

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 14, 2013**

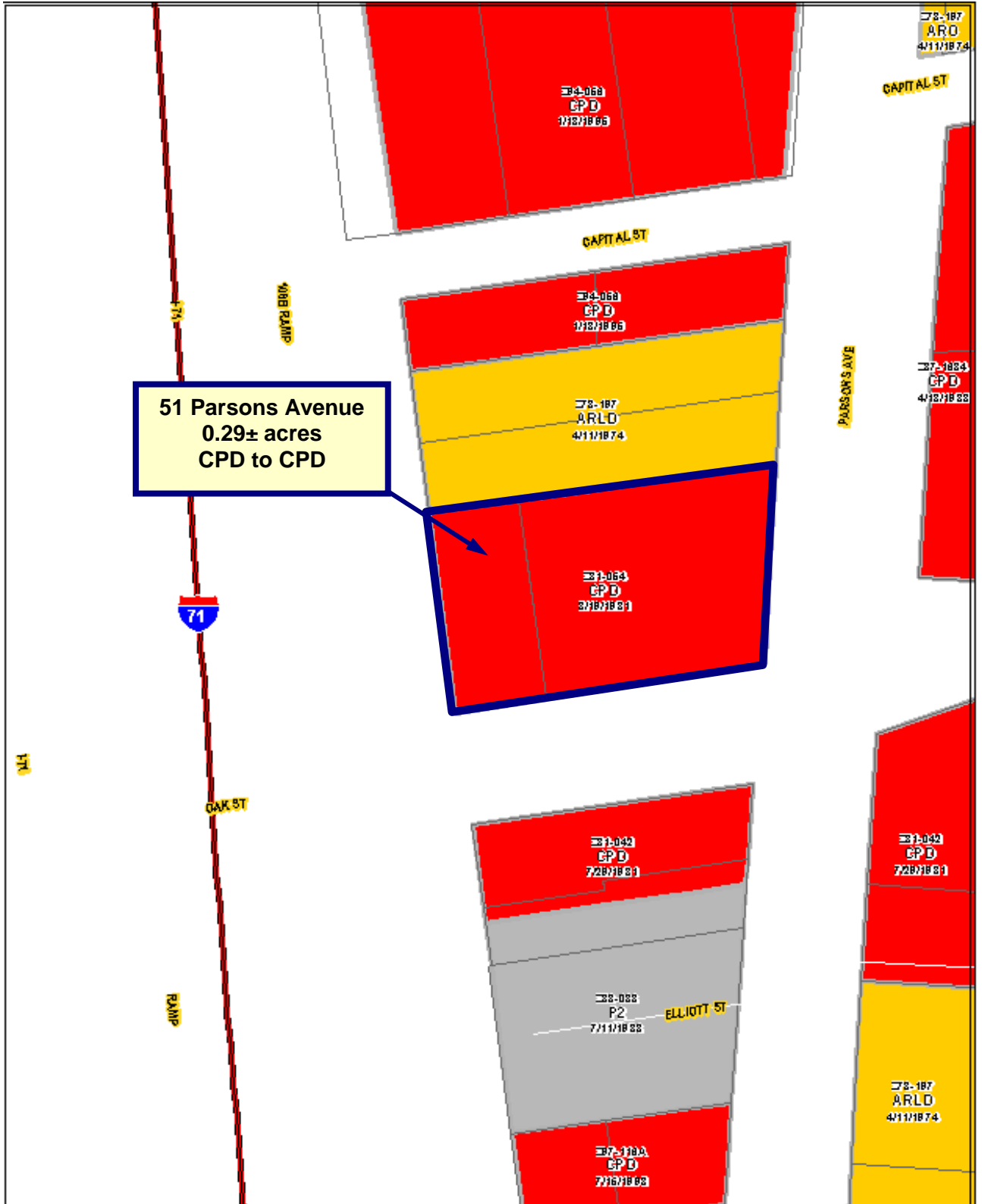
1. **APPLICATION:** **Z12-071 (ACCELA # 12335-00000-00735)**
Location: **51 PARSONS AVENUE (43215)**, being 0.29± acres located at the northeast corner of Parsons Avenue and Oak Street (010-011656; Near East Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Adding Eating & Drinking establishment.
Applicant(s): Matthew Mefferd; 49 Parsons Avenue; Columbus, OH 43215.
Property Owner(s): 49 Parsons LLC; 49 Parsons Avenue; Columbus, OH 43215.
Planner: Dana Hitt, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The applicant seeks a rezoning to allow an eating and drinking establishment comprising more than 10,000 square feet as a permitted use in the CPD District. A portion of the ground floor of the building was retail and the CPD text would have to be amended for an eating and drinking establishment to start occupying that space.
- To the north are multi-unit dwellings in the ARLD, Apartment Residential District. To the south across Oak Street is an office building zoned in the CPD, Commercial Planned Development District. To the east across Parsons Avenue is parking lot zoned in the CPD, Commercial Planned Development District. To the west is Interstate 71.
- The applicant requests variances to maintain the existing 0 foot setbacks for the building on all sides and to have 45 fewer parking spaces than required by the Zoning Code. Note that eight existing dwelling units above the ground floor in this building figure into this proposed variance.
- The site is located within the planning area of the *Near East Area Plan* (2005), recommends higher density residential and mixed use development for Parsons Avenue. The *Plan* also recommends that "Parking needs for commercial and residential areas must be balanced with the need to maintain the historic fabric of the community." The Public Service Department supports the requested parking variance.
- 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 applicant has secured a parking agreement with a nearby institution which alleviates concerns of the Public Service Department regarding parking. Given this, Staff finds the proposal to be consistent with the development and zoning patterns in the area.



Hitt, Dana

From: Kathleen Bailey <kathleendbailey@hotmail.com>
Sent: Thursday, February 21, 2013 12:03 AM
To: Hitt, Dana
Subject: 51 Parsons CPD

The Near East Area Commission (NEAC) voted unanimously to support the CPD application for 51 Parsons.

5665 Hoover Road
Grove City, Ohio 43123

Tel: 614.875.2371
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www.buckeyeranch.org



The Buckeye Ranch

01/16/13

49 Parsons LLC
49 Parsons Ave.
Columbus, OH 43215

Re: Parking at Parsons and Capital Street lot

To whom it may concern,

We at Buckeye Boys Ranch Foundation, as owners of the parking lot at the southeast corner of Parsons Ave. and Capital St., parcel number 010-216928, hereby agree to permit the owner, Matt Mefferd, of 49 Parsons LLC to utilize our lot for parking of patrons to the 49 Parsons properties after our normal business hours.

Sincerely,

D. Nicholas Rees
President and CEO
The Buckeye Ranch, Inc.



Providing hope and healing to children and families.

Accredited by The Joint Commission on Accreditation of Healthcare Organizations





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 # Z12-071

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MATTHEW WEFFERD
of (COMPLETE ADDRESS) 49 PARSONS AVE
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. <u>49 PARSONS, LLC</u> <u>49 PARSONS AVE</u> <u>COLUMBUS, OHIO 43215</u> <u>MATTHEW WEFFERD - 614-9733</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]
Subscribed to me in my presence and before me this 4 day of December, in the year 2012
SIGNATURE OF NOTARY PUBLIC Whitney Lewis
My Commission Expires: 11-28-2015

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



WHITNEY L. LEWIS
Notary Public, State of Ohio
My Commission Expires 11-28-2015

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