

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 14, 2019**

- 4. APPLICATION: Z19-068**
Location: **511 S. HAGUE AVE. (43204)**, being 2.62± acres located at the southwest corner of South Hague Avenue and Roland Sunker Place (010-018873; Greater Hilltop Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Library expansion.
Applicant(s): Adam Bates, c/o Bruce Harris, Agent.; 985 Schrock Road; Columbus, OH 43229.
Property Owner(s): Board of Trustees of the Columbus Metropolitan Library; 96 South Grant Street; Columbus, OH 43215.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

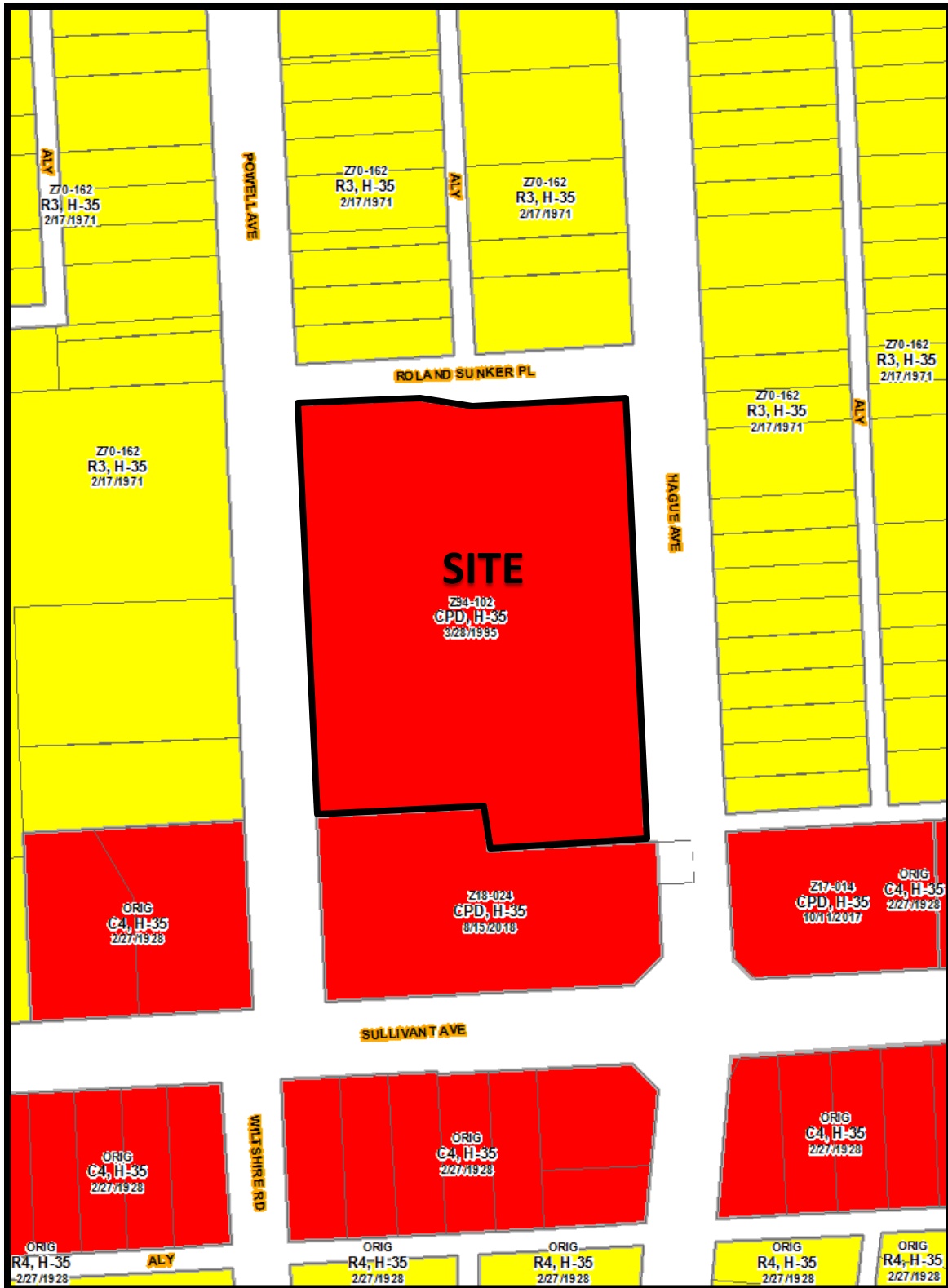
BACKGROUND:

