



Legislation Text

File #: 1858-2017, **Version:** 1

Rezoning Application: Z17-002

APPLICANT: Moody Engineering Inc.; c/o Mark Larrimer; 300 Spruce Street, Suite 200; Columbus OH, 43215.

PROPOSED USE: Public library and parking lots.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (3-0-1) on June 8, 2017.

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is partially developed with a parking lot in the P-2, Parking District, and partially undeveloped in the R-2F, Residential District. The requested CPD, Commercial Planned Development District will allow a public library and supporting parking lots. 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, and minimum number of required parking spaces are included in this request. 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. Deviation from the Plan's recommendations is justified because the Plan did not anticipate the relocation of the library branch and the institutional use is appropriate for the Long Street mixed-use corridor. Additionally, the development will be adequately screened and buffered from the adjacent residential uses, and includes development standards that ensure compatibility with surrounding residential developments.

To rezone **69 TAYLOR AVENUE (43205)**, being 1.3± acres located at the southwest corner of Taylor Avenue and East Long Street, **From:** P-2, Parking and R-2F, Residential districts, **To:** CPD, Commercial Planned Development District (Rezoning # Z17-002).

WHEREAS, application # Z17-002 is on file with the Department of Building and Zoning Services, requesting rezoning of 1.3± acres from P-2, Parking and R-2F, Residential districts, to CPD, Commercial Planned Development District; and

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

WHEREAS, the Near East Area 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 will allow a library and supporting parking lots, which are appropriate for a mixed-use corridor. While the request deviates from recommendations of the *Near East Area Plan* (2005), the proposed institutional use is appropriate for the Long Street corridor, will be adequately screened and buffered from the adjacent residential uses, and includes development standards that ensure compatibility with surrounding residential developments; 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:

TAYLOR AVENUE (43205), being 1.3± acres located at the southwest corner of Taylor Avenue and East Long, and being more particularly described as follows:

0.278 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of Lot 28 and part of Lot 29 of the Eastwood Heights Addition Plat Book 4, Page 109 as conveyed to The Ohio State University by deed of record in Instrument No. 199904090088853 as recorded in the Franklin County Recorder's Office and being further described as follows:

Beginning at a mag nail set in the northerly line of Lot 29 at the intersection of the extension of the southerly existing right of way line of Eastwood Avenue (50' Wide) and the westerly line of a 0.016 acre tract located in Lot 29 and conveyed as right of way to the City of Columbus in Official Record 7778, Page C07;

Thence South 03°52'26" West, a distance of 139.95 feet leaving said southerly existing right of way line and passing through said Lot 29 to a ¾" iron pipe found in the southerly line of Lot 29 at the intersection of the extension of the northerly existing right of way line of Elmwood Alley (20' Wide);

Thence North 87°37'31" West, a distance of 86.67 feet in the southerly line of Lots 29 and 28 along said northerly existing right of way line to a ¾" iron pipe found at the southeasterly corner of Lot 27 and a parcel of land conveyed to Surreal Estate, LLC by deed of record in Instrument No. 201510090143918;

Thence North 03°52'26" East, a distance of 139.95 feet leaving said northerly existing right of way line and along the easterly line of Lot 27 and said Surreal Estate parcel to a ¾" iron pipe found on the southerly existing right of way line of Eastwood Avenue and being the northeasterly corner of Lot 27 and said Surreal Estate parcel;

Thence South 87°37'31" East, a distance of 86.67 feet in the northerly line of Lots 28 and 29 along the southerly existing right of way line of Eastwood Avenue to the TRUE POINT OF BEGINNING and containing 0.278 acres, more or less, of which 0.016 acres as conveyed to the City of Columbus in Official Record 7778, Page B19 are within the present road occupied.

Of the above described tract, 0.147 acres, more or less, are located within Auditor's Parcel No. 010-051904 and 0.131 acres (PRO 0.016 acres), more or less, are located within Auditor's Parcel No. 010-018902.

The basis of bearing of South 85°58'02" East on the southerly existing right of way line of Long Street is referenced to the State Plane Coordinate System South Zone NAD 83 (NSRS 2011).

This description was prepared by Tony W. Meacham, Ohio Professional Surveyor No. 7799 from an actual field survey performed in 2016 by Korda/Nemeth Engineering, Inc.

Iron pins set are 5/8" x 30" rebar topped by an orange cap stamped "KNE PS NO. 7799."

0.299 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of Lots 30-31 of the Eastwood Heights Addition Plat Book 4, Page 109 as conveyed to The Ohio State University by deed of record in Instrument No. 199904090088853 as recorded in the Franklin County Recorder's Office and being further described as follows:

Beginning at a mag nail set at the intersection of the northerly existing right of way line of Eastwood Avenue (50' Wide) and the westerly existing right of way line of Taylor Avenue (Width Varies), said intersection also being the southeasterly corner of Lot 30 of the Eastwood Heights Addition;

Thence North 87°37'31" West, a distance of 89.37 feet along said northerly existing right of way line to a ¾" iron pipe found at the southeasterly corner of Lot 32 and a parcel of land conveyed to Kenneth A. Fischer by deed of record in Instrument No. 199903290076857;

Thence North 03°52'26" East, a distance of 146.85 feet leaving said northerly existing right of way line and along the easterly line of Lot 32 and said Fischer parcel to an iron pin set on the southerly existing right of way line of Maplewood Alley (20' Wide) and being the northeasterly corner of Lot 32 and said Fischer parcel;

Thence South 85°58'02" East, a distance of 89.34 feet leaving the easterly line of Lot 32 and said Fischer parcel along said southerly existing right of way line to a mag nail set at the intersection of said southerly existing right of way line and the westerly existing right of way line of Taylor Avenue (Width Varies);

Thence South 03°52'26" West, a distance of 144.26 feet leaving said southerly existing right of way line and along said westerly existing right of way line to the TRUE POINT OF BEGINNING and containing 0.299 acres, more or less, of which 0.000 acres are within the present road occupied.

Of the above described tract, 0.149 acres, more or less, are located within Auditor's Parcel No. 010-009288, and 0.150 acres, more or less, are located within Auditor's Parcel No. 010-034261.

The basis of bearing of South 85°58'02" East on the southerly existing right of way line of Long Street is referenced to the State Plane Coordinate System South Zone NAD 83 (NSRS 2011).

This description was prepared by Tony W. Meacham, Ohio Professional Surveyor No. 7799 from an actual field survey performed in 2016 by Korda/Nemeth Engineering, Inc.

Iron pins set are 5/8" x 30" rebar topped by an orange cap stamped "KNE PS NO. 7799."

0.723 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot 71 and all of Lots 72-75 of the Eastwood Heights Addition Plat Book 4, Page 109 as conveyed to The Ohio State University by deed of record in Instrument No. 199904090088853 as recorded in the Franklin County Recorder's Office and being further described as follows:

Beginning at a mag nail set at the intersection of the southerly existing right of way line of Long Street (70' Wide) and the westerly existing right of way line of Taylor Avenue (Width Varies), said intersection also being the northeasterly corner of Lot 75 of the Eastwood Heights Addition;

Thence South 03°52'26" West, a distance of 149.59 feet along said westerly existing right of way line and the easterly line of Lot 75 to a mag nail set at the intersection of said westerly existing right of way line and the northerly existing right of way line of Maplewood Alley (20' Wide);

Thence North 85°58'02" West, a distance of 210.42 feet leaving said westerly existing right of way line and the southeasterly corner of Lot 75, in the southerly line of Lots 75 through 71 and along said northerly existing right of way line to an iron pin set at the southeasterly corner of a parcel of land conveyed to Daniel E. Laprade by deed of record in Instrument No. 199903290076857;

