

**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 #: 216-057  
Date Received: 8/30/16  
Application Accepted By: SP Fee: \$0 - City is applicant  
Comments: Assigned to Michael Maret; 614-645-2749; mj Maret@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 1859 Parsons Avenue, Columbus, Ohio Zip 43207  
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 010-044235  
 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: Columbus Southside Area Commission  
Proposed Use or reason for rezoning request: Senior housing, retail, restaurant, and office uses

Proposed Height District: H-60 (continue on separate page if necessary)  
Acreage 1.811 +/-  
[Columbus City Code Section 3309.14]

**APPLICANT:**

Name City of Columbus and The NRP Group, LLC c/o John Turner  
Address 50 West Gay Street City/State Columbus, Ohio Zip 43215  
Phone # 614-645-2551 Fax # 614-645-3092 Email jmtturner@columbus.gov

**PROPERTY OWNER(S):**

Name City of Columbus, c/o John Turner, Administrator - Land Development Office  
Address 50 West Gay Street City/State Columbus, Ohio Zip 43215  
Phone # 614-645-2551 Fax # 614-645-3092 Email jmtturner@columbus.gov  
 Check here if listing additional property owners on a separate page

**ATTORNEY / AGENT** (CHECK ONE IF APPLICABLE)  Attorney  Agent

Name N/A  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

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

APPLICANT SIGNATURE [Signature]  
PROPERTY OWNER SIGNATURE [Signature]  
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

**REZONING APPLICATION**

Department of Building & Zoning Services  
Scott Messer, Director  
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Phone: 614-645-7433 www.columbus.gov

**AFFIDAVIT**

(See instruction sheet)

APPLICATION # 216-057

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME John Turner  
of (1) MAILING ADDRESS City of Columbus (Land Development Office) 50 W. Gay Street, Columbus, OH 43215

deposed and states that he 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 1859 Parsons Avenue, Columbus, Ohio 43215  
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) \_\_\_\_\_

(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) City of Columbus  
c/o John Turner, Administrator  
Land Development Office, 50 West Gay Street  
Columbus, Ohio 43215

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

City of Columbus and The NRP Group, LLC  
c/o John Turner 614-645-2551

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

(5) Columbus Southside Area Commission  
Curtis Davis, Zoning Chair      Jim Griffin, Chair  
584 E Moler Street                      507 Sheldon Avenue  
Columbus, Ohio 43207                      Columbus, Ohio 43207

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

(8) [Signature]  
Subscribed to me in my presence and before me this 29th day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) [Signature: Stacey L. Danza]  
My Commission Expires: 11-5-2018

*This Affidavit expires six months after date of notarization.*

*Notary Seal Here*



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  
**Stacey L. Danza**  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018

**EXHIBIT A, Public Notice**  
1859 Parsons Avenue  
Z16- 057  
8/29/2016

**APPLICANT**

The NRP Group, LLC & City of Columbus  
c/o John Turner  
City of Columbus  
Land Development Office,  
50 W Gay Street, Columbus, OH 43215

**PROPERTY OWNER**

City of Columbus  
c/o John Turner, Administrator  
Land Development Office  
50 West Gay Street  
Columbus, Ohio 43215

**ATTORNEY**

N/A

**COMMUNITY GROUP**

Columbus Southside Area Commission  
Curtis Davis - Zoning Chair  
584 E. Moler St.  
Columbus, OH 43207

Columbus Southside Area Commission  
Jim Griffin, Chair  
507 Sheldon Ave.  
Columbus, OH 43207

**PROPERTY OWNERS WITHIN 125 FEET**

Parsons Senior, LLC  
5309 Transportation Blvd.  
Cleveland, Ohio 44125-5333

South German Village LLC  
1931 Parsons Avenue  
Columbus, Ohio 43207

Avis Horjus  
2903 Main Street  
Vancouver, WA 98663-2721

Winsor Sol, LLC  
PO Box 417  
Powell, Ohio 43065-0417

Lauren M. Williams  
380 E Innis Avenue  
Columbus, Ohio 43207-1951

Arthur G New  
Catherine Blackburn  
5157 Beagle Club Road  
Fraziers Bottom, WV 25082-8084

City of Columbus Ohio  
Land Bank  
50 West Gay Street, 4<sup>th</sup> FL  
Columbus, Ohio 43215-9070

