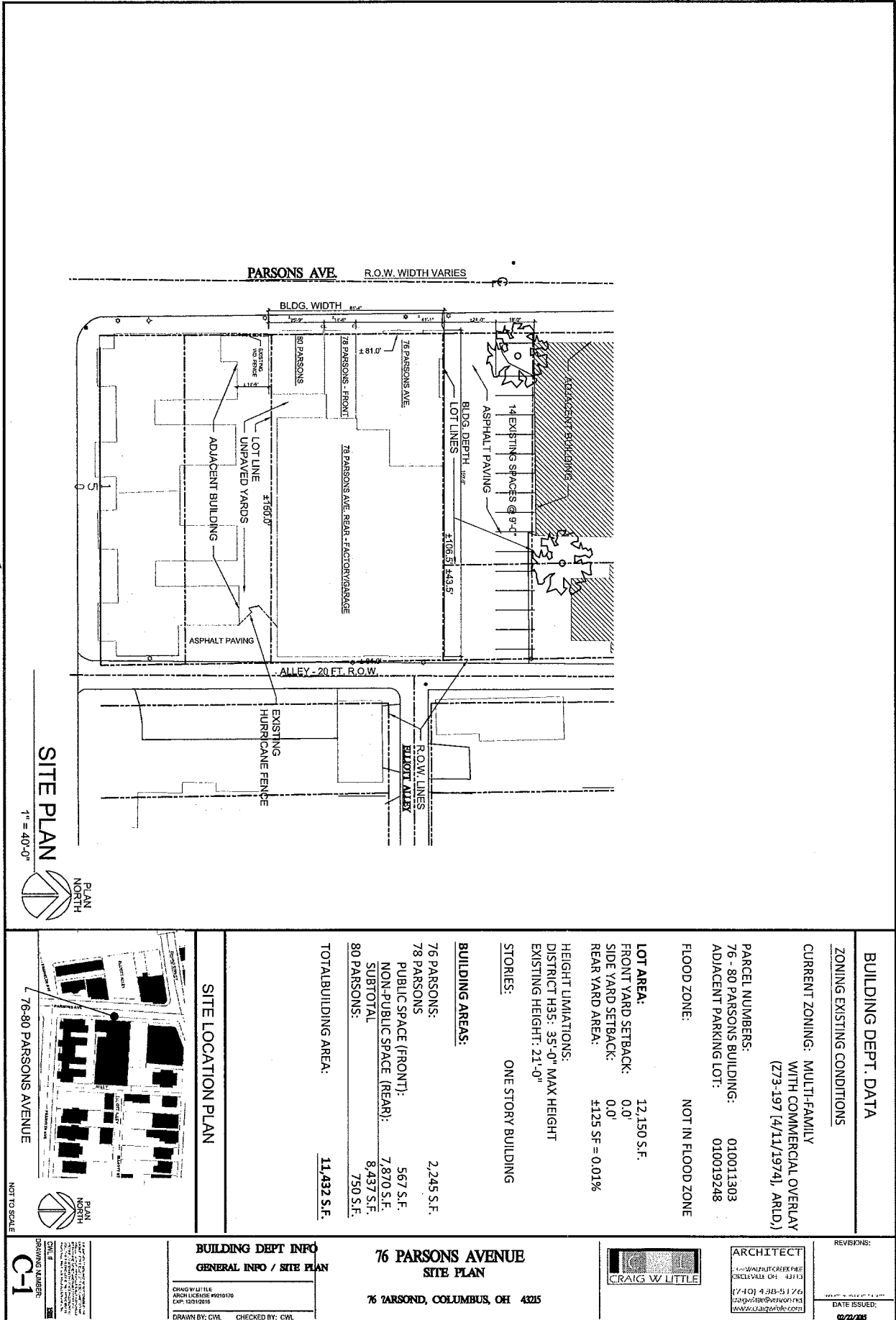


Very Solid 6/17/15

Z15-005
Final Site Plan Rec'd 6/17/15



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 11, 2015**

- 6. APPLICATION: Z15-005**
Location: **76 PARSONS AVENUE (43215)**, being 0.28± acres located on the east side of Parsons Avenue, 105± feet south of Oak Street (010-011303; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Mixed commercial development.
Applicant(s): Henry Schwarz; 64 Parsons Avenue; Columbus, OH 43215.
Property Owner(s): Henry and Candis Schwarz; 1454 Sherbrooke Place; Columbus, OH 43209.
Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

BACKGROUND:

- The site is developed with office/retail tenant space and is zoned in the ARLD, Apartment Residential District. The applicant proposes the CPD, Commercial Planned Development District to allow the relocation of a restaurant located across the street, which will be demolished due to a taking by ODOT for right-of-way.
- The site is surrounded by commercial development in the CPD, Commercial Planned Development District to the north and residential development and a parking lot to the east, zoned in the R-3, Residential and P-1, Parking Districts, respectively. To the south is an apartment building in the ARLD, Apartment Residential District, and to the west is commercial development in the CPD, Commercial Planned Development District and parking in the P-2, Parking District.
- The site falls within the boundaries of the *Near East Area Plan* (2005), which recommends high density residential and mixed uses for the site.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- The CPD text includes development standards for permitted uses, and setbacks. A parking variance for 32 spaces is also requested.
- 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 allow an eating and drinking establishment to be relocated across the street due to a taking from ODOT. The proposed commercial uses are consistent with the land use recommendations of the *Near East Area Plan*.

Z15-005
76 Parsons Avenue
Approximately 0.28 acres
ARLD to CPD

DEVELOPMENT STRATEGY

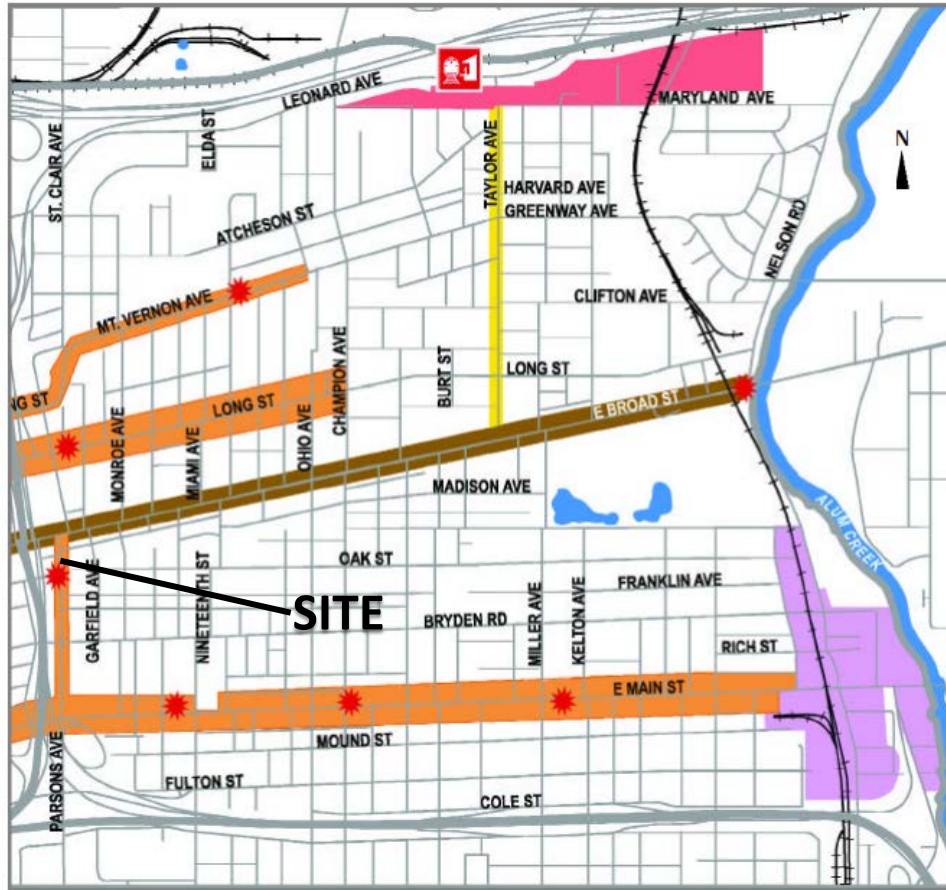


Figure 5

►► **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

►► **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street:
- Higher Density Residential/
Mixed Use Development:
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

LAND USE AND ZONING

27

Z15-005
76 Parsons Avenue
Approximately 0.28 acres
Near East Area Plan (2005)



Z15-005
76 Parsons Avenue
Approximately 0.28 acres
ARLD to CPD

Thrush, Eliza C.

From: Pine, Shannon L.
Sent: Monday, May 18, 2015 9:22 AM
To: Thrush, Eliza C.; Reiss, David J.; Freise, James F.
Subject: FW: NEAC Zoning Variances

FYI

Sincerely,

Shannon Pine

Planning Manager

City of COLUMBUS
Department of Building & Zoning Services
Zoning/Council Activities Section
757 Carolyn Avenue
Columbus, OH 43224
Direct: 614.645.2208
Fax: 614.645.2463
E-mail: spine@columbus.gov
www.columbus.gov

From: Kathleen [<mailto:kathleendbailey@hotmail.com>]
Sent: Sunday, May 17, 2015 8:35 PM
To: Pine, Shannon L.
Subject: NEAC Zoning Variances

The Near East Area Commission (NEAC) supported the following variances/zoning at the May 2015 General Business meeting:

Z15-005 76 Parsons Avenue from ARLD to CPD

CV05-028, 030, 031 New Application CV15-030 - update to original CPD text to include barber shops and beauty and nail salons.

BZA15-058 275 Champion Avenue variance for the construction of Poindexter 1A for building lines, setbacks, height, and parking. Application conditionally approved provided CMHA return to commission with a list of proposed building materials and lighting plan.

Question BZA15-058 is what I was forwarded - is that the proper number for a BZA app?

**COUNCIL VARIANCE 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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Henry Z Schwarz

Of [COMPLETE ADDRESS] 64 Parsons Avenue 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 formats

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>Mr Henry Z Schwarz</u> <u>Mrs. Condit C Schwarz</u> <u>64 PARSONS AVE</u> <u>COLUMBUS OHIO 43215</u> <u>614 402 1444</u>	2. _____
3. _____	4. _____

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28th day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC Stuart A. ColeMy Commission Expires: -no expiration-

Notary Seal Here

STUART A. COLE
ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE
SECTION 147.03 R. C.

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

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