

THE CITY OF COLUMBUS

ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 2A16-002 (Z15-005A)
Date Received: 5/4/16
Application Accepted By: SP Fee: \$3200
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) 76 Parsons Avenue Zip 43215

Is this application being annexed into the City of Columbus [] Yes [X] 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 010011303

[] Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: NEAC

Proposed Use or reason for rezoning request: Amendment of a plat 215-005
3/2/15 Relocation of Carabar (continue on separate page if necessary)

Proposed Height District: 35' Acreage .276A
[Columbus City Code Section 3309.14]

APPLICANT:

Name: Henry Schwarz
Address: 64 Parsons Avenue City/State: Columbus OH Zip: 43215
Phone #: 614 402 1444 Fax #: Email: henry@beol.net

PROPERTY OWNER(S):

Name: Henry and Candis Schwarz
Address: 1454 Sherbrooke Place City/State: Columbus Ohio Zip: 43209
Phone #: Fax #: Email: henry@beol.net
[] Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) [] Attorney [] Agent

Name:
Address: City/State: Zip:
Phone #: Fax #: Email:

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

APPLICANT SIGNATURE: Henry Schwarz, Candis Schwarz
PROPERTY OWNER SIGNATURE: Henry Schwarz, Candis Schwarz
ATTORNEY / AGENT 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

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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 # 215-005A

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) Henry Z Schwarz
64 Parsons Avenue Columbus Ohio 43211

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

<p>1. Mr. Henry Z Schwarz Mrs. Condis C Schwarz 64 Parsons Avenue Columbus, Ohio 43211</p>	<p>2.</p>
<p>3. 614 402 1444</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Henry Schwarz

Subscribed to me in my presence and before me this 02nd day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Benjamin Johnson
October 20, 2020

My Commission Expires:

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



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CPD Text

PROPOSED DISTRICT: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 76 Parsons Avenue

OWNER: Henry and Candis Schwarz

APPLICANT: Henry Schwarz

DATE OF TEXT: ~~6/17/15~~ 4/27/16

APPLICATION: Z15-005A

1. INTRODUCTION:

The subject site is along Parsons Avenue South of Oak Street and North of Franklin Avenue. The site lies within the boundaries of the Near East Area Commission and the Parsons Avenue / Olde Towne Quarter Urban Commercial Overlay.

The site is occupied by 1 building 76-80 Parsons Avenue and is currently zoned under ARLD, Apartment Residential Low Density District, the site has zero setback, access is by pedestrian sidewalk and curbside drop-off. This CPD, Commercial Planned Development District, text is being submitted to rezone the site from ARLD, Apartment Residential Low Density District, to CPD, Commercial Planned District.

2. PERMITTED USES:

(C.C.C. 3351.03) C-1 uses shall be permitted for the site, except that eating and drinking establishment uses may occupy up to 4,000 square feet.

3. DEVELOPMENT STANDARDS:

Except as specified herein, the applicable development standards shall be specified in Chapter 3351, C-1 Community Commercial District.

A .Density, Height Lot and Setback Commitments:

1. Maintain existing zero setbacks on all sides, and existing height district of 35 feet.

B. Access, loading parking and/or other traffic related commitments: N/A

C. Buffering, Landscaping, Open Space and or screening commitments: N/A

D. Building design and/or exterior treatment commitments: N/A

E. Dumpsters, Lighting and/or other environmental commitments: N/A

F. Graphics and Signage commitments:

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4, Commercial District, in addition to compliance with the Graphics Standards of the Parsons Avenue/Olde Town Quarter Urban Commercial Overlay. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments:

The site shall be developed in general conformance with the attached Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of development and when engineering plans are complete. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Building and Zoning Services or a designee, upon submission of the appropriate data regarding the proposed adjustment.

4. CPD REQUIREMENTS:

A. Natural Environment: The site is developed as 11,432 square foot one story brick building with 8,849 being commercial warehouse space, and 2,498 square feet retail space in front of building.

B. Existing Land Use: The building currently houses an accountant occupying approximately 2,245 square feet, a clothing retail and design production operation, occupying 8,437 square feet and a Tattoo shop occupying 750 square feet.

C. Transportation and Circulation: the site access will remain as currently situated.

D. Visual Form of the Environment: The existing uses of the surrounding properties are:

South: Apartments

North: Parking Lot, commercial and retail use

East: Commercial and retail

West: Residential

E. View and Visibility: Existing Structures

F. Proposed development: An eating drinking establishment use of up to 4,000 square feet.

G. Behavior Patterns: Existing traffic flows will be maintained until such time as the I-71 interchange modifications are accomplished to the East of the site.

H. Emissions: No change to character or level of emissions to the site.

5. VARIANCES

~~There is no onsite parking. A variance is needed to conform the existing condition of no off street parking provided.~~

~~Existing retail use of 11,432 square feet with 0 on site parking spaces with change of use to eating and drinking establishment for 4,000 square feet (calculated per Section 3312.03C.2.c.):~~

~~Required spaces for existing retail: $4000 \times 1 \text{ space per } 250 \text{ square feet} = 16 \text{ spaces} \times 50\% \text{ UCO reduction} = 8 \text{ spaces}$~~

~~Required spaces for change of use to eating and drinking establishment: $4,000 \text{ square feet} \times 1 \text{ space per } 75 \text{ square feet} = 54 \text{ spaces} \times 25\% \text{ UCO reduction} = 40 \text{ spaces}$~~

~~Existing on site spaces: 0~~

~~Difference between intensities: $40 - 8 = 32$~~

~~Required parking for new use = existing + the difference ($0 + 32$)~~

Total variance required for change of use from retail to eating and drinking establishment: 32 spaces.

Therefore, a variance to Section 3312.49, Minimum number of parking spaces required, is requested for 32 parking spaces. Shared parking spaces are provided in the adjacent lot to the north (owned by the applicant) and public parking is available directly west of the site, across Parsons Avenue, but none of these spaces are dedicated to the proposed establishment.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by 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 of the Columbus City Codes.

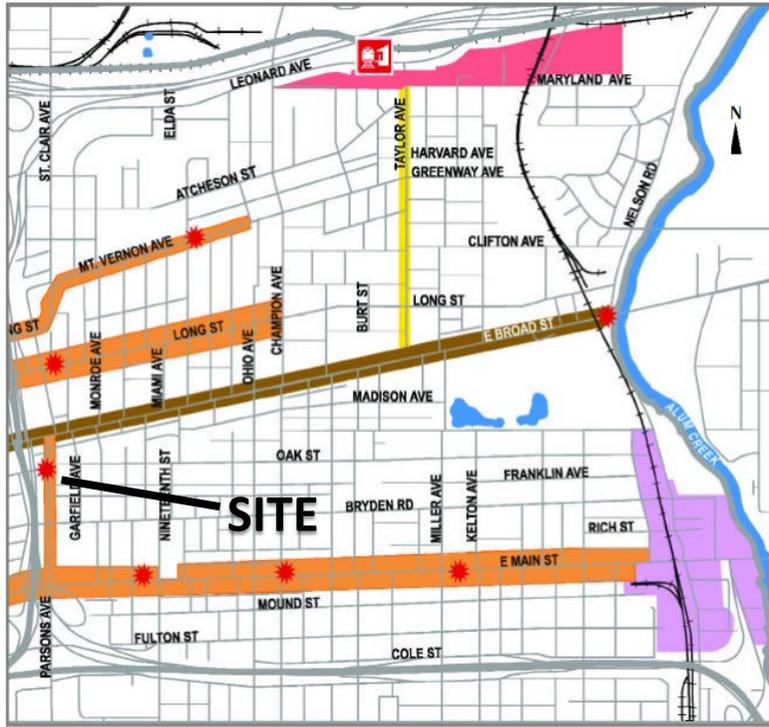
Signature: _____

Ken Schuer

Date: _____

5/2/16

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

Z15-005A
 76 Parsons Avenue
 Approximately 0.28 acres
 CPD Text Amendment



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