

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 9, 2008**

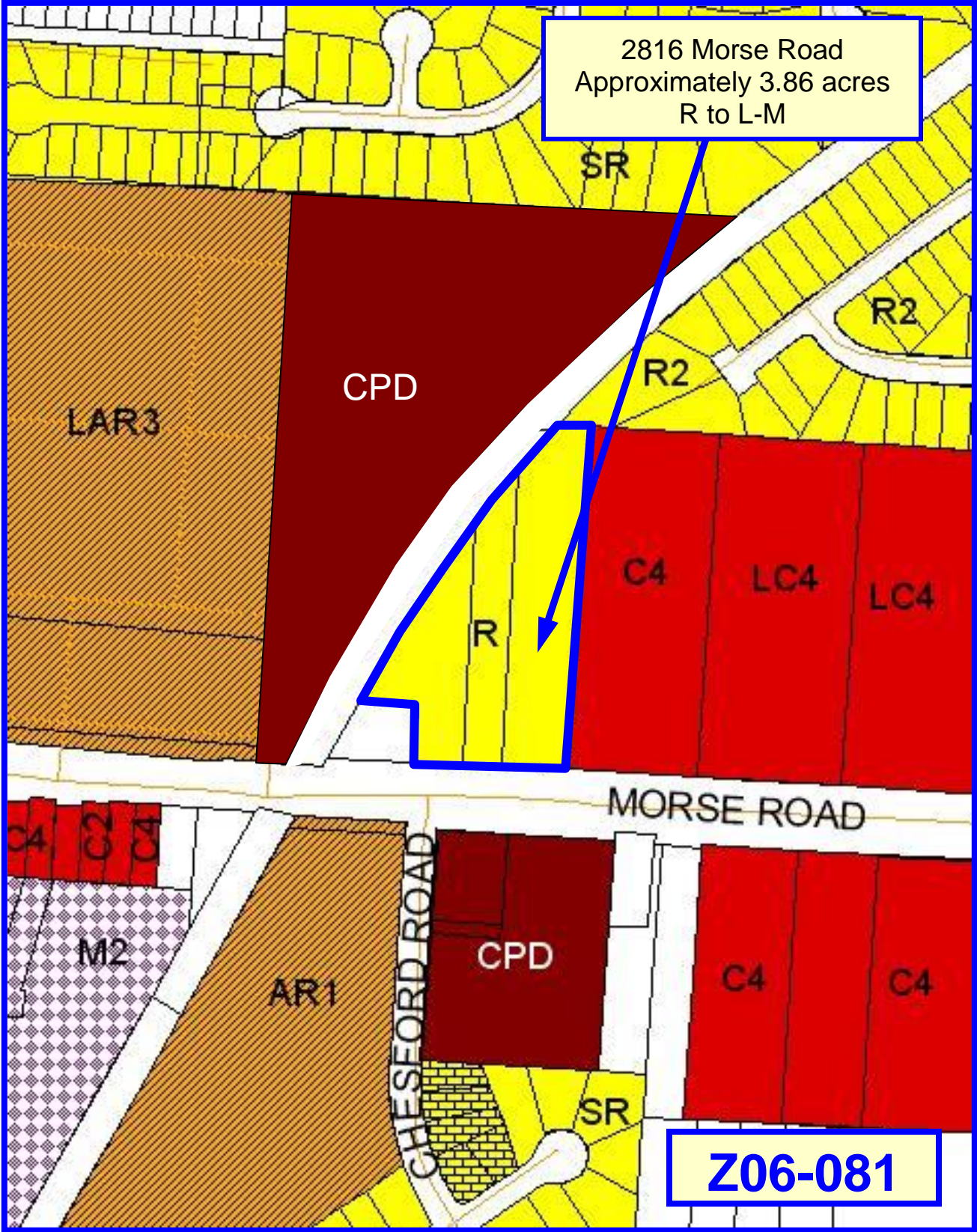
- 6. APPLICATION: Z06-081**  
**Location:** **2816 MORSE ROAD (43231)**, being 3.86± acres located on the north side of Morse Road at the intersection with Chesford Road (010-252900).  
**Existing Zoning:** R, Rural District  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Manufacturing and/or commercial development.  
**Applicant(s):** Anderson Properties Limited Partnership; c/o Brent D. Rosenthal, Atty.; Carlile Patchen & Murphy LLP; 366 East Broad Street; Columbus, Ohio 43215.  
**Property Owner(s):** Anderson Properties Limited Partnership; 2812 Morse Road; Columbus, Ohio 43231.  
**Planner:** Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

**BACKGROUND:**

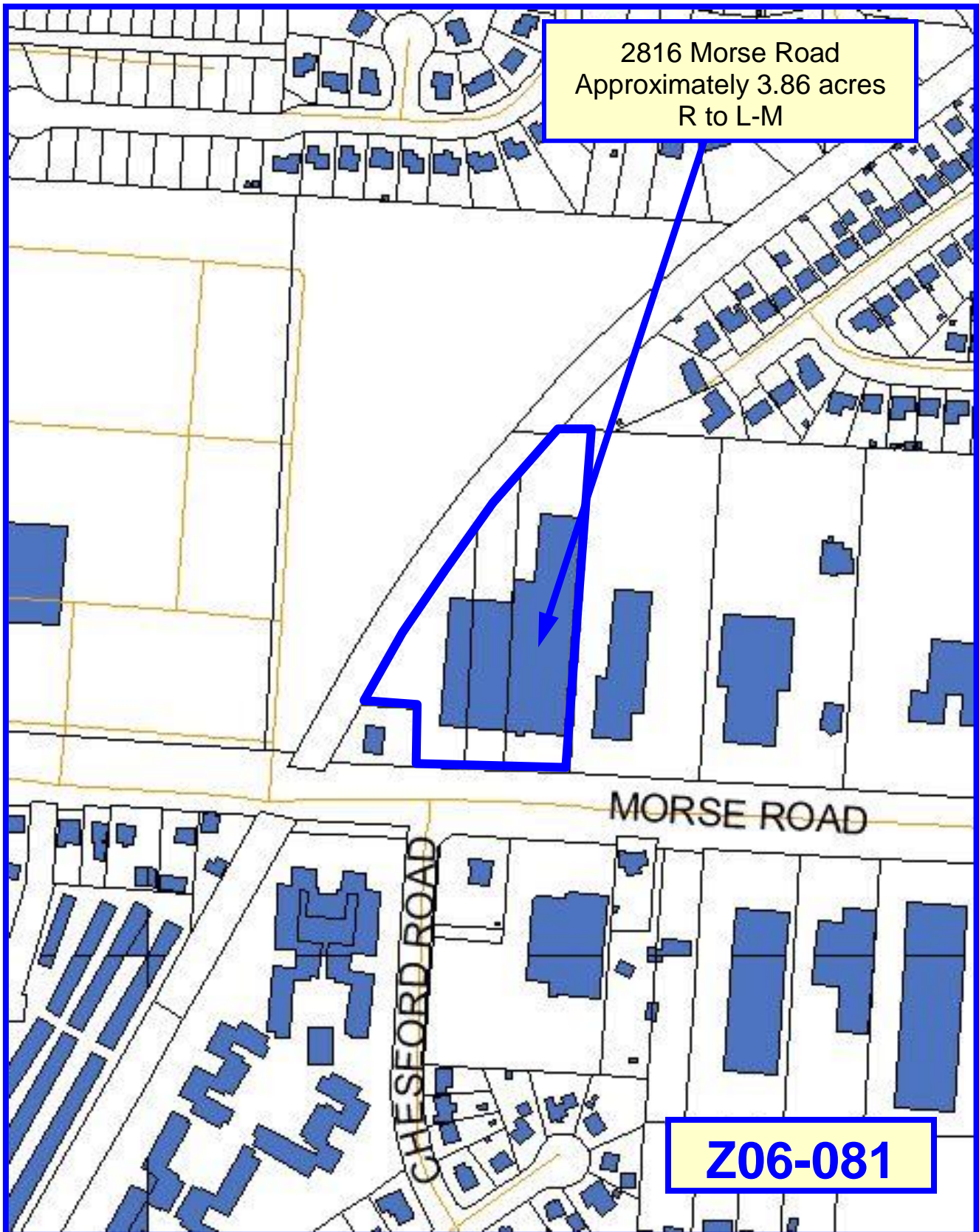
- The 3.86± acre site is developed with an existing building utilized for manufacturing, warehousing and a child day care, which was permitted by a council variance in 2006. The site, which was annexed into Columbus in 1999, is zoned in the R, Rural District. The applicant is requesting the L-M, Limited Manufacturing District to conform the existing manufacturing use and allow commercial development. The manufacturing company on the site makes glass products for residential, automotive and commercial markets, including the bending of glass for lenses for the lighting industry. The glass uses are identified as more objectionable in the zoning regulations, and are not allowed within 600 feet of a residential zoning district. The entire site is located within 600 feet of a residential zoning district, so the applicant is also requesting a council variance to vary the distance requirement.
- To the north and west of the site is a radio transmission facility zoned in the CPD, Commercial Planned Development District and residential development zoned in the R-2, Residential District. To the east is a used car dealer and an automobile collision repair center in the C-4, Commercial District. To the south is a fast food restaurant and a proposed school zoned in the CPD, Commercial Planned Development District. To the west, across the railroad tracks is a radio transmission facility in the CPD, Commercial Planned Development District and multi-family residential development establishment in the L-AR3, Limited Apartment Residential District.
- The Northland Community Council recommended approval of this request with the conditions that allowed uses be only those that currently exist on the site.
- The *Columbus Thoroughfare Plan* identifies Morse Road as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from the centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The proposed L-M, Limited Manufacturing District will conform the existing manufacturing use and allow commercial development. This request will not introduce a new use into the area.







