



Legislation Text

File #: 1901-2015, **Version:** 2

Rezoning Application Z15-015

APPLICANT: MKSK, c/o Sarah J. Richardson; 462 South Ludlow Alley; Columbus, OH 43215

PROPOSED USE: Public library.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on June 11, 2015.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a public library in the I, Institutional District, and undeveloped land zoned R, Rural District as a result of a recent annexation from Clinton Township. The applicant proposes the CPD, Commercial Planned Development District to allow an addition to the existing library with parking on the undeveloped portion of the site. The CPD text commits to a site plan, and proposes C-2, Office Commercial and I, Institutional uses, C-2 development standards, and provisions for setbacks, minimum yard area, landscaping, screening, building elevations, and lighting controls. Variances for reduced building setback, vision clearance, parking lot screening, tree island size, and stacking spaces, and to allow a parcel line to cross a maneuvering area or parking space are included in the request. The site falls within the boundaries of the *Northland I Area Plan* (2014), which recommends institutional uses for the existing library parcel, and low-medium density residential uses for the pending R, Rural district area. The Plan recognizes that institutional uses should be developed compatibly with the surrounding development, and that expanded uses provide adequate parking and consider the availability of public transit. A library is consistent with the land use recommendations of the *Northland I Area Plan* for the majority of the site. Deviation from the Plan recommendations on the undeveloped portion of the site is justified as the library's expansion will require additional parking, and the site design is compatible with the surrounding development.

To rezone **4093 CLEVELAND AVENUE (43224)**, being 3.29± acres located at the northwest corner of Cleveland Avenue and Lehner Road, From: I, Institutional and R, Rural Districts, To: CPD, Commercial Planned Development District **and to declare an emergency** (Rezoning # Z15-015).

WHEREAS, application #Z15-015 is on file with the Department of Building and Zoning Services requesting rezoning of 3.29± acres from I, Institutional and R, Rural Districts, to CPD, Commercial Planned Development District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District, which will allow expansion of an existing library, is consistent with the land use recommendations of the *Northland I Area Plan* for the majority of the site. Deviation from the Plan recommendations on the undeveloped portion of the site is justified as the library's expansion will require additional parking, and the site design is compatible with the surrounding development; and

WHEREAS, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

4093 CLEVELAND AVENUE (43224), being 3.29± acres located at the northwest corner of Cleveland Avenue and Lehner Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus and being Lot 1-7 and part of Lot 8 and also being part of a vacated 20' alley by Ordinance No. 633-90 in Keffer-Lehner Highlands Subdivision (Plat Book 15, Page 35) of the Franklin County Recorder's Office and being more particularly described as follows:

Commencing at Franklin County Engineer's Monument Box Assembly FCGS 1557 found at the intersection of the centerline of Cleveland Avenue with the centerline of Lehner Road;

Thence along the centerline of Cleveland Avenue (R/W varies) N 03°43'01" E a distance of 25.05 feet to a point on the southerly right of way line of Lehner Road extended;

Thence along the southerly right of way line of Lehner Road extended N 86°22'35" W for a distance of 70.04 feet to a mag nail set in the southerly right of way line of Lehner Road (50 foot wide) and the Point of Beginning;

Thence along the northerly right of way line of Lehner Road N 86°22'35" W a distance of 486.89 feet to an iron pin set;

Thence along the easterly line of a parcel of land conveyed to Randall Price, ET AL by Instrument Number 201010220140768, N 03°54'38" E a distance of 293.62 feet to an iron pin set;

Thence along the southerly line of a 20 foot wide alley and the northerly line of Lots 6-8, S 86°19'52" E a distance of 316.00 feet to an iron pin set;

Thence along the centerline of a vacated 20 foot alley by Ordinance No. 633-90 and the westerly line of a 2.769 (by deed) acre tract conveyed to Cleveland Plaza, LLC, S 03°54'38" W a distance of 31.91 feet to an iron pin set;

Thence along the southerly line of said 2.769 acre tract S 86°22'55" E a distance of 195.05 feet to an iron pin set in the westerly right of way line of Cleveland Avenue;;

Thence along the westerly right of way line of Cleveland Avenue S 03°43'01" W a distance of 231.23 feet to the TRUE POINT OF BEGINNING and containing 3.294 acres, more or less of which 0.040 acres, more or less, from Auditor's Parcel Number 130-002633-00, 0.338 acres, more or less, from Auditor's Parcel Number 130-001592-00, 0.674 acres, more or less, from Auditor's Parcel Number 130-008953-00, and 2.242 acres, more or less, from Auditor's Parcel Number 010-218850-00. 0.000 acres, more or less, are in the present road occupied and subject to all legal easements, agreements and right of way of record.

All bearings shown are based on the centerline survey plat of Cleveland Ave perform by Franklin County Engineers Office dated 03/08/2011. The Centerline of Cleveland Avenue being S 03°43'01" W and is referenced by FCGS 1557 and FCGS 1556.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor No. 7803 from an actual field survey performed in January of 2014 by Korda/Nemeth Engineering, Inc.

