

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 9, 2003**

2. **APPLICATION:** **Z02-095**
 Location: **4466 MORSE ROAD (43230)**, being 1.05± acres located on the north side of Morse Road, 398± feet east of Sleaford Avenue.
 Existing Zoning: L-C-2, Limited Commercial District
 Request: CPD, Commercial Planned Development District
 Proposed Use: Office building.
 Applicant(s): D. Greg Masters; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
 Property Owner(s): The applicant.
 Planner: Dana Hitt, AICP, 645-2395; dahitt@columbus.gov

BACKGROUND:

- The 1.05± acre site is developed with an insurance office in a converted dwelling in the L-C-2 Limited Commercial Development District. The applicant requests to rezone the existing L-C-2, Limited Commercial District in order to replace the existing office structure with a new 14,000 square foot office building.
- To the north and east is a multi-family development in the L-AR-12, Limited Apartment Residential District. To the south across Morse Road is a County facility located in Franklin County. To the west is a church in the R, Rural District.
- The site lies within the boundaries of the *Northland Plan Volume II*, (2002) which encourages infill development compatible with surrounding land uses.
- The CPD text addresses customary use restrictions, site access, landscaping and buffering controls, outdoor display controls, and lighting standards.
- The *Columbus Thoroughfare Plan* identifies Morse Road as a “4-2D” arterial requiring 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would permit carefully controlled office uses consistent with established zoning and development patterns of the area.