

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 10, 2020**

- 3. APPLICATION: Z20-069**
Location: **921 PARSONS AVE. (43206)**, being 0.17± acres located at the southwest corner of Parsons Avenue and Stanley Avenue (010-011376 & 010-055972; Columbus Southside Area Commission).
Existing Zoning: C-5, Commercial District.
Request: C-4, Commercial District (H-35).
Proposed Use: Mixed-use development.
Applicant(s): Brian Higgins; 1349 Dennison Avenue; Columbus, OH 43201.
Property Owner(s): Parsons Avenue Redevelopment Corporation; P.O. Box 6355; Columbus, OH 43207.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

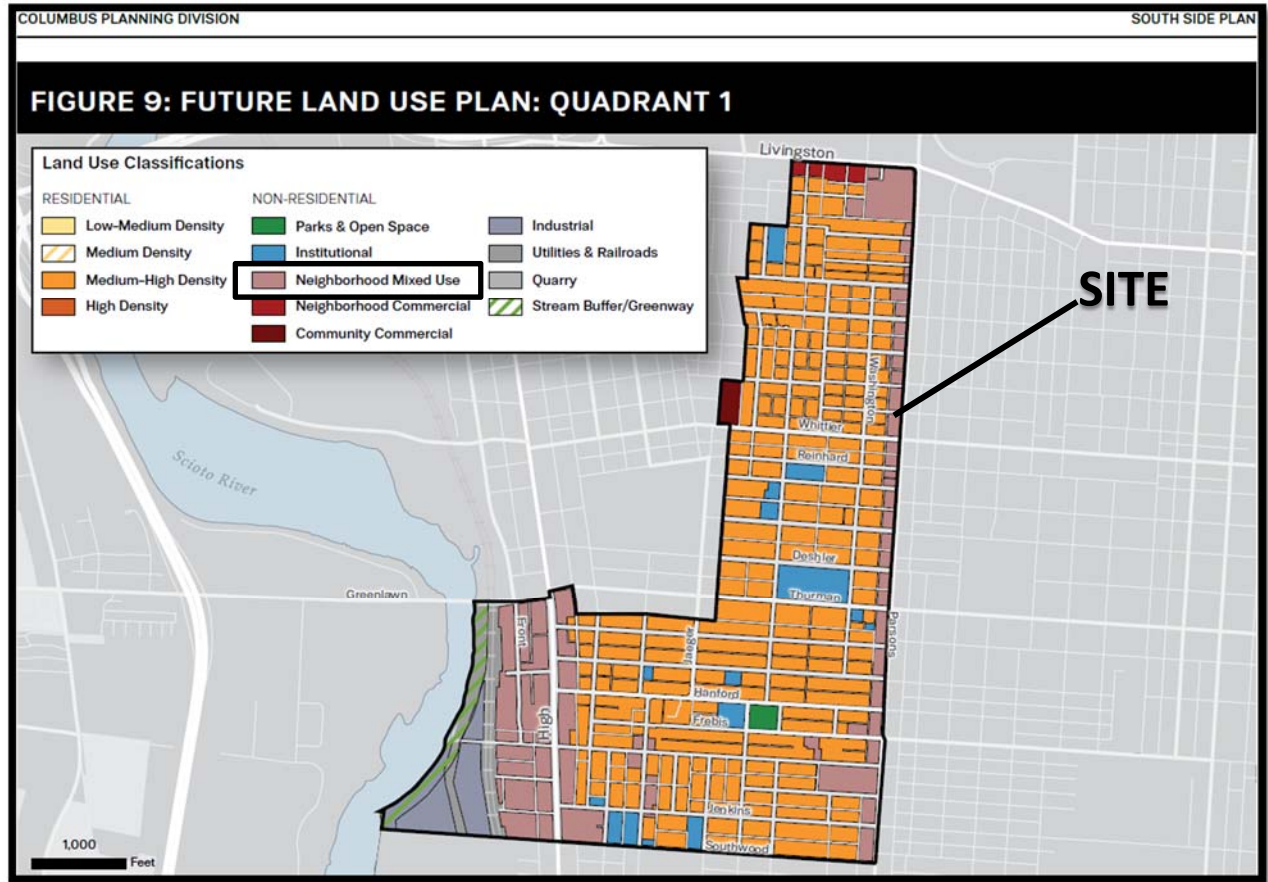
- The 0.17± acre site consists of two parcels, each developed with a single-unit dwelling, in the C-5, Commercial District as the result of rezoning request Z77-042 effective August 24, 1977. The applicant requests the C-4, Commercial District to permit mixed-use development.
- North of the site is a religious facility in the C-4, Commercial District. South of the site is a community market in the C-4, Commercial District. East of the site is a commercial parking lot in the C-4, Commercial District. West of the site is a two-unit dwelling in the R-2F, Residential District.
- Concurrent CV20-079 has been filed and includes variances to permit ground floor residential uses, reduced vision clearance, and a parking reduction from 20 spaces to 11 spaces. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *South Side Plan* (2014), which recommends Neighborhood Mixed Use at this location. Additionally this site is within an area that has adopted the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of Parsons Avenue as an Urban Community Connector requiring 80 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed C-4, Commercial District will permit the site to be redeveloped with a mixed-use development. The proposed zoning district allows uses that are consistent with the *South Side Plan's* land use recommendation for Neighborhood Mixed Use. Additionally, the proposed zoning district is consistent with the zoning and development pattern along this stretch of Parsons Avenue, and will not add incompatible uses to the area.



Z20-069
921 Parsons Ave.
Approximately 0.17 acres
C-5 to C-4



Z20-069
 921 Parsons Ave.
 Approximately 0.17 acres
 C-5 to C-4



Z20-069
921 Parsons Ave.
Approximately 0.17 acres
C-5 to C-4

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

Address:

Group Name:

Meeting Date:

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:

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuk pgf "Rrppgt."Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

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 #: Z20-069

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brian Higgins
of (COMPLETE ADDRESS) 1349 Dennison Avenue, Columbus, OH 43201
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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

1. Parsons Avenue Redevelopment Corporation c/o Brian Higgins, Executive Director, 614-563-3533 PO Box 6355, Columbus, 43207 - 0.5 employees	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 19th day of August, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



LISA M. PLAISTED
Notary Public, State of Ohio
My Commission Expires
10/10/2021

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