

215-009 Final Received
 5-19-15

<p>C-002</p> <p>SCALE: 3/8" = 1'-0"</p> <p>SITE PLAN</p>	<p>CCS TRANSPORTATION CENTER 1560 MOLER RD COLUMBUS, OHIO</p>	<p>DESIGNED BY: MM</p> <p>DRAWN BY: MM</p> <p>CHECKED BY: TO</p>	<p>SPGB Architects 4333-B Tuller Road Dublin, Ohio 43017 Phone: (614) 771-8963</p>	<p>DATE:</p> <p>REVISIONS:</p>
<p>JOB NO.: 14016</p> <p>DATE: 03/02/15</p>				

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

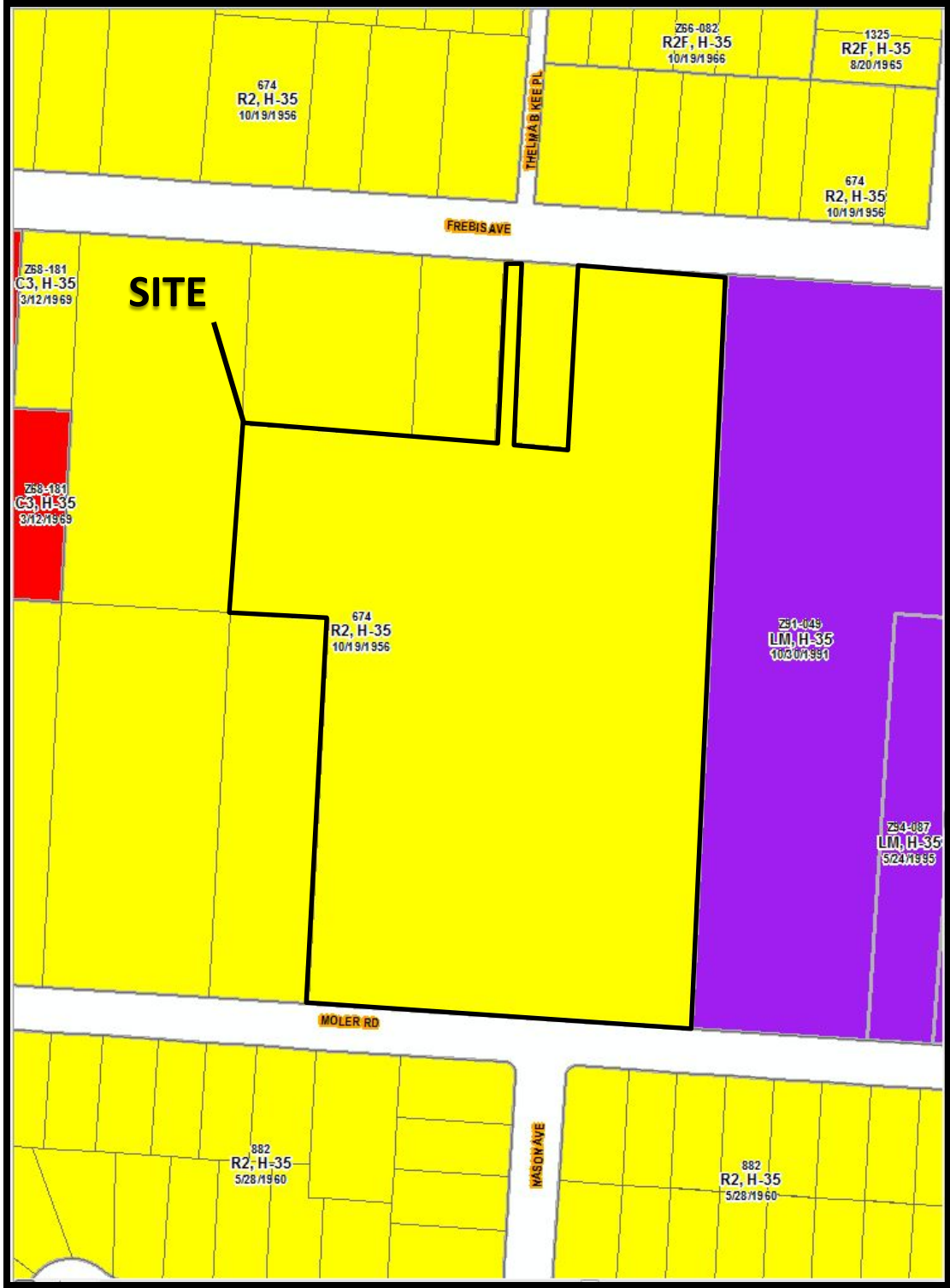
- 2. APPLICATION: Z15-009**
Location: **1560 MOLER ROAD (43207)**, being 6.81± acres located on the north side of Moler Road, 590± feet east of Fairwood Avenue (010-104099; Columbus South Side Area Commission).
Existing Zoning: R-2, Residential District.
Request: CPD, Commercial Planned Development District.
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.

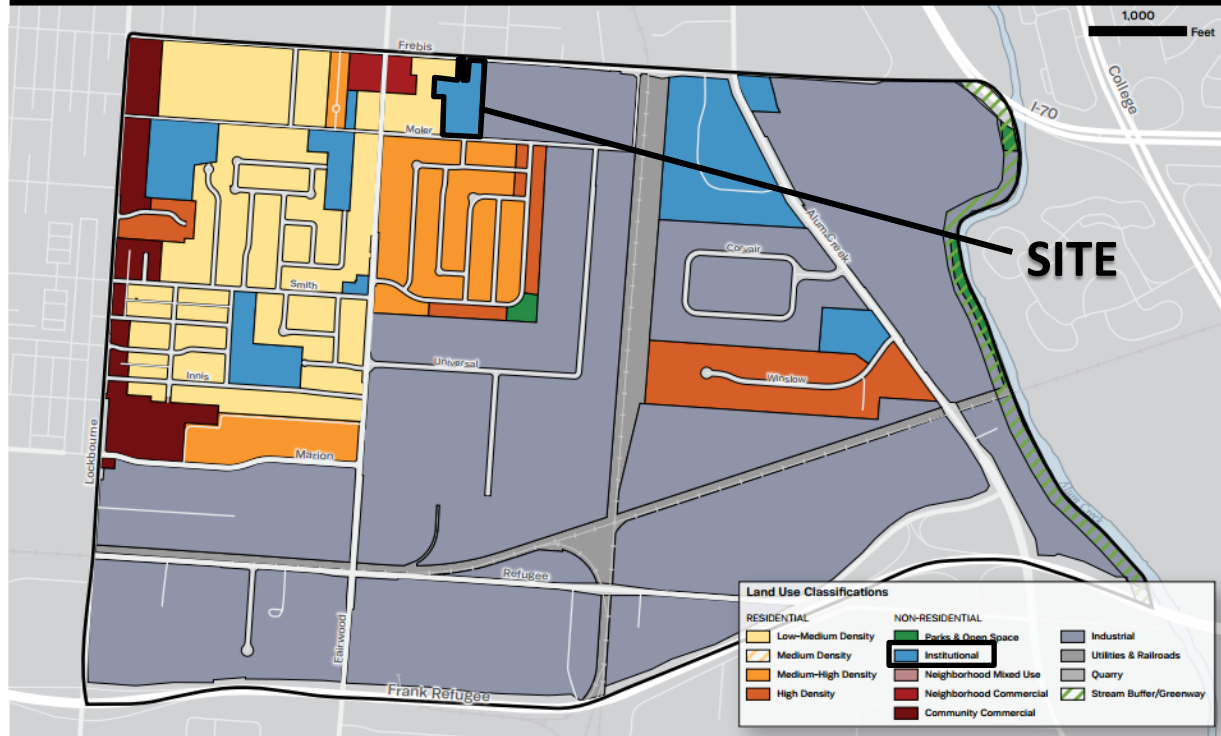
CITY DEPARTMENTS' RECOMMENDATION: Approval

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



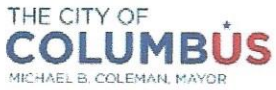
Category	Classification	Description
Residential	Medium Density (6-10 units per acre)	This classification of residential development is common in older neighborhoods and can include single-family, doubles, and townhouses. New development should reinforce the existing pattern and type of residential in 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	Landfills and quarries.
	Utilities and Railroads	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



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z15-009

Address 1560 MOLER ROAD

Group Name COLUMBUS SOUTHSIDE AREA COMMISSION


Meeting Date 4/28/2015

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

NOTES:

Vote 14-0-1

Signature of Authorized Representative  CURTIS DAVIS

Recommending Group Title ZONING Chair - SOUTHSIDE AREA COMM

Daytime Phone Number 614-285-4901 x1100

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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 # Z15-009

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michelle (Shumaker) Mitchell
of (COMPLETE ADDRESS) 4333-B Tuller Road, Dublin, Ohio 43017

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

Table with 2 columns and 2 rows. Row 1, Column 1: Board of Education of the Columbus City School District, 889 East 17th Avenue, Columbus, Ohio 43211, 270 East State Street, Columbus, Ohio 43215, Approx. 9,067 employees (January 13, 2015 State of District), Linda Ergeson / 614-365-8790 ext. 257. Row 1, Column 2: (Empty). Row 2, Column 1: (Empty). Row 2, Column 2: (Empty).

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature]

Subscribed to me in my presence and before me this 27 day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature: Jody Butz]

My Commission Expires:

6-24-17

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

Notary Seal Here



JODY J BUTZ
Notary Public, State of Ohio
My Commission Expires 06-24-17

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