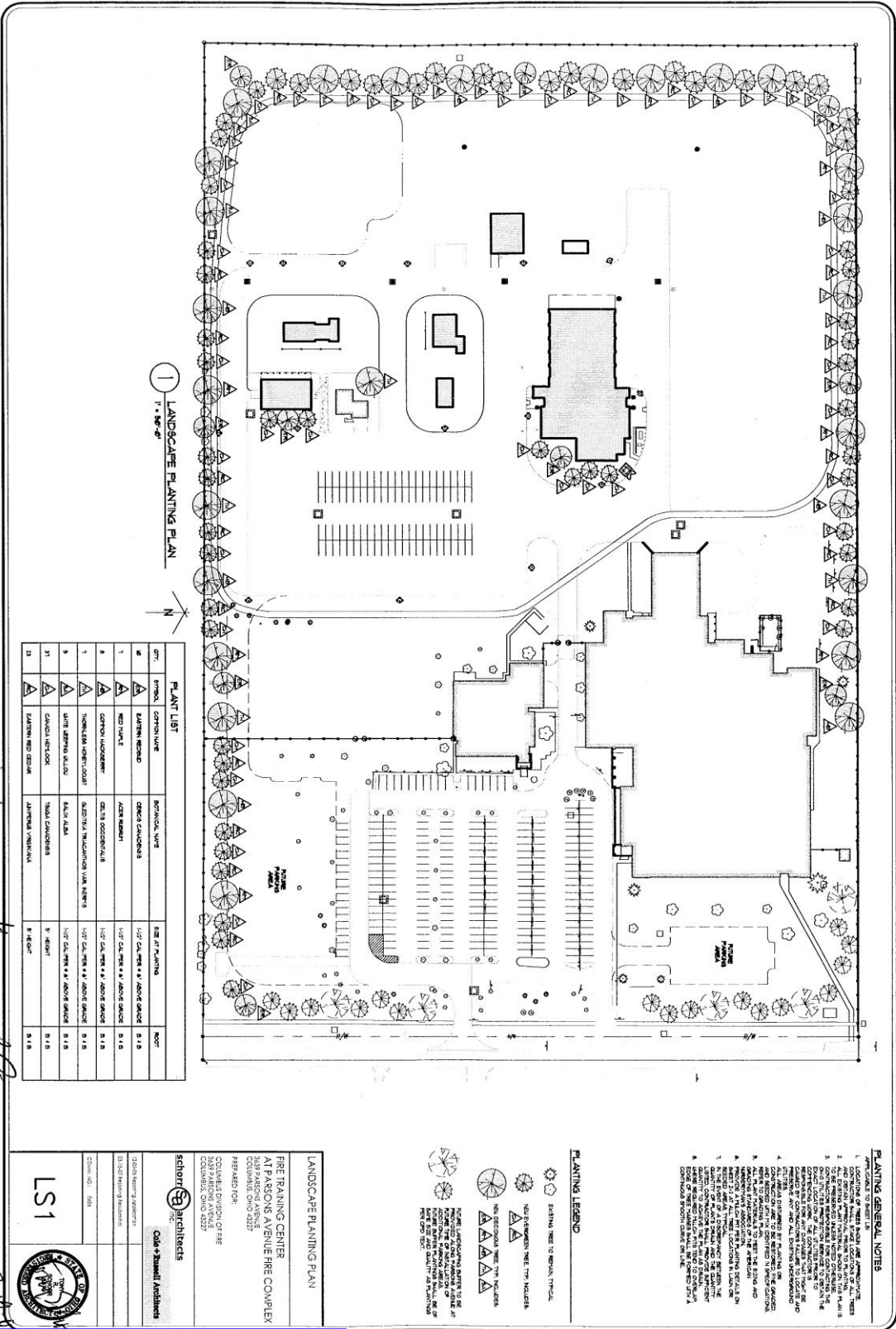


206-083 Final Received 3/19/07 by [Signature]



Landscape Plan

Z06-083

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 8, 2007**

1. **APPLICATION:** **Z06-083**
 Location: **3639 PARSONS AVENUE (43207)**, being 25.23± acres located on the west side of Parsons Avenue, 100± feet south of Crowley Road (010-111425).

