

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2016**

- 5. APPLICATION: Z16-057**
- Location:** **1859 PARSONS AVENUE (43207)**, being 1.81± acres located at the southwest corner of Parsons Avenue and Innis Avenue (010-044235; Columbus Southside Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Senior housing, retail, restaurant, and office uses.
- Applicant(s):** City of Columbus and The NRP Group, LLC; c/o John Turner; Land Bank, Department of Development; 50 West Gay Street, 4th Floor; Columbus, OH 43215; David Perry, David Perry Company, Inc., Agent; 423 East Town Street, 2nd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 423 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** City of Columbus; c/o John Turner; Land Bank, Department of Development; 50 West Gay Street, 4th Floor; Columbus, OH 43215.
- Planner:** Michael Maret; 614-645-2749; mjmaret@columbus.gov

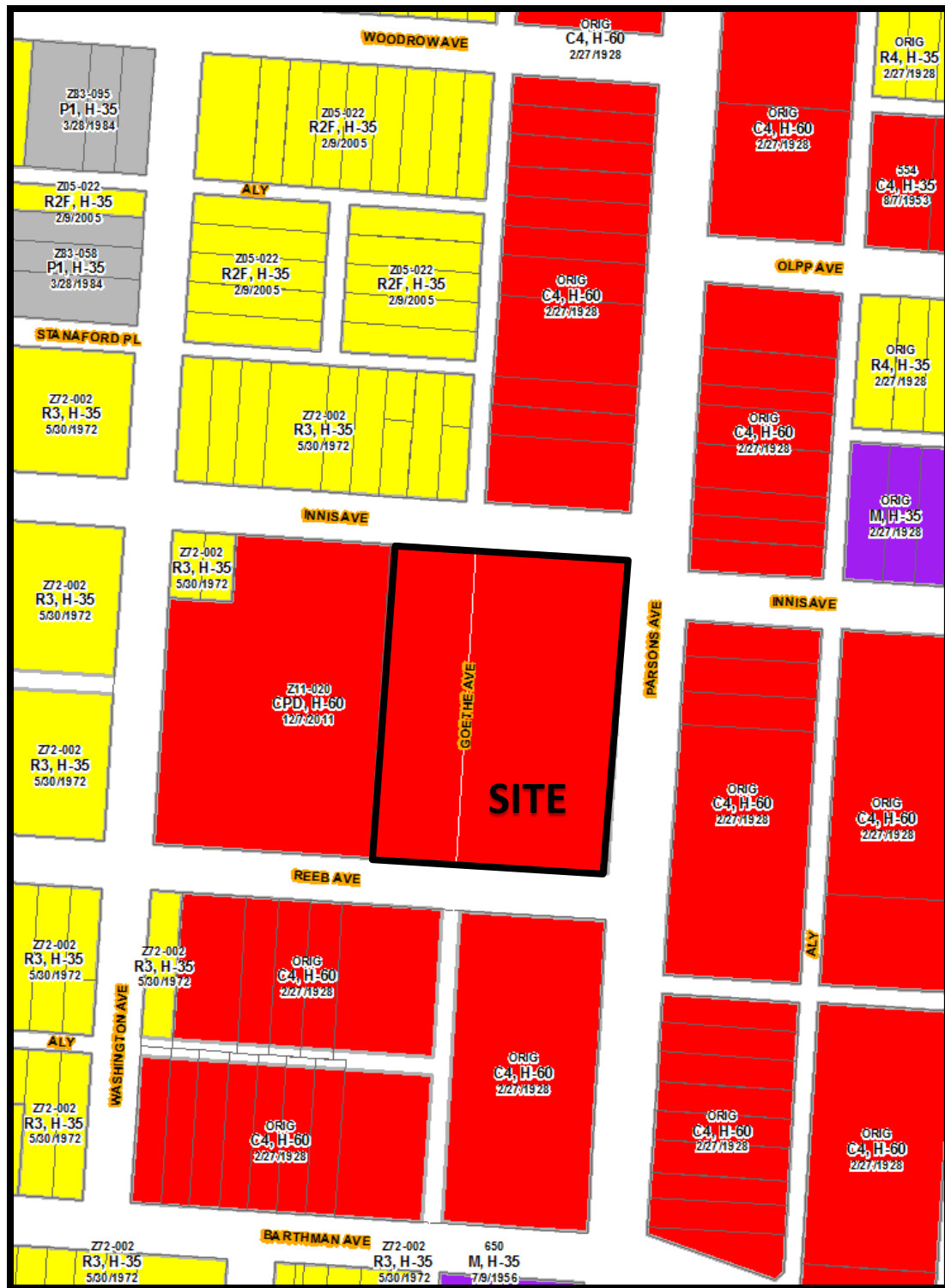
BACKGROUND:

- The 1.81± acre site consists of a single undeveloped parcel in the CPD, Commercial Planned Development District which permits within Subarea B of Z11-020 commercial development with development standards variances. The applicant proposes a new CPD, Commercial Planned Development District to permit a mixed use development including senior housing, retail, restaurant, and offices.
- The site is bordered to the north by vacant C-4 Commercial District properties along Parsons Avenue, and single-unit dwellings in the R-3, Residential District along Innis Avenue. To the south and east are commercial businesses and a City of Columbus health and wellness center along the Parsons Avenue corridor in the C-4, Commercial District. To the west are elderly housing apartment units in the CPD, Commercial Planned Development District.
- The site is subject to the Parsons Avenue Urban Commercial Overlay and is within the planning area of the *Southside Plan* (2014), which recommends “Neighborhood Mixed Use” for this location.
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval.