Thence North 03°52'26" East, a distance of 149.59 feet along the easterly line of said Daniel E. Laprade parcel and

through Lot 71 of the Eastwood Heights Addition to a $\frac{3}{4}$ " iron pipe found at the southerly existing right of way line of Long Street;

Thence South 85°58'02" East, a distance of 210.42 feet leaving the easterly line of said Daniel E. Laprade parcel and in the northerly line of Lots 71 through 75 and along said southerly existing right of way line to the TRUE POINT OF BEGINNING and containing 0.723 acres, more or less, of which 0.000 acres are within the present road occupied.

Of the above described tract, 0.109 acres, more or less, are located within Auditor's Parcel No. 010-008037, 0.153 acres, more or less, are located within Auditor's Parcel No. 010-018858, 0.077 acres, more or less, are located within Auditor's Parcel No. 010-015832, 0.077 acres, more or less, are located within Auditor's Parcel No. 010-003205, 0.077 acres, more or less, are located within Auditor's Parcel No. 010-023435 and 0.230 acres, more or less, are located within Auditor's Parcel No. 010-028592.

The basis of bearing of South 85°58'02" East on the southerly existing right of way line of Long Street is referenced to the State Plane Coordinate System South Zone NAD 83 (NSRS 2011).

This description was prepared by Tony W. Meacham, Ohio Professional Surveyor No. 7799 from an actual field survey performed in 2016 by Korda/Nemeth Engineering, Inc.

Iron pins set are 5/8" x 30" rebar topped by an orange cap stamped "KNE PS NO. 7799."

To Rezone From: P-2, Parking District and R-2F, Residential District

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 plan being titled, "**MLK BRANCH LIBRARY**," dated June 30, 2017, and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT**," dated June 8, 2017, both signed by Mark Larrimer, Professional Engineer, and the text reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development

PROPERTY ADDRESS: 69 Taylor Ave.

OWNER: Columbus Metropolitan Library

APPLICANT: Moody Engineering Inc.

DATE OF TEXT: 6-8-2017

APPLICATION: Z17-002

1. INTRODUCTION: The properties to be developed have been purchased by the library with the intent of construction of a new MLK Branch Library to replace the existing branch at 1600 E. Long Street. The MLK Branch replacement is one of a series of branch replacements and renovations throughout the Columbus Metropolitan Library system.

2. PERMITTED USES: The current intended use for the subject site shall be a library and supporting parking lot. 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.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in this text 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 Requirements:

1. Building setbacks along E. Long Street shall be a minimum of 0 feet and along Taylor Avenue shall be a minimum of 6 feet.
2. Parking setbacks along Taylor Ave. shall be a minimum of 6 feet.
3. The rear yard and side yard setbacks shall be as shown on the plan.

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

N/A

C. Buffering, Landscaping, Open Space and/or Screening Commitments:

Landscaped screening will be provided along the west side of the parking lots and book drops to buffer the parking from the adjacent residential lots. The landscaping shall be a minimum of 4 feet high and provide a minimum opacity of 75 percent.

D. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments:

N/A

E. Graphics and/or Signage Commitments:

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-2, Office Commercial District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous:

1. Variances.
 - a) Section 3353.09 C-2 district setback lines: to reduce the building setback along East Long Street to 0 feet and along Taylor Avenue to 6 feet.
 - b) Section 3312.21(A;D)Interior Landscaping and Parking Lot Screening: to remove the requirement for interior landscaping at the rate of 1 shade tree per 10 parking spaces and remove the requirement for landscaped islands or peninsulas and instead provide trees as shown on the site plan.
 - c) Section 3312.27 Parking Setback Line: To reduce the parking lot setback line along Taylor from 10 feet to 6 feet.
 - d) Section 3312.49 Parking Spaces Required: To reduce the minimum spaces required from 47 to 44.

2. Site Plan

The subject site shall be in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. 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.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.