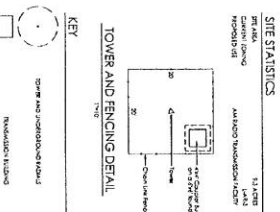
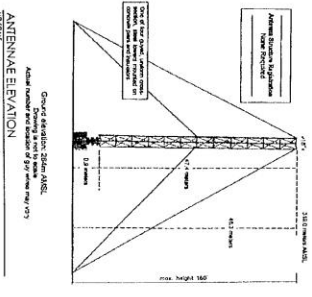
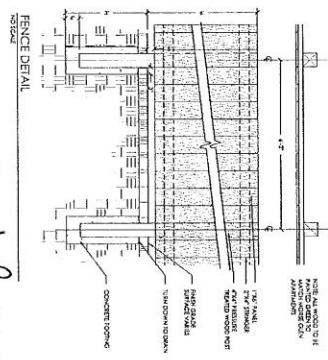


Z07-012 Final received 5/31/07  
 by Shannon J. King Street Doc 2

- NOTES**
1. Tower and site are shown on the site plan. The tower is shown in the center of the site. The site is shown in the center of the site. The tower is shown in the center of the site. The site is shown in the center of the site.
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| NO. | DESCRIPTION           | DATE    |
|-----|-----------------------|---------|
| 1   | ISSUED FOR PERMITTING | 5/31/07 |
| 2   | REVISION              |         |
| 3   | REVISION              |         |
| 4   | REVISION              |         |
| 5   | REVISION              |         |

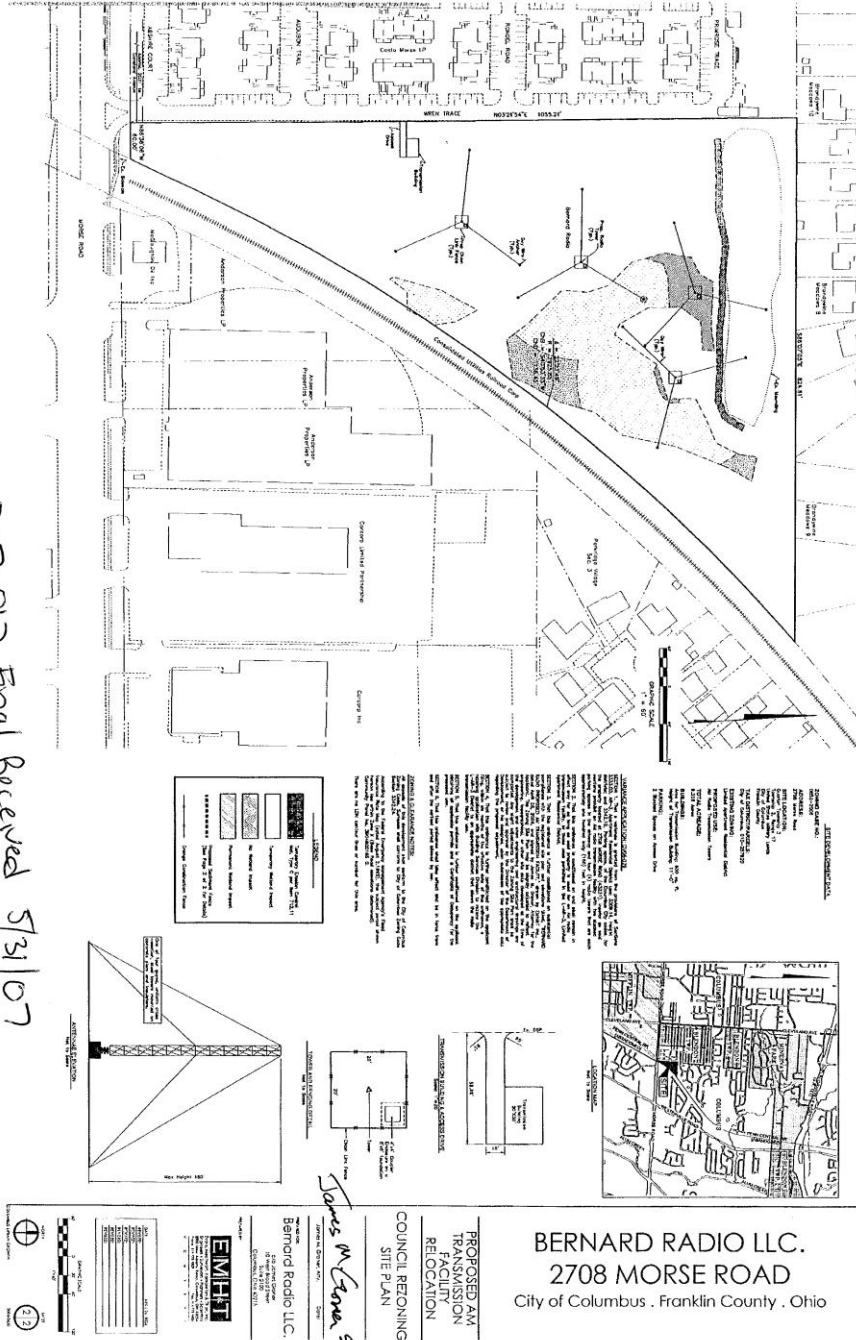
*James M. Brown*  
 Bernard Radio LLC.  
 Council Rezoning  
 Site Plan

