

| NO. | DATE | BY | DESCRIPTION |
|-----------------------------|------|----|-------------|
| PRELIMINARY | | | |
| NOT FOR CONSTRUCTION | | | |

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2022**

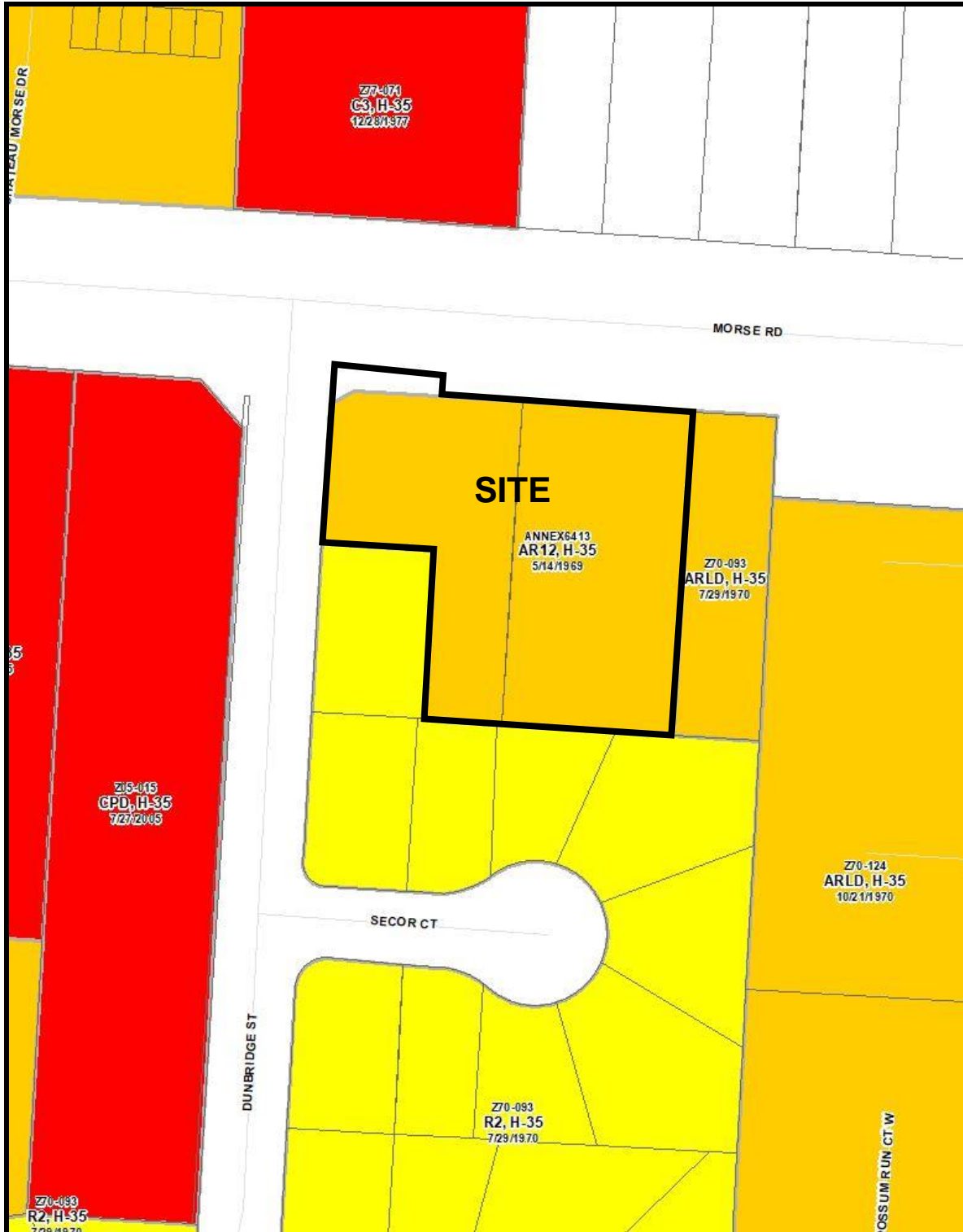
- 8. APPLICATION: Z22-015**
Location: **3301 MORSE RD. (43231)**, being 1.14± acres located at the southeast corner of Morse Road and Dunbridge Street (010-104566 & 010-104573; Northeast Area Commission).
Existing Zoning: AR-12, Apartment Residential District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Commercial development.
Applicant(s): Sarangpur Holding, LLC; c/o Dave Perry, Agent; 411 East Town Street, 1st Floor; Columbus, OH 43201; and Donald Plank, Atty.; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Sarangpur Holding, LLC; c/o Tushar Patel; P.O. Box 629; Lewis Center, OH 43035.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

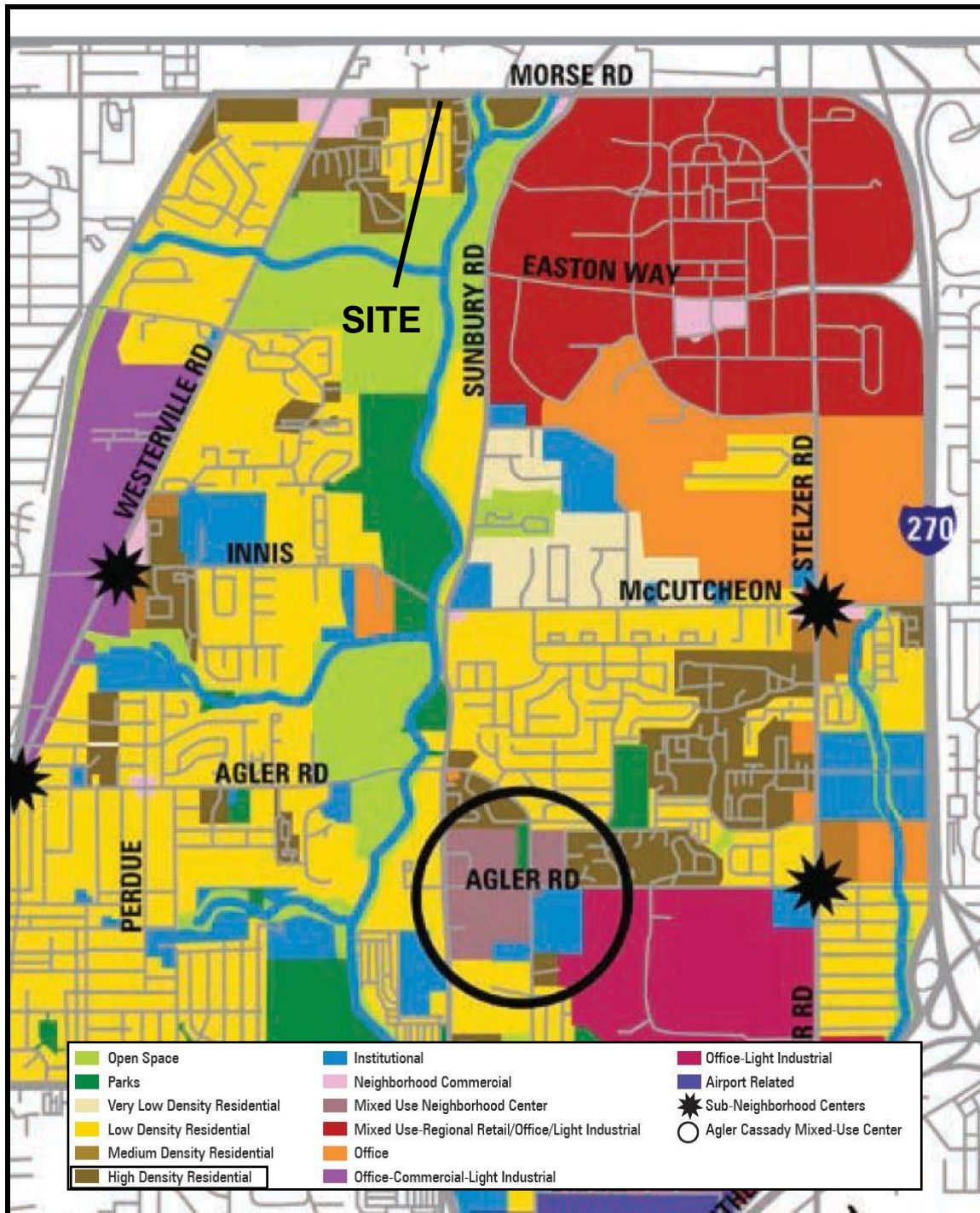
- The site consists of two parcels, each developed with a single-unit dwelling in the AR-12, Apartment Residential District as the result of Annexation 6413 effective 5/14/1969, and subject to the Morse Road Regional Commercial Overlay (RCO). The applicant is requesting a CPD, Commercial Planned Development District to permit redevelopment of the site with a 4,300 square foot commercial building containing 1,700 square feet of retail and 2,600 square feet of eating and drinking establishment uses.
- North of the site are office and commercial uses in the C-3, Commercial District and C, Commercial District in Blendon Township. South of the site are single-unit dwellings in the R-2, Residential District. East of the site is a multi-unit residential development in the ARLD, Apartment Residential District. West of the site is a single-unit dwelling in the R-2, Residential District and a car wash facility in the CPD, Commercial Planned Development District
- The site is within boundaries of the *Northeast Area Plan* (2007), which recommends “High Density Residential” land uses for this location.
- The site is located within the boundaries of the Northeast Area Commission whose recommendation had not been received when this report written.
- The CPD text includes use restrictions and supplemental development standards that address building and parking setbacks, traffic access, street trees, landscaping, and building materials. Included in the text are code modifications to the building and parking setbacks along Morse Road. Additionally, the text includes a commitment to develop and landscape the site in accordance with the submitted site plan.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Morse Road as a Suburban Commuter Corridor requiring 220 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

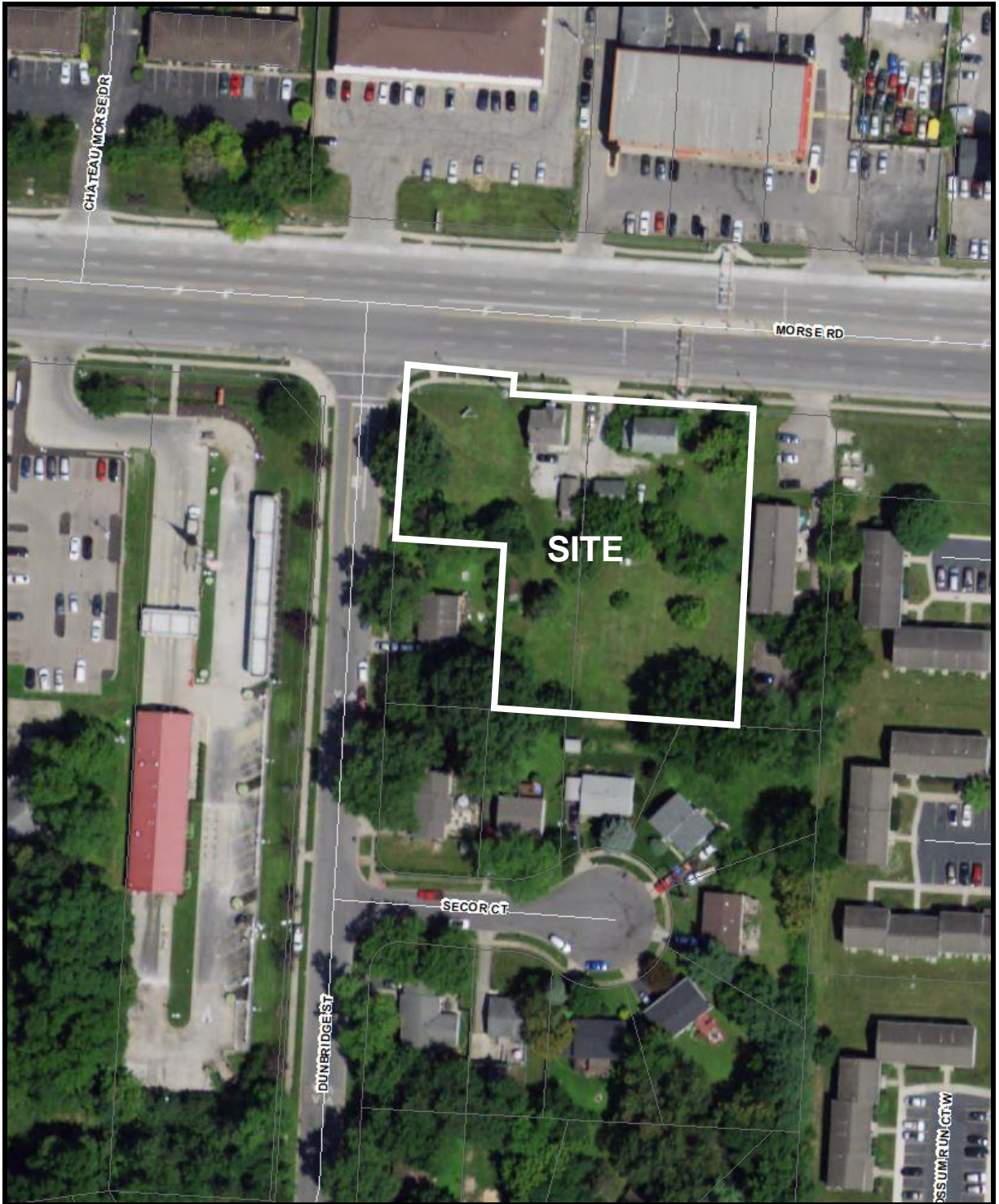
The requested CPD, Commercial Planned Development District permits the redevelopment of the site with a 4,300 square foot commercial building containing 1,700 square feet of retail and 2,600 square feet of eating and drinking establishment uses. While the proposed use is not consistent with the *Northeast Area Plan's* land use recommendation, the development text and site plan demonstrate circulation and parking to the rear of the building, with increased landscaping and street trees along Morse Road, consistent with the Plan's guidelines and with the Morse Road Regional Commercial Overlay (RCO) landscaping and screening requirements. The requested CPD district is consistent with the zoning pattern and commercial context of Morse Road and does not add incompatible uses to the area. Additionally, the site plan demonstrates adequate buffering and screening from surrounding residential uses.



Z22-015
3301 Morse Road
AR-12 to CPD
Approximately 1.14 Acres



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Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z22-015

Address 3301 Morse Rd

Group Name Northeast Area Commission

Meeting Date 6/2/2022

Specify Case Type

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation ☒ Approval

(Check only one) ☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

The commission feels that this rezoning and the plans for this business would be a good fit for this area. The applicant complied with all suggestions from the zoning committee. The commission does not feel that the neighborhood will be negatively impacted in any way.

Vote 8 approval/ 0 disapproval

Signature of Authorized Representative Commissioner Donna Moore

Recommending Group Title Northeast Area Commisison

Daytime Phone Number 614-519-2195

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22- 015

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

Being first duly cautioned and sworn (NAME) Donald Plank

of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (including contact name and number)

Business or individual's address; City, State, Zip Code

Number of Columbus-based employees

(Limited to 3 lines per box)

| | |
|--|-------------|
| 1. Sarangpur Holding, LLC; P.O. Box 629, Lewis Center, OH 43035; # Cols-based emps: Zero (0) Contact: Tusher Patel, (267) 249-7374 | 2. ----- |
| 3. ----- | 4. ----- |

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 21st day of February in the year 2022

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

This Project Disclosure Statement expires six (6) months after date of notarization.