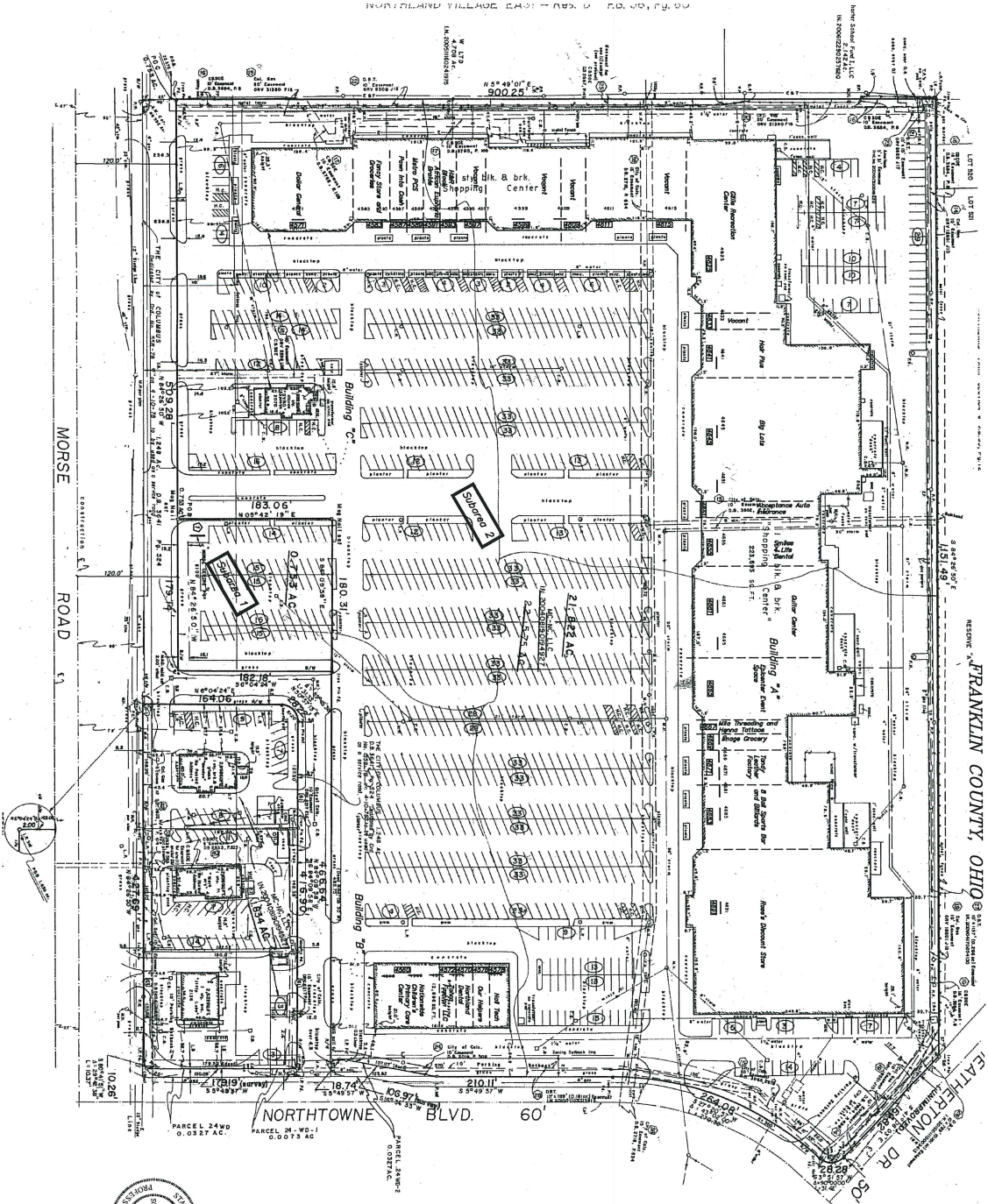


PROPOSED
SUB AREA 2
MORSE CENTRE
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO



Notes:
1. All dimensions are in feet and inches.
2. All bearings are in degrees, minutes and seconds.
3. All distances are in feet and inches.
4. All areas are in square feet.
5. All volumes are in cubic feet.
6. All weights are in pounds.
7. All temperatures are in degrees Fahrenheit.
8. All pressures are in pounds per square inch.
9. All speeds are in miles per hour.
10. All times are in hours, minutes and seconds.
11. All dates are in month, day and year.
12. All names are in full.
13. All titles are in full.
14. All addresses are in full.
15. All phone numbers are in full.
16. All email addresses are in full.
17. All websites are in full.
18. All social media handles are in full.
19. All references are in full.
20. All citations are in full.

Legend

Symbol	Description
[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Parking Lot
[Symbol]	Proposed Road
[Symbol]	Proposed Utility
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Signage
[Symbol]	Proposed Other

Utility Marking
This plan shows the location of all utility lines and structures within the project area. The utility lines are shown in accordance with the Ohio Public Safety Council (OPSC) standards. The utility structures are shown in accordance with the American National Standards Institute (ANSI) standards.

General Notes:
1. The site plan shows the proposed building footprints, parking lots, roads, utilities, landscaping, and signage.
2. The site plan is based on the information provided by the applicant and the City of Columbus.
3. The site plan is subject to the approval of the City of Columbus.
4. The site plan is subject to the approval of the Franklin County Board of Health.
5. The site plan is subject to the approval of the Franklin County Board of Zoning Appeals.
6. The site plan is subject to the approval of the Franklin County Board of Planning and Zoning.
7. The site plan is subject to the approval of the Franklin County Board of Public Safety.
8. The site plan is subject to the approval of the Franklin County Board of Public Works.
9. The site plan is subject to the approval of the Franklin County Board of Public Utilities.
10. The site plan is subject to the approval of the Franklin County Board of Public Health.



PLAN REVIEWED BY:
Geo-graphics Inc.
Landscape Architect & Civil Engineer
101012017
DATE: 09-21-17

APPROVED BY:
10/10/2017
DATE

Geo-graphics Inc.
Landscape Architect & Civil Engineer
2425 Lexington Avenue, Columbus, OH 43227
Phone: 614-231-2010 Fax: 614-231-2011
WWW.GEO-GRAPHICS.COM

ZONING SUB AREA 2 PLAN
MORSE CENTRE SITE PLAN
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

Scale: 1 inch = 40 feet

Z17-023 FINAL RECEIVED 10/10/2017 PAGE 2 OF 2

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 14, 2017**

- 6. APPLICATION: Z17-023**
Location: **2100 MORSE ROAD (43229)**, being 22.58± acres located on the north side of Morse Road at the intersection of Morse Centre (010-245370 & 010-291879; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Checkers Drive-In Restaurants, Inc.; c/o James Maniace, Atty.; Taft, Stettinius & Hollister LLP; 65 East State Street, Suite 1000; Columbus, OH 43215
Property Owner(s): MC-NC Holdings, LLC; 12295 Olive Boulevard; St. Louis MO 63141.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

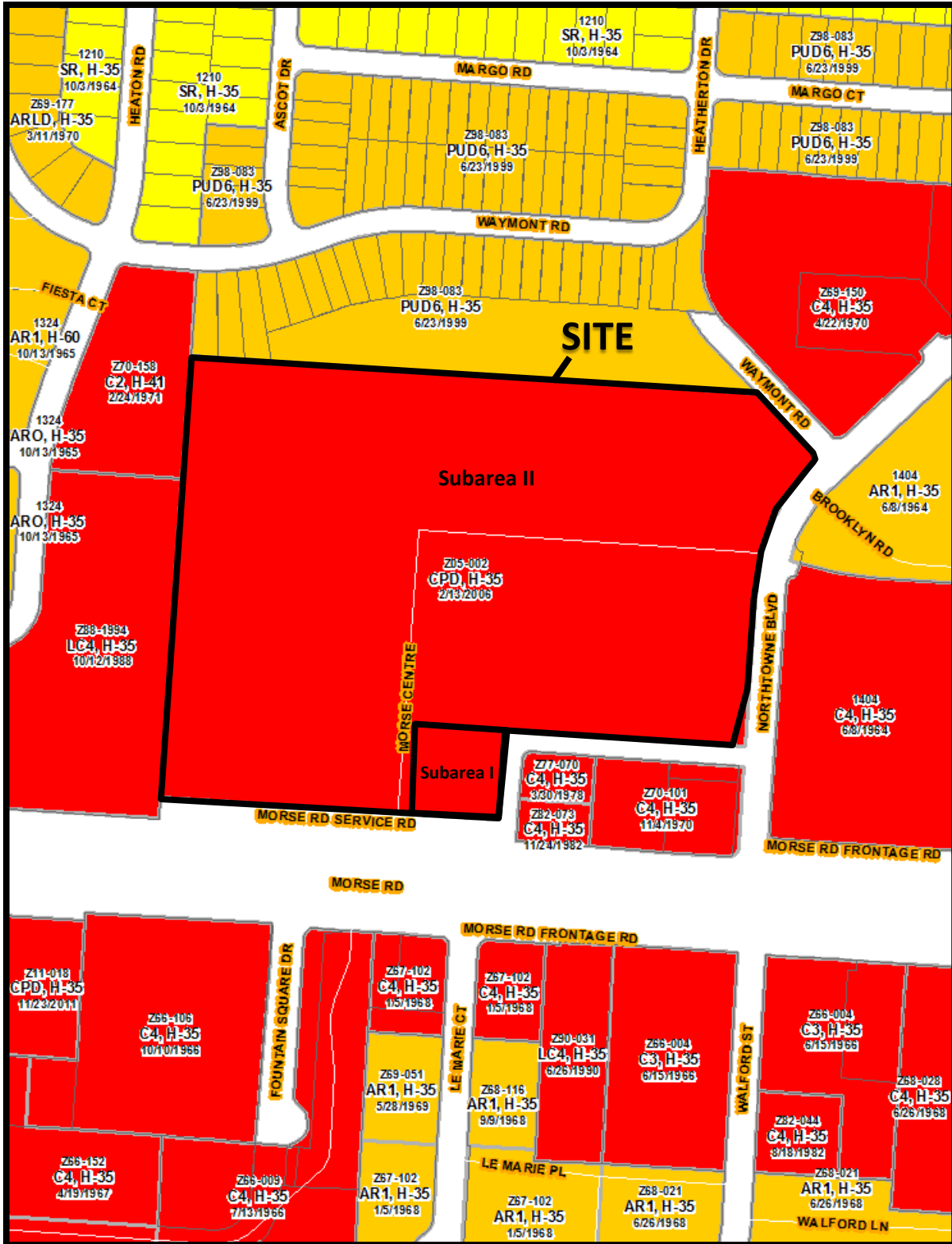
BACKGROUND:

- This 22.58± acre site is zoned in the CPD, Commercial Planned Development District and is developed with a commercial shopping center. The applicant proposes the CPD, Commercial Planned Development District to develop a smaller out-lot parcel (Subarea I), currently a portion of the parking lot, with a fast food restaurant along the Morse Road Service Road. The majority of the existing shopping center (Subarea II) will remain unchanged.
- The site is surrounded by single-unit residences to the north in the PUD-6, Planned Unit Development District and similar regional commercial development to the south, east, and west, zoned in C-2, C-3, C-4, and L-C-4, Commercial and Limited Commercial districts.
- The site is subject to the Morse Road Regional Commercial Overlay and located within the boundaries of the *Northland I Area Plan (2014)*, which recommends “Community Mixed Use” at this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for conditional approval pending updated permitted uses within the CPD Text and compliance with the provisions of the Regional Commercial Overlay.
- The CPD text commits to site plans and also includes commitments to permitted uses, building setbacks, access, and buffering and landscaping for Subarea I, while providing updates to Subarea II. Variances to Sub-area II are included, carried over from the existing CPD (Z05-002), to reduce building and parking/maneuvering setbacks, landscaping, pedestrian walkway, parking lot lighting, parking lot screening, and dumpster screening requirements.

- The *Columbus Thoroughfare Plan* identifies Morse Road as a 6-2DS arterial requiring a minimum of 110 feet of right-of-way from centerline.

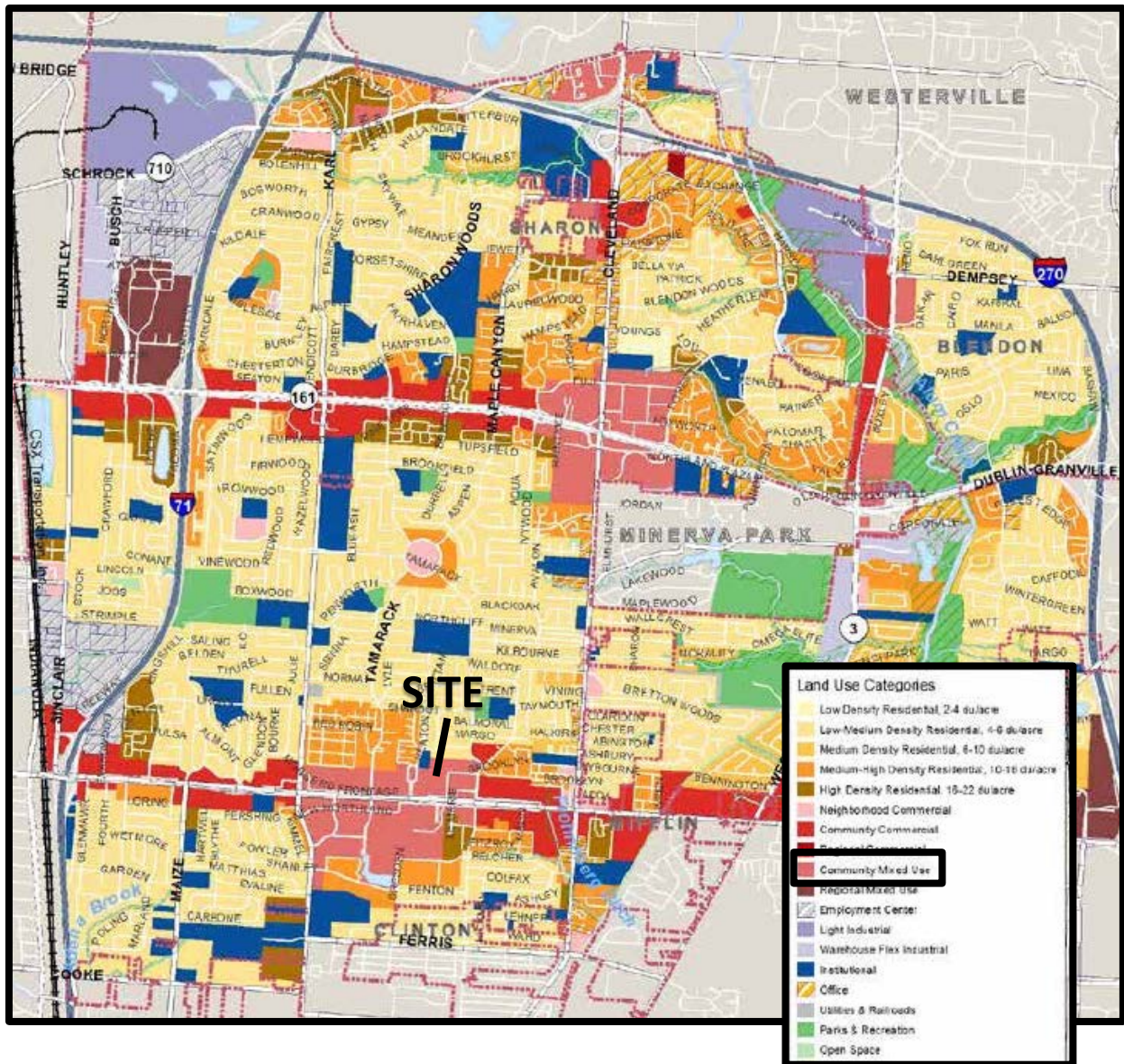
CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested CPD, Commercial Planned Development District will permit development of a fast food restaurant on a new out-parcel, leaving the majority of the existing shopping center unchanged. The proposal is consistent with the *Northland I Area Plan* recommendation for "Community Mixed Uses" and is compatible with adjacent development along the Morse Road corridor.



Z17-023
2100 & 2110 Morse Road
Approximately 23.33 acres
CPD to CPD

Northland I Area Plan (2014)



Z17-023
2100 & 2110 Morse Road
Approximately 23.33 acres
CPD to CPD



Z17-023
2100 & 2110 Morse Road
Approximately 23.33 acres
CPD to CPD



Northland Community Council
Development Committee

Report

August 30, 2017 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:32 pm by chair Dave Paul

Members represented:

Voting: (15): Albany Park (APHA), Blendon Chase (BCHA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Sharon Woods (SWCA).

Case #2: Application #Z17-023 (Rezone 2002 CPD to CPD to subdivide site for construction of a hamburger restaurant; *tabled at July 26 mtg*)
James Maniace/Taft Stettinius & Hollister *representing*
Checkers Drive-In Restaurants, Inc.
2100 & 2110 Morse Road (Morse Center), 43229
(PID 010-245370/010-291879) Staff: Maret

- *The Committee approved (14-0 w/ 1 abstention) a motion (by FPCA/CECA) to **RECOMMEND APPROVAL** with two (2) conditions:*
 - That the existing list of prohibited uses in Subarea 1/I (paragraph 2.1 of the text dated June 23, 2017) and preferably in Subarea 2/II (paragraph 3.1 of the same text) be replaced with NCC's standard list of recommended prohibited uses for L-C-4 districts;
 - That the applicant will commit to comply with all requirements of the Morse Regional Commercial Overlay (RCO) contained in §3372.01-08, §3372.801-816, and §3372.870.

Executive Session 8:20 pm

Meeting Adjourned 9:15 pm



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

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 # Z17-023

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James V. Maniace c/o Taft Stettinius & Hollister LLP of (COMPLETE ADDRESS) 65 E. State St., Suite 1000, 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

Table with 4 columns: 1. Owner and ground lessor: MC-NC Holdings, LLC... 2. Applicant and ground lessee: Checkers Drive-In Restaurants Inc... 3. Telephone 314-567-1221 4. Matthew Keys Telephone 312-912-4591

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature of James V. Maniace]

Subscribed to me in my presence and before me this 16th day of June, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature of Elizabeth N. B. McCarthy]

My Commission Expires:



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

ELIZABETH N. B. MCCARTHY
Notary Public, State of Ohio
My Commission Expires August 5, 2018

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

REZONING APPLICATION
ADDITIONAL PAGE
FOR
PROJECT DISCLOSURE STATEMENT
CHECKERS DRIVE-IN RESTAURANTS, INC.

Additional Property Owner(s)

Subarea 2

Owner of 21.822 acre tract (Parcel No. 010-245370-00)

MC-NC, LLC
12295 Olive Blvd.
Saint Louis, MO 63141

Michael Hurwitz
Telephone: 314-567-1221
Email: mhurwitz@walpertproperties.com