

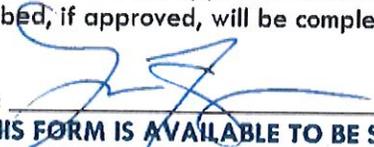
FINAL DEVELOPMENT PLAN APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 310 & 306 Granville Street		Project Name/Business Name (if applicable): CML Gahanna Branch	
Parcel ID No.(s): 025-000300-00 & 025-000328	Current Zoning: SO & CC	Total Acreage: 1.680 & 3.749	
Project Description: The proposed project is a 36,000 sf, two story branch library. It will be construction type IIB and fully sprinklered. The library will have a collection of browsing space, meeting rooms, smaller study rooms, a homework help center, a quiet lounge and staff spaces.			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Wendy Tressler Jasper		Applicant Address: 96 S Grant Ave, Columbus OH 43215	
Applicant E-mail: Wtressler@columbuslibrary.com		Applicant Phone No.: 614.323.7421	
BUSINESS Name (if applicable): Columbus Metropolitan Library			
ATTORNEY/AGENT Name:		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s): Contractor Developer Architect Mike Suriano		Contact Information (phone no./email): msuriano@nbbj.com	
PROPERTY OWNER Name: (if different from Applicant) Columbus Metropolitan Library Board of Trustees		Property Owner Contact Information (phone no./email): Wendy Tressler (see above)	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature:  Date: 2/18/2021

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. FDP00652021
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 3-5-21

PAID: \$1,000
DATE: 3-5-21
CHECK#: CC

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *If the applicant is not the property owner, this section must be completed & notarized.*

I, Lauren Hagan on behalf of CML BOT, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Wendy Tressler Jasper to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: [Signature] Date: 2/18/2021

AUTHORIZATION TO VISIT THE PROPERTY

I, Lauren Hagan on behalf of CML BOT, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: [Signature] Date: 2/18/2021

NOTARY

Subscribed and sworn to before me on this 18th day of February, 2021.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



LEON E. MOSES
Notary Public
In and For the State of Ohio
My Commission Expires
October 28, 2024

AGREEMENT TO COMPLY AS APPROVED

I, Lauren Hagan on behalf of CML BOT, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: [Signature] Date: 2/18/2021

NOTARY

Subscribed and sworn to before me on this 18th day of February, 2021.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



LEON E. MOSES
Notary Public
In and For the State of Ohio
My Commission Expires
October 28, 2024



www.nbbj.com

List of Contiguous Property Owners:

338 Granville Street

Gahanna Counseling Services, INC
338 Granville Street
Gahanna, OH 43230

00000 Granville St Lot Number: 025-000289-00

City of Gahanna
200 South Hamilton
Gahanna, OH 43230

303 Granville Street

Gahanna Rentals LLC
8145 Clouse Rd
New Albany, OH 43054

305 Granville Street

Gahanna Rentals LLC
8145 Clouse Rd
New Albany, OH 43054

309 Granville Street

Gahanna Rentals LLC
8145 Clouse Rd
New Albany, OH 43054

311 Granville Street

Gahanna Rentals LLC
8145 Clouse Rd
New Albany, OH 43054

325 Granville Street

KMB Properties LTD
325 Granville St
Gahanna, OH 43230

327 Granville Street

KMB Properties LTD
325 Granville St
Gahanna, OH 43230

329 Granville Street

KMB Properties LTD
331 Granville St
Gahanna, OH 43230



331 Granville Street

KMB Properties LTD
331 Granville St
Gahanna, OH 43230

333 Granville Street

KMB Properties LTD
331 Granville St
Gahanna, OH 43230

00000 Granville St Lot Number: 025-000283

Public Library of Columbus & Franklin County, Board of Trustees
96 S Grant Ave
Columbus Ohio 43215

00000 Granville St Lot Number: 025-001079

Public Library of Columbus & Franklin County, Board of Trustees
96 S Grant Ave
Columbus Ohio 43215

00000 Granville St Lot Number: 025-000792

Board of Trustees of the Columbus Metropolitan Library
96 S Grant Ave
Columbus Ohio 43215

City of Gahanna
Planning and Development
200 S Hamilton Rd
Gahanna, Ohio 43230
RE: Final Development Plan Comments for 306-310 Granville St

June 7, 2021

Dear Reviewer,

Thank you for reviewing our submission. Here are our responses to your comments:

Fire

1. *Comment:* The new library meets the intent of the code for a fire lane as all portions of the building are within 150 feet of a private or public road.
 - *Response:* The building will be equipped with an approved automatic sprinkler system in accordance with 903.1.1 and therefore qualify for an exception to this requirement.

Parks

2. *Comment:* Species selection looks good. All ginkgo trees should be male to eliminate messy/foul-smelling fruit production.
 - *Response:* All ginkgo trees proposed are male species.
3. *Comment:* Planting specs look good. Deer guards should be considered to help protect the young trees from antler rubs.
 - *Response:* Deer guards will be considered to protect young trees.

Engineering

4. *Comment:* This project will require a final engineering plan review with associated storm water management report, a post-construction operations and maintenance manual and a storm water pollution prevention plan.
 - a. *Response:* Understood. We are currently in the process of city review for stormwater and have picked up their first round of comments.

Building

5. *Comment:* The building and site will be required to comply with the Ohio Building Code - which will be reviewed when the documents are submitted for plan review/building permits.

Community Development

6. *Comment:* 5/7/21: - Side yard setbacks for parking are the same as building setbacks (Chapter 1167.15 allows for reductions in parking setbacks only along right-of-way). 10' side yard setback is required (Chapter 1153.01). It appears the circulation drive

by the building entrance along the east property line encroaches into the setback. Setbacks may only consist of landscaping, grass, and similar materials, development is not permissible (with the exception of access from the right-of-way). Please revise to meet the setbacks or request a variance

- a. Response: We have moved the drive aisle for the book drop and pick up along the east property line to be 11' from property line.
7. *Comment 5/7/21:* Sheet C400 depicts a rear yard (north property line) setback of 10'. Sheet L015 correctly identifies the setback calculations ($1/4(\text{sum of height and depth})$). These calculations require a setback of 70.75'. Please revise the sheets accordingly. Please note that parking setbacks are the same as building setbacks for the side and rear yard.
- a. *Response:* Sheet C500 has had the updated to show the correct rear setback.

Please feel free to call or email me if any questions arise from these revisions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Suriano', enclosed in a large, loopy oval shape.

Mike Suriano
msuriano@nbbj.com



June 23, 2021

Public Library of Columbus & Franklin, County
96 S Grant Ave
Columbus, OH 43215

RE: Project 306-310 Granville Final Development Plan Comments

Dear Public Library of Columbus & Franklin, County:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Fire District

1. A. The new library meets the intent of the code for a fire lane as all portions of the building are within 150 feet of a private or public road.

Parks

2. Species selection looks good. All ginkgo trees should be male to eliminate messy/foul-smelling fruit production. Planting specs look good. Deer guards should be considered to help protect the young trees from antler rubs.
3. No Comment

Engineering

4. This project will require a final engineering plan review with associated storm water management report, a post-construction operations and maintenance manual and a storm water pollution prevention plan.

Building

5. The building and site will be required to comply with the Ohio Building Code - which will be reviewed when the documents are submitted for plan review/building permits.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant

STAFF REPORT

Request Summary

Request for Final Development Plan (FDP), Design Review (DR), and Variance approval to permit the redevelopment of the Gahanna Branch of the Columbus Metropolitan Library. The library property is expanding from its current footprint with the acquisition of the adjacent parcel to the west. In total, the property is approximately 5.5 acres. The additional property will have a minimal amount of parking and a retention area. Its primary function is as open space. The larger parcel, where the library is currently located, is zoned Suburban Office (SO). A library is a permitted use. The new property is zoned Community Commercial (CC). Parking and retention for the library is a permitted use.

Two variances are necessary to permit the requested site layout. SO zoning requires a 60' front yard setback (Granville St). The applicant is requesting a 5' setback. A significant amount of the property is within the floodway. Parking and structures must be located outside of this area. The floodway restricts the ability to develop the property without the need for variances.

A second variance is requested to forego the requirement of providing a 15' landscaped buffer between the residential property to the north. This variance is being requested as this part of the property is located adjacent to a creek and is in a natural and undisturbed state. This area would have to be severely impacted to meet the strict requirements of the code.

Land Use Plan

The property is designated Mixed Use District on the Future Land Use Map. Recommendations of Mixed Use include front yard setbacks of between 0-20'. The requested front yard variance is in line with the recommendations of the land use plan. The plan also recommends building orientation towards the street and parking to the sides and rear of the building. The site plan does an exemplary job of meeting the recommended development character of the Mixed Use land use and the character guidelines of the land use plan.

Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- A. The proposed development meets the applicable development standards of this Zoning Ordinance.
- B. The proposed development is in accord with appropriate plans for the area.
- C. The proposed development would not have undesirable effects on the surrounding area.
- D. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Design Review

General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.

- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect and enhance the physical surroundings of the Design Review District.

Variance

Two variances have been requested.

1. Chapter 1167.15 – Building Lines Established
 - a. Reduce front yard setback from 60' to 5'
2. Chapter 1167.20(b)(1) – Property Perimeter Requirements
 - a. To not provide a 15' buffer with screening along the north property line

Planning Commission shall not grant a variance unless it finds that all the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Recommendation

Staff recommends approval of the applications as submitted. The requested use is the same as the existing use. Compatibility is not a concern as the library has coexisted with the neighboring properties for years without issue. The additional property allows for flexibility in how the site is laid out. The new layout improves pedestrian and vehicular traffic movement. The site has a significant amount of green space with only 32% lot coverage. The design of the building sets a new standard for excellence in the Granville/Creekside District Corridor.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning