

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 11, 2006**

- 3. APPLICATION: Z05-090**
- Location:** **3356 MORSE ROAD (43231)**, being 4.1± acres located on the north side of Morse Road, 675± feet west of Trindel Way (010-158428).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** L-M, Limited Manufacturing District.
- Proposed Use:** Self-storage development.
- Applicant(s):** The Ellis Company Ltd.; c/o Jeffrey L. Brown, Atty.; Smith & Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Properties of Today Corp.; 8 Eastwinds Circle; Tequesta, FL 33469.
- Planner:** Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

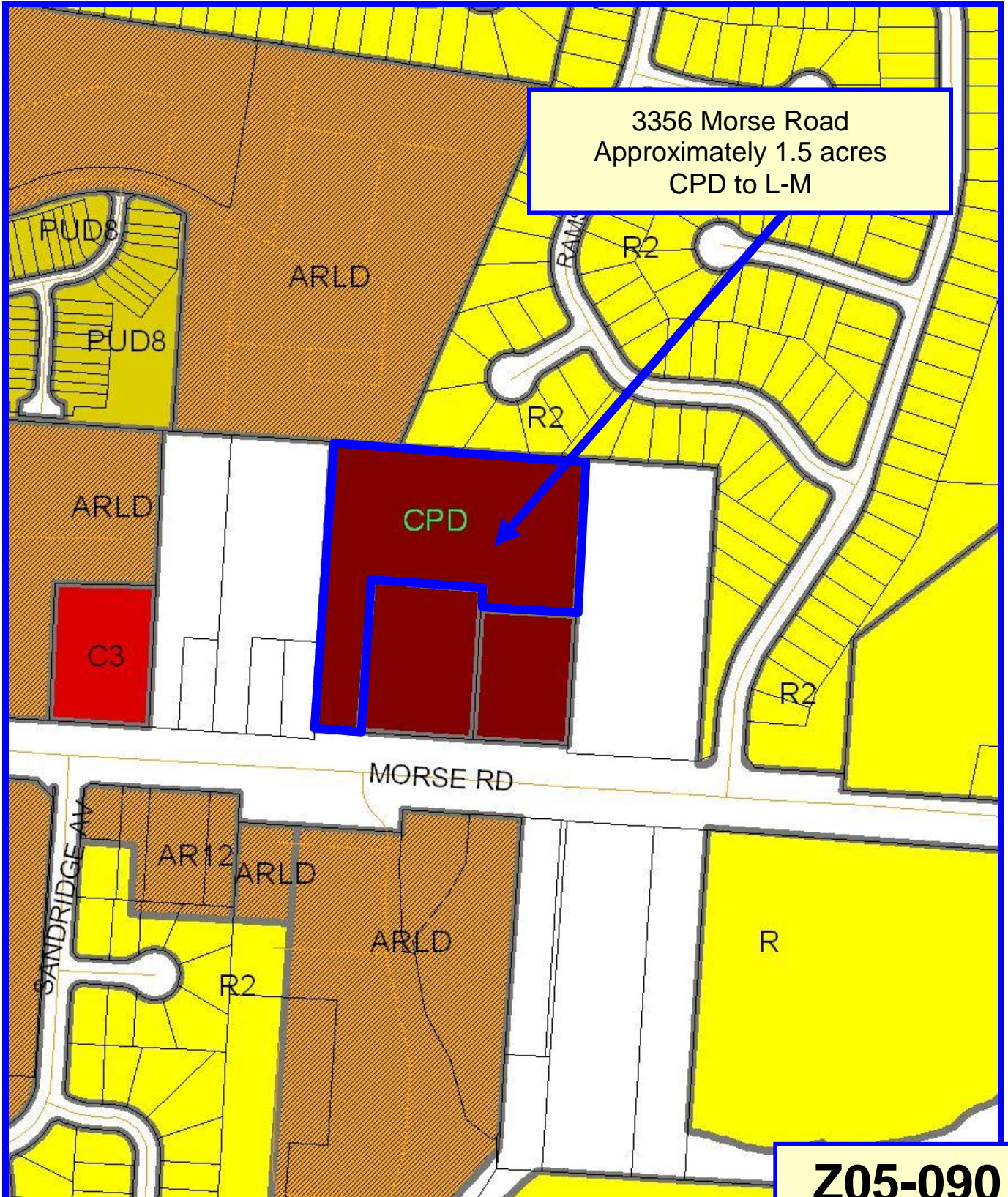
**BACKGROUND:**

- o The 4.1± acre site is undeveloped and is zoned in the CPD, Commercial Planned Development District. The applicant requests the L-M, Limited Manufacturing District for manufacturing/warehouse development. The conceptual site plan, which is not being committed to, indicates self-storage development.
- o To the north is single-family residential development in the R-2, Residential District and multi-family residential development in the ARLD, Apartment Residential District. To the east is an auto body repair shop in the CPD, Commercial Planned Development District and an automotive repair shop in Blendon Township. To the south across Morse Road is a multi-family residential development in the ARLD, Apartment Residential District. To the west is an automotive repair business and a self-storage business in Blendon Township.
- o The proposed limitation text includes use restrictions and development standards including setbacks, lighting and landscaping requirements.
