



## Legislation Text

---

**File #:** 2934-2018, **Version:** 1

---

**Rezoning Application: Z18-057**

**APPLICANT:** 3700 Parsons, LLC c/o Laura MacGregor Comek, Atty. 501 South High Street, Columbus, OH 43215.

**PROPOSED USE:** Neighborhood-scale commercial uses.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on October 11, 2018.

**FAR SOUTH COLUMBUS AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 0.43± acre site is zoned C-2, Commercial District, and is developed with office buildings. The applicant requests C-1, Commercial District which allows all C-2 uses and neighborhood scale commercial uses. One building is occupied by a dentist and the second building is vacant. The site is within the boundaries of the *Scioto Southland Plan* (2007), which recommends commercial uses at this site. The requested C-1, Commercial District is consistent with the Plan's land use recommendations, and is compatible with adjacent development.

To rezone **3700 PARSONS AVENUE (43207)**, being 0.43± acres located at the southeast corner of Parsons Avenue and Barcher Road, **From:** C-2, Commercial District, **To:** C-1, Commercial District (Rezoning #Z18-057).

**WHEREAS**, application #Z18-057 is on file with the Building and Zoning Services Department requesting rezoning of 0.43± acres from C-2, Commercial District, to C-1 Commercial District; and

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

**WHEREAS**, the Far South Columbus Area Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested C-1, Commercial District will allow commercial development that is consistent with the land use recommendations of the *Scioto Southland Plan*, and compatible with adjacent development; 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:

**3700 PARSONS AVENUE (43207)**, being 0.43± acres located at the southeast corner of Parsons Avenue and Barcher Road and being more particularly described as follows:

SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND BEING FURTHER DESCRIBED AS BEING LOT NUMBER FOUR (4) OF GARDEN FARMS ADDITION TO THE CITY OF COLUMBUS, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF

RECORD IN PLAT BOOK 16, PAGE 16, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO. PARCEL NO. 010-111440-00, STREET ADDRESS 3700 PARSONS AVENUE, COLUMBUS, OH 43207

**To Rezone From:** C-2, Commercial District

**To:** C-1, Commercial District

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the C-1, Commercial 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 changes on the said original zoning map in the office of the Department of Building and Zoning Services.

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