

Z19-014; Final Received 6/7/19

Z19-014; Final Received 6/7/19

219-014, Sheet 2 of 2 06/1/2019

CONSTRUCTION NOTES: Q RANG KARDEN CORRES AND GRASSES, REFER TO CIVIL PLANS FOR GRADING INFORMATION FOREES & GRASSES TO BE INSTALLED IN A RANDOM FASHION TO PROVIDE FOR EVEN DISTRIBUTION OF FUANTS WITHIN THE RAIN GARDEN.

12.00

PLANTING PLAN

L 200

BOTANICAL NAME	CONNON NAME	QUANTITY SIZE	SIDE	SPACING
GRASSES				
CAPEX VULPINOIDEA	FOX SEDGE	150	#1 CONT.	12" O.C.
FORBES				
ASCLEPIAS TUBERIOGA	BUTTERELY MILKWEED	60	#1 CONT.	12" O.C.
MONARDO FISTULSA	BERGAMOT	8	#1 CONT,	12° O.C.
PHLOX PILOSA	DOWNY PHOLX	80	#1 CONT.	12" O.C.
LIATRIS ASPERA	BUTTON BLAZING STAR	80	#1 CONT.	12" O.C.
ECHINACEA PURPUREA	NATIVE PURPLE CONEFLOWER	80	#1 CONT,	12" O.C.
RUDBECKIA FULGIDA SPECIOSA	SHOWY BLACK EYED SUSAN	80	#1 CONT.	12" O.C.
BIS VERDINICA SHREVEI	RELIE FLAG BRS	B	#1 CONT.	12"0.0

RAIN GARDEN FORBES & GRASSES

STATUS SECONTENDOR SOMELLA TENS SECONTENDOR SOMELLA CONTRUM FORMATION CONTRUM FORMATION CONTRUCTION CONT	IPHFR IPHAMALS FRANCUL RO-A RODA RODA	PH FR RO CA TAME VI CA WE FL CA AC	RH FR RO CA TAME NI CA WE FL CA AC	RH FR RO CA TAME NI CA BO GR BO GR	RH FR RO CA TA ME VI CA WE FL BO GR					1.			RIAL RBES ALPI	JU CH JUNPERUS	IT VI ITEA VIRGINICA	CLAL CLETHRA A	CHSP CHMENOM	
ITEVIS COVERT OF ANY OF	TAULS X MEDA DENSIONAS WEGELA FLORIDA MALET POLITELOLIA GRACUS BLORDE AMBITOR BOUTELOLIA GRACUS BLORDE AMBITOR BOUTELOLIA GRACUS BLORDE AMBITOR BUDECOLIA LICIDA COLLOTIRIM BLORECOLIA LICIDA COLLOTIRIM	ICOR CENSIONINS ICORDA MAUET ICORDA MAUET PERENAN INGRACUS SICONE AMBRICON INGRACUS SICONE AMBRICON INGRACUS SICONE AMBRICON INGRA FORMET	ADA CONSTOTANS ILORE ANALET ILAGRACIAS BLODGE ANALETON INGRACIAS BLODGE ANALETON	EDA DESERVINS LORDA MAUET PERENA UN GAVOLIS ELONGE MIBITION PROTIS X AQUIRT.ONA YAR, FOEKETER	A DAVERDA DEVERDANS FLORIDA MINUET FLORIDA MINUET FERENSIA	S.	ACMA DENSFORMIS A CARLESI FLORIDA MINALET	AEDA DENSFORMIS A CARLESI	AEDA DENSFORMIS		HOSA CAREFREE BEAUTY	REMANNUS FRANCIULA FRON WILLIAMS	RIBES ALPINUM (GREENMOUND)	JUNPERUS CHINENSIS SEA GREEN	NCA	CLETHPA ALNIFOLIA HUMMINGBIRD*	CHMENOMELES SPECIOSA TEXAS SCAFLET	
	WEGEA FLORDA MANET KOREAN SPACE (USARAMA) WEGEA FLORDA MANET PEDEWALS & ORNAMITAL GRASSES BOLTELOUA GRACUS BLORDE ANBITON BLORDE MARTINE GRASSES CALAMAGROSTIS A ALTIFE DAW AND FLORDETER FEATHER FEED GRASS BLORDE MARTINE GRASSES CALAMAGROSTIS A ALTIFE DAW AND FLORDETER FEATHER FEED GRASS BLORDE MARTINE GRASSES CALAMAGROSTIS A ALTIFE DAW AND FLORDETER FEATHER FEED GRASS BLORDE MARTINE GRASSES BLORDE AN FLORD ON FLORDETER ROVAL FLORDETER FEATHER BLORDE AN FLORDET ANTER ROVAL FLORDETER FEATHER BLORDE AN FLORDET ANTER ROVAL FLORDETER FEATHER	INVERTIGATION OF A CONTROL A CONTRO	MANUET WIGELA MANUET WIGELA LLS & OFRIVALIENTRIL GRANSKES BLOWDE AVBITION BLUE GRANA GRANSS BLOWDE AVBITION BLUE GRANA GRANSS	KOREAN SPICE VIBURALIAN MANUET WIGELA ULS & ORPAWIED/ITAL GRANSES BLONDE AVIBITION BLUE GRANS GRANSE F KARL FOERSTER FEATHER RED GRASS	NOREAN SPICE VIBLINIUM MINUET WOELA ULS & ORPANIENTAL GRASSES BLONDE AVARTION BLUE GRAAM GRASS	KOREAN SPICE VIBURNUM MINUET MIGELA LLS & OFRMMENTAL GRASSES	KOREAN SPICE VIBURNUM MINUET WIGELA	KOREAN SPICE VIBURNUM		DENSE YEW	CAREFREE BEAUTY ROSE	FINE LINE BUCKTHORN	GREEN MOUND CURRANT	SEA GREEN JUNIPER	LITTLE HENRY SWEETSPIRE	HUMMINGBIRD SUMMERSWEET	TEXAS SCARLET QUINCE	SHELLBS
	#3 CONT, #3 CONT, #2 CONT, #1 CONT,	#3 CONT. #2 CONT. #2 CONT. #1 CONT.	#S CONT. #3 CONT. #2 CONT. #2 CONT.	#3 CONT. #3 CONT. #2 CONT.	#3 CONT. #3 CONT. #2 CONT.	#S CONT. #3 CONT.	#S CONT, #3 CONT,	#5 CONT.		868	#3 CONT.	#S CONT.	#3 CONT.	848	#3 CONT.	#5 CONT.	#5 CONT,	

A BY CLEW REVEN
 Sets CLEW REVEN
 Ann CHEATHANTRA
 Ann CHEATHANTRA
 ANTERNA
 MALERNA
 MALERNA

ISSUE

TIE PI DICLC DI PR INUE CONSE DIANE DIANE

NUTTIN

CABE	CARPINUS BETULUS 'FRANS FONTAINE'	FRAMS FONTAINE HORNBEAM	2" Cal.	BAB	
MA VI	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6 Hgt.	BAB	
MA SP	MALUS SPRING SNOW	SPRING SNOW CRAB APPLE	2* Cit.	B&B	
HBd	PRUNUS X HILLIER SPIRE	SPIRE CHERRY	2" Cal.	B&B	
PR VI	PRUNUS VIRGINIANA 'CANADA RED'	CAMADA RED IMPROVED CHOKECHERRY	2 Cal.	B&B	TREE FORM
		SHAURS			
CHSP	CHMENOMELES SPECIOSA TEXAS SCAPILET	TEXAS SCAPLET QUINCE	30" HGT.	#5 CONT,	
CL AL	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	24" HGT.	#5 CONT.	
ILA	(TEA VIRGINICA	LITTLE HENRY SWEETSPIRE	18" HGT.	#3 CONT.	
HOUL	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNPER	24° HGT.	848	
RIAL	RIBES ALPINUM GREENMOUND	GREEN MOUND CURRANT	18" HGT.	#3 CONT,	
RHHR	REMANNUS FRANCILLA FROM WILLIAMS	FINE LINE BUCKTHORN	38" HGT.	#5 CONT.	
ROCA	ROSA CAREFREE BEAUTY	CAREFREE BEAUTY ROSE	24" HGT	#3 CONT.	
TAME	TAXUS X MEDIA DENSIFORMIS	DENSE YEW	30" SPRD.	868	
VI CA	VIBURNUM CARLESI	KOREAN SPICE VIBURNUM	15H4.0E	#5 CONT,	
WE FL.	WEIGELA FLORIDA MINUET	MINUET WIGELA	18" HQT.	#3 CONT,	
	PEREN	PERENNIALS & ORNAMENTAL GRASSES			
		RI ONDE AUGITION DI LE COAMA CRASS	CHIND	#2 CONT.	

																1				1
TANE	ROCA	PHER	RIAL	HOL	ILM	CL AL	CH SP		PR VI	HBd	MA SP	MAVI	CABE		UL FR	TICO	TI AM.	PLAC	GY DI	NC RU
TAXUS X MEDIA 'DENSIFORMIS'	HOSA COREFREE BEAUTY	PERMANUS FRANCILLA FION WILLIAMS'	RIBES ALPINUM GREENMOUND	JUNPERUS CHINENSIS SEA GREEN	ITEA VIRGINICA	CLETHRA ALINFOLIA 'HUMMINGBIRD'	CHMENOMELES SPECIOSA TEXAS SCARLET		PRUNUS VIRGINIANA 'CANADA RED'	PRUNUS X HILLIERI SPIRE	MALUS SPRING SNOW	MAGNOUA VIRGINIANA	CARPINUS BETULUS 'FRAMS FONTAINE'		ULMUS FRONTIER	TILIA CORDATA 'CORZAM'	TILIA AMERICANA 'AMERICAN SENTRY"	PLATANUS X ACEREFOLIA MORTON CIRCLE	GIVINOCUUDUS DIOICUS ESPRESSO/	ACER RUBRUM OCTOBER GLORY
DENSE YEW	CAREFREE BEAUTY ROSE	FINE LINE BUCKTHORN	GREEN MOUND CURRANT	SEA GREEN JUNPER	LITTLE HENRY SWEETSPIRE	HUMMINGBIRD SUMMERSWEET	TEXAS SCARLET QUINCE	SHRUBS	CAMADA RED IMPROVED CHOKECHERRY	SPIRE CHERRY	SPRING SNOW CRAB APPLE	SWEETBAY MAGNOLIA	FRAMS FORTAINE HORNBEAM	ORNAMENTAL TREES	FRONTERELM	CORINTHIAN LINDEN	AMERICAN SENTRY LINDEN	EXCLAMATION LONDON PLANETREE	ESPRESSO KENTUCKY COFFEETREE	OCTOBER GLORY MAPLE
30" SPRD	24" HGT	38" HGT.	18" HGT.	24° HGT.	18" HGT.	24" HGT.	30" HGT.		2 Cal.	2" Cal.	2* Oil.	6 Hgt.	2" Cal.		3" Cal.	3" Cul.	3" Cal.	3* Cal.	3º Cal	3" Cit.
868	#3 CONT.	#5 CONT.	#3 CONT,	BMB	#3 CONT.	#5 CONT.	#5 CONT,		B&B	B&B	B&B	BAB	BAB		B&B	B&B	858	BAB	B&B	B&B
									TREE FORM											

					INE				A.	CIRCLE	Q			
SHALIAS	CAMADA RED IMPROVED CHOKECHERRY	SPIRE CHERRY	SPRING SNOW CRAB APPLE	SWEETBAY MAGNOLIA	FRAMS FONTAINE HORMBEAM	ORNAMENTAL TREES	FRONTER ELM	CORINTHANN LINDEN	AMERICAN SENTRY LINDEN	EXCLAMATION LONDON PLANETREE	ESPRESSO KENTUCKY COFFEETREE	OCTOBER GLORY MAPLE	TREES	DOWINON NAME
	2 Cal.	2" Cal.	2* Cit.	6 Hgt.	2" Cal.		3" Cal	3" Out.	3" Cal.	3" Oal.	3º Cal	3" Cal.		SIZE
	B&B	BAB	B&B	BYB	BAB		B&B	B&B	858	BAB	B&B	B&B		ROOT
	TREE FORM													REMARK

			ORNAMENTAL TREES
F	B43B	3" Cal.	FRONTER ELM
t	B&B	3" Cal.	CORINTHIAN LINDEN
t	858	3" Cal.	AMERICAN SENTRY LINDEN
-	BAB	3" Cal.	EXCLAMATION LONDON PLANETREE
F	B&B	3º Cal	ESPRESSO KENTUCKY COFFEETREE
-	B&B	3" Cal.	OCTOBER GLORY MAPLE
			TREES
REMARK	ROOT	SIZE	COMMON NAME

	COMMON NAME	SIZE	ROOT
	TREES		
TOBER GLORY	OCTOBER GLORY MAPLE	3" Cal.	B&B
OICUS ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	3º Cal	B&B
FOUA MORTON CIRCLE	EXCLAMATION LONDON PLANETREE	3* Cal.	BAB
AMERICAN SENTRY	AMERICAN SENTRY LINDEN	3" Cal.	855
)RZAM"	CORINTHAN LINDEN	3" Cal.	B&B
	FHONTERELM	3" CM	B&B
	OPNAMENTAL TREES		
	FRAME FOATASIE HODAREAM	2.C.4	E B

WANE		
SIZE		
ROOT		
REMARK		

1	$\overline{)}$	
5	SHADE	SEEDE
	TREE	D LAWN

ORNAMENTAL TREE



PARSONS SENIOR II 1859 PARSONS AVE COLUMBUS, OH NRP Holdings LLC 5309 Transportation Boulev Cleveland, Onio 44125 PHONE: 215-475-8900 www.nggroup.com

group Luc

NRP

the

NA 8212798 MIDIOW ALLEY COLUMBUS, OH 41215

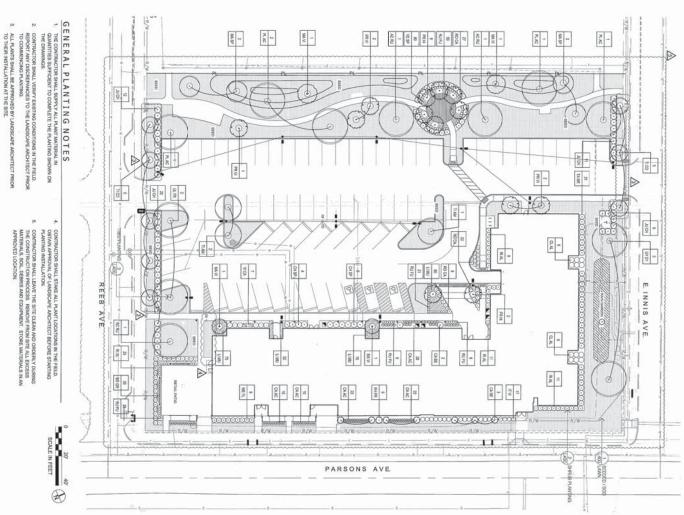
PLANTING LEGEND GROUND COVER

 \odot

PLANT LIST

KEY

BOTANICAL NAME



ORD # 1635-2019; Z19-014; Page 2 of 9

STAFF REPORT DEVELOPMENT COMMISSION ZONING MEETING CITY OF COLUMBUS, OHIO APRIL 11, 2019

1.	APPLICATION: Location:	Z19-014 1859 PARSONS AVENUE (43207), being 1.78± acres located at the northwest corner of Parsons Avenue and Reeb Avenue (010-044235; Columbus South Side Area Commission).
	Existing Zoning:	CPD, Commercial Planned Development District.
	Request:	CPD, Commercial Planned Development District (H-60).
	Proposed Use:	Senior housing development, site plan modification.
	Applicant(s):	Parsons Village II, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1 st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2 nd Floor; Columbus, OH 43215.
	Property Owner(s): Planner:	The Applicant. Kelsey Priebe; 614-645-1341; <u>krpriebe@columbus.gov</u>

BACKGROUND:

