

THE PARCEL IS PART OF FIN 010-220928 & FIN 010-220928

TOTAL PARCEL SIZE: 1.39 AC.

ZONING INFORMATION: CDD DISTRICT (LIMITED COMMERCIAL) Z22-046

EXISTING ZONING:

PROPOSED ZONING:

RECORDING SUMMARY: PROPOSED CONDITIONS

REQUIREMENT 1: SPACE FOR 175 SPACES S.E. SIDE OF MORSE ROAD + 200 SPACES OF THE PARCEL AREA (MIN.)

PARKING REQUIRED (REQ.) + 450 SF. (MIN) / 175 SF. = 2.6 SPACES (MIN.)

EXISTING PARKING SPACES PROVIDED:

RELOCATED SPACES: 20

REMOVED SPACES: 0

NET PARKING SPACES PROVIDED: 20

PROPOSED PARKING SPACES PROVIDED:

RELOCATED SPACES: 1

REMOVED SPACES: 0

NET PARKING SPACES PROVIDED: 1

EXISTING AREA UTILIZATION

RELOCATED SPACES: 20

REMOVED SPACES: 0

NET PARKING SPACES PROVIDED: 20

PROPOSED PARKING SPACES PROVIDED:

RELOCATED SPACES: 1

REMOVED SPACES: 0

NET PARKING SPACES PROVIDED: 1

PROPOSED AREA UTILIZATION

RELOCATED SPACES: 20

REMOVED SPACES: 0

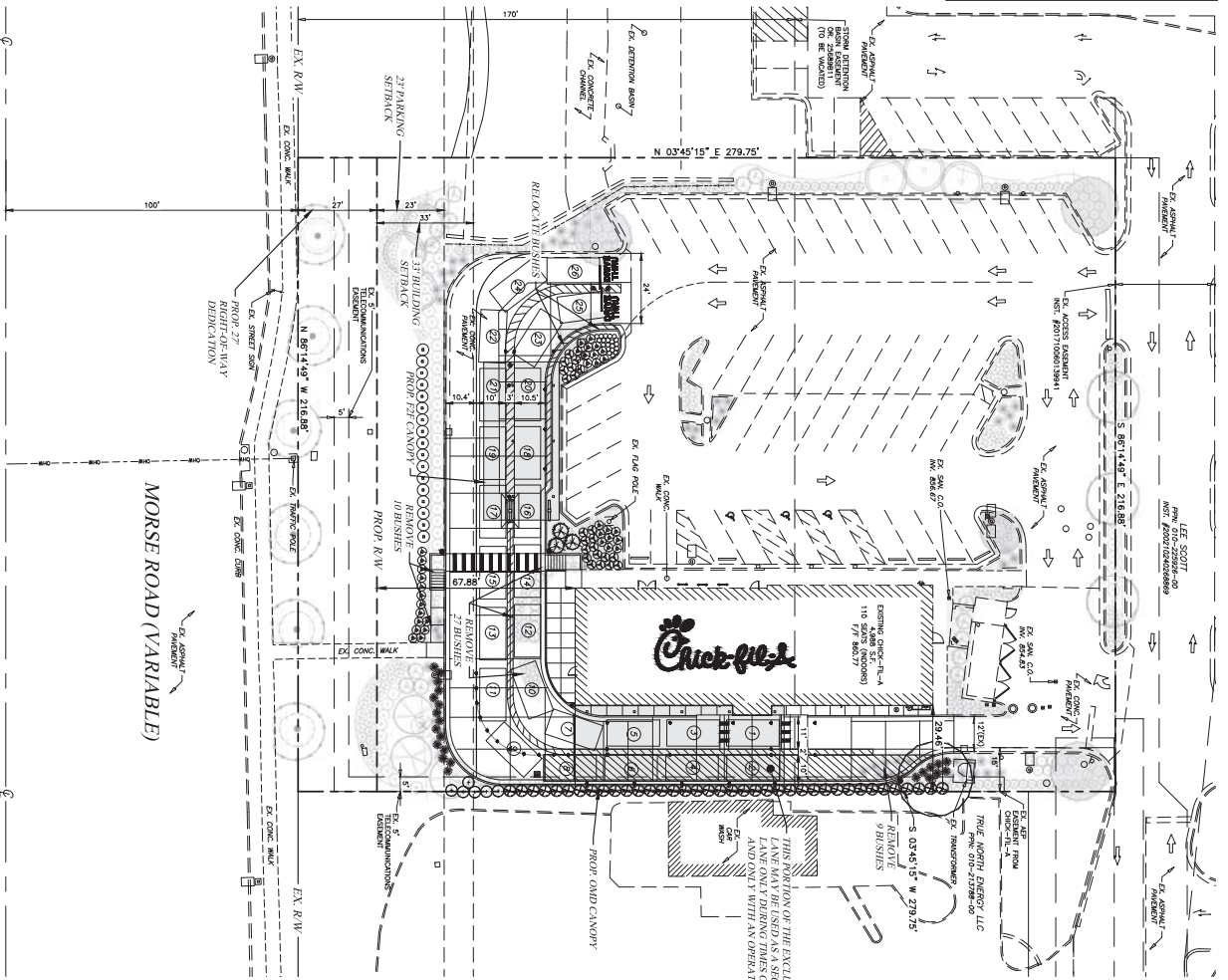
NET PARKING SPACES PROVIDED: 20

PROPOSED PARKING SPACES PROVIDED:

RELOCATED SPACES: 1

REMOVED SPACES: 0

NET PARKING SPACES PROVIDED: 1



MORSE ROAD (VARIABLE)



THIS PORTION OF THE EXCLUSIVE BY-PASS LANE MAY BE USED AS A SECONDARY DRIVEWAY AND ONLY WITH AN OPERATOR ON DUTY.



CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND DIMENSIONS OF UTILITIES AND ANY CROSSINGS AND CONDITIONS ON SITE PRIOR TO THE START OF CONSTRUCTION. CONTACT ALLAN WILEY AT GBC DESIGN, INC., 330-838-0228, WITH ANY CONCERNS OR QUESTIONS REGARDING THE LOCATION OF ANY OFF-SITE PAVEMENT (ASPHALT AND CONCRETE) AND SIDEWALK SO THE RESTORATION WORK IS INCLUDED IN THE BIB.

