

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 12, 2016**

- 7. APPLICATION: Z16-017**  
**Location:** **136 PARSONS AVENUE (43215)**, being 1.08± acres located at the southeast corner of Parsons Avenue and Gustavus Lane (010-040376, 010-053476, & 010-056881; Near East Area Commission).  
**Existing Zoning:** ARLD, Apartment Residential District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Mixed use residential and commercial  
**Applicant(s):** Parsons Parc II LLC; c/o David Hodge, Atty.; Underhill Yaross & Hodge LLC; 8000 Walton Parkway; Suite 120; New Albany, OH 43219.  
**Property Owner(s):** The Applicant.  
**Planner:** James Burdin; 614-645-1341; [jeburdin@columbus.gov](mailto:jeburdin@columbus.gov)  
Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

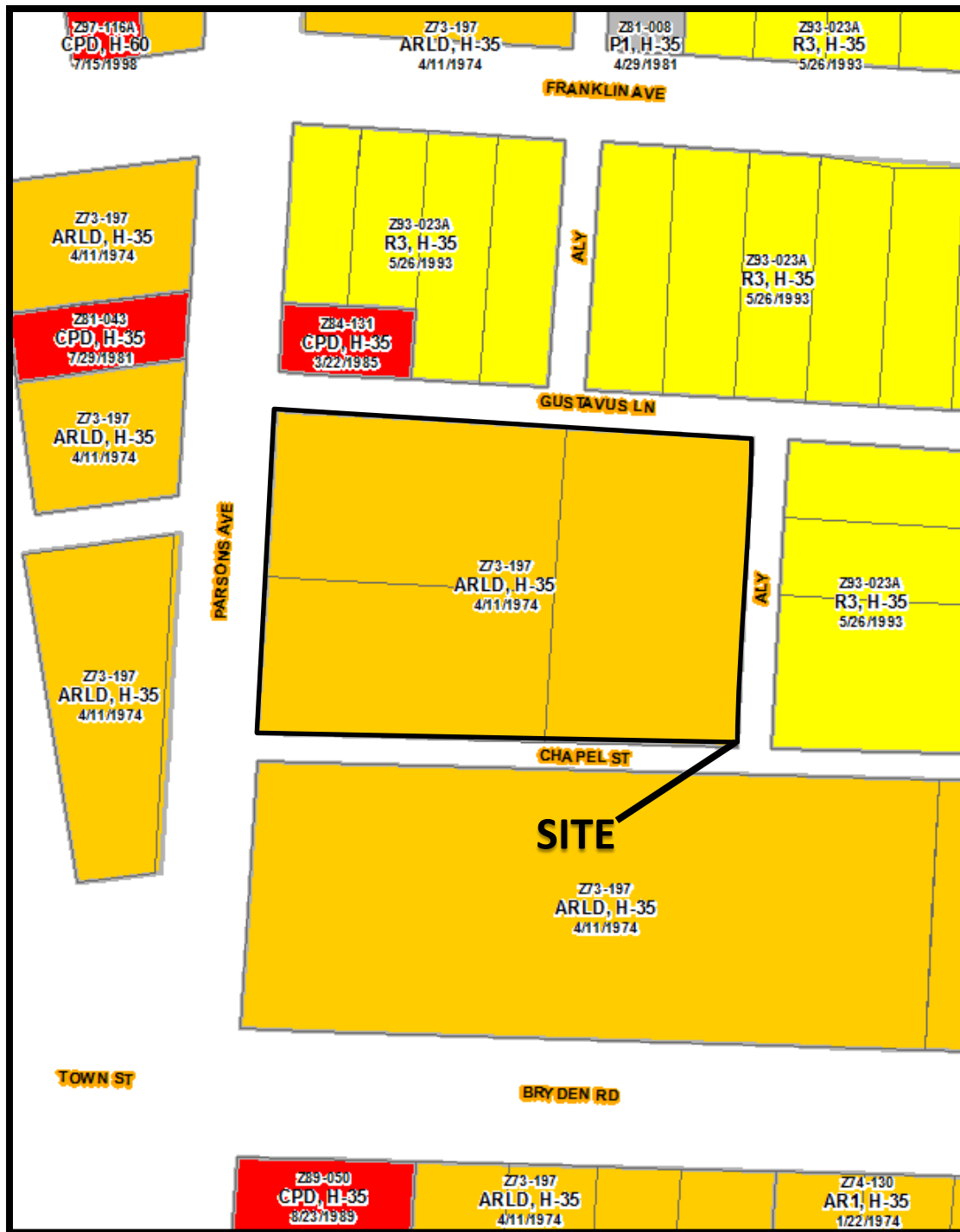
- The 1.08± acre site consists of three parcels that are currently undeveloped and zoned in the ARLD, Apartment Residential District. The applicant proposes the CPD, Commercial Planned Development District to allow for mixed-use commercial and residential development. The site is located within the boundaries of the Parsons Avenue/Olde Towne Quarter Urban Commercial Overlay.
- The site is bordered to the north, south, and west along Parsons Avenue by mixed use development in the ARLD, Apartment Residential District and CPD, Commercial Planned Development District. To the north and east is residential development in the R-3, Residential District.
- The site is located within the boundaries of 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 development text allows uses permitted in the C-4, Commercial District with several restrictions. The text includes provisions for building setbacks, access, landscaping, and lighting, and includes a commitment to a site plan and elevations. The text also includes variances to building height, required parking, vision clearance, and to allow stacked parking spaces.
- This site is also subject to concurrent Council variance CV16-017, which would allow