- o This site was rezoned to CPD, Commercial Planned Development in 2003 (Z03-006) which permitted C-4, Commercial District uses, but no manufacturing uses. Several requirements that are not part of the proposed limitation text were in the CPD text including a fifty (50) foot setback from the northern boundary with the existing trees and brush preserved undisturbed and a six (6) foot board on board fence along the northern property line. The applicant is proposing evergreen trees planted along the northern boundary planted twenty (20) feet on center.
- o 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 limitation text does not supply adequate buffering to provide compatibility for the residential uses north of the proposed manufacturing development. Staff supports the land use, but only with an appropriate buffer. The Northland Standards require a minimum 50 foot wide landscape buffer between commercial or manufacturing uses and abutting residential uses, with a minimum opacity of 75%. Staff was willing to support a reduced buffer width of 40 foot along the northern boundary adjacent to the residential development with the preservation of the existing vegetation. The proposed text would maintain the existing vegetation, but not within the drainage easement, which is 30 feet wide in the 40 foot wide setback. The site plan does utilize the rear of the self-storage buildings as a wall which provides some additional buffer from activity on the site. However, the applicant is not committing to the site plan so the location of the buildings cannot be required.

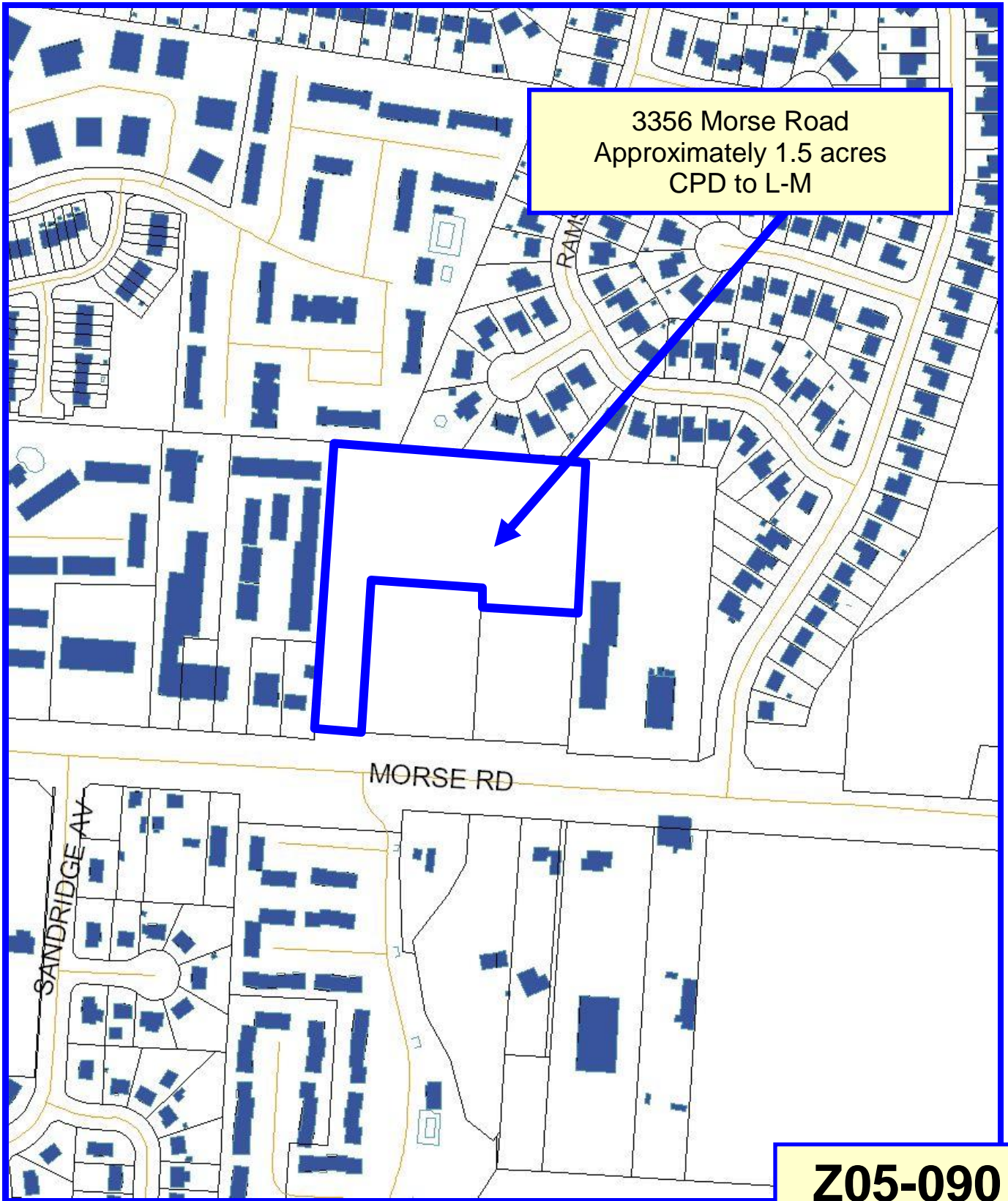
\*\*The various issues have been resolved, therefore, staff now supports the proposed rezoning.



