

SURVEYOR'S NOTE:
 ONLY THE DATA AND FIELD COLLECTED DATA ARE TO BE USED FOR THIS PROJECT. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 SCALE: 1" = 30'

NO.	DATE	DESCRIPTION

WOODWARD REVISED (CLMB-201)
 PREPARED FOR:
NEW PAR AND VERIZON WIRELESS

PREPARED BY:
PS SURVEYING & MAPPING GROUP, LLC
 1428 ROUTE 404, COLUMBUS, OH 43230 TEL: (614) 531-1122

TRIAL & BENCH SURVEY

PROJECT NO.	DATE
10-011-07	9-17-2015
DRAWN BY	SHEET
AJC	1 OF 1



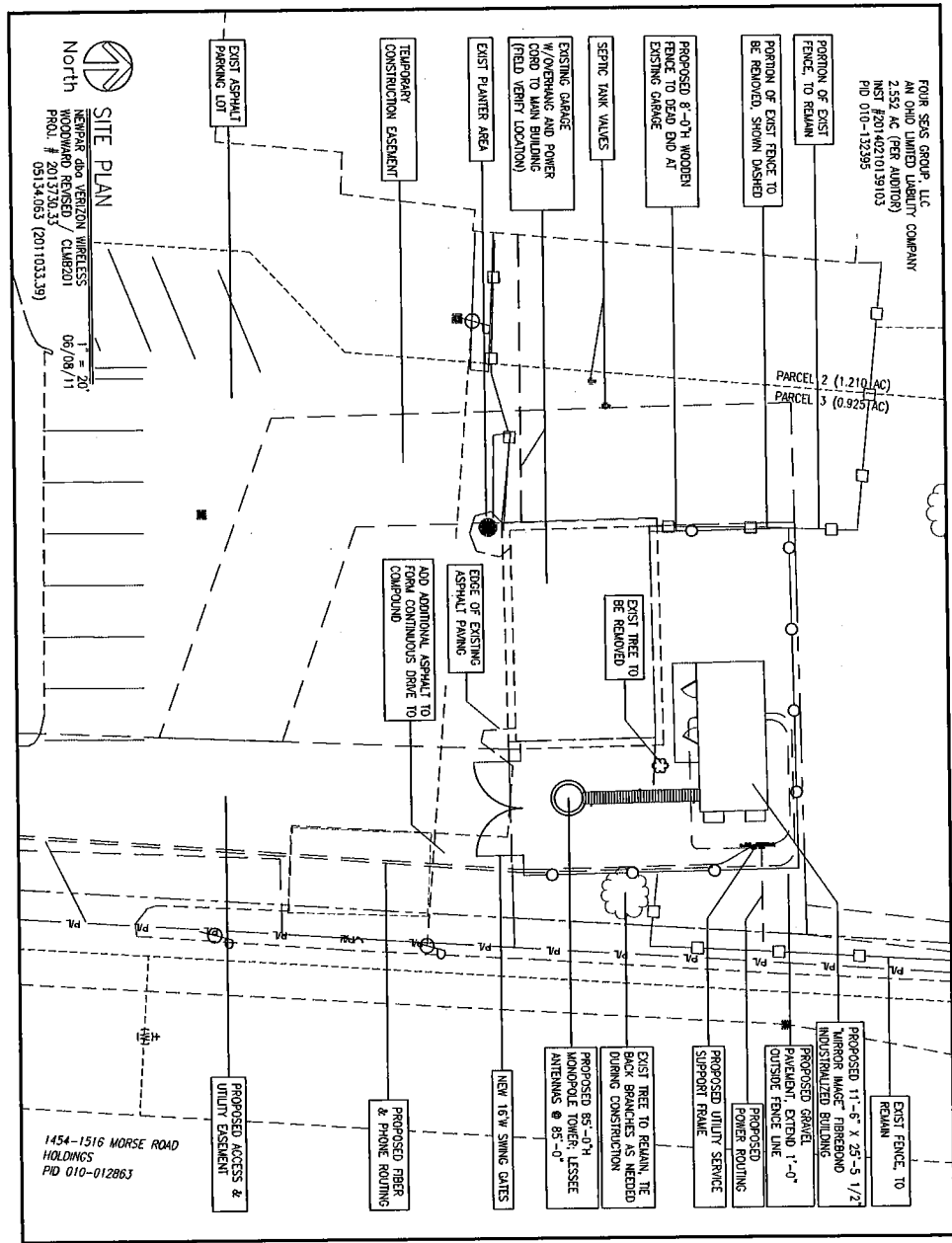
Thomas W. Woodward
 10/5/15

- CONCRETS
- RECORDS
- SHRUB OR TREE < 4" NOT SHOWN

214-034 Final Received
 10/5/15

① of ③

1 DETAILED SITE PLAN



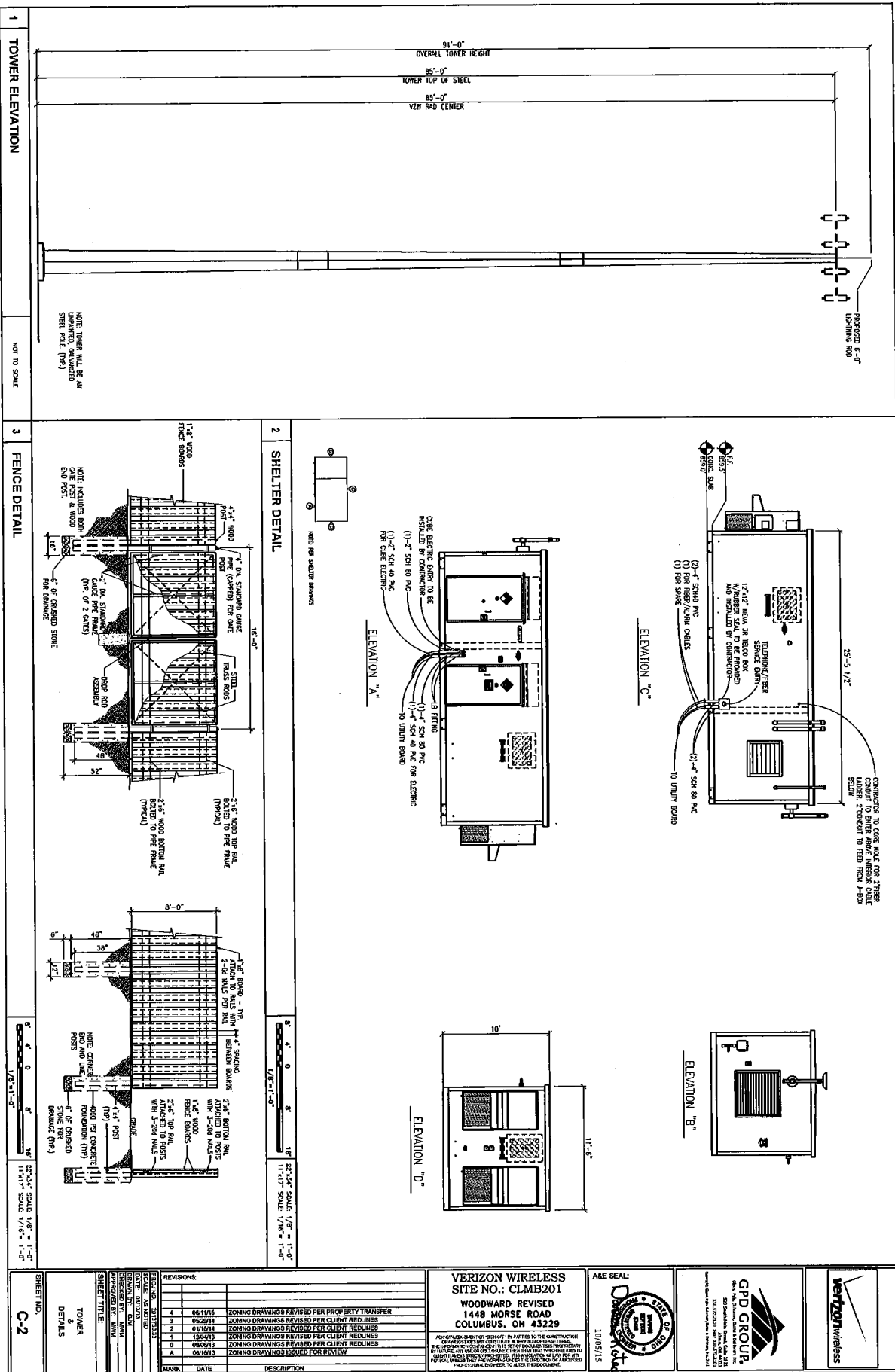
SITE PLAN
 NEWPARK and VERIZON WIRELESS
 WOODWARD REVISED / CLMB201
 PROJ. # 201373033 (201103339)
 05/08/11
 T = 20'

