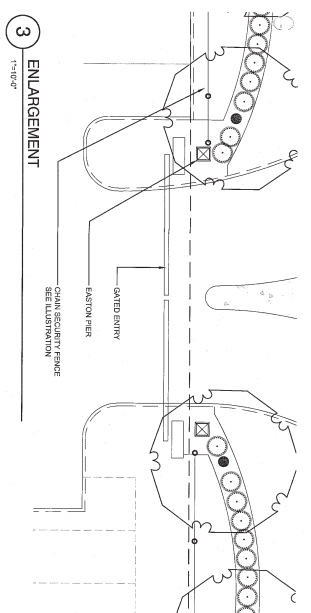
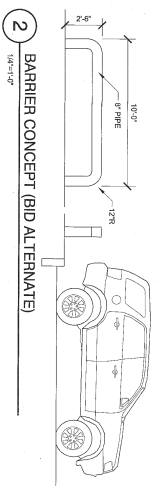
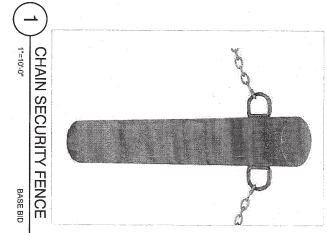
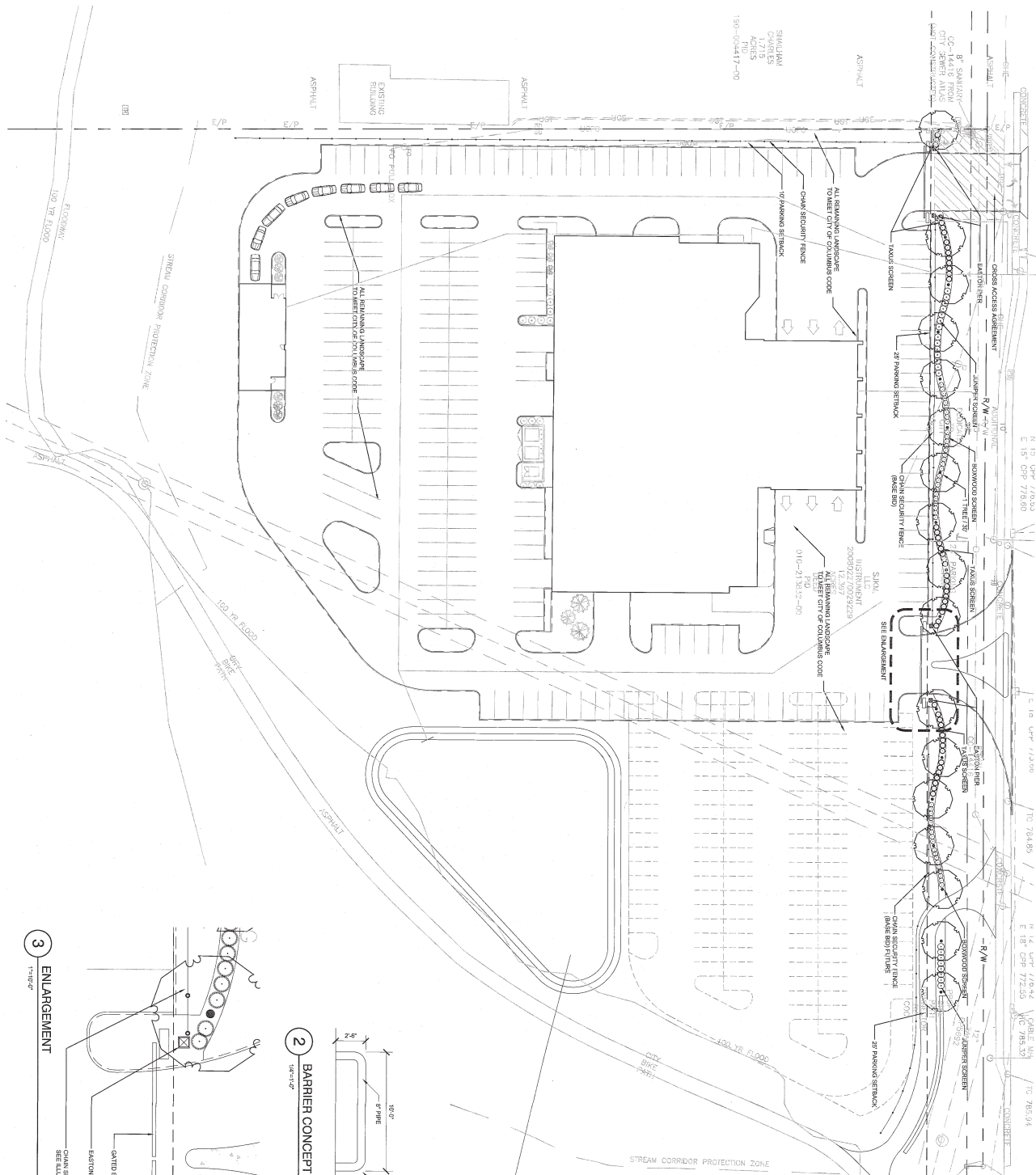


