

DORRBY & YU INTERNATIONAL
 ARCHITECTURE
 2000 BROADWAY, SUITE 1000
 COLUMBUS, OHIO 43215

EASTON II - Development Diagram
 Columbus, Ohio

STEINER & ASSOCIATES
 THE GEORGETOWN COMPANY
 LIMITED BRANCH

Site Plan
 DATE: 09/31/2011

PROPOSED DEVELOPMENT
 BUILDING LOCATION DIAGRAM
 NET DASHED PERIMETER - 80,000
 GROSS SQUARE FEET MAXIMUM

Dorby Yu
 09/31/2011

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2011**

- 2. APPLICATION: Z11-021 (ACCELA # 11335-00000-00359)**
Location: **4020 STELZER ROAD (43219)**, being 53.9± acres located at the southeast corner of Old Stelzer Road and Interstate 270. (010-147168; Northeast Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Morso Holding Company; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Morso Holding Company; 3 Limited Parkway; Columbus, OH 43230
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

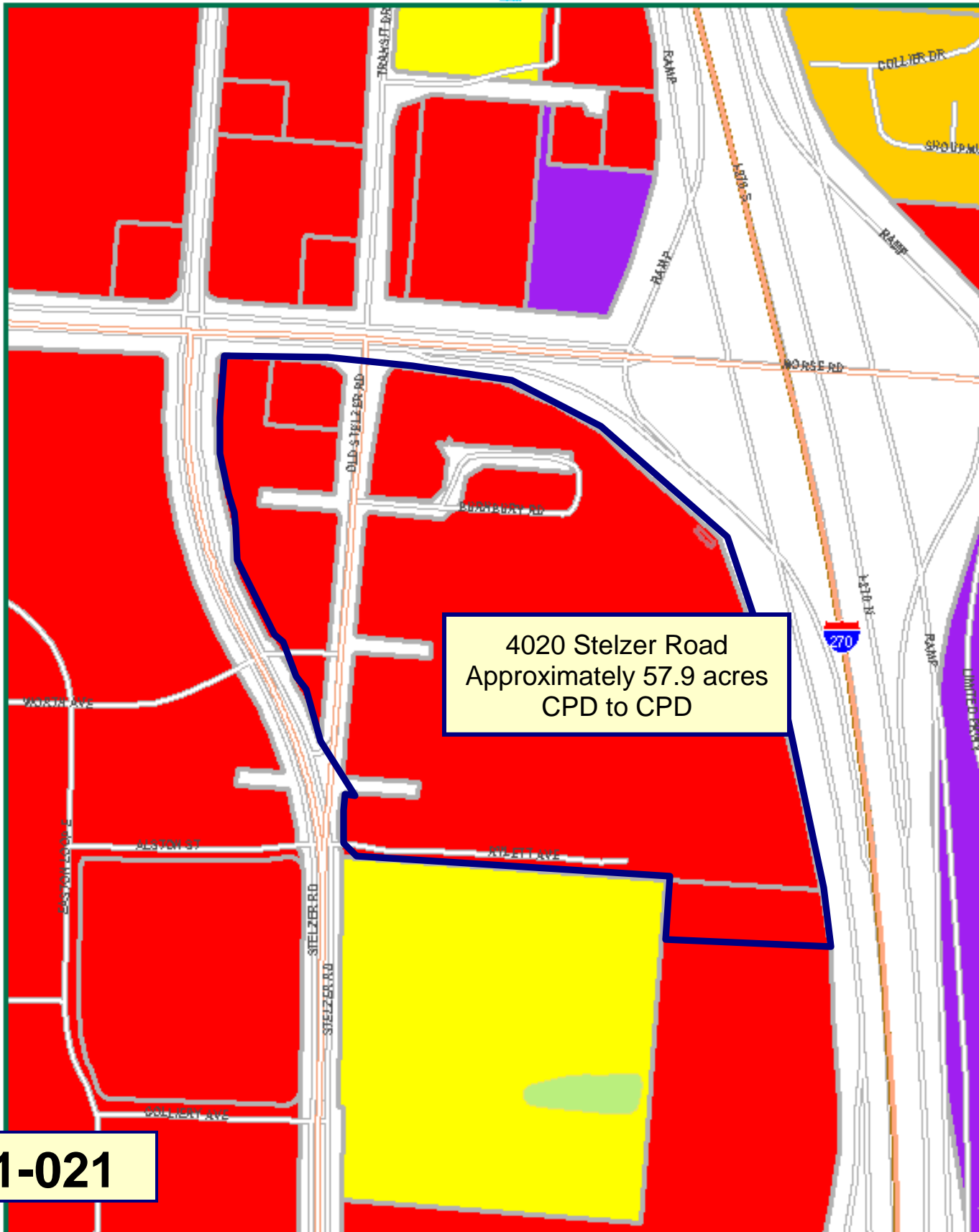
BACKGROUND:

- o The 53.9± acre site is undeveloped and zoned in the CPD, Commercial Planned Development District. The applicant is proposing to revise the existing CPD, Commercial Planned Development District text and site plan.
- o To the north across Morse Road is commercial development in the C-4 Commercial and L-C-4, Limited Commercial Districts and self-storage development in the M-2, Manufacturing District. To the east is I-270. To the south is an assembly hall and vacant land zoned in the R-1, Residential and CPD, Commercial Planned Development Districts respectively. To the west across Stelzer Road is commercial development zoned in the CPD, Commercial Planned Development District.
- o The site lies within *The Northeast Area Plan (2007)*, which proposes Mixed Use Regional Retail / Office / Light industrial uses for the site.
- o The CPD restricts automobile sales, provides for street trees, and landscaping. The applicants have decreased the parking setback along Morse Road from 50 feet to 10 feet and the building setback from 100 feet to 25 feet. The applicants have decreased the setbacks from I-270 from 50 feet for parking and buildings to 25 feet for both parking and buildings except along the ramp. The applicants have decreased the setbacks from Stelzer Road from 35 feet for parking to 10 feet and from 50 feet for buildings to 10 feet. The previous parking variances are updated to reflect the recent changes to the Zoning Code. Outdated or redundant provisions regarding right-of-way, lighting, and landscaping commitments are deleted and various references are updated. The site plan shows the general location of the proposed buildings. The buildings may shifted outside the locations shown provided the overall floor area of 850,000 square feet is maintained.

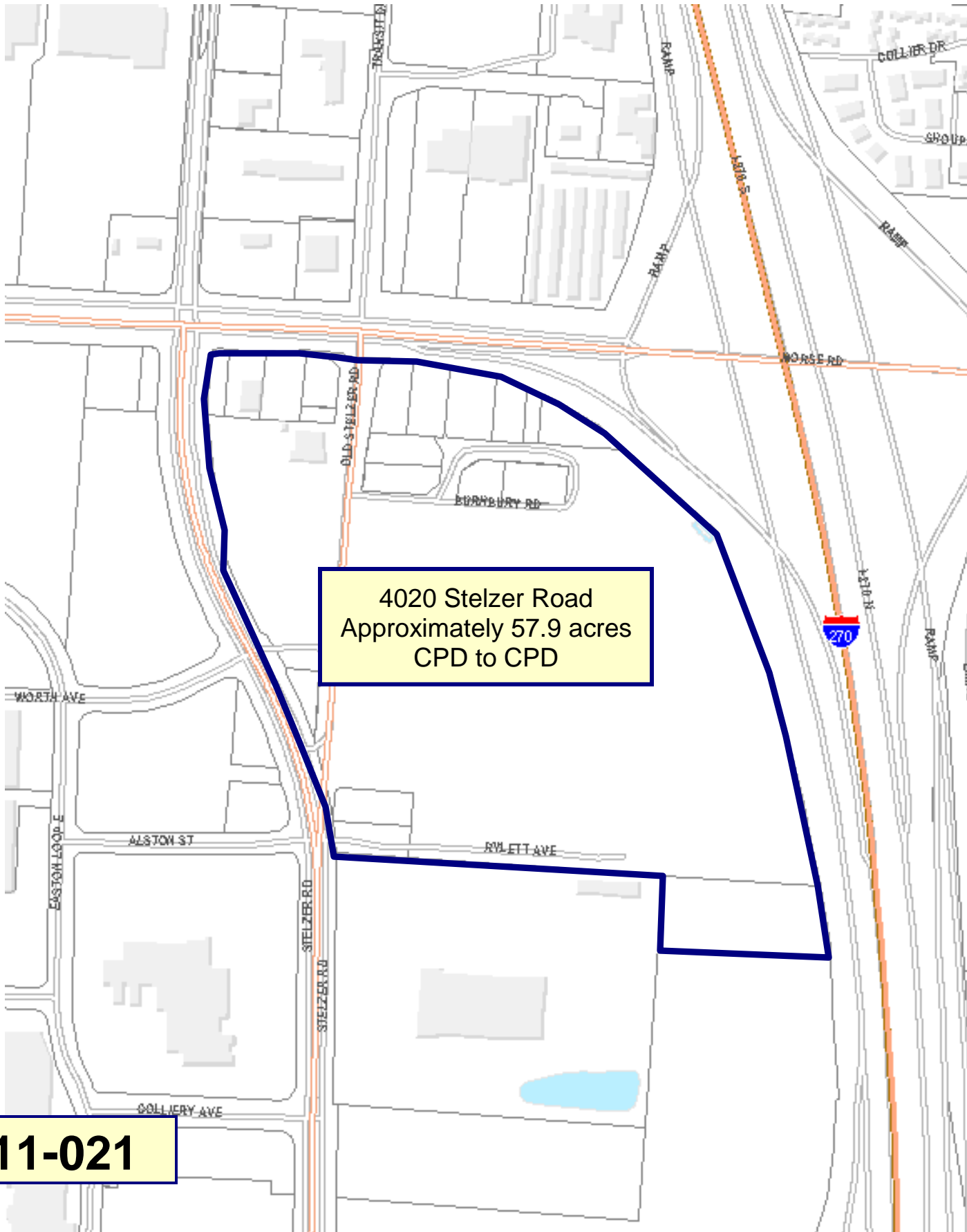
- o The *Columbus Thoroughfare Plan* identifies Morse Road and Stelzer Road as a 6-2D and 4-2D arterials requiring a minimum of 80 feet and 60 feet of right-of-way from centerline respectively.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant is proposing to revise the existing CPD, Commercial Planned Development District text and site plan. The updated CPD text and plan generally reduce setbacks along I-270, Morse and Stelzer Roads. Staff supports this as the new setbacks better address Morse and Stelzer Roads. Outdated or unneeded provisions are deleted and various obsolete references are updated. The proposal is consistent with the development patterns and zoning patterns of the area.



Z11-021

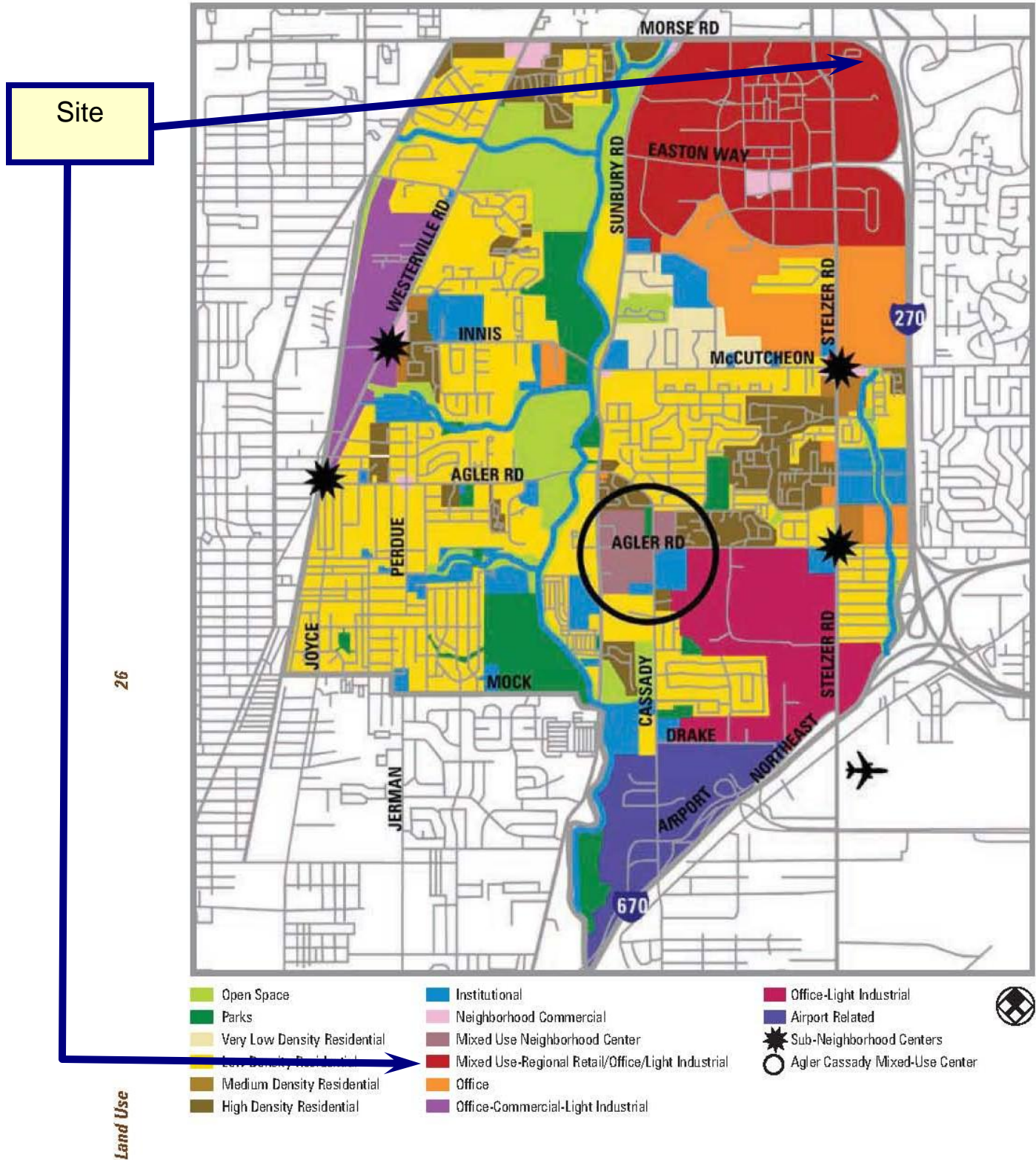


4020 Stelzer Road
Approximately 57.9 acres
CPD to CPD

Z11-021



Figure 5. Land Use Plan





"Together We Can Make a World of Difference"

North East Area Commission

October 13, 2011

Dana Hitt
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH 43224

Mr. Hitt:

Subject: Z11-021, property known as 4020 Stelzer Road, Columbus, Oh 43219. The North East Area Commission at a public meeting on October 6, 2011, voted to approve the above rezoning application.

Sincerely,

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

Alice Porter – Zoning Chair
3130 McCutcheon Place
Columbus, OH 43219-3399

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



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # Z11-021

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) Smith & Hale LLC, 37 W. 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 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. <u>Morso Holding Co.</u> <u>Attn: Ken Douglas</u> <u>3 Limited Parkway</u> <u>Columbus, OH 43230</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]
Subscribed to me in my presence and before me this 5th day of July, in the year 2011
David Hodge
no expiration



NOTARY PUBLIC
DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

Project Disclosure Statement expires six months after date of notarization.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer