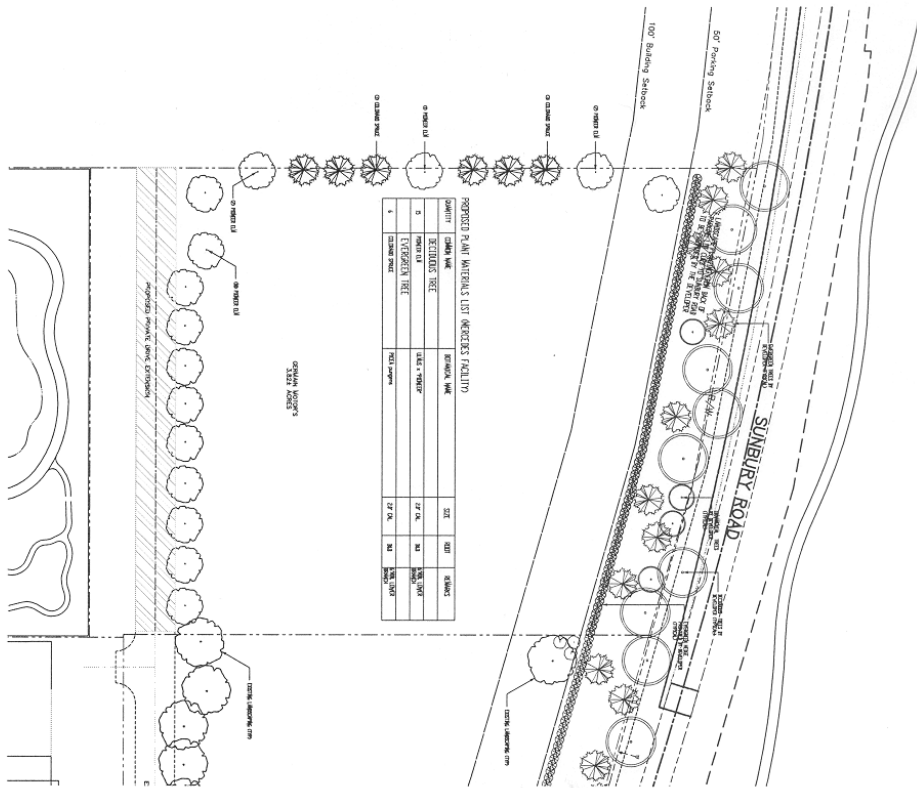



Jeffrey Rm
April 26, 2004

203-125 Final Received by *Johnny Hoop* 4/26/04

SERVICE CENTER SITE PLAN



 <p>GERMAIN MOTORCARS Mercedes-Benz of Columbus Service Facility at Easton</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>RENIER CONSTRUCTION</p> <p>ARCHITECTURAL ALLIANCE 100 S. HIGHWAY 100, SUITE 100 COLUMBUS, OHIO 43220 (614) 461-1111 FAX: (614) 461-1112 WWW.AA-CO.COM</p>	<p>Project Number: A3154</p> <p>Sheet Title: SPS PLAN</p> <p>Sheet Number: 1.1</p>
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 11, 2004**

