

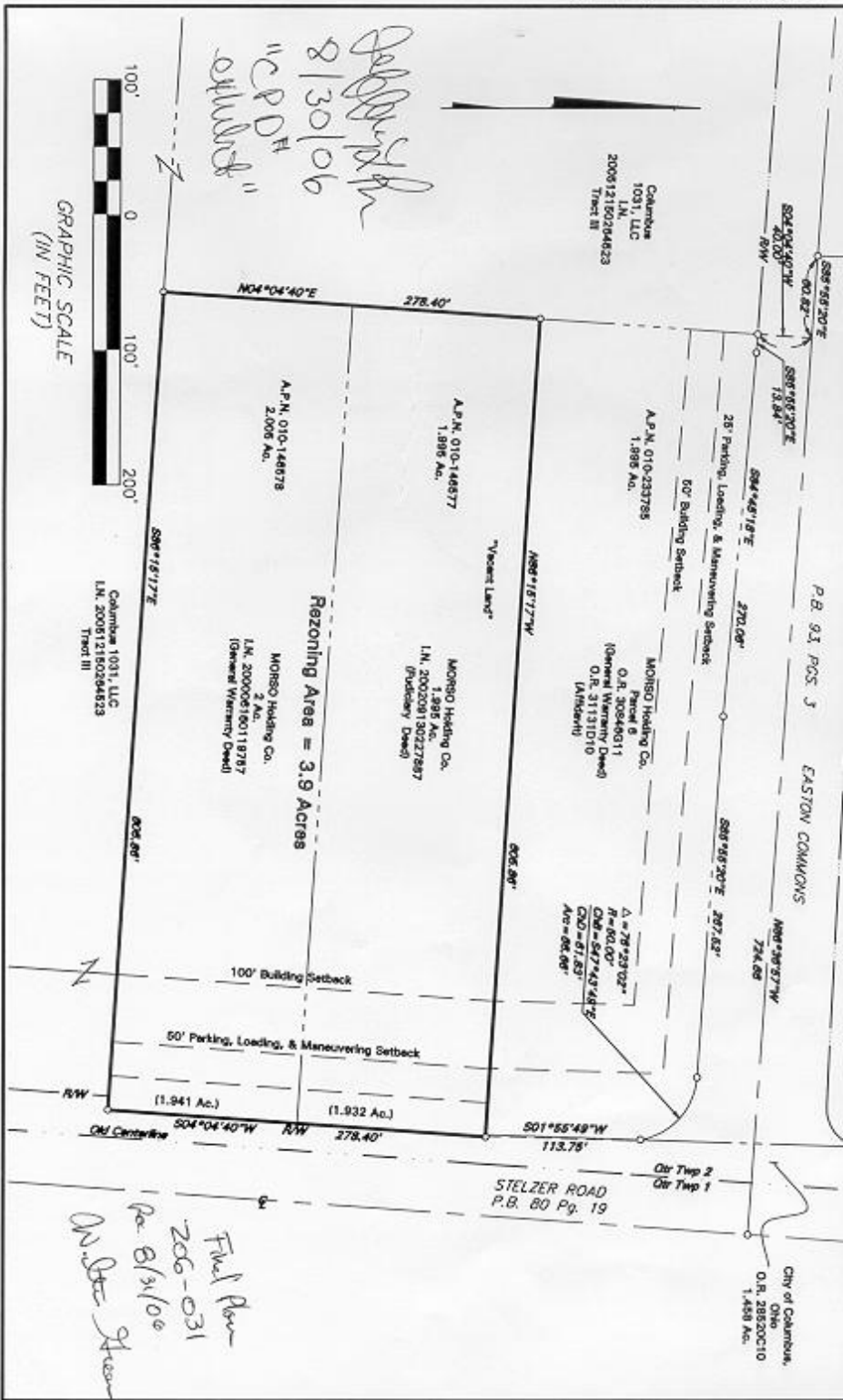
# EMH&T

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M C W X X V I

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
**EASTON GENERAL DEVELOPMENT**  
 PARCEL NO. 23 (SUBAREA 4B)  
**REZONING AREA AND REQUIRED SETBACKS**

Date: August 29, 2006  
 Scale: 1" = 100'  
 Job No: 2003-0327



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 13, 2006**

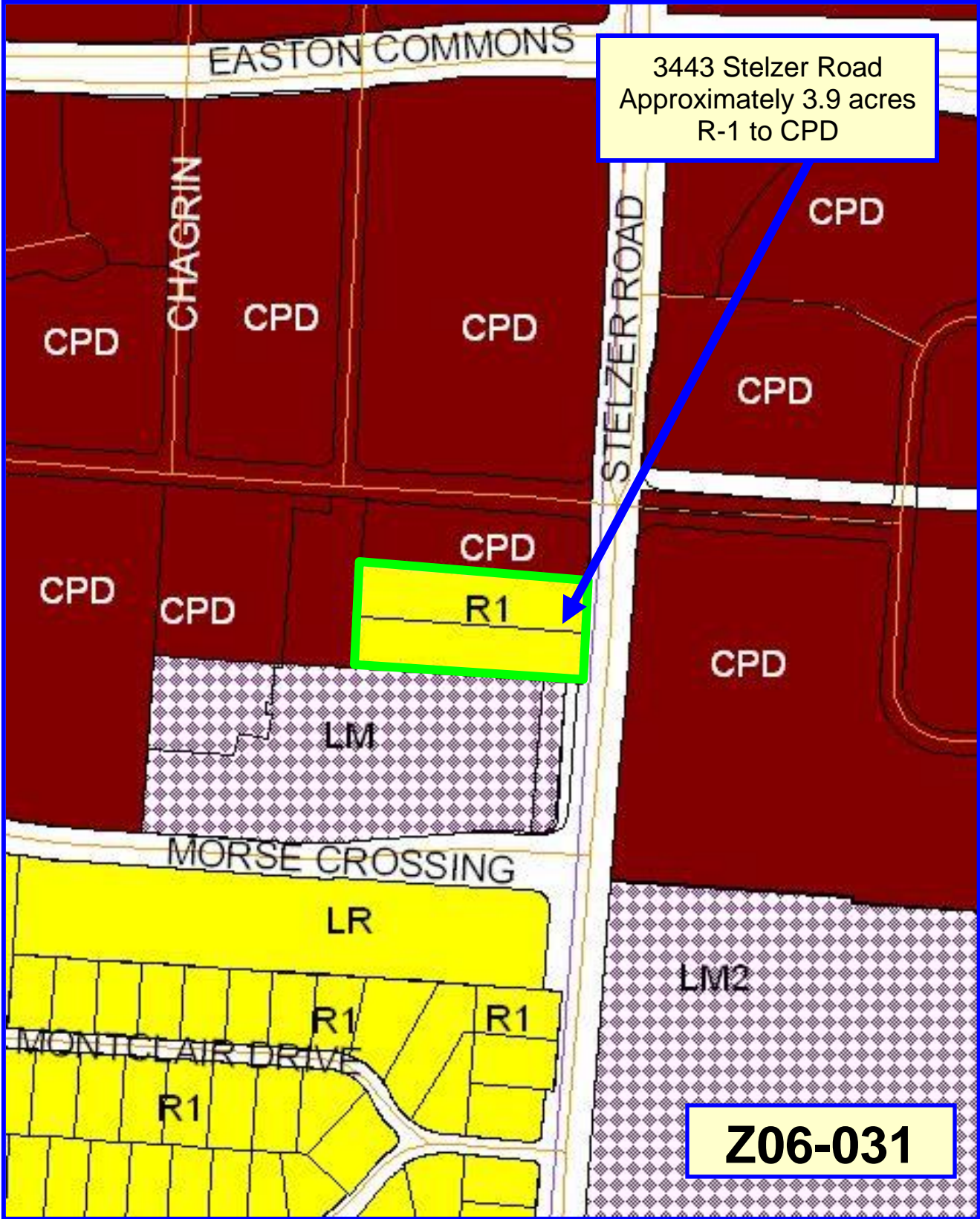
- 3. APPLICATION: Z06-031**
- Location:** **3443 STELZER ROAD (43219)**, being 3.9± acres located on the west side of Stelzer Road, 276± feet south Easton Commons. (010-146578; Northeast Area Commission).
- Existing Zoning:** R-1, Residential District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Regional commercial development.
- Applicant(s):** Morso Holding Co.; c/o Jeffrey L. Brown, Atty.; Smith & Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Morso Holding Co.; 3 Limited Parkway; Columbus, OH 43230.
- Planner:** Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

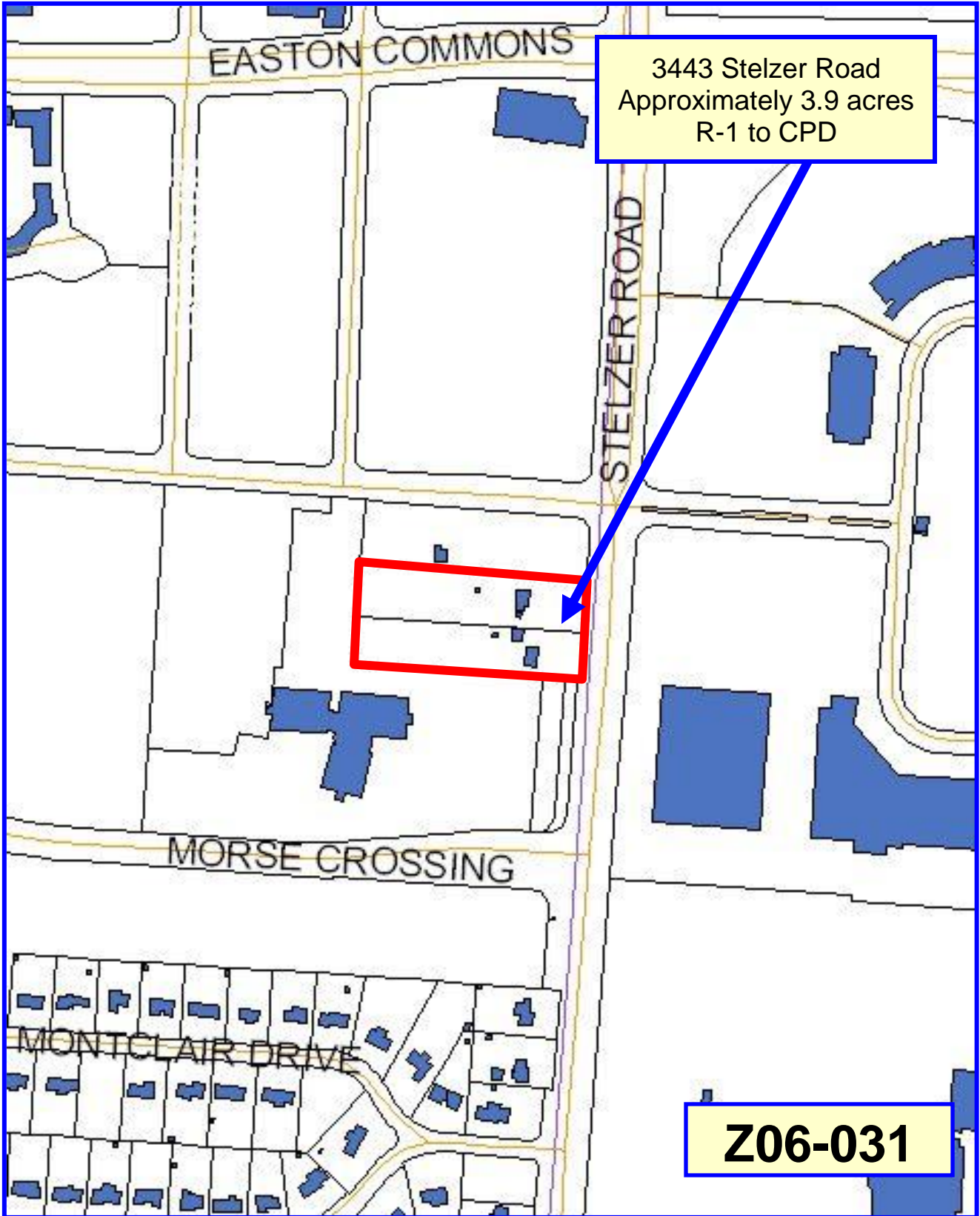
**BACKGROUND:**

- The 3.9± acre site is undeveloped and zoned in the R-1, Residential District. The applicant is requesting the CPD, Commercial Planned Development District, for commercial development allowing specified C-4, Commercial District uses.
- To the north of the site is undeveloped property in the CPD, Commercial Planned Development District. To the east, across Stelzer Road, is an office building in the CPD, Commercial Planned Development District. To the south and west is an office building in the L-M, Limited Manufacturing District.
- The site is located within the boundaries of the *Northeast Area Plan* (1994) which recommends Mixed Use: Warehouse, Office & Retail for the site.
- The CPD text commits to street trees every 30 feet and additional deciduous, ornamental and evergreen trees along Stelzer Road, parking lot screening, height limitations and lighting controls.
- The *Columbus Thoroughfare Plan* identifies Stelzer Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District would permit commercial development on the site. The CPD plan and text commit to customary development standards. The proposed development is consistent with the zoning and development patterns of the area.





3443 Stelzer Road  
Approximately 3.9 acres  
R-1 to CPD

**Z06-031**



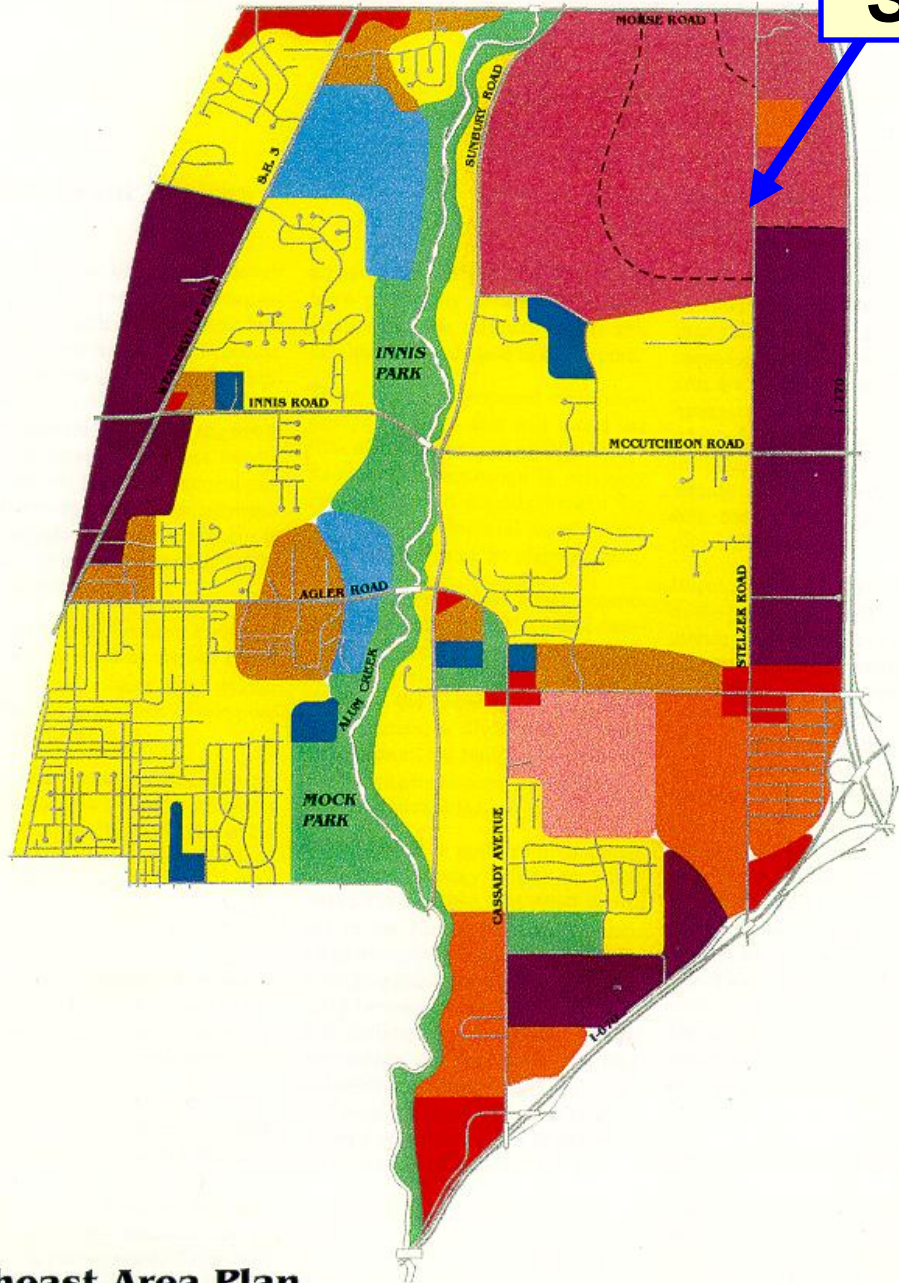


3443 Stelzer Road  
Approximately 3.9 acres  
R-1 to CPD

**Z06-031**



**Site**



**Northeast Area Plan**

Proposed Land Use

	Low Density Residential - max. 8 - 9 du/acre		Mixed Use: Warehouse, Office, Retail
	Medium Density Residential		Office, Airport Related
	Open Space/Park		Commercial Retail
	Golf Course		Industrial
	Institutional: School, Church, Governmental		Light Industrial, Office

**Z06-031**



*"Together We Can Make a World of Difference"*

## North East Area Commission

July 10, 2006

Walter Green  
Department of Development  
Building & Development Services  
757 Carolyn Ave  
Columbus, OH 43224

Dear Mr. Green:

Subject: Application Z06-031

The Northeast Area Commission at a public meeting on July 6, 2006, voted to recommend approval of the above project at 3443 Stelzer Road, Columbus, OH 43219.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alice Porter".

Alice Porter - Zoning Chair  
C/o 1883 Ferntree Road  
Columbus, OH 43219

Cc: Elwood Rayford - NEAC Chair  
Jeff Brown - Attorney/Agent

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 # 206-031

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, 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, Z ip
- Number of Columbus based employees
- Contact name and number

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

1. Morso Holding Co. 3 Limited Parkway Columbus, OH 43230	2.
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 3rd day of April, in the year 2006

SIGNATURE OF NOTARY PUBLIC

no expiration



My Commission Expires: \_\_\_\_\_  
This Project Disclosure Statement expires six months after date of notarization.  
Notary Public, State of Ohio  
My Commission Expires \_\_\_\_\_  
Section 147.03 R.C.