

CPD Exhibit

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 9, 2017**

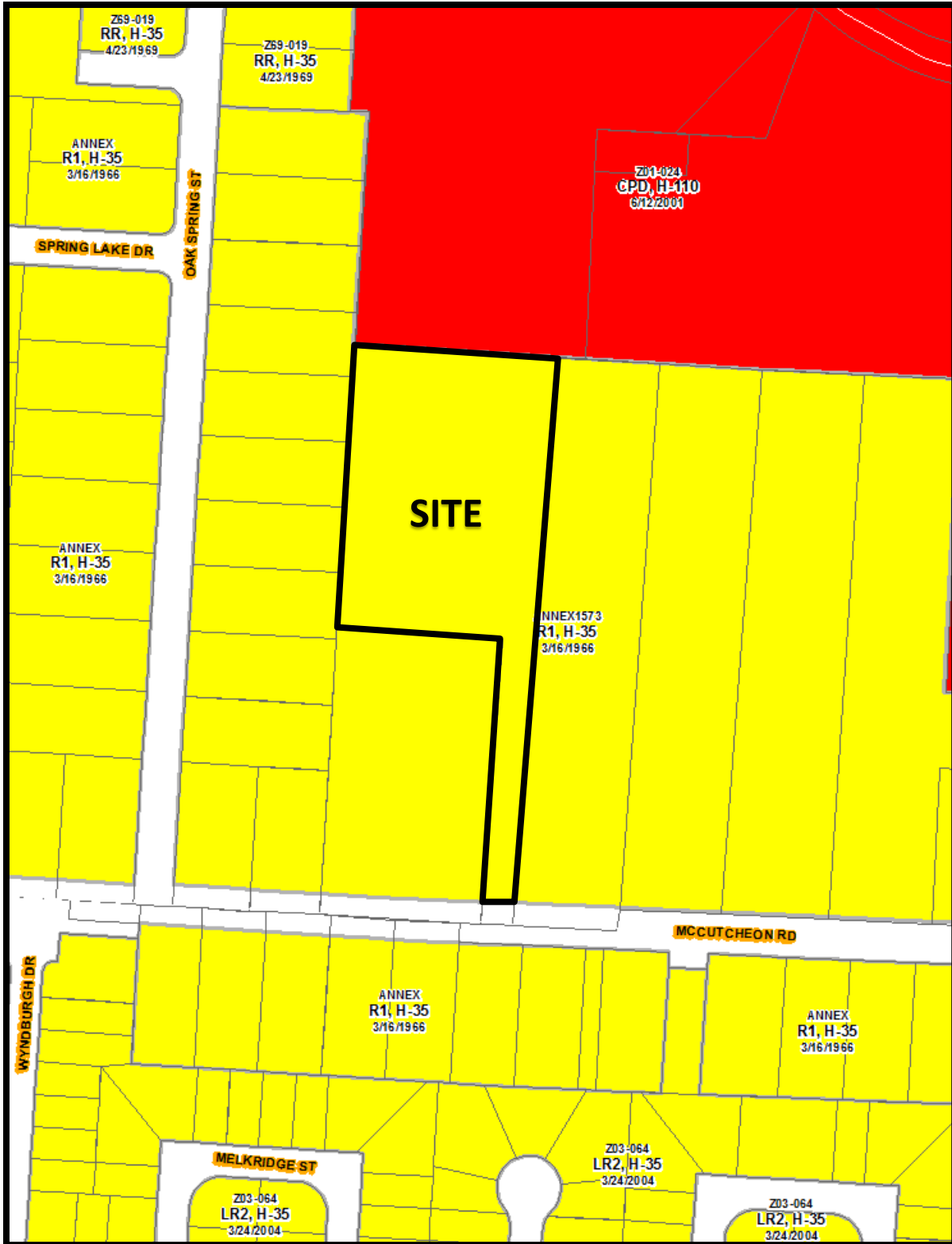
- 3. APPLICATION: Z17-029**
- Location:** **2508 MCCUTCHEON ROAD (43219)**, being 3.68± acres located on the north side of McCutcheon Road, 500± feet east of Oak Spring Street (010-236415; Northeast Area Commission).
- Existing Zoning:** R-1, Residential District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Parking lot.
- Applicant(s):** Gloria E. Parker; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The 3.68± acre site is undeveloped and zoned in the R-1, Residential district. The proposed CPD, Commercial Planned Development District will allow a parking lot for a future office development to the north of the site.
- To the north of the site is undeveloped land for future office development in the CPD, Commercial Planned Development District. To the south, west, and east of the site are single-unit dwellings in the R-1, Residential District.
- The site is located within the boundaries of the *Northeast Area Plan* (2007), which recommends “very low density residential” land uses for this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation was not available at the time this report was finalized.
- The CPD text commits to a site plan and includes development standards addressing setback requirements, traffic access, and graphics provisions.
- The *Columbus Thoroughfare Plan* identifies McCutcheon Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

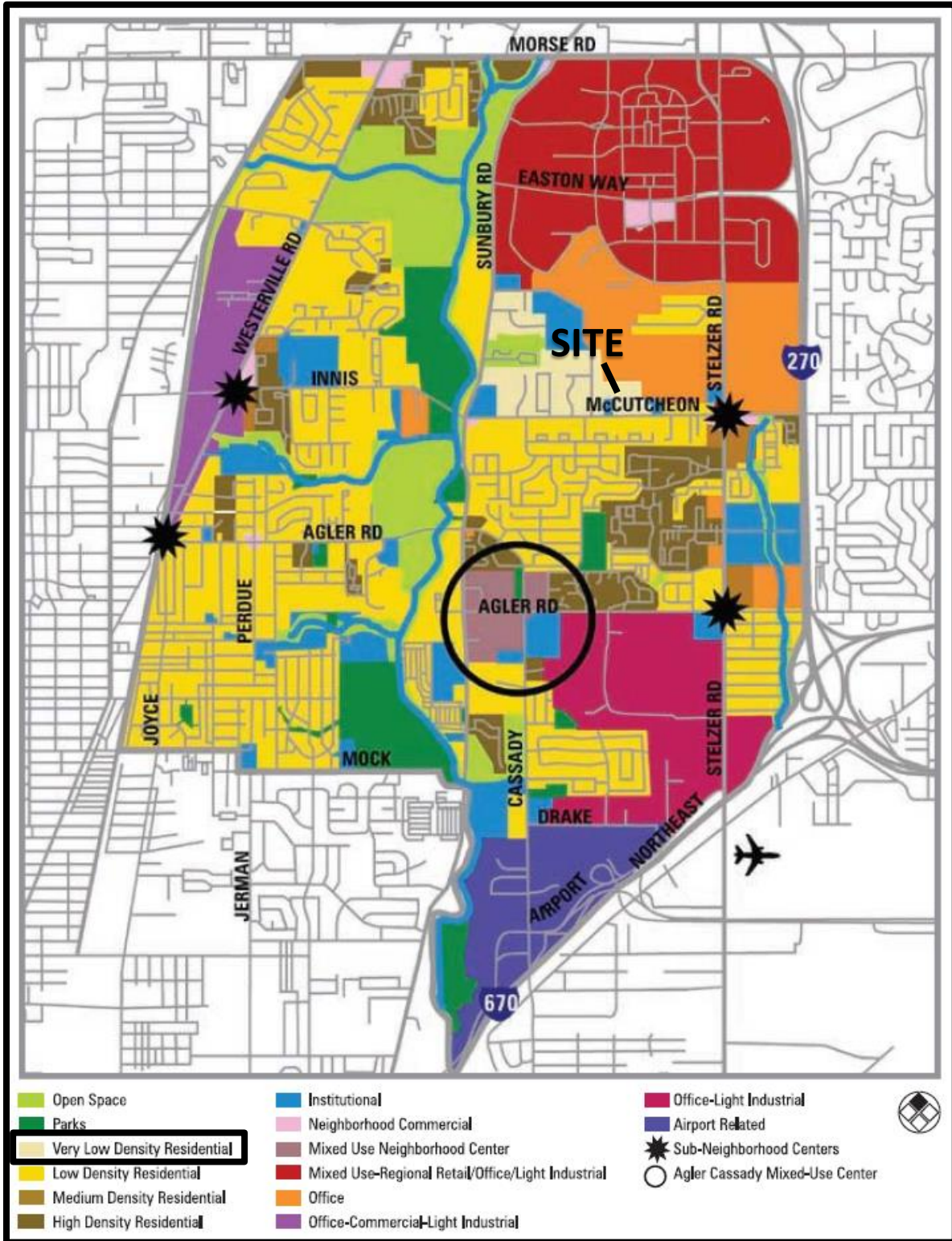
CITY DEPARTMENTS’ RECOMMENDATION: Disapproval

The requested CPD, Commercial Planned Development District will allow a parking lot for expansion of a future office development to the north of the site. Although the *Northeast Area Plan* recommends “very low density residential” land uses, staff recognizes the existing adjoining CPD district that will support new office development. Additional parking in this location is consistent with the established development pattern to the north. Furthermore, the CPD text includes carefully controlled development standards in consideration of adjacent residential uses. However, staff support is based on meeting a condition that access not be provided from McCutcheon Road. Since the site is not recommended for commercial uses, not having access from McCutcheon Road would help mitigate potential negative impact of a parking lot on the nearby residential uses.



Z17-029
2508 McCutcheon Road
Approximately 3.68 acres
R-1 to CPD

Northeast Area Plan (2007)



Z17-029
2508 McCutcheon Road
Approximately 3.6 acres
R-1 to CPD



Z17-029
2508 McCutcheon Road
Approximately 3.68 acres
R-1 to CPD

November 6, 2017

Kelsey Priebe
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH 43224

Ms. Priebe:

Subject: Z17-029, property known as 2508 McCutcheon Road, Columbus, OH 43219. The North East Area Commission at a public meeting on November 2, 2017, voted as a whole to approve the above application based on conditions.

- a. Narrow strip of property is NOT to be used as a traffic exit from said location leading to McCutcheon Road. (As shown on attachment)
- b. Applicant shall be required to revisit with NEAC as outline in the revised text regarding any changes to current traffic pattern within the area in question.

Alice Porter – Zoning Chair



Cc. Elwood Rayford – NEAC Chair
Jeffery Brown - Attorney

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 #: 217-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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

1. Gloria E. Parker 1518 Bryden Road Columbus, OH 43205-2125 614-284-6724	2. Morso Holding Co. Three Limited Parkway Columbus, OH 43230 Mike Whitman 614-944-5195
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 25th day of July, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2020

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

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020



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