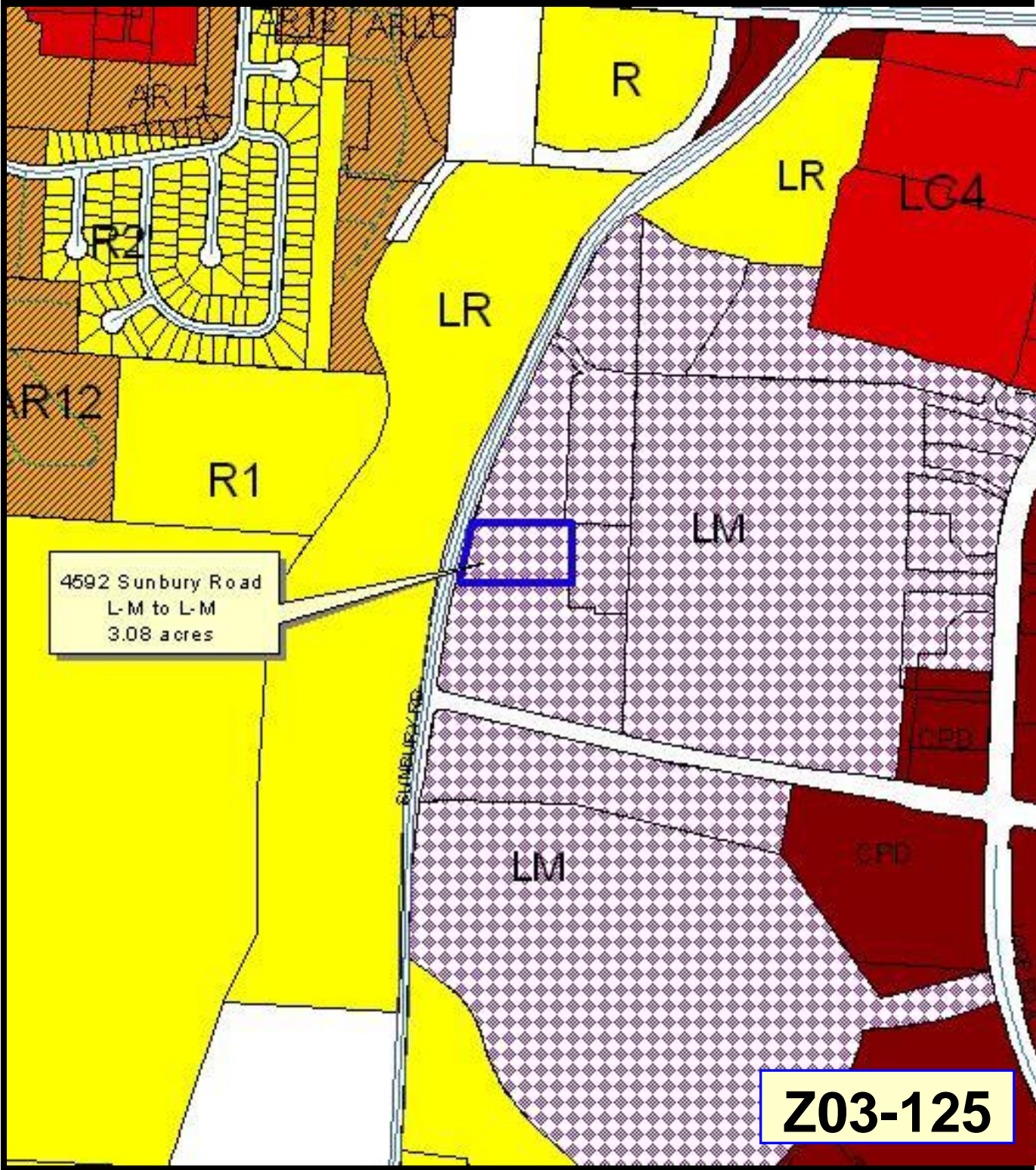
- 3. APPLICATION: Z03-125**
- Location:** **4592 SUNBURY ROAD (43219)**, being 3.08± acres located on the east side of Sunbury Road, 450± feet north of Easton Way (North East Area Commission; 010-233782).
- Existing Zoning:** L-M, Limited Manufacturing District.
- Request:** L-M, Limited Manufacturing District.
- Proposed Use:** Car service facility with car wash.
- Applicant(s):** Morso Holding Company; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
- Property Owner(s):** Morso Holding Company; 3 Limited Parkway, P.O. Box 16000; Columbus, Ohio 4216.
- Planner:** Shannon Pine, 645-2208; spine@columbus.gov

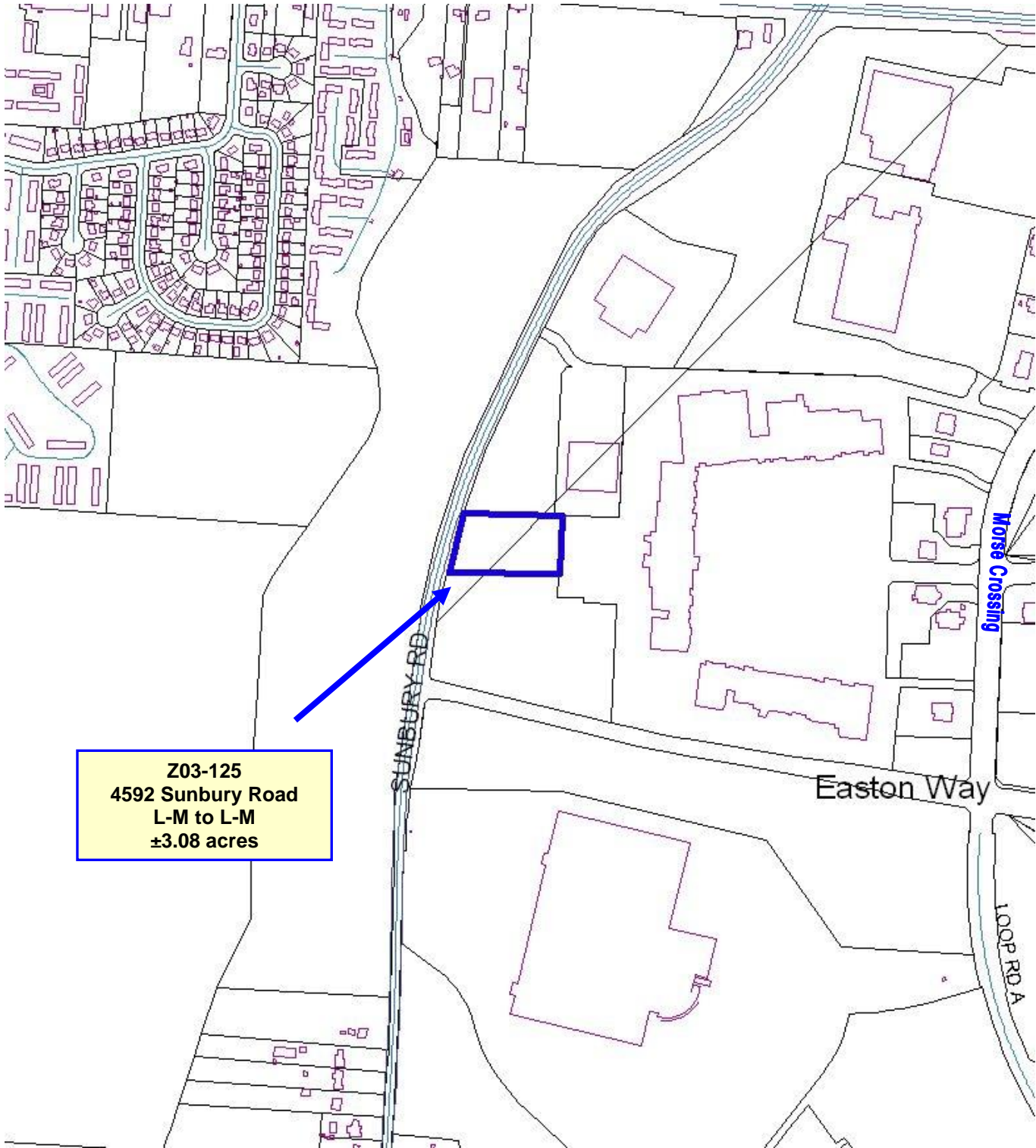
BACKGROUND:

- The 3.08+ acre site is zoned in the L-M, Limited Manufacturing District and is adjacent to an existing auto service and storage facility. This facility serves a dealership located on Morse Crossing and is permitted by a 2001 L-M, Limited Manufacturing District zoning. The applicant requests the L-M, Limited Manufacturing District to expand this existing use to serve a new dealership proposed for the corner of Morse Road and Morse Crossing. The existing L-M, Limited Manufacturing District was established in 1995 as a part of a larger zoning that permitted many of the retail, office, and warehouse buildings of the Easton development. The requested L-M District will add auto service, car wash, and auto storage as a permitted use, which is not permitted within the 1995 zoning.
- To the north are an auto repair/ storage use and the Chiller ice arena zoned in the L-M, Limited Manufacturing District. To the east is a retail center (Easton Market) zoned in the L-M, Limited Manufacturing District. To the south is undeveloped land zoned in the L-M, Limited Manufacturing District. To the west across Sunbury Road is a park zoned in the L-R, Limited Residential District.
- The limitation text includes all of the development standards applicable to the Easton development.
- This site lies within the boundaries of the Northeast Area Commission, whose recommendation has not been received. The site is also within the *Northeast Area Plan*, which recommends mixed commercial uses as the most appropriate land use.
- The Columbus Thoroughfare Plan identifies Sunbury Road as a 4-2 arterial requiring 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

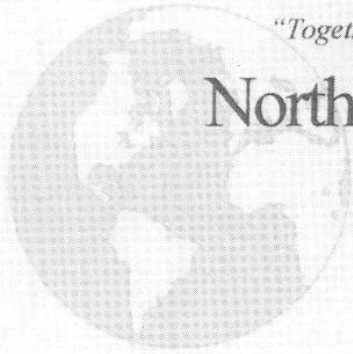
The applicant requests the L-M, Limited Manufacturing District to expand an auto service, storage, and car wash facility that will serve a dealership proposed for the corner of Morse Road and Morse Crossing. The zoning is necessary to add auto service including car wash and auto storage to the existing L-M, Limited Manufacturing District. The limitation text includes all of the development standards applicable to the Easton development.





Z03-125
4592 Sunbury Road
L-M to L-M
±3.08 acres

Z03-125



"Together We Can Make a World of Difference"

North East Area Commission

May 10, 2004

Mr. John Turner
Department of Development
Building Services Division - Zoning
757 Carolyn Avenue
Columbus, Ohio 43224

Dear Mr. Turner:

Subject: Application No Z03-125; Request by Morso Holding Company to rezone property located at 4592 Sunbury Road from L-M to L-M for the purpose of an auto-service facility

This application was heard by the Northeast Area Commission on May 6, 2004, with a vote of 6-0 for approval, with the following condition: The applicant is to provide 13 internal trees on the site.

Sincerely,

A handwritten signature in black ink, appearing to read "Alice Porter". The signature is fluid and cursive, written over a circular stamp or seal that is partially obscured.

Alice Porter, Zoning Committee Chair
Northeast Area Commission
614-844-0992



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 203-125

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Morso Holding Co.	
3 Limited Parkway	
P.O. Box 16000	
Columbus, OH 43216	
Germain Real Estate Co., LLC	
4130 Morse Crossing	
Columbus, OH 43219	

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before me this 10th day of June, in the year 2004

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: 9/5/05

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

