

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 11, 2004**

- 8. APPLICATION: Z04-076**
Location: 3000 MORSE ROAD (43231), being 2.07± acres located on the north side of Morse Road, 180± feet west of Westerville Road (010-2400108).
Existing Zoning: R, Rural District.
Request: CPD, Limited Commercial District.
Proposed Use: Automobile sales.
Applicant(s): F&R Limited Partnership; c/o Gary Gitlitz, Atty.; Chester, Willcox and Saxbe; 4255 South Hamilton Road; Columbus, Ohio 43125.
Property Owner(s): F&R Limited Partnership; c/o Gary Gitlitz, Atty.; Chester, Willcox and Saxbe; 4255 South Hamilton Road; Columbus, Ohio 43125.
Planner: Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- The 2.07± acre site is developed as a used car sales lot. The site was a used car sales lot at the time it was annexed into the City of Columbus in 1997 and is currently zoned in the R, Rural District. The applicant is requesting the CPD, Commercial Planned Development District to permit certain C-4, Commercial District uses, including motor vehicle sales.
- Vacant land north of the site is zoned for commercial use in Blendon Township. A convenience store and carwash/detailing shop zoned in the CPD, Commercial Planned Development District and fuel sales, auto sales and several commercial stores in Mifflin Township are located south of the site across Morse Road. West of the site is a retail store in Blendon Township. A large paved parking lot is located east of the site. In the past up to 250 display vehicles were displayed there for the used car sales lot previously located on the subject site.
- The site is located within the boundaries of the *Northland Plan: Volume I* (2001) but is not in a designated sub area.
- The CPD site plan depicts the existing building, paved and gravel surfaces on the site. The CPD text includes use restrictions and development standards that, in part, reflect existing development of the site. The CPD text includes development standards that address site access, creation of an additional ten foot deep landscaped setback with headlight screening along Morse Road, lighting and graphics restrictions, and variances to address some existing conditions. Additional development standards in the text and provisions of the applicable Regional Commercial Overlay and the *Northland Development Standards* would apply to site re-development that included replacement of the existing building.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The subject site was development as a used car sales lot prior to annexation into the City of Columbus in 1997 and the same business was maintained on the site until recently. The applicant's request for the CPD, Commercial Planned Development District for used motor vehicle sales is consistent with zoning and development patterns along this section of Morse Road. The site is developed with a large auto showroom and service facility, and associated parking surfaces for customers and vehicle inventory. The CPD site plan

depicts the existing building, paved and gravel surfaces on the site. The CPD text includes use restrictions and development standards that, in part, reflect existing development of the site. The CPD text includes development standards that address site access, creation of an additional ten foot deep landscaped setback with headlight screening along Morse Road, lighting and graphics restrictions, and variances to address some existing conditions.