

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 12, 2015**

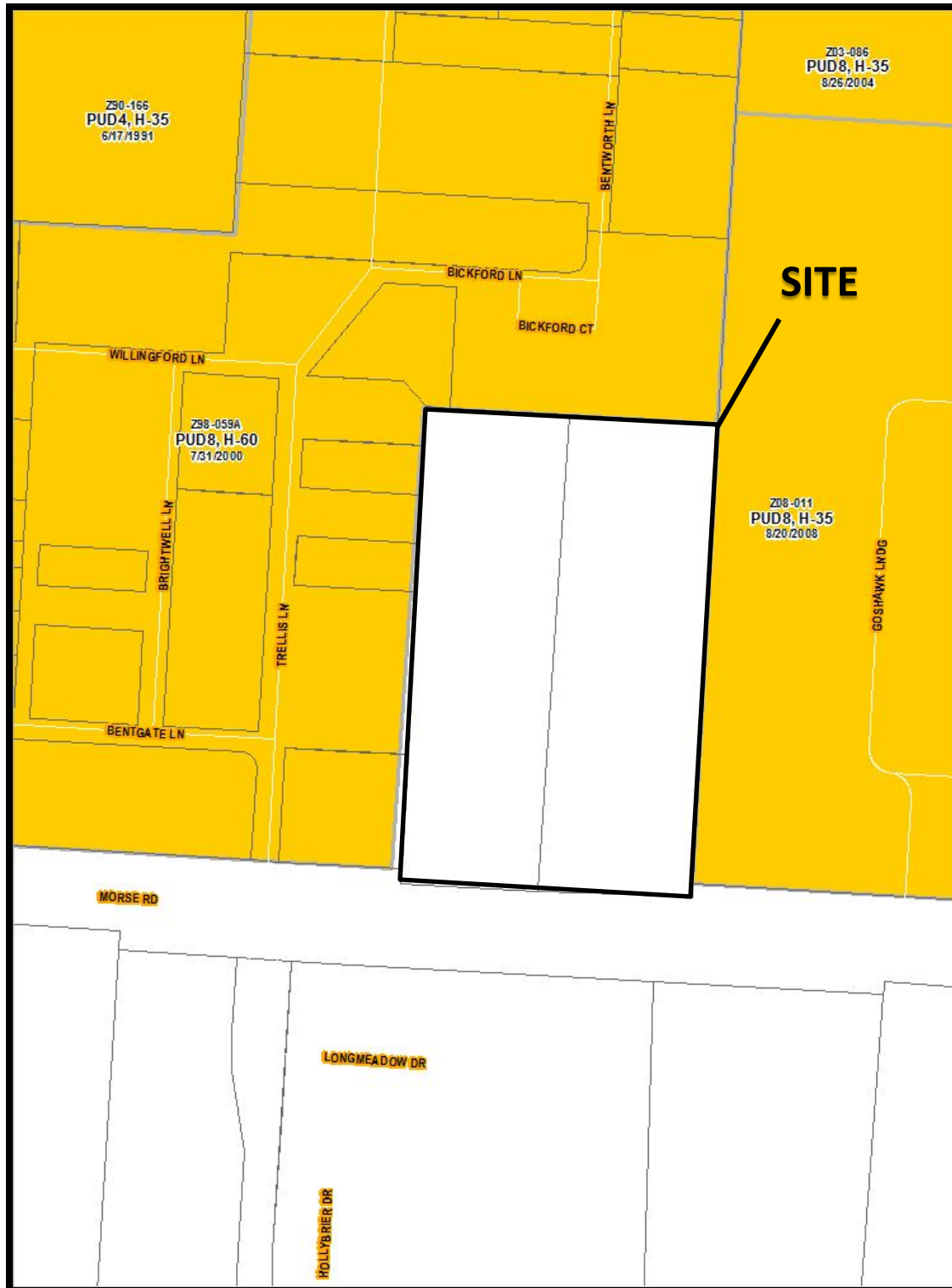
- 4. APPLICATION: Z15-036**
Location: **5130 MORSE ROAD (43230)**, being 3.3± acres located on the north side of Morse Road, 135± feet east of Underwood Farms Boulevard (220-00149 and 220-000153; Northland Community Council).
Existing Zoning: R, Rural District (pending annexation).
Request: L-C-2, Limited Commercial District.
Proposed Use: Office development.
Applicant(s): Dennis Koon, c/o David L. Hodge; Smith & Hale, LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Derrer Road LLC, c/o Keena Briggs; 8413 Kiernan Drive; New Albany, OH 43054.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- The 3.3± acre site consists of two lots, each of which is developed with a single-unit dwelling. The applicant proposes the L-C-2, Commercial District, in order to permit office development. This site has recently been approved for annexation by City Council and will be zoned R, Rural District effective November 25, 2015.
- The site is bordered to the north, east, and west by multi-unit dwellings zoned in the PUD-8, Planned Unit Development District. Across Morse Road to the south are multi-unit residential development and a medical office complex located in the City of Gahanna.
- The site is located within the Preserve District of the *Northland Plan – Volume II* (2002), which recommends that existing zoning patterns be taken into consideration when decisions are made regarding zoning changes, and that zoning be used to protect residential neighborhoods from intrusion by commercial development. The Plan also recommends a minimum landscaped setback of 30 feet from arterial roads, a maximum lot coverage of 80%, preservation of natural features, minimum 15 foot wide landscape buffers along property lines adjacent to residential development, and the addition of street trees.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval of the requested district.
- The development text provides commitments for increased setbacks, maximum lot coverage, landscaping, improved screening, and tree preservation measures.
- 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 L-C-2 zoning classification would allow for office commercial development according to the use and development standards described in the limitation text. The *Northland Plan – Volume II* provides for office development in this district as a transition between residential and commercial development. This site's location along an arterial street suggests that it is a transitional property and will not interfere with the surrounding residential development. An office commercial zoning district is also consistent with existing land use patterns (medical office facilities) on the Gahanna side of Morse Road, and the additional limitations placed upon this parcel will prevent the office development from negatively impacting the adjacent residential development.



