

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 14, 2013**

1. **APPLICATION:** **Z12-071 (ACCELA # 12335-00000-00735)**
 Location: **51 PARSONS AVENUE (43215)**, being 0.29± acres
 located at the northeast corner of Parsons Avenue and
 Oak Street (010-011656; Near East Area Commission).
 Existing Zoning: CPD, Commercial Planned Development District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Adding Eating & Drinking establishment.
 Applicant(s): Matthew Mefferd; 49 Parsons Avenue; Columbus, OH
 43215.
 Property Owner(s): 49 Parsons LLC; 49 Parsons Avenue; Columbus, OH
 43215.
 Planner: Dana Hitt, 645-2395, dahitt@columbus.gov

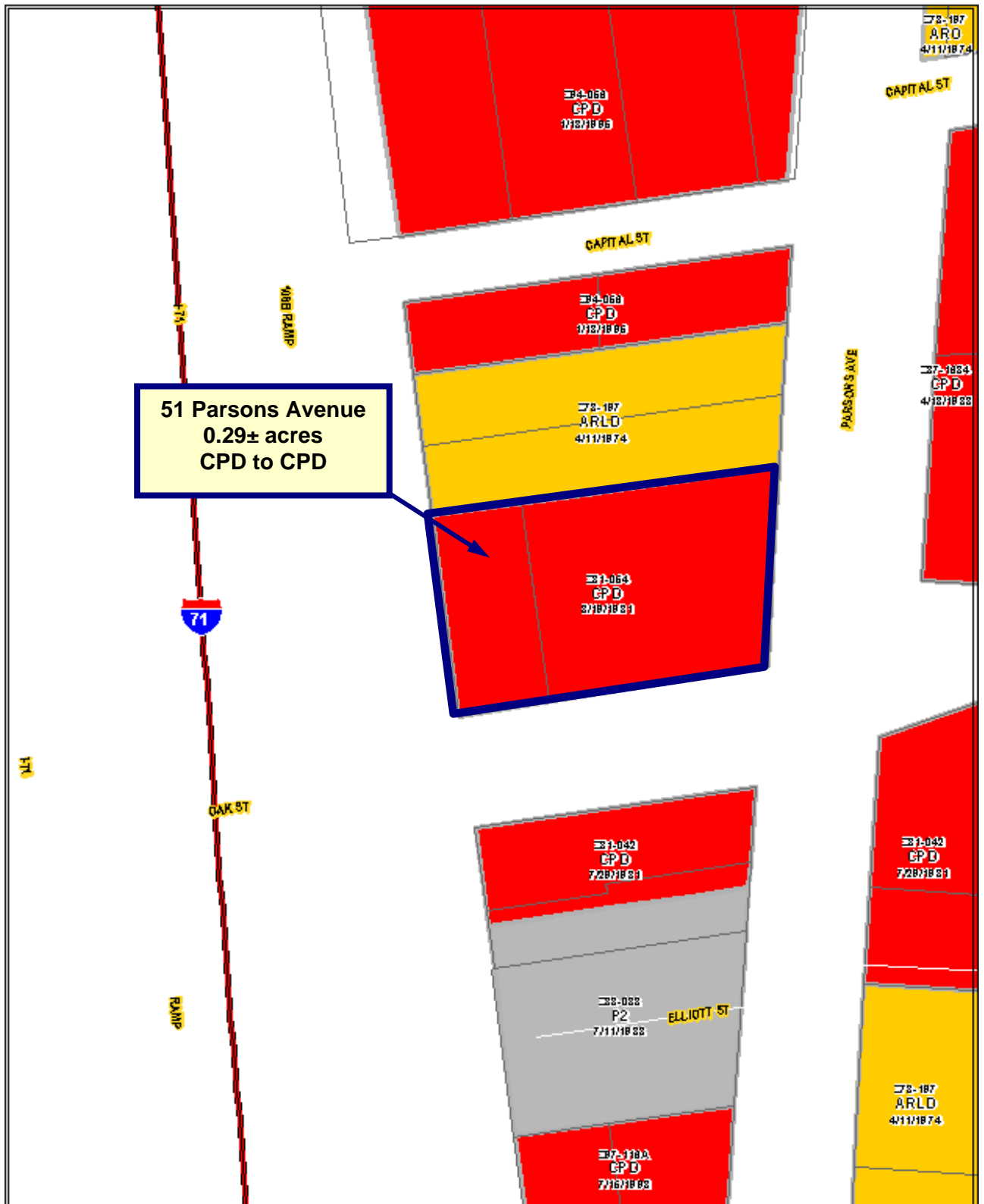
BACKGROUND:

- The applicant seeks a rezoning to allow an eating and drinking establishment comprising more than 10,000 square feet as a permitted use in the CPD District. A portion of the ground floor of the building was retail and the CPD text would have to be amended for an eating and drinking establishment to start occupying that space.
- To the north are multi-unit dwellings in the ARLD, Apartment Residential District. To the south across Oak Street is an office building zoned in the CPD, Commercial Planned Development District. To the east across Parsons Avenue is parking lot zoned in the CPD, Commercial Planned Development District. To the west is Interstate 71.
- The applicant requests variances to maintain the existing 0 foot setbacks for the building on all sides and to have 45 fewer parking spaces than required by the Zoning Code. Note that eight existing dwelling units above the ground floor in this building figure into this proposed variance.
- The site is located within the planning area of the *Near East Area Plan* (2005), recommends higher density residential and mixed use development for Parsons Avenue. The *Plan* also recommends that "Parking needs for commercial and residential areas must be balanced with the need to maintain the historic fabric of the community." The Public Service Department supports the requested parking variance.
- 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 applicant has secured a parking agreement with a nearby institution which

alleviates concerns of the Public Service Department regarding parking. Given this, Staff finds the proposal to be consistent with the development and zoning patterns in the area.



CPD TEXT:

1. INTRODUCTION:

The subject site is located along Parsons Avenue, north of Oak Street and south of East Broad Street. The Site lies within the boundaries of the Near Eastside Area Commission and the Parsons Avenue / Olde Towne Quarter urban commercial overlay.

The site is occupied by two buildings, 43-53 Parsons Avenue, and 684 Oak Street, and is currently zoned under a CPD ordinance 1508-81, allowing continuing commercial uses on the first floors of the two existing buildings, and eight second floor apartments at the 43-53 Parsons Avenue Building. The site has a zero setback, access is by pedestrian sidewalk and curb drop-off. This CPD text is being submitted to allow an eating and drinking establishment use to be extended to the 684 Oak Street Building, which has been a retail use.

2. PERMITTED USES:

(C.C.C. § 3351.03) uses, **including eating and drinking establishments that may occupy 10,000 square feet, and excluding Check Cashing, Laundromats and Rooftop Communication Towers.**

3. DEVELOPMENT STANDARDS:

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

A). Density, Height, Lot and/or 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:

1. N/A

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

1. N/A

D.) Building design and/or Exterior treatment commitments:

1. N/A

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

1. N/A

F). Graphics and Signage commitments:

1. All graphics and signage shall comply with the Graphics Code, Article XV, title 33, of the Columbus City Code as it applies to the 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 with existing storerooms, restaurant and bar and outdoor seating area on the ground floor. Basements are accessory to the ground floor occupancies, eight (8) apartments are located on the second floor of the 43-53 Parsons Avenue building, and an office area on the second floor of the 684 Oak Street building.

2. Existing Land Use: Commercial uses on the ground floors, eight (8) apartments on the

second floor of the 43-53 Parsons Avenue Building, and an office above the retail use in the 684 Oak Street building.

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

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

North: apartment and office uses

East: parking lots, commercial and retail uses

South: Commercial and retail uses

West: I-71 freeway

5. View and Visibility: existing structures

6. Proposed development: (C.C.C.§ 3351.03) uses, **including eating and drinking establishments that may occupy 10,000 square feet, and excluding Check Cashing, Laundromats and Rooftop Communication Towers.**

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

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

Variances Requested:

1. Section 3351.03 to allow all existing buildings to be used for eating and drinking establishments

2. Section 3312.49 Minimum Number of Parking Spaces Required:

Current uses of the site calculate at:

Apartment use 8 units x 1.5 spaces12

Retail use 5855 sq.ft. x 1space per 250 sq.ft..... 25

Eating and drinking 4060 sq.ft.x 1space per 75 sq.ft. 55

Patio use 1804 sq.ft. x 1 space per 150 sq.ft.13

Total by sq.ft. .105

25% UCO reduction (27)

Total current78

Proposed CPD uses under maximum allowable eating and drinking establishment use:

Apartment use 8 units x 1.5 spaces12

Eating and drinking use 10,000 sq.ft.x1 space per 75 sq.ft.133

Patio use 2804 sq.ft. x 1 space per 150 sq.ft.19

Total by sq.ft.....**164**

25% UCO reduction (**41**)

Total proposed .**123**

Variance requested for **45** parking spaces.

The undersigned, being the owner of the subject property, and the applicant, and or other 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 the 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.

Signature:

Date:

5665 Hoover Road
Grove City, Ohio 43123

Tel: 614.875.2371
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www.buckeyeranch.org



The Buckeye Ranch

01/16/13

49 Parsons LLC
49 Parsons Ave.
Columbus, OH 43215

Re: Parking at Parsons and Capital Street lot

To whom it may concern,

We at Buckeye Boys Ranch Foundation, as owners of the parking lot at the southeast corner of Parsons Ave. and Capital St., parcel number 010-216928, hereby agree to permit the owner, Matt Mefferd, of 49 Parsons LLC to utilize our lot for parking of patrons to the 49 Parsons properties after our normal business hours.

Sincerely,

D. Nicholas Rees
President and CEO
The Buckeye Ranch, Inc.



Providing hope and healing to children and families.
Accredited by The Joint Commission on Accreditation of Healthcare Organizations



