

3380 MORSE ROAD

REZONING

COLUMBUS, OHIO 43231



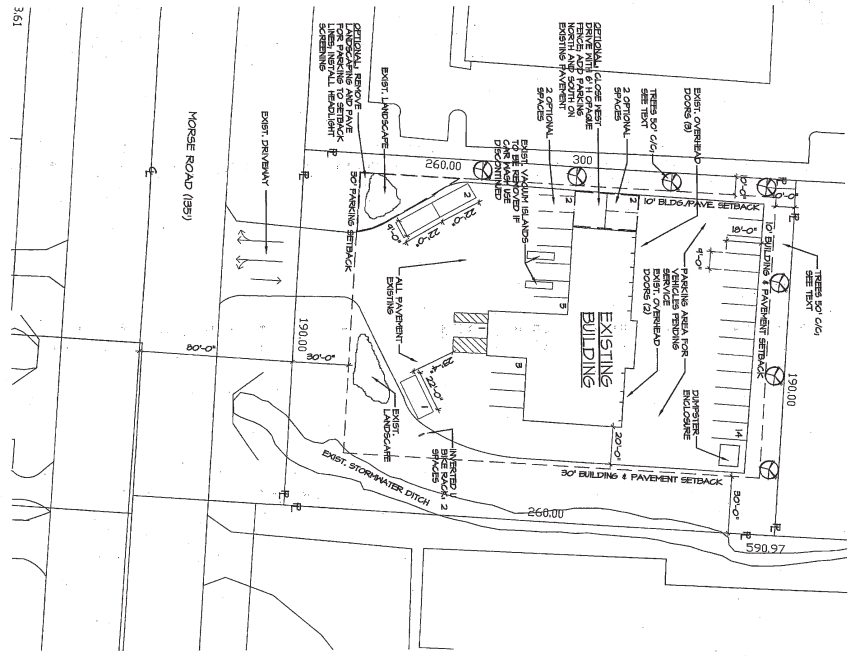
LOCATION MAP
1" = 200'

PROPERTY DATA
 3380 MORSE ROAD COLUMBUS, OHIO 43231
 PROJECT ID: 010-25648
 PROJECT ADDRESS: 4821 ST / 1/4 ACRES
 PROJECT AREA: 23,850 SF / 4,921 SF = 0.54, 50.48
 LOT COVERAGE BUILDING + PAVEMENT: 0.70
 EXISTING ZONING: CPD 200-028 6/29/2000
 PROPOSED ZONING: H-25
 RESUB DIVISION: 4475
 EXISTING CAR PLANT PAV STATIONS AND VULNER ISLANDS TO BE REMOVED IF CAR PLANT USE DISCONTINUED
 AS PERMITTED BY 216 CODE SITE PLAN AND REPAIR USES

The Site Plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time final development and engineering plans are completed. All dimensions noted on the plan reflect applicant's best information at this time, but are subject to change that surveying and/or final engineering. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or the designer upon submission of the appropriate data regarding the proposed adjustments.

David B. Perry, Agent
 Date: 12-15-16

Donald Plank, Attorney
 Date: 12/15/16



SITE PLAN
1" = 30'

NOT FOR CONSTRUCTION

DCH ARCHITECTS, LLC
 4625 Inverness Circle Drive
 Columbus, Ohio 43232
 614.767.7925

Project: 2460
 REZONING
 3380 MORSE ROAD
 COLUMBUS, OHIO 43231

Sheet Title: SITE PLAN
 Sheet Number: RZ1
 1 of 1

Drawn Date: DECEMBER 15, 2016
 Revision Date: Mark

NO WARRANTY IS MADE BY THE ARCHITECT FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2016**

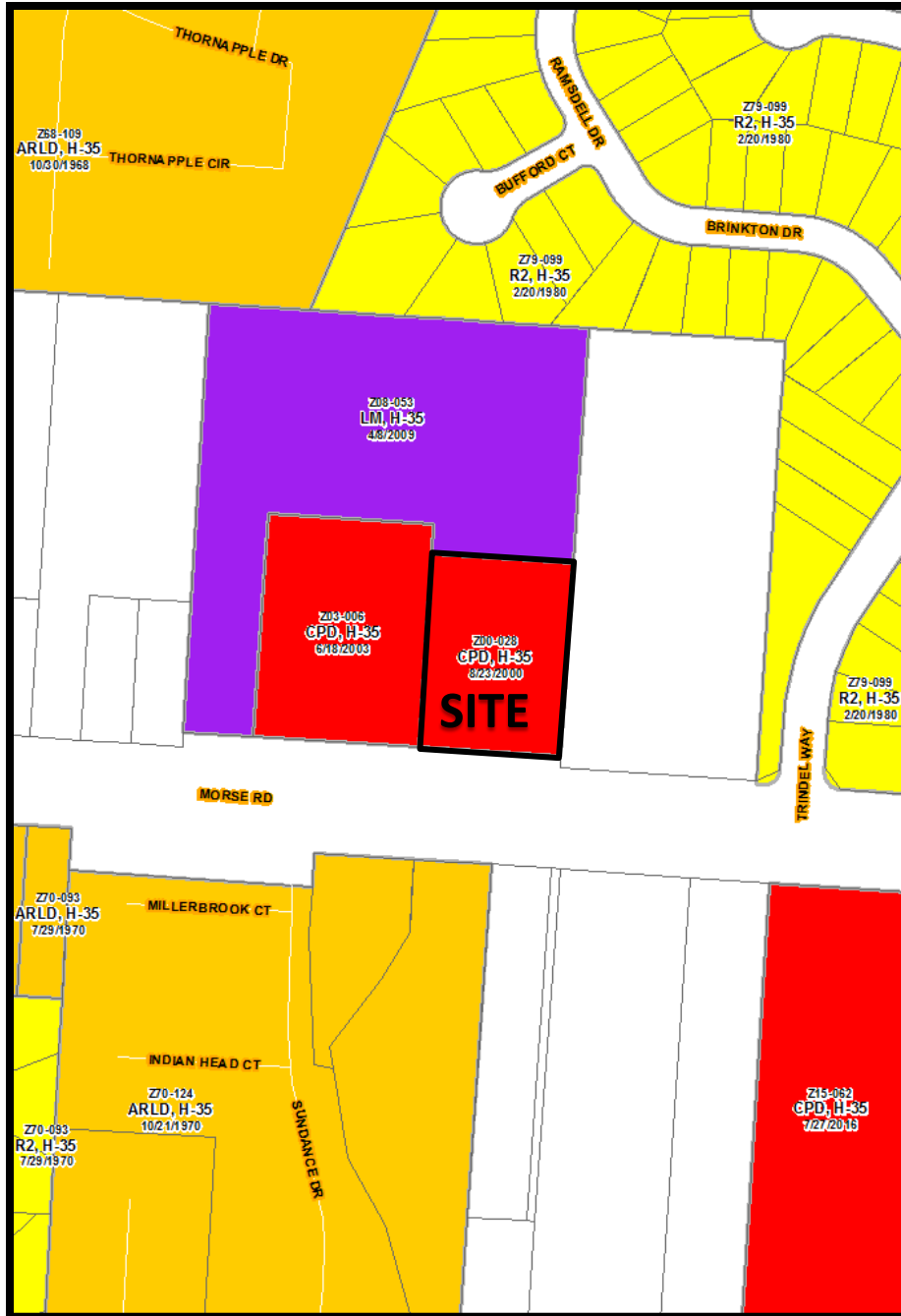
- 6. APPLICATION: Z16-056**
Location: **3380 MORSE ROAD (43231)**, being 1.13± acres located on the north side of Morse Road, 290± feet west of Trindel Way (010-255453; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Automobile repair.
Applicant(s): KM22 Investments, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 423 East Town Street, 2nd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 423 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

