

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 9, 2003**

- 3. APPLICATION: Z03-061**
- Location:** **4040 MORSE ROAD (43230)**, being 13.53± acres located at the northeast corner of Transit Drive and Service Road 7A, 650± feet north of Morse Road. (600-150027)
- Existing Zoning:** R-1, Residential, and I, Institutional District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Mixed-use commercial development.
- Applicant(s):** Faith Christian Center; c/o David L. Hodge, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
- Property Owner(s):** Columbus and Southern Ohio Electric Company; 1 Riverside Plaza; Columbus, Ohio 43215
- Planner:** Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- The 13.53± acre site is developed with several electric transmission towers and is zoned in the R-1, Residential and I, Institutional Districts. The applicant requests the CPD, Commercial Planned Development District for mixed-use commercial recreational facility. The 60' height district is requested with a maximum height of 45' for the recreational facility and 35' for any additional use.
- To the north are single-family lots zoned in the R-2, Residential District. Interstate-270, an electric substation zoned in the I, Institutional District and an undeveloped parcel zoned in the R-1, Residential District are located to the east. The electric substation and an auto sales and service facility zoned in the C-4, Commercial District are located to the south. Single-family uses in the R-2, Residential, L-R, Limited Rural Districts (Open Space), and multi-family uses in the L-AR-12, Limited Apartment Residential District are located to the west.
- The proposed multi-family development is located within the boundaries of the *Northland Plan, Volume I (2001)*, which does not provide specific land use recommendations for this site.
- The CPD text includes customary use restrictions and development standards that address site access, I-270 building/parking setbacks, maximum lot coverage (80%), an interior sidewalk from Transit Drive to the parking lot, street trees along I-270, a combination of a Do Not Disturb Zone, mounding and evergreen planting to provide buffering along the west lot line, building materials and mechanical equipment screening, lighting and graphics restrictions, and PDO commitments. The CPD development plan includes building, parking lot, driveway and sidewalk locations.
- The *Columbus Thoroughfare Plan* identifies I-270 as a Class F arterial with variable right-of way requirements.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed mixed-use commercial recreational facility is compatible with adjacent multi-family, commercial and institutional uses. The CPD plan requires the applicant to locate the facility in the southeast quadrant of the site, away from single-family uses to the northwest. Development standards in the CPD text require a Do Not Disturb Zone to preserve an existing tree line, mounding and evergreen planting to provide buffering and screening in consideration of the single-family uses. Additional development standards address site access, including a sidewalk from Transit Drive to the parking lot, building materials, and lighting and graphics restrictions.