

Z17-002
Final Received 7/3/17

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 8, 2017**

- 1. APPLICATION: Z17-002**
Location: **69 TAYLOR AVENUE (43205)**, being 1.3± acres located at the southwest corner of Taylor Avenue and East Long Street (010-028592 plus 9 others; Near East Area Commission).
Existing Zoning: P-2, Parking and R-2F, Residential Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Public library and parking lots.
Applicant(s): Moody Engineering Inc.; c/o Mark Larrimer; 300 Spruce Street, Suite 200; 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: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site consists of ten parcels, six of which are developed as a parking lot in the P-2, Parking District, and four of which are undeveloped in the R-2F, Residential District. The applicant proposes to redevelop the site with a public library and parking lots in the CPD, Commercial Planned Development District.
- This application was heard and tabled by the Commission at the May 2017 Development Commission meeting. The proposal has been revised with additional screening and buffering of the parking lot adjacent to the single- and two-unit dwellings to the west, with special consideration of the interface with the proposed dumpster. Additionally, a right-of-way dedication exemption has been submitted.
- To the north of the site is a parking lot for a hospital in the L-P1, Limited Private Parking District. To the south are single-unit dwellings and offices in the ARO, Apartment Office District. To the east is a parking lot in the R-3, Residential District and a school in the ARO, Apartment Office District. To the west of the site are single- and two-unit dwellings in the R-2F, Residential District.
- The site is located within the boundaries of the *Near East Area Plan* (2005), which recommends “Lower and Medium Density Residential” land uses for the parcels along Taylor Avenue.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- The CPD text commits to a site plan and provides commitments for building and parking setbacks, and buffering and screening. The permitted uses in the CPD text include only those uses in the C-2, Commercial District, I, Institutional District, and parking lots for the proposed uses. Variances to reduce the C-2, Commercial District setback lines, interior

landscaping and parking lot screening, parking setback lines, parking spaces required, and vision clearance triangles are included in this request.

- The *Columbus Thoroughfare Plan* identifies East Long Street as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline and Taylor Avenue as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a public library and parking lots, which are compatible with the development pattern of the area. While the *Near East Area Plan* (2005) recommends "Lower and Medium Density Residential" for the Taylor Avenue Corridor, the Plan did not anticipate the relocation of the library branch and considers the institutional use to be appropriate for the Long Street mixed-use corridor. Additionally, the adjacent residential uses will be adequately buffered and screened from the proposed development.

Z17-002
69 Taylor Avenue
Approximately 1.30 acres
P-2 & R-2F to CPD

Near East Area Plan (2005)



Z17-002
69 Taylor Avenue
Approximately 1.30 acres
P-2 & R-2F to CPD

Priebe, Kelsey R.

From: Kathleen Bailey <KathleenDBailey@hotmail.com>
Sent: Tuesday, March 21, 2017 1:04 AM
To: Priebe, Kelsey R.
Cc: margcool@gmail.com
Subject: New MLK Library Z17-002

Importance: High

The Near East Area Commission (NEAC) voted unanimously (13-0-0) to support the variances for the new MLK Library to be constructed at the SW corner of Long and Taylor. The vote took place at NEAC's March 2017 General Business meeting.

Please feel free to contact me should you have any questions or concerns.

Thank you.

614-582-3053 (Cell)

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 # 217-002

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Mark Larrimer P.E., Moody Engineering Inc.of (COMPLETE ADDRESS) 300 Spruce St. Suite 200, Columbus, OH 43215

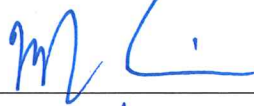
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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 St. Columbus, OH 43215	2.
3.	4.

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

SIGNATURE OF AFFIANT


Subscribed to me in my presence and before me this 23rd day of JANUARY, in the year 2017

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

MAY 22, 2021*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here



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