



**STAFF REPORT  
DEVELOPMENT COMMISSION  
SPECIAL ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 11, 2024**

7. **APPLICATION:** [Z23-068](#)  
**Location:** **2995 MORSE RD. (43231)**, being 0.69± acres located on the south side of Morse Road, 425± feet west of Westerville Road (010-209624 & 010-209623; Northeast Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District (H-60).  
**Proposed Use:** Automobile sales  
**Applicant(s):** Columbo Management, LLC c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Columbo Management, LLC; P.O. Box 132304; Columbus, OH 43213.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

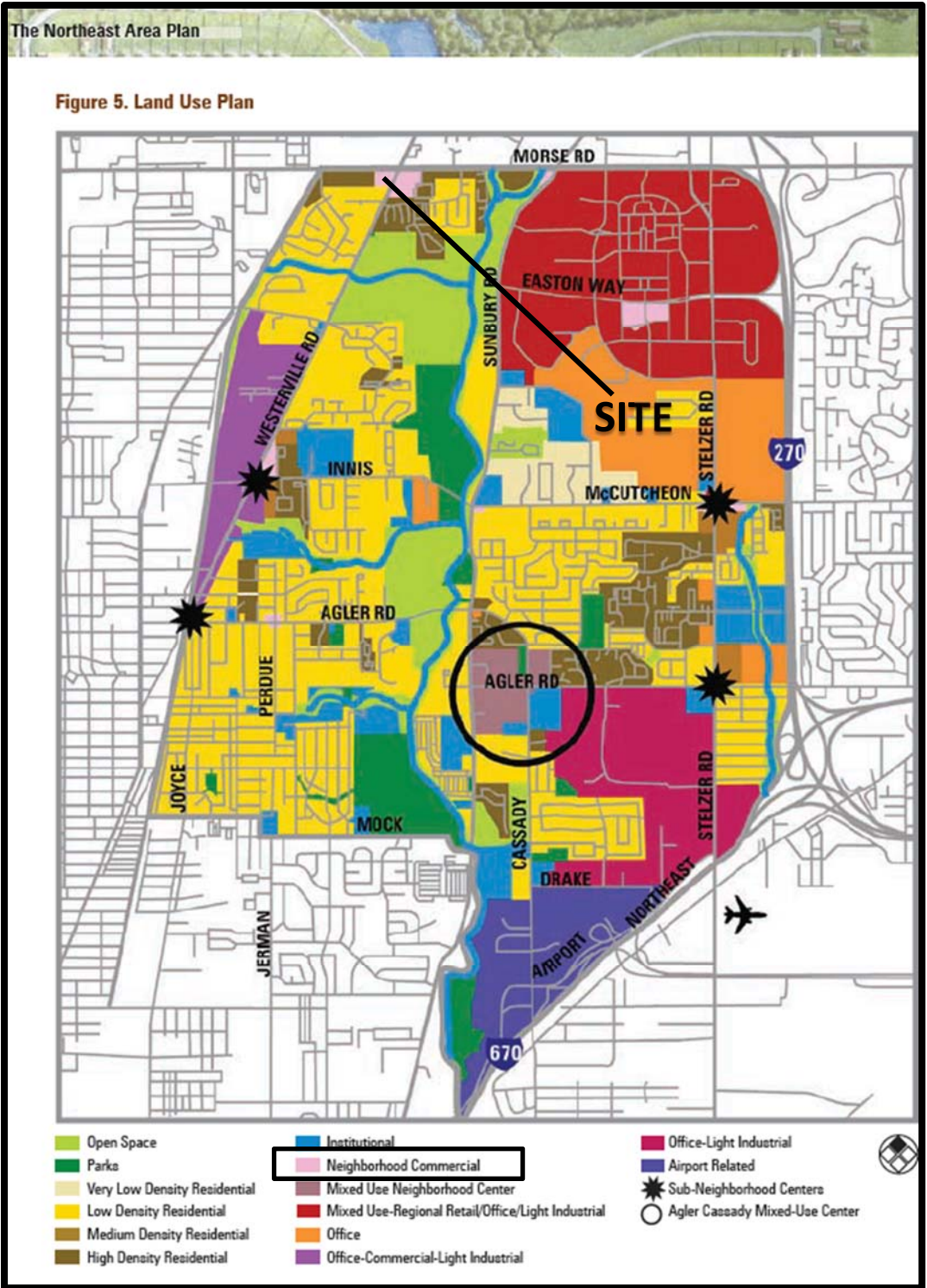
- The site consists of two parcels developed with a retail building and billboard in the CPD, Commercial Planned Development District. The site is within the Morse Road Regional Commercial Overlay (RCO). The existing CPD allows limited C-4 and C-5 uses, while the new CPD will also allow automobile sales.
- North of the site is an office building in the CPD, Commercial Planned Development District and a warehouse in the CS, Community Service District within Blendon Township. East and west of the site are commercial uses in the CC, Community Commercial District within Mifflin Township. South of the site is commercial building in the C-4, Commercial District.
- The site is within the planning boundaries of the *Northeast Area Plan* (2007), which recommends “Neighborhood Commercial” uses at this location.
- The site is located within the boundaries of the Northeast Area Commission whose recommendation is for approval.
- The CPD text includes use restrictions, and supplemental development standards addressing building and parking setbacks, traffic access, lot coverage, screening, and includes a commitment to develop the site in accordance with the submitted site plan.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Morse Road as a Suburban Commuter Corridor requiring 220 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval~~ **Approval.****

The proposed CPD, Commercial Planned Development District will update the allowable uses to include automobile sales. The CPD text includes appropriate use restrictions, including supplemental development standards. The request is consistent with the *Northeast Area Plan's* land use recommendation and will not add incompatible uses to the area. The Department of Public Service (DPS) has the following unresolved issues: a right-of-way dedication exception request is pending review, and a traffic access review in conjunction with this application is on hold until the applicant provides necessary requested information. Additionally, the Department of Building and Zoning Services (BZS) is asking for the applicant to include language regarding removal of the existing billboard from the site. This requests stems from the fact that the previous CPD text committed to removal of the billboard, which subsequently never occurred. Upon resolution of these outstanding items to the satisfaction of DPS and BZS, staff will be in full support of this requests. **Department comments have been addressed with commitments in the CPD text and the submitted site plan and results in City Departments' recommendation of approval.**



Z23-068  
2995 Morse Rd.  
Approximately 0.69± acres  
CPD to CPD



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# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

Case Number Z23-068

Address 2995 Morse Rd.

Group Name NORTHEAST AREA COMMISSION

Meeting Date February 8, 2024

Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

Recommendation  
(Check only one)  
 Approval  
 Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Commission approves with no objections. The request is in accordance with the surrounding businesses and doesn't present a problem with the adjacent community.

Vote

6/6 yes 0/0 NO

Signature of Authorized Representative

Commission Elena Hoop

Recommending Group Title

Northeast Area Commission

Daytime Phone Number

614-519-2195

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

# 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 #: Z23-068

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

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds III  
of (COMPLETE ADDRESS) 37 W Broad St., #460, 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 (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)

1. Columbo Management LLC PO Box 132304 Columbus, OH 43213 Gabriel Sudai 614-597-2431 Employees- <u>1</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jackson B. Reynolds III

Sworn to before me and signed in my presence this 27<sup>th</sup> day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC [Signature]

GLEN A. DUGGLEN, ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
My commission expires 12/31/2013  
Section 147.02, B.C.



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