

SITE PLAN

Scale: 1/8" = 1'-0"

LEGEND

- 1 NEW CURB CUT, VEHICULAR
- 2 NEW CONCRETE SIDEWALK
- 3 NEW CONCRETE DRIVE
- 4 NEW CONCRETE DRIVE
- 5 BIODEGRADABLE BASKIN
- 6 PROPOSED BIODEGRADABLE BASKIN
- 7 FLOWERS WITH ORNAMENTAL
- 8 POLYMER BRICK PAVING
- 9 ERGONOMY CONTROL CENTER ON ISLAND AS SHOWN
- 10 BIKE RACKS, 18 SPACES TOTAL
- 11 CANOPY AT BUILDING ENTRY, SEE RACK PLANS
- 12 REGULAR CURB ASPHALT PAVING: TYPICAL
- 13 HEAVY DUTY ASPHALT PAVING: TYPICAL
- 14 HEAVY DUTY CONCRETE PAVEMENT
- 15 ORNAMENTAL BOLLARD
- 16 DELIVERY VEHICLE STAGING
- 17 TRUCKPILER, SEE ELECTRICAL PLANS
- 18 BENCH
- 19 NEW CURB SWAMP PER FOR BIODEGRADABLE BASKIN
- 20 RELOCATED SIGN, PLACE Z INSIDE PROPOSED UTILITY EASEMENT
- 21 PROJECT EXISTING FLAG POLE
- 22 CONCRETE CURB, TYPICAL
- 23 FUTURE BUS STOP/ SHELTER (BY CITY/TAHO)
- 24 BIODEGRADABLE BASKIN, SEE RACK PLANS
- 25 EXISTING BIODEGRADABLE BASKIN
- 26 EXISTING BIODEGRADABLE BASKIN
- 27 CLEAR VISION ANGLE
- 28 SIGN CLEAR HEIGHT TRANSITION AT THIS POINT
- 29 PARKING LOT LIGHT
- 30 TREE UPLIGHT
- 31 PARKING LOT OR PEDESTRIAN LIGHT
- 32 HEAVY DUTY VEHICULAR ASPHALT
- 33 SEEDING LAWN
- 34 LOW MOW TURF
- 35 SHADE TREE
- 36 ORNAMENTAL TREES
- 37 SHRUBS
- 38 EXISTING TREE TO REMAIN, PROTECT IN PLACE

PROPERTY DIAGRAM



PROJECT INFORMATION

EXISTING USE: LIBRARY (EXISTING)
 PROPOSED USE: LIBRARY (EXPANDED)
 FUTURE BUILDING HEIGHT: 27' 0\"/>

CLIENT

COLUMBIAS METROPOLITAN LIBRARY NORTHWEST LIGHTS BRANCH

403 Downer Ave, Columbus, Ohio 43224

DATE: JUNE 23, 2015

ARCHITECT: DESIGNGROUP

PROJECT NO: 1503020

DATE: 3/27/15

SCALE: AS SHOWN

ZONING CODE: L-0.0

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DATE: 3/27/15

SCALE: AS SHOWN

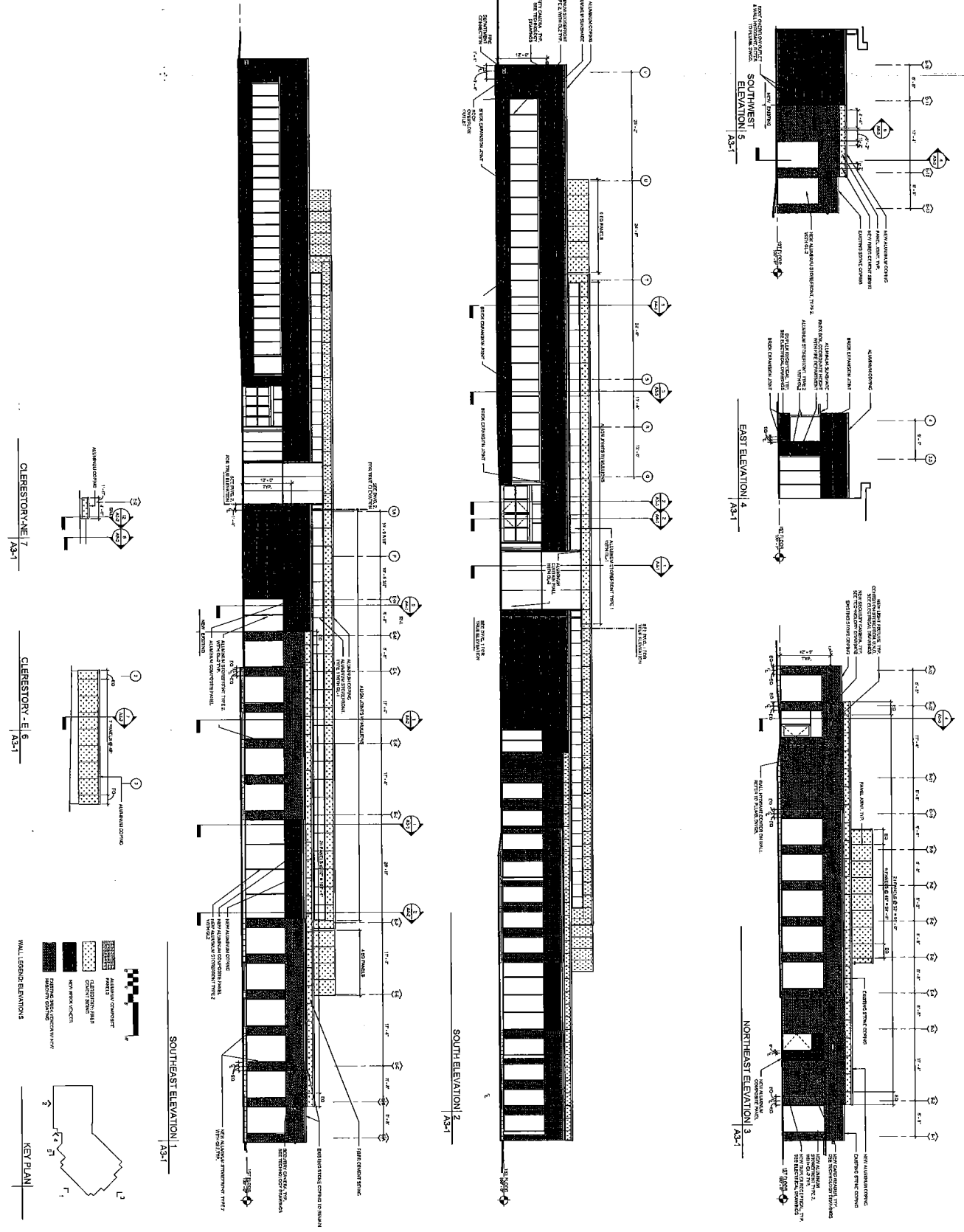
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PROJECT NO: 1503020

DATE: 3/27/15

SCALE: AS SHOWN

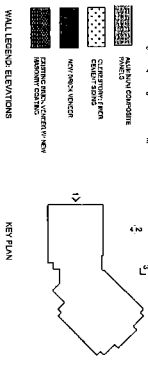
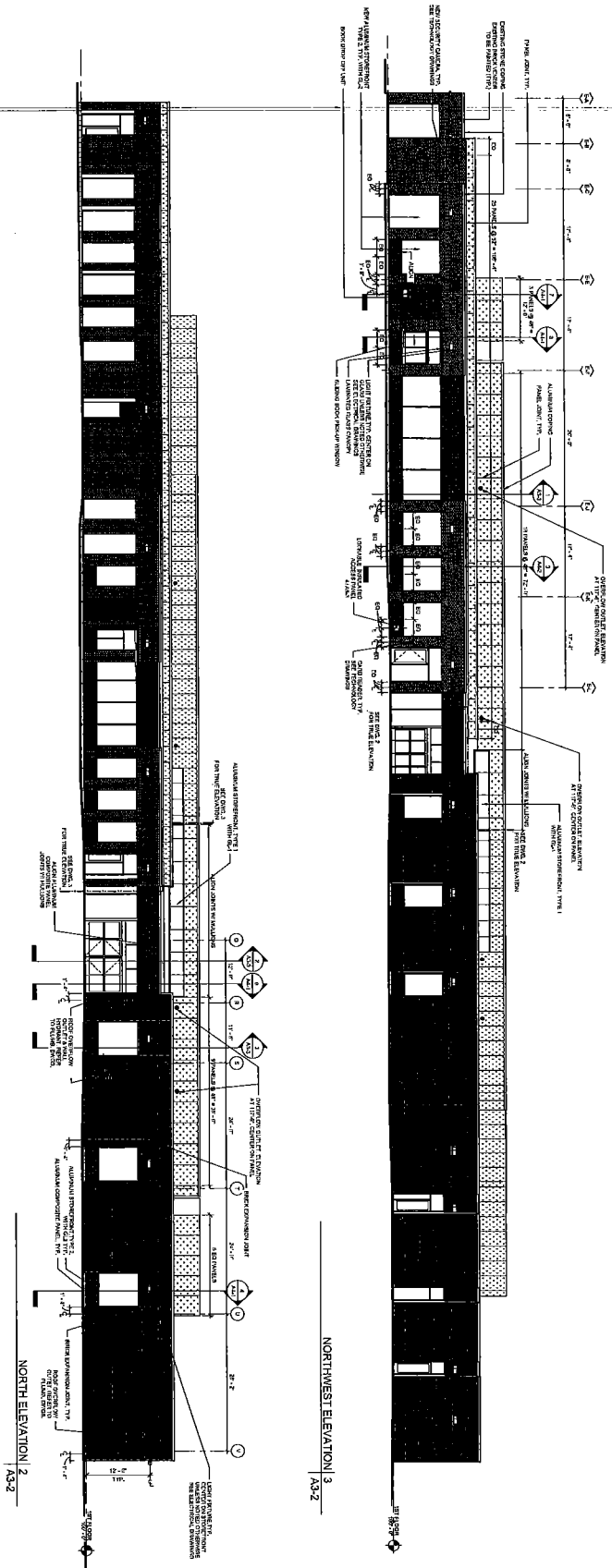
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<p>ARCHITECT DeBorja Corp 1111 11th St Columbus, OH 43215</p>		<p>CLIENT COLUMBUS METROPOLITAN NONPROFIT LIGHTS BUREAU</p>	
<p>ARCHITECT DeBorja Corp 1111 11th St Columbus, OH 43215</p>		<p>DATE: JUNE 23, 2015</p>	
<p>ARCHITECT DeBorja Corp 1111 11th St Columbus, OH 43215</p>		<p>DATE: JUNE 23, 2015</p>	
<p>ARCHITECT DeBorja Corp 1111 11th St Columbus, OH 43215</p>		<p>DATE: JUNE 23, 2015</p>	

Z15-015 Final Received 6/23/15
 2 of 3

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REGULATORY INFORMATION	
APPLICATION #	Z15-015
DATE	JULY 23, 2015
CLIENT	
COLLABIS	NE TROPOLITAN LIBRARY
PROJECT	
DATE	JULY 23, 2015
REVISIONS	
NO	DESCRIPTION
1	ISSUED FOR PERMIT
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Z15-015 Final Received 6/3/15
 3 of 3

Design Group
 ARCHITECT
 5011 W. 12TH AVENUE
 DENVER, CO 80202
 (303) 733-1111
 WWW.DESIGNGROUP.COM

A3-2

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

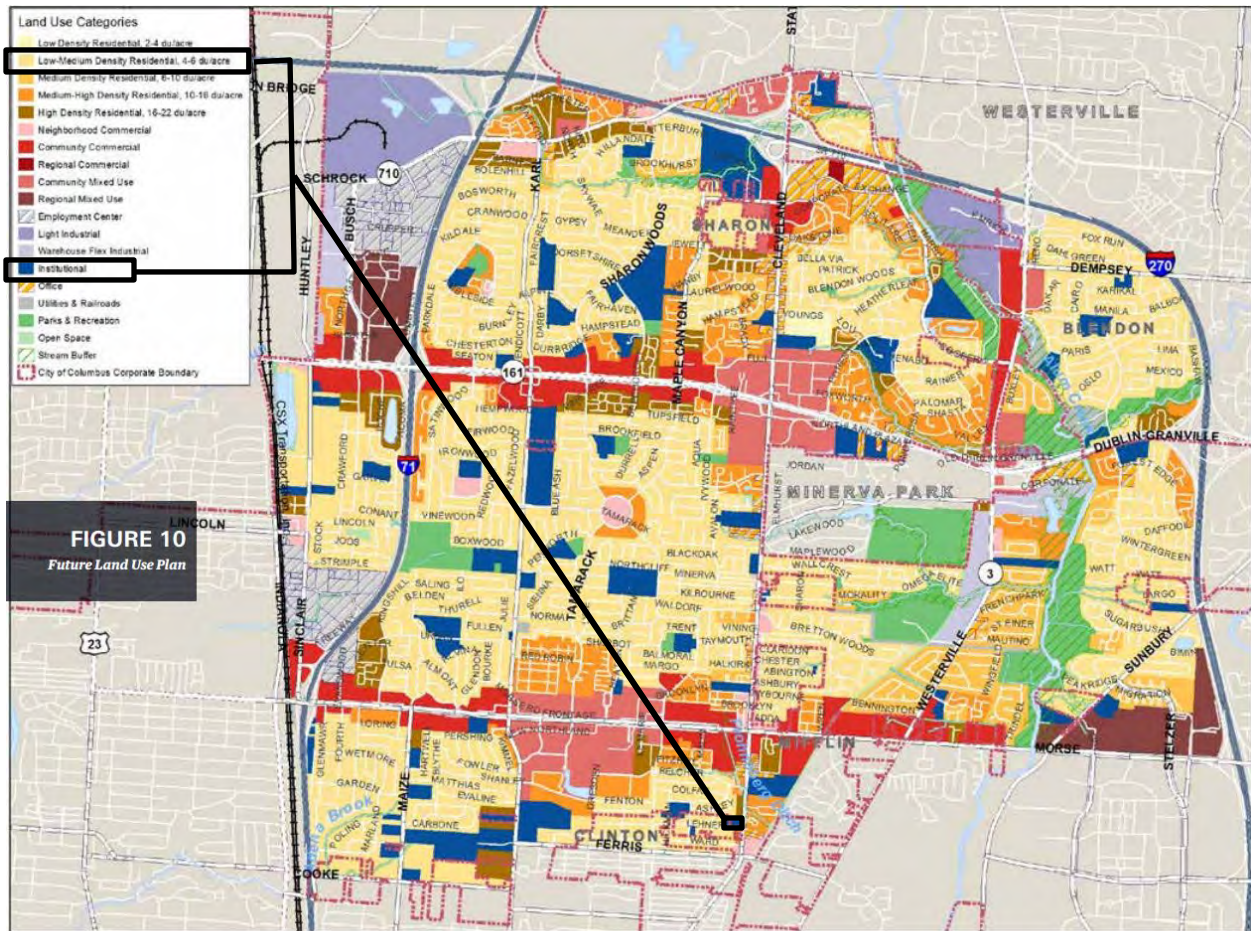
- 4. APPLICATION: Z15-015**
- Location:** **4093 CLEVELAND AVENUE (43224)**, being 3.29± acres located at the northwest corner of Cleveland Avenue and Lehner Road (010-218850 plus 3 others; Northland Community Council).
- Existing Zoning:** I, Institutional, and R, Rural (annexation pending) Districts.
- 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.



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



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).

- 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.

- 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

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
& ZONING SERVICES

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

[Signature]

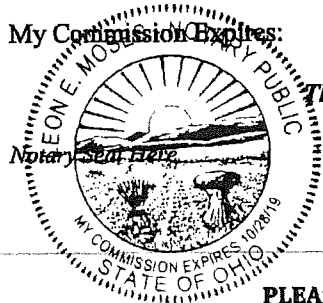
Subscribed to me in my presence and before me this 19th day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC

[Signature: Jean E. Messer]

My Commission Expires:

10/28/2019



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

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