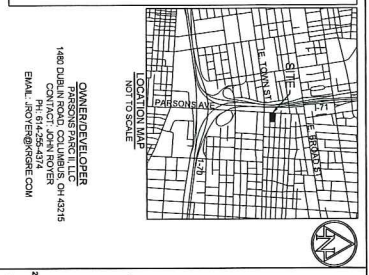
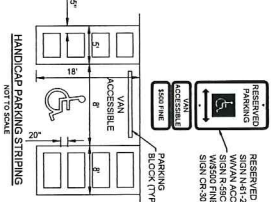
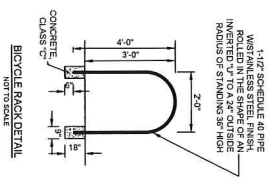


David Hoke - Athens June 23, 2016

Z16-017 Final Received 6/23/16

1043

ITEM DATA	1.07 ACRES
SITE AREA	1.07 ACRES
ZONING CASE NUMBER	7410
CERTIFIED ADDRESS	138 PARSONS AVENUE
TAX PARCEL ID	010-053416, 010-056851, & 010-040376
BLDG HEIGHT	30' MAX
BLDG FOOTPRINT	30' X 30' X 5'
TOTAL DWELLING UNITS	78
HEIGHT DISTRICT	H-25
MAX BUILDING HEIGHT	42' 6"
PARKING REQUIRED	117 SPACES
PROPOSED SPACES	127 SPACES (93 COMMERCIAL ADJ. SPACES & 34 VAN)
BIKE PARKING REQUIRED	4 SPACES
ADDITIONAL TO REQUIRED SPACES	131 SPACES
BIKE PARKING PROVIDED	6 SPACES
REQUIRE CALCULATIONS	6 SPACES
78 DWELLING UNITS	
34 OF TOTAL REMISE SPACE REQUIRED	



OWNER/DEVELOPER
 PARSONS PART TITLE CO. 4215
 1480 OAKBUSH
 CONTACT: JOHN ROYER
 EMAIL: JOHN@PARSONSCO.COM

STRUCUTUREPOINT INC.
 2020 Corporate Building Dr., Ste. 200 Columbus, Ohio 43211
 TEL: 614-426-4376
 FAX: 614-426-4377
 WWW.STRUCTUREPOINT.COM