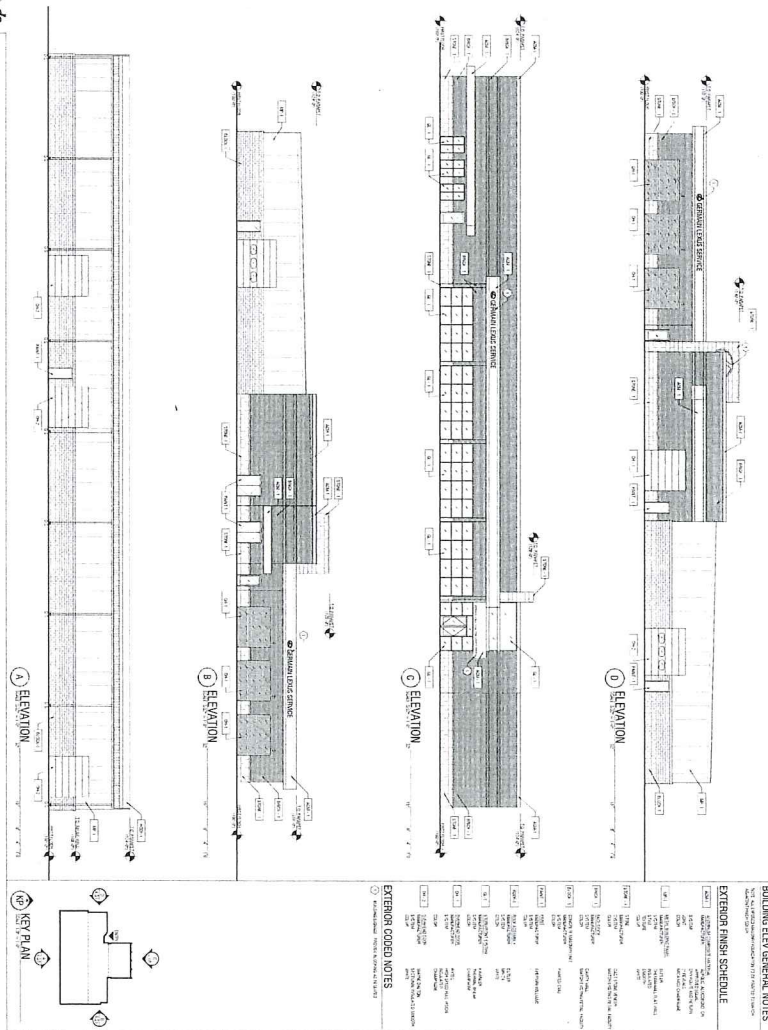
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Site Plan"
6/16/16



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CONCEPT LANDSCAPE PLAN
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 10, 2016**

- 4. APPLICATION: Z15-062**
- Location:** **3507 MORSE ROAD (43224)**, being 12.4± acres located on the south side of Morse Road, approximately 224± feet west of Sunbury Road (010-213832; Northeast Area Commission).
- Existing Zoning:** R, Rural District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Automobile service center.
- Applicant(s):** Germain Lexus of Easton; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** SJKM LLC; c/o Alan S. Acker; 366 East Broad Street; Columbus, OH 43215.
- Planner:** Tim Dietrich; 645-6665; tedietrich@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

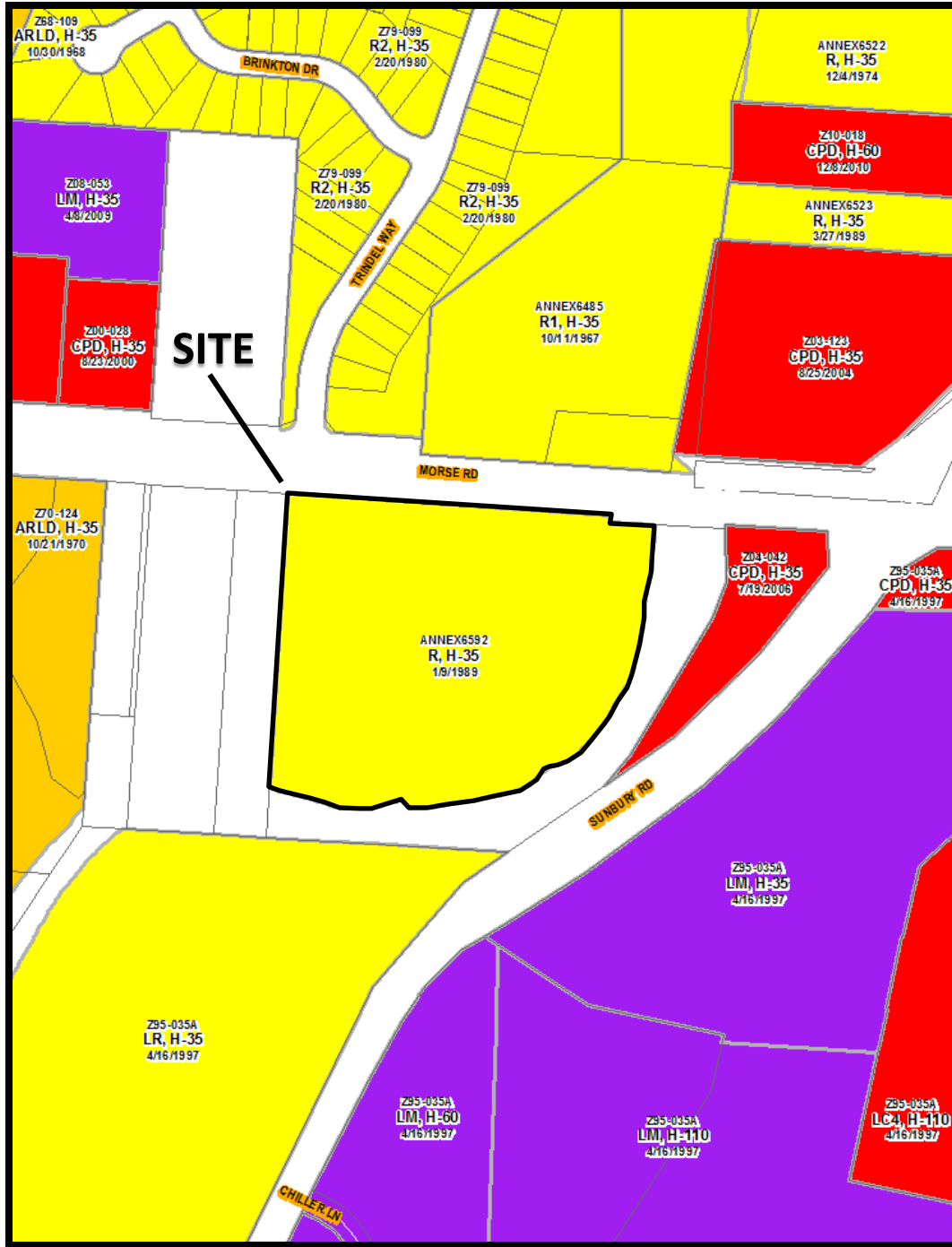
BACKGROUND:

- The 12.4± acre site consists of single parcel that is undeveloped, with the exception of two billboards on the northern edge of the property, and is currently zoned in the R, Rural District. Both Alum Creek and the Alum Creek Multi-Use Trail traverse the far southern edge of the parcel. The requested CPD, Commercial Planned Development will allow for all C-4, Commercial District uses including the proposed automobile service center. The site is located within the Morse Road Regional Commercial Overlay.
- North of the site across Morse Road is undeveloped land zoned R-1, Residential District. To the east is a gas station and convenience store zoned in the CPD, Commercial Planned Development District. To the south are recreational athletic fields zoned in the L-R, Limited Residential District. To the west are an auto service center and a small commercial business with two monopole telecommunications antennas located in Mifflin Township.
- The site is located within the planning area of the *Northeast Area Plan (2007)*, which recommends high density residential uses for this location. Staff recognizes that the proposed CPD, Commercial Planned Development District matches the existing commercial development of the adjacent properties along the southern side of Morse Road, and supports deviation from the Plan's recommendation.
- The CPD text allows for all uses in a C-4, Commercial District and commits to development standards in accordance with the C-4, Commercial District. The request includes a variance to building setbacks. The applicant has provided a site plan and elevation renderings for intended development.

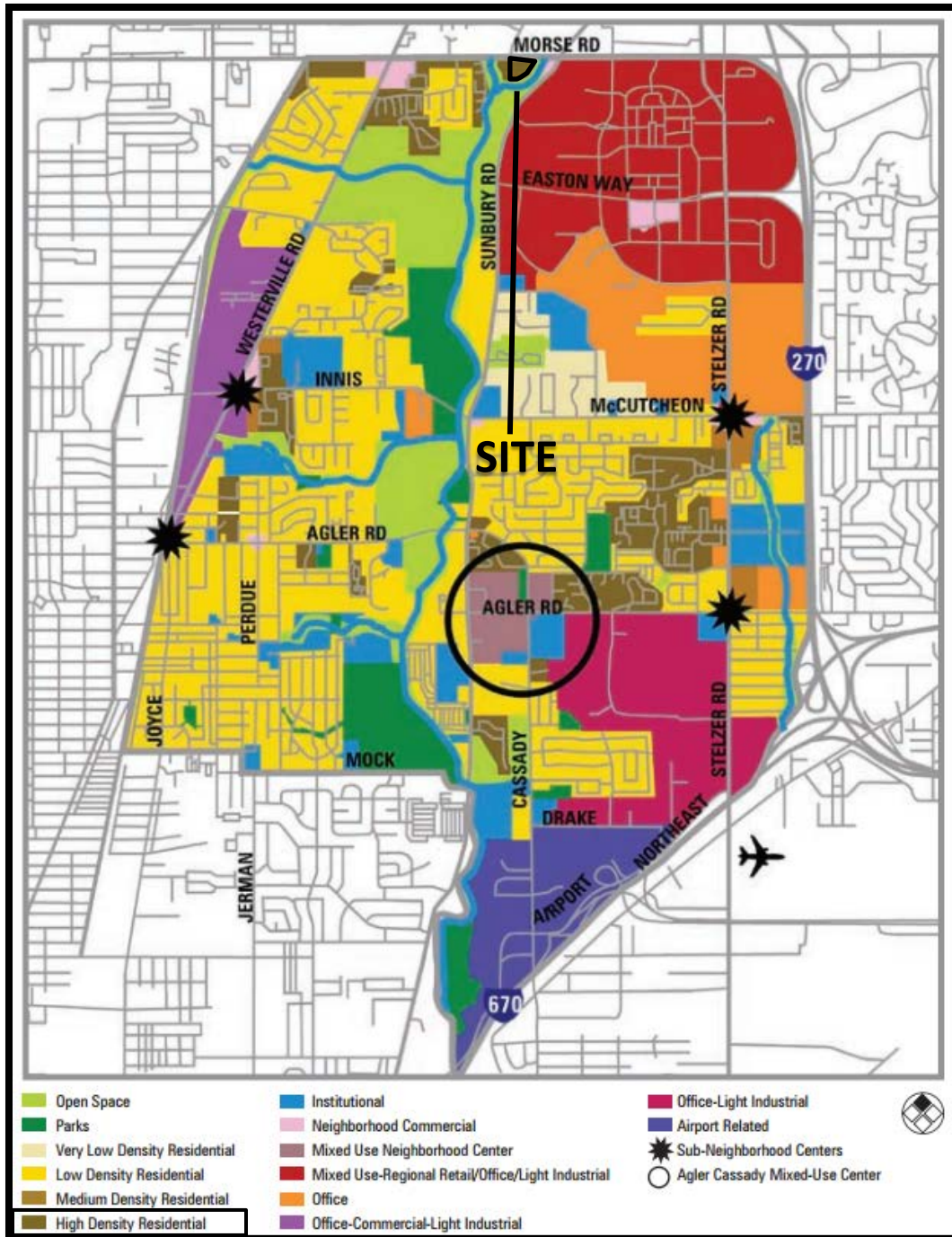
- The site is located within the boundaries of the Northeast Area Commission who recommendation was for approval. The written recommendation had not yet been received at the time this report was finalized.
- The *Columbus Thoroughfare Plan* identifies Morse Road as a 6-2D arterial requiring a minimum of 110 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development allows all C-4, Commercial District uses including the proposed automobile service center. The applicant has provided, and is committing, to a site plan and building elevations. The requested CPD, Commercial Planned Development District is compatible with the established commercial and light industrial uses on the southern side of Morse road in this area.



Z15-062
3507 Morse Road
Approximately 12.4 acres
R to CPD



Z15-062
 3507 Morse Road
 Approximately 12.4 acres
 R to CPD



Z15-062
3507 Morse Road
Approximately 12.4 acres
R to CPD

"Together We Can Make a World of Difference"
North East Area Commission



March 7, 2016

Mr. Tim Dietrich
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH 43224

Mr. Dietrich:

Subject: Z15-062, property known as 3507 Morse Road, Columbus, OH 43219. The North East Area Commission at a public meeting on March 3, 2016 voted to approve the above rezoning application.

Sincerely,

A handwritten signature in black ink, appearing to read "Alice Porter". The signature is written in a cursive style and is positioned above the typed name.

Alice Porter – Zoning Chair
3130 McCutcheon Place
Columbus, OH 43219

Cc: Elwood Rayford – NEAC Chair
Jeffery Brown – Attorney/Agent

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

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.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

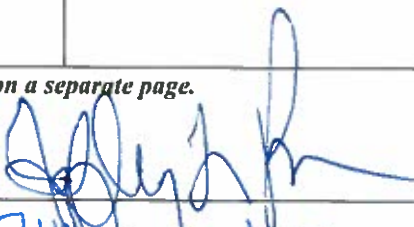
Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Germain Lexus of Easton 4130 Morse Crossing Columbus, OH 43219 Rick Germain - 614-289-6895 82 Columbus based employees	2. SJKM LLC c/o Alan S Acker 366 East Broad Street Columbus, OH 43215-3819 ____ Columbus based employees
3.	4.

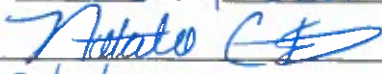
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 7th day of June, in the year 2016

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

9/4/2020



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer