

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2016**

- 5. APPLICATION: Z16-057**
Location: **1859 PARSONS AVENUE (43207)**, being 1.81± acres located at the southwest corner of Parsons Avenue and Innis Avenue (010-044235; Columbus Southside Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Senior housing, retail, restaurant, and office uses.
Applicant(s): City of Columbus and The NRP Group, LLC; c/o John Turner; Land Bank, Department of Development; 50 West Gay Street, 4th Floor; Columbus, OH 43215; David Perry, David Perry Company, Inc., Agent; 423 East Town Street, 2nd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 423 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): City of Columbus; c/o John Turner; Land Bank, Department of Development; 50 West Gay Street, 4th Floor; Columbus, OH 43215.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

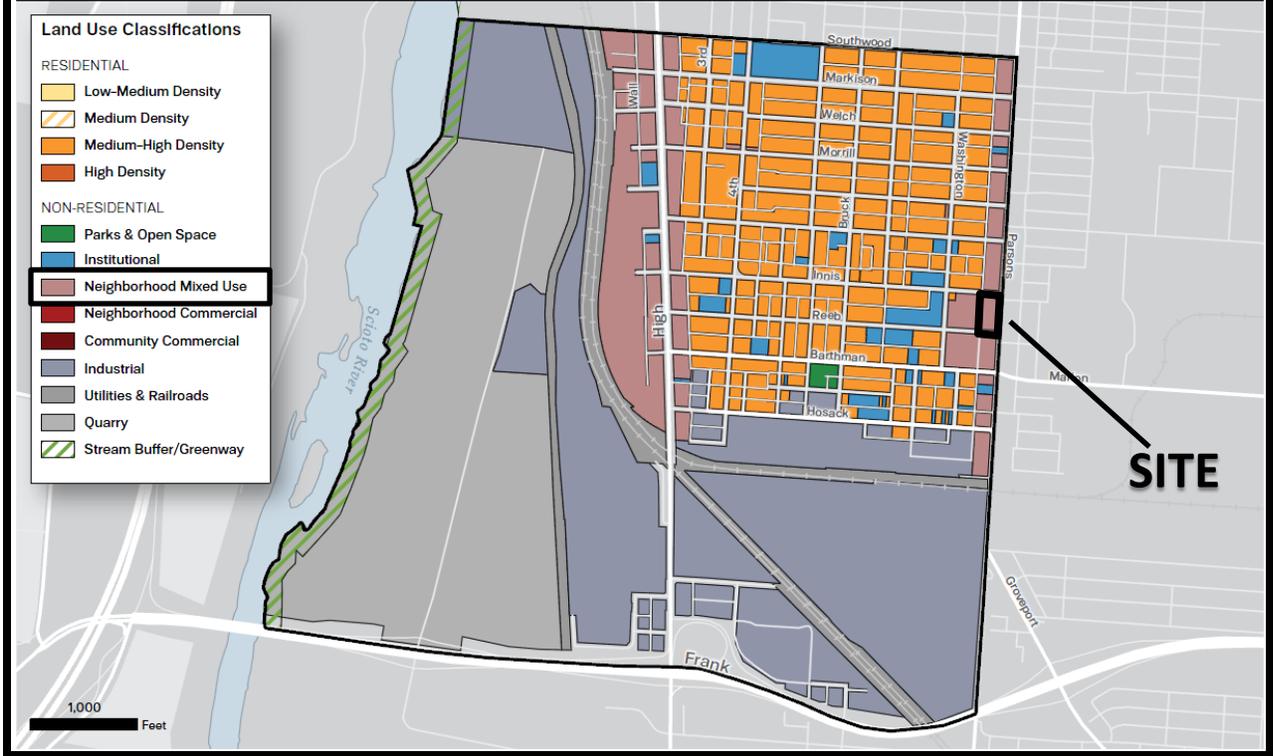
- The 1.81± acre site consists of a single undeveloped parcel in the CPD, Commercial Planned Development District which permits within Subarea B of Z11-020 commercial development with development standards variances. The applicant proposes a new CPD, Commercial Planned Development District to permit a mixed use development including senior housing, retail, restaurant, and offices.
- The site is bordered to the north by vacant C-4 Commercial District properties along Parsons Avenue, and single-unit dwellings in the R-3, Residential District along Innis Avenue. To the south and east are commercial businesses and a City of Columbus health and wellness center along the Parsons Avenue corridor in the C-4, Commercial District. To the west are elderly housing apartment units in the CPD, Commercial Planned Development District.
- The site is subject to the Parsons Avenue Urban Commercial Overlay and is within the planning area of the *Southside Plan* (2014), which recommends “Neighborhood Mixed Use” for this location.
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval.

- The CPD text permits I, Institutional and C-4 Commercial District uses to permit those uses planned for the site. Development standard commitments address maximum density (60 senior housing units), maximum square footage of restaurant space (1,500 square feet), building height, setbacks, site access, and landscaping. Variances are included to increase permitted density, and for setback lines, setback requirements, and parking and circulation.
- The *Columbus Thoroughfare Plan* identifies Parsons Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD zoning classification would permit the construction of a 60-unit elderly apartment building that includes mixed retail, restaurant, and office uses. This development is considered compatible with the density and development standards of adjacent residential and commercial developments. The request is consistent with the *Southside Plan's* land use recommendation for "Neighborhood Mixed Use" at this location.

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

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 c/o John Turner, Administrator, Land Bank, Department of Development, 50 W Gay Street, Columbus, OH 43215 and The NRP Group, LLC c/o Dave Perry, David Perry Company, Inc., 423 E Town Street, FL 2, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 423 E Town Street, FL 2, Columbus, OH 43215
DATE OF TEXT: October 25, 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. There shall be a maximum of 60 senior housing dwelling units and a maximum of 4,000 square feet of commercial space. The maximum restaurant area shall be 1,500 square feet of the 4,000 square feet for commercial space.

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 up to 4,000 +/- square feet of commercial use(s). The maximum restaurant area shall be 1,500 square feet of the 4,000 square feet for commercial 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

- 1.3349.03(w), Permitted Uses, to reduce lot area per senior housing unit from 2,500 square feet to 1,300 square feet/unit for the proposed 60 senior housing dwelling units
- 2.3356.11, 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) to ten (10) foot setback permitted by the Urban Commercial Overlay (UCO) for commercial uses, and to reduce the Innis Avenue building setback line from 25' to 20'.
- 3.3372.604(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.

4.3372.609(A), Parking and Circulation, to permit a ten (10) foot Reeb Avenue parking setback.

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
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

10/25/2016



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



STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z16-057

Address 1859 Parsons Avenue

Group Name Columbus Southside Area Commission

Meeting Date October 25, 2016

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

- Approval
- Disapproval

NOTES:

Vote 13 For 00 AGAINST

Signature of Authorized Representative [Signature]

SIGNATURE

SOUTH SIDE AREA COMMISSION

RECOMMENDING GROUP TITLE

614-332-3355

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at (614) 645-2463
OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.