

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 12, 2004**

- 12. APPLICATION: Z04-048**
Location: 3790 MORSE ROAD (43219), being 12.77± acres located on the northeast corner of Morse and Sunbury Roads (010-213794).
Existing Zoning: L-R, Limited Rural and R, Rural Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Used automobile sales.
Applicant(s): CarMax Auto Superstores, Inc; c/o George McCue and Michael Shannon, Attys.; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, Ohio 43215.
Property Owner(s): Morno Holding Co.; c/o The Applicant.
Planner: Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- o The 12.77± acre site is in the L-R, Limited Rural and R, Rural Districts. It is currently developed with six single-family dwellings, two of which are used by commercial businesses. The applicant requests the CPD, Commercial Planned Development District to develop a used automotive sales business.
- o The Easton shopping center is located north, east and south of the site, and is zoned in the R, Rural, L-C-3 and L-C-4, Limited Commercial Districts. Several single-family dwellings and a church zoned in the R, Rural District are located west of the site across Sunbury Road. A vacant site that is being rezoned to the CPD, Commercial Planned Development District for commercial use is located at the northwest corner of Morse and Sunbury Roads.
- o The CPD text includes use restrictions and development standards similar to those established for the surrounding Easton shopping center. There will be no access to Sunbury Road from this site and the wooded ravine located on the northwest portion of the site along Sunbury Road will not be developed.
- o The site is located within the boundaries of the *Northland Plan: Volume I* (2001). The proposed use is consistent with general Plan recommendations because it will not impact residential development located west of the site and is sensitive to surrounding traffic, circulation and development patterns. The site will not have direct access to Morse Road or Sunbury Road and extensive landscaping is provided northeast of the intersection and to the north along Sunbury Road frontage. The applicant has agreed to dedicate 60-feet of right-of-way along Sunbury Road and requests a variance to reduce the Sunbury Road building setback line from 60-feet to 40-feet.

Language in the CPD text that requires removal of an existing billboard is unenforceable. The Applicant must state the end date of the existing contract and that the billboard will be removed within a specified period of time following the end of the current contract. Section 3.C.4 of the CPD text allows existing vegetation (read trees) to off-set interior lot landscaping requirements established by C.C. 3342. This is a minimum standard focused on those portions of the site that are paved for customer parking (see commitment in Section 3.C.3). Staff will not support any off-set based on existing vegetation or new street trees planted elsewhere on the site.

- 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 and Sunbury Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Conditional Approval. ① Approval.

The requested CPD, Commercial Planned Development District to develop an automotive sales business is consistent with land use recommendations of the *Northland Plan I*, with the *Northland Standards*, and with surrounding commercial development. The CPD text includes use restrictions and development standards similar to those established for the surrounding Easton shopping center. There will be no access from this site to Sunbury Road, no direct access to Morse Road, and the wooded ravine located on the northwest portion of the site along Sunbury Road will not be developed. The proposed 10-foot reduction to the Sunbury Road building setback line is reasonable because the Applicant has agreed to dedicate more right-of-way than is required by the *Columbus Thoroughfare Plan* and extensive landscaping will be installed along Sunbury Road. Staff approval is conditional in that applicant must provide a specific commitment for removal of the billboard and remove Section 3.C.4 from the CPD text.

① Approval. The applicant fully addressed staff concerns regarding the existing billboard and the CPD text.