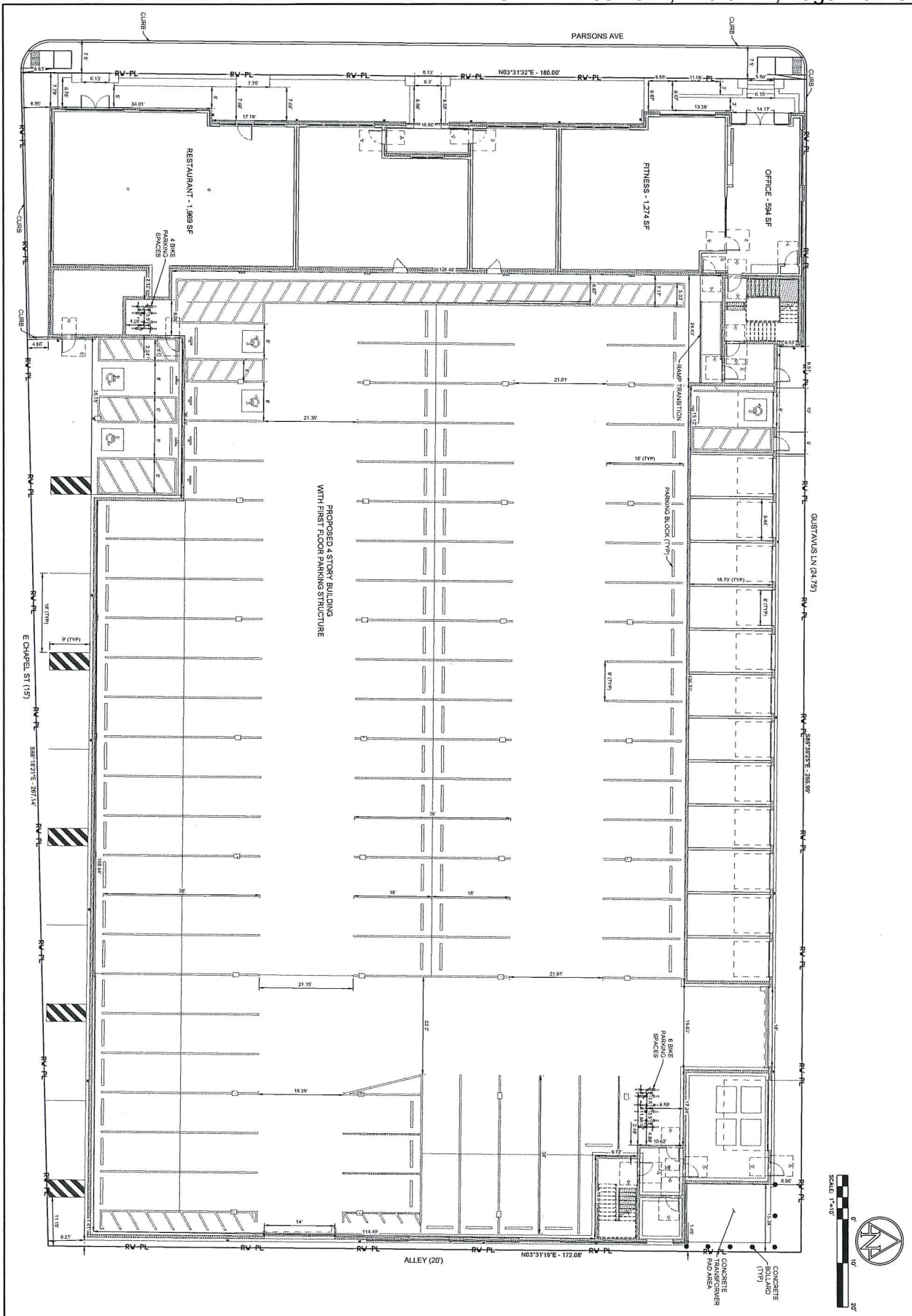


PLOT SCALE: 1" = 10' DATE: 5/17/17 6:49 PM EDITED BY: CDAMSCHROEDER DRAWING FILE: O:\2016\0621.D\DRAWING\SCN\PLAN SET\ZONING\PLAN\2016 0621_CELZONING_PLAN.DWG



*David Hodges - c thornes
May 22, 2017*

*Z16-017A Final Received
5/22/2017*

Dot @

Z101	DATE: 05/19/17	REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE
	DRAWN BY: JSC						
	CHECKED BY: JSC						
	JOB NO.: 2016.00261						

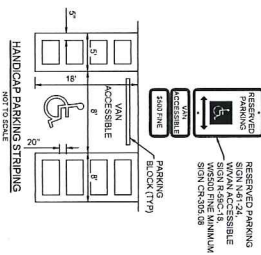
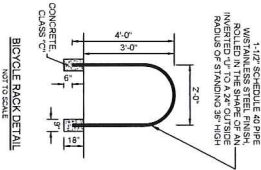
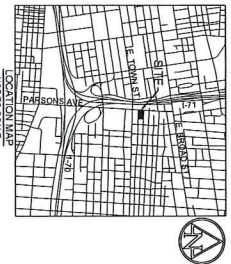
COLUMBUS, FRANKLIN COUNTY, OHIO
SITE CONSTRUCTION PLAN
FOR
122 PARSONS AVENUE
ZONING PLAN

AMERICAN STRUCTUREPOINT
2550 CORPORATE EXCHANGE DR. STE 300
COLUMBUS, OH 43224
TEL 614.901.2225 FAX 614.901.2228
www.americanstructurepoint.com

*David Hyde - a Harris
May 22, 2017*

*Z16-017A Final Received
5/23/2017
② 0046*

SITE DATA	
SITE AREA	1.07 ACRES
ZONING CASE NUMBER	Z16-017
CERTIFIED ADDRESS	122 PARSONS AVENUE
FRM MAP PANEL & ZONE	38640303K (COMM 2)
BUILDING DATA	EFFECTIVE 06/17/2018
TOTAL GROSS FLOOR AREA	114,365 SF
TOTAL DWELLING UNITS	147 UNITS
MAX BUILDING HEIGHT	32'-0"
PARKING REQUIRED	117 SPACES
78 DWELLING UNITS x 1.5 SPACES/UNIT	20 SPACES
1,989 SF RESTAURANT	11 SPACES
1,989 SF RESTAURANT	11 SPACES
504 SF OFFICE	14 SPACES
TOTAL PROVIDED	141 SPACES
PARKING PROVIDED	
12 SPACES	12 SPACES
PERSONAL GARAGE SPACES (PV) MIN	10 SPACES
PERSONAL GARAGE SPACES (PA)	4 SPACES
EXTENDED PRIVATE PARALLEL SPACES (EP) 1	128 SPACES
TOTAL PROVIDED	148 SPACES
BICYCLE PARKING REQUIRED	6 SPACES
1 SPACE PER FIRST 20 VEHICULAR SPACES	
ADDITIONAL 20 REQUIRED SPACES	
BICYCLE PARKING PROVIDED	10 SPACES
REQUIREMENTS	
1.5 SPACES PER DWELLING UNIT	
3.0 FT TOTAL WIDTH SPACE REQUIRED	



DATE	REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE
05/19/17						
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COLUMBUS, FRANKLIN COUNTY, OHIO
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122 PARSONS AVENUE
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2560 CORPORATE EXCHANGE DR, STE 300
COLUMBUS, OHIO 43224
TEL 614.901.2220 FAX 614.801.2228
WWW.ASPSTRUCTUREPOINT.COM

Z100

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BUILDING MATERIAL COLORS MAY VARY FROM SELECTIONS DEPICTED. ALTERNATIVE MATERIALS MAY BE USED IN AREAS DEPICTED AS VINYL, INCLUDING BUT NOT LIMITED TO, BRICK, STONE, CAST STONE, CULTURED STONE, BLOCK, METAL, EPS, STUCCO, FIBER CEMENT, AND COMPOSITE MATERIALS.

*David H. Stevens
May 22, 2017*

1 WEST ELEVATION
SCALE 3/8" = 1'-0"

122 PARSONS AVENUE
5/16/2017
SHEET 1

METROPOLITAN HOLDINGS
archall
ARCHITECTURAL ALLIANCE

*Z16-017A Final Received
5/22/2017
SofC*

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1 SOUTH ELEVATION - PRESENTATION
SCALE: 1/8" = 1'-0"

*David Hoyle - attorney
May 22, 2017*

BUILDING MATERIAL COLORS MAY VARY FROM SELECTIONS DEPICTED. ALTERNATIVE MATERIALS MAY BE USED IN AREAS DEPICTED AS VINYL, INCLUDING BUT NOT LIMITED TO, BRICK, STONE, CAST STONE, CULTURED STONE, BLOCK, METAL, EIFS, STUCCO, FIBER CEMENT, AND COMPOSITE MATERIALS.

