



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
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Legislation Text

File #: 1885-2016, **Version:** 1

Rezoning Application Z16-017

APPLICANT: Parsons Parc II LLC; c/o David Hodge, Atty; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

PROPOSED USE: Mixed use commercial and apartment residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on May 16, 2016.

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is currently undeveloped and is zoned in the ARLD, Apartment Residential District. The requested CPD, Commercial Planned Development District, would permit a building with commercial development and parking on the first floor with 78 apartment units on the second and third floors in accordance with a site plan and elevation drawings. The site is located within the boundaries of the Parsons Avenue/Olde Towne Quarter Urban Commercial Overlay and the *Near East Area Plan* (2005), which recommends higher-density residential or mixed use development for this location. The Plan does not include a recommended density for this use classification, but does identify Parsons Avenue as an important commercial node, and specifically suggests a mixed-use building of 3-4 stories for this site. This site is also a key focal point of the *Olde Towne Quarter Economic Development Strategy* (2010), which recommends neighborhood-scale mixed use. This classification includes commercial development at a typical intensity of 20,000± square feet per acre with residential units located above it at a density of approximately 16-45 units per acre. The proposal is consistent with both the Plan and Strategy land use and design recommendations. The applicant has filed a concurrent Council Variance (ORD # 1886-2016; CV16-017) to allow four ADA-accessible residential units on the ground floor in the proposed CPD district.

To rezone **136 PARSONS AVENUE (43215)**, being 1.08± acres located at the southeast corner of Parsons Avenue and Gustavus Lane, From: ARLD, Apartment Residential District, To: CPD, Commercial Planned Development District (Rezoning # Z16-017). **(AMENDED BY ORD. 1485-2017; PASSED 6/12/2017) (AMENDED BY ORD. 1485-2017 PASSED 6/19/2017)**

WHEREAS, application No. Z16-017 is on file with the Department of Building and Zoning Services requesting rezoning of 1.08 ± acres from ARLD, Apartment Residential District, to CPD, Commercial Planned Development District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the Near East Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District, is consistent with the land use and design recommendations of the *Near East Area Plan* (2005) and the *Olde Towne Quarter Economic Development Strategy* (2010); now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

136 PARSONS AVENUE (43215), being 1.08± acres located at the southeast corner of Parsons Avenue and Gustavus Lane, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin and City of Columbus and bounded and described as follows:

Being Lots Numbers Forty-Nine (49), Fifty (50), Fifty-One (51), Fifty-Two (52), Fifty-Three (53), and Fifty-Four (54) in Benjamin Monett's Bryden Road Subdivision of part of Lot No. Two (2) of James Bruden and et al Subdivision of part of Half Section Twenty Four (24), Township 5, Range 22, Refugee Lands, as said lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Pages 92 and 93, Recorder's Office, Franklin County, Ohio, and being all of Grantor's right, title and interest in and to that certain alley lying East of the East lines of the said Lots Numbers 51, 52, 53, and 54, and West of the west line of said Lot No. 50, and extending from the South line of Gustavus Lane in a Southerly direction to the North line of the first alley South of the Gustavus Lane. The alley described herein and conveyed hereby was vacated by Ordinance No. 776-50 of the City of Columbus, Ohio passed September 5, 1950.

To Rezone From: ARLD, Apartment Residential District

To: CPD, Commercial Planned Development District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the CPD, Commercial Planned Development District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.12 of the Columbus City Codes; said plans being titled, "**ZONING PLAN FOR 136 PARSONS AVE.,**" and "**ELEVATIONS SHEET NUMBERS A2-1 & A2-2,**" and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT,**" all dated June 23, 2016, all signed by David Hodge, Attorney for the Applicant, and the text reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD

PROPERTY ADDRESS: 136 Parsons Avenue

OWNER: Parsons Parc II LLC

APPLICANT: Parsons Parc II LLC

DATE OF TEXT: June 23, 2016

APPLICATION NUMBER: Z16 - 017

INTRODUCTION: The real property that is the subject of this zoning text consists of 1.08± acres located on the east side of Parsons Avenue in the Olde Towne East neighborhood. The property is vacant and formerly housed a carpet manufacturing and sales business that burned down. The property is currently zoned in the ARLD, multi-family residential district. The applicant proposes rezoning to the Commercial Planned Development District (CPD) to allow a mixed-use redevelopment consistent generally with the built environment along Parsons Avenue from Bryden Road on the south to Broad Street on the north.

This redevelopment proposes first floor commercial uses, four (4) handicap accessible first-floor residential dwellings, enclosed parking on the ground level behind the first floor commercial and residential uses, and 74 residential dwellings above the first floor. The first floor residential dwellings are requested by council variance as a companion to this

rezoning request.

2. PERMITTED USES: Permitted uses shall be those uses specified in Section 3356.03 (C-4, Commercial) of the Columbus City Code, excluding the following:

Billboards
Cabaret
Dance hall
Funeral parlor
Pawn shop
Poolroom
Private club
Testing or experimental laboratory
Check cashing and loans

3. DEVELOPMENT STANDARDS: The applicable development standards are contained in Chapter 3356 (C-4, Commercial) unless otherwise indicated within this text.

A Density, Lot, and/or Setback Commitments.

The building setback from Parsons Avenue shall be a minimum of five (5) feet, side and rear setbacks may be zero.

B. Access, Loading, Parking, and/or Other Traffic Related Commitments.

1. Subject to review and approval by the Department of Public Service, primary access to the parking garage shall be from a double-door on Gustavus Lane along the north. This entrance must be maintained so that it may continue as the primary point of ingress and egress. A limited secondary access door shall be provided from the alley along the east side of the property, which use is subject to the property manager's discretion in the instance of primary entrance blockage, malfunction, emergencies, or the like.

2. Each pair of stacked parking spaces in the parking garage shall be assigned to an individual dwelling unit.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments.

1. Street trees shall be installed along the Parsons Avenue frontage in cooperation with the Urban Forester of the Department of Recreation and Parks.

2. Minimum size of trees at installation shall be 3-inch caliper for deciduous trees, 5 feet in height for evergreen trees, and 2.5-inch caliper for ornamental trees unless otherwise specified by the Department of Recreation and Parks.

D. Building Design and Exterior Treatment Conditions.

The Subject Site shall be maintained in accordance with the Site Plan submitted herewith and the Building Design shall be substantially similar to the Architectural Elevations submitted herewith. Both may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

1. Outdoor lighting shall be cut-off fixtures (down lighting) or wall pack lighting.

2. Trash and recycling containers, dumpsters and service areas shall be contained within the building.

F. Graphic and Signage Commitments.

Graphics and signage, if any, shall comply with the Graphics Code, Article 15, Title 33, of the Columbus City Code as it applies to the C-4, Regional Scale Commercial District, and any variance to those requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. A variance to C.C. 3309.14 to permit a maximum building height of 42 feet.

1. A variance to C.C. 3312.25 is necessary to allow stacked parking spaces in the parking garage.

2. A variance to C.C. 3312.29 is necessary to allow stacked parking spaces in the parking garage.

3. A variance to C.C. 3312.49 to reduce the minimum number of required parking spaces by a maximum of 19 parking spaces, necessary only if a restaurant locates in all of the commercial space. Otherwise this development meets the parking requirement.

4. A variance to C.C. 3321.05 to allow an encroachment into the vision clearance triangle at the intersections of Parsons Avenue and East Chapel Street and Parsons Avenue and Gustavus Lane.

5. CPD Criteria:

a) NATURAL ENVIRONMENT.

This property is vacant and was formerly a carpet manufacturing and sales facility that burned down. It is located on the east side of Parsons Avenue, between two alleys - Gustavus Lane to the north and East Chapel Street to the south.

b) EXISTING LAND USE.

The property is vacant, and is zoned ARLD, Apartment Residential.

c) TRANSPORTATION AND CIRCULATION.

There will be direct vehicular access to the site via an enclosed parking garage accessed from Gustavus Lane, an alley along the north side of the property. Secondary access may be provided along the eastern alley as otherwise provided herein.

d) VISUAL FORM OF THE ENVIRONMENT.

The existing uses/zoning of the surrounding properties are as follows:

West: This is the site of the now vacant E.T. Paul Tire, auto sales and service zoned in the ARLD, multi-family residential district.

North: To the north is a mix of zoning with CPD being along Parsons Avenue, and R-3 residential to the east.

East: To the east is residential development in the R-3 residential district.

South: To the south is an office building in the ARLD, multi-family residential district.

e) VIEW AND VISIBILITY.

This site is clearly visible along the east side of Parsons Avenue. This is a vacant site, the proposed mixed-use redevelopment is consistent with other area development and the long-term planning goals of the neighborhood.

f) PROPOSED DEVELOPMENT.

The proposed development is a mixed-use development, with a mix of retail uses and residential on the first floor, enclosed parking behind, and residential units above.

g) BEHAVIOR PATTERNS.

As indicated on the submitted Site Plan, residents will access the development from the north into an enclosed parking garage. Secondary access will be provided along the eastern alley as otherwise provided herein. There are also individual garages for residents along the north side of the building. Along the south are parallel parking spaces that will serve the retail component. This will behave like a mixed-use development on an urban corridor.

h) EMISSIONS.

No adverse emissions will occur as a result of this development.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.