



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 13, 2013**

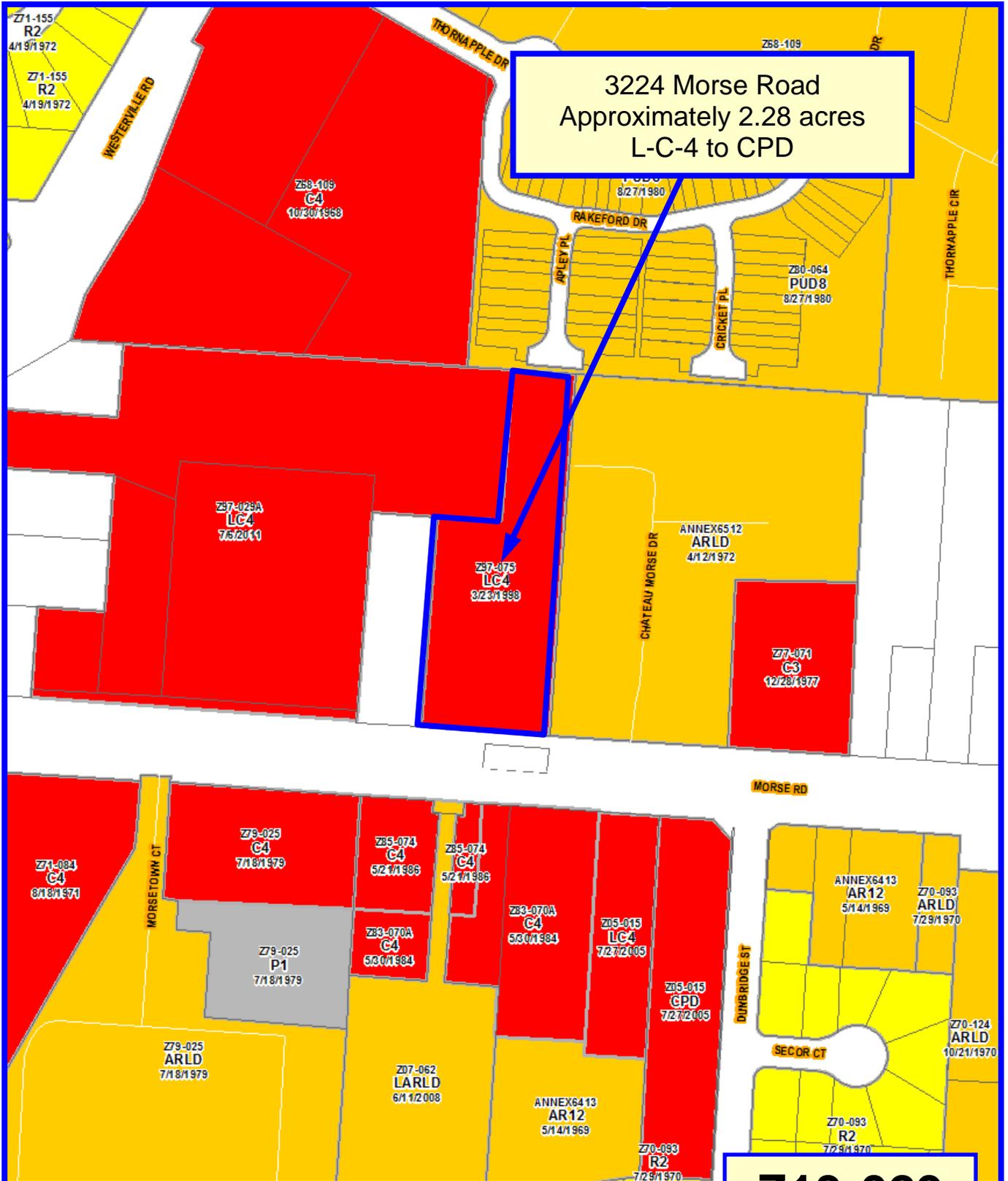
- 2. APPLICATION: Z13-029 (ACCELA # 13335-00000-00147)**  
**Location:** 3224 MORSE ROAD (43231), being 2.28± acres located on the north side of Morse Road, 930± feet east of Westerville Road (010-158416).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Limited commercial development.  
**Applicant(s):** Core Resources, Inc.; c/o Dave Perry, The David Perry Co.; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215 and Donald Plank, Atty.; Plank Law Firm; 145 East Rich St., 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** 3224 Morse Road LLC; c/o Dave Perry, The David Perry Co.; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215 and Donald Plank, Atty.; Plank Law Firm; 145 East Rich St., 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Planner:** Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 2.28± acre site is zoned in the L-C-4, Limited Commercial District, and has remained undeveloped since it was zoned in 1998. The applicant requests the CPD, Commercial Planned Development District to update the development standards and allow a retail development and a future commercial site.
- To the north are attached single-unit dwellings in the PUD-8, Planned Unit Development District. To the east is an apartment complex in the ARLD, Apartment Residential District. To the south across Morse Road are a paint store and a car rental facility in the C-4, Commercial District. To the west is retail structure in Blendon Township.
- The site is located in Area 13 within the planning area of the *Northland Plan Volume I* (2001), but no land-use recommendations are given. The site is also located within the Regional Commercial Overlay (RCO). Commercial development is supported in the corridor, while fast-food restaurants, gas stations, warehousing, self-storage, and similar uses are discouraged.
- The CPD text commits to a site plan, and includes use restrictions, setbacks, landscaping, street trees, and screening. Variances to allow maneuvering and required parking spaces to cross a parcel line, and for dumpster location in the RCO are included in the request.
- 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 requested CPD, Commercial Planned Development District will update the existing development standards and allow a retail development and a future commercial site. With the proposed commitments within the CPD plan and text, the request is compatible with the established zoning and development pattern of the area.

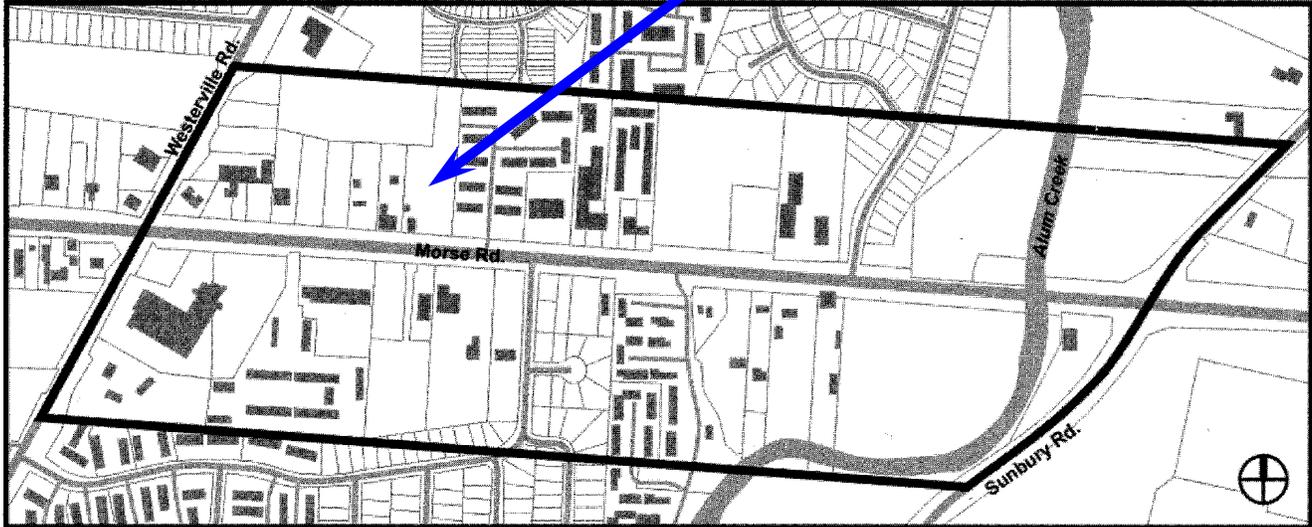


**Z13-029**

3224 Morse Road

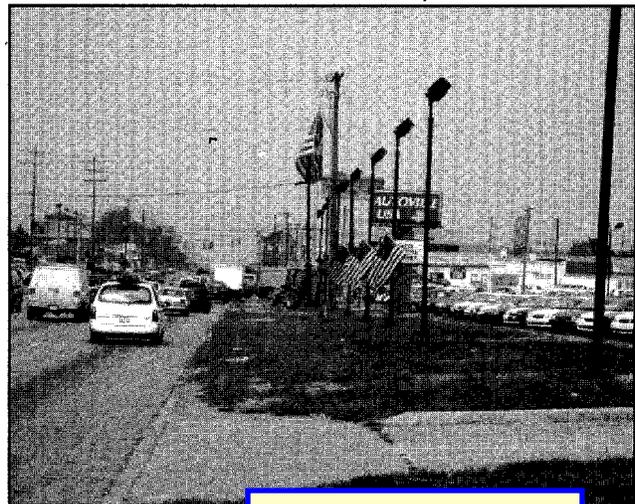
### Area 13

#### Morse Road: Westerville Road to Sunbury Road

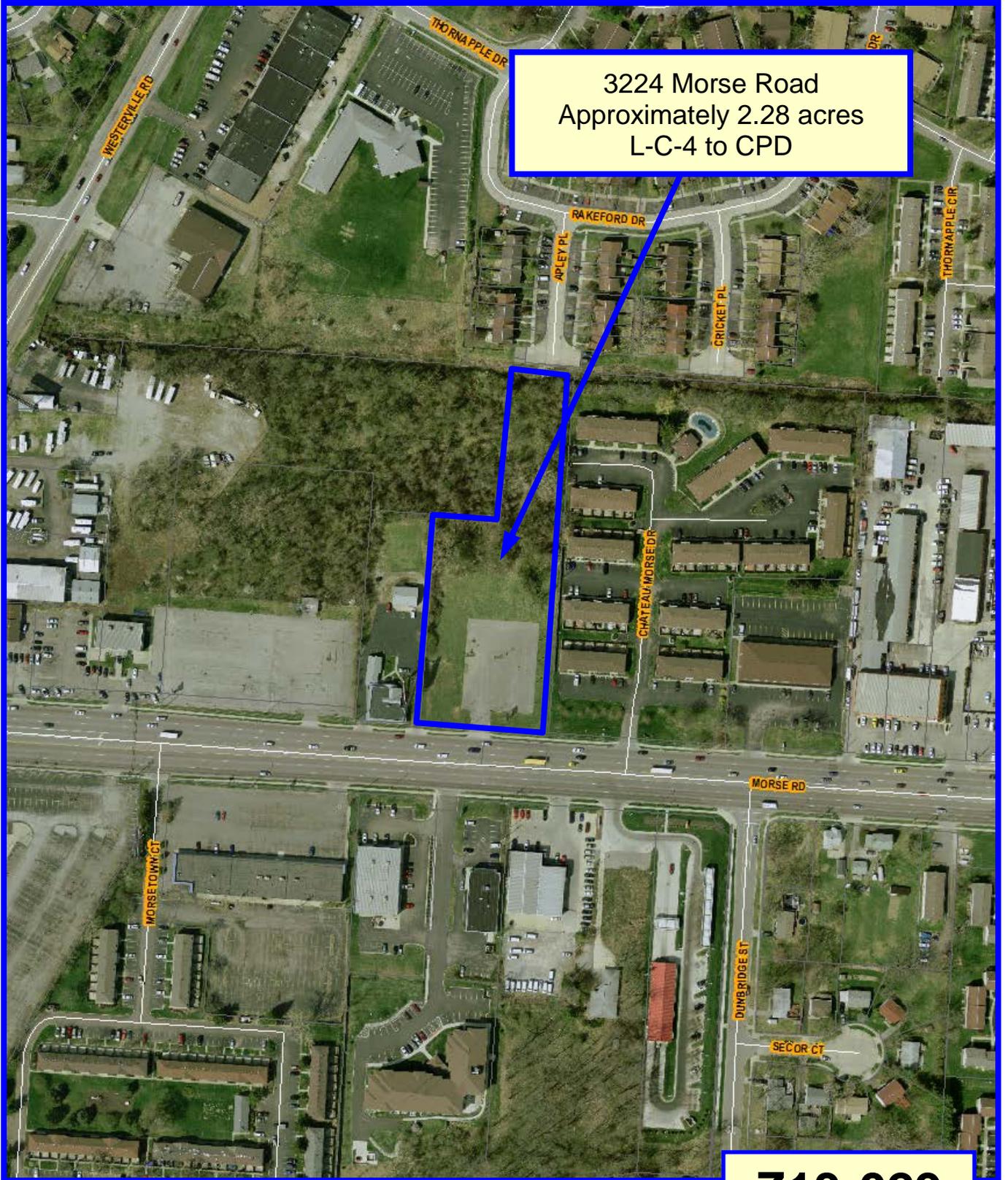


This area is split by township and city jurisdiction. It is characterized by a haphazard mixture of commercial uses including auto dealerships, gas stations, strip centers, auto repair, rental stores, miscellaneous retail and carry-out groceries. Portions of this area are without direct access to centralized sewer services. Curb-cuts, landscaping, graphics and other design factors are inconsistent and generally unattractive. Many residential structures have been converted to office and retail uses. Zoning includes commercial (C3, C4, LC4, CPD), apartment residential (ARL12 and ARLD), and parking (P1). Development of Easton to the east creates opportunities for high-quality redevelopment in this area. This portion of Morse Road is scheduled for widening within the next few years.

Morse Road serves as the “Main Street” for the Northland community. Development activity occurring here should be sensitive to the corridor’s high visibility. The city of Columbus’ Morse Road Market Analysis and Redevelopment Strategy and subsequent Morse Road Design Study, identifies steps the community and the city can take to ensure the long-term viability of this important corridor.



Z13-029



3224 Morse Road  
Approximately 2.28 acres  
L-C-4 to CPD

**Z13-029**



Northland Community Council  
Development Committee

Report

May 29, 2013 7:00 PM  
Northland Performing Arts Center  
4411 Tamarack Boulevard

Meeting Called to Order: **7:05 pm** by Chair Dave Paul

Members represented:

*Voting: (10):* Albany Park (APHA), Cooperwoods (CWCA), Forest Park (FPCA), Friendship Village (FVRA) Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA).

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**Case #1:** Application Z13-029 (*Rezone 2.2 AC± from L-C-4 to CPD; tabled 4/24/2013*)  
Dave Perry/David Perry Company Inc. *representing*  
Core Resources Inc.  
3224 Morse Road, 43231 (PID 010-158416)

- *The Committee approved 10-0 a motion (by FPCA, second by APHA) to recommend **APPROVAL** of the application.*

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**Case #2** Application Z13-007 (*Rezone 2.91 AC± from CPD to CPD*)  
Melanie Wollenberg/Equity *representing*  
Hamilton II Retail, LLC  
5700 North Hamilton Rd, 43230 (PID 545-175660)

- *The Committee approved 10-0 a motion (by APHA, second by SCA) to recommend **APPROVAL** of the application with the following modifications:*
  - *Add to the list of prohibited uses in Paragraph 2 of the text:*
    - Bar
    - Nightclub*(but explicitly permit a Restaurant serving alcohol and/or providing entertainment as incidental uses)*
  - *Modify Paragraph 3(A) to specify a 20' continuous no-build zone along the east property line regardless of use (i.e. strike the last sentence of the text as presented).*

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Executive Session **8:50 pm**

Meeting Adjourned **9:20 pm**

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Next Meeting: *Wednesday, June 26, 2013*



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 # 213-029

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DONALD PLANK -----  
of (COMPLETE ADDRESS) plank Law Firm, 145 E Rich Street, FL 3, 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. 3224 Morse Road LLC 611 Highland Drive Columbus, OH 43214 # City of Columbus Based Employees 0 Contact: Bruce Anderson, 582-7484	2. Core Resources, Inc. 7795 Five Mile Road Cincinnati, OH 45230 # Columbus Based Employees: 0 Contact: Brian Copfer. 513-699-8841
3. Family Dollar 7870 Olentangy River Road Suite 300 Columbus, OH 43235 # Columbus Based Employees: 170 Contact: Gary Schulte, 614-619-3459	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 4th day of MARCH, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

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

Notary Seal Here



BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer