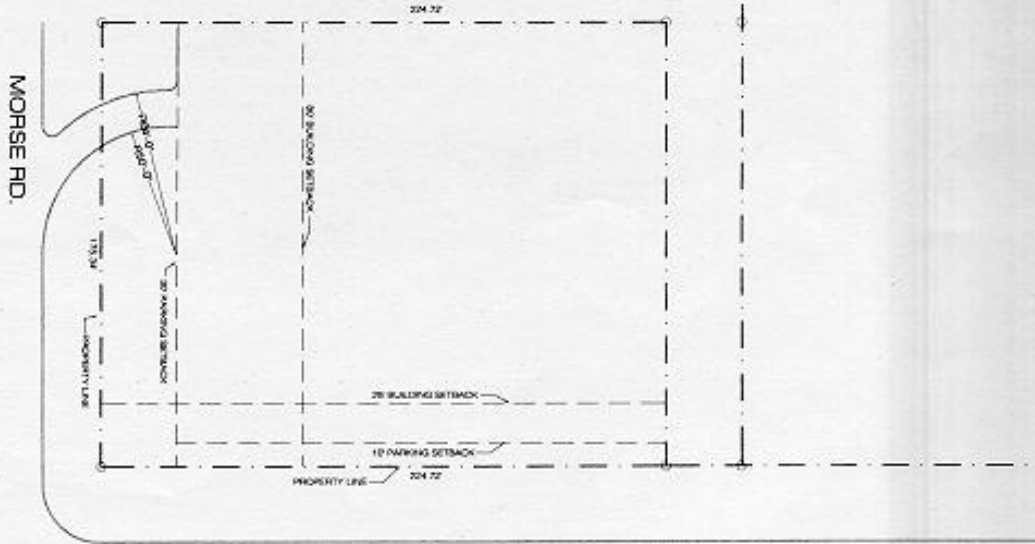


STELZER RD.

Final Review 5/18/06
Z06-014
A. Stelzer
Morse



Delivered to Morse
May 18, 2006



| | | | | |
|------------|-------------------------------|---|---|--|
| <p>1.2</p> | <p>ARCHITECTURAL ALLIANCE</p> | <p>ARCHITECTURAL ALLIANCE 410 NORTH 21ST STREET COLUMBUS, OHIO 43201 614.221.7888 614.221.7889 E-MAIL: info@archalliance.com</p> | <p>Legend</p> <ul style="list-style-type: none"> Property Line Setback Building Footprint Parking Area Driveway Other | <p>IDG JEWELERS MORSE AND STELTZER</p> |
|------------|-------------------------------|---|---|--|

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 13, 2006**

- 9. APPLICATION: Z06-014**
- Location:** **4038 MORSE ROAD (43219)**, being 0.9± acres located on the north side of Morse Road, 315± feet east of Stelzer Road. (010-213780).
- Existing Zoning:** R, Rural District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Retail development.
- Applicant(s):** Uha Corporation LLC.; c/o Jeffrey L. Brown, Atty.; Smith & Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Uha Corporation LLC; 1141 Polaris Parkway; Columbus, OH 43240.
- Planner:** Walter Green, 645-2485, wagreen@columbus.gov

BACKGROUND:

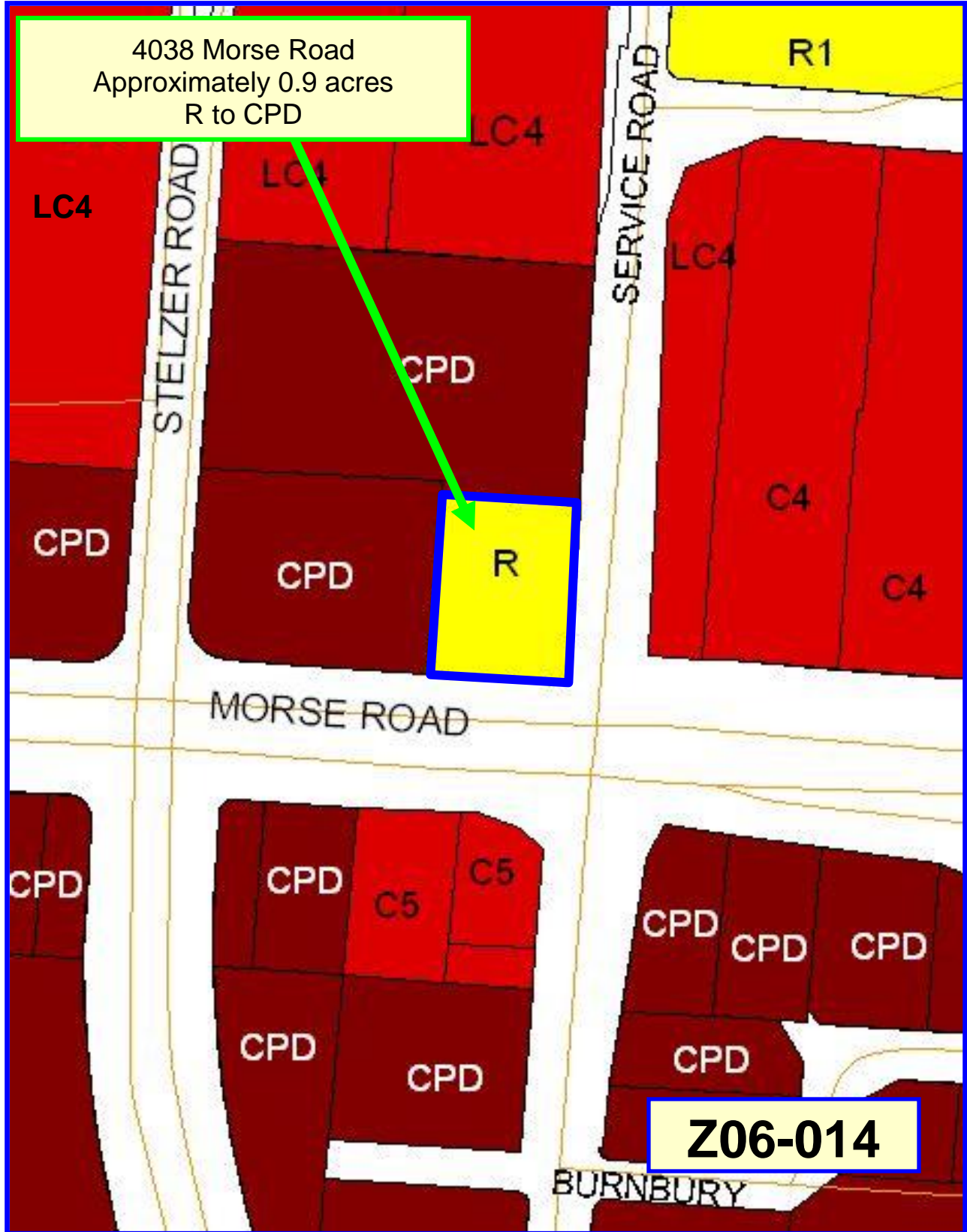
- The 0.9± acre site is currently undeveloped in the R, Rural District. The applicant is requesting the CPD, Commercial Planned Development District, for commercial development, permitting most C-4, commercial uses.
- To the north of the site is undeveloped property in the CPD, Commercial Planned Development District. To the east, across Transit Drive, is a retail development in the L-C-4, Limited Commercial and C-4, Commercial Districts. To the south, across Morse Road, is undeveloped property in the C-5, Commercial District. To the west is a gas station in the CPD, Commercial Planned Development District.
- The CPD text incorporates street trees, parking lot trees, screening and lighting controls.
- The site is located within the boundaries of the *Northland Plan, Volume I* (2001). The plan recommends that “access management guidelines be implemented along major corridors to reduce the frequency of curb cuts.” Staff does not support the Morse Road curb cut proposed by the applicant on the site plan.
- The *Columbus Thoroughfare Plan* identifies Morse Road as a 6-2d arterial requiring a minimum of 80 feet of right-of-way from centerline.

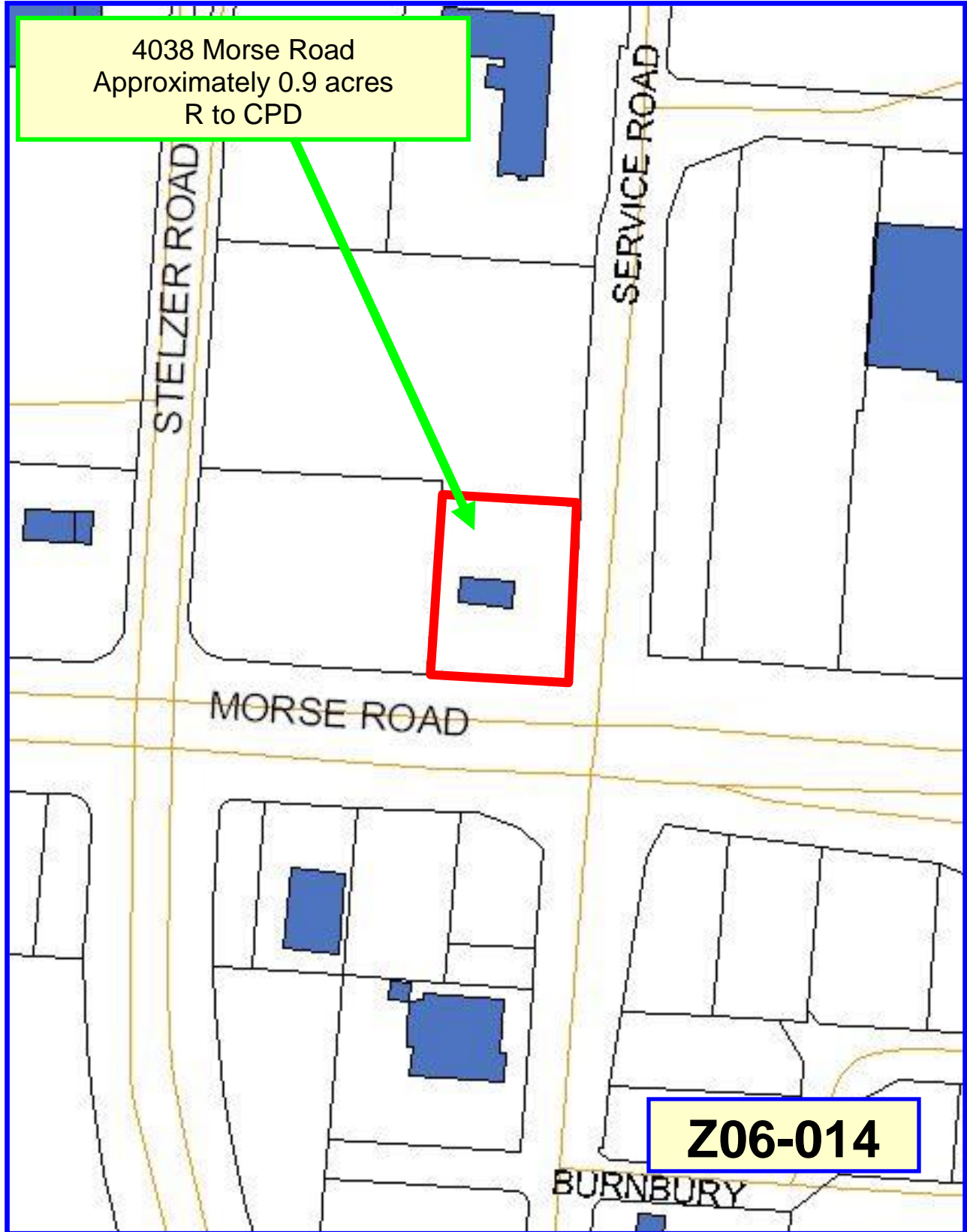
CITY DEPARTMENTS’ RECOMMENDATION: Approval.**

The proposed CPD, Commercial Planned Development District, plan and text commit to customary development standards. The proposed use is consistent with the zoning and

development patterns of the area, however, the applicant proposes to access the site from Morse Road. The *Northland Plan, Volume I* recommends that the frequency of curb cuts be limited along major corridors. Staff does not support the proposed access to the site from Morse Road.

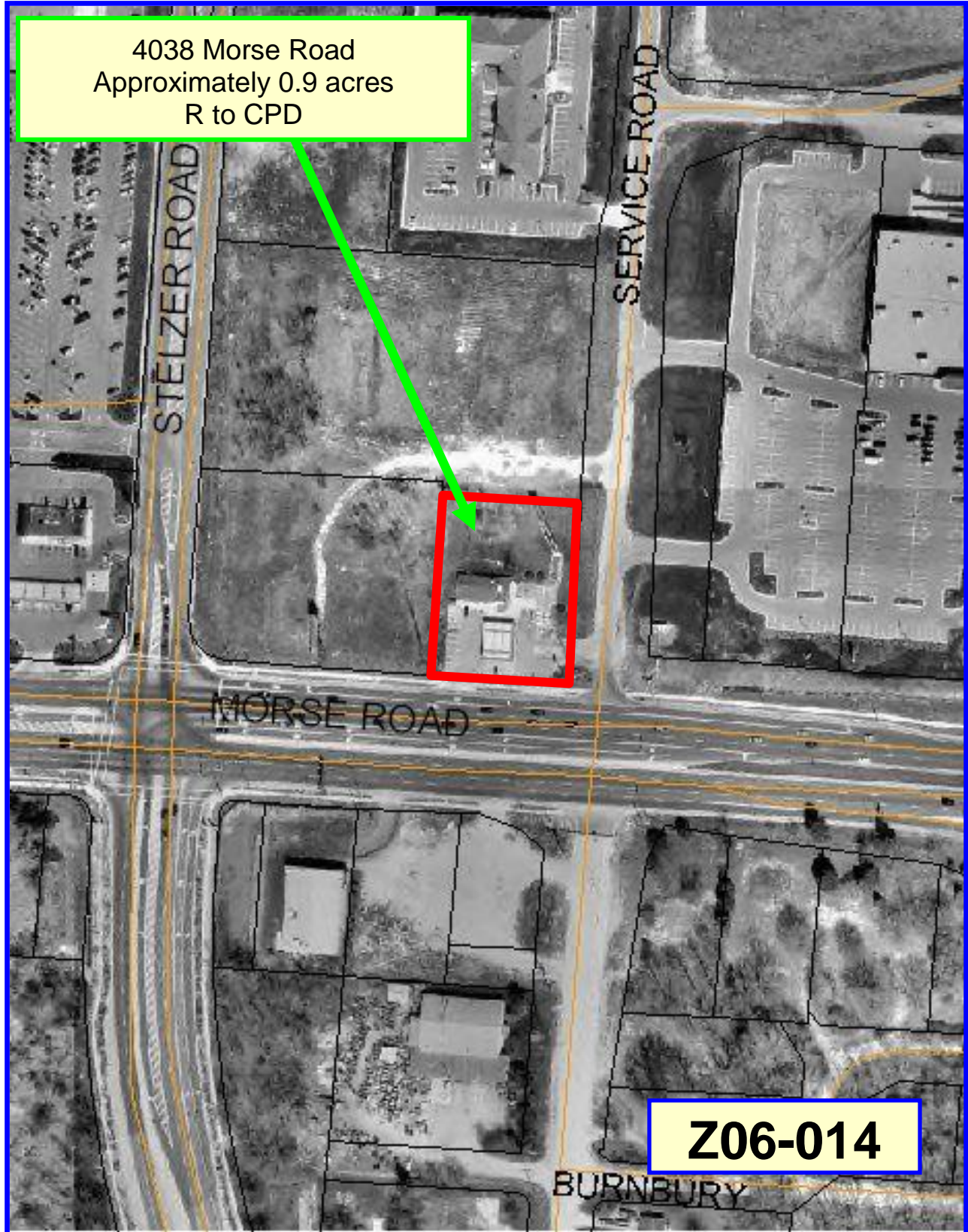
**The original staff recommendation was for disapproval due to concern regarding access. This issue has been resolved with an agreement to allow right out only access to Morse Road. Staff now recommends approval of this application.





