

PLAN FOR NORTHWEST QUADRANT OF MORSE ROAD AND NORTHTOWNE BLVD.

Knutchen Voffles
 11/17/15

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**CURRENT PARKING REQUIREMENTS
2100 MORSE ROAD**

ADDRESS	TENANT	SQ. FEET	USE CLASSIFICATION	PARKING RATIO	REQUIRED PARKING
4571 Morse Centre Dr.	Dollar Tree	11,959	Retail	1:250	48
4583 Morse Center Dr.	Vacant	4,000	Retail	1:250	16
4651 Morse Centre Dr.	Vacant	2,000	Retail	1:250	8
4589 Morse Centre Dr.	Vacant	4,000	Retail	1:250	16
4591 Morse Centre Dr.	African Euphoria	2,000	Retail	1:250	8
4593 Morse Centre Dr.	H&R Block	2,400	Office	1:300	8
4595 Morse Centre Dr.	Morse Centre Shoe Repair	1,000	Retail	1:250	4
4597 Morse Centre Dr.	American School of Technology	14,500	Office	1:300	49
4611 Morse Centre Dr.	Vacant	4,000	Retail	1:250	16
4615 Morse Centre Dr.	Dollar General	8,000	Retail	1:250	32
4625 Morse Centre Dr.	City of Columbus	18,000	Retail	1:250	72
4633 Morse Centre Dr.	Mckenzie Check Cashing	2,000	Retail	1:250	8
4637 Morse Centre Dr.	Vacant	3,000	Retail	1:250	12
4641 Morse Centre Dr.	Hair Plus Outlets	6,000	Retail	1:250	24
4645 Morse Centre Dr.	Big Lots	30,000	Retail	1:250	120
4655 Morse Centre Dr.	Vacant	8,400	Retail	1:250	34
4661 Morse Centre Dr.	Guitar Center	15,000	Retail	1:250	60
655A Morse Centre Dr.	Measurement Inc.	13,861	Retail	1:250	56
4667 Morse Centre Dr.	GQ Beauty & Barber Salon	2,000	Retail	1:250	8
4669 Morse Centre Dr.	B&B Mini Mart	2,000	Retail	1:250	8
4671 Morse Centre Dr.	Kids USA	4,000	Retail	1:250	16
4683 Morse Centre Dr. and 4685 Morse Centre Dr.	Billiard Facility	11,600	Arcade	1:50	232
4691 Morse Centre Dr.	Goodwill	47,500	Retail	1:250	190
4578 Morse Centre Dr.	Vacant	2,880	Retail	1:250	12
4574 Morse Centre Dr.	Community Dental	2,000	Office/Medical	1:250	8
4572 Morse Centre Dr.	Garcia Clothing	1,600	Retail	1:250	7
4586 Morse Centre Dr.	Nail Technology	1,600	Retail	1:250	7
4560 Morse Centre Dr.	Vacant	4,800	Retail	1:250	20
2070 Morse Centre Dr.	Gyro Express	1,800	Restaurant	1:75	24

