

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 8, 2008**

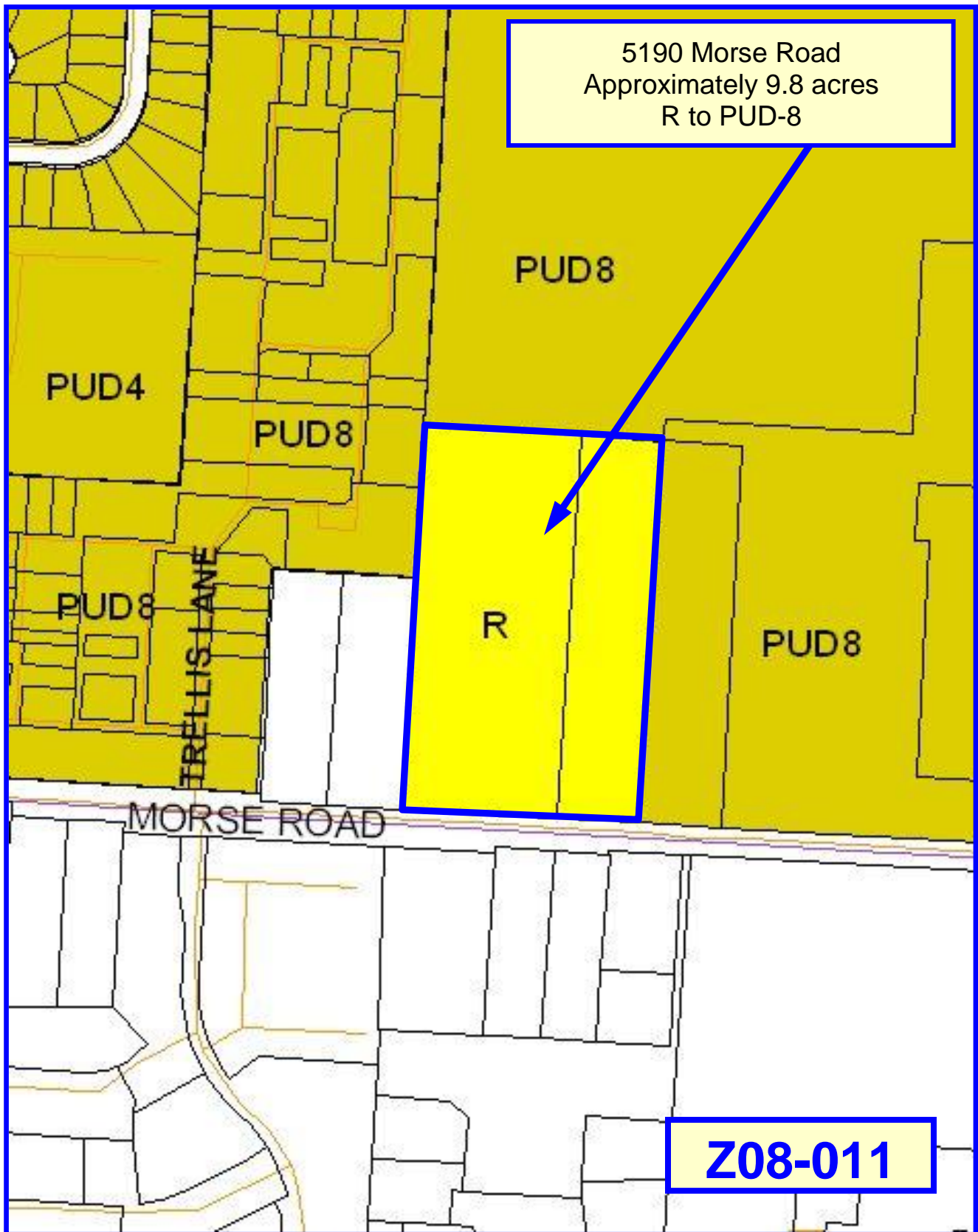
- 6. APPLICATION:** **Z08-011**  
**Location:** **5190 MORSE ROAD (43230)**, being 9.8± acres located on the north side of Morse Road, 500± feet east of Trellis Lane (460-274689).  
**Existing Zoning:** R, Rural District.  
**Request:** PUD-8, Planned Unit Development District.  
**Proposed Use:** Single and multi-family development.  
**Applicant(s):** LDK Land, LLC; c/o Jeffrey L. Brown, Attorney; 37 West Broad Street; Columbus, OH 43215.  
**Property Owner(s):** LDK Land, LLC; P.O. Box 52; New Albany, Ohio 43054.  
**Planner:** Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

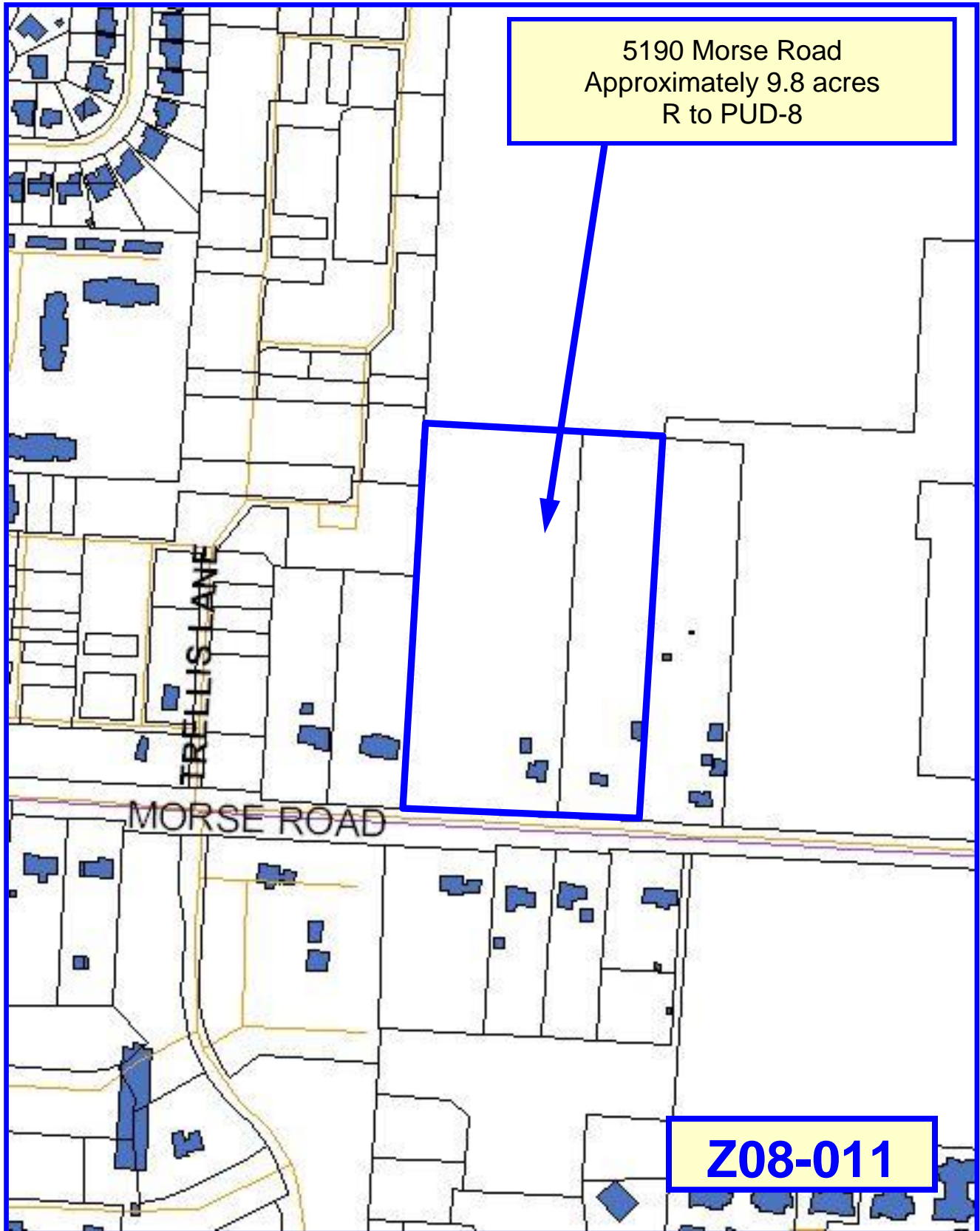
**BACKGROUND:**

- The 9.8± acre site is undeveloped and zoned in the R, Rural District. The applicant is requesting the PUD-8, Planned Unit Development District to allow a maximum of 76 single-family and/or multi-family residences.
- To the north of the site is undeveloped land zoned in the PUD-8, Planned Unit Development District. To the east is multi-family residential zoned in the PUD-8, Planned Unit Development District. To the south, across Morse Road, are single-family residences. To the west are single-family residences zoned in the PUD-8, Planned Unit Development District.
- The proposed PUD-8, Planned Unit Development District, allows a maximum of 76 dwelling units and commits to 2.7 acres of open space (27%), building and paving setbacks, street trees, sidewalks, and a tree preservation zone.
- The site is located within the boundaries of the Preserve District in the *Northland Plan: Volume II* (2002).
- The *Columbus Thoroughfare Plan* identifies Morse Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

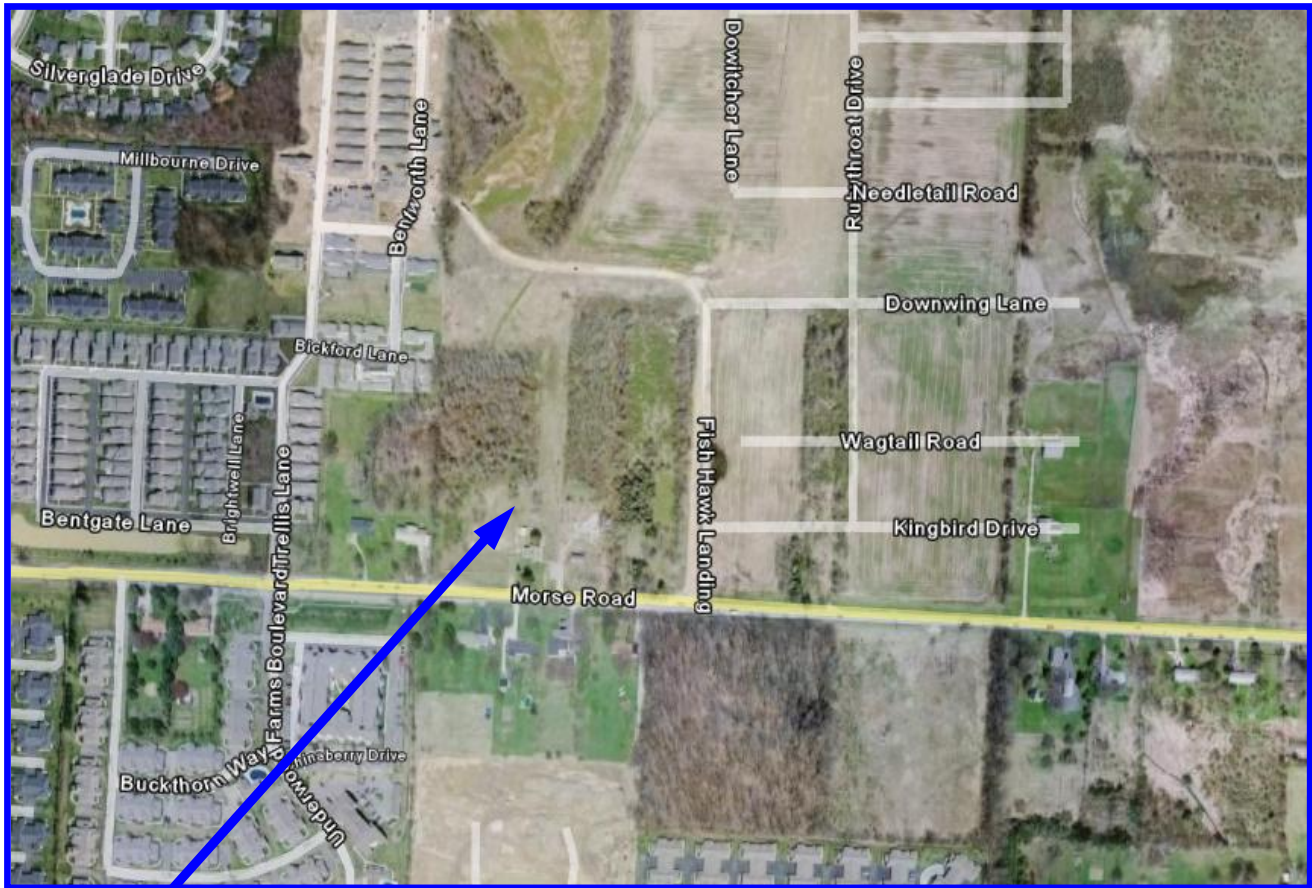
**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested PUD-8, Planned Unit Development District proposes to permit single-family or multi-family development. The request, with the development standards in the text, is compatible with development in the area.









5190 Morse Road  
Approximately 9.8 acres  
R to PUD-8

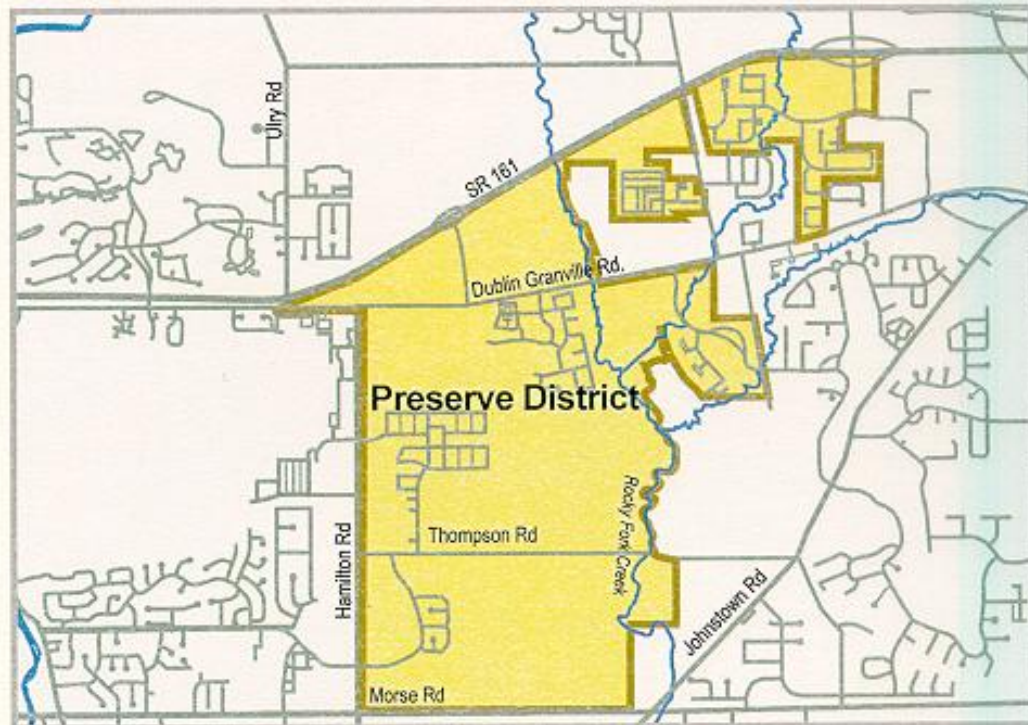
**Z08-011**

## Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District



**Northland Plan: Volume II**



***It is the recommendation of Northland Plan – Volume II that:***

- *The current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-family residential encouraged.*
- *Future redevelopment or rezoning of larger parcels between SR-161 and Dublin Granville Road, currently zoned in Columbus, adhere to the Northland Development Standards. State Route 161 bisects a property of approximately 140 acres zoned LM2 in Columbus. The southernmost LM2 parcel falls within the Northland Plan-Volume II area. Mixed-use development, consisting of retail and multi-family uses on this parcel, with an office-use component either on this parcel or the parcel immediately to the north, is recommended as the future land-use for this area. Any future redevelopment of these parcels should take into consideration views from the highway and surrounding land-uses.*
- *To ensure that appropriate standards pertaining to freeway exposure and surrounding land-uses are met, major commercial development of five or more acres be zoned in planned or limited districts.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing re-zoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*



**Northland Plan: Volume II**

Mr. Jeff S. Murray – Chairperson FAX 614-818-4399

**NORTHLAND  
COMMUNITY  
COUNCIL  
DEVELOPMENT COMMITTEE**

# Fax

**To:** David Hodge, Smith & Hale **From:** Jeff Murray

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**Fax:** 614-221-4409 **Pages:** 1

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**Phone:** 614-221-4255 **Date:** 2/28/08

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**Re:** Z08-011  
5190 Morse Rd. **Email:**

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Dear Mr. Hodge,

Our committee voted to **support** this application.

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, [jeffmurray@wideopenwest.com](mailto:jeffmurray@wideopenwest.com).

Best regards,

Jeff S. Murray  
Chairperson, Development Committee  
Northland Community Council



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 FRANKLINAPPLICATION # 208-011

Being first duly cautioned and sworn (NAME) David L. 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. LDK Land, LLC P.O. Box 502 New Albany, OH 43054  Zero Columbus based employees	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 5th day of February in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

*This Project Disclosure Statement expires six months after date of notarization*  
 PAULA V. PRICE  
 Notary Public, State of Ohio  
 My Commission Expires 07-13-2012

Notary Seal Here

208-011