 Existing Zoning: RRR, Restricted Rural Residential District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Fire training facility.
 Applicant(s): City of Columbus Facilities Management; c/o Beth Arden, Architect; Schorr Architects, Inc.; 230 Bradenton Avenue; Dublin, OH 43017.

 Property Owner(s): City of Columbus; c/o Real Estate Management Office; 109 North Front Street; Columbus, OH 43215.

 Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- o The site is zoned RRR, Restricted Rural Residential District. It is a former Catholic high school site, and is now used by the City of Columbus Division of Fire for administrative offices and a training facility. The applicant requests the CPD, Commercial Planned Development District in order to secure proper zoning for the existing structures, and proposes six to twelve new structures and two new parking areas as shown on the CPD plan and described within the CPD text.

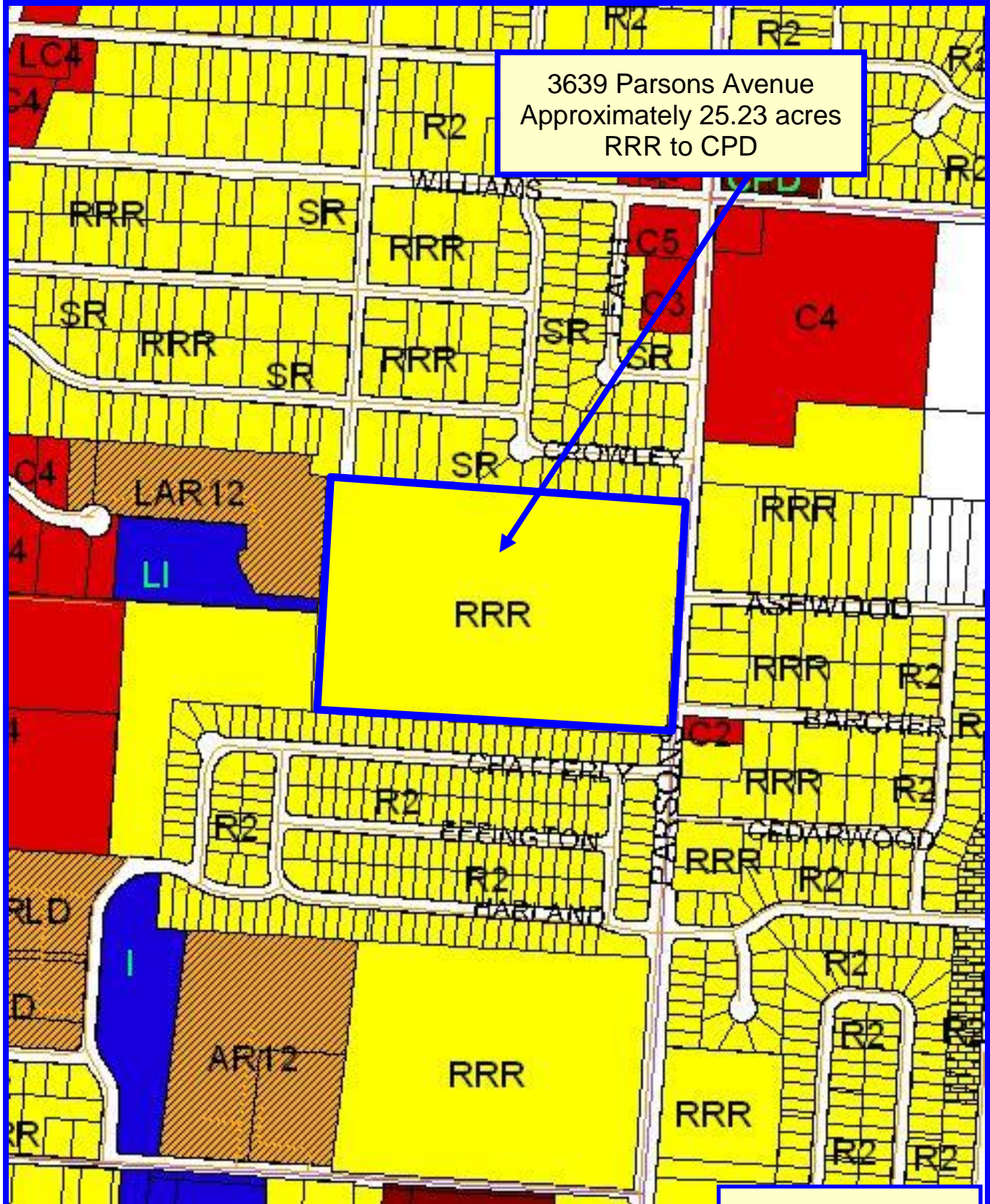
- o To the north and south is single-family residential development in the SR, Suburban Residential, and R-2, Residential Districts, respectively. To the east across Parsons Avenue is single-family residential development in the RRR, Restricted Rural Residential District, and an office development in the C-2, Commercial District. To the west is multi-family residential development in the L-AR-12, Limited Apartment Residential District, an elderly housing facility in the L-I, Limited Institutional District, and undeveloped land in the RRR, Restricted Rural Residential District.

- o The CPD plan depicts the location of existing and future buildings and parking areas and the landscaping plan shows the existing and proposed tree plantings. The proposal includes a minimum 25-foot landscaped buffer area along the north and west property lines and for the majority of the south property line with 65-foot parking and 205-foot building setbacks along Parsons Avenue. The CPD text contains use restrictions and development standards that address building height, sidewalks, buffering, landscaping, screening, building design/materials, and lighting controls, and includes a parking space variance for 243 required parking spaces. The parking space variance is justified because the new structures will be utilized by the occupants of the existing structures and will not be generating an increase of people coming onto the site.

- o The site is located within the planning area of the draft *Far Southside Plan*, and it has been determined that the proposed use with the committed development standards is acceptable.
- o 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.

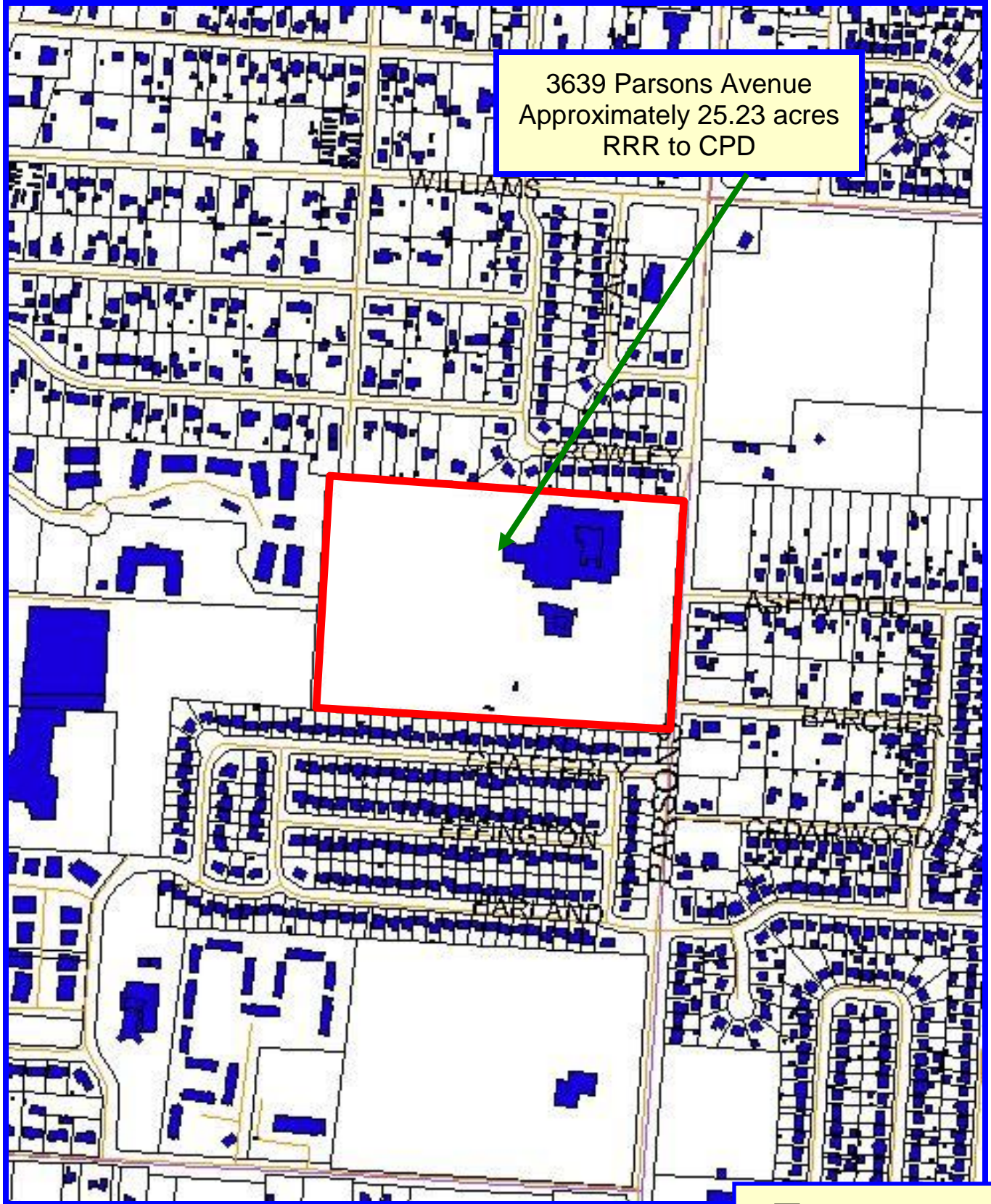
The applicant requests the CPD, Commercial Planned Development District to secure proper zoning for the existing structures that comprise the City of Columbus fire training facility and office complex, and to allow the construction for up to twelve new structures and two new parking areas. The CPD text includes appropriate use restrictions and development standards for the proposal to be compatible with the surrounding residential development.



3639 Parsons Avenue
Approximately 25.23 acres
RRR to CPD

RRR

Z06-083



3639 Parsons Avenue
Approximately 25.23 acres
RRR to CPD

Z06-083

SAVE OUR SOUTHSIDE CIVIC ASSOCIATION

C/O Good Shepherd Church
210 Obeiz Road
Columbus, Ohio
43207

January 10, 2007

City Of Columbus
Department of Development
Building Services Division
757 Carolyn Avenue
Columbus, Ohio 43224

To Whom It May Concern,

This letter is in regards to the rezoning application for 3639 Parsons Avenue, Columbus, Ohio 43207.

Parcel number: 010-111425

Applicant: Agent: Beth Arden, Schorr Architects, Inc.

Property Owners: B. Steve Lewie, Columbus Facilities Management

Save Our South Side Civic Association has approved this rezoning application by a majority vote of the membership taken at the Tuesday, January 9, 2007 meeting. We are extremely pleased with the diligence that Ms. Arden and the Fire Academy have shown in sharing all appropriate information with Save Our Southside Civic Association and the Zoning Committee.

Should you have any questions, please contact me at 614-491-3270.

Sincerely,



Mindi Hardgrow, Secretary
Save Our South Side Civic Association

City of Columbus | Department of Development | Building Services Division | 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.

STATE OF OHIO
 COUNTY OF FRANKLIN

APPLICATION # 206-083

Being first duly cautioned and sworn (NAME) Beth E. Arden Schorr Architects, Inc.
 of (COMPLETE ADDRESS) 230 Bradenton Ave. Dublin OH 43017
 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. City of Columbus, Ohio 90 W. Broad St. Columbus, OH 43215 B. Steve Lewis, 614-645-3787	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

B E Arden

Subscribed to me in my presence and before me this 28th day of November, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Christine D. Kimmel

My Commission Expires:

03/21/10

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

Notary Seal Here



CHRISTINE D. KIMMEL
 Notary Public, State of Ohio
 My Commission Expires 03-21-10