four handicapped-accessible residential units on the ground floor in the proposed CPD, Commercial Planned Development District. That request will be heard by City Council and will not be considered at this Development Commission hearing.

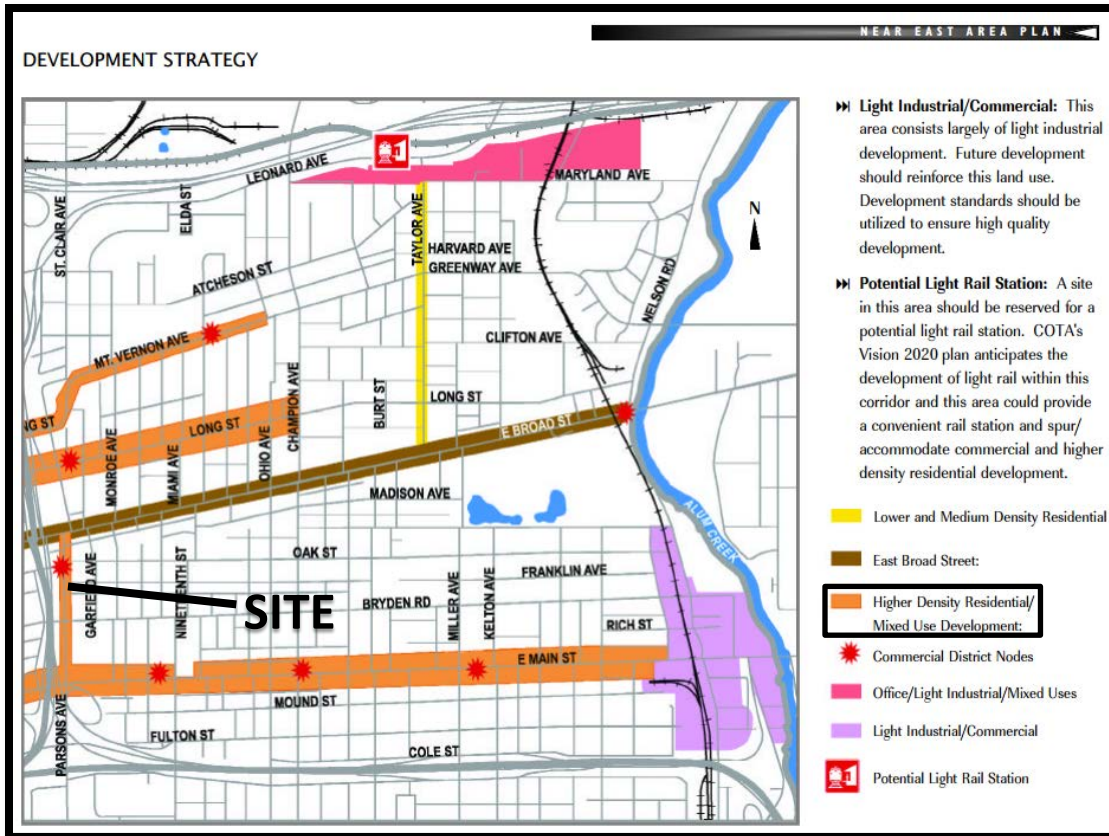
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- The *Columbus Thoroughfare Plan* identifies Parsons Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from the centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD zoning classification would permit most C-4 uses and allow the applicant to develop the site with a mixed-use building with both residential and commercial uses. The proposed blend of uses is consistent with the recommendations of both the *Near East Area Plan* and the *Olde Towne Quarter Economic Development Strategy*. The proposal to “build out” the site is not inconsistent with other sites along the city’s older commercial corridors, and the proposed height is consistent with the recommendations of both plans for 3-4 story buildings. While the proposed 78 units (a density of 72± units per acre) exceeds the recommended density of the *Olde Towne Quarter Economic Development Strategy*, staff considers the impact to be offset by the composition of units and provision for off-street parking in an urban setting. Staff considers the proposal to be generally consistent with both plans in that it is a higher density, mixed-use infill development that incorporates urban standards.



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



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



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

## 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:** April 21, 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.

Subject to review and approval by the City of Columbus Planning & Operations Division – Traffic, primary access to the parking garage shall be from a double door on Gustavus Lane along the north. Limited secondary access 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 or malfunction, emergencies, or the like.

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 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 intersection of Parsons Road and East Chapel Street. This is purely technical as there is no actual vision clearance encroachment due to the fact that East Chapel Street is one-way east.
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.

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.

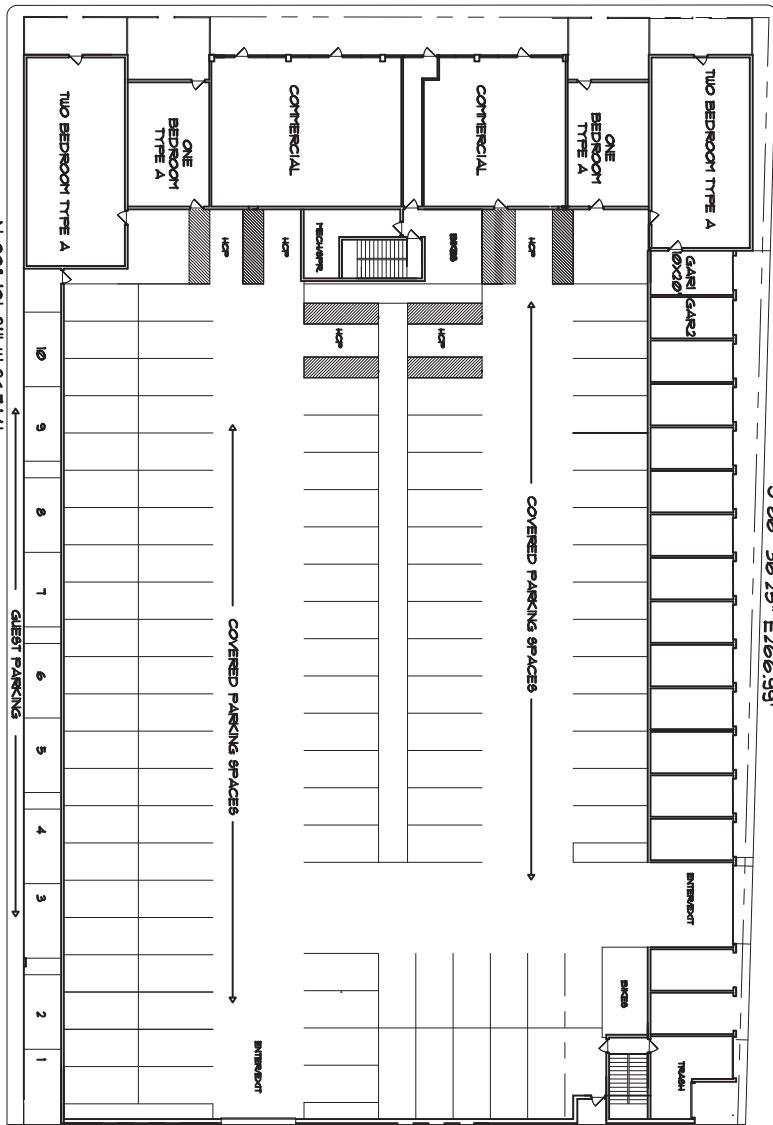
Respectfully submitted,

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GUSTAVUS LANE (24.75' WIDE)

5 86' 36.75" E 266.99'



PARSONS AVE (49.50' WIDE)

N 03° 31'-32" E 180'

N 88° 18'-21" W 267.14'

EAST CHAPEL STREET (13'-0" WIDE)

S 03° 31'-19" W 172.08'  
20'-0" WIDE ALLEY

**SITE PLAN**  
SCALE: 1" = 30'-0"

#### 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  
Number of Stories: Three  
Building Uses: Commercial/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 Commercial: 3,300 sq. ft.

Parking  
Accessible - 5 spaces  
Tandem Spots - 54 spaces  
Single Regular Spaces - 46  
Enclosed Individual Garages - 16 one car  
Outdoor Covered Guest Spaces: 10 spaces  
Total Parking Provided: 131 spaces  
Total Required Parking: 150 spaces

**METROPOLITAN**  
HOLDINGS



20 APRIL 2016

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

*JL Berger*  
JL BERGER, INC. ARCHITECTS AND PLANNERS AIA  
3040 Riverside Drive, Suite 132, Columbus, Ohio 43221  
PH: 614.468.8814 FX: 614.468.7724 Email: info@jberger.com  
JLB # - 16003



**METROPOLITAN**  
HOLDINGS



11 APRIL 2016

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

**#benderinc**  
JL BENDER INC ARCHITECTS AND PLANNERS AIA  
3040 Riverside Drive, Suite 132, Columbus, Ohio 43221  
PH 614.488.8814 FX 614.488.7254 Email: info@bender.com

JLB #: 16003



# WEST ELEVATION

SCALE: N.T.S.



# EAST ELEVATION

SCALE: N.T.S.

**METROPOLITAN**  
HOLDINGS



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

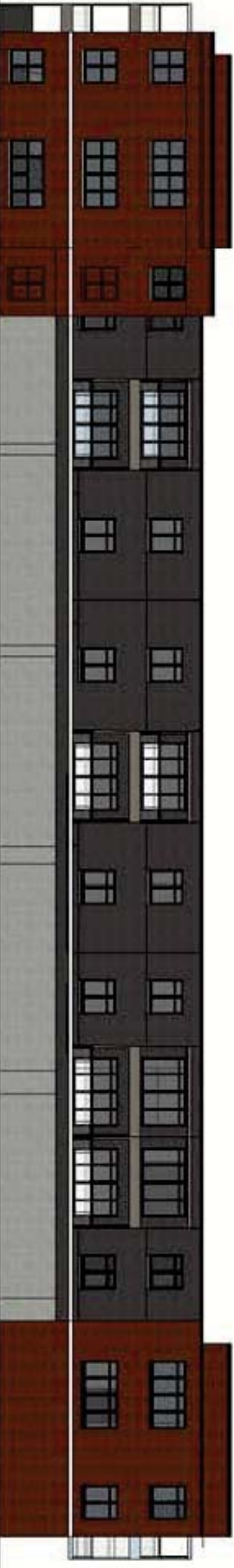
20 APRIL 2016

*JL BENDER INC.*

JL BENDER INC. ARCHITECTS AND PLANNERS AIA  
3300 Riverside Drive, Suite 100, Columbus, Ohio 43221  
PH: 614.462.8914 FAX: 614.462.7206 Email: jlb@jlbender.com  
JLB #: 16003



**NORTH ELEVATION**  
SCALE: N.T.S.



**SOUTH ELEVATION**  
SCALE: N.T.S.



20 APRIL

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

*JL Brinker*  
JL BRINKER, INC. ARCHITECTS AND PLANNING A.L.A.  
2045 Riverside Drive, Suite 102, Columbus, Ohio 43201  
PH: 614.463.5914 FX: 614.463.7724 Email: info@brinker.com  
JLB #: 16003



**Burdin, James E.**

---

**From:** Kathleen Bailey <kathleendbailey@hotmail.com>  
**Sent:** Thursday, April 28, 2016 12:50 AM  
**To:** David Hodge; Burdin, James E.; Annie Ross-Womack  
**Cc:** Pine, Shannon L.; drbleschmidt@columbus.gov; Bailey Kathleen  
**Subject:** RE: 136 Parsons Avenue Z16 - 017 Correction

I motioned and it was 'some degree of buffering'. This was after Ms. Donaldson read a very specific list of buffering requirements she wanted NEAC to tack on to any vote in the affirmative for the project. I thought this was too exacting especially since the project is primarily residential. By passing the motion, NEAC agreed that the applicant would come up with an adequate response. Use of the exterior walls to provide buffering meets the proviso of the motion.

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From: david@uhlawfirm.com  
To: JEBurdin@columbus.gov; kathleendbailey@hotmail.com; awd44@aol.com  
CC: SPine@Columbus.gov; drbleschmidt@columbus.gov  
Subject: RE: 136 Parsons Avenue Z16 - 017 Correction  
Date: Thu, 28 Apr 2016 02:26:57 +0000

Hi All-

I thought I ought to circle back w/ everyone to see if I could add some clarity. Everyone is copied, so if I get it wrong, please correct me.

The Near East Area Commission did take action on both applications for 136 Parsons Ave. The rezoning request, Z16 – 017, to change the zoning to the CPD district, and the Council Variance request, CV16 – 017, to allow the 4 first floor handicap accessible residential units.

The “approval with some degree of screening” language was from the Saturday morning Site Hearing. I felt like that discussion was centered around the discussion from Dr. Moore and his wife (her name escapes me) and maybe some others, about the applicability of the screening requirements of C.C. 3321.09, which has since been determined to be inapplicable due to fact that alleys intervene between this property and the adjacent residential uses.

I also believe, that if C.C. 3321.09 were applicable, this project would meet that requirement, as follows:

“A property with a nonresidential zoning classification abutting residentially zoned property shall provide screening that shall include a fence, wall, landscaped mound, densely planted planting strip, or combination thereof....”

Abutting the residential uses with this building are walls and/or garages.

Because of the building configuration, if the condition is some degree of landscape screening along the alleys, we cannot meet that condition. The building is too close to the property lines, and where landscaping might be installed it would not be able to thrive due to the amount of area, and the proximity to the alleys.

If folks are satisfied that the exterior walls of the building are adequate to screen the use, and I think they are, then we do meet the condition.

Okay, this is already “wordy” enough, sorry to ramble on.

Thanks to all of you for your attention to this project. We believe it’s a good one.

David Hodge  
**Underhill & Hodge LLC**  
8000 Walton Parkway, Suite 260  
New Albany, OH 43054  
(614) 306-4649 mobile  
(614) 335-9324 direct  
(614) 335-9320 office  
david@uhlawfirm.com

**Please note e-mail address change and update your records accordingly.**

---

**From:** Burdin, James E. [mailto:JEBurdin@columbus.gov]  
**Sent:** Monday, April 25, 2016 8:43 AM  
**To:** 'Kathleen Bailey' <kathleendbailey@hotmail.com>; Annie Ross-Womack <awd44@aol.com>; David Hodge <david@uhlawfirm.com>  
**Cc:** Pine, Shannon L. <SPine@Columbus.gov>; drbleschmidt@columbus.gov  
**Subject:** RE: 136 Parsons Avenue Z16 - 017 Correction

Ms. Bailey,

I wanted to clarify that 136 Parsons is subject to both rezoning Z16-017 and Council variance CV16-017. The rezoning is to convert the property to CPD and includes all standards variances and the commitment to a site plan. The Council variance is only to allow ground floor residential for the four handicapped-accessible units. Does the recommendation below encompass both of those applications?

Thanks,

James Burdin  
Planner I

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**City of COLUMBUS**  
**Department of Building & Zoning Services**  
Zoning/Council Activities Section  
757 Carolyn Avenue  
Columbus, OH 43224  
**Direct:** 614.645.1341  
**Fax:** 614.645.2463  
**E-mail:** [jeburdin@columbus.gov](mailto:jeburdin@columbus.gov)  
[www.columbus.gov](http://www.columbus.gov)

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**From:** Kathleen Bailey [mailto:[kathleendbailey@hotmail.com](mailto:kathleendbailey@hotmail.com)]  
**Sent:** Monday, April 25, 2016 12:27 AM  
**To:** Annie Ross-Womack; [david@uhlawfirm.com](mailto:david@uhlawfirm.com); Burdin, James E.  
**Cc:** Pine, Shannon L.; [drbleschmidt@columbus.gov](mailto:drbleschmidt@columbus.gov)  
**Subject:** RE: 136 Parsons Avenue Z16 - 017 Correction

I was off on the count and got the correction from Commissioner Cooley - NEAC Secretary

62 Parsons Ave (Carabar) BZA16-917

10-0-4 (Heffernan, Stone, Waddy, Moessner)

136 Parsons CV16-017

10-0-4 (Heffernan, Waddy, Savage, Stone)

There was a total of 15 commissioners present. As Chair I do not vote unless there is a tie.

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From: [kathleendbailey@hotmail.com](mailto:kathleendbailey@hotmail.com)

To: [awd44@aol.com](mailto:awd44@aol.com); [david@uhlawfirm.com](mailto:david@uhlawfirm.com); [jeburdin@columbus.gov](mailto:jeburdin@columbus.gov)

CC: [spine@columbus.gov](mailto:spine@columbus.gov); [drbleschmidt@columbus.gov](mailto:drbleschmidt@columbus.gov)

Subject: RE: 136 Parsons Avenue Z16 - 017

Date: Sat, 23 Apr 2016 00:38:27 -0400

The vote was 10-1-4 (only 1 against). As Commissioner Womack pointed out there were four abstentions. One was Mike Woods who had previously presented a proposal for the same parcel; the other was Ann Heffernan who was advised by her attorney to abstain; not sure why the other two abstained. The text of the motion read " approval with some degree of screening" . We are leaving it up to the applicant to determine how much screening can be accomplished without having any adverse effect on the CPD text.

The changes addressed in BZA16-917 and CV16-017 were discussed as a whole. The vote represents the final recommendation for both. Vote occurred on April 14, 2016 at the monthly General Business meeting of the Near East Area Commission (NEAC).

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Date: Fri, 22 Apr 2016 01:40:20 -0400

From: [awd44@aol.com](mailto:awd44@aol.com)

To: [david@uhlawfirm.com](mailto:david@uhlawfirm.com); [jeburdin@columbus.gov](mailto:jeburdin@columbus.gov)

CC: [SPine@Columbus.gov](mailto:SPine@Columbus.gov); [drbleschmidt@columbus.gov](mailto:drbleschmidt@columbus.gov); [kathleendbailey@hotmail.com](mailto:kathleendbailey@hotmail.com)

Subject: Re: 136 Parsons Avenue Z16 - 017

Greetings All,

Mr. Hodge is correct that NEAC approved the applications with two stipulations, one was screening on the residential alleys and the other was explore the entrances to the parking lot to accommodate traffic flow.

The vote although it was an approval was not 10 - 0, because several commissioners present abstained from the voting due to conflicts of interest. Chair Bailey, who has been copied on this e-mail will inform you of the correct vote as it was recorded in our General Session on last Thursday.

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***From The Personal Email Of:***  
**Ms. Annie J. Ross - Womack**



-----Original Message-----

From: David Hodge <[david@uhlawfirm.com](mailto:david@uhlawfirm.com)>

To: James Burdin ([jeburdin@columbus.gov](mailto:jeburdin@columbus.gov)) <[jeburdin@columbus.gov](mailto:jeburdin@columbus.gov)>

Cc: Pine, Shannon L. <[SPine@Columbus.gov](mailto:SPine@Columbus.gov)>; drbleschmidt <[drbleschmidt@columbus.gov](mailto:drbleschmidt@columbus.gov)>; awd44 <[awd44@aol.com](mailto:awd44@aol.com)>

Sent: Thu, Apr 21, 2016 3:20 pm

Subject: 136 Parsons Avenue Z16 - 017

James-

Attached are the final CPD Text, Plan, and architectural information for 136 Parsons Avenue. The Near East Area Commission recommendation was for approval by a vote of 10 – 0, with the stipulation that the applicant may explore alternative garage access points, subject to review and approval by the City Traffic Engineer.

Since this was originally submitted the primary access point moved from the eastern alley, to a double door on Gustavus Lane to the north. Since the NEAC meeting we added a limited access door on the eastern alley, and the limitation language is provided in the attached CPD Text. The intent of the door on the eastern side of the building is for an alternative access point in the case of blockage, Gustavus door malfunction, or other unforeseen issue requiring it's use, subject to property management's discretion. It is not the intent of the owner/applicant to have that door be used w/ any regularity, and I hope the language in the CPD Text accurately expresses that intent.

I have copied Dan Blechschmidt and Annie Ross-Womack from NEAC on this e-mail to make sure everyone is in the loop.

If anyone has questions or needs any add'l information, please let me know.

Thanks,

David Hodge

**Underhill & Hodge LLC**

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(614) 306-4649 mobile

(614) 335-9324 direct

(614) 335-9320 office

[david@uhlawfirm.com](mailto:david@uhlawfirm.com)

**Please note e-mail address change and update your records accordingly.**