

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

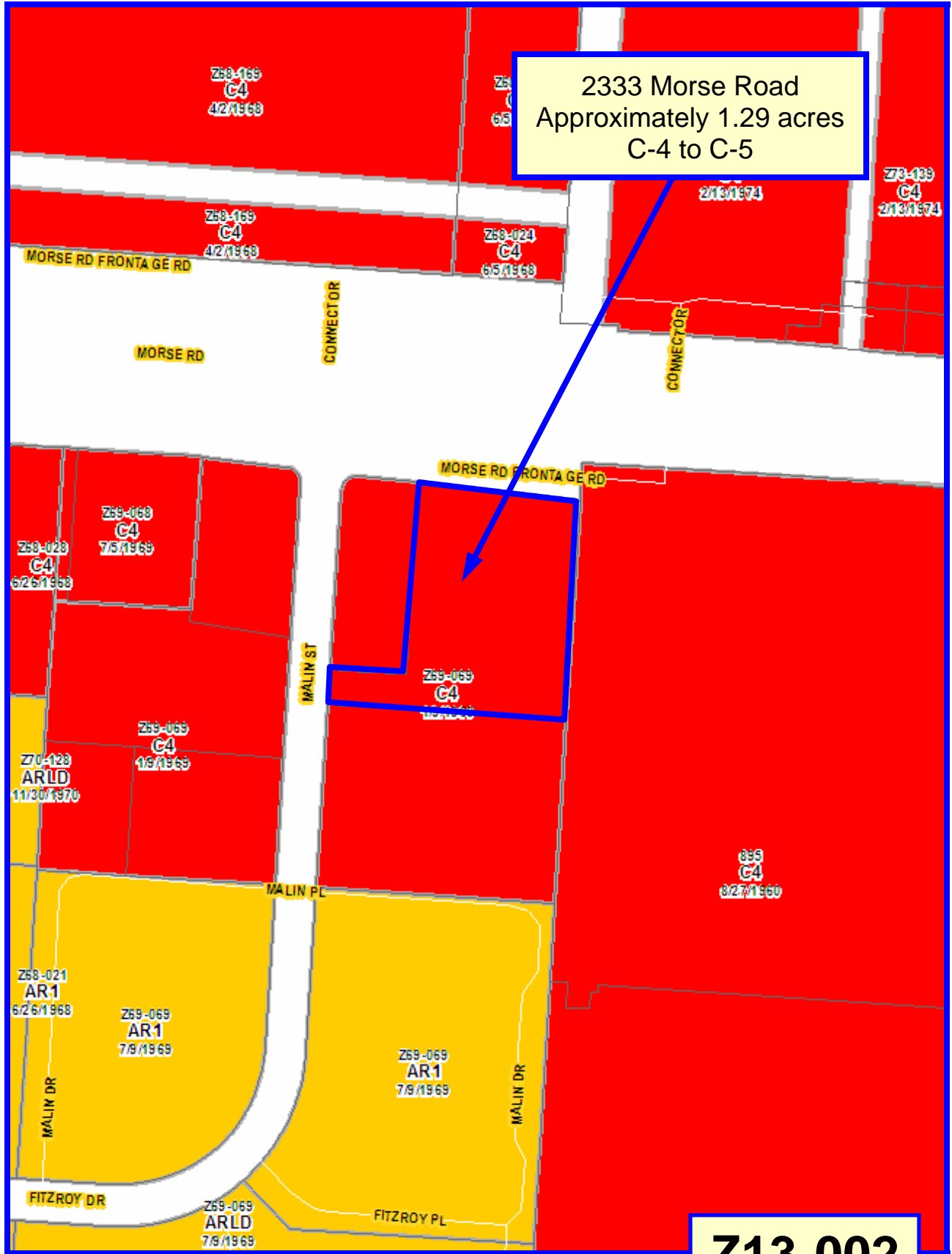
- 2. APPLICATION: Z13-002 (ACCELA # 12335-00000-00764)**  
**Location:** 2333 MORSE ROAD (43229), being 1.29± acres located on the south side of Morse Road, 69± feet east of Malin Street (010-007139).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** C-5, Commercial District.  
**Proposed Use:** Compressed natural gas fueling station.  
**Applicant(s):** City of Columbus; Department of Finance and Management; Fleet Management Division c/o Paul Rakosky, Director; 90 West Broad Street; Columbus, OH 43215.  
**Property Owner(s):** City of Columbus; Real Estate Division; 90 West Broad Street, Room 425; Columbus, OH 43215.  
**Planner:** Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- o The 1.29± acre site is undeveloped and zoned in the C-4, Commercial District. The requested C-5, Commercial District will allow a City of Columbus compressed natural gas (CNG) fueling station for city fleet vehicles and for purchase by the general public.
- o The site is surrounded by the C-4, Commercial District. To the north across Morse Road are an urgent care facility and a charter school. To the east and south is an office building. To the west is an automobile service facility, and across Malin Street are retail uses and a car wash.
- o The site is located in Area 20 within the planning area of the *Northland Plan Volume I* (2001), but it is not identified as a key redevelopment site within the Morse Road corridor. The site is also located within the Regional Commercial Overlay. Commercial development is supported at this location.
- o The *Columbus Thoroughfare Plan* identifies Morse Road as 6-2DS arterial requiring a minimum of 110 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested C-5, Commercial District, will allow a City of Columbus compressed natural gas (CNG) fueling station for city fleet vehicles and for purchase by the general public. The requested C-5 District is consistent with the zoning and development patterns of the area, and contains appropriate code-required development standards for fuel-sales facilities.