BERNARD RADIO LLC.  
 2708 MORSE ROAD  
 City of Columbus, Franklin County, Ohio

**Site Plan Sheet 1**

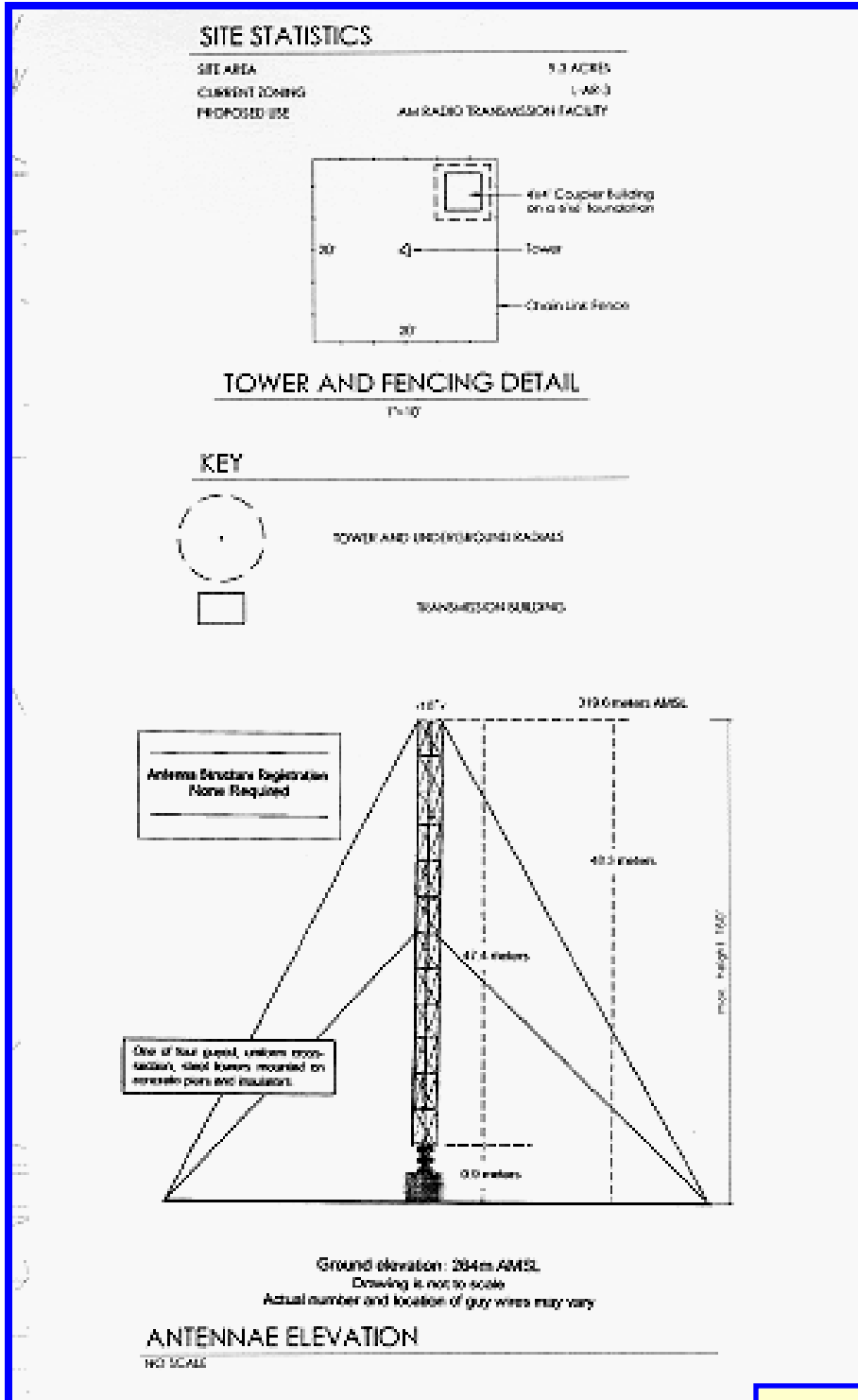
**Z07-012**

*207-012 Final Received 5/31/07  
Manning's Firm Sheet 2 of 2*



**Site Plan Sheet 2**

**Z07-012**



Site Detail (Enlarged)

Z07-012

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 10, 2007**

1.     **APPLICATION:**             **Z07-012**  
        **Location:**               **2708 MORSE ROAD (43231)**, being 9.33± acres located on the north side of Morse Road, 233± feet west of Chesford Road (010-252900).  
        **Existing Zoning:**       L-AR-3, Limited Apartment Residential District.  
        **Request:**                   CPD, Commercial Planned Development District.  
        **Proposed Use:**           AM radio transmission facility.  
        **Applicant(s):**           Bernard Radio LLC; c/o James M. Groner, Atty.; 10 West Broad Street, Suite 2100; Columbus, OH 43215.  
        **Property Owner(s):**   Columbus Urban Growth Corporation; 414 East Main Street; Columbus, OH 43215.  
        **Planner:**                 Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

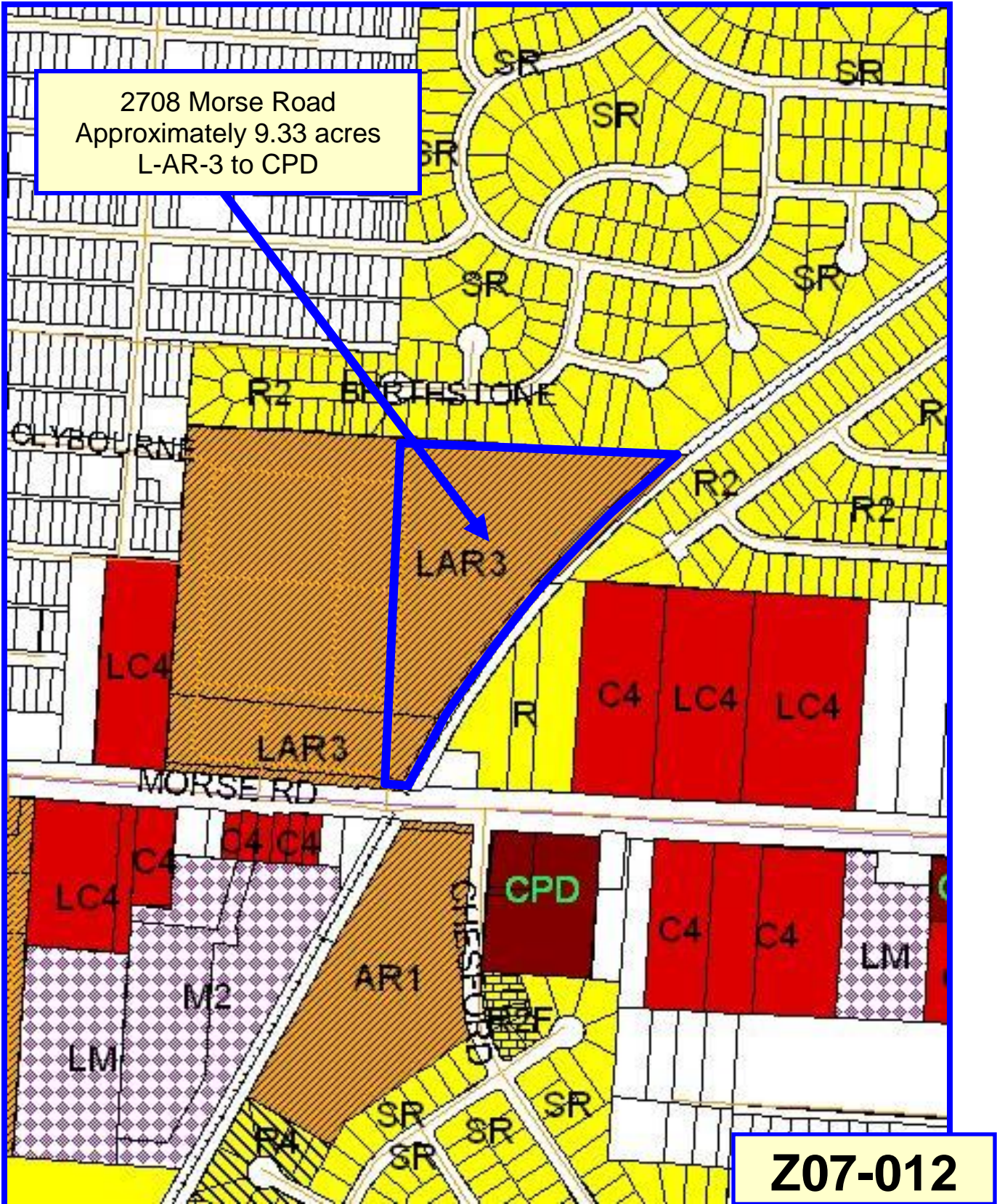
- The 9.33± acre site is zoned L-AR-3, Limited Apartment Residential District, and is subject of a Council variance that was approved in September 2006 (CV06-029) to allow an AM radio transmission facility containing a transmission building and four 160' high radio towers. Building permits have been approved and construction is almost complete. The requested CPD, Commercial Planned Development District was submitted to fulfill a condition of the Council variance that a rezoning application be filed to an appropriate zoning district within six months of the date of passage of the variance.
- To the north is a single-family subdivision in the SR, Suburban Residential District. To the east is a mixed-use industrial and commercial building in the R, Rural District which is pending rezoning to the L-M, Limited Manufacturing District. To the south across Morse Road is a multi-family residential development in the AR-1, Apartment Residential District, and a used car lot in Mifflin Township. To the west is multi-family residential development in the L-AR-3, Limited Apartment Residential District.
- The site is located within Area 18 of *The Northland Plan Volume I* (2001), which recommends that land use conversions be accomplished through rezoning rather than the Council variance process.
- The CPD plan illustrates the building and tower locations and commits to an 80-foot building setback from Morse Road, a 60-foot setback from the north property line, and 25-foot setbacks from the east and west property lines. Buffering in the form of mounding and tree plantings exists along the single-family residential development to the north. The CPD text contains use restrictions (office and radio transmission uses only) and includes development standards that address screening, landscaping, and lighting controls. Variances for the height of the towers, stacked parking in the

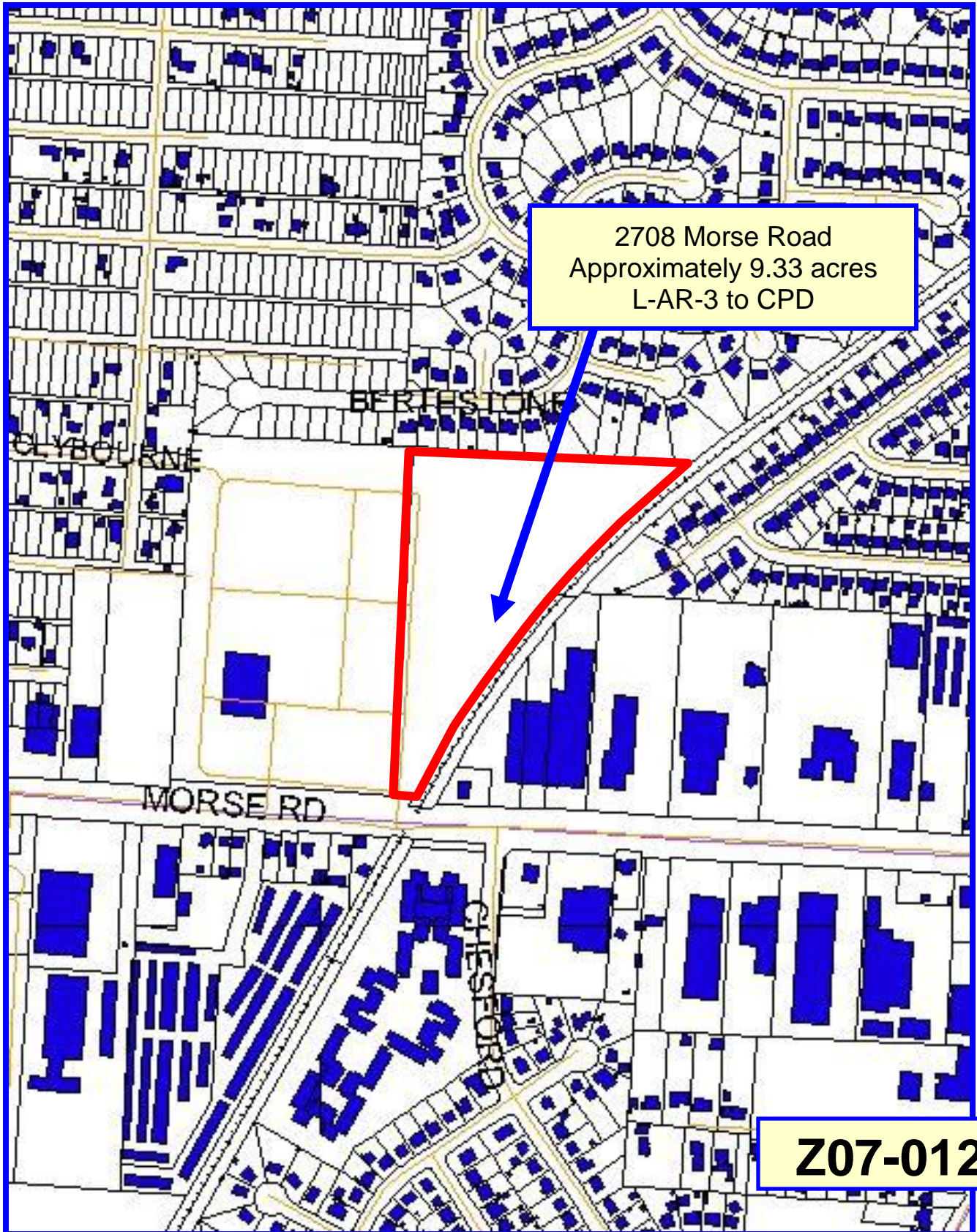
driveway of the transmission building, and to provisions of the Regional Commercial Overlay are included in the request.

- 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

This application for the CPD, Commercial Planned Development District was submitted to fulfill a condition of Council variance application CV06-029. Construction is almost complete, and operation of the radio transmission facility is to begin this year. With the proposed restrictions and development standards, the requested CPD, Commercial Planned Development District is compatible with the adjacent residential uses and consistent with the zoning and development patterns of the area.





**Area 18**  
**Morse Road: Cleveland Avenue to Westerville Road**



This section of the Morse Road corridor is developed with a haphazard pattern of commercial, residential and miscellaneous uses. Specific establishments include gas stations, adult book stores, used car sales, apartments, a vacant church camp, and self-service storage. Zoning includes commercial (C2, C4, LC2, LC4 and CPD), multi-family residential (AR1), manufacturing (LM) and rural (R). Some portions of this corridor lie within Franklin County’s jurisdiction where zoning is generally commercial.

An abandoned railway corridor intersects this portion of Morse Road next to the vacant church camp. This railway has frequently been mentioned as an ideal alignment for a light rail line as well as a bikeway. Vacant and underdeveloped land near the railway provides an ideal opportunity for higher-density, mixed use, transit-oriented development. A new model Transit-Oriented Development ordinance, developed by the Mid-Ohio Regional Planning Commission, at the city’s request, provides direction for implementing these types of projects.

The area lacks sidewalks, gutters, street lights, and curbs. Unpaved parking lots, poorly maintained properties, and unattractive graphics are common.

Franklin County, in cooperation from the city of Columbus, is currently taking steps to widen Morse Road in this area. This provides an excellent opportunity to provide streetlights, sidewalks and a generally improved right-of-way.

Portions of this area are without direct access to centralized sewer services. Provisions of these services are important for the long-term stability of the area. The planned widening and improvement of Morse Road by Franklin County provides an opportunity to resolve these issues. This will prevent duplication of work in the right-of-way.

Stabilization of older commercial corridors is crucial to the economic health of the city. 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’s Morse Road Market Analysis and Redevelopment Strategy, conducted as a part of this plan update, identifies steps the city and community can take to ensure the long-term viability of this important corridor.

**Z07-012**



*It is the recommendation of the Northland Plan that:*

- 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.
- annexations to Columbus are encouraged.
- when land is annexed, upgraded development quality through limited zoning and development standards should be sought.
- creation of out-lots, which create visual clutter, traffic and circulation problems should be discouraged.
- development proposals should involve multiple parcels whenever possible.
- improvements to Morse Road through widening, provision of sidewalks, and elimination of curb cuts be supported whenever possible.
- land use conversions be accomplished through rezoning rather than the City Council variance process.
- use of the abandoned Conrail railway for use as a transit corridor be supported and action that would preclude such use by COTA or other parties be avoided.
- creation of high-density, mixed-use, transit-oriented developments at the intersections of the abandoned rail lines and transportation corridors such as Morse Road and SR 161 be encouraged. (see also page 21)
- the city and Franklin County coordinate to provide centralized sewer services in this area during improvement of Morse Road and adjacent right-of-way area.
- sidewalks, curbs, gutters, street trees, and streetlights consistently be provided throughout the entire corridor.



**NORTHLAND  
COMMUNITY  
COUNCIL  
DEVELOPMENT COMMITTEE**

# Fax

|                                      |  |
|--------------------------------------|--|
| <b>To:</b> James Groner              | <b>From:</b> Jeff Murray                     |
| <b>Fax:</b> 614-221-0479             | <b>Pages:</b> 5                              |
| <b>Phone:</b> 614-229-3267           | <b>Date:</b> 3/28/07                         |
| <b>Re:</b> Z07-012<br>2708 Morse Rd. | <b>Email:</b> Jim.groner@baileycavalieri.com |

Dear Mr. Groner

Our committee voted to support your application with the following conditions:

Access to this site to be only thru the property top the west. No new curb cut on Morse Rd.

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray  
Chairperson, Development Committee  
Northland Community Council

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 # 207-012

Being first duly cautioned and sworn (NAME) James M. Groner  
of (COMPLETE ADDRESS) Bailey Cavaliéri LLC, 10 W. Broad St., Suite 2100, 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

|  |    |
|--|----|
| 1. Bernard Radio LLC<br>7148 Elm Creek Lane<br>Dallas, TX 75252<br>Ten (10) Employees<br>Chris McMurray 713.557.1331 | 2. |
| 3.   | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

James M. Groner

Subscribed to me in my presence and before me this 23<sup>rd</sup> day of February, in the year 2007

SIGNATURE OF NOTARY PUBLIC

Sharon L. Gerber

My Commission Expires:

01.07.2012

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

Notary Seal Here



**Sharon L. Gerber**  
Notary Public, State of Ohio  
My Commission Expires 01-7-2012