Ricky A Mattox  
1103 Vernon Drive  
Columbus, Ohio 43207-4245

Glenna H Carter  
1428 Tall Meadows Drive  
Columbus, Ohio 43223-3676

Barbara L Fabeck, Tr  
Gary Schuen  
PO Box 7727  
Columbus, Ohio 43207-0727

Carmine Tarquinio  
1417 Paulonia Way  
MC Leansville, NC 27301-9806

1859 Parsons Avenue  
Z16- 057  
Exhibit A, Public Notice  
Page 1 of 2, 08/24/2016

1854-1856 Parsons Avenue, LLC  
235 Stanbery Avenue  
Columbus, Ohio 43209-1467

Zoeiter Investment Club  
1251 Worthington Heights Blvd.  
Columbus, Ohio 43235-2134

William R. and Dawn A. Nelson  
7795 W Jefferson Kiousville Road  
London, Ohio 43140-9479

**ALSO NOTIFY**

The NRP Group  
c/o Ms. Mary Hada  
5309 Transportation Boulevard  
Cleveland, Ohio 44125

David Perry  
David Perry Company, Inc.  
145 East Rich Street, 3<sup>rd</sup> FL  
Columbus, Ohio 43215

**REZONING APPLICATION**

Department of Building & Zoning Services  
Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224-3218  
Phone: 614-645-7433 www.columbus.gov

**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 # 216-057

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John Turner  
of (COMPLETE ADDRESS) City of Columbus (Land Development Office) 50 W. Gay Street, Columbus, OH 43215  
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. NRP Group, LLC 5309 Transportation Boulevard Cleveland, Ohio 44125 # of Columbus Based Employees: 9 Contact: Mary Hada (216) 584-0650	2. City of Columbus, Land Development Office 50 West Gay Street Columbus, Ohio 43215 # of Columbus Based Employees: 10,000 +/- Contact: John Turner, Administrator (614-645-2551)
3. _____	4. _____

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29<sup>th</sup> day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-5-2018

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



**Stacey L. Danza**

Notary Public, State of Ohio

My Commission Expires 11/05/2018

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

## **COMMERCIAL PLANNED DEVELOPMENT**

**PROPERTY ADDRESS:** 1859 Parsons Avenue, Columbus, OH 43207  
**EXISTING ZONING:** CPD, Commercial Planned Development  
**PROPOSED DISTRICT:** CPD, Commercial Planned Development  
**OWNER:** City of Columbus c/o John Turner, Administrator, Land Bank, Department of Development, 50 W Gay Street, Columbus, OH 43215  
**APPLICANT:** City of Columbus and The NRP Group, LLC c/o John Turner, Administrator, Land Bank, Department of Development, 50 W Gay Street, Columbus, OH 43215  
**DATE OF TEXT:** August 29, 2016  
**APPLICATION:** Z16- 057

1. **INTRODUCTION:** The 1.811 +/- acre site was zoned CPD (Z11-020, Subarea 2) in 2011. The senior housing permitted in Subarea 1 of Z11-020 has been built. Subarea 2 of Z11-020 permits commercial uses, but is undeveloped. Applicant proposes to rezone Subarea 2 of Z11-020 for senior housing and commercial use. The site plan titled "Parsons Senior II", hereafter "Site Plan", dated \_\_\_\_\_ is submitted as the development plan for the site. Ground level use shall include ground floor senior housing dwelling units.

2. **PERMITTED USES:** Those uses permitted by Chapter 3349 I, Institutional, and 3356, C-4, Commercial of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Except as otherwise noted in the text or Site Plan, the applicable development standards of Chapter 3356 C-4, Commercial District shall apply to the subject site and the Parsons Avenue Urban Commercial Overlay (UCO), as applicable.

### **A. Density, Height, Lot and/or Setback Requirements**

1. Maximum number of senior housing dwelling units shall be 60.
2. The Reeb Avenue building setback may be up to 30' and an outside dining patio may be located within the Reeb Avenue building setback.
3. Height District shall be H-60.

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

1. Vehicular access shall be by curbcuts on Innis Avenue and Reeb Avenue. There shall be no curbcut on Parsons Avenue.

2. Parking shall be provided generally as depicted on the site plan. Site uses will include senior housing (60 units) and may include retail, restaurant, and/or office use.

