STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 14, 2005

2.	**APPLICATION:**	**Z05-033**
	Location:	**1525 EAST KOHR PLACE (43211)**, being 0.41± acres located on the south side of East Kohr Place 136± feet west of Cleveland Avenue (010-060963; South Linden Area Commission).
	Existing Zoning:	R-3, Residential District.
	Request:	CPD, Commercial Planned Development District.
	Proposed Use:	Parking lot.
	Applicant(s):	Columbus Metropolitan Library; c/o Jay Boone, Arch.; Moody Nolan Inc.; 300 Spruce Street, Suite 300; Columbus, OH 43215.
	Property Owner(s):	Althea England, 1531 E. Kohr Place; Pearl Smith, 1525 E. Kohr Place; Earnest and Raye Washington, 1513 E. Kohr Place; Columbus, OH 43211.
	Planner:	Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

o   The 0.41± acre site is developed with single-family dwellings and is zoned in the R-3, Residential District. The applicant is requesting the CPD, Commercial Planned Development District for parking for the library across the alley to the east.

o   To the north south and west are single-family dwellings in the R-3, Residential District. To the east is a library in the C-3, Commercial District.

o   The Commercial Planned Development text includes limits the proposed use of the site to parking. Development standards that address parking setbacks, landscaping, buffering, lighting controls are also included. The Commercial Planned Development plan includes a parking layout and landscaping plan.

o   The site is within the planning area of *South Linden Neighborhood Plan* (2003), but no specific land use recommendation is given.

o   The site lies within the boundaries of the South Linden Area Commission whose recommendation has not been received as this Report was being prepared.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow library parking with use restrictions and development standards that are consistent with the established zoning and development patterns of the area.