

Z19-014; Final Received 6/7/19

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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, | |

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| 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. | |

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|-----------------------------|----------------------|-----------------------------------|--------------------------|------------------------------|-------------------------|---------------------------------|------------------------------------|--------|---------------------------------|-------------------------|------------------------|--------------------|-----------------------------------|------------------|----------------|------------------------|-----------------------------------|-------------------------------------|--------------------------------|---------------------------|
| 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 | | |
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|---|----------------|--------|
| 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

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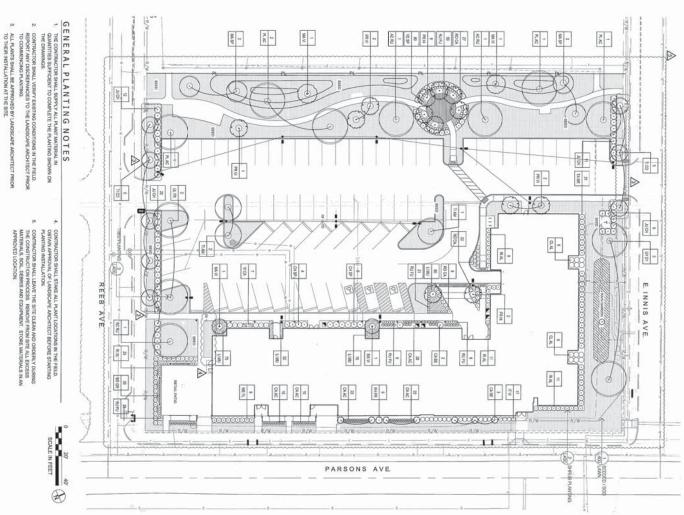
PLANTING LEGEND GROUND COVER

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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.

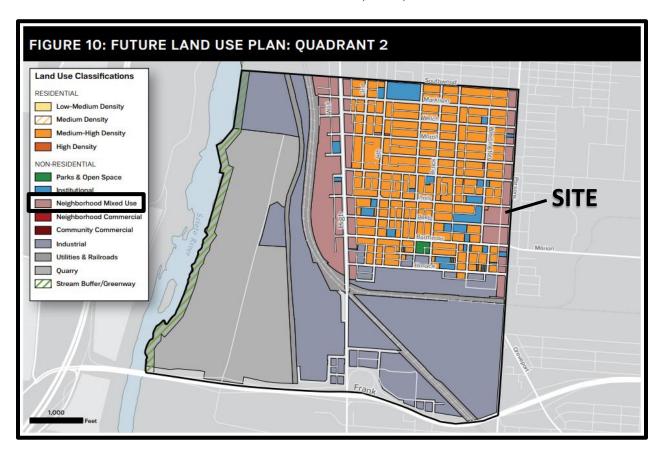
• The *Columbus Thoroughfare Plan* identifies Parsons Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

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.



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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