**C. Buffering, Landscaping, Open Space and/or Screening Commitments**

1. Shade and/or ornamental trees shall be planted in or adjacent to the Parsons Avenue, Innis Avenue and Reeb Avenue right of way. Tree planting shall be at the rate of approximately 40' on center.

2. Foundation plantings shall occur around the building. These plantings shall be a mixture of deciduous, evergreen and flowering shrubs, ornamental grasses and perennials.

**D. Building Design and/or Interior-Exterior Treatment Commitments**

N/A

**E. Graphics and Signage Commitments**

All signage and graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4 Commercial District classification. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

**F. Code Modifications**

1.3356.11, C-4 district setback lines, to reduce the Parsons Avenue building setback line from 50' (Thoroughfare Plan, 4-2 arterial) to zero (0') feet, for the senior housing portion of the building, consistent with the zero (0') setback permitted by the Urban Commercial Overlay (UCO) for commercial uses.

2.3372.604(A)(B), Setback requirements, to increase the maximum building setback on Reeb Avenue from ten (10) feet to a maximum of thirty (30) feet, and to permit an outside dining patio in the Reeb Avenue building setback; and to permit parking that is located behind the building to project in advance of the Reeb Avenue building setback line with a ten (10) foot parking setback.

3.3372.609(A), Parking and Circulation, to permit a parking setback in advance of the Reeb Avenue building setback line.

**G. Miscellaneous**

1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.

2. The property shall be developed in accordance with the submitted site plan titled "Parsons Senior II" dated \_\_\_\_\_ and signed by \_\_\_\_\_. This plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time final development and engineering plans are completed. Any sight adjustment in the site plan shall be reviewed and may be approved by the Director, Department of Building and Zoning Services or his or her designee upon submission of the appropriate data regarding the proposed adjustment.

*The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do 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, other than as noted.*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
John Turner, Administrator, Administrator  
Land Bank, City of Columbus

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
David B. Perry,  
Agent for The NRP Group, LLC

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Donald Plank  
Attorney for The NRP Group, LLC

8/29/2016



# City of Columbus Zoning Plat

Z16-057



## 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: 010044235

Zoning Number: 1859

Street Name: PARSONS AVE

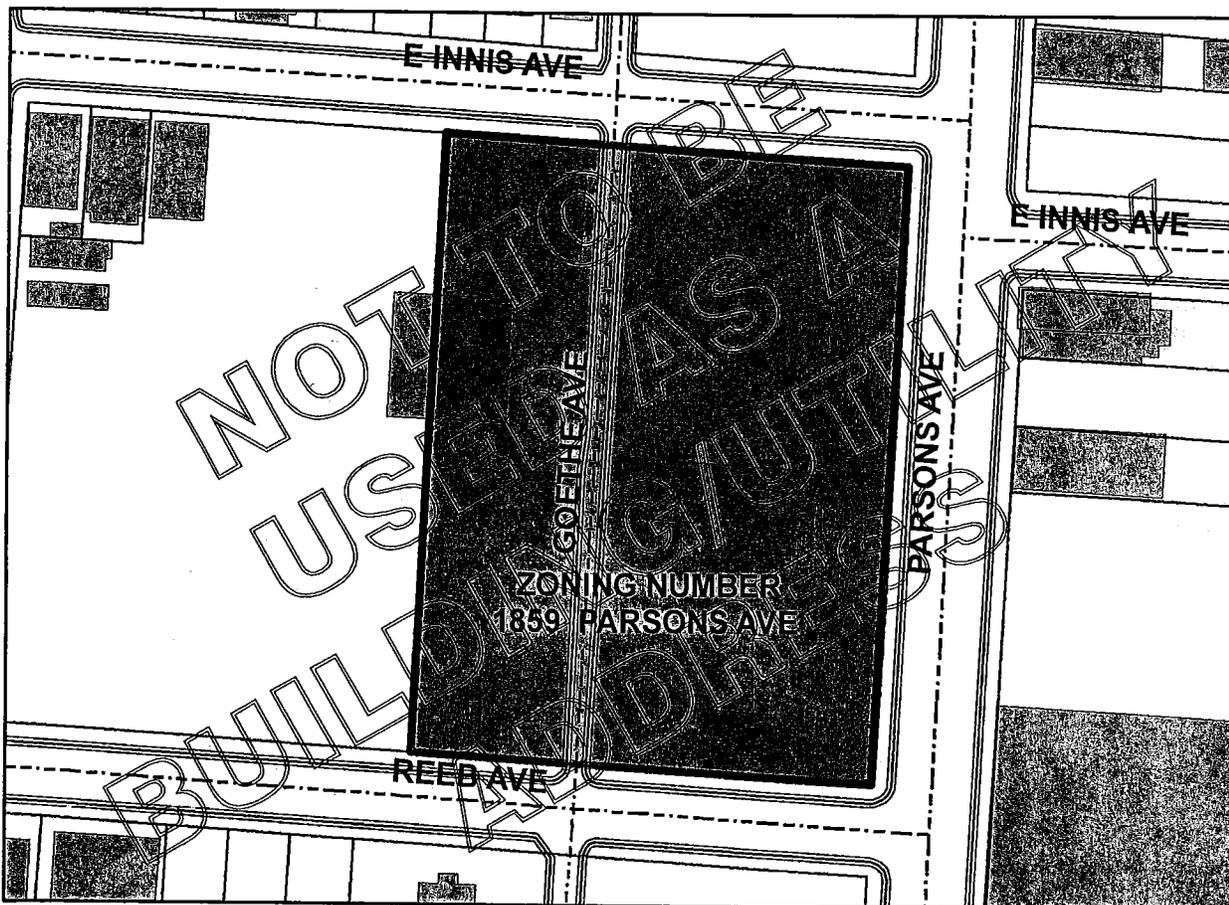
Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY COMPANY, INC (DAVE PERRY)

Issued By: *Adyana Amarian*

Date: 8/24/2016



FRANK D. WILLIAMS, ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 2646



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 8/26/16



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

**EXHIBIT "A"**  
**PARSONS II**  
**ZONING DESCRIPTION**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 28, Township 5, Range 22, Refugee Lands, and being all of that 1.811 acre tract of land described in a deed to **City of Columbus, Ohio**, of record in Instrument Number 201603160031393, all records referenced are on file at the Office of the Recorder for Franklin County, Ohio, being further bounded and described as follows:

**BEGINNING** at the southwest corner of Lot 27 of the 20<sup>th</sup> Century Addition, of record in Plat Book 5, page 496, being the intersection of the north right-of-way line for Reeb Avenue (50 feet wide) and the west right-of-way line for Parsons Avenue (60 feet wide), and being the southeast corner of said 1.811 acre tract;

Thence **North 86 degrees 19 minutes 11 seconds West**, along the south line of said 1.811 acre tract, along the north right-of-way line for said Reeb Avenue, a distance of **245.00 feet** to the southwest corner of said 1.811 acre tract, being the southeast corner of that 1.559 acre tract described in a deed to Parsons Senior LLC, of record in Instrument Number 201311260196273;

Thence **North 03 degrees 30 minutes 08 seconds East**, along the west line of said 1.811 acre tract and the east line of said 1.559 acre tract, a distance of **322.00 feet** to the northwest corner of said 1.811 acre tract, being the northeast corner of said 1.559 acre tract, and being on the south right-of-way line for Innis Avenue (50 feet wide);

Thence **South 86 degrees 19 minutes 11 seconds East**, along the north line of said 1.811 acre tract, along the south right-of-way line for said Innis Avenue, a distance of **245.00 feet** to the intersection with the west right-of-way line for said Parsons Avenue, being the northeast corner of said 1.811 acre tract;

Thence **South 03 degrees 30 minutes 08 seconds West**, along the east line of said 1.811 acre tract, along the west right-of-way line for said Parsons Avenue, a distance of **322.00 feet** to the **POINT OF BEGINNING** for this zoning description.

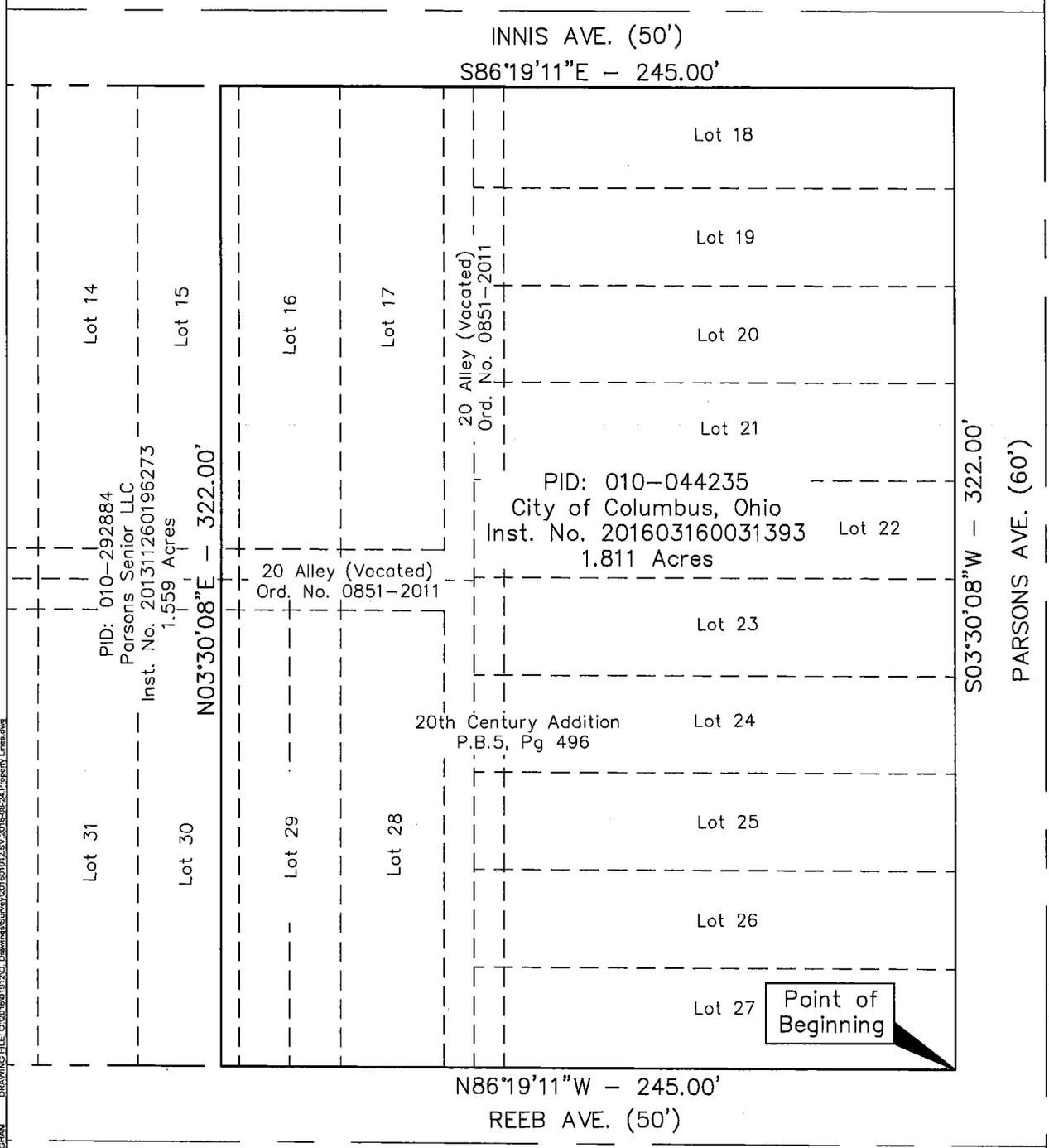
The above description contains a total area of **1.811 acres**, within Franklin Co. Auditor Tax Parcel Number 010-044235;

Bearings described herein are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (CORS 1996 Adjustment), as established utilizing an NGS OPUS solution.

This description was prepared by American Structurepoint, Inc. and is intended for zoning purposes only.

216-057

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS  
SECTION 28, TOWNSHIP 5, RANGE 22, REFUGEE LANDS



**BASIS FOR BEARINGS**

Bearings described herein are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (CORS 1996 Adjustment), as established utilizing an NGS OPUS solution.