- The 2.62± acre site consists of one parcel developed with a branch of the Columbus Metropolitan Library in the CPD, Commercial Planned Development District. The applicant is requesting a new CPD district to permit renovation and expansion of the existing library.
- North and east of the site are single-unit dwellings in the R-3, Residential District. South of the site is a gas station and convenience store in the CPD, Commercial Planned Development District. West of the site is a park in the R-3, Residential District.
- The site is within the planning boundaries of *The Hilltop Land Use Plan* (2019), which recommends institutional land uses at this location. The Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). C2P2 encourages building owners/developers to conserve and rehabilitate historic buildings and architectural elements and to consult the Historic Preservation Office regarding best practices in maintaining and rehabilitating historic structures.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation had not been received at the time this report was written.
- The CPD text establishes use restrictions and supplemental development standards that address building setbacks, building height, vehicular and pedestrian circulation, landscaping and parking lot screening. A commitment to develop the site in accordance with the submitted site plan is included in the text. Additionally, variances for reduced parking lot and dumpster screening are included.
- The *Columbus Multimodal Thoroughfare Plan* identifies Mt. Vernon Avenue as an Urban Community Connector requiring 80 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: *Approval.

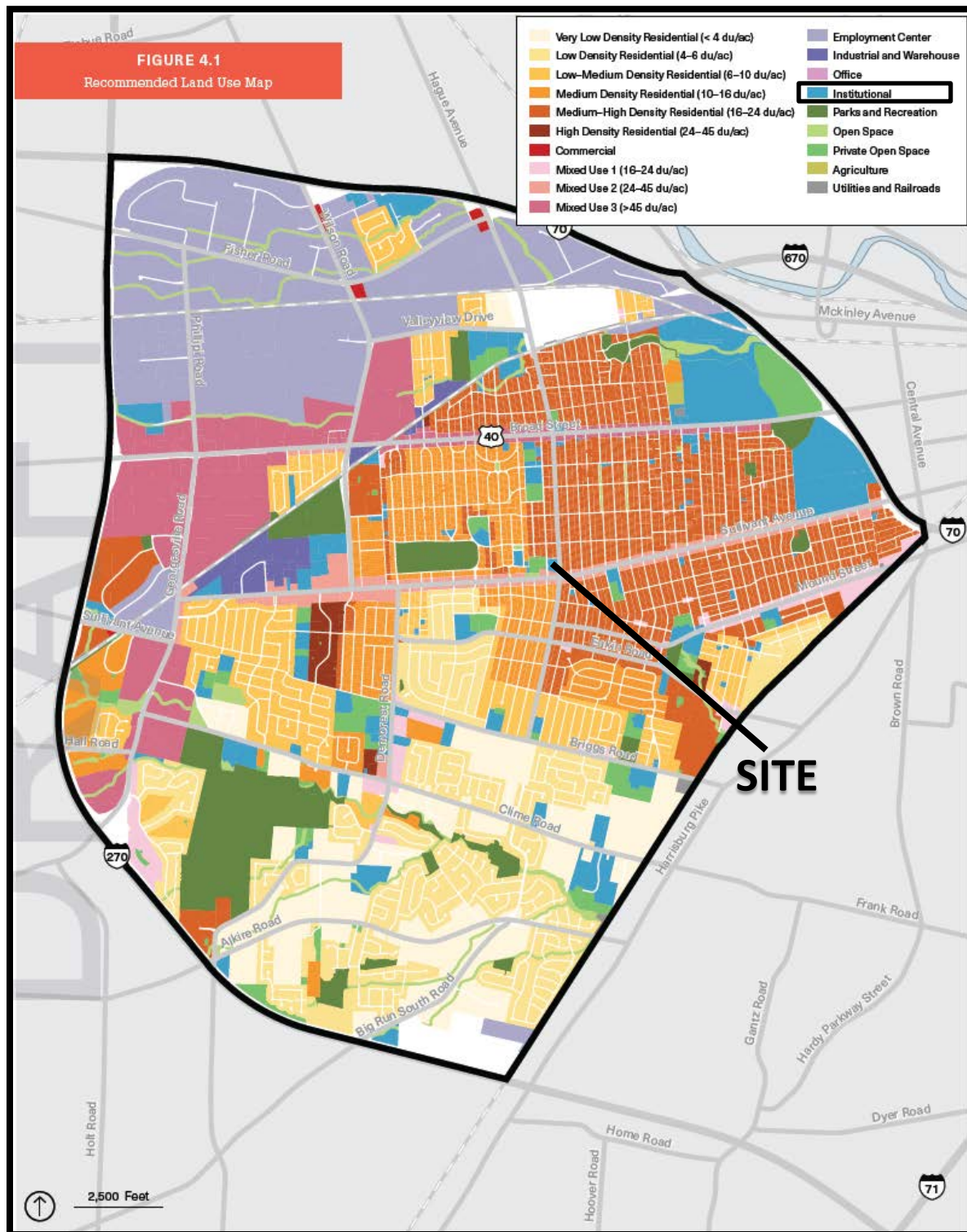
The proposed CPD, Commercial Planned Development District will permit the renovation and expansion of a branch of the Columbus Metropolitan Library. The CPD text establishes appropriate use restrictions and addresses required updates to development standards for the expansion. The requested CPD district is consistent with *The Hilltop Land Use Plan's* recommendation for institutional land uses at this location. Planning Division has communicated and met with the applicant regarding the proposed architecture of the revised library and proposed addition. The Planning Division is in support of the use, but is requesting additional information in the form of building renderings and information about materials to further evaluate the impact of the revisions to the structure as recommended by C2P2 Design Guidelines. Based on the building elevations that have been reviewed to date, staff had requested consideration of design revisions that would add visual interest expressed along the roofline and roof structure as well as consideration of alternative materials to asphalt shingles for the roof.

*City Department's Recommendation is now for approval based on provided renderings and dialogue with Planning Division staff.

