



# City of Columbus

Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org

## Legislation Text

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**File #:** 0042-2021, **Version:** 1

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### **Rezoning Application Z20-069**

**APPLICANT:** Brian Higgins; 1349 Dennison Avenue; Columbus, OH 43201.

**PROPOSED USE:** Mixed-use development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on December 10, 2020.

**COLUMBUS SOUTHSIDE AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site is developed with two single-unit dwellings in the C-5, Commercial District as the result of a 1977 rezoning request for a project which never came to fruition. The applicant proposes the C-4, Commercial District to permit a mixed-use development containing 12 dwelling-units and 783 square feet of commercial space. 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). Staff is supportive of the requested district which is consistent with the land use recommendation and the historical development pattern of Parsons Avenue. A concurrent Council Variance (Ordinance #0043-2021; CV20-079) has been filed to permit ground floor residential uses in the C-4 district, reduce the minimum number of required parking spaces, reduce parking space size, and reduce vision clearance.

To rezone **921 PARSONS AVE. (43206)**, being 0.17± acres located at the southwest corner of Parsons Avenue and Stanley Avenue, **From:** C-5, Commercial District, **To:** C-4, Commercial District (Rezoning #Z20-069).

**WHEREAS**, application #Z20-069 is on file with the Department of Building and Zoning Services requesting rezoning of 0.17± acres from C-5, Commercial District, to the C-4, Commercial District; and

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

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

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested C-4, Commercial District is consistent with the land use recommendations of the *South Side Plan* and the historical development pattern of Parsons Avenue; 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:

**921 PARSONS AVE. (43206)**, being 0.17± acres located at the southwest corner of Parsons Avenue and Stanley Avenue, and being more particularly described as follows:

Being Lots Number One (1) and Two (2) in KAMPMAN AND BUEHL'S SUBDIVISION as the same is numbered and delineated upon the recorded plat thereof, of record in Play Book 4, Page 26, Recorder's Office, Franklin County, Ohio.

Parcel Nos. 010-011376 & 010-055972

Known Address: 921 & 923 Parsons Avenue, Columbus, OH 43206

**To Rezone From:** C-5, Commercial District.

**To:** C-4, Commercial District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the C-4, 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.