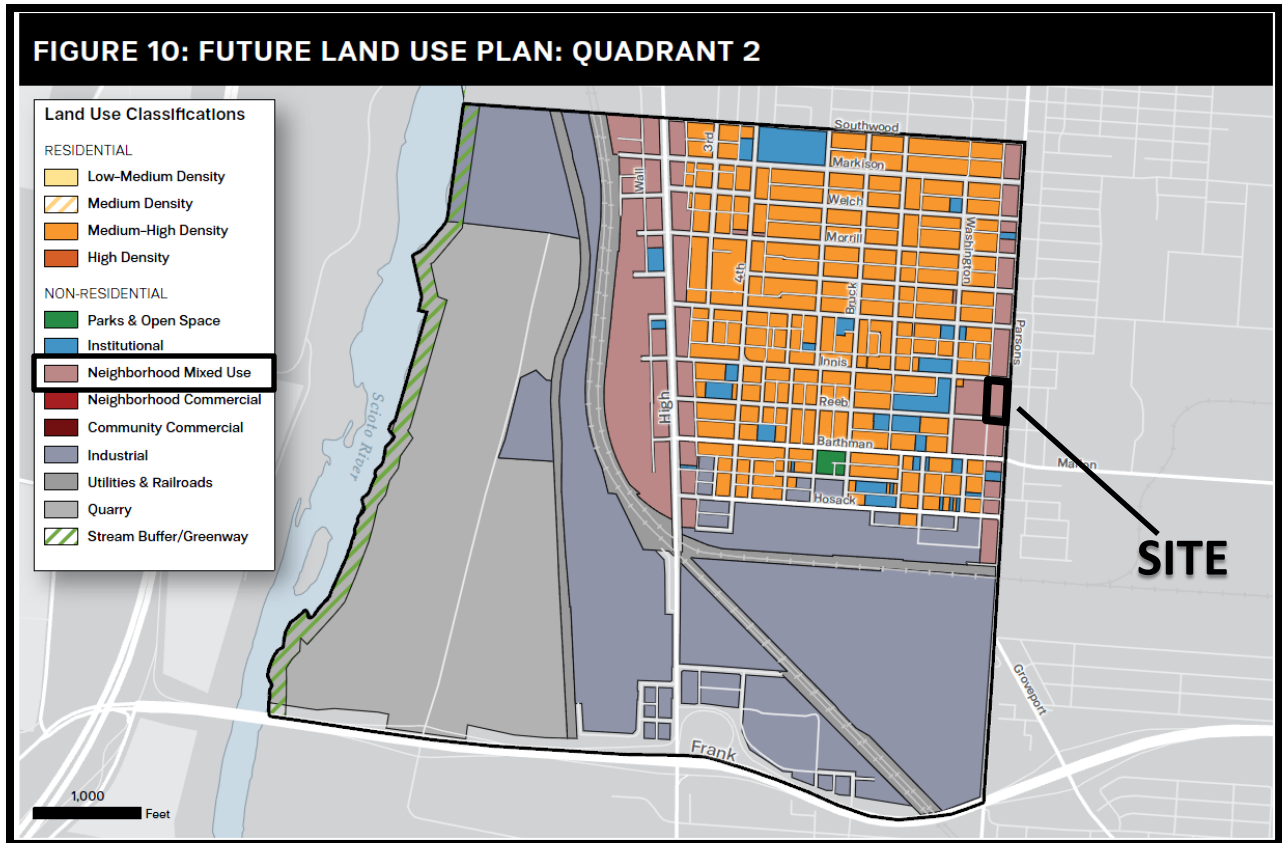
- The CPD text permits I, Institutional and C-4 Commercial District uses to permit those uses planned for the site. Development standard commitments address maximum density (60 senior housing units), maximum square footage of restaurant space (1,500 square feet), building height, setbacks, site access, and landscaping. Variances are included to increase permitted density, and for setback lines, setback requirements, and parking and circulation.
- The *Columbus Thoroughfare Plan* identifies Parsons Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD zoning classification would permit the construction of a 60-unit elderly apartment building that includes mixed retail, restaurant, and office uses. This development is considered compatible with the density and development standards of adjacent residential and commercial developments. The request is consistent with the *Southside Plan's* land use recommendation for "Neighborhood Mixed Use" at this location.



Z16-057
1859 Parsons Avenue
Approximately 1.81 acres
CPD to CPD



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1859 Parsons Avenue
Approximately 1.81 acres
CPD to CPD

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z16-057

Address 1859 Parsons Avenue

Group Name Columbus Southside Area Commission

Meeting Date October 25, 2016

Specify Case Type

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

☒ Approval

☐ Disapproval

NOTES:

Vote

Signature of Authorized Representative

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at (614) 645-2463
OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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 # Z16-057

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John Turner
of (COMPLETE ADDRESS) City of Columbus (Land Development Office) 50 W. Gay Street, Columbus, OH 43215
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. NRP Group, LLC 5309 Transportation Boulevard Cleveland, Ohio 44125 # of Columbus Based Employees: 9 Contact: Mary Hada (216) 584-0650	2. City of Columbus, Land Development Office 50 West Gay Street Columbus, Ohio 43215 # of Columbus Based Employees: 10,000 +/- Contact: John Turner, Administrator (614-645-2551)
3. _____	4. _____

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29th day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-5-2018

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



Stacey L. Danza

Notary Public, State of Ohio

My Commission Expires 11/05/2018

Information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer