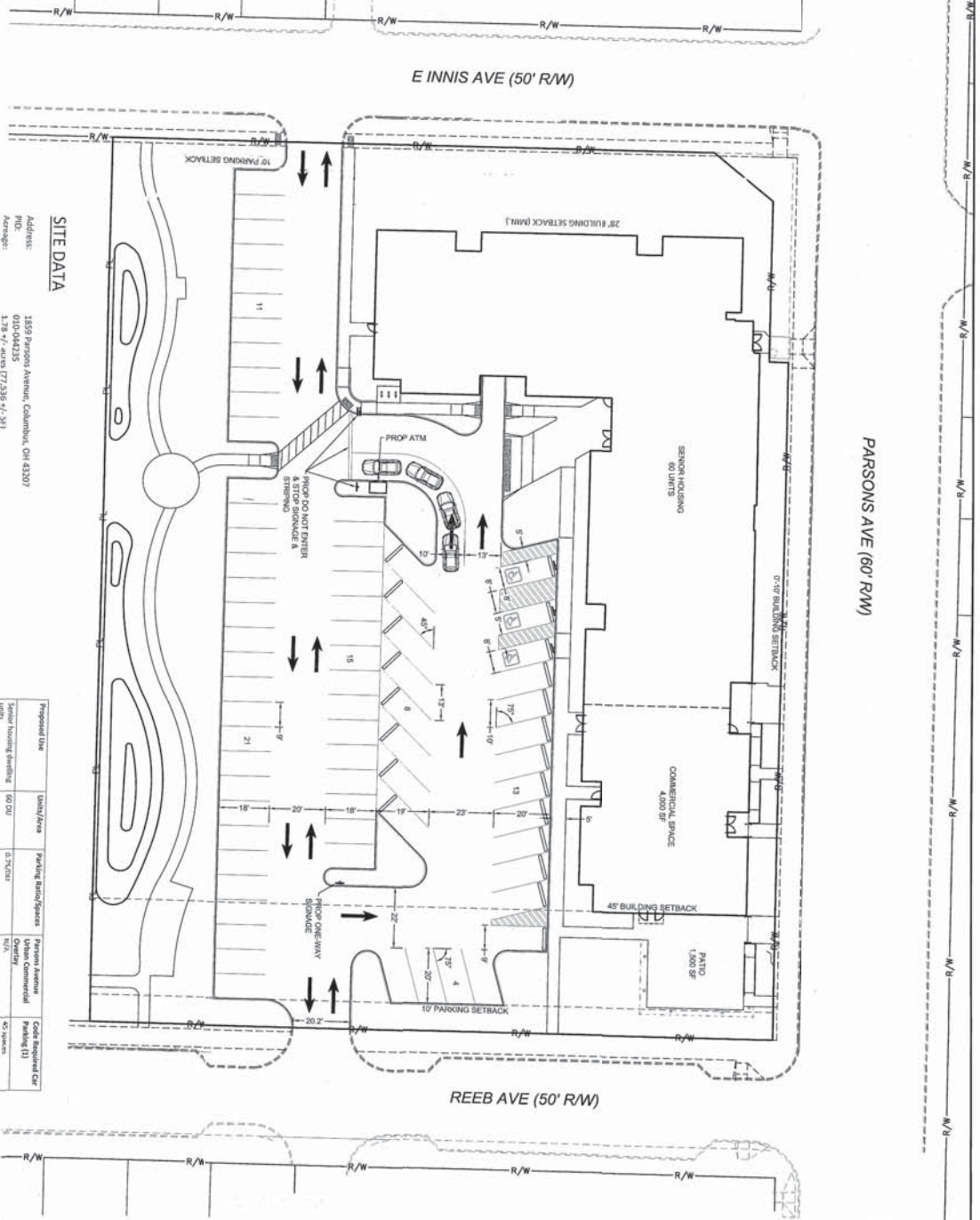


PLOT SCALE: 11 EDT DATE: 4/3/19 - 4:38 PM EXT BY: BSCILLING DRAWING FILE: D:\3\1635\1635.DWG



SITE DATA

Address: 1859 Parsons Avenue, Columbus, OH 43207
 PID: 010-044235
 Acreage: 1.78 +/- acres (77,538 +/- SF)
 Zoning: H-60
 Building Code: OBC
 Proposed Use: Senior Housing and retail, restaurant and/or office uses
 Height District: Commercial
 Setbacks: As noted on site plan and in text.

Proposed Use	Units/Area	Parking Ratio/Spaces	Personnel/Amenity Overlay	Code Required Car Parking (1)
Senior Housing (60 units)	60 units	1.50/10	N/A	40 spaces
Commercial Space (4,000 SF)	4,000 SF	1 space/75 SF; 20 spaces	25% reduction	15 spaces
Restaurant (1,500 SF)	1,500 SF	1 space/250 SF; 10 spaces	25% reduction	8 spaces
Patio (1,500 SF)	1,500 SF	1 space/250 SF; 10 spaces	25% reduction	3 spaces
TOTAL REQUIRED CAR PARKING	2,500 SF			72 spaces

ATM, level (1) existing space.
 (1) Office parking not calculated. Lines required parking is less than restaurant or retail.

The development depicted on this drawing may be slightly adjusted to reflect engineering, zoning, and other requirements. The final approved development plans are compiled. Any adjustment to the development shall be the responsibility of the applicant. Approval of the Building and Zoning Services Department or the designee upon submission of the approved data regarding the proposed adjustment.

Signature: *David B. Perry* Date: 6-1-19
 Signature: *Donald Frank* Date: 6/1/19
 Signature: *Donald Frank* Date: 6/1/19
 Signature: *Donald Frank* Date: 6/1/19

Z19-014, Sheet 1 of 2 06/1/2019

Z19-014; Final Received 6/7/19



<p>DATE: 06/03/2019 DRAWN BY: BSC CHECKED BY: CSM CDR NUMBER: 0219-014</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>DATE</th> <th>SHEET NO.</th> <th>DESCRIPTION</th> <th>APPROVED</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE						<p>SITE PLAN FOR PARSONS SENIOR 2 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO 1859 PARSONS AVENUE</p>	<p>AMERICAN STRUCTUREPOINT 2550 Corporate Exchange Drive Suite 300 Columbus, Ohio 43221 TEL 614.961.2228 FAX 614.961.2236 www.structurepoint.com</p>
DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE									

C100

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 11, 2019**

- 1. APPLICATION: Z19-014**
Location: **1859 PARSONS AVENUE (43207)**, being 1.78± acres located at the northwest corner of Parsons Avenue and Reeb Avenue (010-044235; Columbus South Side Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Senior housing development, site plan modification.
Applicant(s): Parsons Village II, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site is zoned CPD, Commercial Planned Development District and is under construction for a senior housing development that also permits 4,000 square feet of commercial space. The applicant is requesting the CPD, Commercial Planned Development District to modify the parking lot layout for the addition of an ATM on the committed site plan.
- 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 senior housing apartment units in the CPD, Commercial Planned Development District.
- The site is located within the boundaries of the *South Side Plan* (2014), which recommends “Neighborhood Mixed Use” land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) design guidelines.
- The site is located within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval.
- The development text proposes I, Institutional District and C-4, Commercial District uses, commits to a site plan, and includes development standards addressing density, maximum square footage of commercial space, setbacks, access, buffering and landscaping, and signage commitments. Variances to minimum number of required parking spaces, lot area, setback lines, and parking and circulation are included in this request.

- The *Columbus Thoroughfare Plan* identifies Parsons Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

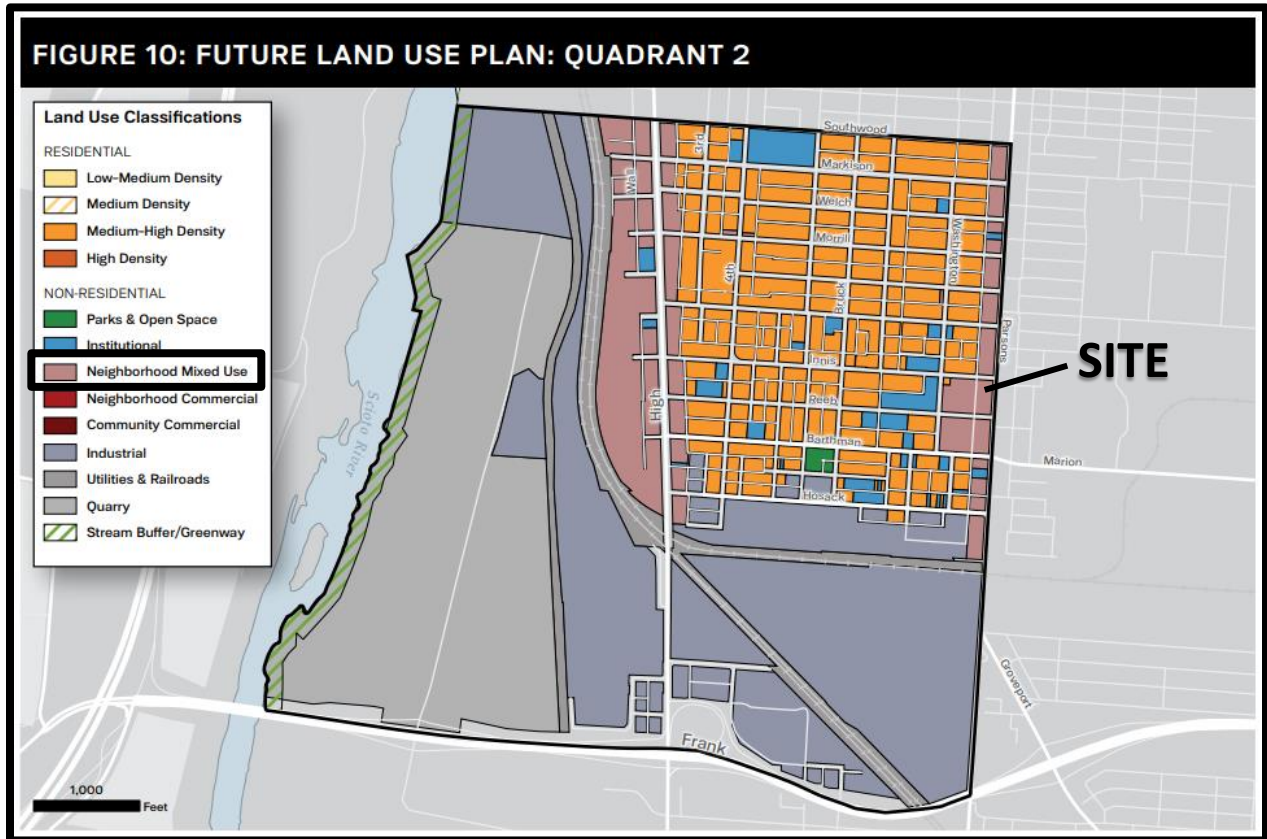
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would permit modifications to the site plan for the senior housing and commercial development which is under construction. This development is considered compatible with the density and development standards of adjacent residential and commercial developments. The request remains consistent with the *South Side Plan's* land use recommendation for "Neighborhood Mixed Use" at this location.



Z19-014
1859 Parsons Avenue
Approximately 1.78 acres
CPD to CPD

South Side Plan (2014)



Z19-014
1859 Parsons Avenue
Approximately 1.78 acres
CPD to CPD



Z19-014
1859 Parsons Avenue
Approximately 1.78 acres
CPD to CPD



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z19-014

Address: 1859 Parsons Avenue

Group Name: Columbus Southside Area Commission

Meeting Date: March 26, 2019

Specify Case Type: BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation: Approval
 Disapproval
(Check only one and list basis for recommendation below)

NOTES: _____

Vote: _____

Signature of Authorized Representative: 13-0  CURTIS DAVIS

SIGNATURE
SOUTHSIDE AREA COMMISSION
RECOMMENDING GROUP TITLE

614-285-4901 x1100
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: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 219-014

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 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. Parsons Village II, LLC 1228 Euclid Avenue, 4th Floor Cleveland, Ohio 44115 Number of Columbus-based Employees: Zero (0) Contact: Andrew Kalnitsky; Phone: 216-584-0669	2. -----
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank Donald Plank

Subscribed to me in my presence and before me this 28th day of January, in the year 2019

SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf
My Commission Expires: October 24, 2023

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

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

PLEASE NOTE: Incomplete 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