

SYMBOL	DESCRIPTION/COMMON NAME	APPROX. QUANTITY	PLANTING DATE	PLANTING LOCATION	PLANTING NOTES
①	AMERICAN RED BARK DOGWOOD	100	2012	PERIMETER	PLANTING IN SPRING
②	CRAPPEE HONEYLOCUST	100	2012	PERIMETER	PLANTING IN SPRING
③	SMOKY MOUNTAIN DOGWOOD	100	2012	PERIMETER	PLANTING IN SPRING
④	FLORIDA ANGIOCARPUS	100	2012	PERIMETER	PLANTING IN SPRING
⑤	FLORIDA YACONIA	100	2012	PERIMETER	PLANTING IN SPRING
⑥	FLORIDA BURNING BUSH	100	2012	PERIMETER	PLANTING IN SPRING
⑦	FLORIDA STAGHORN	100	2012	PERIMETER	PLANTING IN SPRING
⑧	FLORIDA SWEET GUM	100	2012	PERIMETER	PLANTING IN SPRING
⑨	FLORIDA SWEETWOOD	100	2012	PERIMETER	PLANTING IN SPRING
⑩	FLORIDA SWEETBERRY	100	2012	PERIMETER	PLANTING IN SPRING
⑪	FLORIDA SWEETWOOD	100	2012	PERIMETER	PLANTING IN SPRING
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Approved by
 Date: Nov 7, 2012

COSTCO WHOLESALE PRELIMINARY LANDSCAPE PLAN
 COLUMBUS (EASTON) OHIO
 NOVEMBER 7, 2012

SMITHGROUP JJJ
 301 EIGHT STREET
 ANN ARBOR MI 48106
 (734) 769-1234
 www.smithgroup.com

COSTCO WHOLESALE
 COLUMBUS, OH

11-04-12-01
 NOVEMBER 7, 2012
 PRELIMINARY
 LANDSCAPE PLAN
 L-1

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 14, 2013**

1. **APPLICATION:** **Z13-004 (13335-00000-00003)**
Location: **3940 STELZER ROAD (43219)**, being 1.9± acres located on the east side of Stelzer Road, 1444± feet south of Morse Road. (010-147204; Northeast Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Follow up rezoning to CV12-042 to permit gasoline sales.
Applicant(s): Costco; c/o Jeffrey L. Brown & David L. Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Morso Holding Company c/o Ken Douglas, 3 Limited Parkway; New Albany, OH 43230
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

BACKGROUND:

- o The applicant is applying for a follow-up rezoning as a condition of approval for Council variance CV12-042, which allowed gasoline sales in the CPD, Commercial Planned Development District.
- o To the north and east is vacant land zoned in the CPD, Commercial Planned Development District. To the south is an assembly hall and vacant land zoned in the R-1, Residential and CPD, Commercial Planned Development Districts respectively. To the west across Stelzer Road is commercial development zoned in the CPD, Commercial Planned Development District.
- o The site lies within *The Northeast Area Plan (2007)*, which proposes Mixed Use Regional Retail / Office / Light industrial uses for the site.
- o The CPD text generally reflects the current text which was adopted in 2011. It allows for the addition of gasoline sales as a permitted use, decreased setbacks and trees and updates one obsolete reference. The applicant has committed to the landscape plan which and to prohibit outside display which Staff feels offsets the slight lowering of the tree standard
- o The *Columbus Thoroughfare Plan* identifies Morse Road and Stelzer Road as a 6-2D and 4-2D arterials requiring a minimum of 80 feet and 60 feet of right-of-way from centerline respectively.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Staff supports this follow-up rezoning to Council variance CV12-042. The proposal is consistent with CV12-042 and with the development patterns and zoning patterns of the area.