3356 Morse Road  
Approximately 1.5 acres  
CPD to L-M

**Z05-090**





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**Area 13**  
**Morse Road: Westerville Road to Sunbury Road**



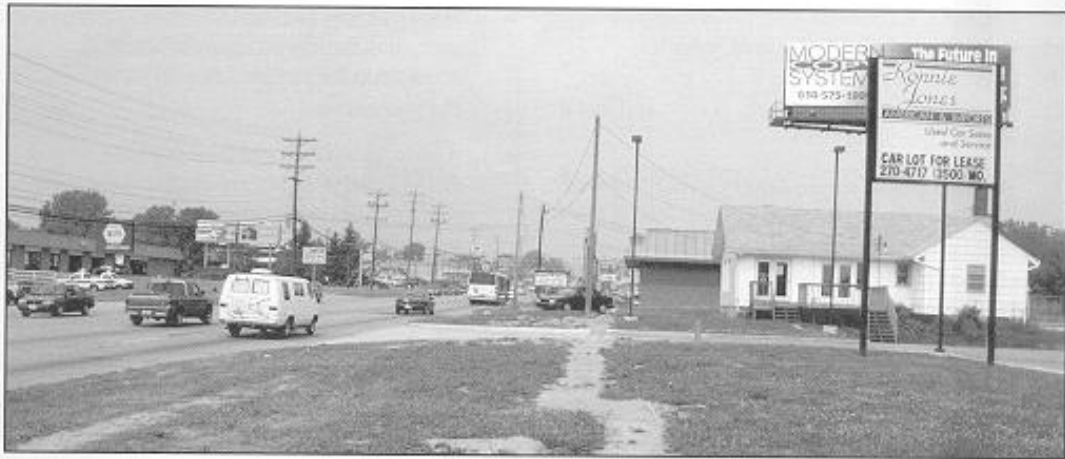
This area is split by township and city jurisdiction. It is characterized by a haphazard mixture of commercial uses including auto dealerships, gas stations, strip centers, auto repair, rental stores, miscellaneous retail and carry-out groceries. Portions of this area are without direct access to centralized sewer services. Curb-cuts, landscaping, graphics and other design factors are inconsistent and generally unattractive. Many residential structures have been converted to office and retail uses. Zoning includes commercial (C3, C4, LC4, CPD), apartment residential (ARL12 and ARLD), and parking (P1). Development of Easton to the east creates opportunities for high-quality redevelopment in this area. This portion of Morse Road is scheduled for widening within the next few years.

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 of Columbus’ Morse Road Market Analysis and Redevelopment Strategy and subsequent Morse Road Design Study, identifies steps the community and the city can take to ensure the long-term viability of this important corridor.



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

- annexations to Columbus be encouraged.
- 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.
- the city should explore provisions for centralized sewer services in this area.
- when land is annexed, seek to upgrade development quality through limited zoning and appropriate development standards.
- offices and high-density residential uses are encouraged for the corridor. Fast-food restaurants, gas stations, warehousing, self-service storage, and similar uses are discouraged.
- creation of out-lots, which create visual clutter, traffic and circulation problems be discouraged.
- development proposals involve multiple parcels whenever possible and subdivision of lots for use in separate projects be discouraged.
- Morse Road be improved through widening, provision of curbs, gutters, and sidewalks; and elimination of curb cuts.
- a greater protective buffer be established for Alum Creek through the development process.
- land use conversions be accomplished through rezoning rather than the City Council variance process.
- pro-active code enforcement and sign controls be strongly encouraged.





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

**NORTHLAND  
COMMUNITY  
COUNCIL  
DEVELOPMENT COMMITTEE**

# Fax

<b>To:</b> Jeffrey Brown	<b>From:</b> Jeff Murray
<b>Fax:</b> 614-221-4409	<b>Pages:</b> 1
<b>Phone:</b> 614-221-4255 Z05-090	<b>Date:</b> 12/13/05
<b>Re:</b> 3356 Morse Rd.	<b>CC:</b> Walter Green

Mr. Brown,

Our committee voted to support this application with the following conditions:

1. Plant a row of pines along all residential property borders sufficient to shield the view of your buildings from all adjacent residential properties.
2. Permitted uses may be those listed in Sections 3363.02 and 3363.03 of the Columbus City Code
3. Operating hours to be limited to 6 AM to 10 PM. Trash pick-up to be limited to these same hours.
4. Any and all commercial vehicles to be kept behind the security gate at all hours.

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

Sincerely,

Jeff Murray  
Chairman, 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 # \_\_\_\_\_

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 57 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 & Zip
- Number of Columbus based employees
- Contact name and number

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

1. Properties of Today Corp. 8 Eastwinds Circle Tequesta, FL 33469	2. The Ellis Company, Ltd. 57 East Chestnut Street Columbus, OH 43215
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 2<sup>nd</sup> day of April in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2010

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



*Noted Here*  
NATALIE C. PATRICK  
Notary Public, State of Ohio  
My Commission Expires 09-04-10