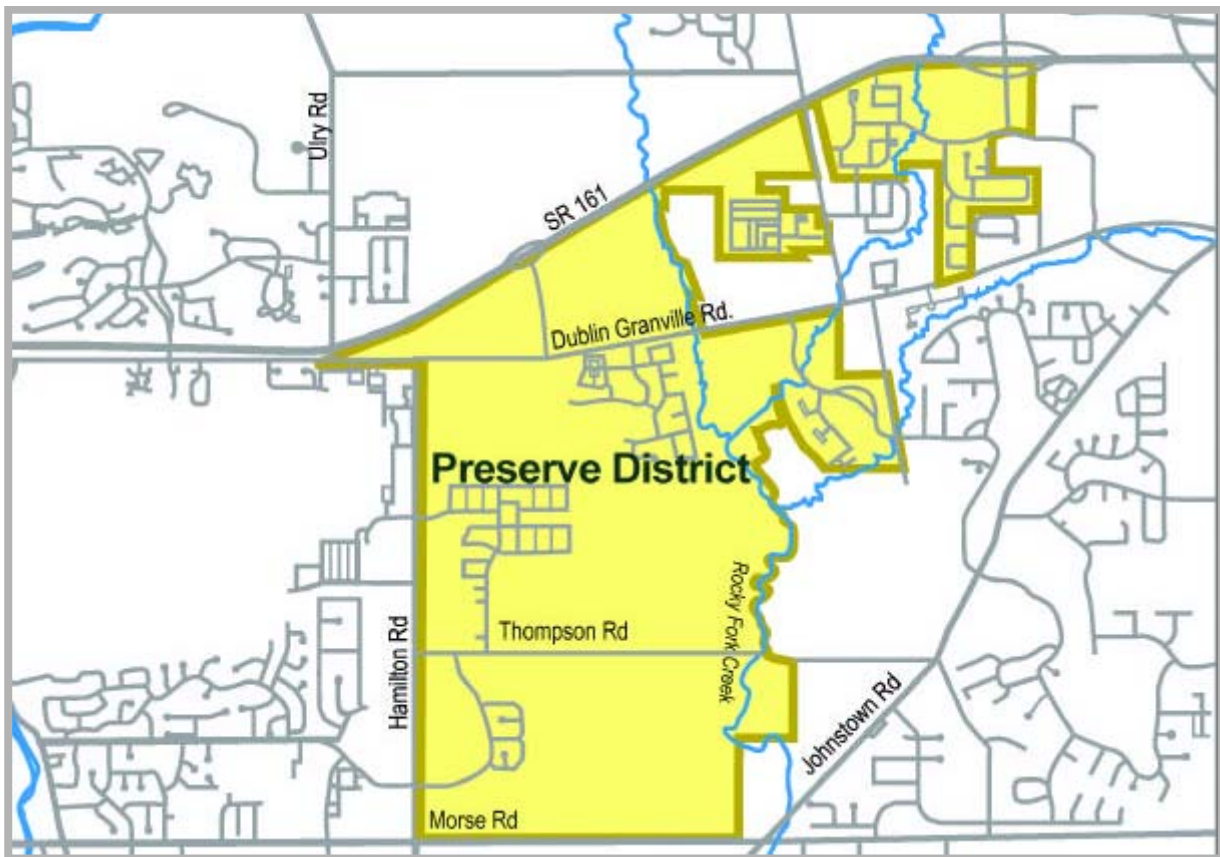
Z15-036
5130 Morse Road
Approximately 3.35 acres
R to L-C-2

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



general land-use guidelines

A large portion of the planning area has previously been annexed into Columbus and has some form of Columbus zoning in place. Many of these parcels, however, remain undeveloped. There are several general locations that offer unique challenges as the region continues to grow and develop.

It is the recommendation of Northland Plan - Volume II that:

- *existing land-use and zoning patterns be taken into consideration when decisions are made regarding zoning changes.*
- *all relevant provisions of the Columbus Comprehensive Plan, adopted by Columbus City Council in 1993, be applied to this planning area.*
- *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, and Northland Plan-Volume I, be considered when reviewing rezoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*
- *the following guidelines be considered based on categories of opportunity sites:*

1. Development Sites With Freeway Exposure

- *reservation of development sites adjacent to the freeway be encouraged for their highest and best economic use.*
- *pleasing views (including buffering) from the highway be encouraged when development occurs along the interstate system.*
- *zoning be used to protect residential neighborhoods from intrusion by commercial and manufacturing uses.*
- *office and mixed-use development be encouraged on these sites as an appropriate transition use between residential and commercial development.*
- *major commercial development of five or more acres be zoned in planned or limited districts to ensure that the developments meet appropriate standards.*

2. Undeveloped Land Located In Residential Areas

- zoning be used to protect residential neighborhoods from intrusion by commercial and manufacturing uses.
- zoning be used to encourage new development to be sensitive to density, buffering, traffic and circulation pattern, and architectural details of the surrounding area.
- all appropriate agencies be contacted in order to reserve adequate land for parks, recreation facilities, and schools in major rezoning areas.
- infill developments compatible with their surroundings be encouraged.

3. Fully Developed Commercial Areas

- commercial (retail) development is encouraged to be located at major intersections rather than along arterial roads.
- office development is encouraged as an appropriate transition use between residential and commercial development.





Z15-036
5130 Morse Road
Approximately 3.35 acres
R to L-C-2



Northland Community Council
Development Committee

Report

September 30, 2015 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: **6:30 pm** by chair **Dave Paul**

Members represented:

Voting: (17): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Cooperwoods (CWCA), Forest Park (FPCA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPWHA), Westerville Woods (WWCA), Woodstream East (WECA).

Case #1	6:40- 6:50	<p>Application# GC15-029 (Graphics variance from §3377.806 to permit automatic changeable copy in Morse Road RCO) Stan Young/Trinity Sign Group <i>representing</i> Morse & Cleveland Enterprises 4423 Cleveland Avenue (Shell station), 43231 (PID 010-104734)</p> <ul style="list-style-type: none"> • <i>The Committee approved 14-2 (w/ 1 abstention) a motion (by AGCA, second by FPCA) to RECOMMEND APPROVAL WITH ONE (1) CONDITION:</i> <ul style="list-style-type: none"> ○ <i>That the subject sign be provided with a “custom limestone base” and 6 inch tall address numbers on east and west elevations, as depicted in the applicant’s exhibit dated August 5, 2015 and labeled “Option #2” and in conformance with §3372.806(G)(4).</i>
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Case #2	6:50- 7:10	<p>Application# GC15-030 (Graphics variance from §3377.24 C & D to permit graphics on wall without public entrance, §3377.24 B to increase size of graphic not fronting public street) Bruce Sommerfelt/Signcom Inc. <i>representing</i> Goodwill 5130 Hamilton Road, 43230 (PID 545-220905)</p> <ul style="list-style-type: none"> • <i>The Committee approved 15-1 (w/ 1 abstention) a motion (by APHA, second by NABA) to RECOMMEND APPROVAL of the application.</i>
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Case #3	7:10- 7:20	<p>Application# Z15-036 (Rezone 3.3 ± AC from R-Rural post-annexation to C-2 for professional offices) David Hodge/Smith & Hale <i>representing</i> Dennis Koon <i>et al</i> 5130 Morse Road, 43230 (PID 220-000149/220-153)</p> <ul style="list-style-type: none"> • <i>The Committee approved 16-0 (w/ 1 abstention) a motion (by APHA, second by BCCA) RECOMMEND APPROVAL of the application.</i>
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Note: Page 2 of the Northland Community Council Report intentionally deleted as the content did not apply to this request.

Next Meeting: *Wednesday, October 21, 2015*
Final 2015 meeting: *December 2, 2015*

Rezoning Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 #

215-036

STATE OF OHIO
COUNTY OF FRANKLIN

David L. Hodge

Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) Smith & Hale LLC, 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. Dennis Koon 5645 Rocky Shore Drive Lewis Center, OH 43035	2. Sam Kahwach 8774 Swisher Creek Crossing New Albany, OH 43054
3. Derrer Road LLC c/o Keena Briggs 8413 Kiernan Drive New Albany, OH 43054	4.

SIGNATURE OF AFFIANT

David Hodge

Sworn to before me and signed in my presence this 31st day of July, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

9/4/15



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

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 checks payable to the Columbus City Treasurer