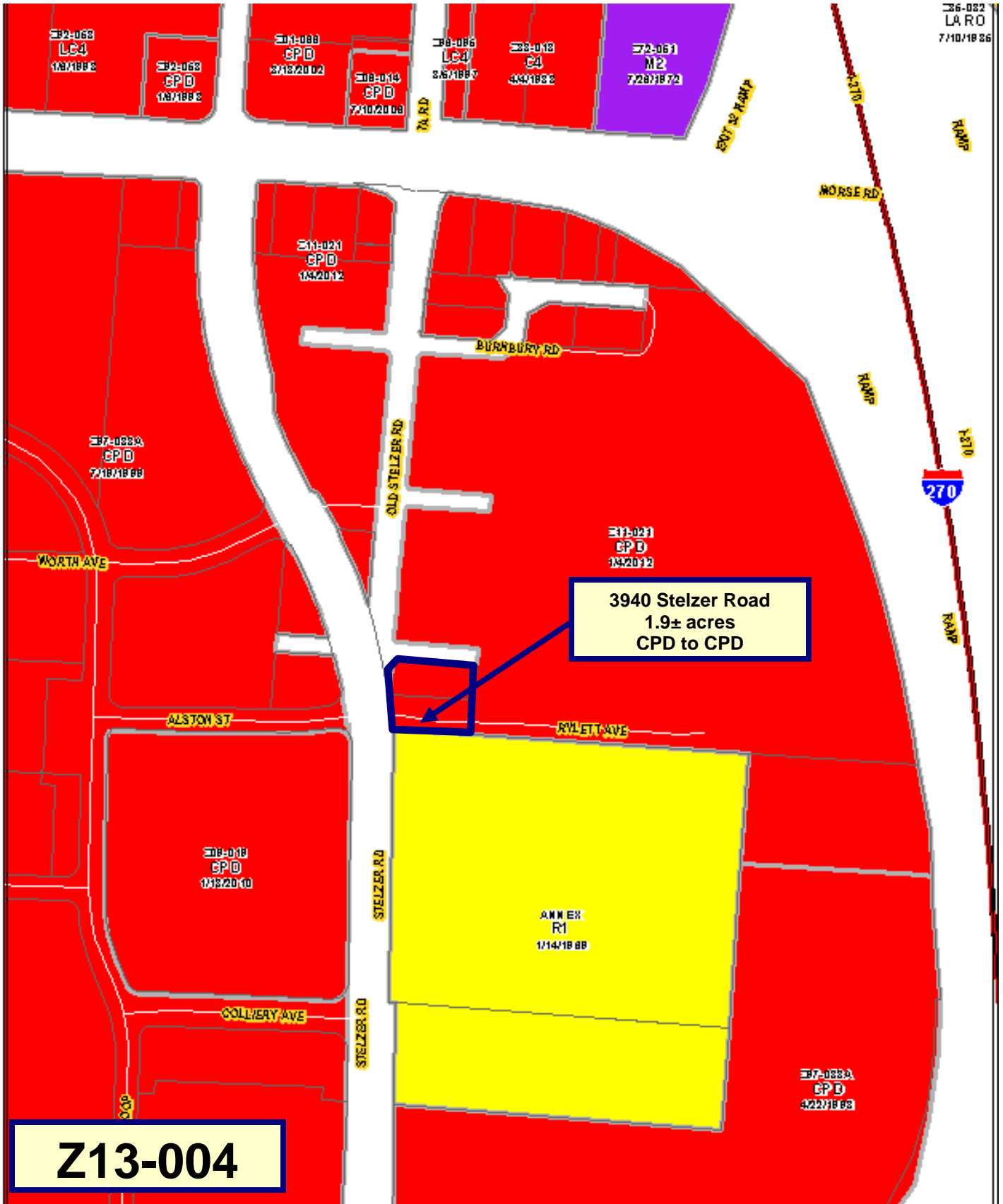
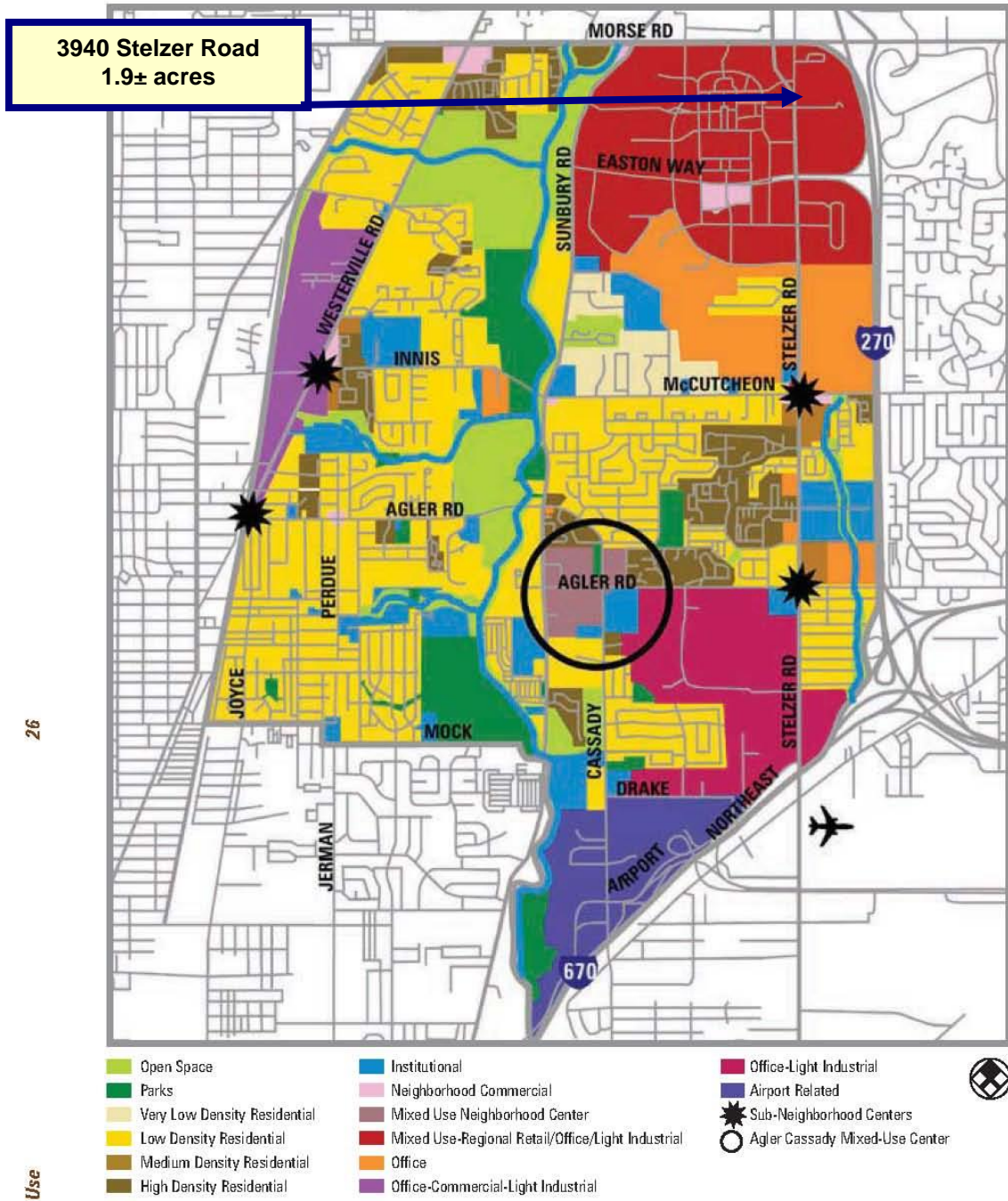




Figure 5. Land Use Plan



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Land Use



February 13, 2013

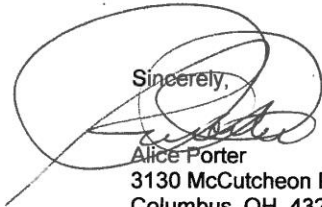
Mr. Dana Hitt
Department of Development
Building & Developing Services
757 Carolyn Ave
Columbus, OH 43224

Mr. Hit:

Subject: Z13-004, property known as 3940 Stelzer Road, Columbus, OH 43219. The North East Area Commission at a public meeting on February 7, 2013 voted to approve the above application with one condition.

1. No outdoor displays of any kind.

Sincerely,

A handwritten signature in black ink, appearing to read "Alice Porter", is written over a circular stamp or seal. The signature is fluid and cursive.

Alice Porter
3130 McCutcheon Place
Columbus, OH 43219-3399

Cc: Elwood Rayford – NEAC Chair
Jeffery Brown - Attorney/Agent



Z13-004



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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.

APPLICATION # 213-004

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown - Smith & Hale LLC
of (COMPLETE ADDRESS) 37 West Broad Street, 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

1. Costco c/o Ted Johnson TJ Design Strategies Ltd.	2. Morso Holding Co. Attn: Ken Douglas 3 Limited Parkway Columbus, OH 43230
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 2nd day of January, in the year 2013

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]
9/4/15

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer