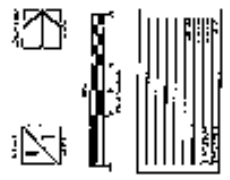


EASTON  
 TOWN CENTER

ZONING CASE #: Z05-024

*Robert R. Miller*  
 June 20, 2005



ENGINEER  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF OHIO  
 LICENSE NO. 10882  
 1000 WEST BROADWAY  
 COLUMBUS, OHIO 43260

**CPD DISTRICT**  
 CITY OF COLUMBUS, FRANKLIN COUNTY  
**EXHIBIT**

*Final look  
 Review Done 6/20/05*



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 9, 2004**

- 7. APPLICATION:** **Z04-034 Z05-024**  
**Location:** **2800 STELZER ROAD (43219)**, being 20.5± acres located at the southeast corner of Stelzer and McCutcheon Roads, (North East Area Commission; 520-122666).  
**Existing Zoning:** L-M-2, Limited Manufacturing, R-1, Residential and C-4 Commercial Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Commercial development.  
**Applicant(s):** M/I Homes of Central Ohio, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.  
**Property Owner(s):** Abbott Laboratories; 625 Cleveland Avenue; Columbus, Ohio, 43215.  
**Planner:** Don Bier, 645-0712, [drbier@columbus.gov](mailto:drbier@columbus.gov)

**BACKGROUND:**

- The undeveloped 20.5± acre site is zoned in the L-M-2, Limited Manufacturing, R-1, Residential and C-4, Commercial Districts. The applicant is requesting the CPD, Commercial Planned Development District to develop a commercial shopping center with out parcels.
- North of the site across McCutcheon Road is vacant land zoned in the L-M-2, Limited Manufacturing District, and a City of Columbus fire station zoned in the AR-1, Apartment Residential District. Interstate 270 is located east of the site. Vacant land zoned in the L-M-2, Limited Manufacturing and AR-1, Apartment Residential Districts is located south of the site. Vacant parcels zoned in the RR, Rural Residential and C-3, Commercial Districts are located west of the site across Stelzer Road, although the commercial property is in the process of being rezoned to the L-C-4, Limited Commercial District for commercial retail use.
- The site is located within the boundaries of the North East Area Commission. The applicant has presented this rezoning request to the area commission.
- The site is located within the boundaries of the *North East Area Plan* (1994). The Plan recommends industrial development along the east side of Stelzer Road due to the area's proximity to Interstates 270 and 670 and the airport. Development patterns and conditions have changed significantly enough in the last several years to warrant a deviation from the Plan to permit commercial development.
- The CPD plan depicts building and parking setbacks. The CPD text includes extensive use restrictions and development standards that address transportation issues, building and parking setbacks, the maximum size of tenant square footage, landscaping and buffering, sidewalks, pedestrian connections from Stelzer Road public sidewalks to the shopping center, building design and exterior treatment, outdoor display, lighting, and graphics. The text does not commit to pedestrian connections from McCutcheon road public sidewalks. Text buffering provisions along the south and east property lines adjacent to proposed single-family residential lots are not adequate. Fences provide screening but do not constitute buffer zones. The current CPD text and site plan permit paving to residential property lines, except for the installation of fence posts and 10-foot knock-outs at 40-foot intervals for trees. It is inappropriate to transfer the responsibility for buffering from a 20.5± acre commercial site to

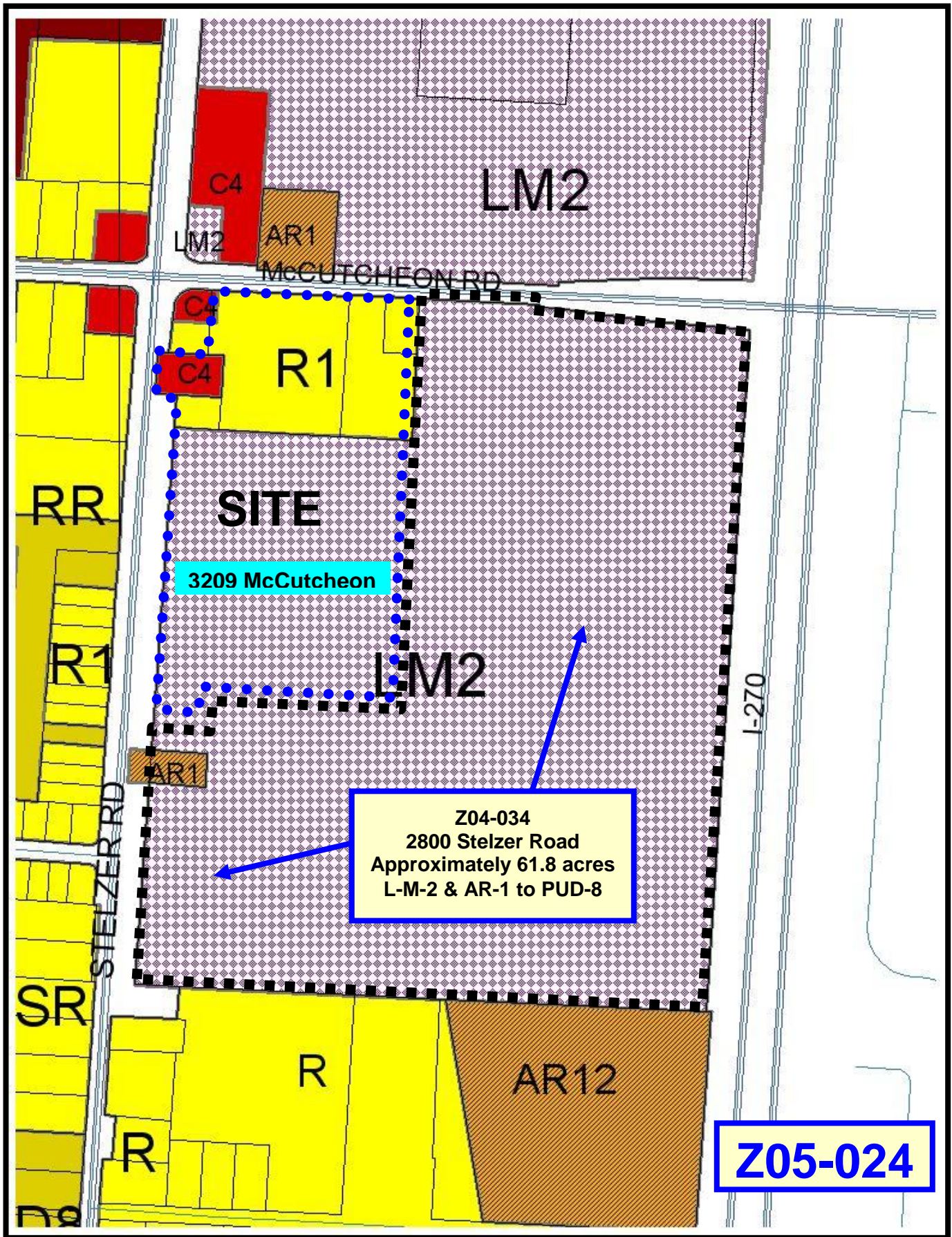
the rear 20 feet of a series of individual residential lots. Although only a conceptual development plan, the L-C-4 site plan originally submitted depicted an approximately 50-foot wide buffer from property line to pavement along the east property line. Staff believes that a 15-20-foot wide buffer should be provided on the commercial site along the east and south property lines. The applicant has not resolved outstanding traffic issues with the Transportation Division or the Franklin County Engineer's Office (see page 14), and the text does not address PDO obligations. Section 3.C.7 regarding the relocation and piping of an urban ditch needs to be revised to condition approval on current City of Columbus policy. Section 3.G of the CPD text should be deleted because there are no details to revise on the CPD plan.

