

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 11, 2015**

- 6. APPLICATION: Z15-005**  
**Location:** **76 PARSONS AVENUE (43215)**, being 0.28± acres located on the east side of Parsons Avenue, 105± feet south of Oak Street (010-011303; Near East Area Commission).  
**Existing Zoning:** ARLD, Apartment Residential District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Mixed commercial development.  
**Applicant(s):** Henry Schwarz; 64 Parsons Avenue; Columbus, OH 43215.  
**Property Owner(s):** Henry and Candis Schwarz; 1454 Sherbrooke Place; Columbus, OH 43209.  
**Planner:** Eliza Thrush, 645-1341, [ecthrush@columbus.gov](mailto:ecthrush@columbus.gov)

**BACKGROUND:**

- The site is developed with office/retail tenant space and is zoned in the ARLD, Apartment Residential District. The applicant proposes the CPD, Commercial Planned Development District to allow the relocation of a restaurant located across the street, which will be demolished due to a taking by ODOT for right-of-way.
- The site is surrounded by commercial development in the CPD, Commercial Planned Development District to the north and residential development and a parking lot to the east, zoned in the R-3, Residential and P-1, Parking Districts, respectively. To the south is an apartment building in the ARLD, Apartment Residential District, and to the west is commercial development in the CPD, Commercial Planned Development District and parking in the P-2, Parking District.
- The site falls within the boundaries of the *Near East Area Plan* (2005), which recommends high density residential and mixed uses for the site.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- The CPD text includes development standards for permitted uses, and setbacks. A parking variance for 32 spaces is also requested.
- 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, Commercial Planned Development District would allow an eating and drinking establishment to be relocated across the street due to a taking from ODOT. The proposed commercial uses are consistent with the land use recommendations of the *Near East Area Plan*.



DEVELOPMENT STRATEGY

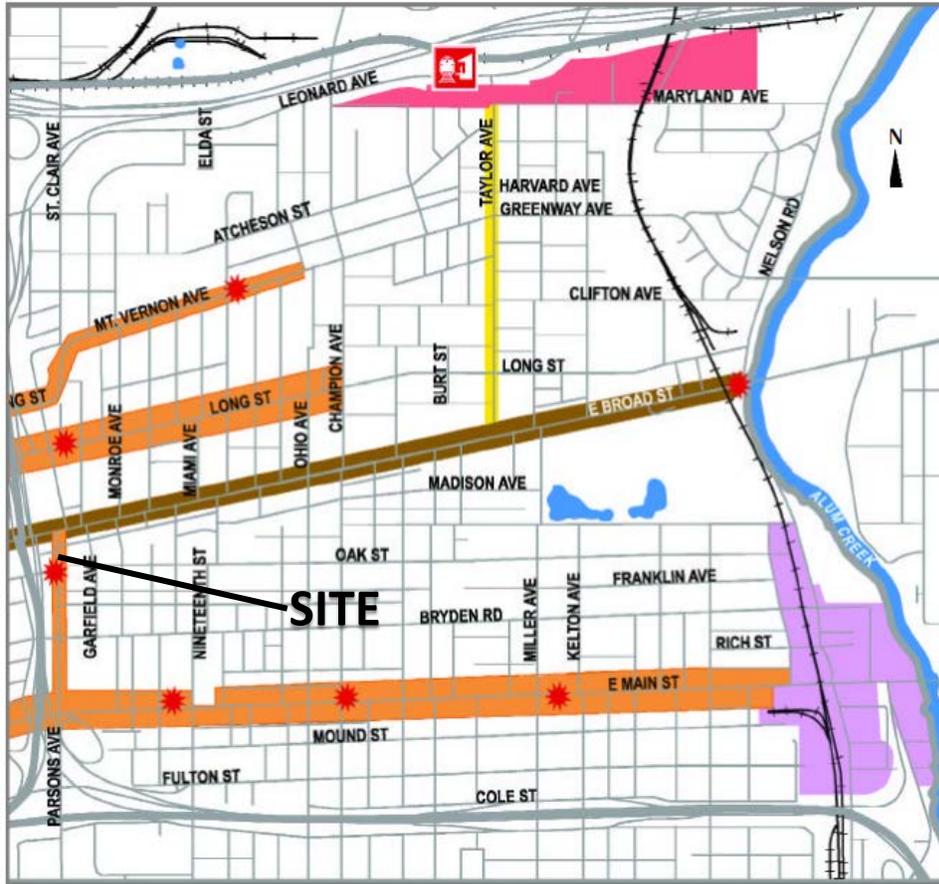


Figure 5

►► **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

Z15-005  
76 Parsons Avenue  
Approximately 0.28 acres  
Near East Area Plan (2005)



Z15-005  
76 Parsons Avenue  
Approximately 0.28 acres  
ARLD to CPD

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: 4/22/15

APPLICATION: Z15-005

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 Eastside Area Commission and the Parson 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 curbs 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) uses shall be permitted for the site, except for eating and drinking establishments, which may occupy more than C-1 limitation of 2,000 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, Title 3382 of the Columbus City Code as it applies to applicable overlay. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. Other CPD Requirements:

1. 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.

2. 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.

3. Transportation and Circulation: the site access will remain as currently situated. There is no onsite parking.

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.**

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.

4. 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

5. View and Visibility: Existing Structures

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

7. 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.

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

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 Code.

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## Thrush, Eliza C.

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**From:** Pine, Shannon L.  
**Sent:** Monday, May 18, 2015 9:22 AM  
**To:** Thrush, Eliza C.; Reiss, David J.; Freise, James F.  
**Subject:** FW: NEAC Zoning Variances

FYI

Sincerely,

Shannon Pine

Planning Manager

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**City of COLUMBUS**  
**Department of Building & Zoning Services**  
Zoning/Council Activities Section  
757 Carolyn Avenue  
Columbus, OH 43224  
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**From:** Kathleen [<mailto:kathleendbailey@hotmail.com>]  
**Sent:** Sunday, May 17, 2015 8:35 PM  
**To:** Pine, Shannon L.  
**Subject:** NEAC Zoning Variances

The Near East Area Commission (NEAC) supported the following variances/zoning at the May 2015 General Business meeting:

Z15-005 76 Parsons Avenue from ARLD to CPD

CV05-028, 030, 031 New Application CV15-030 - update to original CPD text to include barber shops and beauty and nail salons.

BZA15-058 275 Champion Avenue variance for the construction of Poindexter 1A for building lines, setbacks, height, and parking. Application conditionally approved provided CMHA return to commission with a list of proposed building materials and lighting plan.

Question BZA15-058 is what I was forwarded - is that the proper number for a BZA app?