



Mayor Michael B. Coleman

REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: Z16-017
Date Received: 3/2/16
Application Accepted By: Michael Maret Fee: \$3520
Comments: Assigned to James Burdin; JBurdin@columbus.gov; 614-645-1341
Shannon Pine; spine@columbus.gov; 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 136 Parsons Avenue Zip 43215
Is this application being annexed into the City of Columbus Yes No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-040376, 010-053476 & 010-056881
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) ARLD Requested Zoning District(s) CPD
Area Commission or Civic Association: Near East Area Commission
Proposed Use or reason for rezoning request: To allow a mixed-use redevelopment of the property.

(continue on separate page if necessary)
Proposed Height District: 65' Acreage +/- 1.0812 acres
[Columbus City Code Section 3309.14]

APPLICANT:

Name Parsons Parc II LLC
Address 1480 Dublin Road City/State Columbus, Ohio Zip 43215
Phone # 614.255.4374 Fax # _____ Email _____

PROPERTY OWNER(S):

Name Parsons Parc II LLC
Address 1480 Dublin Road City/State Columbus, Ohio Zip 43215
Phone # 614.255.4374 Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name David Hodge, Esq., Underhill Yaross & Hodge LLC
Address 8000 Walton Parkway, Suite 260 City/State New Albany, Ohio Zip 43054
Phone # 614.335.9324 Fax # 614.335.9329 Email: david@underhillyaross.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Parsons Parc II LLC By: [Signature]
PROPERTY OWNER SIGNATURE Parsons Parc II LLC By: [Signature]
ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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



REZONING APPLICATION

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AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-017

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge, Esq.

of (1) MAILING ADDRESS Underhill Yaross & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 136 Parsons Avenue

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) March 2, 2016

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

Check here if listing additional property owners on a separate page.

(4) Parsons Parc II LLC
1480 Dublin Road
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Parsons Parc II LLC
614.255.4374

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Near East Area Commission
Annie Ross-Womack
874 Oakwood Avenue
Columbus, Ohio 43206

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 1st day of March, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Kimberly R. Grayson
January 11, 2021

This Affidavit expires six months after date of notarization.

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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PROPERTY OWNER:

Parsons Parc II LLC
1480 Dublin Road
Columbus, Ohio 43215

APPLICANT:

Parsons Parc II LLC
1480 Dublin Road
Columbus, Ohio 43215

ATTORNEY:

David Hodge, Esq.
Underhill Yaross & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

AREA COMMISSION:

Near East Area Commission
Annie Ross-Womack
874 Oakwood Avenue
Columbus, Ohio 43206

SURROUNDING PROPERTY OWNERS:

Mahmood Khoder
731 Franklin Avenue
Columbus, Ohio 43205

Roman Holowinsky
725 Franklin Avenue
Columbus, Ohio 43205

LaTonya Brown
721 Franklin Avenue
Columbus, Ohio 43205

Daniel Andrews
713 Franklin Avenue
Columbus, Ohio 43205

Cindy Royce and Barbara Gingras
709 Franklin Avenue
Columbus, Ohio 43205

James and Leona Williams
703 Franklin Avenue
Columbus, Ohio 43205

Henry and Candis Schwarz
64 Parsons Avenue
Columbus, Ohio 43215

Bryden Road Properties, Inc.
150 East Broad Street, Suite 305
Columbus, Ohio 43215

Michael Ross
143 South Garfield Avenue
Columbus, Ohio 43205

Jane and Ann Heffernan
137 South Garfield Avenue
Columbus, Ohio 43205

Carl and Stacy Woodford
135 South Garfield Avenue
Columbus, Ohio 43205

James Washington
P.O. Box 83515
Columbus, Ohio 43203-0515

Paul E. T. Co., Inc.
123 Parsons Avenue
Columbus, Ohio 43215

David Courter and Joy Kollmer
741 Franklin Avenue
Columbus, Ohio 43205

David C. Fleisher
747 Franklin Avenue
Columbus, Ohio 43205

Celso Castellanos, Tr., and
Berta Castellanos, Tr.
737 Franklin Avenue
Columbus, Ohio 43205



