

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 10, 2003**

- 11. APPLICATION: Z03-001**
Location: **3811 MORSE ROAD (431219)**, being 1.56± acres located at the southeast corner of Morse Road and Morse Crossing (North East Area Commission).
Existing Zoning: C-2, Commercial District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Retail development.
Applicant(s): YOU Properties, Inc.; c/o Michael J. Young; 4920 East Fifth Avenue; Columbus, Ohio 43219.
Property Owner(s): Frank A. Stelzer Memorial L.P.; 44 South Kintner Parkway; Sunbury, Ohio 43074.
Planner: John Turner, 645-2485; jmtturner@columbus.gov

BACKGROUND:

- The 1.56± acre site is located at the southeast corner of Morse Road and Morse Crossing and is developed with a single-family dwelling converted into an office. The parcel is bounded on three sides by the Easton Town Center development and is the only parcel on the south side of Morse Road, between Morse Crossing and Stelzer Road that is not part of the 1997 Easton CPD, Commercial Planned Development rezoning. Applicant requests the L-C-4, Limited Commercial District to develop retail commercial development.
- To the north of the site, across Morse Road is a large scale shopping center (Easton Square) and out parcels zoned in the L-C-4, Limited Commercial District. To the west of the site, at the southeast intersection of Morse Road and Morse Crossing is a small strip of land that is a part of the Easton Town Center. This strip consists of landscaping required in the 1997 zoning and is not part of this application. Another shopping center (Easton Market) lies to the west of the site, across Morse Crossing, and is developed with large retail stores and various out lots and is zoned in the L-C-4, Limited Commercial District. To the east and south of the site is undeveloped land in the Easton Shopping Center zoned in the CPD, Commercial Planned Development District.
- The submitted limitation text incorporates landscaping and development standards from the 1997 Easton Zoning, including frontage landscaping and headlight screening, a 40-foot parking setback (although the Easton parking setback is 50 feet), a 100-foot building setback, and a 3-foot landscaped setback from the rear property line. No setbacks are included along the east and west property lines.
- The site lies within the boundaries of the *Northeast Area Plan* (1994), which recommends mixed uses (office, retail, and warehousing) between Sunbury Road and I-270.
- The site lies within the boundaries of the Northeast Area Commission, whose

recommendation was not received before the preparation of this report due to inactive status.

- Morse Road is identified by the Columbus Thoroughfare Plan as a 6-2D arterial requiring a minimum 80 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: ***Approval.

The proposed L-C-4, Limited Commercial District would permit commercial development is consistent with the established commercial development in the area. The limitation text contains development standards consistent with the adjacent Easton Town Center zoning (Z97-083). However, the applicant has not resolved access issues with the Columbus Transportation Division. City Staff cannot support the application until these issues are resolved.

***Preceding the April 10, 2003 Development Commission Meeting, the applicant revised the language contained in the limitation text concerning access points into the site. With this modification, Staff recommendation changed to Approval.