

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 6, 2004**

- 15. APPLICATION: Z04-006**  
**Location:** **3811 MORSE ROAD (43219)**, being 1.56± acres at the southwest corner of Morse Road and Morse Crossing (Northeast Area Commission; 010-146556).  
**Existing Zoning:** L-C-4, Limited Commercial and CPD, Commercial Planned Development Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Automobile dealership.  
**Applicant(s):** Germain Real Estate Co., LLC et al.; c/o David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** John Turner, 645-2485; [jmturner@columbus.gov](mailto:jmturner@columbus.gov)

**BACKGROUND:**

- The 1.58± acre site is located at the southeast corner of Morse Road and Morse Crossing and is developed with a single-family dwelling converted into an office. The site was subject to a rezoning last year to the L-C-4, Limited Commercial District, for unspecified commercial uses. The parcel is bounded on three sides by the Easton Town Center development and is the only parcel on the south side of Morse Road, between Morse Crossing and Stelzer Road that is not part of the 1997 Easton CPD, Commercial Planned Development rezoning. Applicant requests the CPD, Commercial Planned Development District to permit auto sales uses (used auto sales is not a permitted use in the existing Limitation Text).
- To the north of the site, across Morse Road is a large-scale shopping center (Easton Square) and out parcels zoned in the L-C-4, Limited Commercial District. To the west of the site, at the southeast intersection of Morse Road and Morse Crossing is a small strip of land that is a part of the Easton Town Center. This strip consists of landscaping required in the 1997 zoning and is not part of this application. Another shopping center (Easton Market) lies to the west of the site, across Morse Crossing, and is developed with large retail stores and various out lots and is zoned in the L-C-4, Limited Commercial District. To the east of the site is undeveloped land in the Easton Shopping Center zoned in the CPD, Commercial Planned Development District. The Applicant operates an existing auto sales center (Germain Lexus) to the south of the site.
- The submitted CPD text copies the existing text for the Easton Town Center CPD. The CPD Site Plan and conceptual building plan are enclosed illustrating the proposed development.
- The site lies within the boundaries of the *Northeast Area Plan* (1994), which recommends mixed uses (office, retail, and warehousing) between Sunbury Road and I-270.

- The site lies within the boundaries of the Northeast Area Commission, whose recommendation was not received before the preparation of this report.
- Morse Road is identified by the Columbus Thoroughfare Plan as a 6-2D arterial requiring a minimum 80 feet of right-of-way from centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The Applicant requests the CPD, Commercial Planned District to develop an automobile dealership. This dealership will be an addition to an existing dealership to the south of the site, which is also owned by the applicant. Although the existing L-C-4, Limited Commercial District permits most commercial uses, used car sales was specifically prohibited by the Limitation Text. The proposal is consistent with the commercial use recommendations of the *Northeast Area Plan* (1994).