

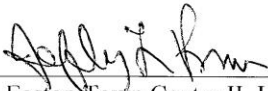
CV07-047

Statement of Hardship

Easton General Development / Residential

The applicant, Easton Town Center II, LLC, is proposing the development of the 63.8± acres of property depicted on the attached area exhibit. This property was rezoned to the CPD, Commercial Planned Development District, pursuant to Rezoning Application Z97 - 083A, Columbus City Ordinance 1721 - 1999. Pursuant to this ordinance, permitted uses are those uses permitted by the C-4, Commercial District. The applicant's proposal includes building(s) with residential use on a portion of the first floor as well as residential use of additional building stories, whereas Columbus City Code Section 3356.03 does not permit first floor residential use and does not permit dwelling units above specified first floor uses. Additionally, the ordinance provides that within two hundred (200) feet of either Morse Road or Morse Crossing the height district shall be sixty (60) feet and for the rest of the area a height district of one hundred ten (110) feet, whereas the applicant is proposing building(s) that will be a maximum of two hundred seventy-five (275) feet in height. Lastly, no residential use parking ratio was included within the requirements of Columbus City Ordinance 1721 - 1999, the applicant therefore proposes the adoption of a residential parking ratio of 1 parking space per bedroom with no additional parking required for accessory buildings or uses including, but not limited to, meeting rooms, recreational facility, swimming pool and spa.

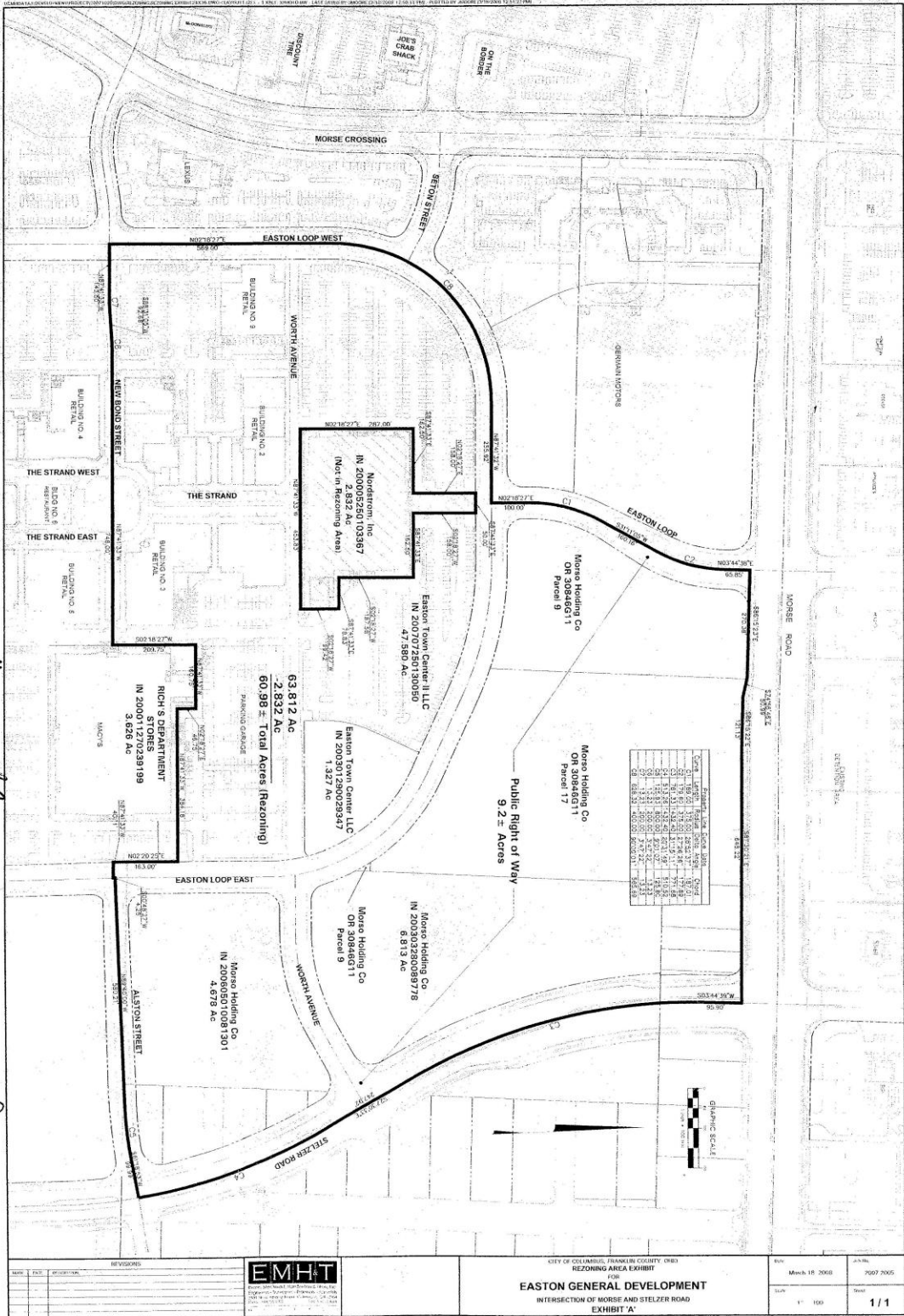
This proposal will accommodate residential use within the Easton Town Center area. The requested variances are in keeping with the mixed-use nature of the Easton Town Center development and the development will incorporate the heightened development standards established therewith. The variances will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the City of Columbus. The grant of these variances will afford the property owners the right to develop the property to the best use, while preserving the spirit, intent and purpose of Columbus City Ordinance 1721 - 1999 and the underlying Columbus Zoning Code.

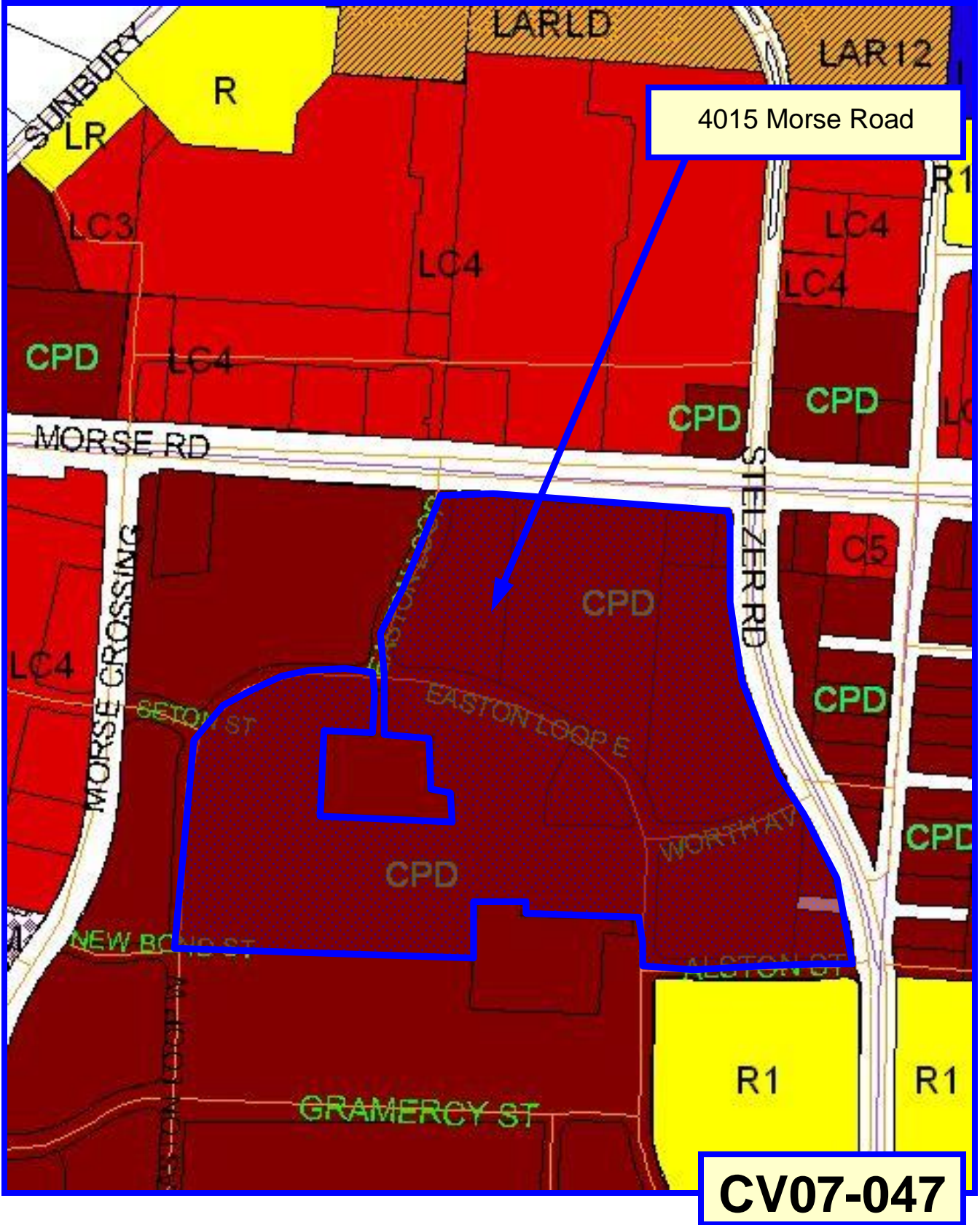
Signature of Applicant: By: 
Easton Town Center II, LLC

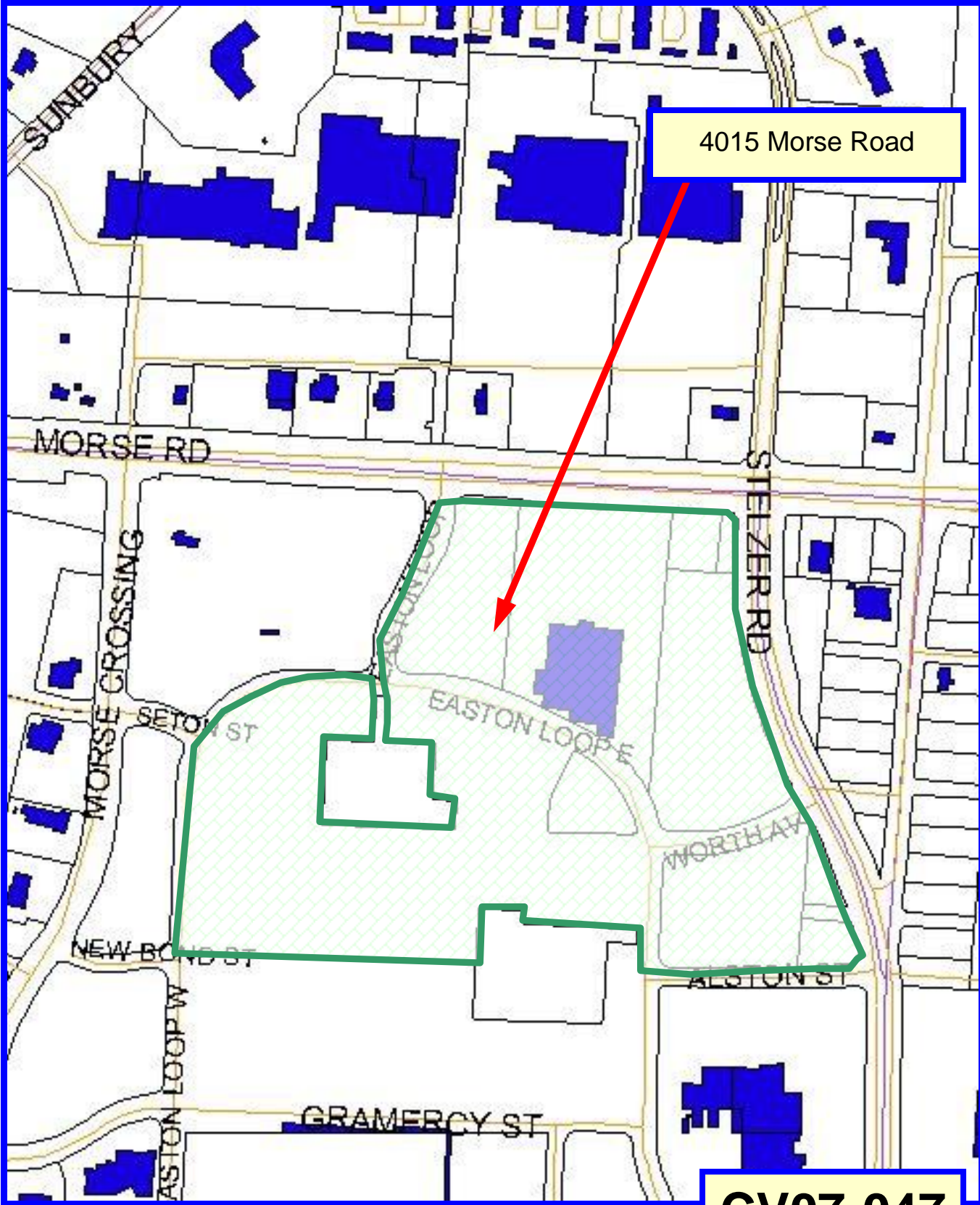
Date: 10/30/07

CV07-047 received 3/10/08 by Hammer Firm

Jeffrey Hammer







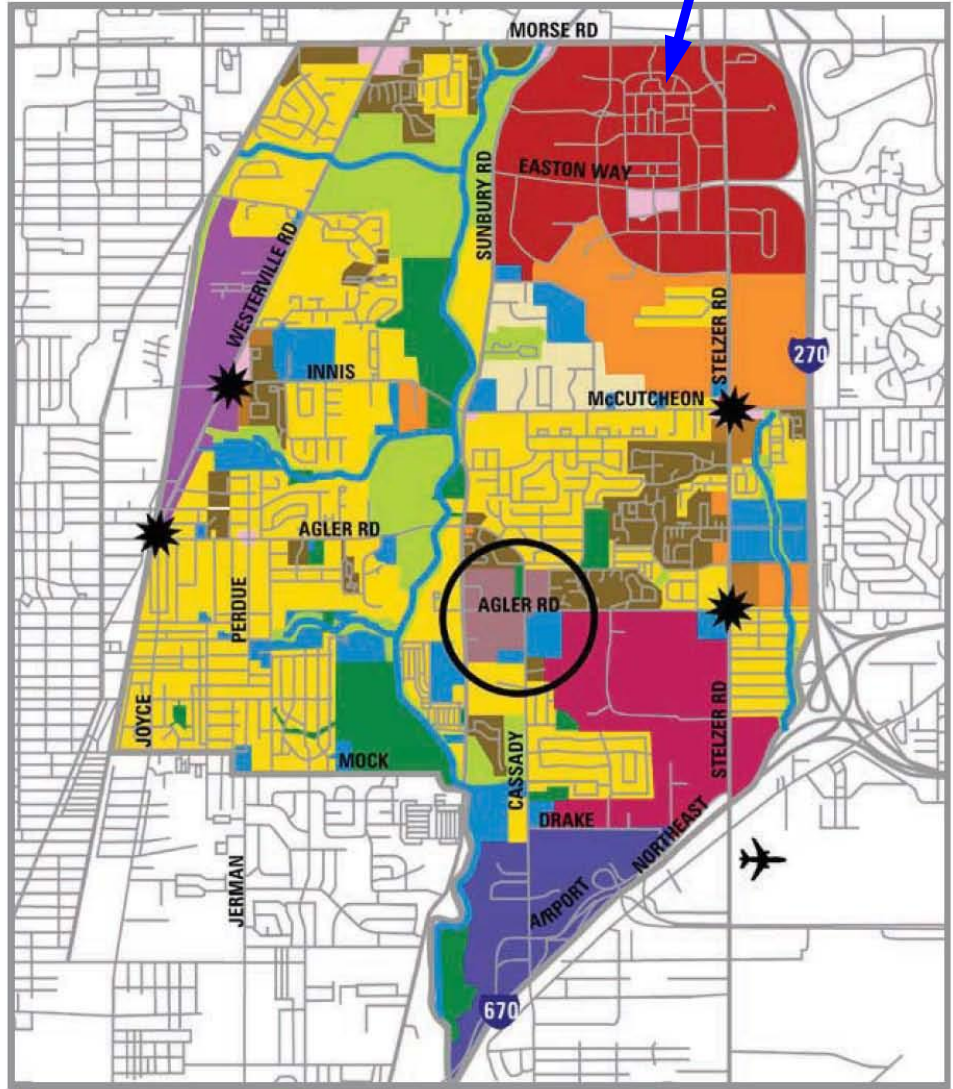
4015 Morse Road

CV07-047

4015 Morse Road



Figure 5. Land Use Plan



- | | | | |
|------------------------------|---|--------------------------------|--|
| Open Space | Institutional | Office-Light Industrial | |
| Parks | Neighborhood Commercial | Airport Related | |
| Very Low Density Residential | Mixed Use Neighborhood Center | Sub-Neighborhood Centers | |
| Low Density Residential | Mixed Use-Regional Retail/Office/Light Industrial | Agler Cassady Mixed-Use Center | |
| Medium Density Residential | Office | | |
| High Density Residential | Office-Commercial-Light Industrial | | |

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Land Use



Goal and Principles

The *Northeast Area Plan* goal for Land Use is:

Sustainable, interconnected neighborhoods that include identifiable neighborhood centers, a mix of housing types, and the preservation of natural features.

The supporting principles for Land Use are the following:

- ◀ Development will respect and conserve existing natural resources, including trees, wetlands, steeper slopes, water quality, etc.
- ◀ Neighborhood-based services will be available in the form of mixed-use neighborhood centers that are an identifiable core for the surrounding residential areas and are within walking/biking distance (1/4 to 1/2 mile) of residents.
- ◀ A mix of housing types and price points will be available throughout all neighborhoods.

Land Use Plan

The Land Use Plan (Figure 5) aims to provide order to the Northeast Area by preserving and enhancing natural features, supporting existing and future low density single-family uses, and focusing retail and higher density residential development at and around the Agler Cassady Mixed-Use Center and other sub-neighborhood centers. The following provides overall land use recommendations for the Northeast Area by quadrant.

Northeast Quadrant

The northeast quadrant (Morse Road on the north, I-270 on the east, McCutcheon Road on the south, and Alum Creek on the west) is primarily planned for the future expansion of the Easton mixed-use regional center and potential expansion of Abbott Labs. Remaining future development is planned for low density single-family uses. The existing single-family residential development located to the north of McCutcheon and west of Stelzer Roads will require buffering from future office development. Future office development in this area may offer the opportunity to enhance connections between that subdivision and the Easton area with new road and/or multi-purpose pathways.



January 5, 2008.

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

Ms. Pine:

Subject: CV07-047, 07315-0-00047, property known as 4015 Morse Road, Columbus, OH 43219. The North East Area Commission at a public meeting on January 3, 2008, voted to *approve* the request for a variance, thus permitting this project to move forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Alice K. Porter".

Alice K. Porter
3130 Mc Cutcheon Pl.
Columbus, OH 43219

Cc: Elwood Rayford – NEAC Chair
Jeff Brown – Agent

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 # C07-047

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad St., Suite 725, 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

<p>1. Easton Town Center II, LLC / Attn: Jonathan Schmerin 667 Madison Ave. 23rd. Floor New York, NY 10021</p> <p>Zero Columbus based employees</p>	<p>2. Easton Town Center, LLC 4016 Townsfair Way, Suite 201 Columbus, OH 43219</p> <p>Zero Columbus based employees</p>
<p>3. Morso Holding Co. Attn: Real Estate / Legal 3 Limited Pkwy. Columbus, OH 43219</p> <p>Zero Columbus based employees</p>	<p>4.</p>

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 30th day of October, in the year 2007

SIGNATURE OF NOTARY PUBLIC

David L Hodge

My Commission Expires:

no expiration

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



DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.