

CROSSING WATERS ENGINEERING, INC.  
P.O. BOX 87, 280 S. MAIN ST., SUITE A  
SUGAR GROVE, OHIO 43155 (740) 748-0850  
VALUE PLACE HOTEL  
MOORE ROAD LOCATION  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
ZONING EXHIBIT

CONTRACT	NO. 101	DATE	08-15-2013
DRAWN BY:	RAB	DATE:	08/15/2013
CHECKED BY:	JAS	DATE:	08/15/2013
APPROVED BY:	RAB	SHEET:	1 OF 1

REV.	REVISION	BY	DATE	RECORD DRAWING

Z13-035  
Final Received 8/26/13  
August 26, 2013  
CROSSING WATERS ENGINEERING, INC.  
P.O. BOX 87, 280 S. MAIN ST., SUITE A  
SUGAR GROVE, OHIO 43155 (740) 748-0850  
www.crossingwatersinc.com

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 8, 2013**

1.     **APPLICATION:**                 **Z13-035 (ACCELA # 13335-00000-00292)**  
          **Location:**                 **4042 MORSE ROAD (43230)**, being 14.37± acres located at the northeast corner of Transit Drive and Service Road 7A, 650± feet north of Morse Road (600-150027).  
  
          **Existing Zoning:**         CPD, Commercial Planned Development District.  
          **Request:**                 L-C-4, Limited Commercial District.  
          **Proposed Use:**           Commercial development.  
          **Applicant(s):**           The Ellis Company, Ltd.; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
  
          **Property Owner(s):**     Faith Christian Center of Columbus, Inc.; 5325 Smothers Road; Westerville, OH 43081.  
  
          **Planner:**                 Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- o The 14.37± acre site has remained undeveloped since it was zoned in the CPD, Commercial Planned Development District for an indoor skateboard park in 2004. The applicant requests the L-C-4, Limited Commercial District to allow the construction of a hotel.
- o To the north is single-unit subdivision in the R-2, Residential District. Interstate 270 is located to the east. An electric substation in the I, Institutional District, and an auto sales and service facility zoned in the C-4, Commercial District are located to the south. A single-unit subdivision in the R-2, Residential District, undeveloped land in the L-R, Limited Rural District, and an apartment complex in the L-AR-12, Limited Apartment Residential District are located to the west.
- o The site is located within the boundaries of the *Northland Plan Volume I (2001)*. There are no specific land use recommendations for the area; however the Plan includes guidelines for undeveloped land located in commercial areas and development sites with freeway exposure. Staff believes that the proposed plan and text are in conformance with the Plan guidelines and applicable Northland Development Standards.
- o The site plan depicts the building, parking lot, driveway, sidewalk and easement locations. The limitation text includes customary use restrictions and development standards that address maximum lot coverage (80%), pedestrian connection, street trees along I-270, a combination of a Do Not Disturb Zone and tree preservation along the west and north lot lines, and lighting controls.
- o The *Columbus Thoroughfare Plan* identifies Interstate 270 as a Class F arterial with variable right-of way requirements.

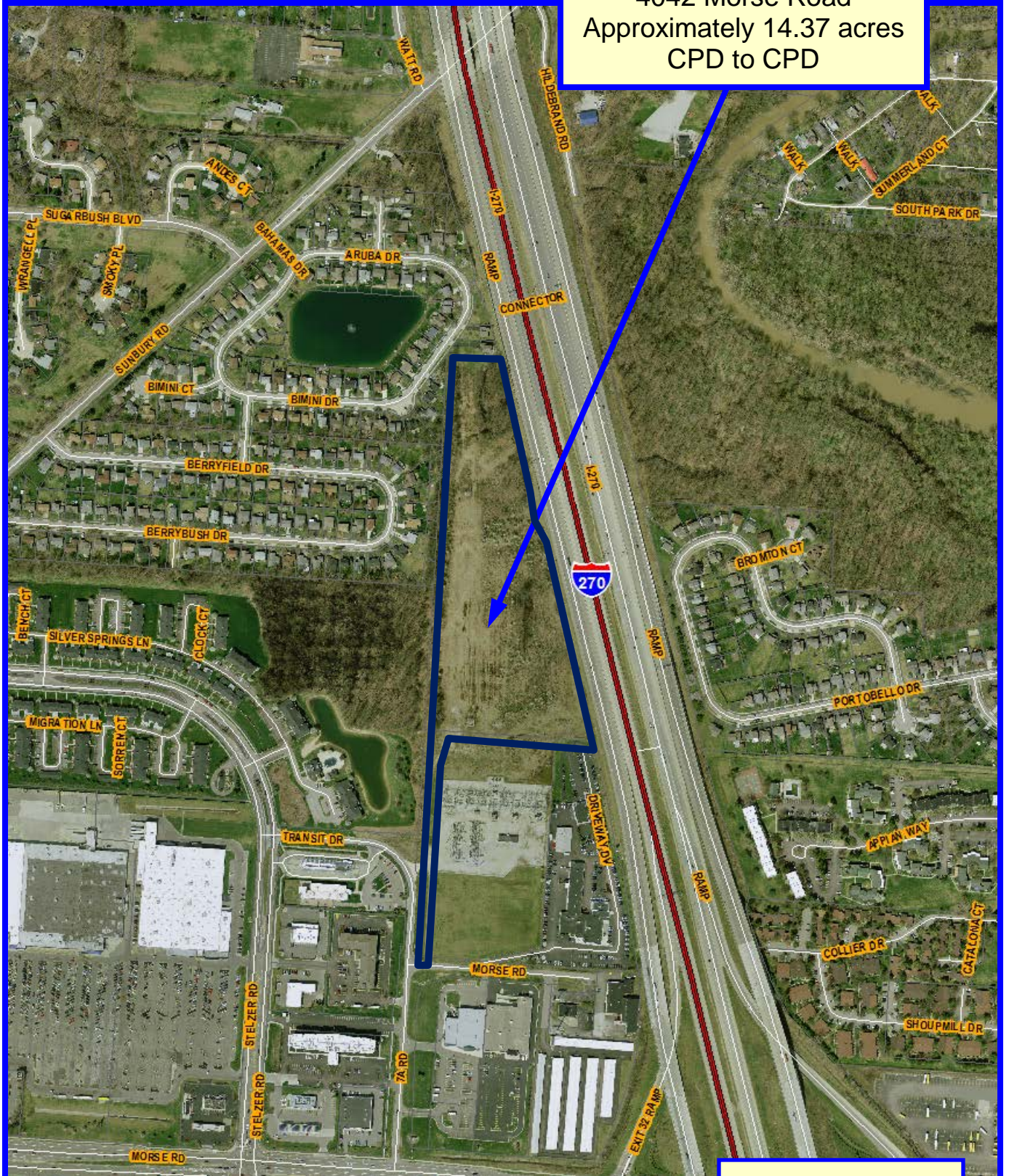
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed hotel is compatible with adjacent residential, commercial, and institutional uses, and complies with guidelines in the *Northland Plan Volume I*. The site plan requires the development to be located in the southeast quadrant of the site, away from the single-unit subdivision to the northwest. The development also requires a Do Not Disturb Zone to preserve an existing tree line in further consideration of the adjacent residential uses. Additional development standards address lot coverage, street trees along Interstate 270, pedestrian connection, and lighting controls.





4042 Morse Road  
Approximately 14.37 acres  
CPD to CPD



**Z13-035**





Northland Community Council  
Development Committee

Report

July 31, 2013 6:30 PM  
Northland Performing Arts Center  
4411 Tamarack Boulevard

Meeting Called to Order: **6:32 pm** by Chair Dave Paul

Members represented:

*Voting: (10): Albany Cooperwoods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Northland Alliance (NA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPW), Woodstream East (WECA).*

**Case #1:** Application Z13-035 (*Rezone 13.5 AC± from CPD, I, R1 undeveloped ~~to L-M~~ to L-C-4, 60' HD "for hotel" – app revised from June 2013 meeting*)  
Jeffrey L. Brown/Smith & Hale LLC representing  
The Ellis Company, Ltd.  
4042 Morse Rd, 43230 (PID 600-150027)

- *The Committee approved 10-0 a motion (by FPCA, second by CWCA) to **RECOMMEND APPROVAL** of the application.*

**Case #2** Application Z13-042 (*Rezone 2.2 AC± from LC4 to CPD "for convenience store with fuel sales and... car wash"*)  
Christopher Rinehart/Rinehart Legal Services representing  
TH Midwest, Inc. (Turkey Hill)  
6193 Cleveland Ave, 43231 (PID 010-207674/600-182484)

- *At the suggestion of the applicant, the Committee approved 10-0 a motion (by NA, second by SCA) to **TABLE** the application pending availability of additional information.*

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Application 13320-00481 (*Graphics variance from §3377.11 (a)/(c)/(d) "to allow [eight] tenant panels [versus 4] to be 52% of sign area"*)  
Stanley Young/Columbus Sign Co. representing  
Oakridge Plaza Partners *et al*  
1269 Morse Rd, 43229 (PID 010-275830)

- *The Committee approved 10-0 a motion (by KWPCA, second by SCA) to **TABLE** the application pending further discussion with the applicant.*
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Executive Session **8:15 pm**

Meeting Adjourned **9:25 pm**

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Next Meeting: *Wednesday, August 28, 2013*

**REZONING APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

**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.

APPLICATION # 213-035

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge

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. The Ellis Company, Ltd. 1301 Dublin Rd., Suite 200 Columbus, OH 43215 Cole Ellis / 468-8222 Zero Columbus based employees	2. Faith Christian Center of Columbus, Inc. 5325 Smothers Rd. Westerville, OH 43081 Ed Wilcox / 882-5205 Zero 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 2nd day of April, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15



*This Project Disclosure Statement expires six months after date of notarization.*  
Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

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