REZONING APPLICATION

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # Z 16-017

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge, Esq.
of (COMPLETE ADDRESS) Underhill Yaross & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Parsons Parc II LLC 1480 Dublin Road Columbus, Ohio 43215	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT David Hodge
Subscribed to me in my presence and before me this 1st day of March , in the year 2016
SIGNATURE OF NOTARY PUBLIC Kimberly R. Grayson
My Commission Expires: January 11, 2021

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

Complete information will result in the rejection of this submittal.
Please be submitted by appointment. Call 614-645-4522 to schedule.
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City of Columbus Zoning Plat

Z 16-011



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010053476, 010040376, 010056881

Zoning Number: 136

Street Name: PARSONS AVE

Lot Number: 49-54

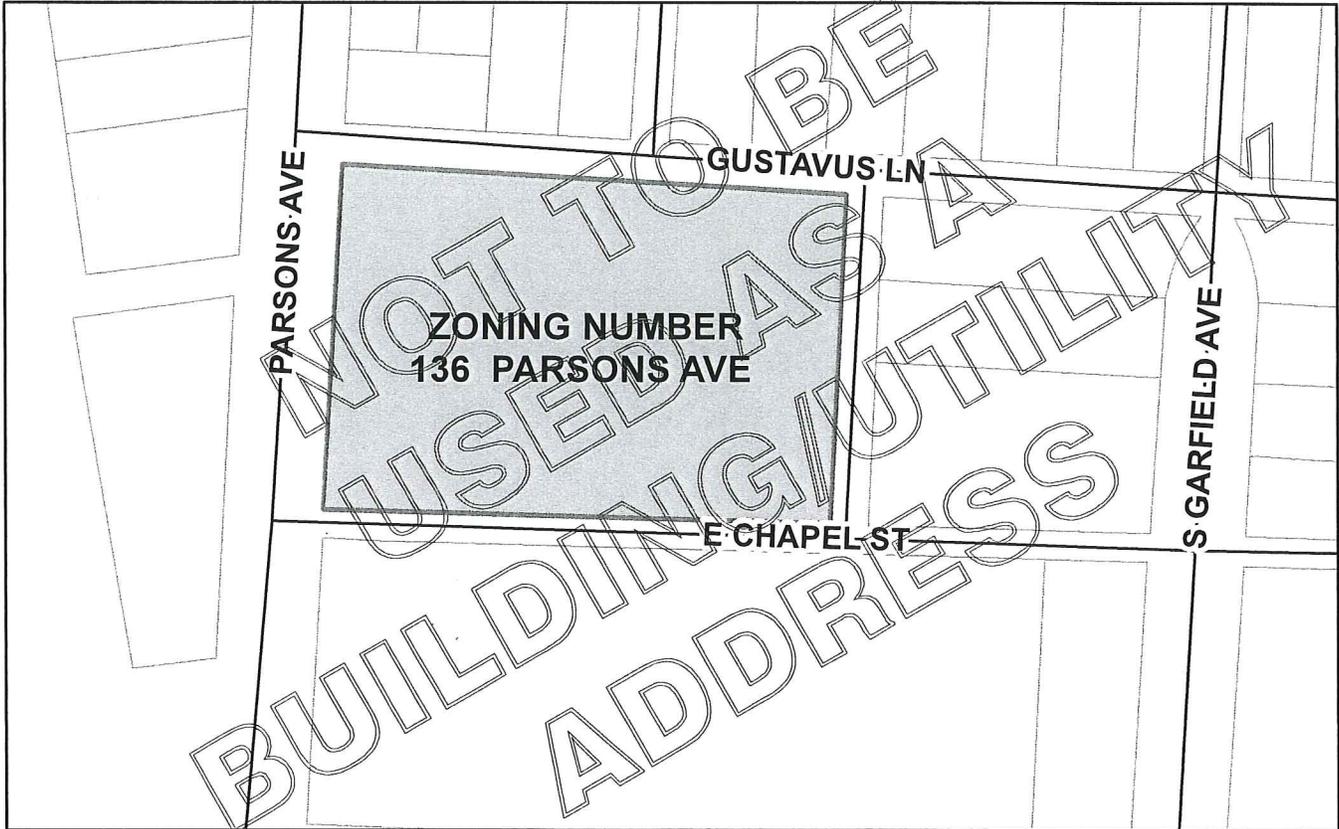
Subdivision: MONETTS BRYDEN RD

Requested By: BREXTON CONSTRUCTION LLC (TIMOTHY P GALVIN II)

