

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 10, 2008**

- 1. APPLICATION: Z07-062**
Location: **3237 MORSE ROAD (43231)**, being 2.29± acres located on the south side of Morse Road, 490± feet west of Dunbridge Road (010-204257; Northeast Area Commission).
Existing Zoning: C-4, Commercial & AR-12, Apartment Residential Districts.
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-family development.
Applicant(s): Community Housing Network Inc.; c/o Samantha Shuler, Attorney; 957 East Broad Street; Columbus, OH 43205.
Property Owner(s): Porter Equities LLC/Mahlon Ray; c/o Matt Ray; 166413 Dublin-Granville Road; P.O. Box297753, Columbus, Ohio 43229.
Planner: Walter Green, 645-2485, wagreen@columbus.gov

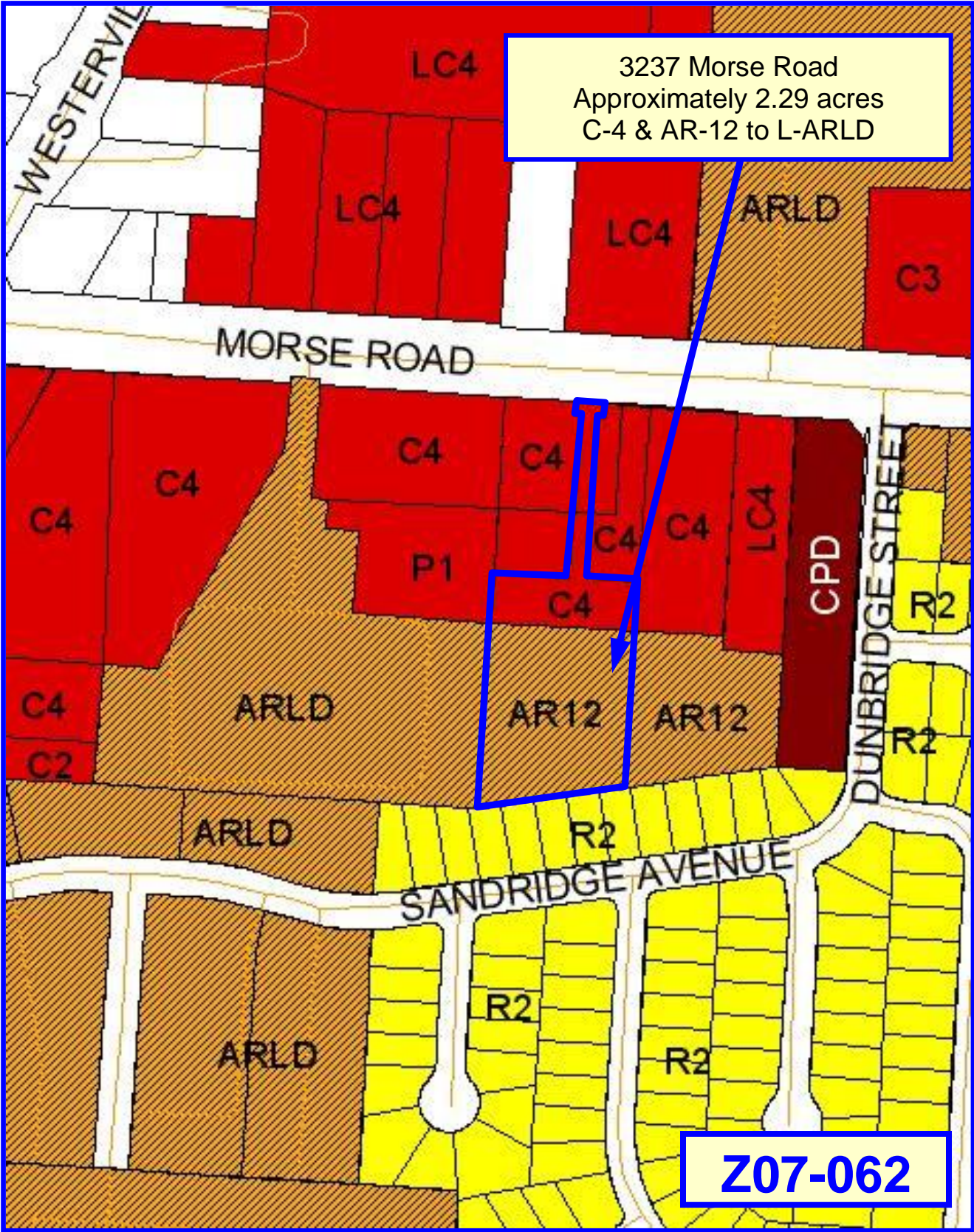
BACKGROUND:

