
	LIGHT, TYPE P2, 18' HEIGHT
	LIGHT, TYPE P1, 18' HEIGHT

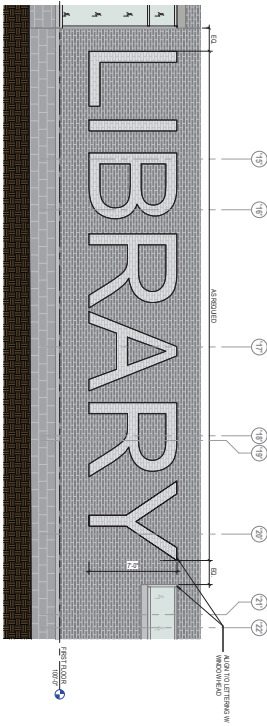
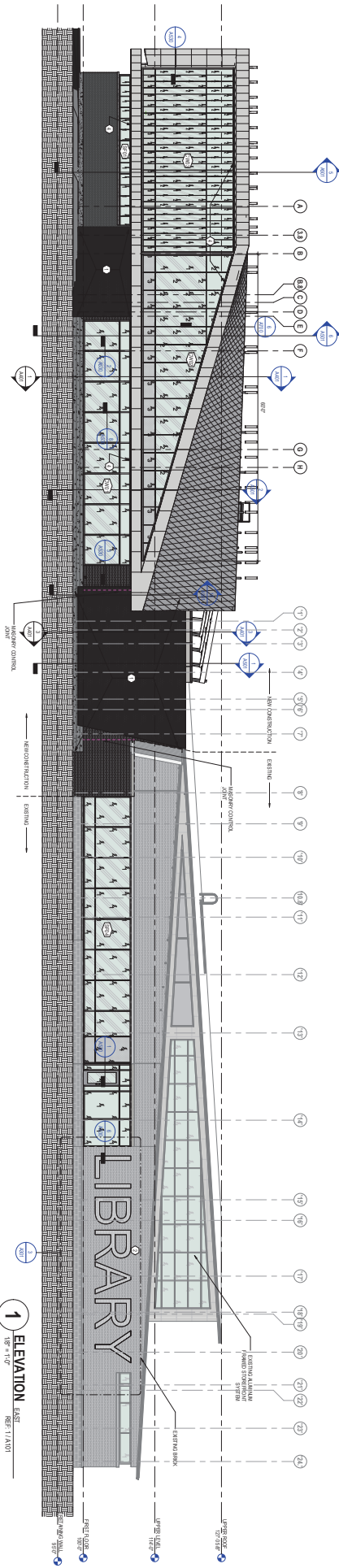
1. PM. DUBSBERG ENCLASURE - SEE ACTUAL SHEET
2. PM. 3' X 12' REINFORCING WALL
3. PM. 2' X 12' REINFORCING WALL
4. PM. DETACHABLE MANNING
5. EX. COOL DRY RENTAL TO REMAIN
6. PM. PAVING ASD
7. PM. WHEEL STOP
8. PM. FLAG POLE
9. PM. BURE BENCH
10. EX. CONCRETE DRAIN TO BE RECONSTRUCTED
11. PM. SCLOTTED
12. EX. SCOTTER RENTAL TO REMAIN
13. EX. UTILITY POLE TO BE RELOCATED
14. PM. BOLLARD
15. PM. REFUSE BIN
16. RELOCATED UTILITY POLE
17. EX. FINE MESH FENCE
18. PM. POLE LOCATION
19. PM. UNDERGROUND DETECTION SYSTEM

2 TREE PROTECTION DETAIL
NO SCALE



11/21/2023

PROGRESS DRAWING NOT FOR CONSTRUCTION	DRAWN BY: _____	CHECKED: _____
	ME#21078	
	Z102	

[illegible]



NOVEMBER 21, 2023

ISSUED BY: MS. J. C. HENDERSON

PROJ. # 2.1507.02

A302

PERMIT SET

JOHNATHAN D. MOODY
1215709
REGISTERED ARCHITECT
STATE OF OHIO

JOHNATHAN MOODY LLC, 141710
EXP. DATE: 11/21/2026

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 14, 2024**

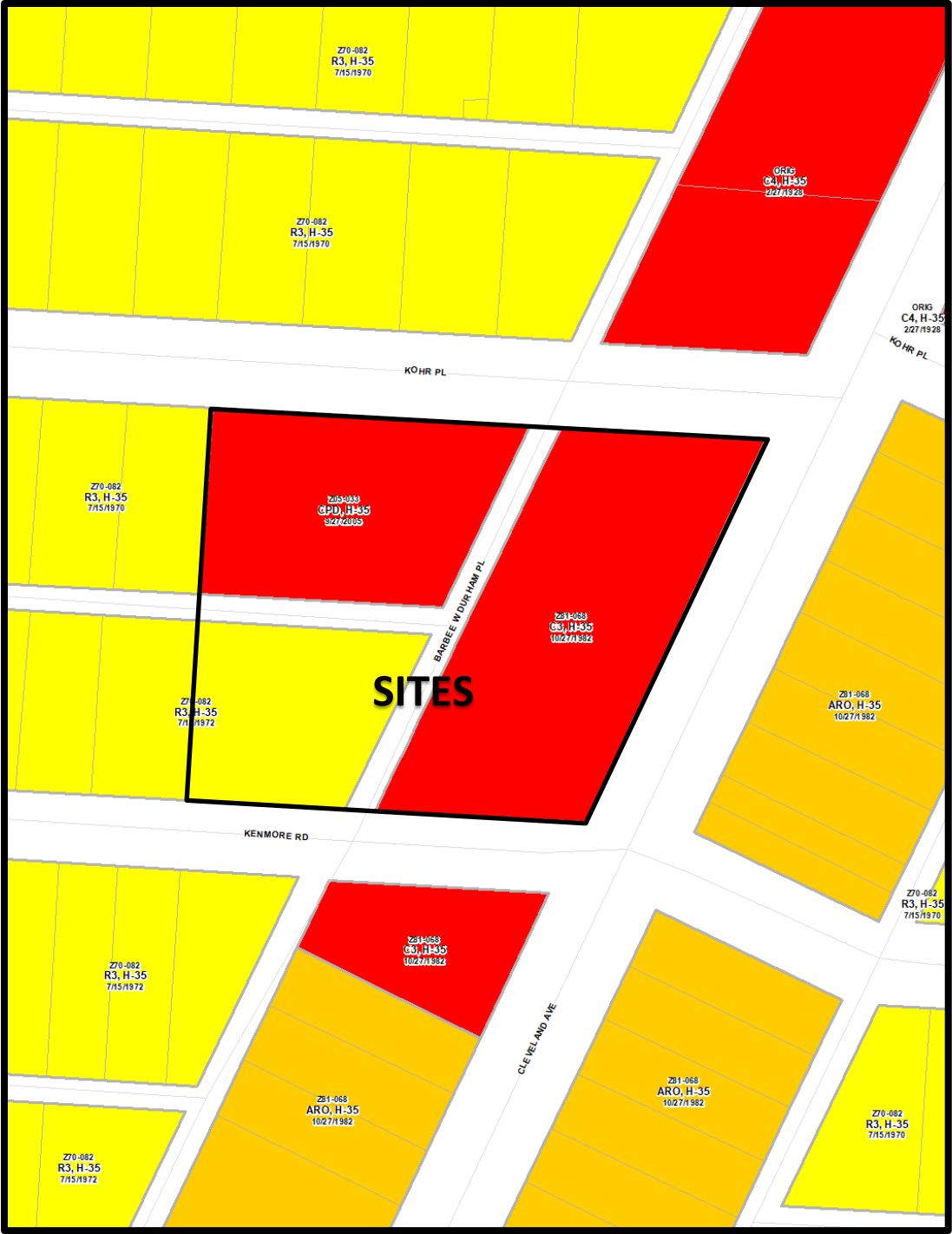
- 3. APPLICATION: Z23-053**
- Location:** **2223 CLEVELAND AVE. (43211)**, being 0.64± acres located at the northwest corner of Cleveland Avenue and Kenmore Road, (010-060963, 010-005907, & 010-060998; South Linden Area Commission).
- Existing Zoning:** C-3, Commercial District, CPD, Commercial Planned Development District and R-3, Residential District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Library expansion and parking lots.
- Applicant(s):** Moody Engineering; c/o Gary Davis; 300 Spruce Street, Suite 200; Columbus, OH 43215.
- Property Owner(s):** Board of Trustees of Columbus Metro Library; 96 South Grant Avenue; Columbus, OH 43215.
- Planner:** Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

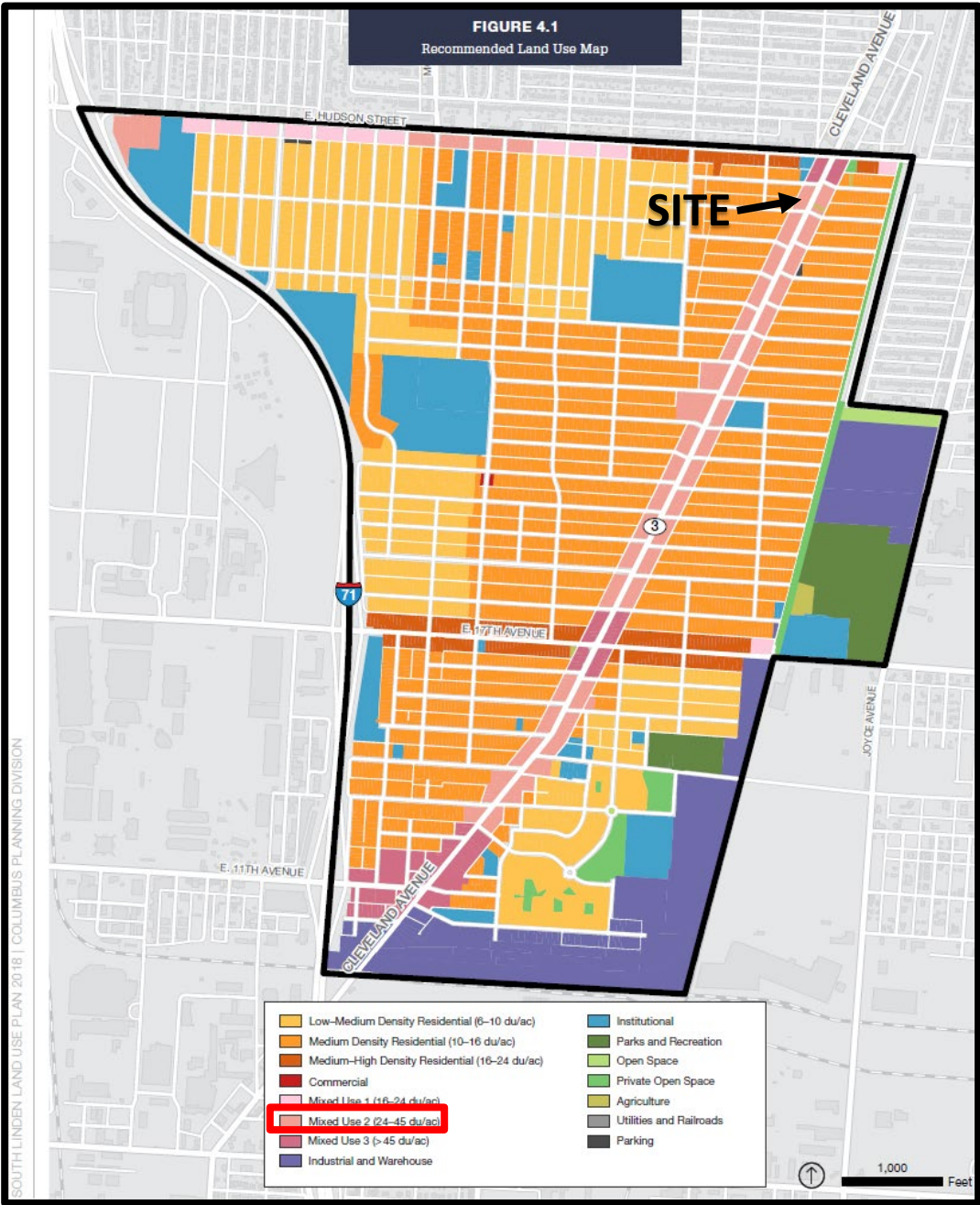
- The site consists of two developed parcels with a library and parking lot in the C-3, Commercial District and CPD, Commercial Planned Development District, respectively. Additionally, there is one undeveloped parcel in the R-3, Residential District. The C-3 District parcel is subject to the Cleveland Avenue/South Linden Urban Commercial Overlay (UCO). The applicant requests a CPD, Commercial Planned Development District to allow an expansion of the existing library with new parking lots.
- To the north of the site is a single-unit dwelling in the R-3, Residential District. To the south is a religious facility in the R-4, Residential District. To the east is a single-unit dwelling in the R-4, Residential District. To the west is a single-unit dwelling in the R-4, Residential District.
- The site is located within the planning boundaries of the *South Linden Land Use Plan* (2018), which recommends “Mixed Use 2 (24-45 du/ac)” land uses at this location. The Plan includes complete adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the South Linden Area Commission, whose recommendation is for approval.
- The CPD text includes use restrictions and supplemental development standards that address building and parking setbacks, landscaping, exterior building materials, dumpster enclosure, and includes a commitment to develop the site in accordance with the submitted site plan and building elevations. Code modifications to parking aisle, loading space, and UCO building design standards are included in the text.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow an expansion of the existing library and new parking lots. The CPD text establishes appropriate use restrictions and supplemental development standards, and includes commitments to develop the site in accordance with the submitted site plan and building elevations. The proposal is consistent with the *South Linden Land Use Plan*, which recommends "Mixed Use 2 (24-45 du/ac)" land uses at this location which supports institutional uses and is therefore supportive.



Z23-053
2223 Cleveland Ave.
Approximately 0.64 acres
CPD, R-3, & C-3 to CPD



Z23-053
2223 Cleveland Ave.
Approximately 0.64 acres
CPD, R-3, & C-3 to CPD



Z23-053
2223 Cleveland Ave.
Approximately 0.64 acres

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP (PLEASE PRINT)

Case Number **Z23 - 053**
Address **2223 Cleveland Avenue; Columbus, Ohio 43211**
Group Name **SOUTH LINDEN AREA COMMISSION**
Meeting Date **Tuesday, October 17, 2023**
Specify Case Type

- ☐ BZA Variance
☐ Special Permit
☐ Council Variance
☒ Rezoning

Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- ☒ Approval
☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Parcel(s) #010-060963; 010-060998; and 010-005907 – Commercial Planned Development (CPD): R3; C3
Parcels In Question Meet Compliance With Current City Code As Written Under Respective Chapters.

- Parcel #010-060963: 3355.01 Purpose and 3355.03 C3 Permitted Uses
Inclusive of all uses listed under Chapter 3351 and 3353
- Parcel #010-060998: 3355 C3 Community Scale Commercial Development
3355.07 - C-3 district lot combinations:
 - When lots or portions of lots are proposed to be combined in any manner to form a building site, the proposed building site as shown on the submitted plot or site plan is considered a newly created single lot, which may not be reduced in size, divided, or split if the reduction, division, or split will result in a lot or parcel, which fails to meet any of the requirements of the Zoning Code.
(Ord. 236-03 § 3.)
- Parcel #010-005907: R3 to C3 – 3372 Planning Overlay: 604 Urban Commercial Overlay
Setback requirements are as follows:
 - A. The minimum building setback is zero feet and the maximum building setback is ten feet, except where a public-private setback zone is provided. Where a public-private setback zone is provided, a maximum setback of 15 feet is permitted for up to 50 percent of the building frontage.
 - B. The minimum setback for parking lots is five feet. Parking lots and accessory buildings shall be located behind the principal building. Where access behind the property is not possible from a public alley or street, up to 50 percent of the parking may be located at the side of the principal building.
 - C. The minimum setback for fences and masonry or stone walls is zero feet.
(Ord. 0854-2008 § 11.)

With Eight (8) Area Commissioners in attendance Quorum is Met. The South Linden Area Commission convened its regularly scheduled meeting this date. Having heard statements made, reviewed supporting documentation, and engaged meaningful discussions to clarify and satisfy concerns surrounding rationale for rezoning residential property to commercial, architectural design to increase window space, converting the current access alley to two-way traffic-flow to gain entrance into the new parking lot, and work with the Public Safety Department for a pedestrian crosswalk and traffic sign, Commissioner P. A. Williams moved, with a second from Commissioner T. Wade/Redman to issue its **RECOMMENDATION OF APPROVAL**. The Chair opened for additional questions and hearing none, called for the Voice Vote as follows:

Voice Vote Approval:

Motion Passed with **7** In FAVOR; **1** Abstention(s) **0** Opposition(s)
ORD #0965-2024; Z23-053; Page 10 of 11

☒ Duckworth
☒ Ferguson
☐ Halrston (Abstain)

☒ Jamison
☒ Redman
☐ K. Wade (Excused)

☒ T. Wade
☒ P. A. Williams
☒ S. N. Williams

Signature of Authorized Representative:

Peggy A. Williams, Zoning Chair

Recommending Group Title:

LOIS FERGUSON, Area Commission Chair

Daytime Phone Number:

(614) 357-3315 (614) 372-5006

Rezoning Application

ORD #0965-2024; Z23-053; Page 11 of 11

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z23-053

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Gary Davis

of (COMPLETE ADDRESS) 300 Spruce Street, Suite 200, Columbus, OH 43215

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Board of Trustees of the Columbus Metropolitan Library, 96 S Grant Ave., Columbus, OH 43215 585 Employees, Wendy Tressler (614) 849-1087	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 19th day of March, in the year 2024

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires

5/16/2027



Richard Jones
Notary Public, State of Ohio
Commission #: 2022-RE-849271
My Commission Expires 05-16-2027

This Project Disclosure Statement expires six (6) months after date of notarization.