TOTAL 1,123

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 14, 2005**

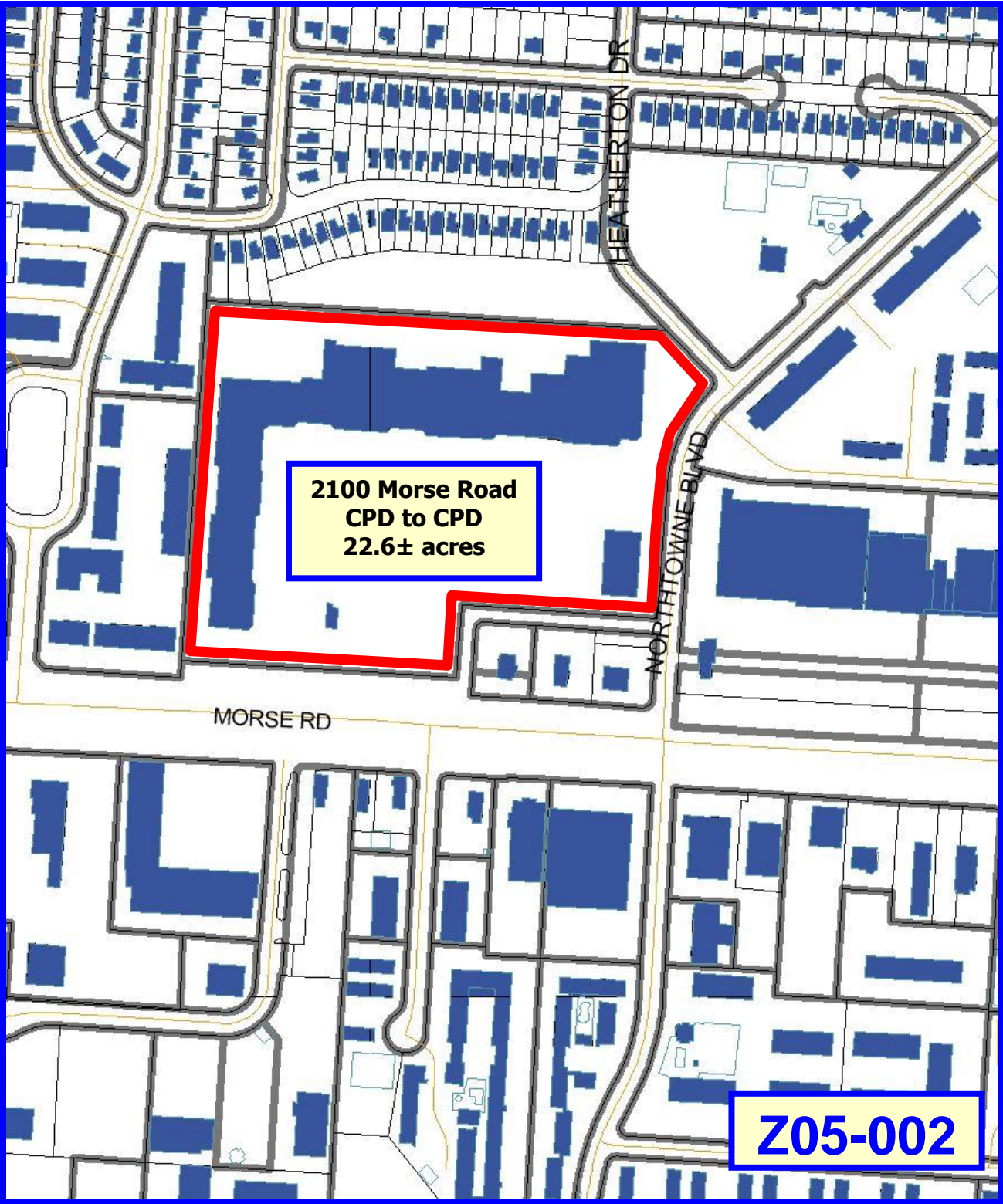
- 3. APPLICATION: Z05-002**
- Location:** **2100 MORSE ROAD (43229)**, being 22.6± acres located at the northwest corner of Morse Road and Northtowne Boulevard (010-245370).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Existing shopping center.
- Applicant(s):** MC-NC, L.L.C. c/o Daniel H. Schoedinger, Atty; 52 East Gay Street, Columbus, OH 43215.
- Property Owner(s):** MC-NC, L.L.C., 11457 Olde Cabin Road, 2nd Floor; St. Louis, MO 63141
- Planner:** Don Bier, 645-0712, drbier@columbus.gov

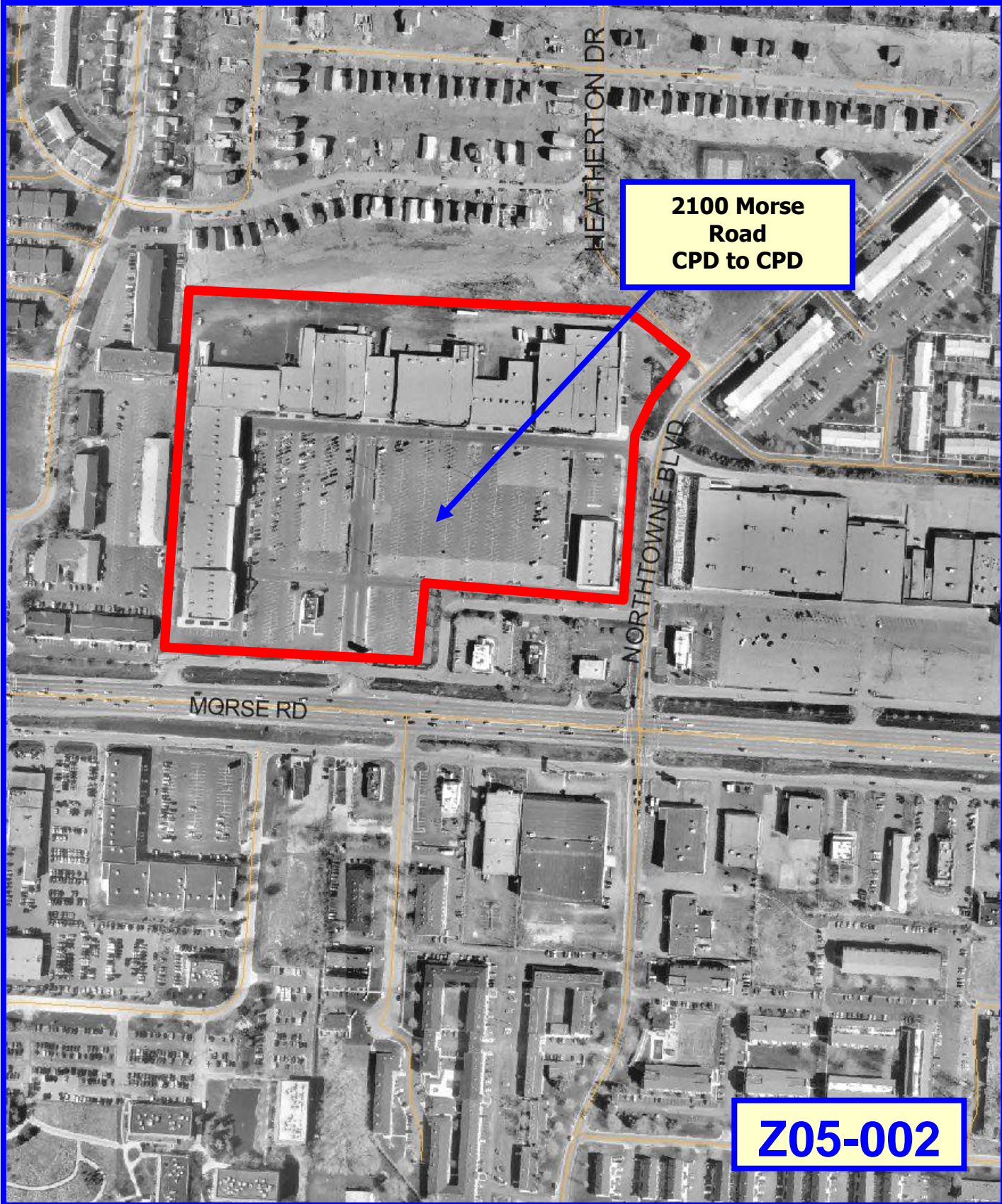
BACKGROUND:

- The 22.6± acre site is developed with a retail shopping center that was developed pursuant to Ordinance 192-78 (Z77-070), although not fully in compliance with the registered CPD site plan. The applicant is requesting the CPD, Commercial Planned Development District to adopt a CPD site plan and text that eliminate the nonconforming status of various existing improvements to permit repairs and/or reconstruction in the event of a fire or other casualty that causes damage exceeding 50% of the value of said improvements.
- Single-family residential dwellings zoned in the PUD-4, Planned Unit Development District are located north of the site. An apartment complex and retail shopping center zoned in the AR-1, Apartment Residential and C-4, Commercial Districts are located to the east across Northtowne Boulevard. Retail stores and restaurants are located south of the site on both sides of Morse Road. Offices in the L-C-4, Limited Commercial District are located to the west.
- The proposed zoning district and land-uses are consistent with the *Northland Plan: Volume I* (2001). The existing shopping center was constructed prior to adoption of the *Northland Development Standards* (1992) and current Morse Road overlays. This ordinance contains variances to current Morse Road overlay standards to permit repair and/or reconstruction of existing improvements that are shown on the registered site plan.
- The proposed CPD text permits C-4, Commercial land-uses that are consistent with development along Morse Road. The text and site plan include development standards for building and parking setbacks, site access, building footprints and materials, landscaping, buffering, lighting, provisions to add trees and pedestrian walkways in conjunction with future improvements or repairs, and variances to address existing nonconforming conditions and an on-site parking reduction.
- The *Columbus Thoroughfare Plan* identifies Morse Road as a 6-2DS arterial requiring a minimum of 110 feet of right-of-way from centerline.

CITY DEPARTMENT'S RECOMMENDATION: Approval. The applicant is requesting the CPD, Commercial Planned Development District to eliminate the nonconforming status of various existing improvements and to permit repairs and/or reconstruction in the event of a fire or other casualty that causes damage exceeding 50% of the value of said repairs or improvements. The proposed zoning district and land-uses are consistent with the *Northland Plan: Volume I* and with surrounding development patterns. The text and site plan include development standards for building and parking setbacks, site access, building footprints and materials, landscaping, buffering, lighting, provisions to add trees and pedestrian walkways in conjunction with future improvements or repairs, and variances to address existing nonconforming conditions and an on-site parking reduction.







Area 20
Morse Road: I-71 to Cleveland Avenue

Site



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.



The Northland Plan: Volume I (2001)

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

**NORTHLAND
COMMUNITY
COUNCIL
DEVELOPMENT COMMITTEE**

Fax

To: Daniel H. Schoedinger	From: Jeff Murray
Fax: 614-719-4949	Pages: 1
Phone: 614-464-6307	Date: 1/28/05
Re: Z05-002 and 05310-00001 NW and NE corners of Morse Rd. and Northtown Blvd.	CC: Chris Presutti 645-2463 Kate McSweeney 645-6164 Council Activities 645-2463

Mr. Schoedinger,

Our committee voted to support your rezoning and variances with the following conditions:

1. All dumpsters to be fully screened and kept in good repair.
2. Landscaping islands with trees to be added to the parking lots per the Northland Development Standards. If this requirement causes a parking deficiency, we would consider a parking variance.
3. All variances to apply to existing structures or exact replacements of existing structures only.
4. The following uses to be prohibited: Gas stations; Hotels and Motels; Hospitals; Dwelling units; Halfway houses; Automobile, truck, motorcycle, boat, and other motor vehicle sales, leasing, or rental; Bars, Cabarets, and nightclubs; Check Cashing and loans; Pawn Brokers; Tattoo and/or piercing businesses, Billboards; Radio, television, or cell phone towers.

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

Sincerely,

Jeff Murray
Chairman, Development Committee
Northland Community Council