- The 2.29± acre site is undeveloped and zoned in the C-4, Commercial and AR-12, Apartment Residential Districts. The applicant is requesting the L-ARLD, Limited Apartment Residential District for multi-family development. The proposed zoning district would allow a maximum of 39 dwelling units on the site. A companion council variance is being requested in conjunction with this rezoning to vary some development standards.
- To the north of the site is retail development in the C-4, Commercial District. To the northeast is an automobile rental C-4, Commercial District. To the south are single-family dwellings in the R-2, Residential District. To the west is multi-family residential development in the ARLD, Apartment Residential District.
- The proposed L-ARLD, Limited Apartment Residential District, commits to preservation of existing trees within 25 feet of the rear property line, tree planting along the west and south property lines at the ratio of one tree per twenty (20) linear feet and a maximum light pole height of fourteen (14) feet.
- The site is located within the boundaries of the northwest quadrant of *The Northeast Area Plan (2007)*. The plan supports high density uses along Morse Road.
- The site is located within the boundaries of the North East Area Commission. A recommendation had not been received by staff by the time this report was published.
- The *Columbus Thoroughfare Plan* identifies Morse Road as a 6-2d arterial

requiring a minimum of 80 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed L-ARLD, Apartment Residential District, with the development standards in the limitation text, provides a transition from the commercial uses along Morse Road to the single-family dwellings to the south. The request is compatible with development in the area.



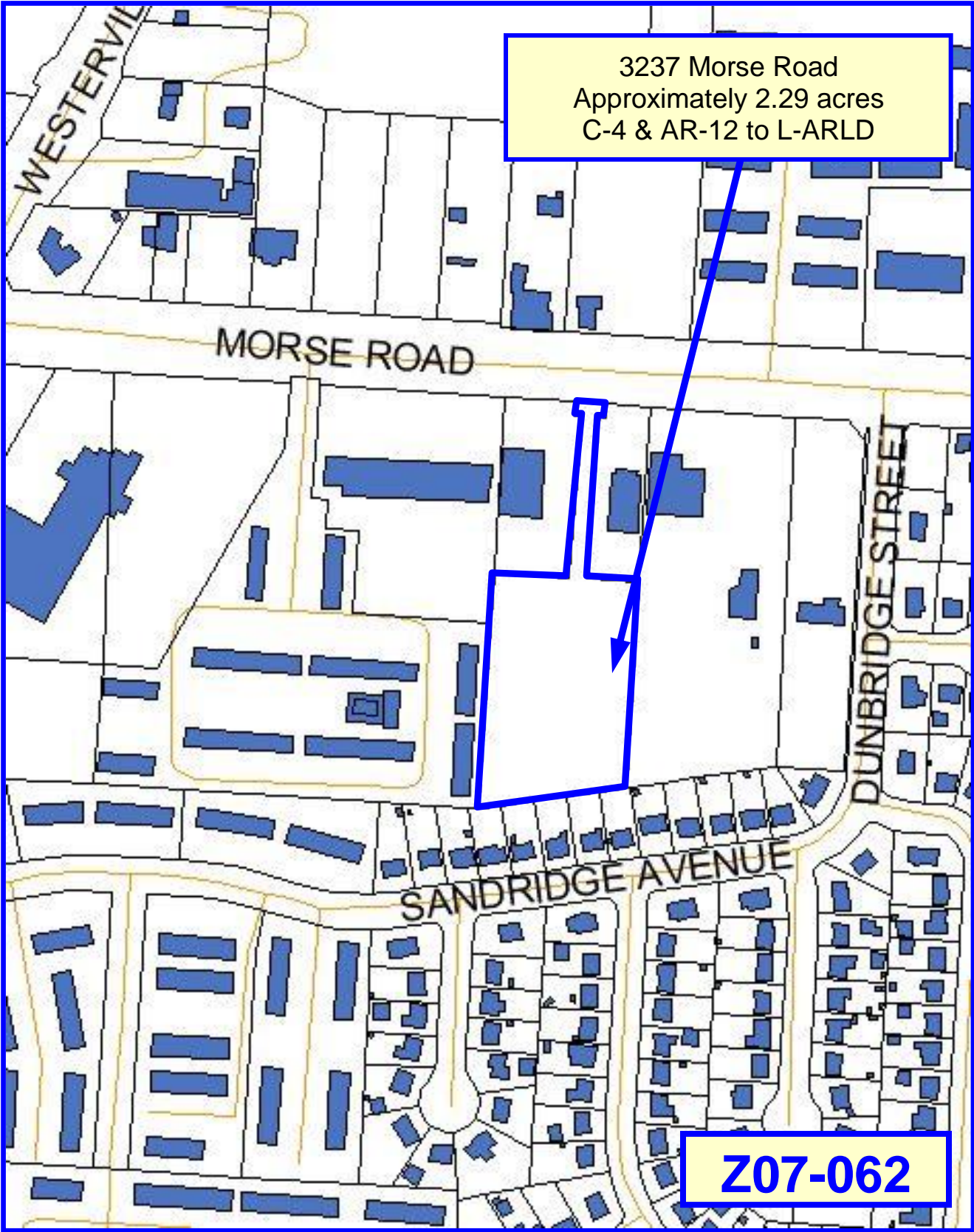
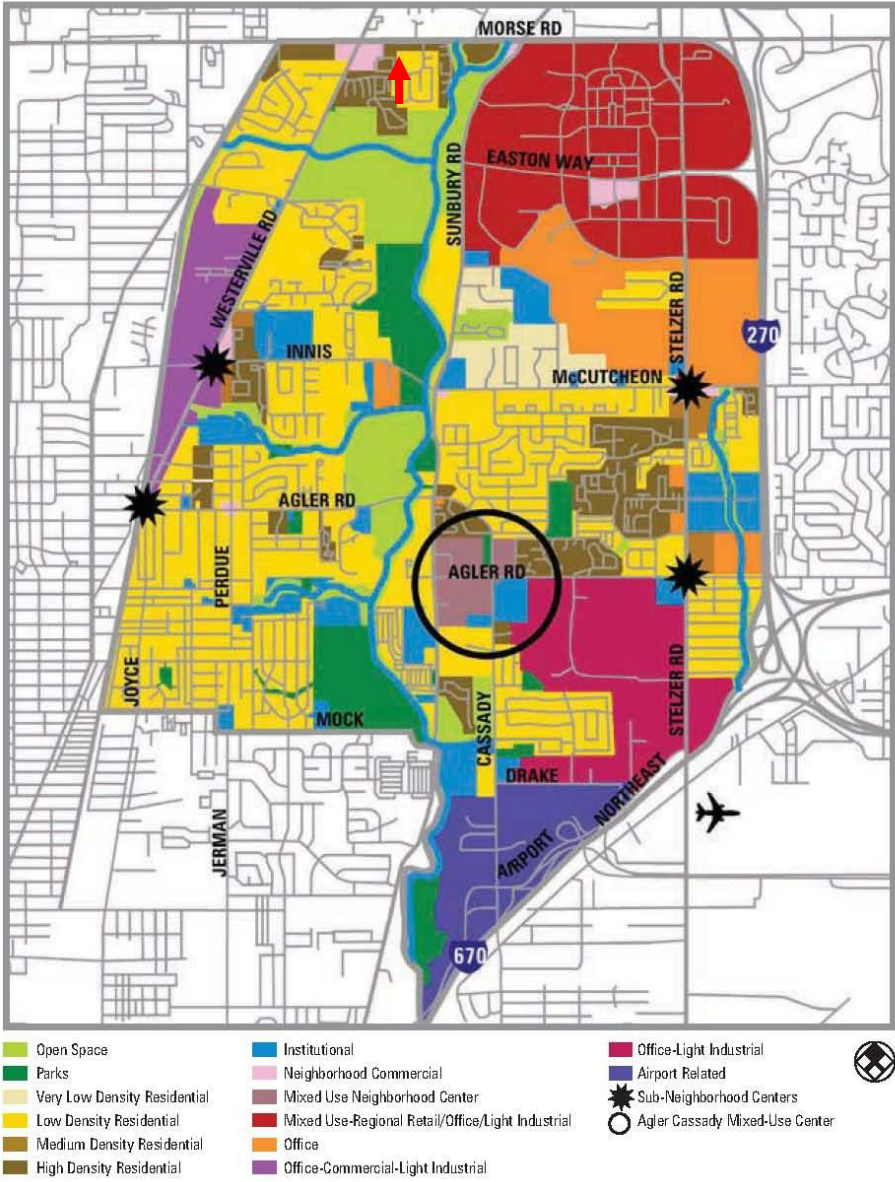




Figure 5. Land Use Plan



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Land Use

The Northeast Area Plan

The area to the south of Drake Road is planned for airport related services. This may include retail, office, warehouse and/or other airport related services that will take advantage of this area's proximity to Port Columbus. Development standards described in the Urban Design element will assist with making these services accessible to residents of the planning area.

As described in the Urban Design element, the area around the intersection of Agler and Cassidy Roads is planned for a mixed-use neighborhood center and should be developed as such.

Southwest Quadrant

The Southwest quadrant (Innis on the north, Alum Creek on the east, Mock and Hudson Roads on the south, and the abandoned railroad right of way on the west) is primarily planned for low density single family residential uses. Sub-neighborhood centers are planned at the intersection of Westerville and Agler and Westerville and Innis Roads. Additional neighborhood commercial is planned at the intersection of Agler Road and Perdue Avenue. Furthermore, the existing residential area at the southern and western most portions of this quadrant are served by commercial uses along Cleveland Avenue and Westerville Road just outside the Northeast Area. Office/commercial/light industrial uses are planned on both sides of Westerville Road north to Innis Road. The Westerville Road corridor should be considered for reconstruction that would provide for a new roadway, sidewalks, road enhancements and development standards for future uses. These improvements will play a role in organizing the variety of land uses, strengthening the viability of the corridor as a jobs provider, and lessening any potential negative impacts on nearby residential uses. The intent of the office/commercial/light industrial classification is to heighten the importance of the corridor as a jobs provider and steer future retail uses toward the aforementioned sub-neighborhood centers at the Agler and Innis intersections.

Buffers are planned for the two tributaries of Alum Creek that flow through this quadrant of the planning area. These buffers, which the plan shows for illustrative purposes, should preserve existing trees and vegetation that will maintain and enhance tributary and Alum Creek water quality. The buffers also serve to maximize the neighborhood's exposure to the significant natural resources in the Northeast Area and provide potential connections to the developing Alum Creek Trail. The plan suggests expanded or extended buffers, again, for illustrative purposes only.

Northwest Quadrant



The Northwest quadrant (Morse Road on the north, Alum Creek on the east, Innis on the south, and the abandoned railroad right of way on the west) is planned for additional low density single-family residential uses, some medium and high density residential uses, and office/commercial/light industrial uses. The west side of Westerville Road is planned for the office/commercial/light industrial uses described above, along with the same improvements and development standards. The northern portion of the west side of Westerville Road is planned for additional low density single-family uses that can take advantage of the natural beauty of this area. High density residential is planned for Morse Road, concentrating any commercial uses at the intersection of Morse and Westerville Roads. Two tributaries of Alum Creek exist in this quadrant and planned for the same greenway/buffer treatment described above.



Strategies

- « Property with significant woodlots, creeks, wetlands, slopes or other natural features should cluster houses as a means to preserve natural features. Site plans should be submitted that considers tree preservation recommendations given in the Natural Resource element and commit to natural resource preservation.
- « Medium and high-density multifamily and single-family housing, including a percentage of affordable housing, should be focused at and within new neighborhood centers and along major thoroughfares, as illustrated on the Land Use Plan. Residential densities should lessen and transition to low-density residential uses.
- « Integrate some multifamily housing (doubles, triples or four-plexes) within new market rate single-family developments in the form of townhouses.
- « Utilize density transfer and potential density bonus as a tool for preserving trees, per the recommendations provided in the Natural Resources and Open Space Plan.
- « Develop the Agler Cassady Mixed-Use Center and sub-neighborhood centers, per the Land Use and Urban Design Plans.
- « Enhance pedestrian, bicycle, transit and other connections between Easton and surrounding neighborhood areas and the Alum Creek Trail.
- « Develop airport related land uses in areas north of I-670 to Drake Road to take advantage of proximity to airport and create job opportunities. These uses may include office, retail, airport service, light industrial and other uses that are compatible with and supportive of Port Columbus. Retail uses will primarily serve the automobile, but should also serve nearby pedestrians.
- « Restrict new residential development within the Port Columbus 65 Ldn contour, as illustrated on the Existing Zoning map.
- « Preserve residential properties and other existing features along Sunbury Road. As opportunity arises, property on the west side of Sunbury Road should be considered for acquisition for park/open space. If developed, land on the east side of Sunbury Road should maintain the presence of the existing single-family dwellings on the Sunbury Road frontage, hiding new single-family homes behind the existing structure.
- « Land that is currently home to a church, if ever redeveloped, should be replaced by another church or another institutional use, office, or low density single-family use.
- « Utilize meetings, charrettes, and other opportunities to further explore, detail, and facilitate development in a manner consistent with the plan's goals and principles.



"Together We Can Make a World of Difference"

North East Area Commission

April 7, 2008

Mr. Walter Green
Department of Development
Building and Development Services
757 Carolyn Ave
Columbus, OH 43224

Walter Green:

Subject: Council variance CV07-059 and rezoning Z02-062 application, regarding property known as 3237 Morse Road, Columbus, OH 43219. The North East Area Commission at a public meeting on April 3, 2008, voted to recommend approval of the above variance and zoning request.

Sincerely,

A handwritten signature in black ink, appearing to read "Alice Porter".

Alice Porter - Zoning Chair
3130 McCutcheon Place
Columbus, OH 43219

Cc: Mrs. Samantha Schuler
Mr. Elwood Rayford



3237 Morse Road
Approximately 2.29 acres
C-4 & AR-12 to L-ARLD

Z07-062

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 # 207-062

Being first duly cautioned and sworn (NAME) Samantha Shuler
of (COMPLETE ADDRESS) 957 E. Broad Street, Cols., OH 43205
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. Porter Equities, LLC/ Malhon Ray P.O. Box 297753 Columbus OH 43219 Matt Ray mray@ccrohio.com	2.
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 21 day of December, in the year 2007

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature: Ronald E. Lee]
10/21/07

My Commission Expires:

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

Notary Seal Here



RONALD E. LEE
Notary Public, State of Ohio
My Commission Expires 10/21/2009

207-062