Iron pins set are 5/8" x 30" rebar topped by an orange cap stamped Korda Engineering.

To Rezone From: I, Institutional and R, Rural Districts

To: CPD, Commercial Planned Development District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the CPD, Commercial Planned Development District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.12 of the Columbus City Codes; said CPD plan and elevation drawings being titled, "**SITE PLAN L- 0.0** ," "**EXTERIOR ELEVATIONS A3-1**," and "**EXTERIOR ELEVATIONS A3-2**," signed by Sarah J. Richardson, Agent for MKSK, dated June 23, 2015, and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT**," signed by Paula Miller, Chief Financial Officer, Columbus Metropolitan Library, dated June 26, 2015, and the text reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT

CURRENT DISTRICTS: R - Rural (subsequent to annexation); I, Institutional

PROPOSED DISTRICT: CPD, Commercial Planned Development

PROPERTY ADDRESS: 4093 Cleveland Avenue

OWNER:

Board of Trustees of the Columbus Metropolitan Library (Paula Miller)

APPLICANT:

MKSK

C/o Sarah Richardson, RLA

462 South Ludlow Alley

Columbus, Ohio 43215

srichardson@mkskstudios.com

DATE OF TEXT: June 26, 2015

APPLICATION #: Z15-015

1. INTRODUCTION:

The Columbus Metropolitan Libraries, Northern Lights Branch is one of several redevelopment projects that are planned or in construction as part of an enhancement of the facilities that comprise the library system in central Ohio. Columbus Metropolitan Library (CML) is building and/or renovating branch libraries in order to inspire reading, share resources and connect people. The existing Northern Lights Branch building and site are inadequate in space to meet the desired level of service to the community and as such, CML has acquired adjacent property to include in the Northern Lights Branch project. The desired expansion footprint of the Building, required parking, utility easements and storm water management requirements would stress the current site area to meet required zoning. Further, due to the re-use of the existing building, the addition and the site configuration, options are very limited for providing the necessary parking and circulation within the available site area. The proposed development will establish an expanded library capable of meeting the contemporary needs and expectations of the community.

The building will be reconfigured and expanded to provide the appropriate reading, studying, technology and gathering

spaces expected of a modern library facility. The building and site will be designed to enhance sustainability from multiple perspectives: reduced impacts on the environment, reduced energy demand, fiscally responsible planning and design in line with the capital budget capacities of CML and provide a top notch library facility for the local neighborhood, on par with the facilities available for other neighborhoods in Columbus and the surrounding suburbs. The project will include sustainable storm water treatment features, accommodation of the COTA bus system, establishment of a pedestrian and bicycle friendly environment, use of native and drought tolerant plants and passive solar design aspects of the building and landscape treatments.

The proposed development will establish an inviting, well landscaped project that serves traditional library customers and the ever increasing number of school children needing assistance with homework and use of Library resources. The project will enhance the pedestrian use of the property and the neighborhood with expanded sidewalks, bicycle parking facilities and comfortable streetscape treatments. Careful consideration has been given to the balance of safety and consideration of adjacent residential properties with carefully sited, cut-off light fixtures and generous landscape treatments that screen vehicles and parking and simultaneously provide adequate visibility for staff and visitors.

The current site will be supplemented with three additional parcels that are currently part of Clinton Township. Those parcels are currently in the process of being annexed into the City of Columbus. The Franklin County Commissioners approved the Annexation Petition on March 3, 2015. A copy of that annexation petition is attached to this application. The fourth parcel on which the existing library building is sited is currently zoned I, institutional. The site is under the purview of the Northland Community Council which will serve as the civic association for reviewing and providing their recommendation for the plan.

The Northern Lights Branch is located at 4093 Cleveland Avenue; the three additional parcels are immediately west of the existing property. The four parcels, when combined, will encompass 3.296 acres of land. The property is bounded by Cleveland Avenue to the east, Lehner Avenue to the south and residential properties to the west and north.

The Applicant proposes to rezone the parcel to CPD, Commercial Planned Development. The planned development will consist of an expanded public library with required parking, circulation, landscaping and storm water management facilities.

2. PERMITTED USES:

The current intended uses for the subject site shall be a library, supporting parking and site development. In the event the subject building is no longer used as a library, other permitted uses shall include those identified in Chapter 3353, C-2 OFFICE COMMERCIAL DISTRICT and Chapter 3349, I INSTITUTIONAL USE DISTRICT of the Columbus Zoning Code.

3. DEVELOPMENT STANDARDS

Unless otherwise indicated in the written text or the submitted Site Plan, the applicable development standards are contained in Chapter 3353, C-2 OFFICE COMMERCIAL DISTRICT of the Columbus City Code.

A. Density, Height, Lot and/or Setback Commitments:

1. The building setback from Cleveland Avenue shall be 30 feet from the street R.O.W. line indicated in the Columbus Thoroughfare Plan. The building setback from Lehner Road shall be 38 feet.

2. The rear yard and side yard setbacks shall be as shown on the plan.

B. Access, Loading, Parking, Pedestrian and/or other Traffic Related Commitments:

1. Site vehicular access point shall be from Lehner Road, as indicated on the Site Plan.

2. All vehicular circulation and pedestrian circulation improvements within the public right-of-way are subject to review and approval by the Department of Public Service and may be adjusted to satisfy their requirements.

3. One loading space is provided as shown on the Site Plan.

4. The minimum quantity of parking required shall be 1 space per 400 square feet of building area.

5. A pedestrian sidewalk shall be provided in the public right-of-way along Lehner Road. The existing sidewalk in the public right-of-way, along Cleveland Avenue shall be retained. The final alignment and location of this sidewalk shall be subject to review and approval by the Department of Public Service and may be adjusted to satisfy their requirements.

6. All interior sidewalks shall be concrete, decorative concrete or unit pavers as indicated on the Site Plan.

C. Buffering, Landscaping and/or Screening Commitments:

1. Street trees shall be installed along the Lehner Road frontage, as shown on the Site Plan. New street trees were not provided along Cleveland Avenue to maintain appropriate visibility to the COTA Bus Shelter, the intersection of Cleveland Avenue and Lehner Road and the Library Sign.

2. The landscaping, buffering and screening shall conform to requirements of Chapter 3321 LANDSCAPING of the Columbus City Zoning Code, except as modified herein and by the Site Plan.

3. Interior parking lot trees shall be planted in landscaped islands or peninsulas containing a minimum soil area of 145 square feet per tree, allowing for flexible arrangement but designed in such a way that each tree is surrounded by a minimum radius of four feet of soil area, except for one island that shall provide a minimum radius of three and one-half feet of soil area surrounding the tree, as indicated on the Site Plan.

4. Screening shall be provided and maintained within twenty (20) feet of all lot lines abutting residential zoning classifications, except where indicated on the Site Plan.

D. Building Design and/or Interior-Exterior Treatment Commitments:

1. The building design shall be as indicated on the attached Building Elevations, titled Exterior Elevations Sheet A3-1 and Exterior Elevations Sheet A 3-2.

E. Graphics and Signage Commitments:

1. Graphics and Signage shall conform to Chapter 3377 - COMMERCIAL C-2 DISTRICT of the Columbus Zoning code, except as modified herein and on the Site Plan.

F. Miscellaneous:

1. Site Plan: The subject site shall be developed in general conformance with the submitted Site Plan, provided, however, all improvements shall be subject to required review and approval of the applicable city agencies and divisions. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.
2. Building Elevations: The subject building shall be developed in general conformance with Exterior Elevations Sheet A3-1 and Exterior Elevations Sheet A3-2.

G. Variances Requested:

1. Section 3312.11 required stacking spaces: the required stacking spaces for the book pick-up window shall be reduced to two stacking spaces.
2. Section 3312.21 minimum size of interior parking lot island to reduce minimum size to 3'-6" minimum width of planting area around truck of tree for one island as shown on the Site Plan.
3. Section 3312.21B.3 Required screening of drive aisles north of the existing Library, provide landscaping as indicated on the Site Plan.
4. Section 3321.05, Vision clearance: to reduce 12' setback for landscaping along Lehner Road to range between 0' to 8' for the bio-detention basin planting only, as shown on the Site Plan.
5. Section 3353.09 C-2 District setback lines: to reduce the building setback line along Cleveland Avenue from 50 feet to 30 feet.
6. Sections 3312.25, 3312.29 to allow maneuvering and parking spaces to cross parcel lines as the parcels may not be

able to be combined into one parcel due to different taxing districts upon annexation.

4. CPD CRITERIA

A. Natural Environment:

The natural environment of the property is generally flat and improved with an existing Library and associated parking. Two single family structures have been removed from the western three parcels.

B. Existing Land Uses:

The existing land uses identified in the Columbus Zoning Code are institutional (the Library) and residential.

C. Transportation and Circulation Facilities:

Site access is provided from Lehner Road as shown on the Site Plan, unless otherwise approved by the Franklin County Engineer. COTA has plans to upgrade an existing bus stop on Cleveland Avenue, just north of the intersection of Cleveland Avenue and Lehner Road.

D. Visual Form of the Environment:

The parcel north of the subject property is multi-family AR1 with a small woodland immediately north of the subject property. The area to the northwest and west of the site is single family residential in Clinton Township. The area south of the site contains a Buddhist Temple that appears to have a setback of approximately 30-feet from the Lehner Road right-of-way line. Cleveland Avenue is a mix of commercial, office, residential and institutional uses in this area.

E. Views and Visibility:

The property fronts on Cleveland Avenue and Lehner Road and will be visible from those public streets.

F. Proposed Development:

The proposed development is a public library addition designed to complement the existing building with site improvements as indicated on the Site Plan. Site utilities will be generally as indicated on the Site Plan and in accordance with requirements of the Department of Public Utilities and the respective utility owners

G. Behavior Patterns:

Vehicles will continue to access the library in the same general pattern as exists, with additional stacking room on Lehner Road and improved internal circulation. Pedestrian and bicycle improvements are enhanced to encourage these modes of transportation.

H. Emissions:

There should be no negative emissions from this project.

SECTION 4. ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~ That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.