NO.	DESCRIPTION	DATE

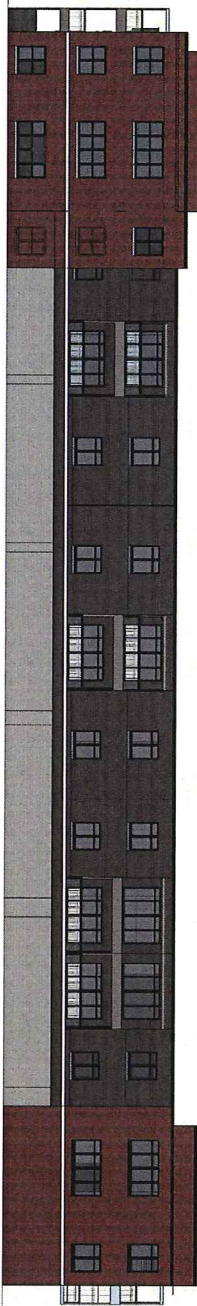
CERTIFIED BY	
ISSUANCE INDEX	
DATE	08/13/2015
PROJECT NUMBER	2016-0351

C001

ZONING PLAN
 FOR
138 PARSONS AVE.
COLUMBUS, OHIO



NORTH ELEVATION

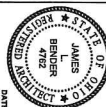


SOUTH ELEVATION

*David H. ...
June 23, 2016*

Z16-017 Final Received 6/23/16

2 of 3



 DATE: 15 JUNE 2016
 DRAWING: ELEVATIONS
 SHEET NUMBER: A2-1
 JOB PROJECT #1885

REV	DATE	DESCRIPTION

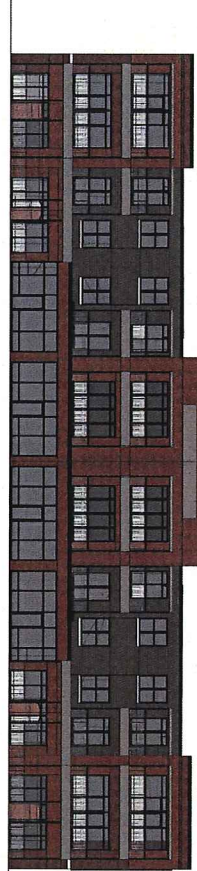
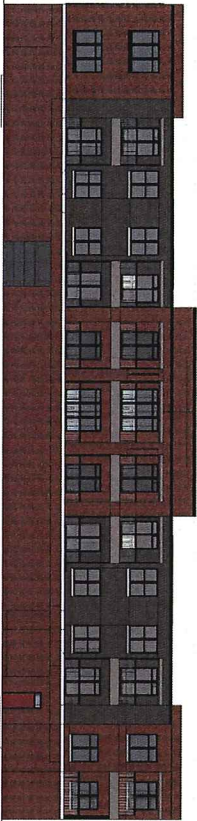


A MIXED USE FACILITY AT
122 PARSONS AVE.
 COLUMBUS, OH 43215



EAST ELEVATION


WEST ELEVATION



David H. H. - attorney,
June 23, 2016

Z16-017 Final Received 6/23/16

3 of 3



 SHEET NUMBER: A2-2

 DATE: 15 JUNE 2016

 DRAWING: ELEVATIONS

REV.	DATE	DESCRIPTION



A MIXED USE FACILITY AT
122 PARSONS AVE.
 COLUMBUS, OH 43215



 JL BENDER, INC. ARCHITECTS AND PLANNERS A.I.A.
 3540 Riverside Drive, Suite 112, Columbus, Ohio 43221
 PH 614/488-8114 FX 614/488-7224 Email: jhb@jlbender.com

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2016**

- 7. APPLICATION: Z16-017**
Location: 136 PARSONS AVENUE (43215), being 1.08± acres located at the southeast corner of Parsons Avenue and Gustavus Lane (010-040376, 010-053476, & 010-056881; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Mixed use residential and commercial
Applicant(s): Parsons Parc II LLC; c/o David Hodge, Atty.; Underhill Yaross & Hodge LLC; 8000 Walton Parkway; Suite 120; New Albany, OH 43219.
Property Owner(s): The Applicant.
Planner: James Burdin; 614-645-1341; jeburdin@columbus.gov
 Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

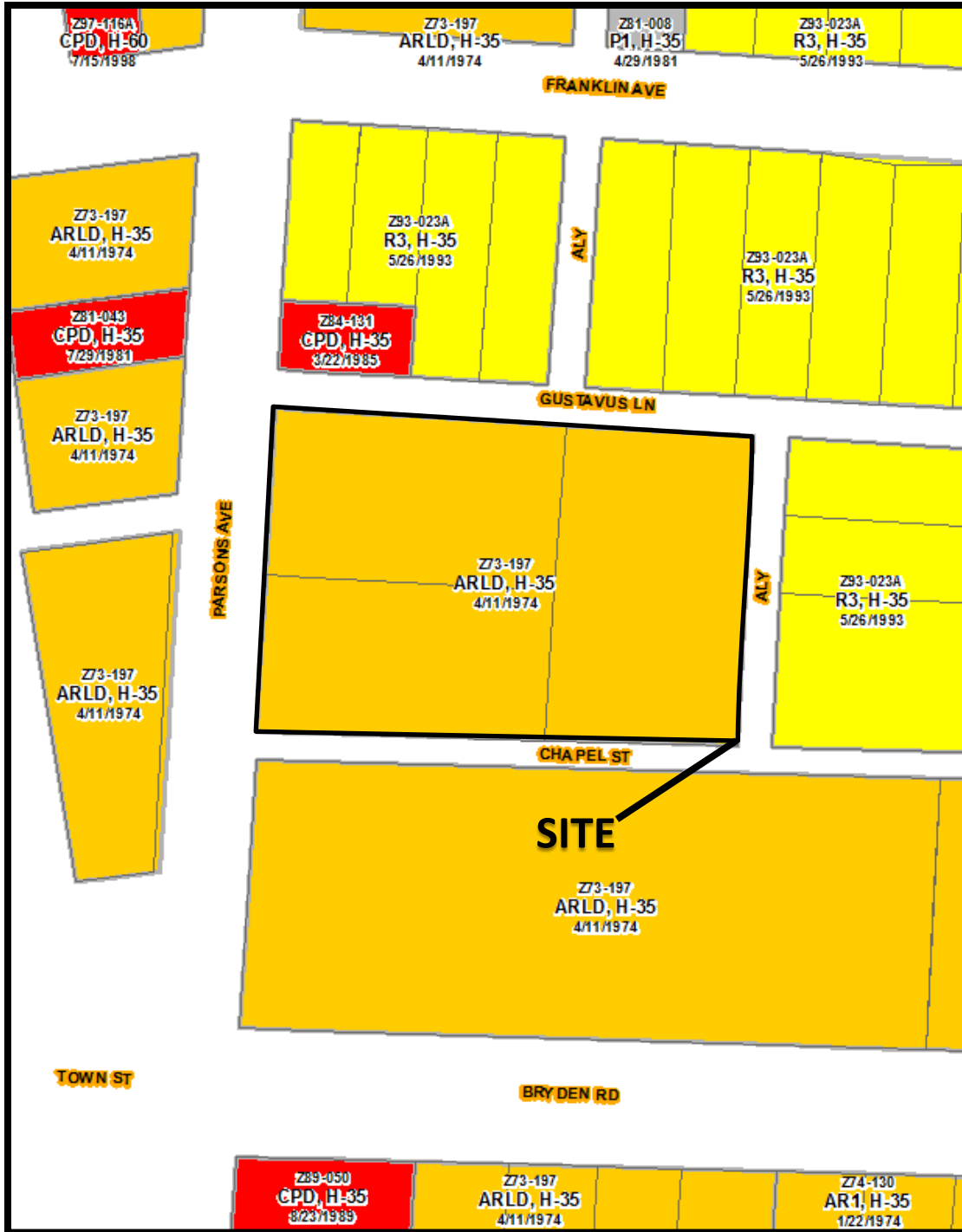
- The 1.08± acre site consists of three parcels that are currently undeveloped and zoned in the ARLD, Apartment Residential District. The applicant proposes the CPD, Commercial Planned Development District to allow for mixed-use commercial and residential development. The site is located within the boundaries of the Parsons Avenue/Olde Towne Quarter Urban Commercial Overlay.
- The site is bordered to the north, south, and west along Parsons Avenue by mixed use development in the ARLD, Apartment Residential District and CPD, Commercial Planned Development District. To the north and east is residential development in the R-3, Residential District.
- The site is located within the boundaries of the *Near East Area Plan* (2005), which recommends higher-density residential or mixed use development for this location. The Plan does not include a recommended density for this use classification, but does identify Parsons Avenue as an important commercial node and specifically suggests a mixed-use building of 3-4 stories for this site. This site is also a key focal point of the *Olde Towne Quarter Economic Development Strategy* (2010), which recommends neighborhood-scale mixed use. This classification includes commercial development at a typical intensity of 20,000± square feet per acre with residential units located above it at a density of approximately 16-45 units per acre.
- The development text allows uses permitted in the C-4, Commercial District with several restrictions. The text includes provisions for building setbacks, access, landscaping, and lighting, and includes a commitment to a site plan and elevations. The text also includes variances to building height, required parking, vision clearance, and to allow stacked parking spaces.
- This site is also subject to concurrent Council variance CV16-017, which would allow

four handicapped-accessible residential units on the ground floor in the proposed CPD, Commercial Planned Development District. That request will be heard by City Council and will not be considered at this Development Commission hearing.

