

2009-019
Final Received
11/19/09
by Steven Fine

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CPD Plan

Z09-019

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 8, 2009**

- 6. APPLICATION: Z09-019 (ACCELA # 09335-00000-00159)**
Location: **3871 STELZER ROAD (43219)**, being 12.56± acres located at the northwest corner of Stelzer Road and Colliery Avenue (010-015156; Northeast Area Commission).
Existing Zoning: R-1, Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Morso Holding Co.; c/o David Hodge, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
Property Owner(s): Morso Holding Co.; Three Limited Parkway; Columbus, Ohio 43230.
Planner: Shannon Pine; 645-2208; spine@columbus.gov.

BACKGROUND:

- The 12.55± acre site is developed with the former Northeast Career Center and is zoned in the R-1, Residential District. The surrounding properties are zoned in the CPD, Commercial Planned Development District as part of the overall Easton development. The applicant is requesting the CPD, Commercial Planned Development District on this property to allow commercial development that is compatible with the Easton development.
- To the north and south is undeveloped land in the CPD, Commercial Planned Development District. To the east across Stelzer Road is the Aladdin Shrine Center in the R-1, Residential District. To the west is Easton Town Center, including office, retail, restaurant, and hotel uses in the CPD, Commercial Planned Development District.
- The site is within the planning area of *The Northeast Plan (2007)*, which recommends mixed-use development at this location.
- The CPD text incorporates use restrictions, setbacks, site access, landscaping, screening, building design commitments, and lighting and graphics controls, and contains variances for building setbacks and minimum number of parking spaces. Healthy Places considerations that the applicant has committed to include bicycle racks, and marked crosswalks at intersections.
- At the time this report was written, the Planning and Operations Division was still evaluating the traffic impact study. Other traffic-related commitments will be added to the text after a thorough review of the study is completed.
- The site is located within the boundaries of the North East Area Commission whose recommendation is for approval of the requested CPD District.

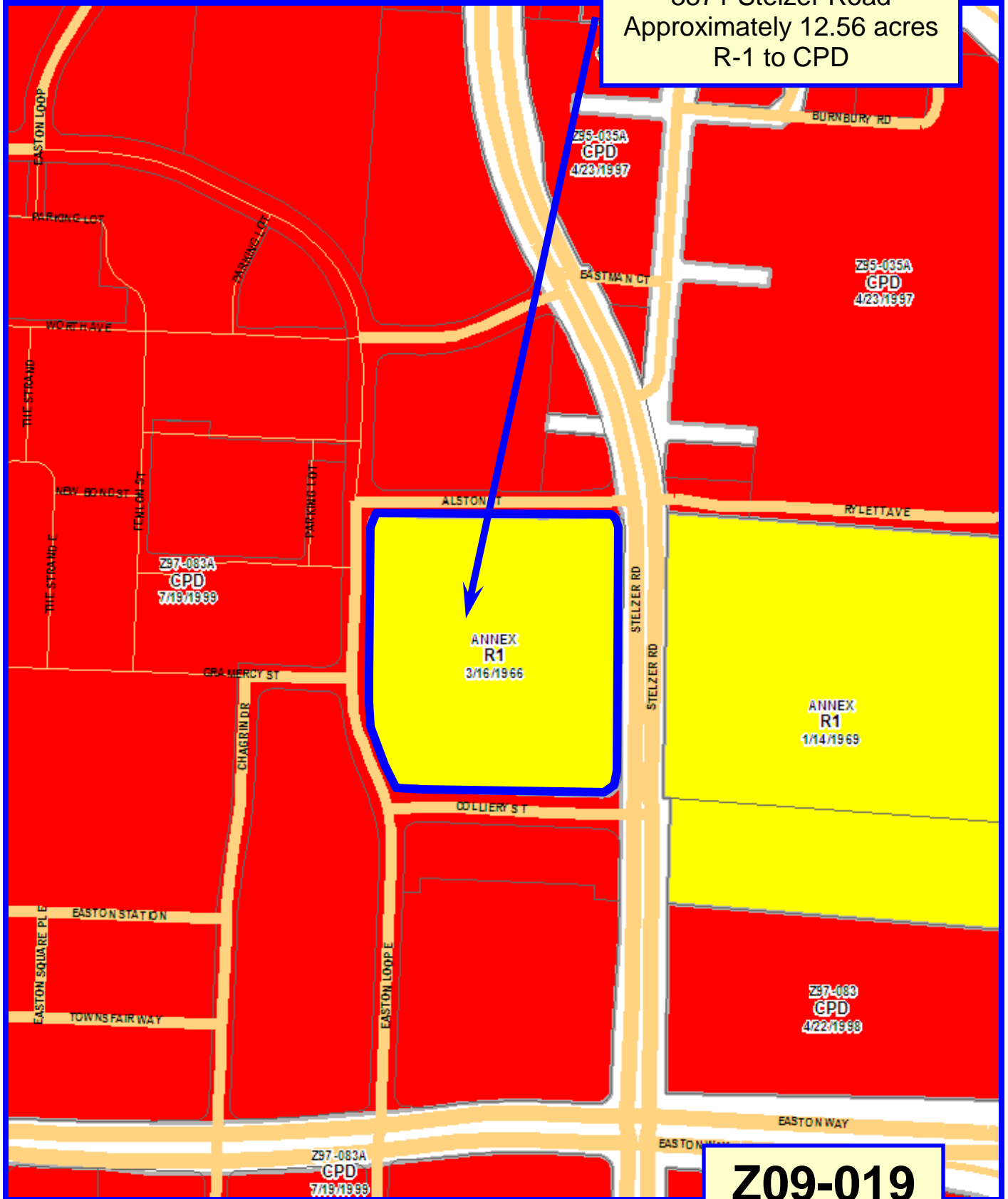
- The *Columbus Thoroughfare Plan* identifies Stelzer Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: *Approval (pending finalization of transportation-related commitments).

The requested CPD, Commercial Planned Development District would permit a mixed-use commercial development with design components that are compatible with the adjacent Easton Town Center development. The proposal is consistent with the zoning and development patterns of the area, and with the land use recommendations of the *Northeast Area Plan (2007)*.

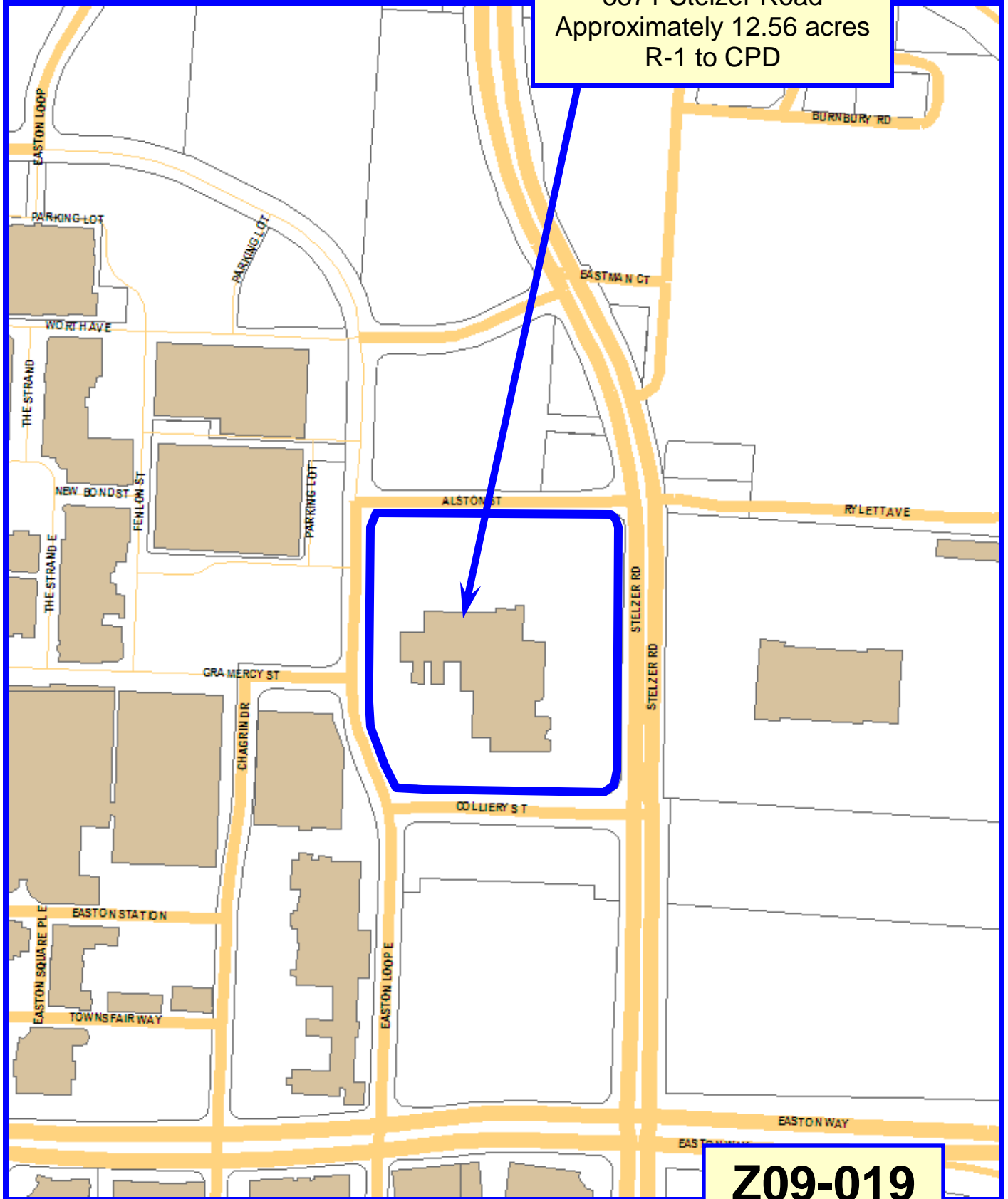
* The transportation commitments have been finalized to the satisfaction of the Department of Public Service Planning and Operations Division.

3871 Stelzer Road
Approximately 12.56 acres
R-1 to CPD



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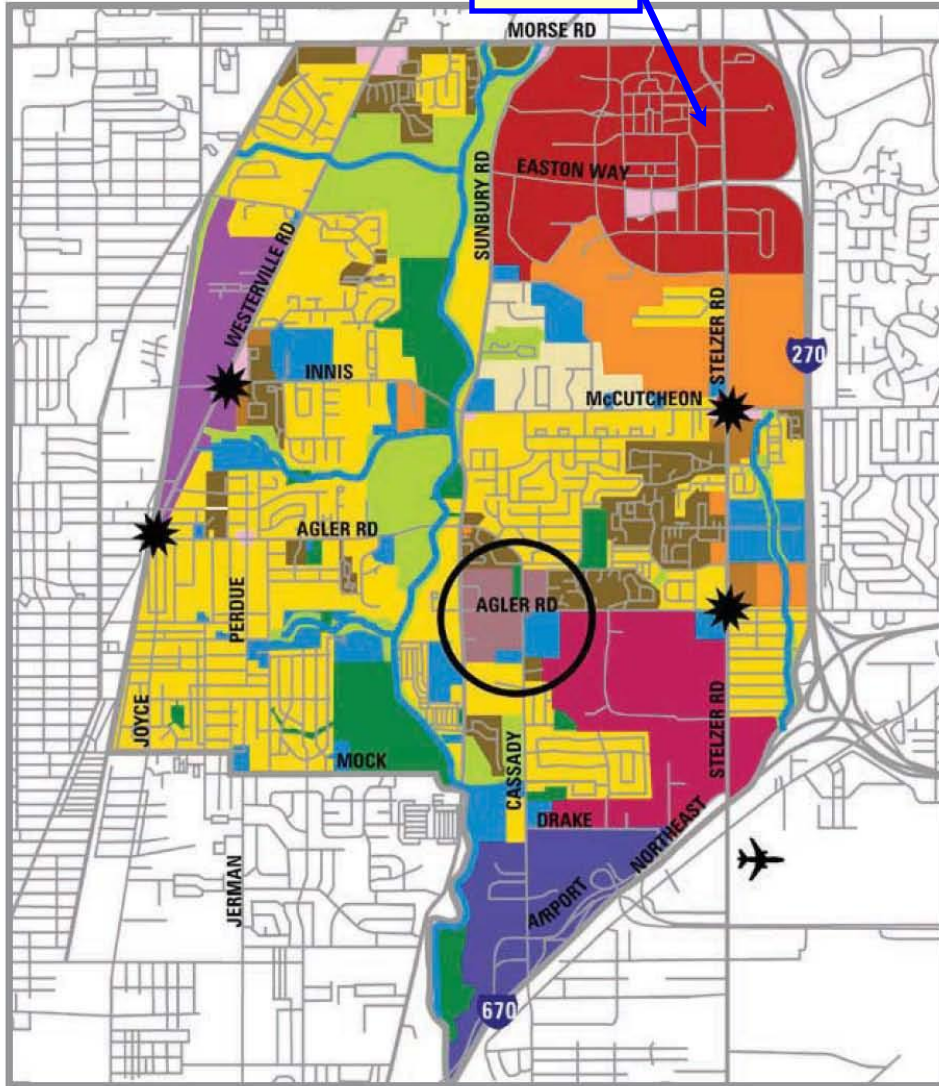


Z09-019



Figure 5. Land Use Plan

Site



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Land Use

- | | | | |
|------------------------------|---|-------------------------|--------------------------------|
| Open Space | Institutional | Office-Light Industrial | Sub-Neighborhood Centers |
| Parks | Neighborhood Commercial | Airport Related | Agler Cassady Mixed-Use Center |
| Very Low Density Residential | Mixed Use Neighborhood Center | | |
| Low Density Residential | Mixed Use-Regional Retail/Office/Light Industrial | | |
| Medium Density Residential | Office | | |
| High Density Residential | Office-Commercial-Light Industrial | | |

Z09-019



Goal and Principles

The *Northeast Area Plan* goal for Land Use is:

Sustainable, interconnected neighborhoods that include identifiable neighborhood centers, a mix of housing types, and the preservation of natural features.

The supporting principles for Land Use are the following:

- ◀ Development will respect and conserve existing natural resources, including trees, wetlands, steeper slopes, water quality, etc.
- ◀ Neighborhood-based services will be available in the form of mixed-use neighborhood centers that are an identifiable core for the surrounding residential areas and are within walking/biking distance (1/4 to 1/2 mile) of residents.
- ◀ A mix of housing types and price points will be available throughout all neighborhoods.

Land Use Plan

The Land Use Plan (Figure 5) aims to provide order to the Northeast Area by preserving and enhancing natural features, supporting existing and future low density single-family uses, and focusing retail and higher density residential development at and around the Agler Cassady Mixed-Use Center and other sub-neighborhood centers. The following provides overall land use recommendations for the Northeast Area by quadrant.

Northeast Quadrant

The northeast quadrant (Morse Road on the north, I-270 on the east, McCutcheon Road on the south, and Alum Creek on the west) is primarily planned for the future expansion of the Easton mixed-use regional center and potential expansion of Abbott Labs. Remaining future development is planned for low density single-family uses. The existing single-family residential development located to the north of McCutcheon and west of Stelzer Roads will require buffering from future office development. Future office development in this area may offer the opportunity to enhance connections between that subdivision and the Easton area with new road and/or multi-purpose pathways.

**Columbus Public Health
Healthy Places Program Comments for Z09-019**

The Healthy Places program reviews rezoning applications for active living features. The following recommendations were made by Healthy Places but not addressed by the developer:
1) Sidewalks at least 12 feet for a walkable commercial area and 2) Signage or texturized sidewalks at points where cars cross the sidewalk to alert drivers of pedestrian traffic.



"Together We Can Make a World of Difference"

North East Area Commission

September 28, 2009

Shannon Pine
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH 43224

Ms. Pine:

Subject: 09335-00000-00159, Z09-019, property known as 3871 Stelzer Road, Columbus, OH 43219. The North East Area Commission at a public meeting on September 3, 2009, voted to approve the above application.

Sincerely,

A handwritten signature in black ink, appearing to read "Alice Porter". The signature is fluid and cursive, with a large loop at the end.

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

Cc: Elwood Rayford –NEAC Chair
Jeffery Brown - Agent

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 # 209-019

Being first duly cautioned and sworn (NAME) David Hodge / Smith & Hale LLC
of (COMPLETE ADDRESS) 37 W. Broad St., 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. Morso Holding Co. Three Limited Pkwy. Columbus, OH 43230	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 2nd day of June, in the year 2009

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

David Hodge
Natalie C. Patrick
9/4/2010

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



NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10