4038 Morse Road
Approximately 0.9 acres
R to CPD

Z06-014



4038 Morse Road
Approximately 0.9 acres
R to CPD

Z06-014

COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: April 13, 2006

| | | | | | | | |
|---|----------------------|---|---|---|-------------|---------|--------|
| Application #: Z06-014 | Requested: CPD | Address: 4038 MORSE ROAD (43219) | | | | | |
| # Hearings: | Length of Testimony: | Staff Position: | Approval | <input checked="" type="checkbox"/> Disapproval | | | |
| # Speakers Support: | Opposition: | Development Commission Vote: | Area Comm/ Civic Assoc: | Approval | Disapproval | | |
| | | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain | <input type="checkbox"/> Conditional Approval | <input type="checkbox"/> Conditional Approval | | | |
| Position Y=Yes N=No (write out ABSENT or ABSTAIN) | Fitzpatrick | Ingwersen | Barnes | Anderson | Cooley | Onwukwe | Vacant |
| + = Positive or Proper - = Negative or Improper | | | | | | | |
| Land Use | | + | + | + | + | | |
| Use Controls | | | | | | | |
| Density or Number of Units | | | | | | | |
| Lot Size | | | | | | | |
| Scale | | | | | | | |
| Environmental Considerations | | | | | | | |
| Emissions | | | | | | | |
| Landscaping or Site Plans | | - | - | | | | |
| Buffering or Setbacks | | | | | | | |
| Traffic Related Commitments | | = | = | - | - | | |
| Other Infrastructure Commitments | | | | | | | |
| Compliance with City Plans | | | | | | | |
| Timeliness of Text Submission | | | | | | | |
| Area or Civic Assoc. Recommendation | | | | | | | |
| Governmental or Public Input | | | | | | | |
| MEMBER COMMENTS: | | | | | | | |
| FITZPATRICK: | | | | | | | |
| INGWERSEN: TRAFFIC ISSUES NEED TO BE SOLVED | | | | | | | |
| BARNES: TRAFFIC ISSUES NOT RESOLVED & ARE RESOLVABLE | | | | | | | |
| ANDERSON: TRAFFIC ISSUES Unresolved which should be managed. | | | | | | | |
| ONWUKWE: | | | | | | | |
| COOLEY: TRAFFIC ISSUES NOT RESOLVED AND ARE POTENTIAL SOLUTIONS | | | | | | | |
| VACANT: | | | | | | | |

Mr. Jeff Murray – Chairman FAX 614-818-4399

**NORTHLAND
COMMUNITY
COUNCIL
DEVELOPMENT COMMITTEE**

Fax

| | |
|---------------------------------------|--------------------------------------|
| To: David Hodge | From: Jeff Murray |
| Fax: 614- | Pages: 1 |
| Phone: 614-221-4255 Z05-014 | Date: 3/27/06 Walter Green |
| Re: 4038 Morse Rd. | CC: |

Mr. Hodge,

Our committee voted to support your application including the text dated March 14, 2006.

If there are any questions, you can contact me at 614-882-8558.

Sincerely,

Jeff Murray
Chairperson, Development Committee
Northland Community Council

Z06-014

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 # Z06-014

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 in the following format:

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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

| | |
|---|----|
| 1. Uha Corporation, LLC 1141 Polaris Parkway Columbus, OH 43231 | 2. |
| 3. | 4. |

SIGNATURE OF AFFIANT

Jeffrey L. Brown

Subscribed to me in my presence and before me this 30th day of January, in the year 2006

SIGNATURE OF NOTARY PUBLIC

David L. Hedge

My Commission Expires:

no expiration



Project David L. Hedge expires six months after date of notarization.
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.