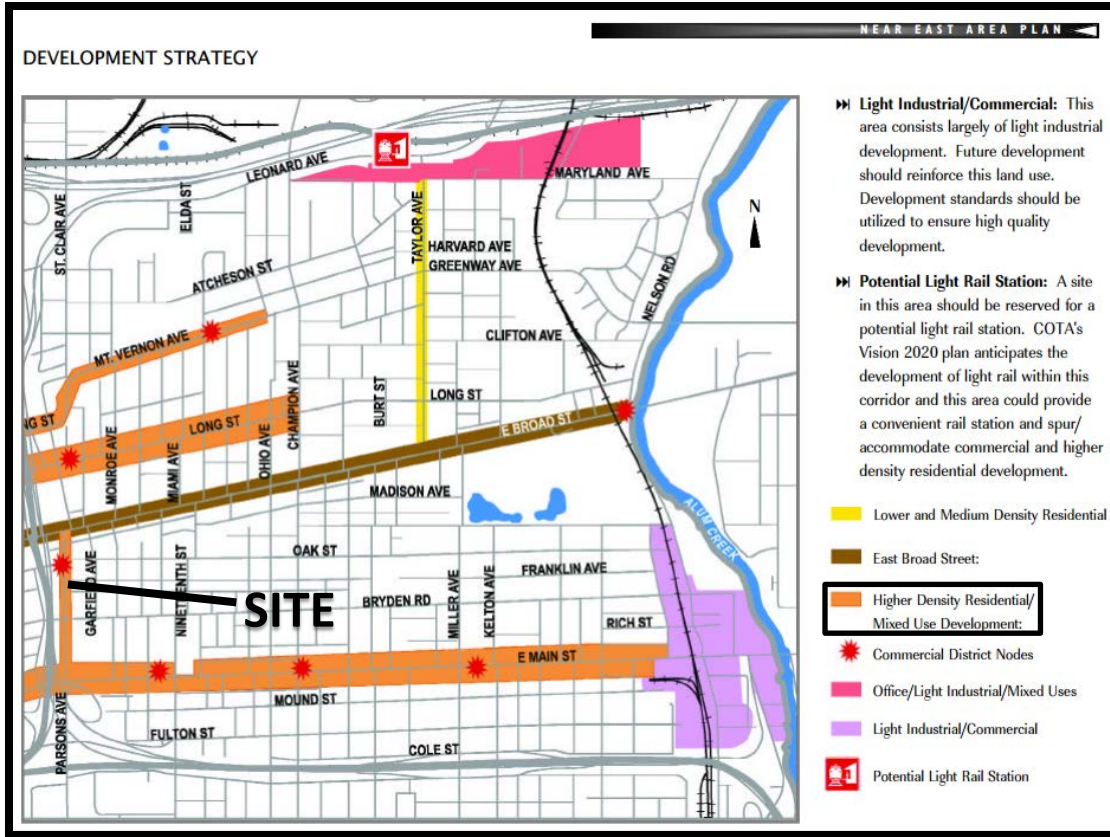
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- The *Columbus Thoroughfare Plan* identifies Parsons Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD zoning classification would permit most C-4 uses and allow the applicant to develop the site with a mixed-use building with both residential and commercial uses. The proposed blend of uses is consistent with the recommendations of both the *Near East Area Plan* and the *Olde Towne Quarter Economic Development Strategy*. The proposal to “build out” the site is not inconsistent with other sites along the city’s older commercial corridors, and the proposed height is consistent with the recommendations of both plans for 3-4 story buildings. While the proposed 78 units (a density of 72± units per acre) exceeds the recommended density of the *Olde Towne Quarter Economic Development Strategy*, staff considers the impact to be offset by the composition of units and provision for off-street parking in an urban setting. Staff considers the proposal to be generally consistent with both plans in that it is a higher density, mixed-use infill development that incorporates urban standards.



Z16-017
136 Parsons Avenue
Approximately 1.08 acres
ARLD to CPD



Z16-017
 136 Parsons Avenue
 Approximately 1.08 acres
 ARLD to CPD



Z16-017
136 Parsons Avenue
Approximately 1.08 acres
ARLD to CPD

Burdin, James E.

From: Kathleen Bailey <kathleendbailey@hotmail.com>
Sent: Thursday, April 28, 2016 12:50 AM
To: David Hodge; Burdin, James E.; Annie Ross-Womack
Cc: Pine, Shannon L.; drbleschmidt@columbus.gov; Bailey Kathleen
Subject: RE: 136 Parsons Avenue Z16 - 017 Correction

I motioned and it was 'some degree of buffering'. This was after Ms. Donaldson read a very specific list of buffering requirements she wanted NEAC to tack on to any vote in the affirmative for the project. I thought this was too exacting especially since the project is primarily residential. By passing the motion, NEAC agreed that the applicant would come up with an adequate response. Use of the exterior walls to provide buffering meets the proviso of the motion.

From: david@uhlfirm.com
To: JEBurdin@columbus.gov; kathleendbailey@hotmail.com; awd44@aol.com
CC: SPine@Columbus.gov; drbleschmidt@columbus.gov
Subject: RE: 136 Parsons Avenue Z16 - 017 Correction
Date: Thu, 28 Apr 2016 02:26:57 +0000

Hi All-

I thought I ought to circle back w/ everyone to see if I could add some clarity. Everyone is copied, so if I get it wrong, please correct me.

The Near East Area Commission did take action on both applications for 136 Parsons Ave. The rezoning request, Z16 – 017, to change the zoning to the CPD district, and the Council Variance request, CV16 – 017, to allow the 4 first floor handicap accessible residential units.

The “approval with some degree of screening” language was from the Saturday morning Site Hearing. I felt like that discussion was centered around the discussion from Dr. Moore and his wife (her name escapes me) and maybe some others, about the applicability of the screening requirements of C.C. 3321.09, which has since been determined to be inapplicable due to fact that alleys intervene between this property and the adjacent residential uses.

I also believe, that if C.C. 3321.09 were applicable, this project would meet that requirement, as follows:

“A property with a nonresidential zoning classification abutting residentially zoned property shall provide screening that shall include a fence, wall, landscaped mound, densely planted planting strip, or combination thereof....”

Abutting the residential uses with this building are walls and/or garages.

Because of the building configuration, if the condition is some degree of landscape screening along the alleys, we cannot meet that condition. The building is too close to the property lines, and where landscaping might be installed it would not be able to thrive due to the amount of area, and the proximity to the alleys.

If folks are satisfied that the exterior walls of the building are adequate to screen the use, and I think they are, then we do meet the condition.

Okay, this is already “wordy” enough, sorry to ramble on.

Thanks to all of you for your attention to this project. We believe it’s a good one.

David Hodge
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, OH 43054
(614) 306-4649 mobile
(614) 335-9324 direct
(614) 335-9320 office
david@uhlawfirm.com

Please note e-mail address change and update your records accordingly.

From: Burdin, James E. [mailto:JEBurdin@columbus.gov]
Sent: Monday, April 25, 2016 8:43 AM
To: 'Kathleen Bailey' <kathleendbailey@hotmail.com>; Annie Ross-Womack <awd44@aol.com>; David Hodge <david@uhlawfirm.com>
Cc: Pine, Shannon L. <SPine@Columbus.gov>; drbleschmidt@columbus.gov
Subject: RE: 136 Parsons Avenue Z16 - 017 Correction

Ms. Bailey,

I wanted to clarify that 136 Parsons is subject to both rezoning Z16-017 and Council variance CV16-017. The rezoning is to convert the property to CPD and includes all standards variances and the commitment to a site plan. The Council variance is only to allow ground floor residential for the four handicapped-accessible units. Does the recommendation below encompass both of those applications?

Thanks,

James Burdin
Planner I

City of COLUMBUS
Department of Building & Zoning Services
Zoning/Council Activities Section
757 Carolyn Avenue
Columbus, OH 43224
Direct: 614.645.1341
Fax: 614.645.2463
E-mail: jeburdin@columbus.gov
www.columbus.gov

From: Kathleen Bailey [mailto:kathleendbailey@hotmail.com]
Sent: Monday, April 25, 2016 12:27 AM
To: Annie Ross-Womack; david@uhlawfirm.com; Burdin, James E.
Cc: Pine, Shannon L.; drbleschmidt@columbus.gov
Subject: RE: 136 Parsons Avenue Z16 - 017 Correction

I was off on the count and got the correction from Commissioner Cooley - NEAC Secretary

62 Parsons Ave (Carabar) BZA16-917

10-0-4 (Heffernan, Stone, Waddy, Moessner)

136 Parsons CV16-017

10-0-4 (Heffernan, Waddy, Savage, Stone)

There was a total of 15 commissioners present. As Chair I do not vote unless there is a tie.

From: kathleendbailey@hotmail.com

To: awd44@aol.com; david@uhlfirm.com; jeburdin@columbus.gov

CC: spine@columbus.gov; drbleschmidt@columbus.gov

Subject: RE: 136 Parsons Avenue Z16 - 017

Date: Sat, 23 Apr 2016 00:38:27 -0400

The vote was 10-1-4 (only 1 against). As Commissioner Womack pointed out there were four abstentions. One was Mike Woods who had previously presented a proposal for the same parcel; the other was Ann Heffernan who was advised by her attorney to abstain; not sure why the other two abstained. The text of the motion read " approval with some degree of screening" . We are leaving it up to the applicant to determine how much screening can be accomplished without having any adverse effect on the CPD text.

The changes addressed in BZA16-917 and CV16-017 were discussed as a whole. The vote represents the final recommendation for both. Vote occurred on April 14, 2016 at the monthly General Business meeting of the Near East Area Commission (NEAC).

Date: Fri, 22 Apr 2016 01:40:20 -0400

From: awd44@aol.com

To: david@uhlfirm.com; jeburdin@columbus.gov

CC: SPine@Columbus.gov; drbleschmidt@columbus.gov; kathleendbailey@hotmail.com

Subject: Re: 136 Parsons Avenue Z16 - 017

Greetings All,

Mr. Hodge is correct that NEAC approved the applications with two stipulations, one was screening on the residential alleys and the other was explore the entrances to the parking lot to accommodate traffic flow.

The vote although it was an approval was not 10 - 0, because several commissioners present abstained from the voting due to conflicts of interest. Chair Bailey, who has been copied on this e-mail will inform you of the correct vote as it was recorded in our General Session on last Thursday.

***From The Personal Email Of:
Ms. Annie J. Ross - Womack***



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

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

APPLICATION # Z16-017

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge, Esq.
of (COMPLETE ADDRESS) Underhill Yaross & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Parsons Parc II LLC 1480 Dublin Road Columbus, Ohio 43215	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT David Hodge
Subscribed to me in my presence and before me this 1st day of March, in the year 2016
SIGNATURE OF NOTARY PUBLIC Kimberly R. Grayson
My Commission Expires: January 11, 2021

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

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

Complete information will result in the rejection of this submittal.
Please be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer