

Handwritten signature and date: 3/8/22

CODED NOTES
 ① Zero Foot Setback for Parking, Loading, Manuevering and Building



Z19-089; Final Received 3/8/22

DATE	3/8/22
SCALE	1" = 80'
JOB NO.	2019083
SHEET	1/1

MIT
 Urban, Multiscale, Sustainable Urban Design
 Architecture • Urbanism • Planning • Landscape Architecture
 400 North Main Street Columbus, OH 43215
 614.292.3700
 www.mit.edu

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 REZONING EXHIBIT
 FOR
4216 EASTON LOOP ROAD
 SITE PLAN

MORSO Holding Co

REVISIONS		
MARK	DATE	DESCRIPTION

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2021**

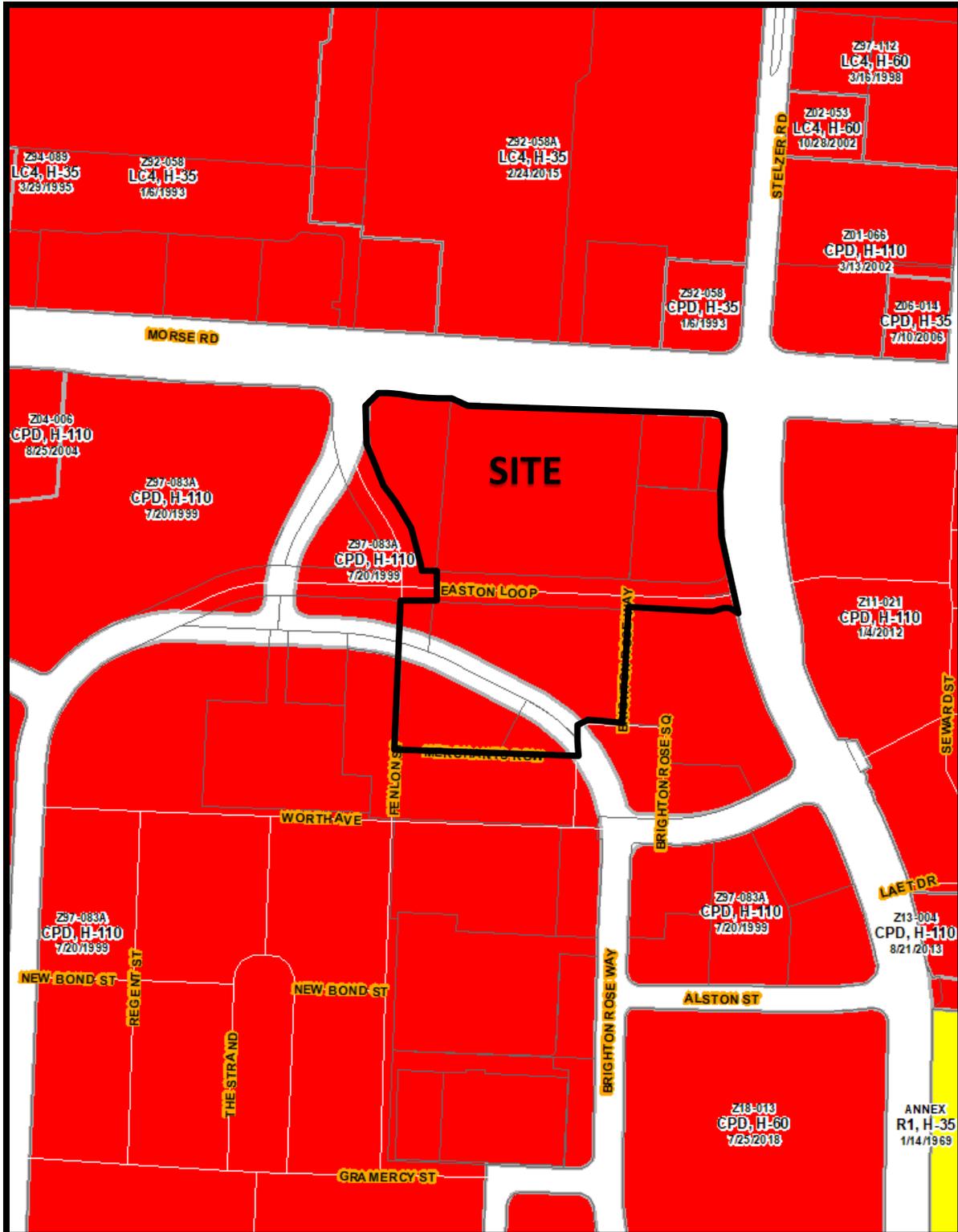
- 7. APPLICATION: Z19-089**
Location: **4216 EASTON LOOP EAST (43219)**, being 16.57± acres located on the south side of Morse Road, 260± feet east of Stelzer Road (010-204695 and 6 others; Northeast Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-200).
Proposed Use: Mixed-use development.
Applicant(s): Morso Holding Co.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

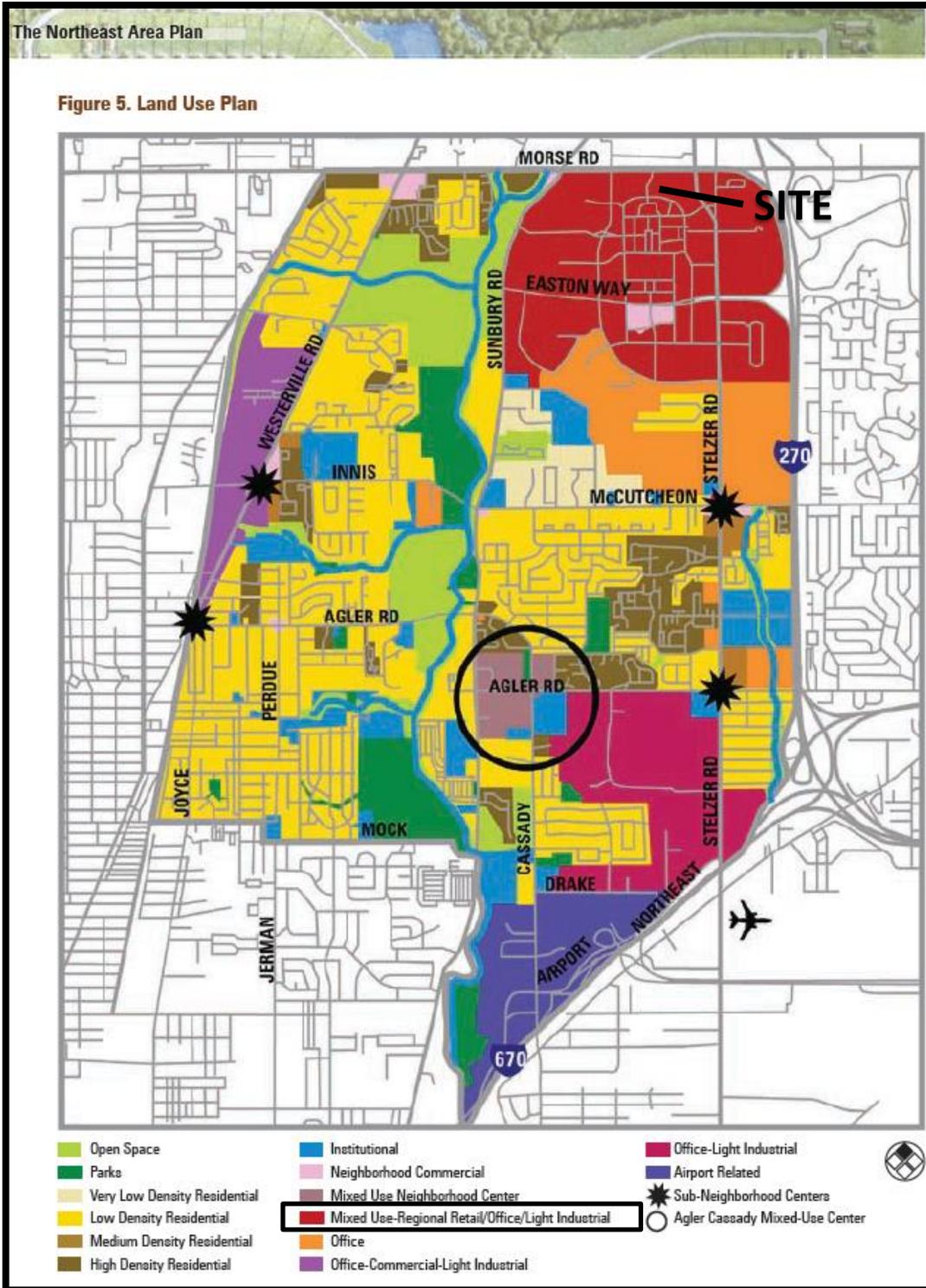
- The 16.57± acre site consists of 7 parcels in the CPD, Commercial Planned Development District. The site is mostly undeveloped, with some areas developed as parking lots. The applicant requests a new CPD district to permit a mixed-use development with an increased height district of 200 feet to make the development consistent with the development standards of the overall Easton Development.
- To the north, south, and west of the site are commercial developments zoned in the L-C-4, Limited Commercial District and CPD, Commercial Planned Development District.
- The site is within the planning boundaries of the *Northeast Area Plan (2007)*, which recommends “Mixed Use-Regional Retail/Office/Light Industrial” land uses at this location. The Plan also recommends that parking be hidden and located to the rear of buildings.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The CPD text establishes use restrictions and supplemental development standards that address building and parking setbacks, minimum and maximum parking requirements, landscaping, and street trees. Variances to allow reductions to building and parking setbacks, reductions in and elimination of the minimum and maximum numbers of parking spaces required, modification of parking lot screening requirements, and for parking and loading spaces to be located on different parcels than the uses they serve are included in the text. The CPD Plan depicts setbacks and a parking ratio for multi-unit residential uses.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Morse Road as a Suburban Commuter Corridor requiring 220 feet of right-of-way and this portion of Stelzer Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow future mixed-use development that is consistent with both the design standards of the overall Easton Town Center development and the *Northeast Area Plan's* recommendation for "Mixed Use-Regional Retail/Office/Light Industrial" land uses at this location. As reflected in the text, Planning Division Staff have requested ample landscaping to screen parking areas that front along the streets, as well as commitments to make efforts to minimize parking in said locations, where noted. Per the Division of Traffic Management, the site plan will need to reflect the additional right-of-way dedication required along the Morse Road frontage of this site.



Z19-089
4216 Easton Loop East
Approximately 16.57 acres
CPD to CPD



Z19-089
 4216 Easton Loop East
 Approximately 16.57 acres
 CPD to CPD



Z19-089
4216 Easton Loop East
Approximately 16.57 acres
CPD to CPD

February 12, 2020

Ms. Kelsey Priebe
Department of Development
Building & Development Services
111 No. Front Street
Columbus, OH 43215

Ms. Priebe:

Subjects: Z19-087, property known as 3735 Easton Way, Z-19-089, property known as 4216 Easton Loop East & CV19-120 property known as 3735 Easton Way, Columbus, OH 43219. The North East Area Commission at a public meeting on February 6, 2020, the full commission voted to approve the above applications.

Sincerely,



Commissioner Porter

Cc: Elwood Rayford – Chairperson
Jeffery Brown - Attorney

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 #: Z19-089

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) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street STE 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. Morso Holding Co. 2 Limited Parkway Columbus, OH 43230 Mike Whitman 614-337-2200 0 Columbus based employees	2.
3.	4.

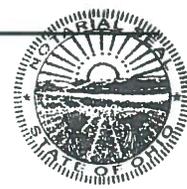
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 10th day of March, in the year 2022

[Signature]
SIGNATURE OF NOTARY PUBLIC

9/14/2025
My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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