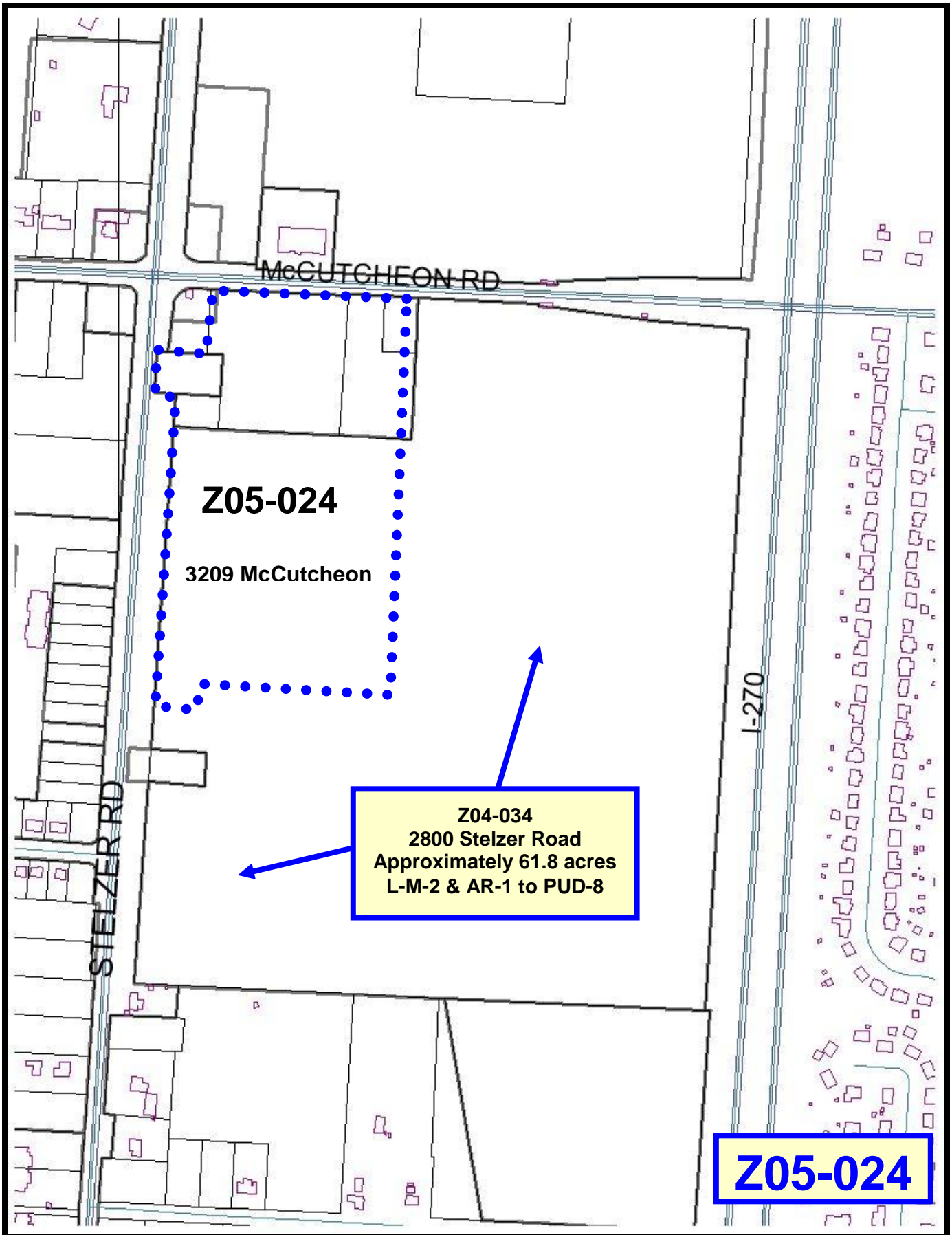
- o The *Columbus Thoroughfare Plan* identifies Stelzer Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline and McCutcheon Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

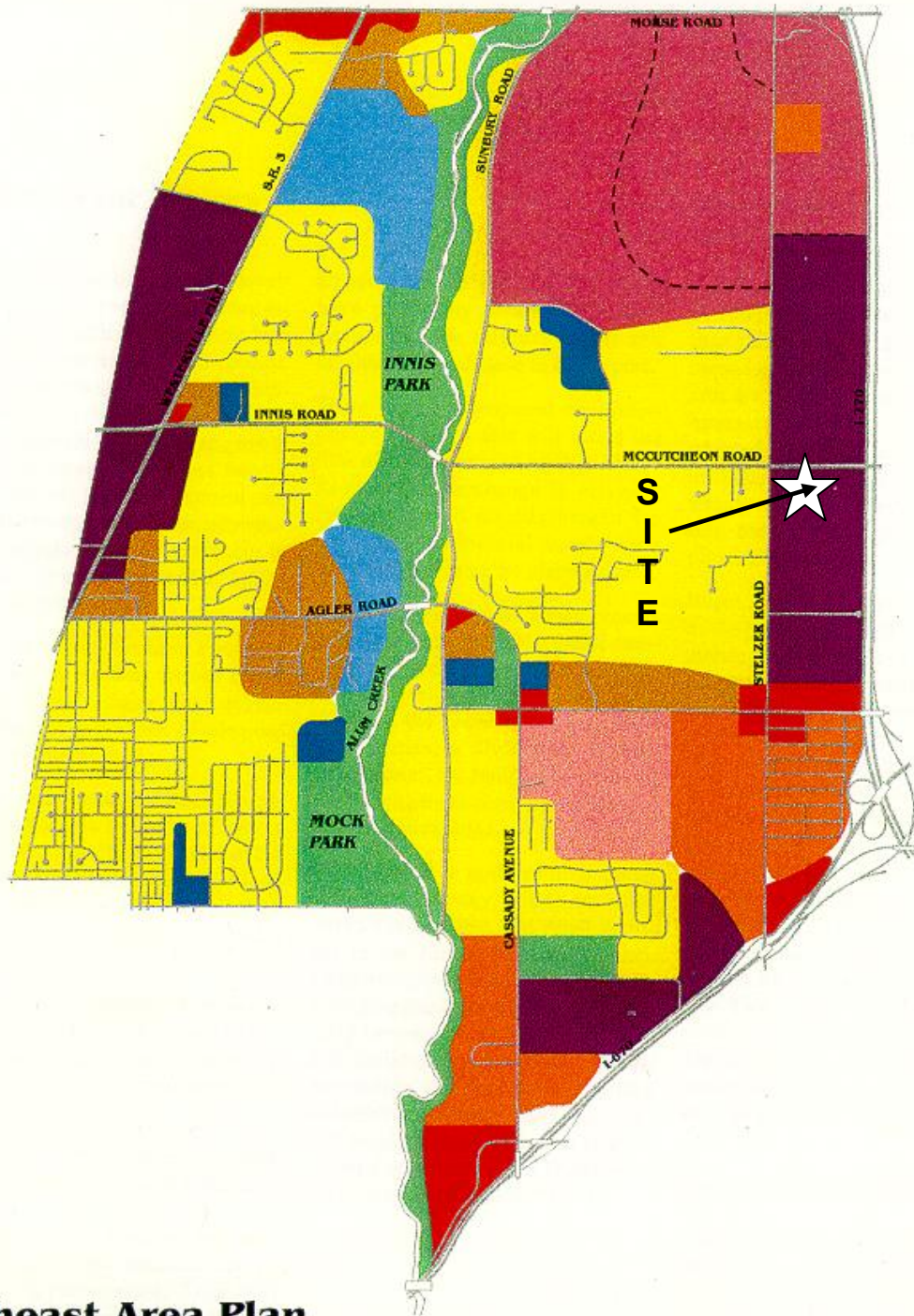
**CITY DEPARTMENTS' RECOMMENDATION:** ~~Disapproval.~~ **Approval**<sup>①</sup>

The Applicant is requesting the CPD, Commercial Planned Development District to develop a shopping center with out parcels. The site is located within the boundaries of the *North East Area Plan* (1994). The Plan recommends industrial development along the east side of Stelzer Road due to the area's proximity to Interstates 270 and 670 and the airport. Development patterns and conditions have changed significantly enough in the last several years to warrant a deviation from the Plan to permit commercial development. The CPD text includes extensive use restrictions and customary development standards that address site access, setbacks, buffering and landscaping, sidewalks and pedestrian access to the site interior, lighting and graphics. However, because outstanding traffic issues have not been resolved, and the proposed commercial site lacks an adequate buffer zone adjacent to proposed single-family residential development, staff recommends disapproval of this rezoning request.

① **The applicant addressed all issues raised by the City Departments prior to preparation of the final draft of this ordinance.**







## Northeast Area Plan

### Proposed Land Use

	Low Density Residential - max. 8 - 9 du/acre
	Medium Density Residential
	Open Space/Park
	Golf Course
	Institutional: School, Church, Governmental

	Mixed Use: Warehouse, Office, Retail
	Office, Airport Related
	Commercial Retail
	Industrial
	Light Industrial, Office

← Recommended land use



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

## North East Area Commission

June 6, 2006

Ms. Shannon Pine  
Department of Development  
Building & Development Services  
757 Carolyn Ave  
Columbus, OH 43224

Ms. Pine:

Subject: Variance 06310-00000-0004 for a change in square footage from 80,000 to 87,000. The North East Area Commission at a public meeting on Thursday, June 1, 2006, voted to recommend approval of the above variance with conditions.

1. Space shall contain a moderate to upscale grocery store chain.
2. Square footage shall not be increased again for any reason.

Sincerely,

  
Alice Porter - Zoning Chair  
C/o 1883 Ferntree Road  
Columbus, OH 43219-1620

Cc: Elwood Rayford  
Jeff Brown/David Hodge

# AFFIDAVIT

(See instruction sheet)



STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # Z05-024

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown  
of (1) MAILING ADDRESS 37 West Broad Street, Suite 725, Columbus, OH 43215  
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of  
the name(s) and mailing address(es) of all the owners of record of the property located at  
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 3209 McCutcheon Road  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of  
Development, Building Services Division on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME  
AND MAILING ADDRESS  
 Check here if listing additional property  
owners on a separate page (REQUIRED)

(4) Abbott Laboratories  
625 Cleveland Avenue  
Columbus, OH 43215

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

M/I Homes of Central Ohio, LLC  
(614) 418-8623

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) North East Area Commission  
c/o Ms. Alice Porter  
1883 Ferntree Road  
Columbus, OH 43229

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as  
shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of  
record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and  
all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the  
property owner owns the property contiguous to the subject property: (7) \_\_\_\_\_

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 5th day of July in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Notary  
9/4/2010

*This Affidavit expires six months after date of notarization.*

Notary Seal Here



**NATALIE C. PATRICK**  
Notary Public, State of Ohio  
My Commission Expires 06-04-10



# 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 # 205-024

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 SOLE 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. Abbott Laboratories 625 Cleveland Avenue Columbus, OH 43215	2. M/I Homes of Central Ohio, LLC 3 Easton Oval, Suite 500 Columbus, OH 43219
3. Suburban Improvement of Columbus Inc. 37 West Broad Street, Suite 725 Columbus, OH 43215	4. Continental Real Estate Companies 150 East Broad Street, Suite 800 Columbus, OH 43215

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15<sup>th</sup> day of June, in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

*(Handwritten signatures and dates)*  
9/4/2010

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



NATALIE C. PATRICK  
 Notary Public, State of Ohio  
 My Commission Expires 09-04-10