveland Ave.
Columbus, Ohio 43224

EXTERIOR ELEVATIONS

100% CD SET
NOT FOR CONSTRUCTION

A3-2



Northland Community Council
Development Committee

Report

April 29, 2015 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:35 pm by chair Dave Paul

Members represented:

Voting: (14): Albany Park (APHA), Blendon Chase (BCCA), Clinton Estates (CECA), Cooperwoods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA).

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- Case #1:** Application Z15-015 (Rezoning of 3.294 AC± from R-Rural post-annexation/I-Institutional to CPD for expansion of existing library facility)
Sarah Richardson/MKSK *representing*
Board of Trustees of the Columbus Metropolitan Library
(Northern Lights branch) 4093 Cleveland Ave, 43224 (PID 010-218850/130-008953/130-001592/130-003907)
- *The Committee approved 14-0 a motion (by CECA, second by FPCA) to*
RECOMMEND APPROVAL WITH ONE (1) CONDITION:
 - That paragraph 2, "PERMITTED USES," of the zoning text be revised to allow only those uses permitted in I (Institutional) and/or C-2 (Office Commercial) districts in the event the building is no longer used as a library.

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- Case #2:** Application Z04-089A (Amend existing CPD text to permit enclosure of an open service area as an addition at the SW corner of existing structure)
Kyle Stroh/Metz Bailey *representing*
Iron Pony Motorsports Group, Inc.
5436 Westerville Rd, 43081 (PID 600-180069)
- *The Committee approved 14-0 a motion (by SCA, second by APHA) to*
RECOMMEND APPROVAL WITH ONE (1) CONDITION:
 - That the final sentence of section IV, "CPD REQUIREMENTS," paragraph H, "Emissions," calling for the property to be maintained in accordance with the site plan supplied as Exhibit A, be promoted to a new paragraph designated "I."

Continued next page

Case #3: Application Z15-007 (Rezoning 4.52 AC± from C3 and CPD (Z74-008) to L-C-4 to permit additional uses in existing strip center)
Jack Reynolds/Smith & Hale *representing*
Plaza Properties
(Beechcroft Center) 1989 E Dublin Granville Rd, 43229 (PID 010-143770/010-117399)

- *The Committee suggested, and the applicant agreed, that this case be presented as a **LOOK SEE** and that the Committee not develop a formal recommendation at this time. We appreciated the opportunity to learn about and offer suggestions concerning the application, and will welcome a future presentation for formal consideration by the Committee.*

Case #4: Application GC15-09 (Graphics Plan for new Value Place hotel)
Jeff Brown/Smith & Hale *representing*
Buckeye Hospitality Easton LLC
4202 Transit Dr, 43230 (PID 600-150027)

- *The Committee approved 14-0 a motion (by KWPCA, second by NABA) to **RECOMMEND APPROVAL** of the application.*

Case #5: Application Z15-017 (Rezoning 3.55 AC± R-Rural post-annexation to CPD for retail fuel and commercial uses)
Dave Perry/David Perry Company *representing*
Stonehenge Companies
(Vacant lot) 5420 Hamilton Rd, 43230 (PID 220-000605/220-000173)

- *The Committee approved 13-1 a motion (by KWPCA, second by CWCA) to **RECOMMEND APPROVAL WITH TWO (2) CONDITIONS:***
 - That section 2, “PERMITTED USES,” of the zoning text be amended to prohibit the following uses otherwise permitted in a C-4 district: Amusement Arcade; Animal Shelter; Cabarets and Nightclubs; Check Cashing and Loans; Halfway House; Missions/Temporary Shelters; Pawn Brokers.
 - That section 3, “DEVELOPMENT STANDARDS,” paragraph I, “Miscellaneous commitments,” of the zoning text be amended to strike the phrase “Development of Sub-Area A, if developed with a retail gasoline station” and replace it with “Development of the site, including of Sub-Area A if developed with a retail gasoline station” *or words having similar effect* which commit the applicant to develop the entire CPD district, rather than Sub-Area A (only), in accordance with the provided site plan.

Executive Session

9:05 pm

Meeting Adjourned

10:10 pm