

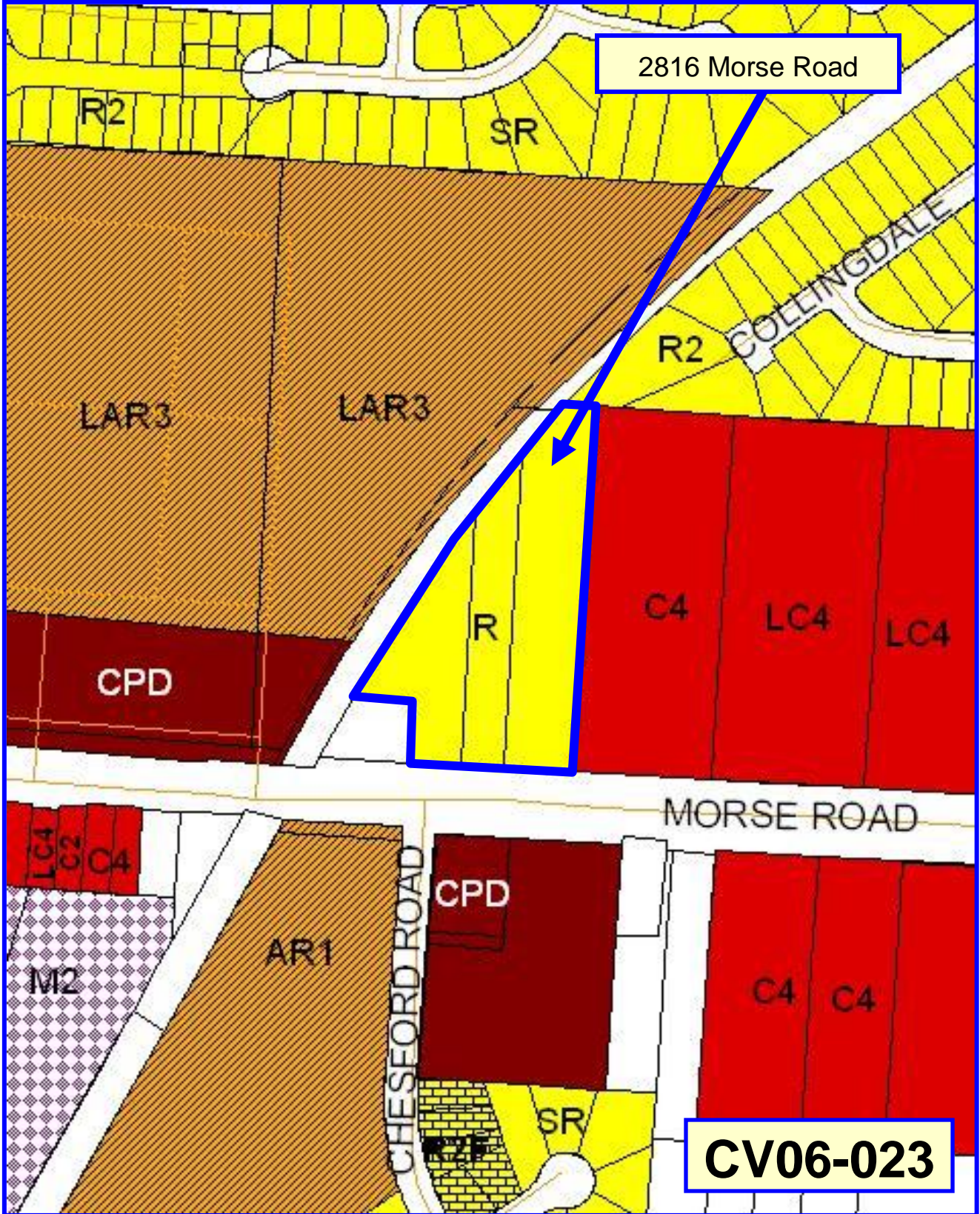
CV06-023

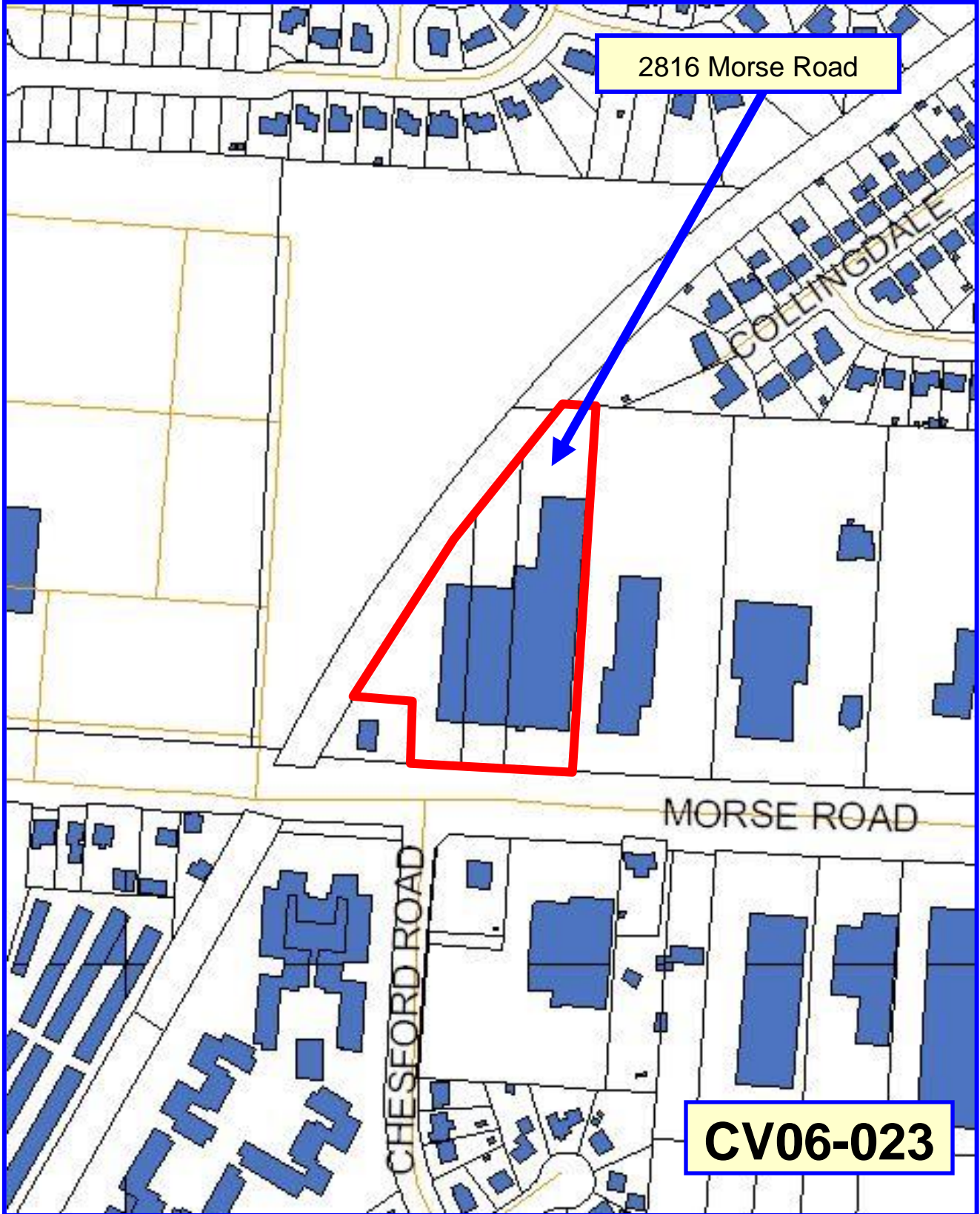
STATEMENT OF HARDSHIP

The subject property was annexed into the City of Columbus on June 7, 1999. Prior to its annexation, the property was primarily used for commercial, manufacturing, and warehousing uses. Based on consultations with the City of Columbus, the applicant made no request for zoning at the time of annexation. As a result, the subject properties were classified with base zoning of R pursuant to Columbus City ordinance.

The applicant currently has a prospective tenant whose proposed use as a daycare center is a conditional use to the R district. Given the base zoning and the potential need for additional changes in the future, the applicant seeks a council variance to the existing R zoning to allow for the use of the subject properties as a child daycare center. As a condition of the council variance, the Applicant hereby agrees to pursue rezoning of the subject property within any time frame specified by the City of Columbus to allow for all current and future anticipated uses of the subject properties.

The proposed use will not adversely affect the surrounding properties or neighborhood and will alleviate a hardship or difficulty of the applicant. In addition, the proposed variance will not impair an adequate supply of light or air to adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fires, or endanger the public safety, unreasonably diminish or impair the public health safety, comfort, morals, or welfare of the City of Columbus.





2816 Morse Road

MORSE ROAD

CHESFORD ROAD

CV06-023



**NORTHLAND
COMMUNITY
COUNCIL
DEVELOPMENT COMMITTEE**

Fax

To: Chris Rinehart	From: Jeff Murray
Fax:	Pages: 1
Phone:	Date: 4/27/06
Re: CV06-023 2816 Morse Rd.	CC: Walter Green wagreen@columbus.gov Dan Rohletter dgr@cpmlaw.com Jim Moats jrm@cpmlaw.com

Mr. Rinehart,

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

1. Applicant to provide minimum number of parking spaces required by the City of Columbus for the current uses. All parking to be on paved surfaces and in compliance with the Northland Development Standards.
2. Lot coverage to comply with the Northland Development Standards.

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

Sincerely,

Jeff Murray
Chairperson, Development Committee
Northland Community Council

Area 18

Morse Road: Cleveland Avenue to Westerville Road



This section of the Morse Road corridor is developed with a haphazard pattern of commercial, residential and miscellaneous uses. Specific establishments include gas stations, adult book stores, used car sales, apartments, a vacant church camp, and self-service storage. Zoning includes commercial (C2, C4, LC2, LC4 and CPD), multi-family residential (AR1), manufacturing (LM) and rural (R). Some portions of this corridor lie within Franklin County's jurisdiction where zoning is generally commercial.

An abandoned railway corridor intersects this portion of Morse Road next to the vacant church camp. This railway has frequently been mentioned as an ideal alignment for a light rail line as well as a bikeway. Vacant and underdeveloped land near the railway provides an ideal opportunity for higher-density, mixed use, transit-oriented development. A new model Transit-Oriented Development ordinance, developed by the Mid-Ohio Regional Planning Commission, at the city's request, provides direction for implementing these types of projects.

The area lacks sidewalks, gutters, street lights, and curbs. Unpaved parking lots, poorly maintained properties, and unattractive graphics are common.

Franklin County, in cooperation from the city of Columbus, is currently taking steps to widen Morse Road in this area. This provides an excellent opportunity to provide streetlights, sidewalks and a generally improved right-of-way.

Portions of this area are without direct access to centralized sewer services. Provisions of these services are important for the long-term stability of the area. The planned widening and improvement of Morse Road by Franklin County provides an opportunity to resolve these issues. This will prevent duplication of work in the right-of-way.

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.

It is the recommendation of the Northland Plan that:

- 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.
- annexations to Columbus are encouraged.
- when land is annexed, upgraded development quality through limited zoning and development standards should be sought.
- creation of out-lots, which create visual clutter, traffic and circulation problems should be discouraged.
- development proposals should involve multiple parcels whenever possible.
- improvements to Morse Road through widening, provision of sidewalks, and elimination of curb cuts be supported whenever possible.
- land use conversions be accomplished through rezoning rather than the City Council variance process.
- use of the abandoned Conrail railway for use as a transit corridor be supported and action that would preclude such use by COTA or other parties be avoided.
- creation of high-density, mixed-use, transit-oriented developments at the intersections of the abandoned rail lines and transportation corridors such as Morse Road and SR 161 be encouraged. (see also page 21)
- the city and Franklin County coordinate to provide centralized sewer services in this area during improvement of Morse Road and adjacent right-of-way area.
- sidewalks, curbs, gutters, street trees, and streetlights consistently be provided throughout the entire corridor.



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 # CV06-023

Being first duly cautioned and sworn (NAME) Christopher A. Rinehart
of (COMPLETE ADDRESS) 366 East Broad Street, 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

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

1. Anderson Properties Limited Partnership 2812 Morse Road Columbus, Ohio 43231 45 / Helena Anderson / 614-476-4877	2.
3.	4.

SIGNATURE OF AFFIANT

CHL C. Rinehart

Subscribed to me in my presence and before me this 4th day of April, in the year 2006.

SIGNATURE OF NOTARY PUBLIC

James R. Moats

My Commission Expires:

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

Notary Seal Here



JAMES R. MOATS, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.