



# City of Columbus

Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org

## Legislation Text

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**File #:** 3334-2019, **Version:** 1

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### **Rezoning Application Z19-068**

**APPLICANT:** Adam Bates; c/o Bruce Harris, Agent.; 985 Schrock Road; Columbus, OH 43229.

**PROPOSED USE:** Library renovation and expansion.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on November 14, 2019.

**GREATER HILLTOP AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 2.62 acre site is developed with the Columbus Metropolitan Library Hilltop branch and is zoned in the CPD, Commercial Planned Development District. That CPD district established in 1995 permitted the construction of the library in accordance with a site plan. The applicant desires to renovate and expand the library and is requesting a new CPD district to accommodate the proposed improvements. This proposed CPD text and site plan establish appropriate use restrictions and supplemental development standards that address building setbacks, building height, vehicular and pedestrian circulation, landscaping, and parking lot screening. Additionally, variances for reduced parking lot and dumpster screening are included. The requested CPD district is consistent with the *Hilltop Land Use Plan's* recommendation for institutional land uses at this location. The applicant has provided building renderings and has met with Planning Division staff to review the proposal. Staff requests, but does not condition support upon, the applicant continuing to have a dialogue with Planning Division staff on the potential for alternative materials, shingle patterns, or roof features that would avoid the proposed roof from being composed of a large expanse of dimensional shingles as recommended by *Columbus Citywide Planning Policies* (2018) Design Guidelines.

To rezone **511 S. HAGUE AVE. (43204)**, being 2.62± acres located at the southwest corner of South Hague Avenue and Roland Sunker Place, **From:** CPD, Commercial Planned Development District, **To:** CPD, Commercial Planned Development District (Rezoning #Z19-068).

**WHEREAS**, application #Z19-068 is on file with the Department of Building and Zoning Services requesting rezoning of 2.62± acres from CPD, Commercial Planned Development District, to CPD, Commercial Planned Development District; and

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

**WHEREAS**, the Greater Hilltop 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 is consistent with the *Hilltop Land Use Plan's* recommendation for institutional land uses at this location and will permit the necessary renovation and expansion of an existing library branch; 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:

**511 S. HAGUE AVE. (43204)**, being 2.62± acres located at the southwest corner of South Hague Avenue and Roland Sunker Place, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin and in the City of Columbus and bounded and described as follows:

Being part of Lot Number Seven (7) of M.L. Sullivant's Subdivision of Farming Lands and being part of the North half of the Five (5) acre tract conveyed to Lorenzo D. Pletcher by deed recorded in Deed Book 215, page 262, Recorder's Office, Franklin County, Ohio, and more particularly described as follows:

Beginning at a point in the West line of Hague Avenue where the north line of the above mentioned 5 acre tract intersects the same; thence with the north line of said five acre tract South 86 deg. West One Hundred Forty-four (144) feet, thence south on a line parallel with the west line of Hague Avenue, On Hundred Eight and Sixty-hundredths (180.6) feet; thence east on a line parallel with the north line of said tract, East One Hundred Forty-four (144) feet to a point in the west line of Hague Avenue; thence North on the west line of Hague Avenue, On Hundred Eight and Sixty-hundredths (180.6) feet, to the place of beginning.

Together with an easement in a strip of ground nine (9) feet in width, lying immediately to the west of the premises described above and also an easement in a strip of ground twelve (12) feet in width, immediately south of the premises described above for alley purposes, as said easements are more fully set forth in a certain warranty deed from Grace V. Kinsely and Clyde J. Kinsely to Walter J. Reeves and William C. Albright, dated February 23rd 1929, and recorded in Deed Book 918, page 71, Recorder's Office, Franklin County, Ohio.

Parcel No: 010-018873

Known as address: 511 S. Hague Ave., Columbus, OH 43204.

**To Rezone From:** CPD, Commercial Planned Development 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 site plan being titled, "**COLUMBUS METROPOLITAN LIBRARY SHEET 1 AND SHEET 2,**" drawn by Kabil Associates, signed by Shashikant Savla, Engineer, dated December 18, 2019, and text titled, "**DEVELOPMENT TEXT,**" signed by Wendy Tressler Jasper, Agent for Columbus Metropolitan Library, dated October 30, 2019, and the text reading as follows:

#### **COMMERCIAL PLANNED DEVELOPMENT TEXT**

**CURRENT DISTRICTS:** CPD, Commercial Planned Development District

**PROPOSED DISTRICT:** CPD, Commercial Planned Development District

**PROPERTY ADDRESS:** 511 S. Hague Ave.

**OWNER:** Board of Trustees of the Columbus Metropolitan Library (Wendy Tressler Jasper)

**APPLICANT:** Adam Bates, AIA; Gresham Smith; 222 2nd Avenue, South; Nashville, TN 37201

**Adam.bates@greshamsmith.com**

**DATE OF TEXT:** October 30, 2019

**APPLICATION:** #Z19-068

**1. INTRODUCTION:** The Columbus Metropolitan Library Hilltop Branch has been selected to receive an interior renovation and building expansion as part of an ongoing initiative of Columbus Metropolitan Library (CML) to update several of its current facilities to better align with their aspirational building program. CML wishes to expand the existing structure to accommodate additional customer use and grow its programs to better meet the needs of the surrounding community. The addition, proposed north of the existing building footprint, would take the place of a paved parking surface. The adjacent parking surface would be reconfigured to accommodate the displaced parking spaces.

The existing building will undergo a renovation to reorganize and update the interior of the building. This will allow the library to accommodate additional meeting, reading, study and learning spaces for their customers. The addition will primarily feature programs and services oriented towards children within the community. The exterior of the building will be modified, utilizing the existing structural frame, exterior wall and foundations. The existing roof will be modified to allow for ground mounted mechanical equipment to be moved to the roof, and skylights to be added bringing daylight into the library space below. The addition to the north will be constructed with similar materials and styles as the current building featuring brick, metal panel and glass. The remainder of the north edge of the site will be converted into a stormwater retention basin with plantings native to the area.

The proposed building seeks to embody the library's guiding principles to convey an open, safe and welcoming environment to the surrounding community. Additional sidewalks along Roland Sunker Pl. will provide a complete circular access to the site. Landscaping will be modified to promote visibility and transparency around the library grounds. The building will also feature new architectural and security lighting at night while the space is not in use.

**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 S. Hague Ave. shall be maintained at 10 feet from the street R.O.W. line indicated on the Site Plan. The building setback from S. Powell Ave. shall be maintained at 154.41 feet from the R.O.W line. The building setback from Roland Sunker Pl., as it meets S. Hague Ave., shall be 33.26 feet.

2. The building will not exceed 35 feet in height, per the height district (H-35).

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

1. Site vehicular access point shall be from Roland Sunker Pl. and S. Powell Ave., 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. No designated loading space will be provided.

4. A pedestrian sidewalk shall be provided in the public right-of-way along Roland Sunker Pl. The existing sidewalks in the public right-of-way, along S. Powell Ave. and S. Hague Ave. 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.

5. All interior sidewalks shall be concrete or decorative concrete as indicated on the Site Plan.

6. The parking surface will be repaved and striped to allow for efficient vehicular access and parking.

**C. Buffering, Landscaping and/or Screening Commitments:**

1. The landscaping, buffering and screening shall conform to requirements of Chapter 3312 of the Columbus City Zoning Code, except as modified herein and by the Site Plan, and requested variance in this text.

2. Parking lot screening along Roland Sunker Pl. and S. Powell Ave. shall be reduced from five feet to three feet with opacity of 75%.

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

N/A

**E. Graphics and Signage Commitments:**

Graphics and Signage shall conform to Chapter 3377 of the Columbus Zoning code as it applies to C-2 Commercial District. Any variance will be submitted to the graphics commission as required.

**F. Miscellaneous:**

Site Plan: The subject site shall be developed in general conformance with the submitted COLUMBUS METROPOLITAN LIBRARY SHEETS 1 & 2, 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.

**G. Variances Requested:**

1. Section 3312.21.D.1 - LANDSCAPING AND SCREENING. Reduce required screening height from five feet to three feet above the finish grade along Roland Sunker Pl. and S. Powell Ave. to allow for better sight lines.

2. Section 3321.01 - DUMPSTER SCREENING, reduce required screening of dumpster enclosure to three sides from four sides.

**4. CPD CRITERIA:**

A. Natural Environment: The natural environment of the property is generally flat with sparse landscaping at the edges of the site. Taller trees exist on the south edge of the site and provide screening from the adjacent gas station.

B. Existing Land Uses: The existing land uses identified in the Columbus Zoning Code are institutional (the Library).

C. Transportation and Circulation Facilities: Site access is provided from Roland Sunker Pl. and S. Powell Ave. as shown on the Site Plan.

D. Visual Form of the Environment: The parcels north of the subject property are residential R3 with an alley bisecting the block behind residences fronting S. Powell and S. Hague Aves. The area to the West across S. Powell Ave. is primarily a baseball field, zoned R3, with a residence southwest of the site. The area south of the site contains a BP gas station. There exists a privacy fence between the existing property and this site. To the East, several homes front S. Hague Ave. facing the library.

E. Views and Visibility: The property fronts on S. Powell Ave., Roland Sunker Pl. and S. Hague Ave. 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 improved internal circulation of the parking lot. Pedestrian and bicycle improvements are enhanced on Roland Sunker Pl. to encourage these modes of transportation.

H. Emissions: No adverse emissions will be added to the site during or after construction.

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