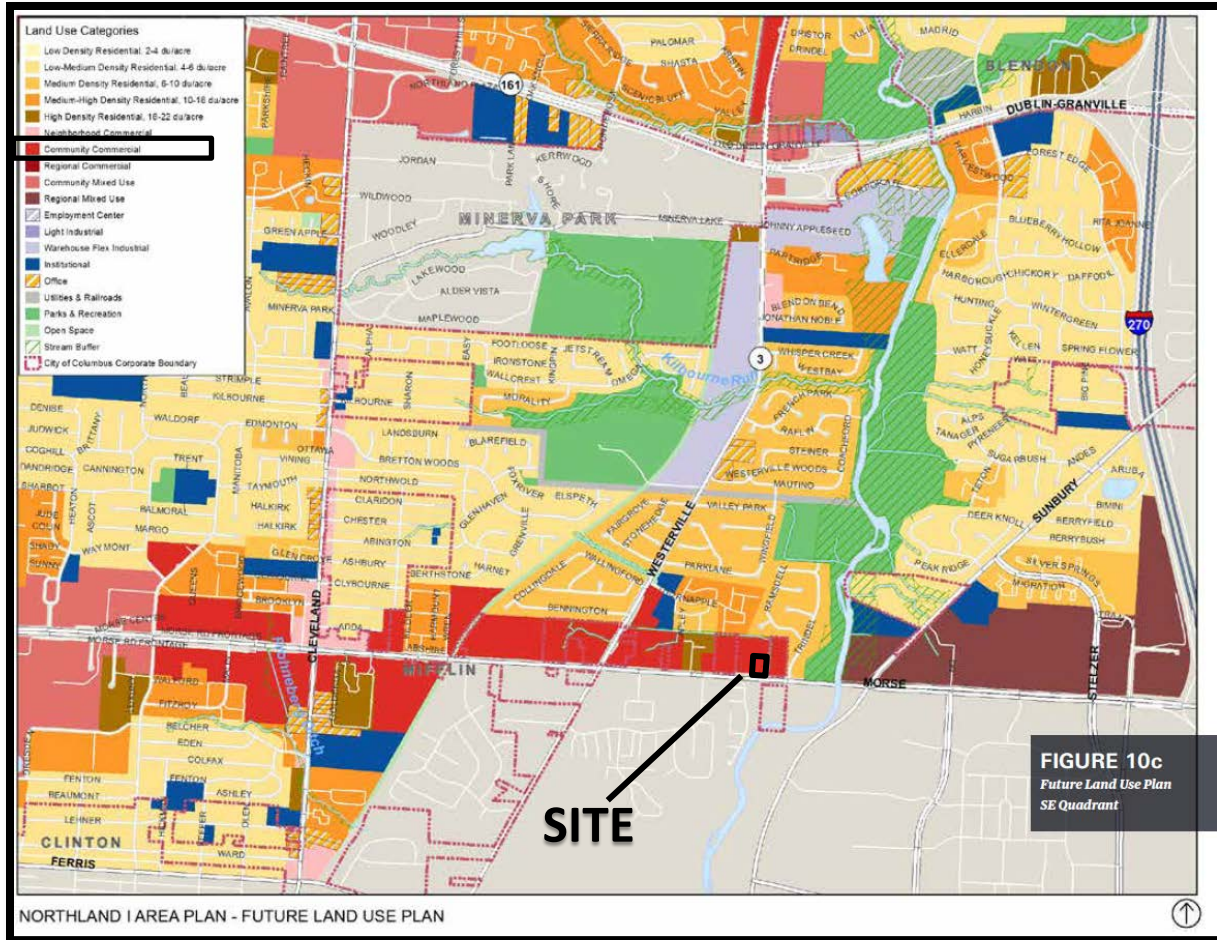
- The 1.13± acre site consists of one parcel zoned CPD, Commercial Planned Development District, and is developed with a vacant car wash facility. The applicant is requesting the CPD, Commercial Planned Development District to permit the existing building to be an automotive repair facility. Additional permitted uses include C-4 uses, with several uses prohibited, and a car wash.
- North of the site is a self-storage facility zoned L-M, Limited Manufacturing District. South of the site is a mix of single-unit dwellings and a multi-unit residential development zoned ARLD, Apartment Residential District. East of the site is an automotive repair facility zoned CC, Community Commercial District in Blendon Township. West of the site is an automotive repair facility zoned CPD, Commercial Planned Development District.
- The site is within the planning area of the *Northland I Area Plan* (2014), which recommends community commercial land uses at this location. The site is also located in the Morse Road Regional Commercial Overlay.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The CPD text commits to a site plan and also includes commitments to building and parking setbacks, building height, lot coverage, traffic access, landscaping, building design, and graphic controls.
- 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 requested CPD, Commercial Planned Development District will allow the development of an automotive repair facility. The proposed CPD district is compatible with adjacent commercial and primarily automotive-related development along Morse Road in this area. Additionally, the requested rezoning is consistent with the land use recommendation of the *Northland I Area Plan* (2014), which recommends community commercial land uses at this location.



Z16-056
3380 Morse Road
Approximately 1.13 acres
CPD to CPD



Z16-056
3380 Morse Road
Approximately 1.13 acres
CPD to CPD



Z16-056
3380 Morse Road
Approximately 1.13 acres
CPD to CPD



Northland Community Council
Development Committee

Report

October 26, 2016 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:35 pm by chair Dave Paul

Members represented:

Voting: (17): Albany Park (APC), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem Civic Association (SCA), Sharon Woods (SWCA), Village at Preston Woods (PWCA), Woodstream East (WECA).

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- Case #1:** Application #Z16-056 (Rezone 1.13 AC± from CPD to CPD to permit the repurposing of a closed car wash site for limited C-4 uses)
Dave Perry/Dave Perry Co. *representing*
KM22 Investment, LLC
3380 Morse Road, 43231 (PID 010-255453)
- **The Committee approved (17-0) a motion (by KWPCA, second by PCHA) to RECOMMEND APPROVAL WITH ONE (1) CONDITION:**
 1. That paragraph 2 of the text be revised to specify that both “new and/or used” vehicle sales are prohibited and to additionally exclude *Billboards and off-premise graphics* as a permitted use.

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- Case #2:** Application #Z16-050 (Rezone 2.0 AC± from L-C-4 to CPD to allow construction of a senior living facility)
Jack Reynolds/Smith and Hale LLC *representing*
Stock Development Co. LLC
5747 Menerey Lane, 43230 (PID 010-268355)
- *The Committee approved (17-0) a motion (by FPCA, second by APHA) to RECOMMEND APPROVAL of the application.*¹

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- Case #3:** Application #Z16-043 (Rezone 21.13 AC± from L-ARO to CPD to permit limited C-4 uses)
Aaron Underhill/Underhill and Hodge *representing*
The New Albany Company LLC
5806 North Hamilton Road, 43230 (PID 545-291670)
- **The Committee approved (17-0) a motion (by APHA, second by PWCA) to RECOMMEND APPROVAL WITH ONE (1) CONDITION:**
 1. That paragraph 1.B.3. of the text be revised to include additional prohibited uses routinely recommended by the Committee, specifically: *Animal Shelter; Blood and Organ Banks; Halfway House; Missions/Temporary Shelters; Motorcycle, Boat and Other Motor Vehicle Dealers(not including new car dealers); and Used Automobile Sales (not associated with a new car dealership).*

Executive Session 7:40 pm

Meeting Adjourned 8:00 pm

¹ The text reviewed by the Committee was dated 10/26/2016.

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 # Z16-056

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, Columbus, Ohio 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. KM22 Investment, LLC 6877 N High Street, Suite 300 Worthington, Ohio 43085 # of Columbus Based Employees: 0 Contact: Steve Fenker (740) 972-1462	2. _____
3. _____	4. _____

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Subscribed to me in my presence and before me this 10th day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC Stacey L. Danza

My Commission Expires: 11-5-2018

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



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer