

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 11, 2005**

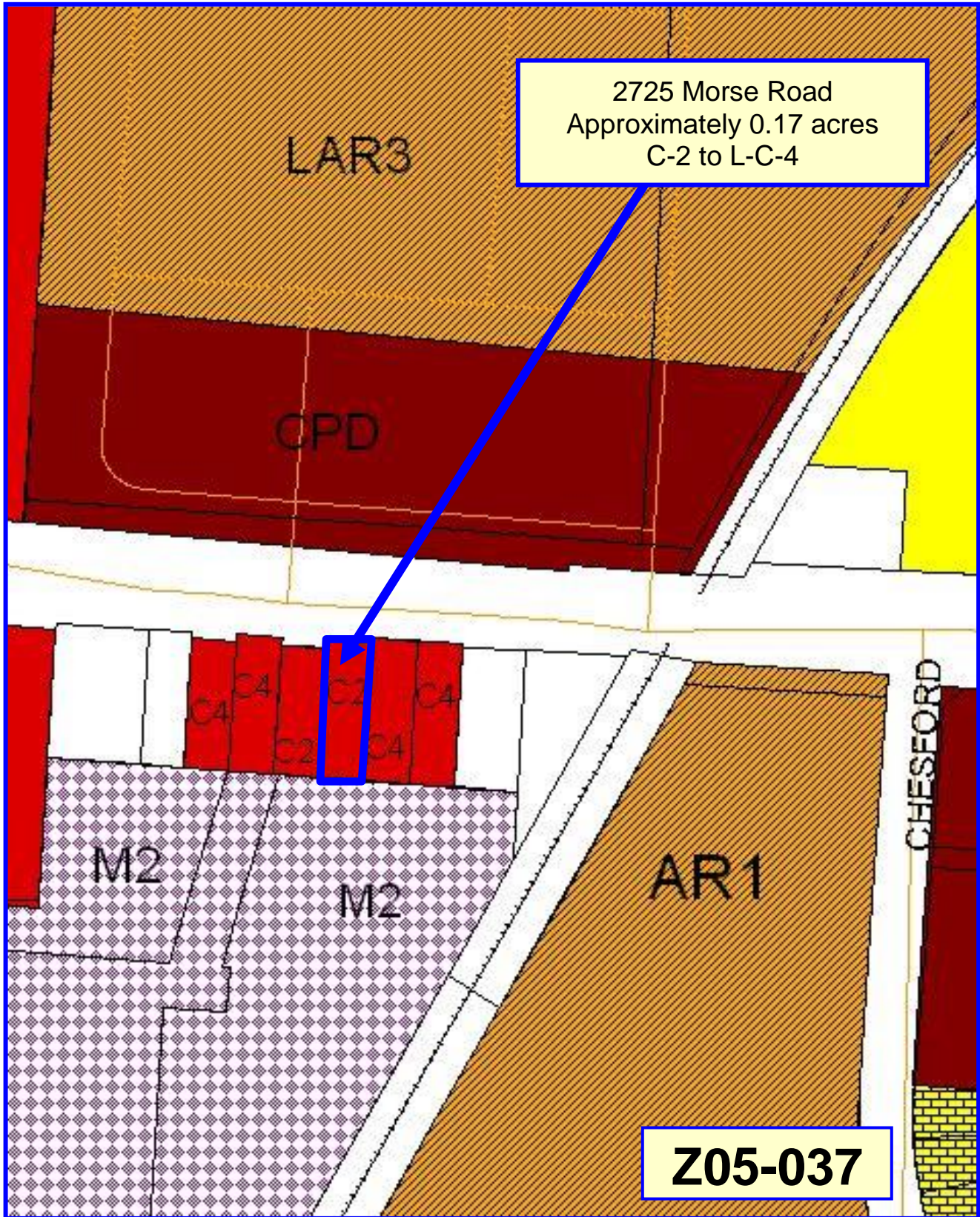
- 5. APPLICATION: Z05-037**
Location: **2725 MORSE ROAD (43231)**, being 0.16± acres located on the south side of Morse Road, 567± feet west of Chesford Road (010-126761).
Existing Zoning: C-2, Commercial District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Barbershop.
Applicant(s): Stefanie Steward-Young; 2570 Berwick Boulevard; Columbus, OH 43209.
Property Owner(s): Steven Young & Stefanie Steward-Young; 2570 Berwick Boulevard; Columbus OH 43209.
Planner: Walter Green, 645-2485, wagreen@columbus.gov

BACKGROUND:

- o The 0.17± acre site is developed with a vacant building and is zoned in the C-2, Commercial District. The applicant requests the L-C-4, Limited Commercial District for commercial development, initially proposing a barbershop.
- o To the north are apartments in the L-AR-3, Limited Apartment Residential and CPD, Commercial Planned Development Districts. To the east is an automobile radiator repair business in the C-4, Commercial District. To the west is an office and to the south is a mini-storage complex in the C-2, Commercial and M-2, Manufacturing Districts, respectively.
- o The limitation includes specific use restrictions and incorporates Northland Development Standard addressing access, landscaping, and lighting and graphic controls. The limitation text includes language that is too general to be enforceable at the time of zoning clearance. The text also specifies development standards that are already required by the Columbus City Code. Staff will work with the applicant and the Northland Community Council to refine the limitation text so that it provides mutually agreeable development standards that are enforceable and not already required by city code.
- o The site is within Subarea 18 of the *Northland Plan Volume I* (2001) which makes no specific land use recommendation. The site is also located within the Morse Road Overlay and Special Graphics Control Area.
- o 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 L-C-4, Limited Commercial District will allow limited commercial development. The limitation overlay text establishes appropriate use restrictions and incorporates applicable Northland Development Standards addressing access, landscaping, and lighting and graphics controls. The request is consistent with the established zoning and development patterns of the area.



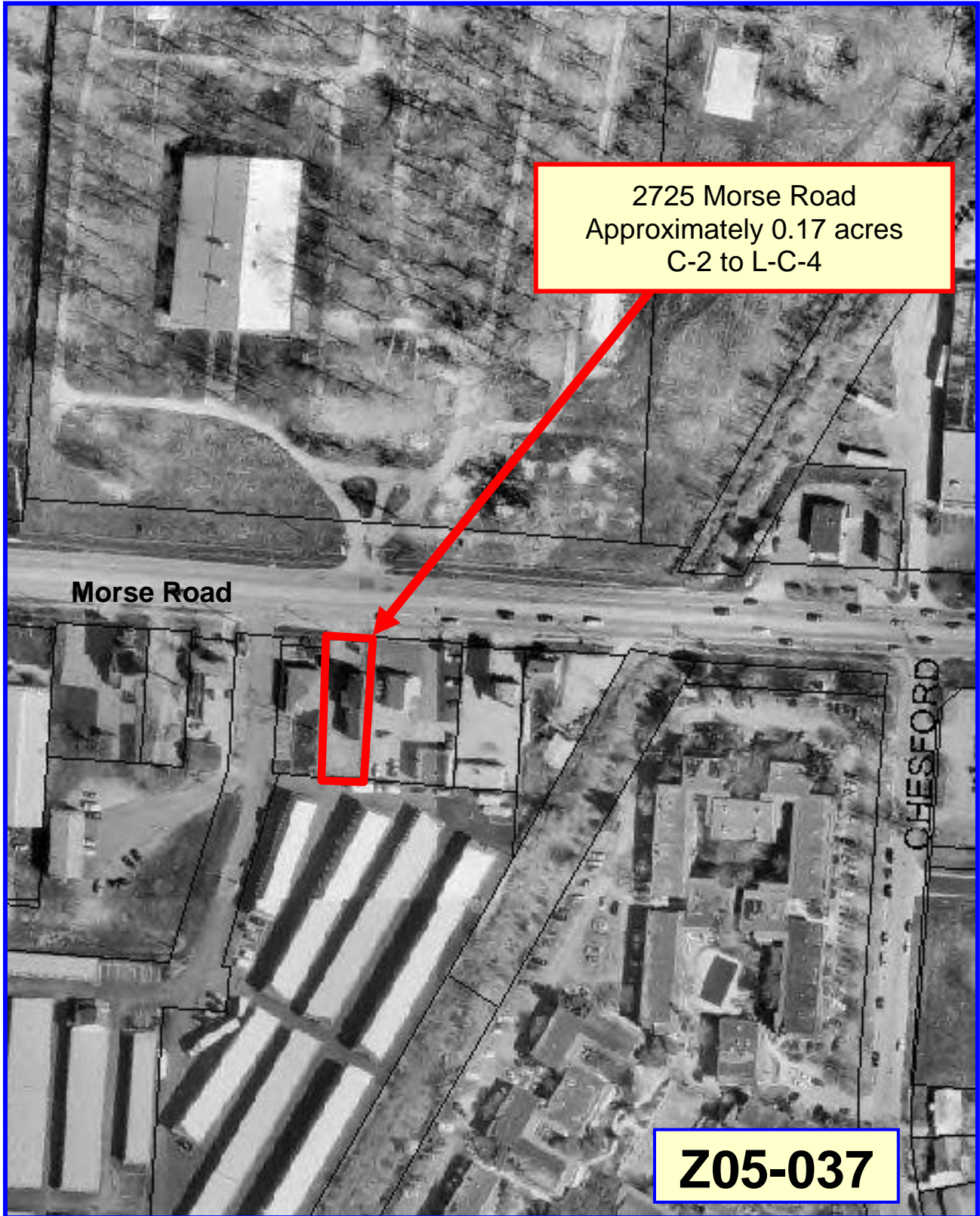


2725 Morse Road
Approximately 0.17 acres
C-2 to L-C-4

Morse Road

CHESFORD

Z05-037



2725 Morse Road
Approximately 0.17 acres
C-2 to L-C-4

Morse Road

CHESFORD

Z05-037

Area 18

Morse Road: Cleveland Avenue to Westerville Road



This section of the Morse Road corridor is developed with a haphazard pattern of commercial, residential and miscellaneous uses. Specific establishments include gas stations, adult book stores, used car sales, apartments, a vacant church camp, and self-service storage. Zoning includes commercial (C2, C4, LC2, LC4 and CPD), multi-family residential (AR1), manufacturing (LM) and rural (R). Some portions of this corridor lie within Franklin County's jurisdiction where zoning is generally commercial.

An abandoned railway corridor intersects this portion of Morse Road next to the vacant church camp. This railway has frequently been mentioned as an ideal alignment for a light rail line as well as a bikeway. Vacant and underdeveloped land near the railway provides an ideal opportunity for higher-density, mixed use, transit-oriented development. A new model Transit-Oriented Development ordinance, developed by the Mid-Ohio Regional Planning Commission, at the city's request, provides direction for implementing these types of projects.

The area lacks sidewalks, gutters, street lights, and curbs. Unpaved parking lots, poorly maintained properties, and unattractive graphics are common.

Franklin County, in cooperation from the city of Columbus, is currently taking steps to widen Morse Road in this area. This provides an excellent opportunity to provide streetlights, sidewalks and a generally improved right-of-way.

Portions of this area are without direct access to centralized sewer services. Provisions of these services are important for the long-term stability of the area. The planned widening and improvement of Morse Road by Franklin County provides an opportunity to resolve these issues. This will prevent duplication of work in the right-of-way.

Stabilization of older commercial corridors is crucial to the economic health of the city. 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's Morse Road Market Analysis and Redevelopment Strategy, conducted as a part of this plan update, identifies steps the city and community can take to ensure the long-term viability of this important corridor.

It is the recommendation of the Northland Plan that:

- recommendations of the Morse Road Market Analysis and Redevelopment Strategy and the Morse Road Design Study, as well as any future design recommendations, be implemented.
- annexations to Columbus are encouraged.
- when land is annexed, upgraded development quality through limited zoning and development standards should be sought.
- creation of out-lots, which create visual clutter, traffic and circulation problems should be discouraged.
- development proposals should involve multiple parcels whenever possible.
- improvements to Morse Road through widening, provision of sidewalks, and elimination of curb cuts be supported whenever possible.
- land use conversions be accomplished through rezoning rather than the City Council variance process.
- use of the abandoned Conrail railway for use as a transit corridor be supported and action that would preclude such use by COTA or other parties be avoided.
- creation of high-density, mixed-use, transit-oriented developments at the intersections of the abandoned rail lines and transportation corridors such as Morse Road and SR 161 be encouraged. (see also page 21)
- the city and Franklin County coordinate to provide centralized sewer services in this area during improvement of Morse Road and adjacent right-of-way area.
- sidewalks, curbs, gutters, street trees, and streetlights consistently be provided throughout the entire corridor.



Mr. Jeff Murray – Chairman FAX 614-818-4399

**NORTHLAND
COMMUNITY
COUNCIL
DEVELOPMENT COMMITTEE**

Fax

To: Stefanie Steward-Young	From: Jeff Murray
Fax: 614-337-1093	Pages: 1
Phone: 614-337-1091	Date: 5/26/05
Re: Z05-037, 2725 Morse Rd.	CC:

Our committee voted to support your application with the following conditions:

1. Change to a L-C4 Zoning.
2. Provide the required number of paved parking spaces per City Code.
3. Adhere to the full Northland Development Standards and Morse Rd. Overlay.
4. Prohibited uses to include: Gas stations; Hotels and Motels; Hospitals; Dwelling units; Halfway houses; Automobile, truck, motorcycle, boat, and other motor vehicle sales, leasing, or rental; Bars, Cabarets, and nightclubs; Check Cashing and loans; Pawn Brokers; Tattoo and/or piercing businesses, Billboards; Radio, television, or cell phone towers.

If there are any questions, you can contact me at 614-882-8558.

Sincerely,

Jeff Murray
Chairman, Development Committee
Northland Community Council



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 # 205-037

Being first duly cautioned and sworn (NAME) Stefanie Steward-Young
of (COMPLETE ADDRESS) 2570 Berwick Blvd. Cols. OH 43209
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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. <u>Steven Young</u> <u>2570 Berwick Blvd.</u> <u>Columbus, OH 43209</u> <u>(614) 237-7114</u>	2. <u>Stefanie Steward-Young</u> <u>2570 Berwick Blvd.</u> <u>Columbus, OH 43209</u> <u>(614) 237-7114</u>
3.	4.

SIGNATURE OF AFFIANT

Stefanie Steward-Young

Subscribed to me in my presence and before me this 12th day of May, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Judith R. Lepper

My Commission Expires:

09-03-07

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

Notary Seal Here



JUDITH R. LEPPER
Notary Public, State of Ohio
My Commission Expires 09-03-07