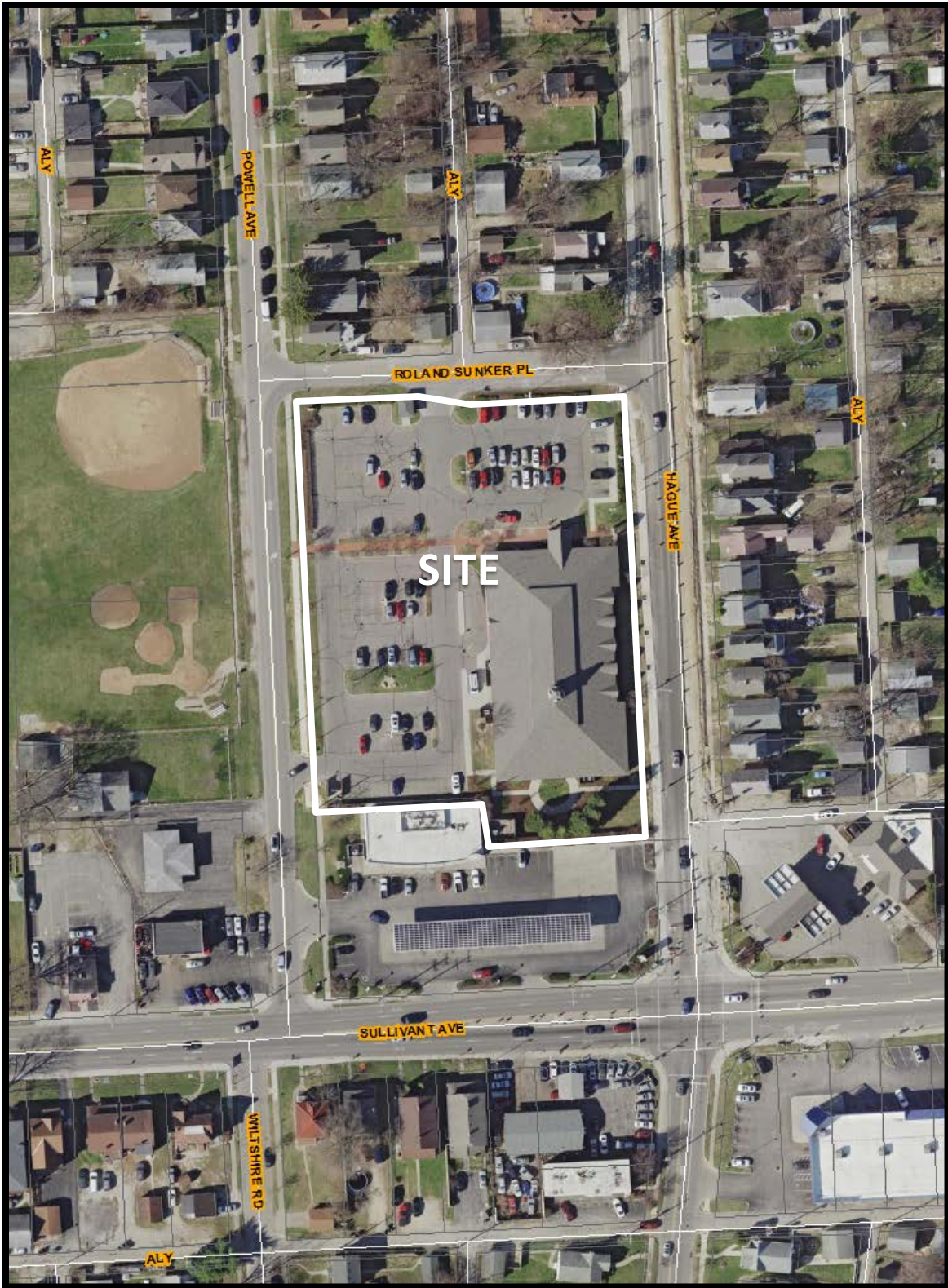


Z19-068
511 S. Hague Ave.
Approximately 2.62 acres
CPD to CPD

Hilltop Land Use Plan (2019)



Z19-068
511 S. Hague Ave.
Approximately 2.62 acres
CPD to CPD



Z19-068
511 S. Hague Ave.
Approximately 2.62 acres
CPD to CPD

DEPARTMENT OF BUILDING
AND ZONING SERVICES**Standardized Recommendation Form**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

Z19-068

Address

511 South Hague Ave

Group Name

Columbus Metropolitan Library

Meeting Date

11/12/19

Specify Case Type

- ☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation

(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Commissioners were overall supportive of the variances and had an opportunity to engage library representatives on aspects of the overall design concept.

Vote

14-Yes, 0-No, 1-Abstain

Signature of Authorized Representative

Scott W. Stockman

Recommending Group Title

Greater Hilltop Area Commission

Daytime Phone Number

(614) 327-3772

Please e-mail this form to the assigned planner within 48 hours of 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.

Please make checks payable to the Columbus City Treasurer



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 219-068

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Adam Bates AIA, Gresham Smith
of (COMPLETE ADDRESS) 222 2nd Avenue South, Nashville, TN 37201
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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

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

Adam Bates

Subscribed to me in my presence and before me this 21st day of August, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Jackie M. Hall

My Commission Expires:

7/5/21

Notary Seal Here



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

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