## Area 18

### Morse Road: Cleveland Avenue to Westerville Road



This section of the Morse Road corridor is developed with a haphazard pattern of commercial, residential and miscellaneous uses. Specific establishments include gas stations, adult book stores, used car sales, apartments, a vacant church camp, and self-service storage. Zoning includes commercial (C2, C4, LC2, LC4 and CPD), multi-family residential (AR1), manufacturing (LM) and rural (R). Some portions of this corridor lie within Franklin County's jurisdiction where zoning is generally commercial.

An abandoned railway corridor intersects this portion of Morse Road next to the vacant church camp. This railway has frequently been mentioned as an ideal alignment for a light rail line as well as a bikeway. Vacant and underdeveloped land near the railway provides an ideal opportunity for higher-density, mixed use, transit-oriented development. A new model Transit-Oriented Development ordinance, developed by the Mid-Ohio Regional Planning Commission, at the city's request, provides direction for implementing these types of projects.

The area lacks sidewalks, gutters, street lights, and curbs. Unpaved parking lots, poorly maintained properties, and unattractive graphics are common.

Franklin County, in cooperation from the city of Columbus, is currently taking steps to widen Morse Road in this area. This provides an excellent opportunity to provide streetlights, sidewalks and a generally improved right-of-way.

Portions of this area are without direct access to centralized sewer services. Provisions of these services are important for the long-term stability of the area. The planned widening and improvement of Morse Road by Franklin County provides an opportunity to resolve these issues. This will prevent duplication of work in the right-of-way.

Stabilization of older commercial corridors is crucial to the economic health of the city. Morse Road serves as the "Main Street" for the Northland community. Development activity occurring here should be sensitive to the corridor's high visibility. The city's Morse Road Market Analysis and Redevelopment Strategy, conducted as a part of this plan update, identifies steps the city and community can take to ensure the long-term viability of this important corridor.

*It is the recommendation of the Northland Plan that:*

- recommendations of the Morse Road Market Analysis and Redevelopment Strategy and the Morse Road Design Study, as well as any future design recommendations, be implemented.
- annexations to Columbus are encouraged.
- when land is annexed, upgraded development quality through limited zoning and development standards should be sought.
- creation of out-lots, which create visual clutter, traffic and circulation problems should be discouraged.
- development proposals should involve multiple parcels whenever possible.
- improvements to Morse Road through widening, provision of sidewalks, and elimination of curb cuts be supported whenever possible.
- land use conversions be accomplished through rezoning rather than the City Council variance process.
- use of the abandoned Conrail railway for use as a transit corridor be supported and action that would preclude such use by COTA or other parties be avoided.
- creation of high-density, mixed-use, transit-oriented developments at the intersections of the abandoned rail lines and transportation corridors such as Morse Road and SR 161 be encouraged. (see also page 21)
- the city and Franklin County coordinate to provide centralized sewer services in this area during improvement of Morse Road and adjacent right-of-way area.
- sidewalks, curbs, gutters, street trees, and streetlights consistently be provided throughout the entire corridor.



Mr. Jeff S. Murray – Chairperson FAX 614-818-4399

**NORTHLAND  
COMMUNITY  
COUNCIL  
DEVELOPMENT COMMITTEE**

# Fax

**To:** Jackie Hager

**From:** Jeff Murray

Carlile, Patchen & Murphy

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**Fax:** 614-221-0216

**Pages:** 1

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**Phone:** 614-228-6135

**Date:** 8/1/08

Z06-081

**Re:** 2861 Morse Rd.

**Email:** jlh@cpmlaw.com

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Ms. Hager,

Our committee voted to support your application with the following conditions and understandings:

1. Pave the side drive to the rear building line adjacent to the drive.
2. Allowed uses to be only those that currently exist.

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray  
Chairperson, Development Committee  
Northland Community Council

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

**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 # Z06-081

Being first duly cautioned and sworn (NAME) Jackie Lynn Hager  
 of (COMPLETE ADDRESS) 366 East Broad Street, Columbus, Ohio 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. Anderson Properties Limited Partnership 2812 Morse Road Columbus, Ohio 43231 45 employees Helena Anderson - (614) 476-4877	2. Anderson Properties Limited Partnership 2812 Morse Road Columbus, Ohio 43231 Bradley D. Anderson - (614) 476-4877
3. Anderson Properties Limited Partnership 2812 Morse Road Columbus, Ohio 43231 Bradley D. Anderson, Custodian for Robert Anderson - (614) 476-4877	4. Anderson Properties Limited Partnership 2812 Morse Road Columbus, Ohio 43231 Bradley D. Anderson, Custodian for Taylor Anderson - (614) 476-4877

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 17 day of March, in the year 2009

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



**DONNA D. PEART**  
 NOTARY PUBLIC, STATE OF OHIO  
 MY COMMISSION EXPIRES APRIL 8, 2009