122 PARSONS AVENUE

5/16/2017

SHEET 2

METROPOLITAN
H O L D I N G S
archall
ARCHITECTURAL ALLIANCE

*Z16-017A Final Received
5/22/2017
@DOTG*

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*David Hodge - architect
May 22, 2017*

1 EAST ELEVATION
SCALE: 3/8" = 1'-0"

BUILDING MATERIAL COLORS MAY VARY FROM SELECTIONS DEPICTED. ALTERNATIVE MATERIALS MAY BE USED IN AREAS DEPICTED AS VINYL, INCLUDING BUT NOT LIMITED TO, BRICK, STONE, CAST STONE, CULTURED STONE, BLOCK, METAL, EIFS, STUCCO, FIBER CEMENT, AND COMPOSITE MATERIALS.

122 PARSONS AVENUE

5/16/2017

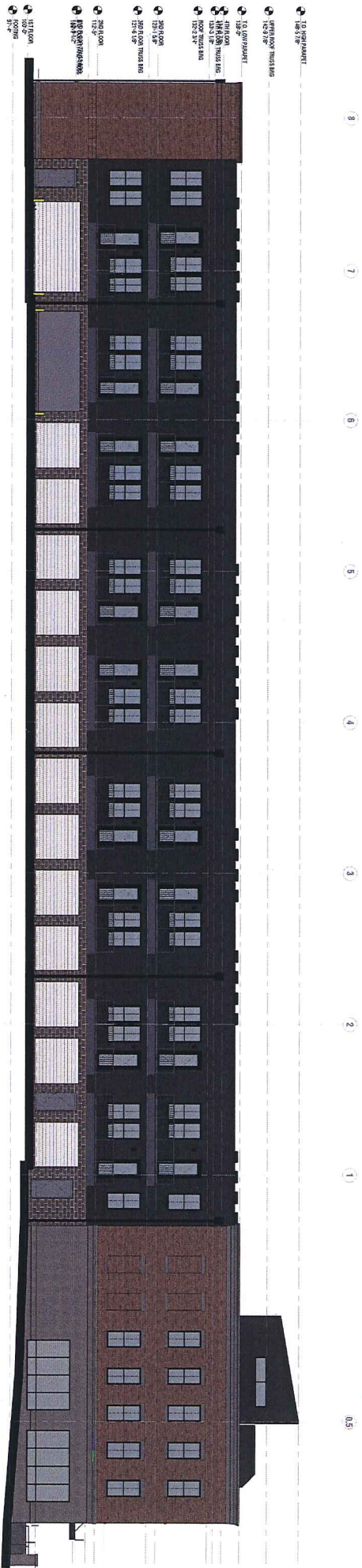
SHEET 3

METROPOLITAN
HOLDINGS
archall
ARCHITECTURAL ALLIANCE

*Z16-017A Final Received
5/22/2017*

Doc 6

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1 NORTH ELEVATION - PRESENTATION
SCALE: 1/8" = 1'-0"

*David Hodg-athornes
May 22, 2017*

BUILDING MATERIAL COLORS MAY VARY FROM SELECTIONS DEPICTED. ALTERNATIVE MATERIALS MAY BE USED IN AREAS DEPICTED AS VINYL, INCLUDING BUT NOT LIMITED TO: BRICK, STONE, CAST STONE, CULTURED STONE, BLOCK, METAL, EPS, STUCCO, FIBER CEMENT, AND COMPOSITE MATERIALS.

122 PARSONS AVENUE

5/16/2017

SHEET 4

METROPOLITAN archall
H O L D I N G S
ARCHITECTURAL ALLIANCE

*Z16-017A Final Received
5/22/2017*

6 of 6

**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:

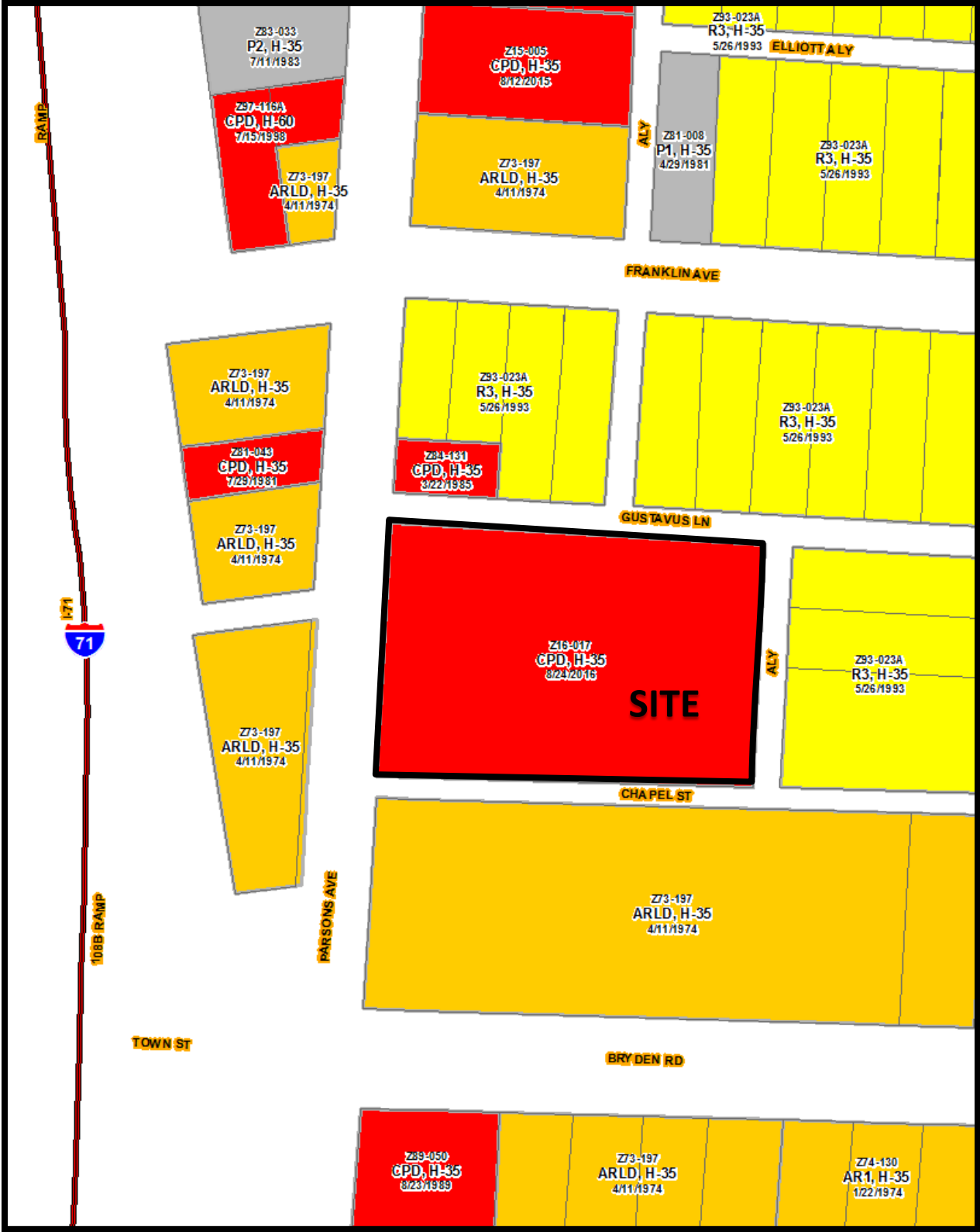
- The 1.08± acre site consists of three parcels that are currently undeveloped and zoned in the ARLD, Apartment Residential District. The applicant proposes the CPD, Commercial Planned Development District to allow for mixed-use commercial and residential development. The site is located within the boundaries 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.

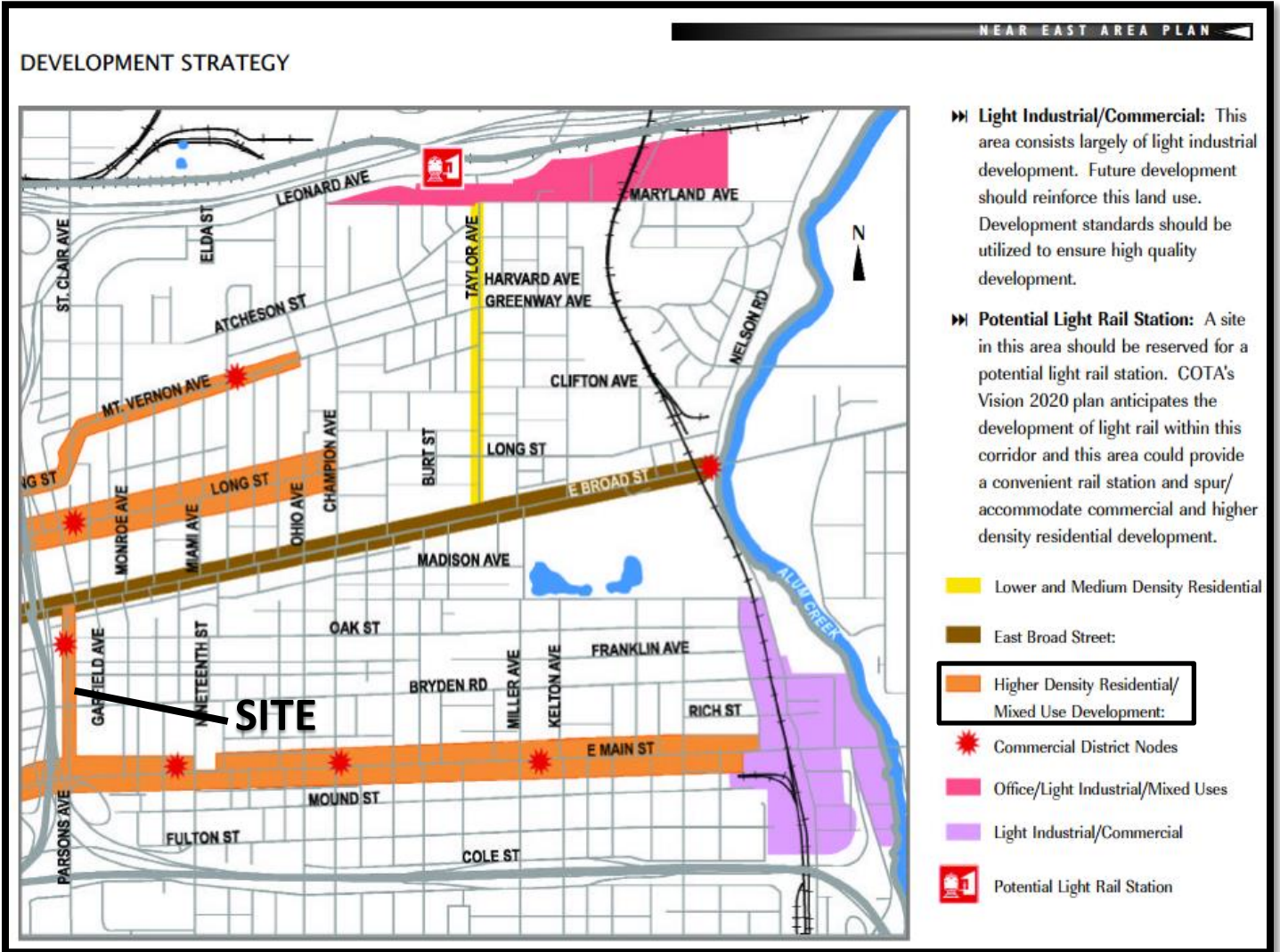
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- The *Columbus Thoroughfare Plan* identifies Parsons Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from the centerline.

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.



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



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



Z16-017A
136 Parsons Avenue
Approximately 1.08 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: CV16-017A (CV17-026) ZA17-003
Address: 136 Parsons Avenue
Group Name: Near East Area Commission
Meeting Date: May 11, 2017

Specify Case Type:
 BZA Variance / Special Permit
 Council Variance
 Rezoning ZA17-003 (Z16-017A)
 Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one) Approval
 Disapproval

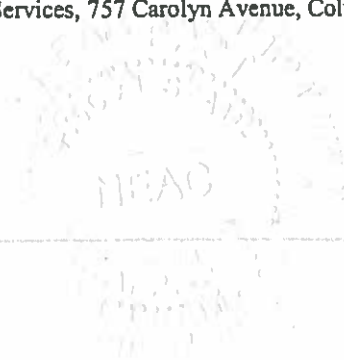
NOTES: Rezoning Application and Council Variance
Application for project located @ 136 Parsons
Avenue.

Vote:

Signature of Authorized Representative:

10-1-1
[Signature]
SIGNATURE
ALEX ENST AREA COMM
COMMENDING GROUP TITLE
614-252-3283
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, 757 Carolyn Avenue, Columbus, OH 43224.





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 # 216-017A / 2A17-003

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge, Esq.
 of (COMPLETE ADDRESS) Underhill & 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 20th day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Lindsay H. Hodge
NTA

My Commission Expires:



Project Disclosure Statement expires six months after date of notarization.
Lindsay H. Hodge
 Attorney At Law
 Notary Public, State of Ohio
 My commission has no expiration date
 Sec. 147.03 R.C.

Notary Seal Here

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