- The site is zoned CPD, Commercial Planned Development District and is under construction for a senior housing development that also permits 4,000 square feet of commercial space. The applicant is requesting the CPD, Commercial Planned Development District to modify the parking lot layout for the addition of an ATM on the committed site plan.
- The site is bordered to the north by vacant C-4 Commercial District properties along Parsons Avenue, and single-unit dwellings in the R-3, Residential District along Innis Avenue. To the south and east are commercial businesses and a City of Columbus health and wellness center along the Parsons Avenue corridor in the C-4, Commercial District. To the west are senior housing apartment units in the CPD, Commercial Planned Development District.
- The site is located within the boundaries of the South Side Plan (2014), which recommends "Neighborhood Mixed Use" land uses at this location. Additionally, the Plan includes early adoption of the Columbus Citywide Planning Policies (C2P2) design guidelines.
- The site is located within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval.
- The development text proposes I, Institutional District and C-4, Commercial District uses, commits to a site plan, and includes development standards addressing density, maximum square footage of commercial space, setbacks, access, buffering and landscaping, and signage commitments. Variances to minimum number of required parking spaces, lot area, setback lines, and parking and circulation are included in this request.

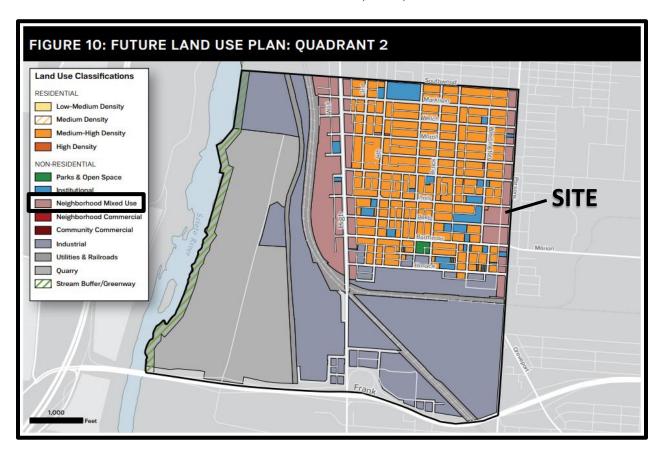
• The *Columbus Thoroughfare Plan* identifies Parsons Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would permit modifications to the site plan for the senior housing and commercial development which is under construction. This development is considered compatible with the density and development standards of adjacent residential and commercial developments. The request remains consistent with the *South Side Plan's* land use recommendation for "Neighborhood Mixed Use" at this location.



Z19-014 1859 Parsons Avenue Approximately 1.78 acres CPD to CPD



South Side Plan (2014)

Z19-014 1859 Parsons Avenue Approximately 1.78 acres CPD to CPD



Z19-014 1859 Parsons Avenue Approximately 1.78 acres CPD to CPD



DEPARTMENT OF BUILDING AND ZONING SERVICES

ORD # 1635-2019; Z19-014; Page 8 of 9 Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

Case Number:	Z19-014	
Address:	1859 Parsons Avenue	
Group Name:	Columbus Southside Area Commission	
Meeting Date:	March 26, 2019	
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	
Vote: Signature of Authorized Repres	Sentative: SIGNATURE	

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.



ORD # 1635-2019; Z19-014; Page 9 of 9

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

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

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: ZIG-014 STATE OF OHIO COUNTY OF FRANKLIN Donald Plank Being first duly cautioned and sworn (NAME) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 43215 of (COMPLETE ADDRESS) deposes and states that (heashe) is the APPLICANT, AGENT or OULY 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 2. 1. Parsons Village II, LLC 1228 Euclid Avenue, 4th Floor Cleveland, Ohio 44115 Number of Columbus-based Employees: Zero (0) Contact: Andrew Kalnitsky; Phone: 216-584-0669 3. 4. Check here if listing additional parties on a separate page. **Donald Plank** SIGNATURE OF AFFIANT 28# January 2019 Subscribed to me in my presence and before me this day of in the year SIGNATURE OF NOTARY PUBLIC 2023 My Commission Expires: sure Statement expires six months after date of notarization. Th Notary Seal Here MarvAlice Wolf Notary Public, State of Ohio My Commission Expires October 24, 2023 PLEASE NOTE Chemplete 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