PLOT DATE: 8/24/2016 9:07 AM  
 PLOT SCALE: 1" = 50'  
 DRAWING FILE: O:\3016019120\_Drawing\Subarea\301601912.SV, 2016-08-24\_Property Lines.dwg  
 EDITED BY: BBINGHAM  
 EDIT DATE: 8/27/2016

**the**  
**NRP**  
 group LLC

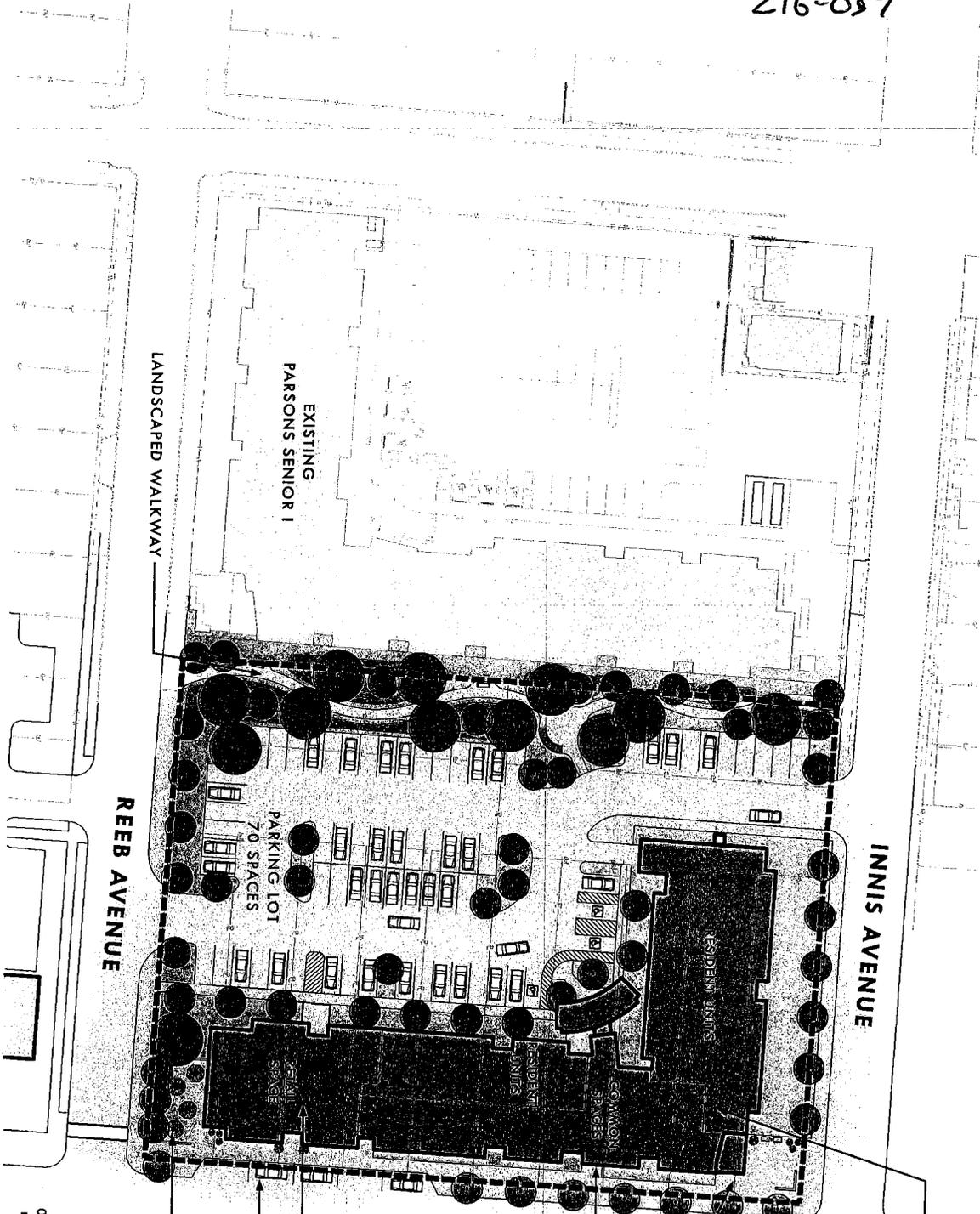
**AMERICAN**  
**STRUCTUREPOINT**  
 INC.

2250 Corporate Exchange Drive | Suite 300  
 Columbus, Ohio 43231  
 TEL 614.901.2235 | FAX 614.901.2236  
 www.structurepoint.com

**PARSONS II**  
**ZONING EXHIBIT**  
 1833 S. Parsons Ave  
 Columbus, OH  
 43215

Scale:	1" = 50'
Drawn By:	BPB
Checked By:	BPB
Date:	8/24/2016
Job No.:	2016.01912

**EXHIBIT**  
**"B"**  
  
**1**



PROPOSED 4-STORY MIXED-USE BUILDING

60 UNITS - LOCATED ON THE GROUND FLOOR AND 3 UPPER FLOORS

COMMON SPACE AMENITIES - LOCATED ON THE GROUND FLOOR, FRONTING PARSONS AVENUE

RETAIL SPACE - GROUND FLOOR AT THE CORNER OF PARSONS AVENUE & REEB AVENUE

RESIDENTIAL COMMON SPACE PLAZA

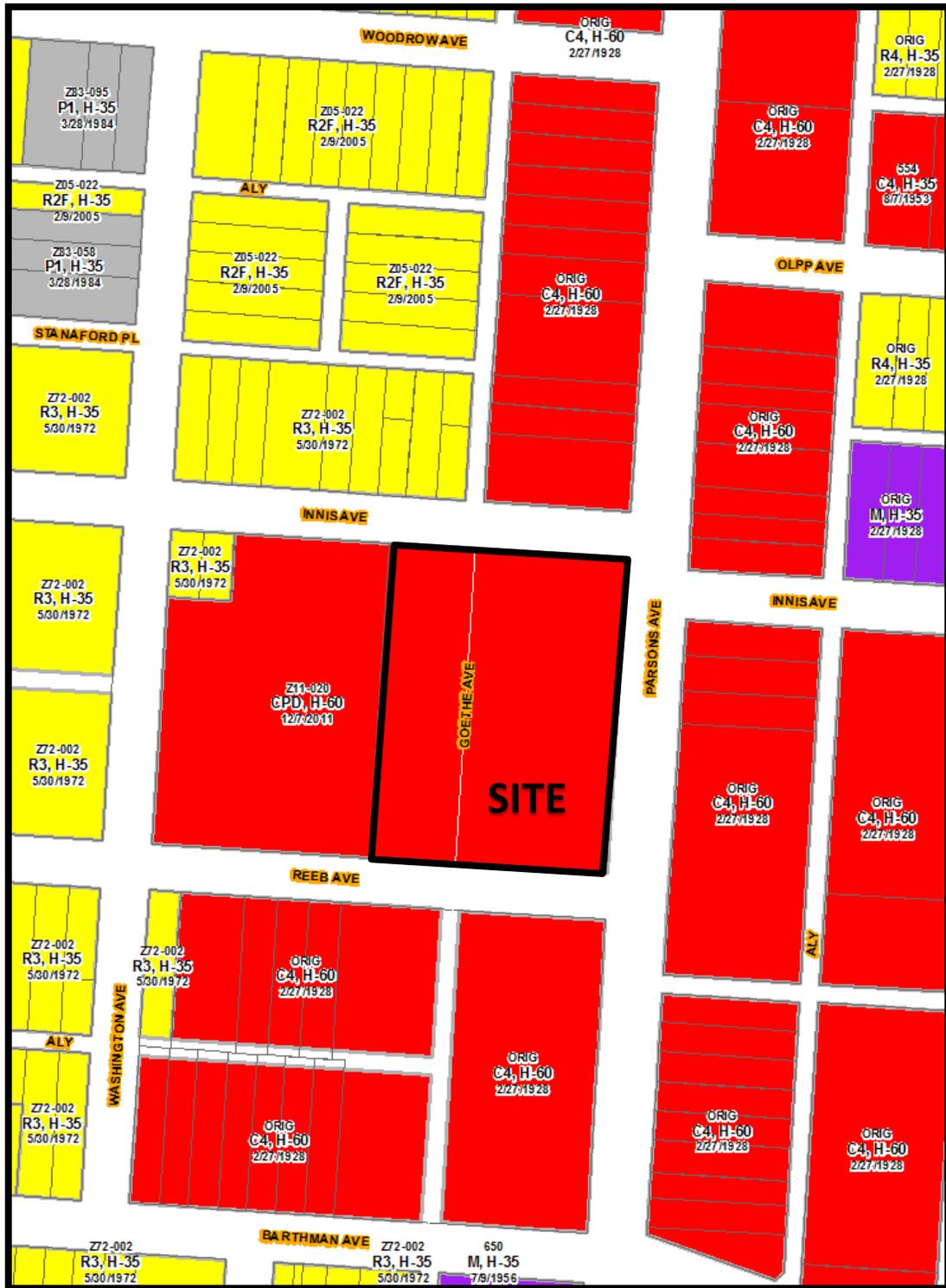
MAIN ENTRANCE

+/- 4,000 SF RETAIL SPACE

PROPOSED ON-STREET PARALLEL PARKING, 5 SPACES

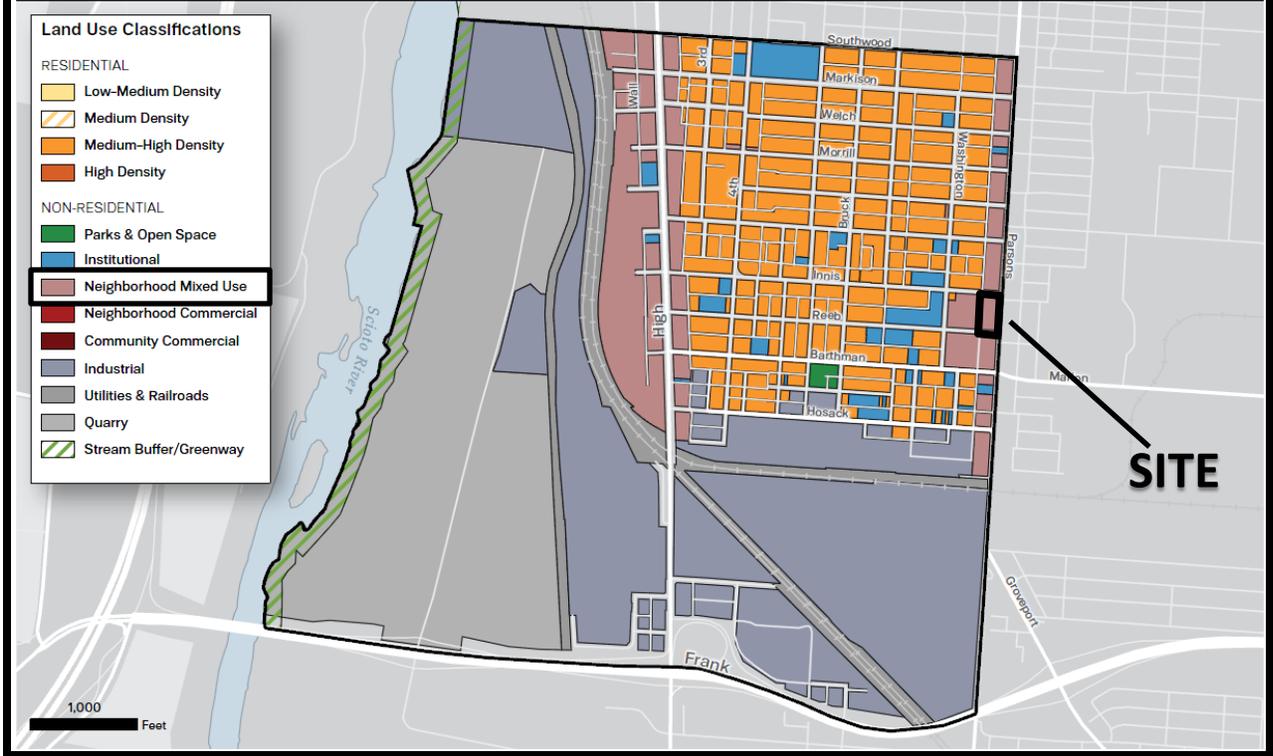
OUTDOOR SEATING/DINING





Z16-057  
 1859 Parsons Avenue  
 Approximately 1.81 acres  
 CPD to CPD

**FIGURE 10: FUTURE LAND USE PLAN: QUADRANT 2**



Z16-057  
1859 Parsons Avenue  
Approximately 1.81 acres  
CPD to CPD



Z16-057  
1859 Parsons Avenue  
Approximately 1.81 acres  
CPD to CPD