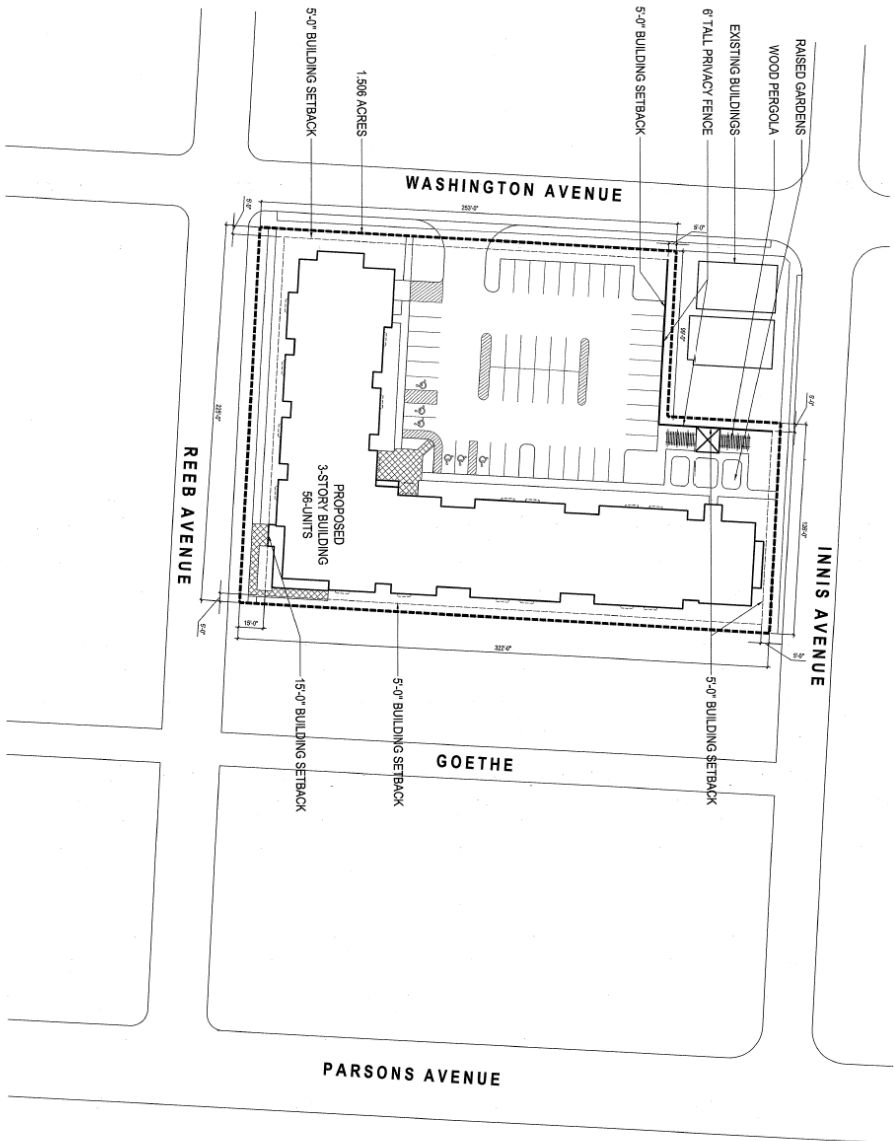


Subarea 1



SITE PLAN

PARSONS SENIOR
COLUMBUS, OHIO

the NRP group LLC
The NRP Group
5309 Transportation Blvd.
Cleveland, Ohio 44125
Telephone 216-475-8300
Fax 216-475-3300

Handwritten signature and date:
06/23/2011

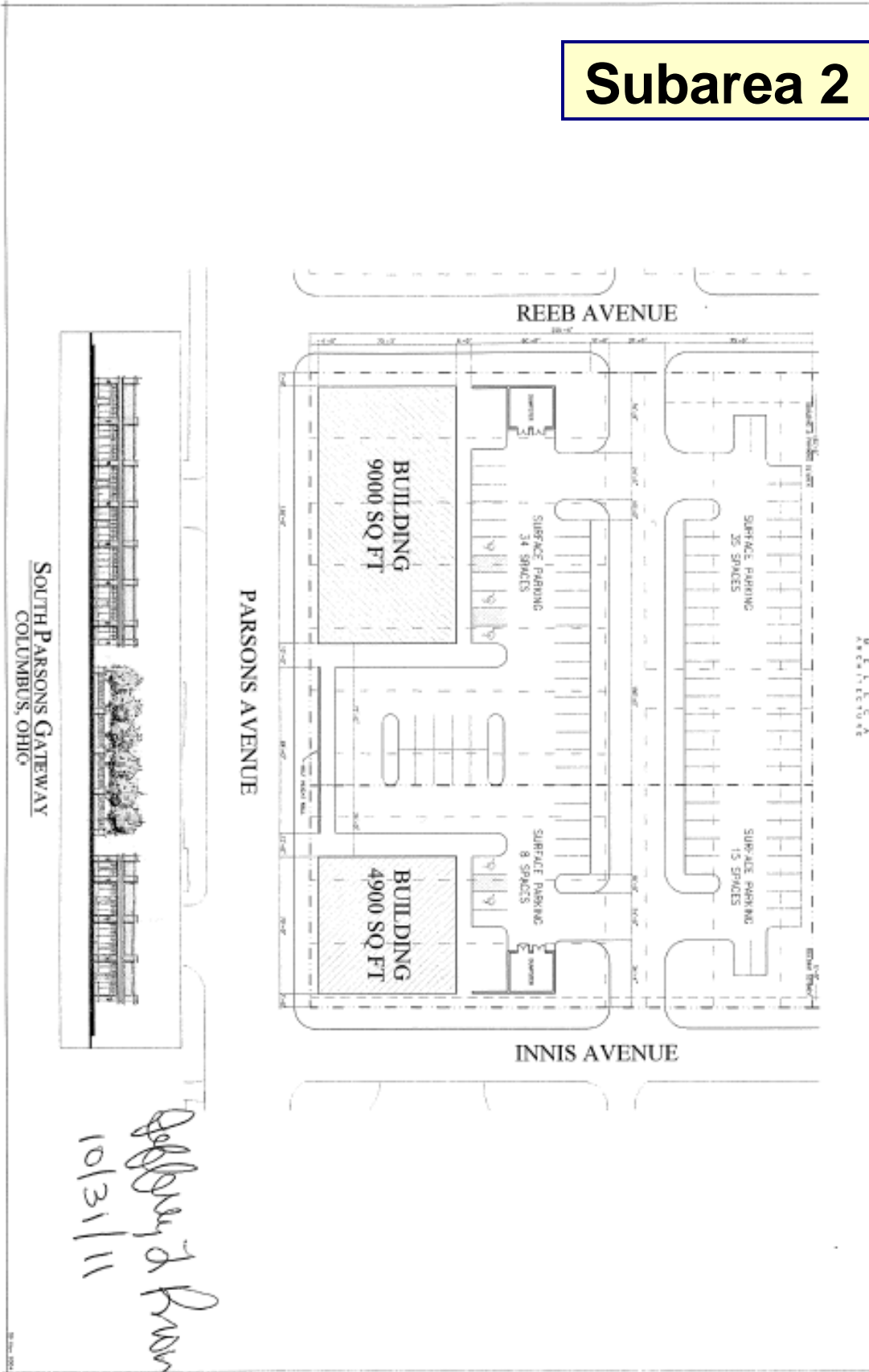
NOTE: FINAL DESIGN OF SITE AMENITIES IS SUBJECT TO CHANGE. CHANGES MAY INCLUDE THE LOCATION AND DESIGN OF THE WOOD PERGOLA AND RAISED GARDENS.

SCALE: 1"=30'
0 30 60 120
DATE: 06/23/2011
SHEET: 11/100

RDL ARCHITECTS, INC
16102 Chapin Blvd, Suite 200
Shaker Heights, Ohio 44120
T: 216-752-4300 F: 216-752-4301
www.rdlarchitects.com



Subarea 2



SOUTH PARSONS GATEWAY
COLUMBUS, OHIO

*Applying for Plan
10/31/11*

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2011**

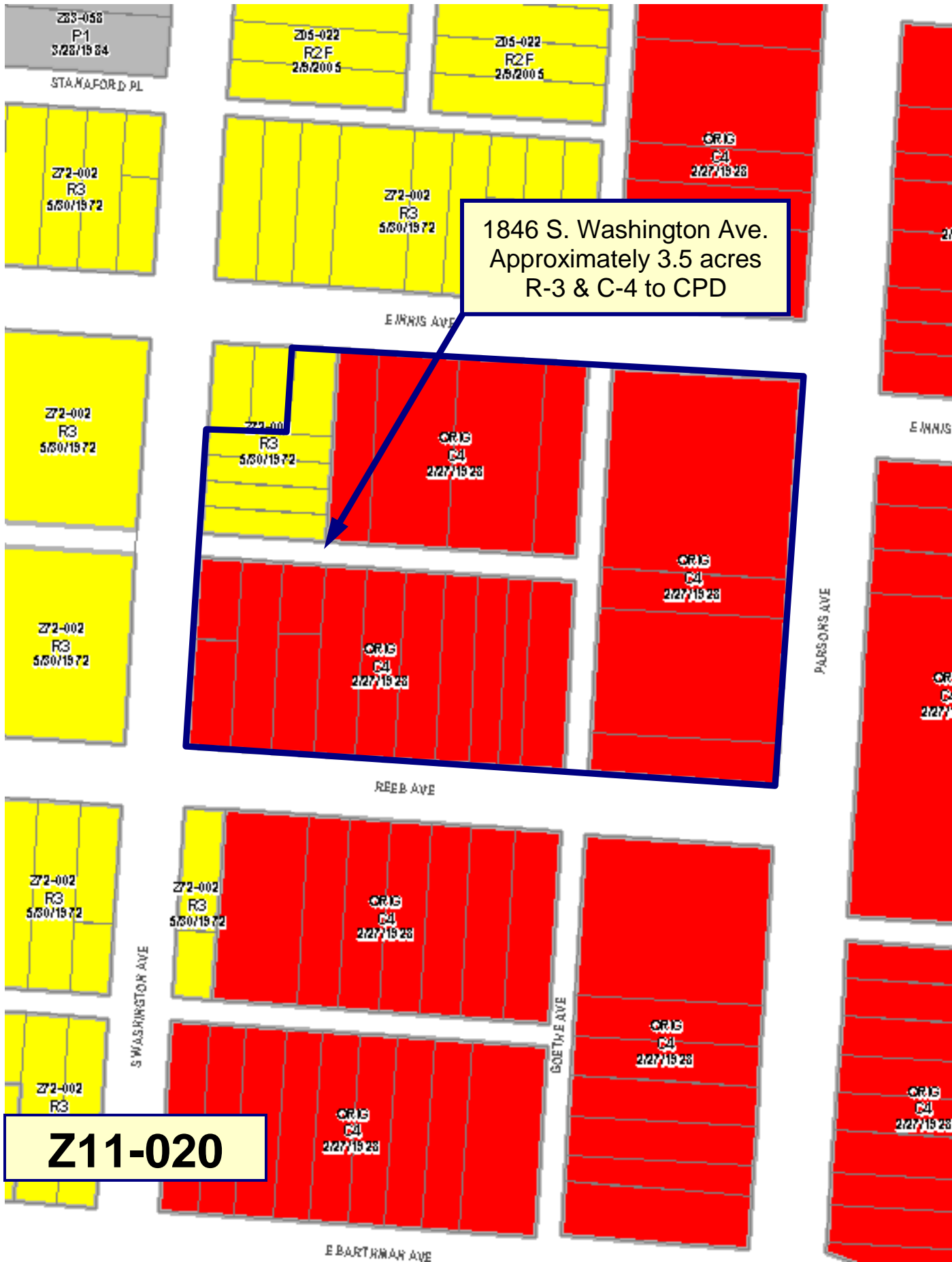
- 1. APPLICATION: Z11-020 (ACCELA # 11335-00000-00360)**
Location: **1846 SOUTH WASHINGTON AVENUE (43207)**, being 3.5± acres located at the northeast corner of Reeb and South Washington Avenues (010-049083; Columbus Southside Area Commission).
Existing Zoning: R-3, Residential and C-4, Commercial Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Elderly Housing, retail and office uses.
Applicant(s): The NRP Group LLC; c/o John Turner; City of Columbus Land Bank; 109 North Front Street, Columbus, OH 43215.
Property Owner(s): City of Columbus Land Bank c/o John Turner; 109 North Front Street, Columbus, OH 43215.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

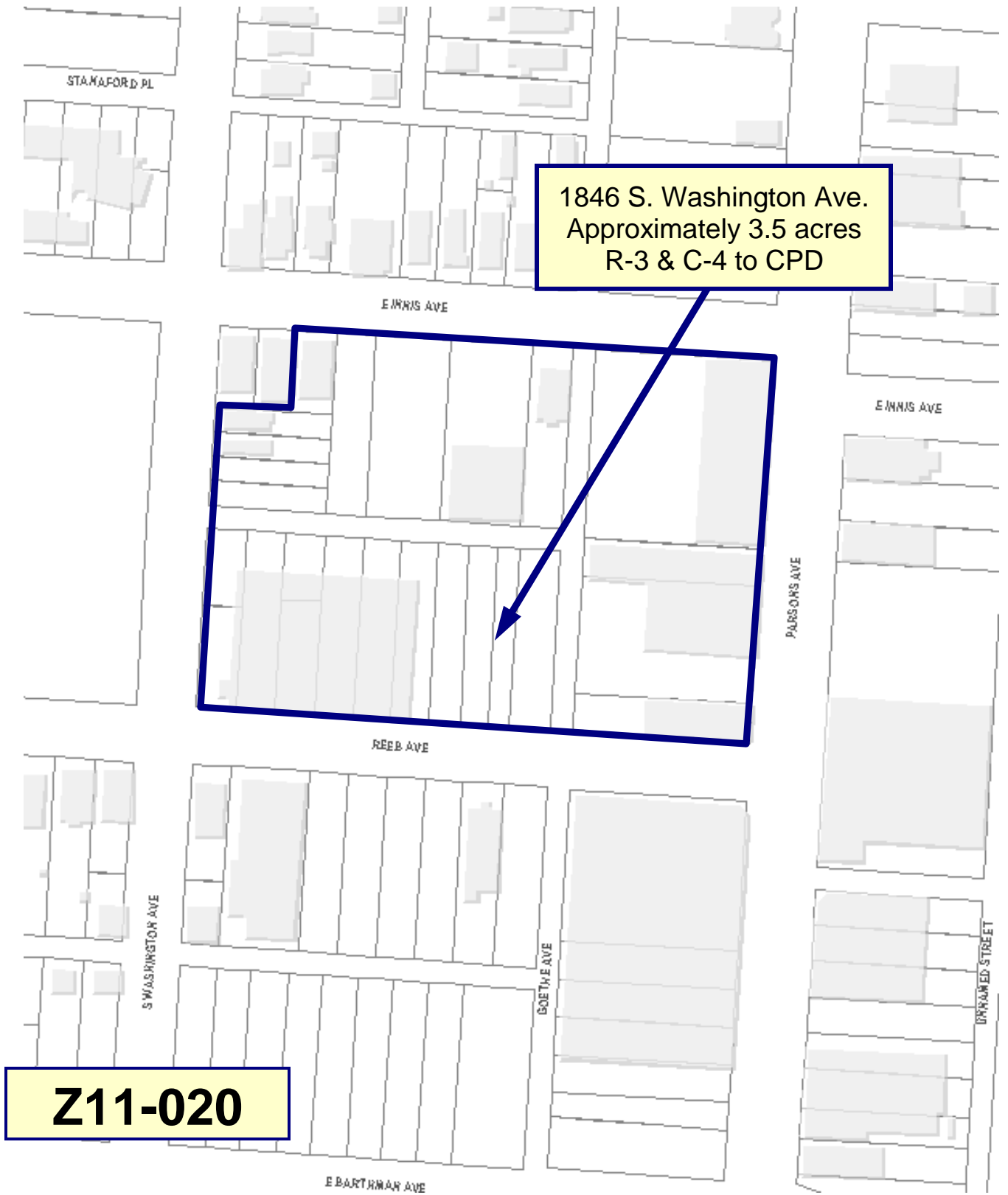
BACKGROUND:

- The 3.5± acre site is developed with vacant single-unit dwellings and commercial buildings that are zoned in the R-3, Residential and C-4 Commercial Districts which are to be demolished. The applicant requests the CPD, Commercial Planned Development District to develop up to 56 dwelling units of elderly housing and commercial development in two sub areas.
- To the north across East Innis Avenue, are single-unit residential dwellings and vacant land in the R-3, Residential and C-4, Commercial Districts respectively. To the south across Reeb Avenue are one single-unit dwelling in the R-3, Residential and 2 multi-unit dwellings and a commercial structure in the C-4, Commercial District. Commercial development zoned in the C-4, Commercial District is across Parsons Avenue to the east. To the west across South Washington Avenue is a closed elementary school and playground.
- The site is within the boundaries of *The South Side Plan* (2002). There is no recommendation in the Plan for the site.
- The proposed CPD text provides for use limitations and commits to building elevations in sub area 2. The applicants request setback variances, variances to the maximum number of parking spaces, a variance to allow mechanical equipment on the side of the building, a variance to not have primary entrance door(s) on Parsons Avenue and a variance to maneuver across parcel lines.
- The *Columbus Thoroughfare Plan* identifies Parsons Avenue as a 4-2 arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Staff recommends that the proposed CPD, Commercial Planned Development District be approved. The proposal is consistent with the zoning and land use patterns of the area. The proposal redevelops a vacant site with residential and commercial uses within walking distance of each other. Staff supports the requested variances finding the setback variances to be necessary to make the development fit in with existing surrounding development. The rest of the variances are negligible.





Hitt, Dana

From: James Griffin [binkycmh@hotmail.com]
Sent: Friday, November 18, 2011 1:04 PM
To: Hitt, Dana; Jeff Brown
Subject: FW: CSSAC Approval of Parsons Avenue Zoning Changes

Zoning Case Number Z11-020 was approved by the Columbus South Side Area Commission at our September 27, 2011 meeting.

Jim Griffin, Chair
Columbus South Side Area Commission

From: binkycmh@hotmail.com
To: jlbrown@smithandhale.com
Subject: CSSAC Approval of Parsons Avenue Zoning Changes
Date: Thu, 17 Nov 2011 11:40:11 -0500

Jeff,

The Columbus South Side Area Commission approved the zoning changes for the Parsons Avenue project at our September 27, 2011 meeting.

Jim Griffin, Chair
Columbus South Side Area Commission



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 # Z11-020

STATE OF OHIO
COUNTY OF FRANKLIN

Jeffrey L. Brown

Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) Smith & Hale LLC, 37 W Broad St, Ste 725 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. The NRP Group LLC 5309 Transportation Blvd. Cleveland, OH 44125 0 Columbus based employees	2. City of Columbus Land Bank John Turner 109 N. Front St. Columbus, OH 43215-9007
3. Parsons One LLC 150 E. Broad St., Ste. 500 Columbus, OH 43215 0 Columbus based employees	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Jeffrey L. Brown*

Subscribed to me in my presence and before me this 8th day of AUGUST, in the year 2011

SIGNATURE OF NOTARY PUBLIC *Natalie C. Timmons*

My Commission Expires: 9/4/15



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer