

SITE LOCATION MAP

DIVISION OF POWER NOTES

THE PROPOSED STREET LIGHTING AND SIGNAGE IS THE RESULT OF THE DIVISION OF POWER'S REVIEW OF THE PROJECT. THE DIVISION OF POWER HAS REVIEWED THE PROPOSED STREET LIGHTING AND SIGNAGE AND HAS DETERMINED THAT THE PROPOSED STREET LIGHTING AND SIGNAGE IS IN ACCORDANCE WITH THE CITY OF COLUMBUS STREET LIGHTING AND SIGNAGE ORDINANCES. THE DIVISION OF POWER HAS REVIEWED THE PROPOSED STREET LIGHTING AND SIGNAGE AND HAS DETERMINED THAT THE PROPOSED STREET LIGHTING AND SIGNAGE IS IN ACCORDANCE WITH THE CITY OF COLUMBUS STREET LIGHTING AND SIGNAGE ORDINANCES. THE DIVISION OF POWER HAS REVIEWED THE PROPOSED STREET LIGHTING AND SIGNAGE AND HAS DETERMINED THAT THE PROPOSED STREET LIGHTING AND SIGNAGE IS IN ACCORDANCE WITH THE CITY OF COLUMBUS STREET LIGHTING AND SIGNAGE ORDINANCES.

SANITARY SEWER NOTE

CONNECTIONS TO SANITARY SEWER SHALL BE MADE IN ACCORDANCE WITH THE CITY OF COLUMBUS SANITARY SEWER ORDINANCES. THE PROPOSED SANITARY SEWER CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF COLUMBUS SANITARY SEWER ORDINANCES. THE PROPOSED SANITARY SEWER CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF COLUMBUS SANITARY SEWER ORDINANCES.

PROPERTY PARCELS

- 010-041811-00
- 010-041812-00
- 010-041813-00
- 010-041814-00
- 010-041815-00
- 010-041816-00
- 010-041817-00
- 010-041818-00
- 010-041819-00
- 010-041820-00
- 010-041821-00
- 010-041822-00
- 010-041823-00
- 010-041824-00
- 010-041825-00
- 010-041826-00
- 010-041827-00
- 010-041828-00
- 010-041829-00
- 010-041830-00

SITE DATA TABLE

NO.	DESCRIPTION	AREA (SQ. FT.)
1	ASPHALT DRIVEWAY	1,111.00
2	ASPHALT DRIVEWAY	1,111.00
3	ASPHALT DRIVEWAY	1,111.00
4	ASPHALT DRIVEWAY	1,111.00
5	ASPHALT DRIVEWAY	1,111.00
6	ASPHALT DRIVEWAY	1,111.00
7	ASPHALT DRIVEWAY	1,111.00
8	ASPHALT DRIVEWAY	1,111.00
9	ASPHALT DRIVEWAY	1,111.00
10	ASPHALT DRIVEWAY	1,111.00
11	ASPHALT DRIVEWAY	1,111.00
12	ASPHALT DRIVEWAY	1,111.00
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14	ASPHALT DRIVEWAY	1,111.00
15	ASPHALT DRIVEWAY	1,111.00
16	ASPHALT DRIVEWAY	1,111.00
17	ASPHALT DRIVEWAY	1,111.00
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19	ASPHALT DRIVEWAY	1,111.00
20	ASPHALT DRIVEWAY	1,111.00
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93	ASPHALT DRIVEWAY	1,111.00
94	ASPHALT DRIVEWAY	1,111.00
95	ASPHALT DRIVEWAY	1,111.00
96	ASPHALT DRIVEWAY	1,111.00
97	ASPHALT DRIVEWAY	1,111.00
98	ASPHALT DRIVEWAY	1,111.00
99	ASPHALT DRIVEWAY	1,111.00
100	ASPHALT DRIVEWAY	1,111.00

PROJECT ZONING INFORMATION

Project: Columbus Public Library
 Address: 1111 Parson's Avenue
 City: Columbus, Ohio 43215
 Owner: Columbus Public Library
 Date: 01/30/15

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- BRICK PAVEMENT PER CODE
- POUNDING LIMITS
- BRICK-RETENTION BASH
- 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. SPEC. 1941
- 4. EXISTING SANITARY MANHOLE TO BE REPAIRED PER STD. SPEC. 11.2, 1941A
- 5. EXISTING CURB/MULCH HEADST FROM 6" TO 6" IN 6"
- 6. BRICK RACKS (4 BRICKS MAX)

214-050
 Final Received 1/30/15
 Dof

<p>MOODY-NOLAN 3000 State Street Columbus, Ohio 43215 Phone: 614-444-4444 Fax: 614-444-4444 www.moody-nolan.com</p>	<p>PARSONS AVENUE BRANCH LIBRARY 1111 Parson's Avenue Columbus, Ohio 43215</p>
<p>SITE PLAN</p> <p>Scale: 1" = 40'</p> <p>BD / Permit Set</p>	<p>Z100</p> <p>Library 20, 2015</p>

**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

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.

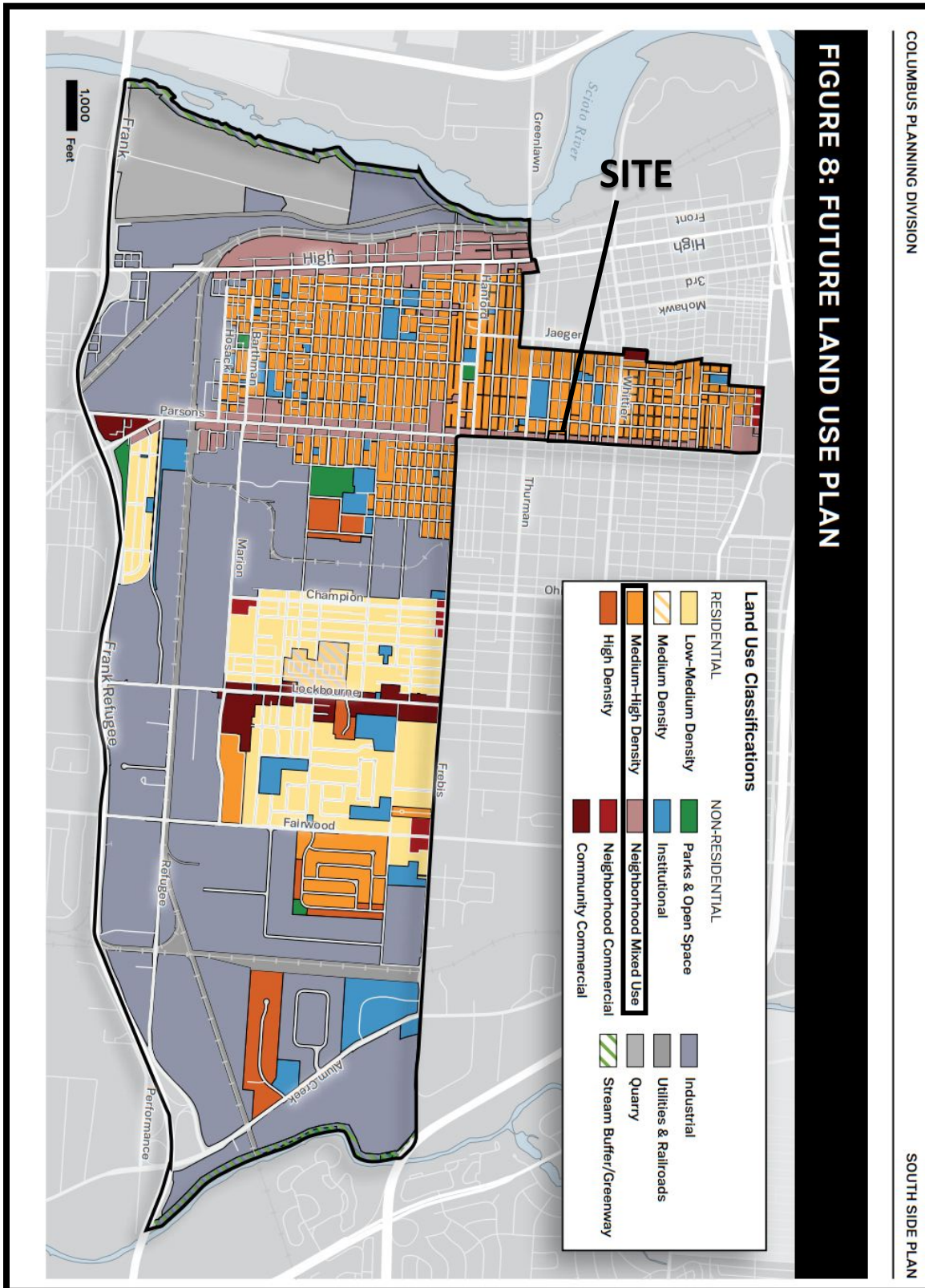
- The site lies within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval of the requested CPD district.
- The *Columbus Thoroughfare Plan* identifies Parsons Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

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



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

Pine, Shannon L.

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> 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

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

www.columbus.gov



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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 # 214-050

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MARK LARRIMER
of (COMPLETE ADDRESS) 300 SPRUCE STREET SUITE 300, COLUMBUS, OH 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 THE COLUMBUS METROPOLITAN LIBRARY 96 S. GRANT STREET COLUMBUS, OH 43215	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 30th day of OCTOBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

5-27-2016

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

Notary Seal Here

DANIEL W. DELK
NOTARY PUBLIC • STATE OF OHIO
Recorded in Franklin County
My commission expires May 27, 2016

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