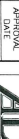







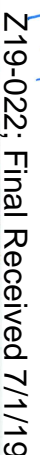




EASEMENT REFERENCE		REVISIONS		APPROVAL DATE
COUNTY RECORD	SECTION	NO.	DESCRIPTION	
CITY NO.	NO.			
VOL.	PAGE			
ORDINANCE				
				
NOTE: ALL DIMENSIONS ARE TO FACE OF PAVEMENT, UNLESS OTHERWISE NOTED.				
<p>SHEET LEGEND:</p> <ul style="list-style-type: none">  = PAVEMENT RESURFACING AREA, SEE SHEET 6  = FILL DEPTH PAVEMENT AREA, SEE SHEET 6  = CONCRETE PAVEMENT AREA, SEE SHEET 6  = PERVIOUS CONCRETE PAVEMENT AREA, SEE SHEET 6  = CONCRETE SIDEWALK AREA, SEE SHEET 6 <p>* = 5' RADII</p> <div style="text-align: center;">  <p>SCALE: 1"=30'</p>  </div>				
<p>PROJECT TITLE: PRIVATE STORMSEWER IMPROVEMENT PLAN FOR 3450 W. 12TH AVE. COLUMBIAS, OH 43231</p>				
<p>OWNER:</p> <p>5 AND B DEVELOPMENT LTD.</p>				
<p>CONTRACTOR:</p> <p>INSPECTOR</p>				
<p>AGREEMENT: <input type="checkbox"/> COMPLETED: <input type="checkbox"/></p> <p>PROJ. CHM. [CD] CON. [B]</p> <p>INDEX: <input type="checkbox"/> RECORD: <input type="checkbox"/></p> <p>DATE: <input type="checkbox"/> FILE: <input type="checkbox"/></p>				
<p>CITY OF COLUMBIAS, OHIO DEPARTMENT OF PUBLIC UTILITIES DIVISION OF SEWERAGE AND DRAINAGE DRAWN BY: GAO</p>				
SCALE: 1"=30'		SHEET 8 / 13		
CONTRACT DRAWING NO.		RECORD DRAWING NO.		
CC - 18528				

7/1/19
Z19-022; Final Received 7/1/19





**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 13, 2019**

- 5. APPLICATION: Z19-022**
Location: **3445 MORSE ROAD (43231)**, being 6.03± acres located on the south side of Morse Road, 1,200± feet west of Sunbury Road (445-299539 and 4 others; Northeast Area Commission).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Automobile dealership.
Applicant(s): 3415 Morse Road LLC; c/o Jeffrey Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): S and B Development Ltd.; 10485 Shipley Road; Johnstown, OH 43031.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

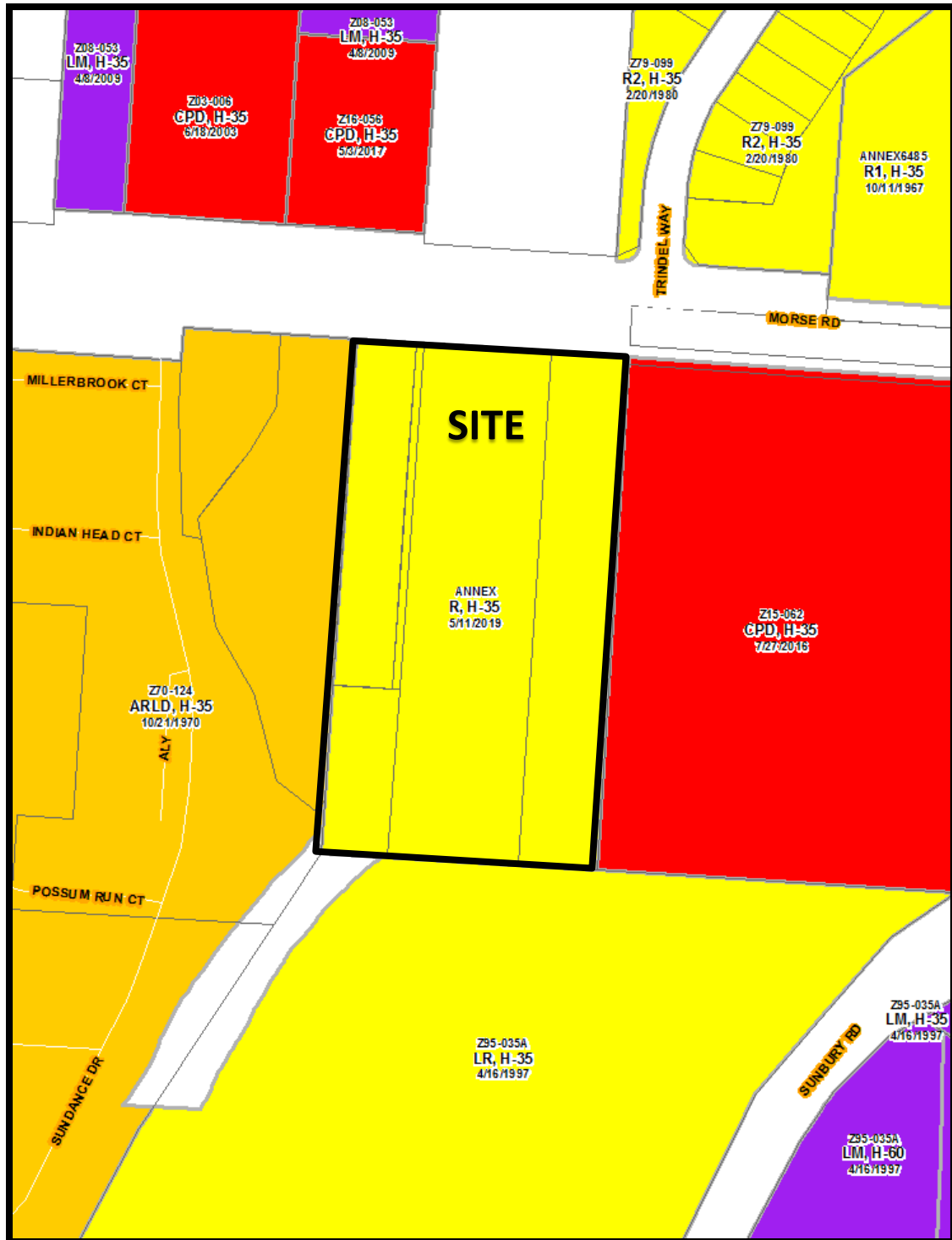
BACKGROUND:

- The site is developed with an automobile service center, contractors' offices and a single-unit dwelling in the R, Rural District as a result of a recent annexation from Mifflin Township. The applicant is requesting the CPD, Commercial Planned Development District to permit an automobile dealership.
- To the north of the property across Morse Road, is an automotive repair facility in Blendon Township. To the south are undeveloped land and the Alum Creek Trail in the L-R, Limited Rural District. To the east is an automobile dealership in the CPD, Commercial Planned Development District. To the west is a single-unit dwelling in the ARLD, Apartment Residential District.
- The site is located within the boundaries of *Northeast Area Plan* (2007), which recommends "Open Space" and "High Density Residential" land uses for this location. The Plan includes recommendations regarding building and site design. Additionally, the Plan includes a recommendation that connections to Alum Creek Trail be enhanced.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The development text commits to a site plan, and includes development standards addressing setbacks, landscaping, and graphics provisions. Variances to reduce the parking space width and to permit the dumpster to be located to the side of the building are included in this 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: ~~Disapproval.~~ ***Approval.**

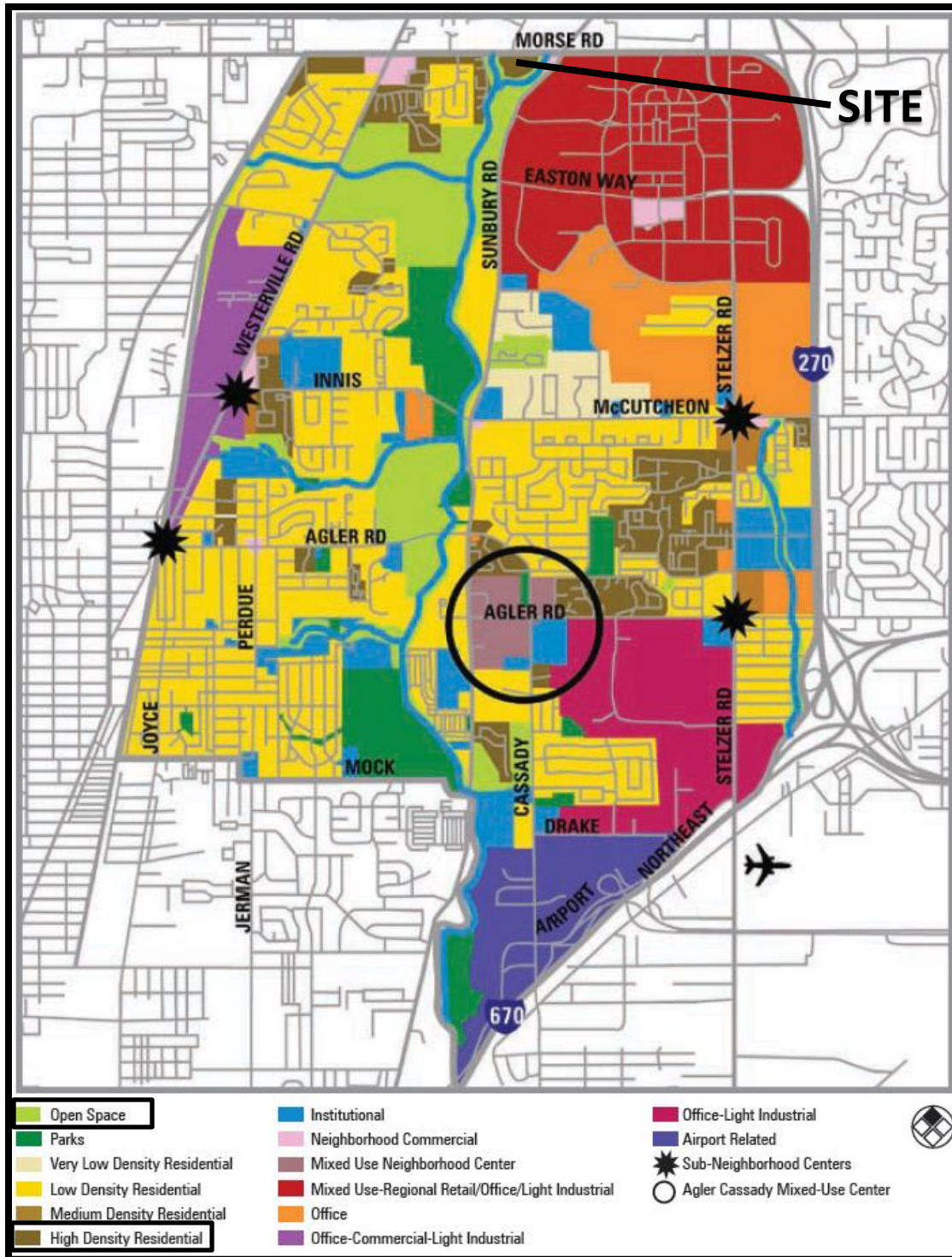
The requested CPD, Commercial Planned Development District will allow a commercial development that is compatible with the development standards of adjacent commercial developments. Although the *Northeast Area Plan* (2007) recommends High Density Residential for the majority of the site, staff recognizes that automotive uses currently exist on the site, and directly to the east. Planning Staff is in support of the proposed elevations and the landscape plan that provides streetscape landscaping and screening for the property to the west. Staff continues to encourage the applicant to work with the Recreation and Parks Department on facilitating the development of a spur of the Alum Creek Greenway Trail along the southern portion of the site. Review and approval of the traffic access study is also required for this application. The current site plan does not reflect an approved access configuration, and there may be some outstanding access-related modifications or commitments added to this application. Upon resolution of the comments from the Traffic Management Division, Staff will update the recommendation to approval.

***NOTE:** Traffic Management Division conditions met.



Z19-022
3445 Morse Road
Approximately 3.06 acres
R to CPD

Northeast Area Plan (2007)



Z19-022
3445 Morse Road
Approximately 3.06 acres
R to CPD



Z19-022
3445 Morse Road
Approximately 3.06 acres
R to CPD

North East Area Commission

"Together we can build a stronger community"

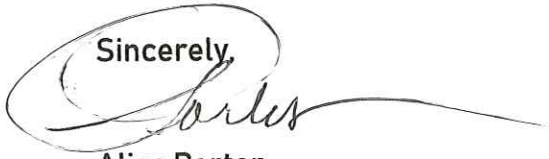
May 8, 2019

Kelsey Priebe
Department of Development
Bldg. & Dev. Services
111 No. Front Street
Columbus, OH 43215

Ms. Priebe:

Subject: Z19-022, property known as 3445 Morse Road, Columbus, OH 43231.
The North East Area Commission at a public meeting on May 2, 2019, voted to approve the above application.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Porter', with a large, loopy flourish extending to the right.

Alice Porter
Columbus, OH 43219

Cc: Elwood Rayford - NEAC Chairperson
Jeffery L. Brown - Attorney

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z19-022

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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. 3415 Morse Road LLC 1206 Edwards Avenue Ashtabula, OH 44044 Joey Huang 440-813-3003 0 Columbus based employees	2. S and B Development Ltd. 10485 Shipley Road Johnstown, OH 43031 Bill Crawford 614-478-9424 ext. 204 <u>0</u> number of Columbus based employees
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 21st day of February, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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