

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 11, 2018**

3. **APPLICATION:** **Z18-057**
 Location: **3700 PARSONS AVENUE (43207)**, being 0.43± acres located at the northwest corner of Parsons Avenue and Barcher Road (010-111440; Far South Columbus Area Commission).

 Existing Zoning: C-2, Commercial District.
 Request: C-1, Commercial District.
 Proposed Use. Neighborhood-scale commercial uses.
 Applicant(s): 3700 Parsons, LLC c/o Laura MacGregor Comek, Atty. 501 South High Street, Columbus, OH 43215.

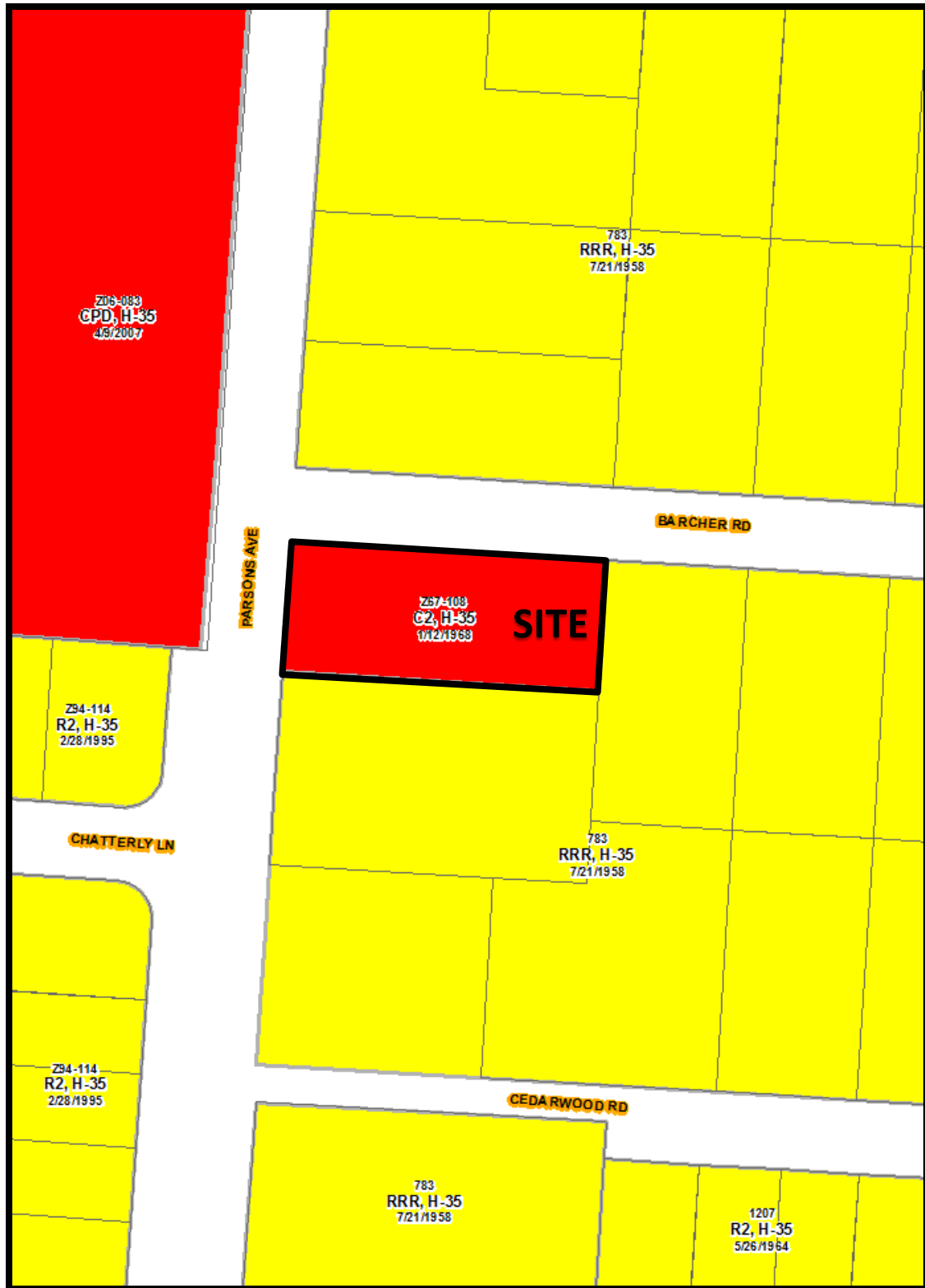
 Property Owner(s): The Applicant.
 Planner: Lisa Russell; 614-645-6975; llrussell@columbus.gov

BACKGROUND:

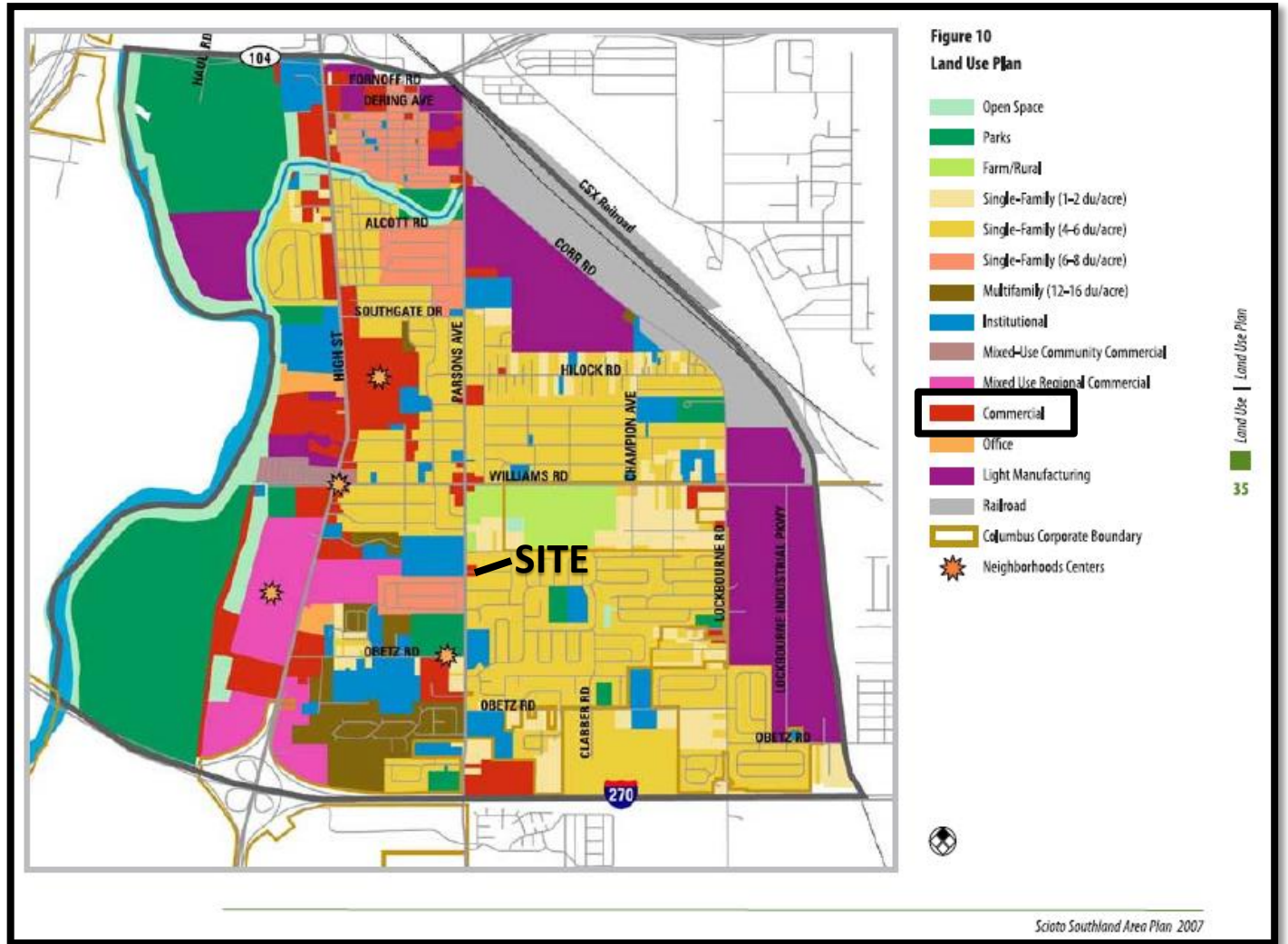
- The site is developed with an office building and vacant commercial building in the C-2, Commercial District. The applicant requests the C-1, Commercial District, which allows neighborhood-scale commercial uses and all C-2, Commercial uses.
- To the north of the site is a vacant parcel in the RRR, Restricted Rural Residential District. To the south and east are single-unit dwellings in the RRR, Restricted Rural Residential District. To the west is the Columbus Fire Training Academy in the CPD, Commercial Planned Development District and single-unit dwellings in the R-2, Residential District.
- The site is within the boundaries of the *Scioto Southland Plan* (2007), which recommends commercial land uses at this location.
- The site is located within the boundaries of the Far South Columbus 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 centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested C-1, Commercial District will allow a neighborhood-scale commercial development. The proposal is also consistent with the land use recommendations of the *Scioto Southland Plan*.



Z18-057
3700 Parsons Avenue
Approximately 0.43 acres
C-2 to C-1



Z18-057
3700 Parsons Avenue
Approximately 0.43 acres
C-2 to C-1



Z18-057
3700 Parsons Avenue
Approximately 0.43 acres
C-2 to C-1

THE CITY OF
COLUMBUS
ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number:

Z18-057

Address:

3700 Parsons Ave

Group Name:

FSCAC

Meeting Date:

Sept 6, 2018

Specify Case Type:

- ☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis
for recommendation below)

- ☒ Approval
☐ Disapproval

NOTES:

On Thursday, Sept 6, 2018
The FSCAC met with 10
members present.

Vote:

10 yes 0-770

Signature of Authorized Representative:

SIGNATURE

Becky Walcott

RECOMMENDING GROUP TITLE

FSCAC

DAYTIME PHONE NUMBER

614-927-7040

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, 111 N. Front St., Columbus, OH 43215.

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z18-057

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Laura MacGregor Comer, Esp.
of (COMPLETE ADDRESS) 501 S. High St, 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. <u>3700 Parsons LLC</u> <u>3700 Parsons Avenue</u> <u>Columbus, OH 43207</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 30th day of August, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

10/28/19

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



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