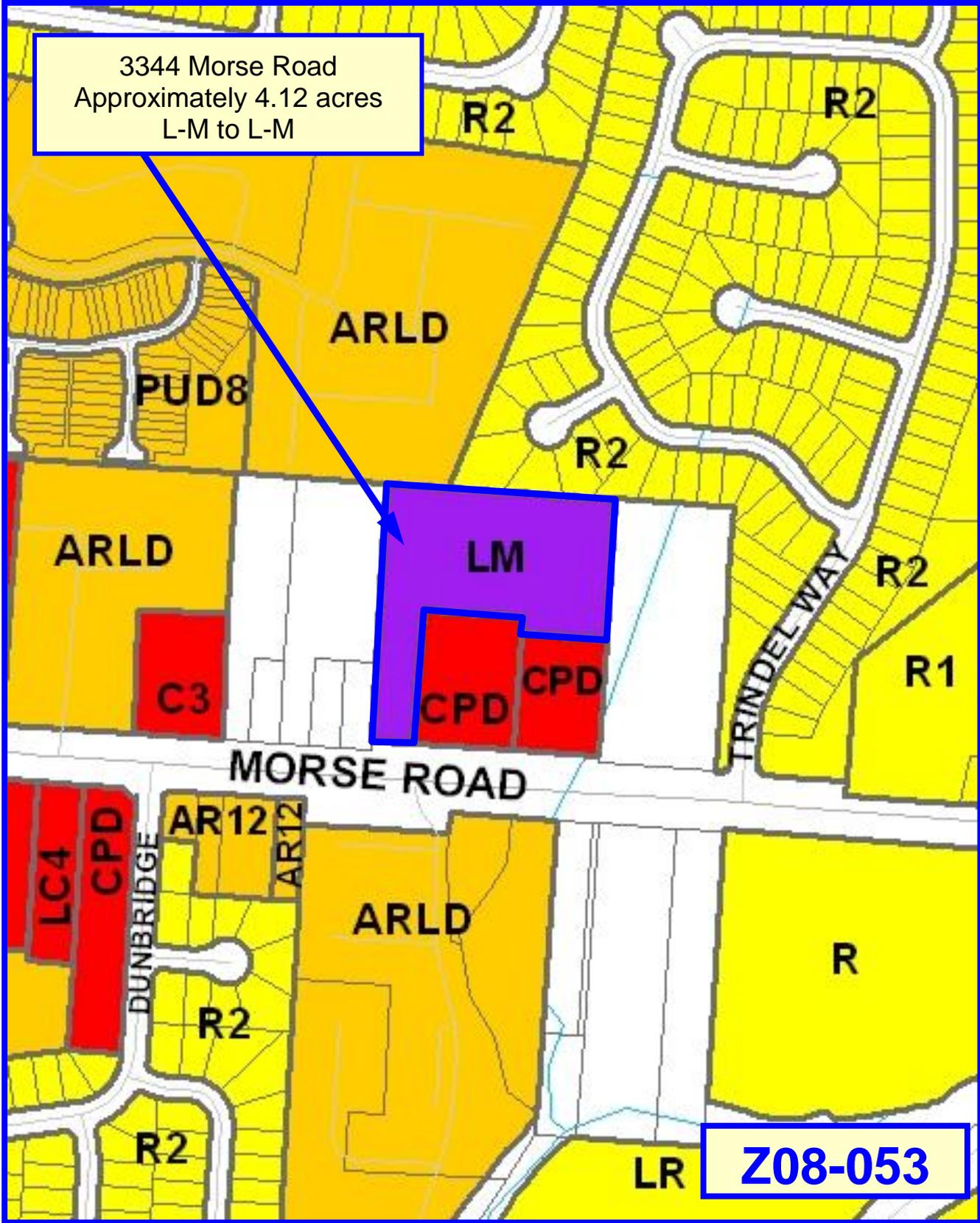


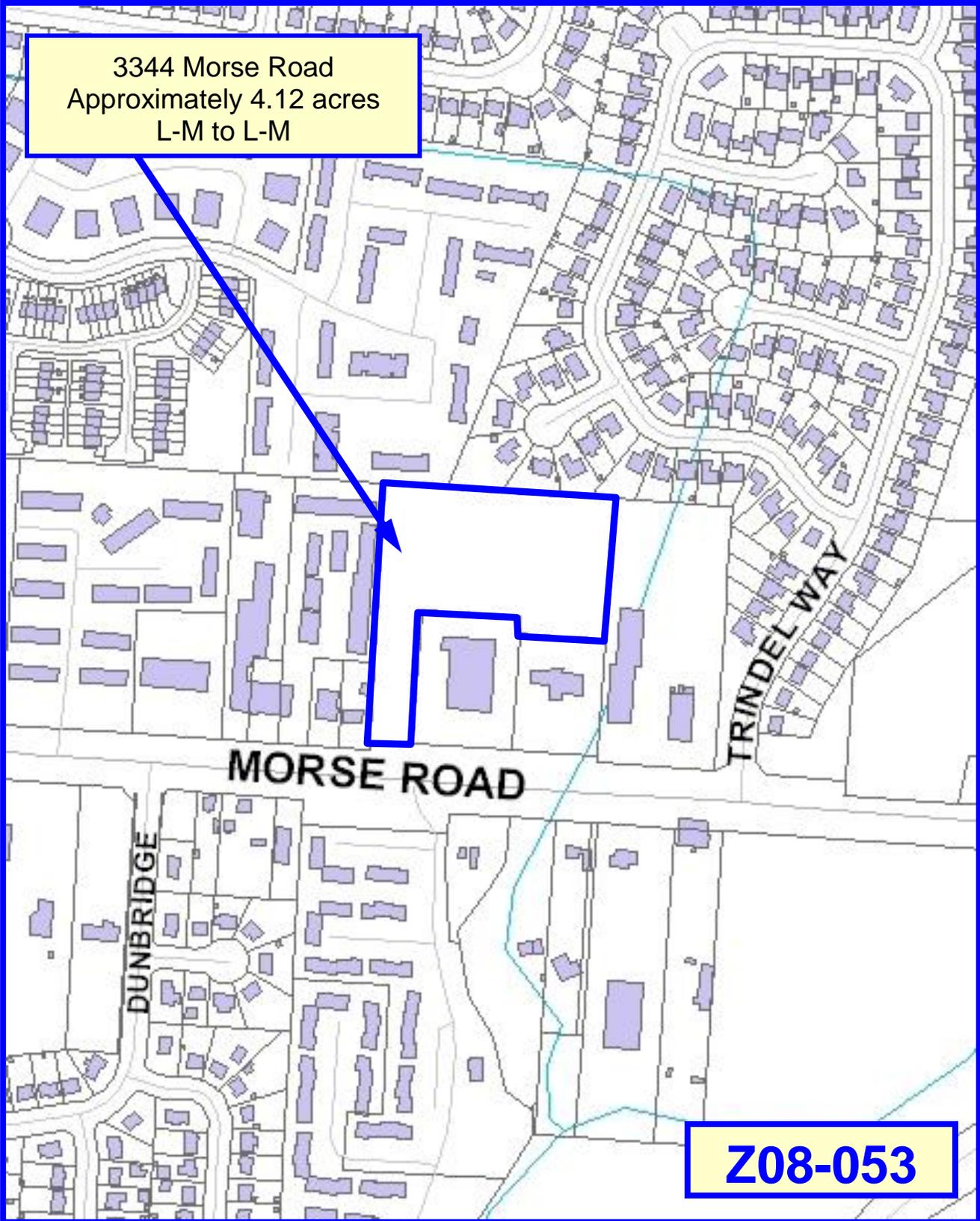
**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 13, 2008**

- 3. APPLICATION: Z08-053**
Location: 3344 MORSE ROAD (43231), being 4.12± acres located on the north side of Morse Road, 730± feet west of Trindel Way (010-158428).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Self-storage.
Applicant(s): Danny Popp; 855 East Cooke Road; Columbus, OH 43224.
Property Owner(s): SS Morse Road, LLC.; 7932 West Sand Lake Road, Suite 108; Orlando, FL 32819.
Planner: Walter Green; 645-2485; wagreen@columbus.gov
- o The 4.12± acre site is developed with self-storage buildings zoned in the L-M, Limited Manufacturing District. The existing L-M district requires a building setback of 80 feet. The approved site plan included a building setback at 100 feet. The building was constructed with a setback of 73.96 feet, although only the vestibule is within 80 feet.
 - o To the north is single-family residential development in the R-2, Residential District and multi-family residential development in the ARLD, Apartment Residential District. To the east is an auto body repair shop and a car wash in the CPD, Commercial Planned Development District and an automotive repair shop in Blendon Township. To the south, across Morse Road, is a multi-family residential development in the ARLD, Apartment Residential District. To the west is an automotive rental business and an office/warehouse business in Blendon Township.
 - o There are two proposed changes to the L-M district, the deletion of the requirement, for the vestibule only, that the building setback be 80 feet from Morse Road and the addition of bike racks. All other development standards remain as originally adopted. The current ordinance states in A.1, "The building setback shall be 80 feet from Morse Road. The parking setback shall be 25 feet from Morse Road." The proposed text deletes the building setback requirement for the vestibule, which means that the setback is allowed as permitted by code. Section 3363.24(F) allows the use of the average of the setbacks of the buildings on the two adjacent properties, which will permit the existing vestibule to meet the building setback requirements. The setback below 80 feet is limited to the vestibule of the building, the portion of the building which does not meet the 80 foot building setback.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed revision to the text would permit the existing vestibule, which does not meet the current building setback of 80 feet, allowing it to be conforming at approximately 73.96 feet. This is a relatively minor request for a revision that is compatible with development in the area.





3344 Morse Road
Approximately 4.12 acres
L-M to L-M

Z08-053

Area 13
Morse Road: Westerville Road to Sunbury Road



This area is split by township and city jurisdiction. It is characterized by a haphazard mixture of commercial uses including auto dealerships, gas stations, strip centers, auto repair, rental stores, miscellaneous retail and carry-out groceries. Portions of this area are without direct access to centralized sewer services. Curb-cuts, landscaping, graphics and other design factors are inconsistent and generally unattractive. Many residential structures have been converted to office and retail uses. Zoning includes commercial (C3, C4, LC4, CPD), apartment residential (ARL12 and ARLD), and parking (P1). Development of Easton to the east creates opportunities for high-quality redevelopment in this area. This portion of Morse Road is scheduled for widening within the next few years.

Morse Road serves as the “Main Street” for the Northland community. Development activity occurring here should be sensitive to the corridor’s high visibility. The city of Columbus’ Morse Road Market Analysis and Redevelopment Strategy and subsequent Morse Road Design Study, identifies steps the community and the city can take to ensure the long-term viability of this important corridor.



It is the recommendation of the Northland Plan that:

- annexations to Columbus be encouraged.
- recommendations of the Morse Road Market Analysis and Redevelopment Strategy and the Morse Road Design Study, as well as any future design recommendations, be implemented.
- the city should explore provisions for centralized sewer services in this area.
- when land is annexed, seek to upgrade development quality through limited zoning and appropriate development standards.
- offices and high-density residential uses are encouraged for the corridor. Fast-food restaurants, gas stations, warehousing, self-service storage, and similar uses are discouraged.
- creation of out-lots, which create visual clutter, traffic and circulation problems be discouraged.
- development proposals involve multiple parcels whenever possible and subdivision of lots for use in separate projects be discouraged.
- Morse Road be improved through widening, provision of curbs, gutters, and sidewalks; and elimination of curb cuts.
- a greater protective buffer be established for Alum Creek through the development process.
- land use conversions be accomplished through rezoning rather than the City Council variance process.
- pro-active code enforcement and sign controls be strongly encouraged.



From: Jeff Murray [jeffmurray@wideopenwest.com]
Sent: Wednesday, November 12, 2008 2:33 PM
To: Green, Walter A.
Subject: RE: Z08-053 - 3344 Morse Road - Self-Storage

Been out of town and can't remember if I replied to this from my mobile or not. We voted to support this provided the current vestibule is the only thing allowed past the present set-back line.

Jeff

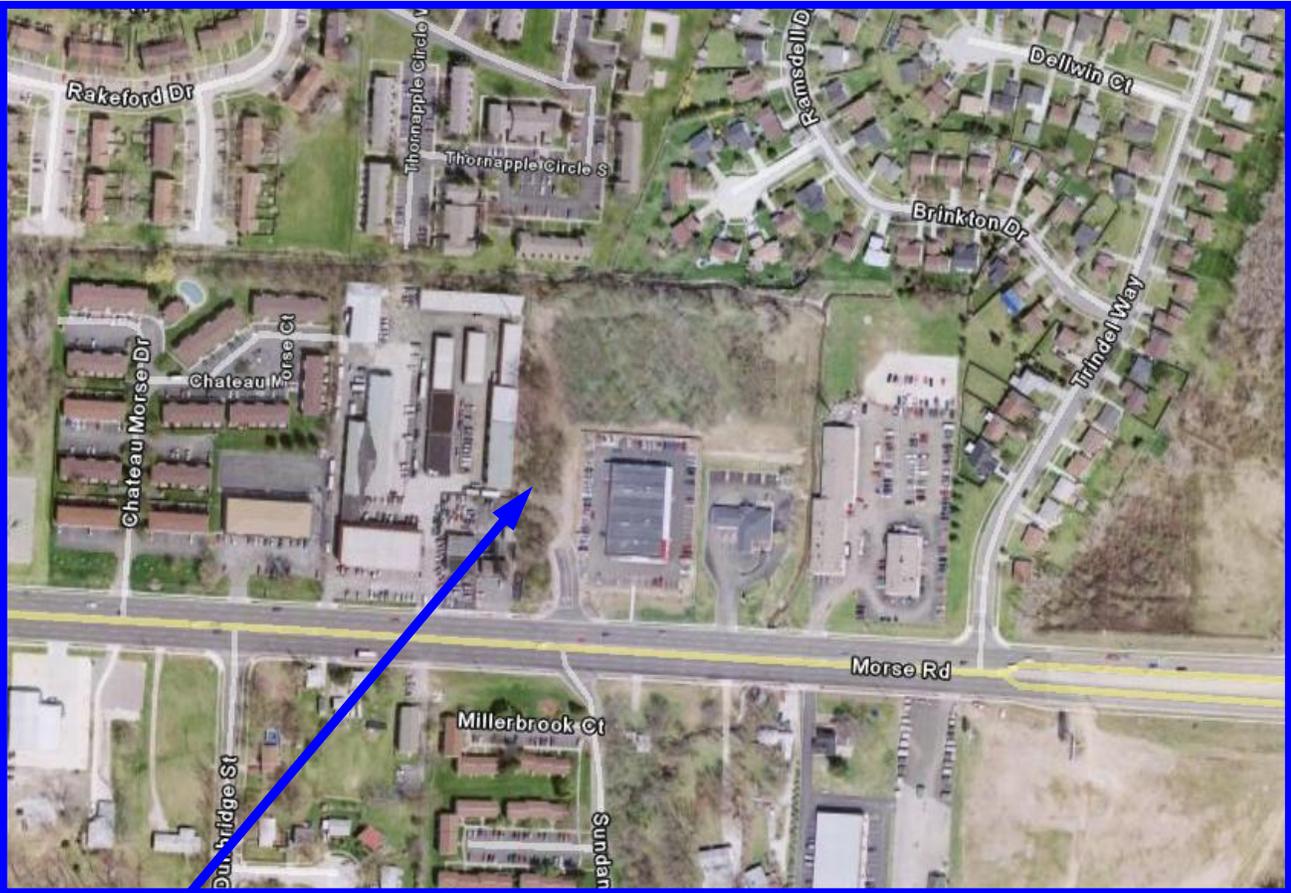
From: Green, Walter A. [mailto:WAGreen@Columbus.gov]
Sent: Thursday, November 06, 2008 4:45 PM
To: Jeff Murray
Subject: Z08-053 - 3344 Morse Road - Self-Storage

Hi Jeff,

Has the Northland Community Council made a recommendation for Z08-053, the request for the adjusted building line for the self-storage at 3344 Morse Road?

Thanks,

Walter
645-2485



3344 Morse Road
Approximately 4.12 acres
L-M to L-M

Z08-053

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 # 208-053

Being first duly cautioned and sworn (NAME) Danny Popp
of (COMPLETE ADDRESS) 855 E. Cooke Road, Columbus, Ohio 43224
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. SS Morse Road, LLC 7932 West Sand Lake Road, Suite 108 Orlando, Florida 32819	2.
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 4 day of Sun., in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

[Signature]
Jan M. Brubaker
11-28-2012

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

Notary Seal JAN. M. BRUBAKER
Notary Public, State of Ohio
My Commission Expires 11-28-2012