THE PROJECT WILL COMPLY WITH SECTIONS 3312.21 STRIPING/MARKING: 3312.43 SURFACE: 3312.45 WHEEL STOP/CHURN: CHAPTER 3221, VSD: CHAPTER 3221 AND 3321.09 SCREENING

DATE: 06/22

DRAWN BY: GAW

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FINAL SITE PLAN RECEIVED 6.6.22 SHEET 1 OF 1 Z22-046



3700 Burlington Road  
Atlanta, Georgia 30389-2398

GBC DESIGN, INC.  
565 White Pond Dr. Akron, OH 44320-1128  
Phone 330-886-0228 Fax 330-886-5782



**CHICK-FIL-A**  
EASTON TOWN CENTER FSU  
CUSTOM PROJECT SOLUTIONS  
3940 MORSE ROAD  
COLUMBUS, OH 43219

FSU# 02857

SECRET NUMBER: C-200

**STAFF REPORT  
DEVELOPMENT COMMISSION  
SPECIAL ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 8, 2022**

- 2. APPLICATION: Z22-046**  
**Location:** **3940 MORSE RD. (43219)**, being 1.39± acre located on the north side of Morse Road, 200± feet west of Stelzer Road (010-297770; Northland Community Council).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Commercial development.  
**Applicant(s):** Chick-Fil-A, Inc.; c/o Gary R. Rouse, Agent; 565 White Pond Drive; Akron, OH 44320.  
**Property Owner(s):** Chick-Fil-A, Inc.; 5200 Buffington Road; Atlanta, GA 30349.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

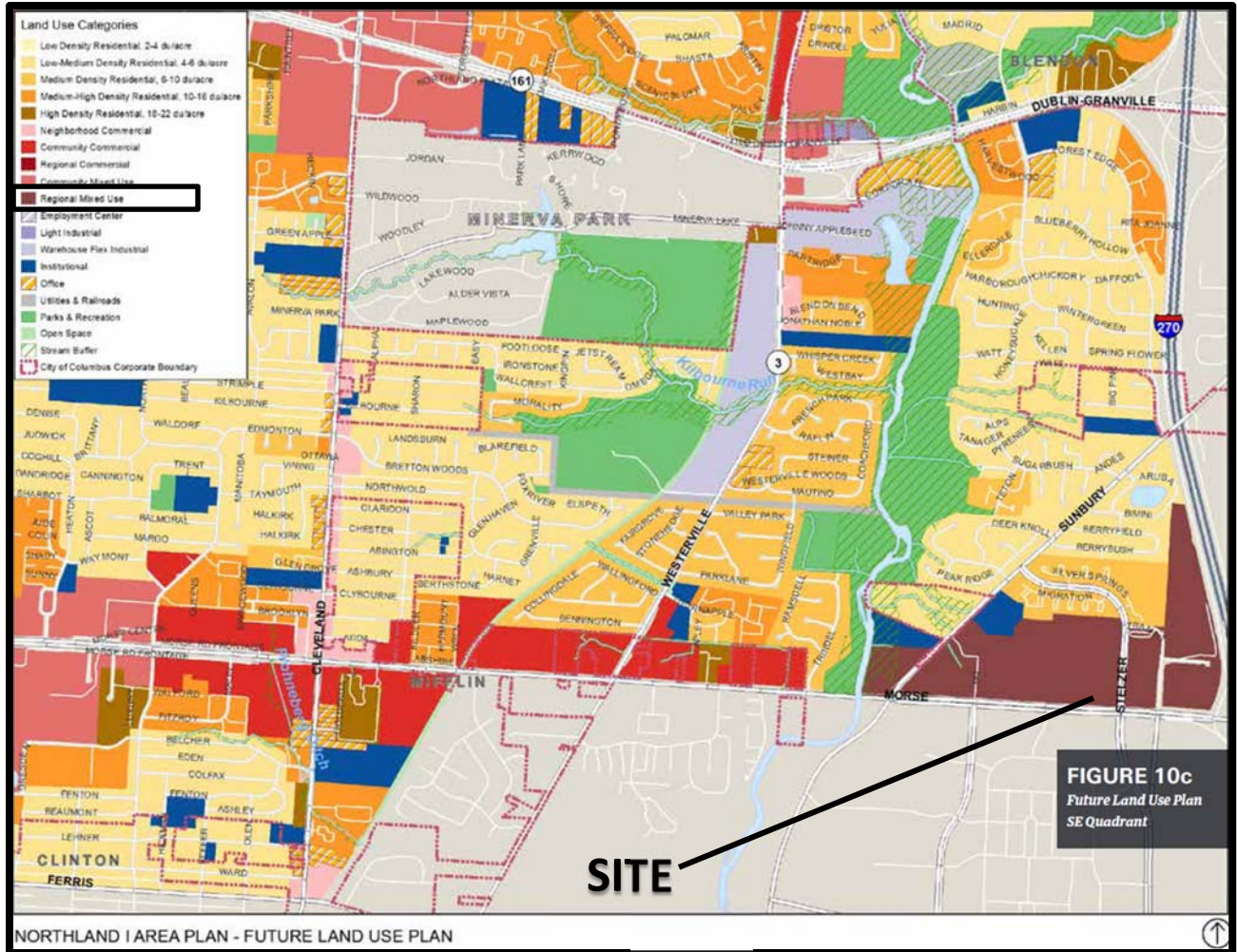
- The 1.39± acre site consists of one parcel developed with a drive-through eating and drinking establishment in the L-C-4, Limited Commercial District. The requested CPD, Commercial Planned Development District will allow the applicant to add another drive-thru lane and associated ordering canopy, affecting their established building setback along Morse Road and recorded site plan.
- North and west of the site is a shopping center in the L-C-4, Limited Commercial District. East of the site is a fuel sales facility in the CPD, Commercial Planned Development District. South of the site is the northern side of Easton Town Center in the CPD, Commercial Planned Development District.
- The site is within the planning boundaries of the *Northland I Area Plan* (2014), which recommends “Regional Mixed Use” land uses at this location.
- The site is located within the boundaries of the Northland Community Council whose recommendation is for approval.
- The CPD text includes use restrictions and supplemental development standards that address building and parking setbacks, traffic access, buffering, landscaping, screening, and includes code modifications to drive-up stacking areas and building setback along Morse Road. The CPD text includes a commitment to develop the site in accordance with the submitted site plan.
- The *Columbus Multimodal Thoroughfare Plan* identifies this section of Morse Road as a Suburban Commuter Corridor requiring 220 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will permit the establish drive-through eating and drinking facility to add an additional drive-thru lane and associated ordering canopy, reducing the existing building setback along Morse Road. The requested CPD district is consistent with the *Northland I Area Plan's* land use recommendation, the development and zoning pattern along this section of Morse Road, includes a site plan that shows an increase in landscaping along the Morse Road frontage and will not add an incompatible use to the area.



Z22-046  
3940 Morse Rd.  
Approximately 1.39 acres  
L-C-4 to CPD



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Approximately 1.39 acres  
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**Meeting Called to Order: 6:30 pm by co-chair Dave Paul**

Members represented:

*Voting: (17):* Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Cooperwoods (CWCA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse Tri-Area (MMTACA), North Village (NVHA), Northland Alliance (NA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Westerwood (WRA).

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**Case #1** Application #BZA22-076 (BZA variance from §3312.25 to permit maneuvering across parcel lines; from §3312.49 to increase maximum parking from 29 to 33 spaces; and from §3356.11(A)(2) to reduce building setback from 110 feet to 11 feet along Morse Road; to allow applicant to build a new medical office building)

Jeffrey L. Brown/Smith & Hale *representing*  
 Thomas English Retail Real Estate  
 4048 Morse Rd, 43230 (PID 600-296464)

- *The Committee approved (15-1 w/ 1 abstention) a motion (by KWPCA, second by SCA) to **RECOMMEND APPROVAL** of the application.*

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**Case #2** Application #BZA22-087 (BZA application for special permit under §3389.12 to permit the installation of a portable building on-site in conjunction with the operation of a food truck)

Jeanne Cabral, Architect *representing*  
 Muhamad Mubarak  
 (Bargain Hour) 2400 E Dublin Granville Rd, 43229 (PID 010-237170)

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**Case #3** Application #CV22-017 (Council use variance to permit the operation of a community residential care facility in an R1 district serving up to 9 developmentally disabled residents rather than the 6 residents currently permitted by a 1983 special permit issued by BZA under §3389.11)

Ugo Nwoke/Aurtec Designs *representing*  
 Suleiman Farah  
 4171 Maize Rd, 43224 (PID 010-143718)

- *The Committee approved (15-1 w/ 1 abstention) a motion (by MMTACA, second by BCCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
  - *That the applicant will revise the application to permit a maximum of 8 residents in the 4-bedroom facility, rather than 9, to ensure compliance with OAC §5123:2-3-02(C)(9), which requires that “No bedroom shall be occupied by more than two individuals.”*

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**Case #4** Application #Z22-046 (Rezone 1.39 AC± from LC4 to CPD to permit the addition of a drive-thru canopy, to expand the existing single drive-thru lane to a double drive-thru lane without provision of an exclusive bypass lane otherwise required by §3312.11, and to reduce the building setback from Morse Road from the 110 feet required at this site by §3356.11 to 33 feet to accommodate additional ROW and the drive-thru canopy)

Allan Wiley/GBC Design Inc. *representing*

Chick-fil-A, Inc.

(Chick-fil-A) 3940 Morse Rd, 43219 (PID 010-29770)

- *The Committee approved (16-1) a motion (by KWPCA, second by CWCA) to **RECOMMEND APPROVAL** of the application.*

**Executive Session**

**7:45 pm**

**Meeting Adjourned**

**8:45 pm**



# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z22-026

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~~ Summit

Being first duly cautioned and sworn (NAME) Gary R. Rouse, P.E.  
of (COMPLETE ADDRESS) 565 White Pond Drive, Akron, OH 44320

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 (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

<p>1. Chick-fil-A, Inc. - Jeff Killingsworth 404-376-1092 5200 Buffington Road, Atlanta, GA 30349 40 Employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

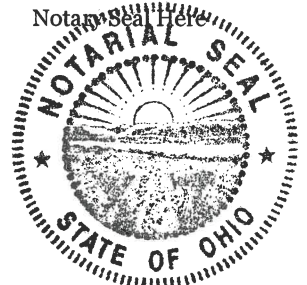
SIGNATURE OF AFFIANT *[Signature]*

Sworn to before me and signed in my presence this 9 day of June, in the year 2022

*[Signature]*  
SIGNATURE OF NOTARY PUBLIC

My Commission Expires \_\_\_\_\_

Lisa A. DiTurno  
Resident Summit County  
Notary Public, State of Ohio  
My Commission Expires: November 1, 2024



**This Project Disclosure Statement expires six (6) months after date of notarization.**