Issued By: _____

James P Reagan

Date: 11/25/2013



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 16420

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: March 2, 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

Commercial radio transmitting or television station and appurtenances including cellular towers

Dance hall

Electric substation

Funeral parlor

Motor bus terminal

Motion picture theater

Pawn shop

Poolroom

Private club

Testing or experimental laboratory

Free-standing automobile repair shops conducting engine or body repair provided, however, free-standing automobile repair shops which conduct only routine maintenance shall be permitted.

Check cashing and loans

Truck stops (defined herein to mean "a filling station or retail fuel service use that in addition to serving automobiles also provides products and/or services to semi-trucks (or similar large vehicles) and their drivers and provides parking areas for such trucks for purposes other than loading and unloading").

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 five (5) feet, the side setback along the north is 7' 10" at the northwest corner, reducing to zero at the northeast corner, the side setback along the south is zero, and the rear setback is zero.

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

Access to the parking garage shall be from two points along the eastern north/south alley, subject to review and approval of the City of Columbus Planning & Operations Division – Traffic.

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 Parks and Recreation.
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.

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 screened in a manner that allows ease of access and is complimentary to the building in material and color.

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. 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, and to allow two (2) parking spaces to be less than eighteen (18') feet in length adjacent to the trash room at the rear of the building.
3. A variance to C.C. 3312.49 to reduce the minimum number of required parking spaces by 14 parking spaces, only if a restaurant locates in all of the commercial space. Otherwise this development meets the parking requirement.
4. 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.

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 the north/south alley that borders the property on the east as shown on the Site Plan.

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 on the east into an enclosed parking garage. 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.

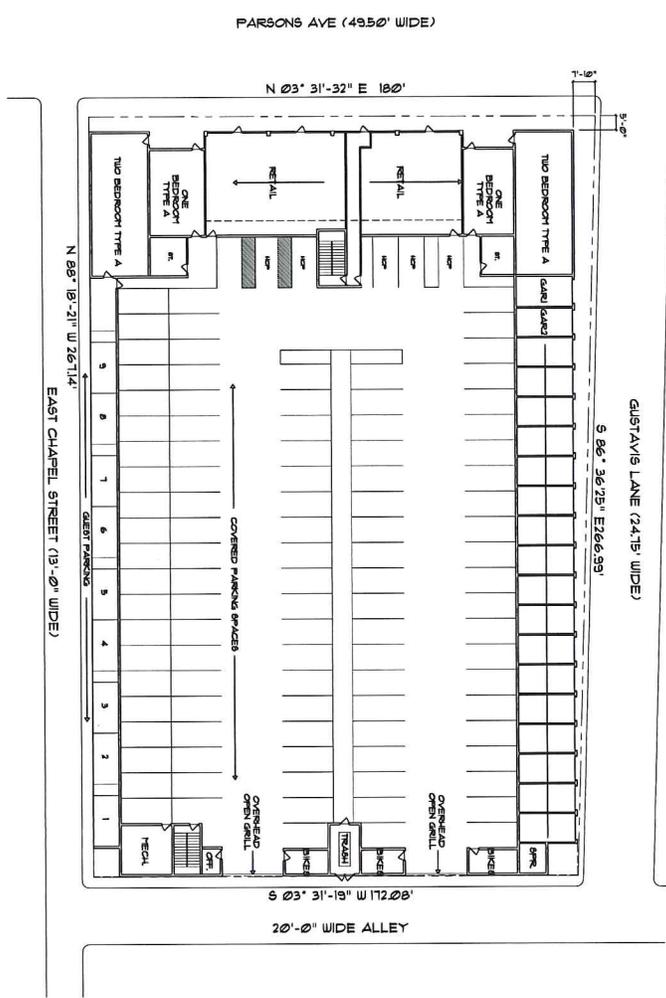
No adverse emissions will occur as a result of this development.