FOUR SEAS GROUP, LLC
 AN OHIO LIMITED LIABILITY COMPANY
 2,352 AC (PER ABBOTT)
 PLOT #2014221019103
 PID 010-012863

1454-1516 MORSE ROAD
 HOLDINGS
 PID 010-012863

Z14-034 Final Revised
 10/5/15
 (2) of (3)

SHEET NO.: C-1 DETAILED SITE PLAN		VERIZON WIRELESS SITE NO.: CLMB201 WOODWARD REVISED 1448 MORSE ROAD COLUMBUS, OH 43229	GPD GROUP 2820 STATE STREET, SUITE 200 COLUMBUS, OH 43221 614.291.1111 www.gpdgroup.com	ASSEAL: 10/08/15
REVISIONS NO. DATE DESCRIPTION 1 06/12/15 ZONING DRAWINGS REVISED PER PROPERTY TRANSFER 2 05/28/14 ZONING DRAWINGS REVISED PER CLIENT REVISIONS 3 07/16/14 ZONING DRAWINGS REVISED PER CLIENT REVISIONS 4 12/04/13 ZONING DRAWINGS REVISED PER CLIENT REVISIONS 5 08/06/13 ZONING DRAWINGS REVISED PER CLIENT REVISIONS 6 08/16/13 ZONING DRAWINGS ISSUED FOR REVIEW	NOTED: BASED ON "AS SHOWN" BY REFERENCE TO THE QUANTITIES AND DIMENSIONS AND NOT TO SCALE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.			



214-034 Final Received
10/5/15
3 of 3

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 10, 2015**

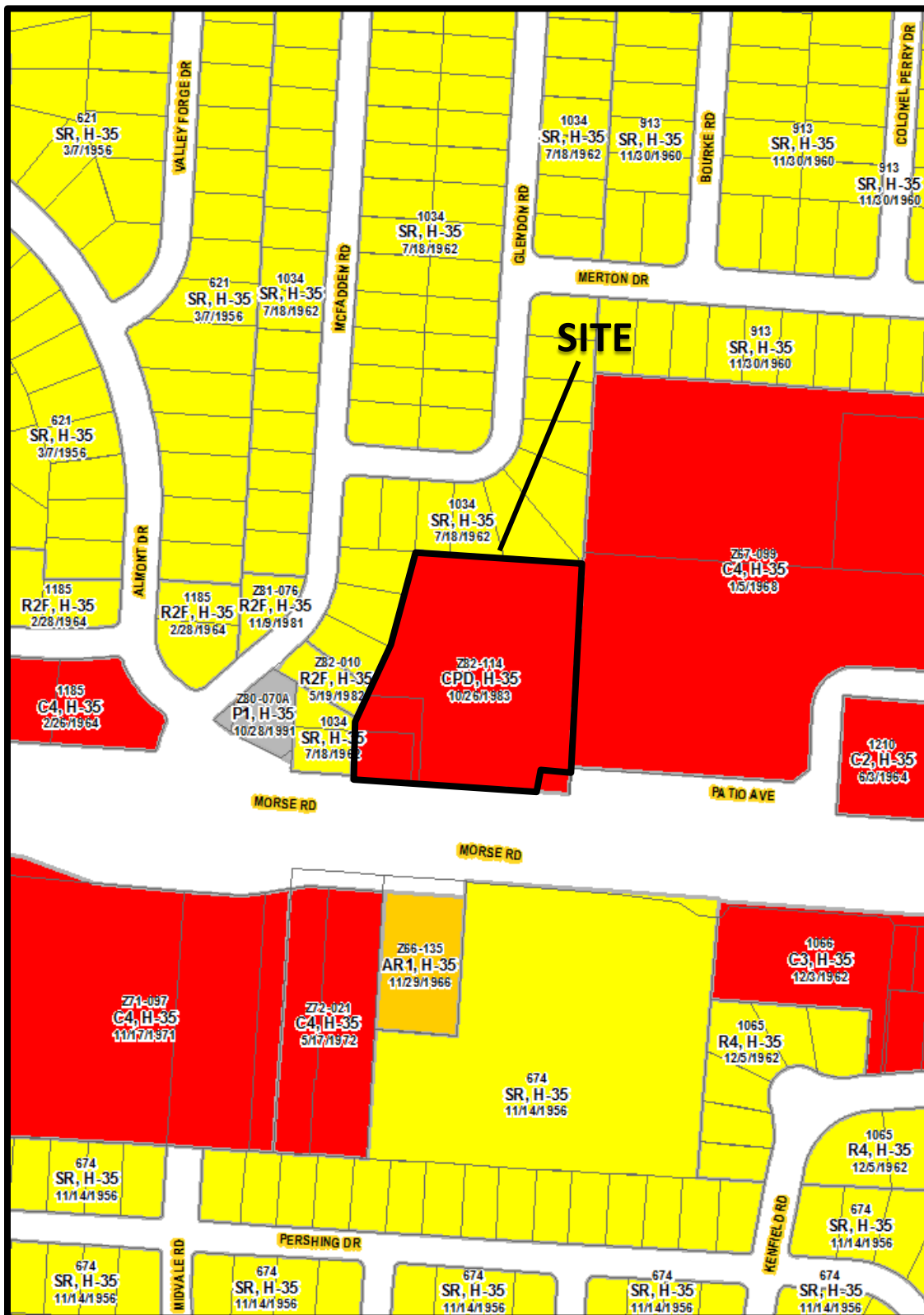
- 4. APPLICATION: Z14-034 (14335-00000-00546)**
Location: 1448 MORSE ROAD (43229), being 2.83± acres located on the north side of Morse Road, 270± feet east of McFadden Road (010-132395, 010-132394 & 010-100696; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Monopole telecommunications antenna and commercial development.
Applicant(s): New Par, a Delaware Partnership dba Verizon Wireless; c/o Christopher N. Slagle, Esq.; Bricker & Eckler LLP; 100 South Third Street; Columbus, Ohio 43215.
Property Owner(s): Four Seas Group LLC; 3070 North High Street; Columbus, OH 43202.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

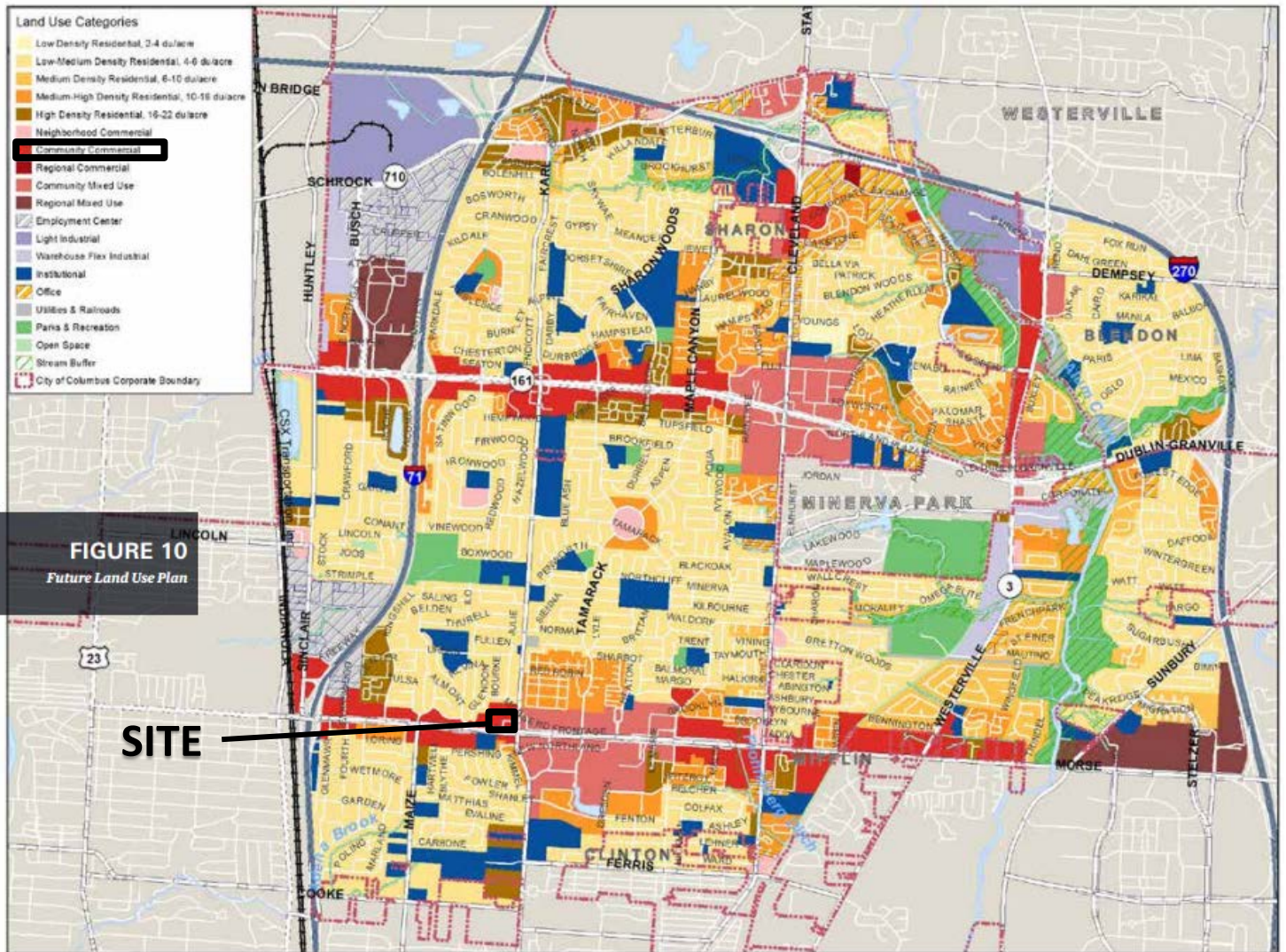
- The 2.83± acre site is currently developed with several retail structures and zoned CPD, Commercial Planned Development District. The CPD text allows all C-4 uses, but commits to the as-built conditions on the property which prevents new structures from being constructed. The requested L-C-4, Limited Commercial District will permit future redevelopment of the site, including the construction of a monopole telecommunications antenna.
- To the north are single-unit dwellings in the SR, Suburban Residential District. To the east is a shopping center in the C-4, Commercial District. To the south across Morse Road are a church in the AR-1, Apartment Residential District, and a furniture store and a church in the C-4 Commercial District. To the west is an office building in the SR, Suburban Residential District, a two-unit dwelling in the R-2F, Residential District, and single-unit dwellings in the SR, Suburban Residential District.
- The site is located within the boundaries of the *Northland I Area Plan (2014)*, which recommends community commercial uses for this location. The requested zoning with the proposed development standards are compatible with the Plan recommendations.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The limitation text proposes use restrictions beyond what the underlying CPD district allows, and includes setback and access commitments, preservation of the existing landscaped berm along the north and west property lines, graphics controls, and commitment to a site plan for the monopole communications antenna.
- The *Columbus Thoroughfare Plan* identifies Morse Road as a 6-2DS arterial requiring a minimum of 110 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-C-4, Limited Commercial District will allow the applicant to replace the currently registered site plan with one that allows the installation of a monopole communications antenna and future redevelopment. Staff supports the intended use of the property, as the request is consistent with the *Northland Plan Volume I* (2014), and with the zoning and development patterns of the area.



Z14-034
1448 Morse Road
Approximately 2.83 acres



NORTHLAND | AREA PLAN - FUTURE LAND USE PLAN



Z14-034
1448 Morse Road
Approximately 2.83 acres



Z14-034
1448 Morse Road
Approximately 2.83 acres



Northland Community Council
Development Committee

Report

September 30, 2015 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

Voting: (17): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Cooperwoods (CWCA), Forest Park (FPCA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPWHA), Westerville Woods (WWCA), Woodstream East (WECA).

-
- | | | |
|----------------|---------------|---|
| Case #1 | 6:40-
6:50 | <p>Application# GC15-029 (Graphics variance from §3377.806 to permit automatic changeable copy in Morse Road RCO)
Stan Young/Trinity Sign Group <i>representing</i>
Morse & Cleveland Enterprises
4423 Cleveland Avenue (Shell station), 43231 (PID 010-104734)</p> <ul style="list-style-type: none"> • <i>The Committee approved 14-2 (w/ 1 abstention) a motion (by AGCA, second by FPCA) to RECOMMEND APPROVAL WITH ONE (1) CONDITION:</i> <ul style="list-style-type: none"> ○ <i>That the subject sign be provided with a “custom limestone base” and 6 inch tall address numbers on east and west elevations, as depicted in the applicant’s exhibit dated August 5, 2015 and labeled “Option #2” and in conformance with §3372.806(G)(4).</i> |
| <hr/> | | |
| Case #2 | 6:50-
7:10 | <p>Application# GC15-030 (Graphics variance from §3377.24 C & D to permit graphics on wall without public entrance, §3377.24 B to increase size of graphic not fronting public street)
Bruce Sommerfelt/Signcom Inc. <i>representing</i>
Goodwill
5130 Hamilton Road, 43230 (PID 545-220905)</p> <ul style="list-style-type: none"> • <i>The Committee approved 15-1 (w/ 1 abstention) a motion (by APHA, second by NABA) to RECOMMEND APPROVAL of the application.</i> |
| <hr/> | | |
| Case #3 | 7:10-
7:20 | <p>Application# Z15-036 (Rezone 3.3 ± AC from R-Rural post-annexation to C-2 for professional offices)
David Hodge/Smith & Hale <i>representing</i>
Dennis Koon <i>et al</i>
5130 Morse Road, 43230 (PID 220-000149/220-153)</p> <ul style="list-style-type: none"> • <i>The Committee approved 16-0 (w/ 1 abstention) a motion (by APHA, second by BCCA) RECOMMEND APPROVAL of the application.</i> |
-

Next Meeting: *Wednesday, October 21, 2015*
Final 2015 meeting: *December 2, 2015*

Case #4	7:20- 7:45	<p>Application BZA15-098 (Variance from various subsections of §3349.04 and §3349.07 to permit construction on a single parcel <1 acre, reduce required setbacks and reduce parking requirement) Russ Garber/Andrews Architects <i>representing</i> JHT Wallich Holdings LLC <i>d/b/a</i> The Grove at Oakleaf Village 5546 Karl Road, 43229 (PID 010-143743)</p> <ul style="list-style-type: none"> • <i>The Committee approved 16-0 (w/ 1 abstention) a motion (by FPCA, second by SCA) to RECOMMEND APPROVAL WITH ONE (1) CONDITION:</i> <ul style="list-style-type: none"> ○ <i>That formal agreements be recorded concerning access easement(s), shared parking and shared use of dumpster facilities on the adjoining parcel to the east, PID 010-143734.</i>
----------------	---------------	--

Case #5	7:45- 8:05	<p>Application Z14-034 (Rezone 2.83±AC from CPD to LC-4 for cell tower and commercial uses; <i>looksees August 2014, July 2015; tabled August 2015</i>) Greg Lestini/Bricker & Eckler, Rob Ferguson/United Acquisition Services <i>representing</i> New Par <i>dba</i> Verizon Wireless 1448 Morse Road, 43229 (PID 010-132395 <i>et al</i>)</p> <ul style="list-style-type: none"> • <i>The Committee approved 16-0 (w/1 abstention) a motion (by KWPCA, second by MP) to RECOMMEND APPROVAL of the application.</i>
----------------	---------------	---

Case #6	8:05- 8:45	<p>Application# Z15-030 (Rezone 6.17 ±AC from R-Rural post annexation to PUD 8 for construction of single-family development) Laura Comek <i>representing</i> ISL Communities LLC 5049 Sunbury Road, 43230 (PID 110-000882)</p> <ul style="list-style-type: none"> • <i>The Committee approved 16-0 (w/ 1 abstention) a motion (by WWCA, second by KWPCA) to TABLE the application indefinitely.</i>
----------------	---------------	--

Executive Session	8:55 pm
--------------------------	----------------

Meeting Adjourned	9:50 pm
--------------------------	----------------

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
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 # 214-034

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Christopher N. Slagle, Esq.
of (COMPLETE ADDRESS) Bricker & Eckler LLP, 100 South Third Street, 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. Sam Law - Four Seas Group LLC 3070 North High Street Columbus, OH 43202	2. Dan Noble - Real Estate Manager Verizon Wireless 7575 Commerce Court Lewis Center, OH 43035
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Christopher N. Slagle

Subscribed to me in my presence and before me this 5 day of June, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Samantha L. Williams

My Commission Expires:

May 12, 2018

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

Notary Seal For



SAMANTHA L. WILLIAMS
Notary Public, State of Ohio
My Commission Expires May 12, 2018

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