**Z13-002**

2333 Morse Road

**Area 20**  
**Morse Road: I-71 to Cleveland Avenue**



This section of the Morse Road corridor is intensely developed and includes Northland Mall and a number of strip commercial centers. Zoning includes commercial (C2, C3, C4, LC4, and CPD), multi-family residential (R4 and ARO), parking (P1) and manufacturing (M).

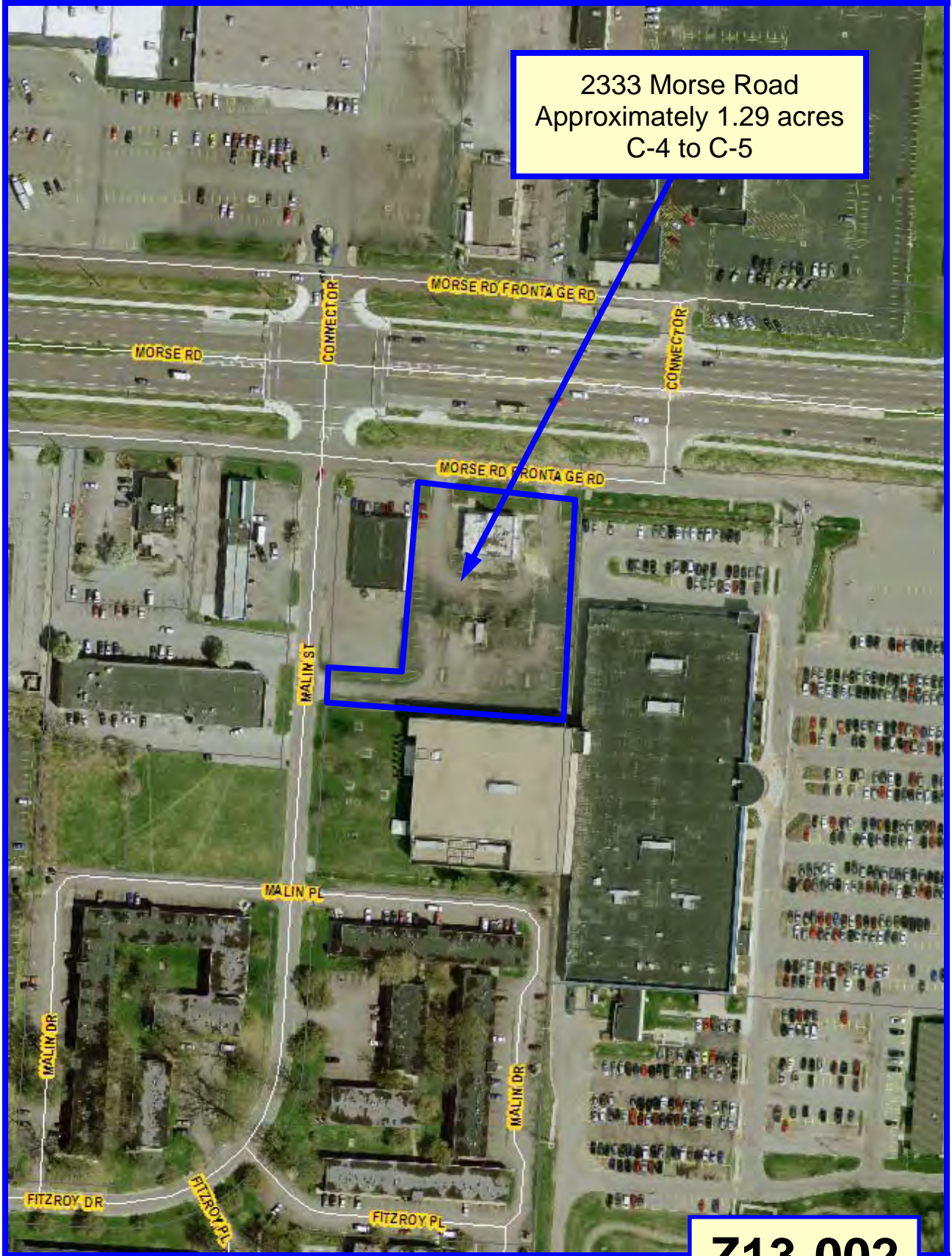
Stabilization of older commercial corridors is crucial to the economic health of the city. Morse Road serves as the “Main Street” for the Northland community. Development activity occurring here should be sensitive to the corridor’s high visibility. The city’s Morse Road Market Analysis and Redevelopment 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. The report identifies Northland Mall as a key opportunity site and recommends that if the mall site is not sustained as a retail center, that the area be redeveloped as a mixed-use site with office, different types of high-quality residential and retail, and open space.

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

- recommendations of the Morse Road Market Analysis and Redevelopment Strategy and Morse Road Design Study, as well as any future design recommendations, be implemented.



**Z13-002**



2333 Morse Road  
Approximately 1.29 acres  
C-4 to C-5

**Z13-002**



Northland Community Council  
Development Committee

Report

January 30, 2013 7:00 PM  
Northland Performing Arts Center  
4411 Tamarack Boulevard

Meeting Called to Order: **7:00 pm** by Chair Dave Paul

Members represented:

*Voting: (15):* Albany Park (APHA), Blendon Chase (BCHA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooperwoods (CWCA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPWCA), Westerville Woods (WWCA).

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**Case #1:** Application 12320-00664 (*Graphics plan to permit oversize wall signs on north and west sides of building and wall-mounted LED sign on north elevation in variance from §3375.06(E), §3377.07(c), §3377.24(B) [also §3377.22(B)] – application revised since 12/5/2012 hearing*)  
Jeff Brown/Smith & Hale LLC representing  
Orange Barrel Media (Atlas Butler Heating & Cooling)  
4849 Evanswood Dr, 43229 (PID 010-000597)

- *The Committee approved 15-0 a motion (by KWPCA, second by VPWCA) to **NOT SUPPORT** the application.*

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**Case #2** Application Z13-002/12335-00764 (*Rezoning of 1.296 AC parcel from C-4 to C-5 to permit construction of and public retail access to a proposed CNG fueling station on a currently vacant lot*)  
Bill Burns/City of Columbus Finance & Mgmt Dept, Fleet Mgmt Div  
representing  
City of Columbus, Ohio  
2333 Morse Rd, 43224 (PID 010-007139)

- *The Committee approved 12-0 (with 2 abstentions) a motion (by MMTACA, second by CECA) to **SUPPORT** the application.*

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**Case #3** Application 13320-00011 (*Graphics variance for rear wall signage in excess of 10 SF permitted under §3377.01*)  
Lynsey Ondecker/GPD Group representing  
McDonald's Real Estate Company  
1661 Morse Rd, 43224 (~~part of PID 010-289672~~ 010-291660)

- *The Committee approved 14-0 a motion (by CECA, second by CWCA) to **SUPPORT** the application.*

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Executive Session **9:27 pm**

Meeting Adjourned **10:15 pm**

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Next Meeting: *Wednesday, February 27, 2013*



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 #           Z13-002          

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Paul Rakosky  
of (COMPLETE ADDRESS) 90 West 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. City of Columbus, a municipal corp. 90 West Broad Street, Room 425 Columbus, Ohio 43215 614-645-5189, # of employees n/a	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Paul R. Rakosky by David J. Seal

Subscribed to me in my presence and before me this 14<sup>th</sup> day of December, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Kyle Sever

My Commission Expires:

2/2/2016

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

Notary Seal Here



**KYLE SEVER**  
Notary Public, State of Ohio  
My Commission Expires February 2, 2016

**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