The undersigned, being the owner of the subject property, or their authorized representative, do hereby agree for themselves, and their heirs, successors and assigns, to abide by the above restrictions, conditions, and commitments

regarding development of the subject property, and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision(s) of the Columbus City Code.

Respectfully submitted,

216-017



Development and Site Tabulations

- Site Address: 122 South Parsons Avenue
- Site Area: 1.079 acres
- Site Boundaries:
 - West: Parsons Avenue
 - North: Gustavus Lane
 - East: 20' wide alley
 - South: East Chapel Street
- Proposed Structure - One Building
- Site Coverage: 95%
- Number of Stories: Three
- Building Uses: Retail/Residential/Parking
- Maximum Height: 42'-0"
- 1st Floor Area: 44,720 sq. ft.
- 2nd Floor Area: 29,600 sq. ft.
- 3rd Floor Area: 29,600 sq. ft.
- Residential Units:
 - Type A 1 BR - 2
 - Type A 2BR - 2
 - One BR Flat - 48
 - Two BR Flat - 26
- Total Units: 78
- Total Retail: 3,260 sq. ft.
- Parking
 - Accessible - 5 spaces
 - Enclosed Garage - 101 spaces
- Enclosed Individual Garages: 20 one car
- Outdoor Covered Guest Spaces: 9 spaces
- Total Parking Provided: 135 spaces
- Total Required Parking: 117 spaces

REV.	ISSUED	DATE

DATE
29 FEBRUARY 2016
DRAWN

SITE PLAN
SHEET NUMBER
A1-1

JLB PROJECT #1803

A MIXED USE FACILITY AT
122 PARSONS AVE
COLUMBUS, OHIO 43215

JLB ARCHITECTS AND PLANNERS A.L.A.
3040 Riverchase Drive, Suite 102, Columbus, Ohio 43221
PH 614/488-8814 FX 614/488-7224 Email: jlb@jlb.com

216-017



○ PERSPECTIVE
SCALE: N.T.S.

METROPOLITAN
H O L D I N G S



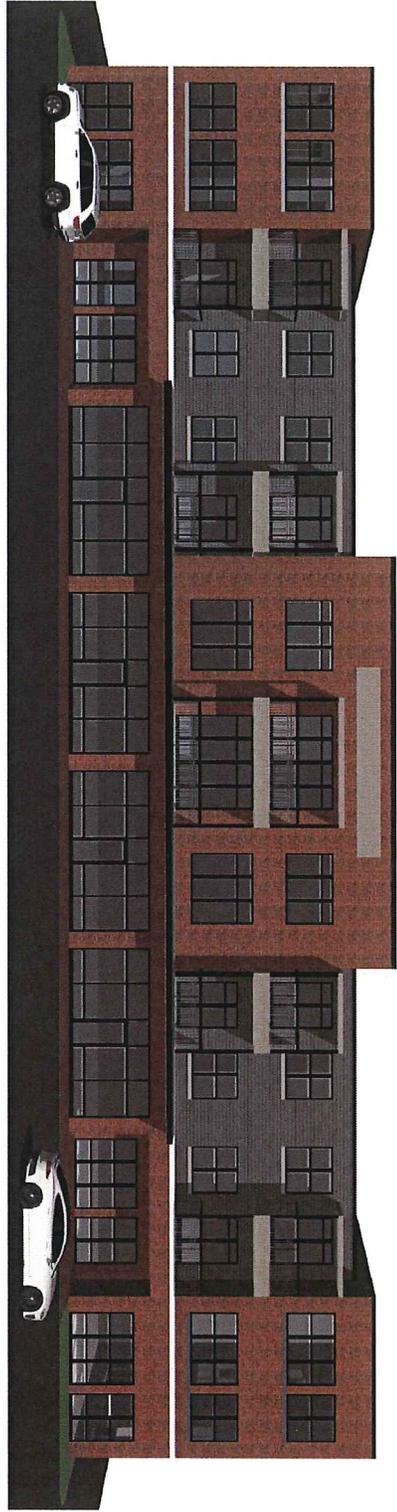
24 FEBRUARY 2016

A MIXED USE FACILITY AT
122 PARSONS AVE
COLUMBUS, OHIO 43215

J.L. Beniger
J.L. BENIGER, INC. ARCHITECTS AND PLANNERS A.L.A.
3000 Riverside Drive, Suite 1204, Columbus, Ohio 43221
PH: 614.462.8314 FAX: 614.462.8728 Email: info@jlb.com

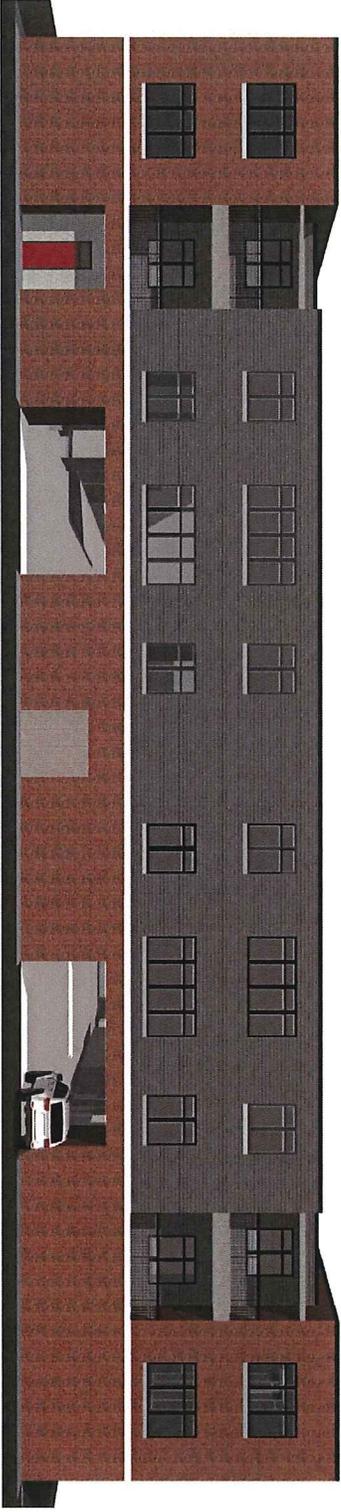
JLB #: 16003

216-017



WEST ELEVATION

SCALE: NTA



EAST ELEVATION

SCALE: NTA

METROPOLITAN
HOLDINGS



24 FEBRUARY 2016

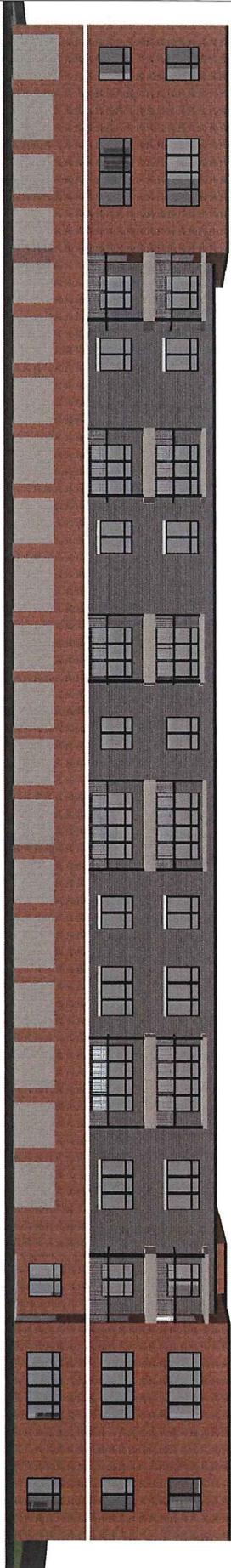
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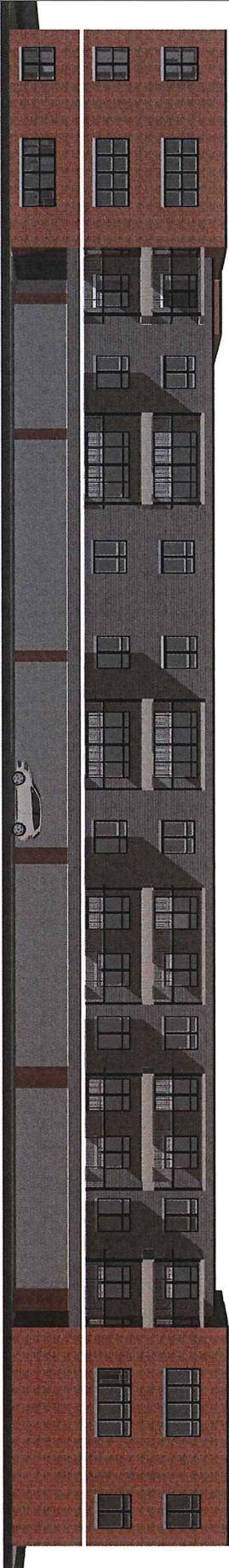
JLBENDER, INC. ARCHITECTS AND PLANNERS A.I.A.
1200 University Park, Suite 100, Columbus, Ohio 43221
PH: 614.461.1515 FAX: 614.461.1529 Email: info@jlbender.com

JLB #: 16003

216-017



NORTH ELEVATION
SCALE: NTS



SOUTH ELEVATION
SCALE: NTS

METROPOLITAN
HOLDINGS

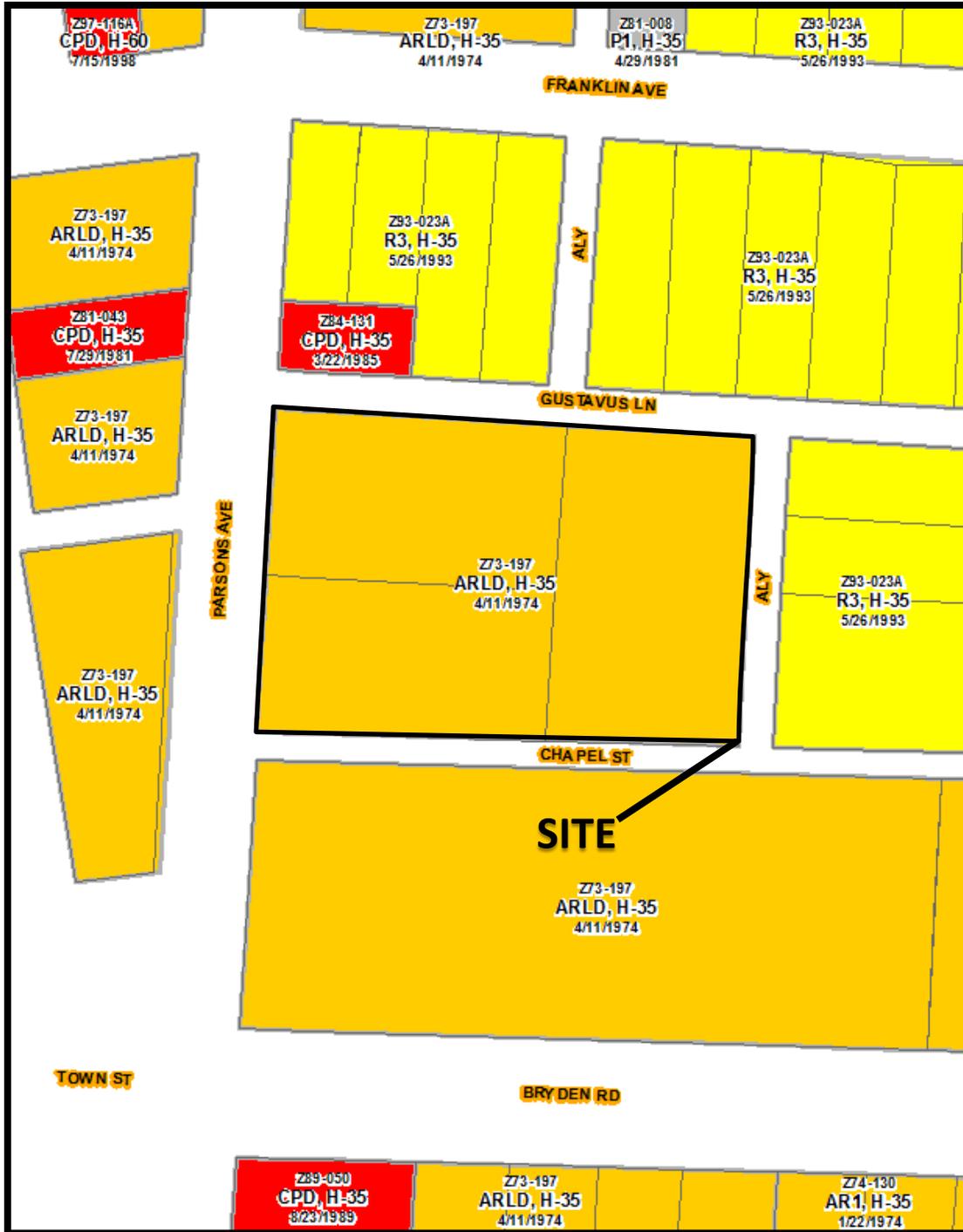


24 FEBRUARY 2016

A MIXED USE FACILITY AT
122 PARSONS AVE
COLUMBUS, OHIO 43215

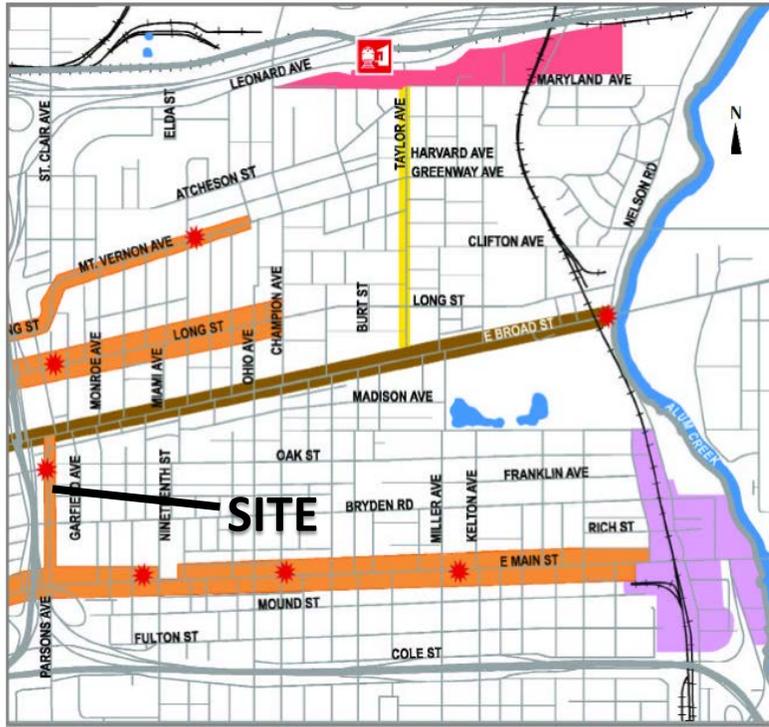


JLB ARCHITECTS AND PLANNERS A.L.A.
3000 Riverside Drive, Suite 122, Columbus, Ohio 43221
PH: 614.488.8814 FX: 614.488.7724 Email: info@jlbarch.com
JLB #: 16003



Z16-017
 136 Parsons Avenue
 Approximately 1.08 acres
 ARLD to CPD

DEVELOPMENT STRATEGY



►► **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

►► **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/ accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street:
- Higher Density Residential/ Mixed Use Development:
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

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 136 Parsons Avenue
 Approximately 1.08 acres
 ARLD to CPD



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136 Parsons Avenue
Approximately 1.08 acres
ARLD to CPD