

Z18-013; Final Received 5/23/18

5/23/18

REVISIONS		
MARK	DATE	DESCRIPTION

SHEET	1/1
JOB NO.	20171469
SCALE	1" = 40'
DATE	MAY 7, 2018

EMHT
 Evans, Mechwart, Hordemont & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 300 West Albany Road, Columbus, OH 43204
 Phone: 614.775.4000 Fax: 614.775.2448
 emht.com

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 EXHIBIT
 FOR
EASTON REZONING APPLICATION

MORSO HOLDING COMPANY

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 10, 2018**

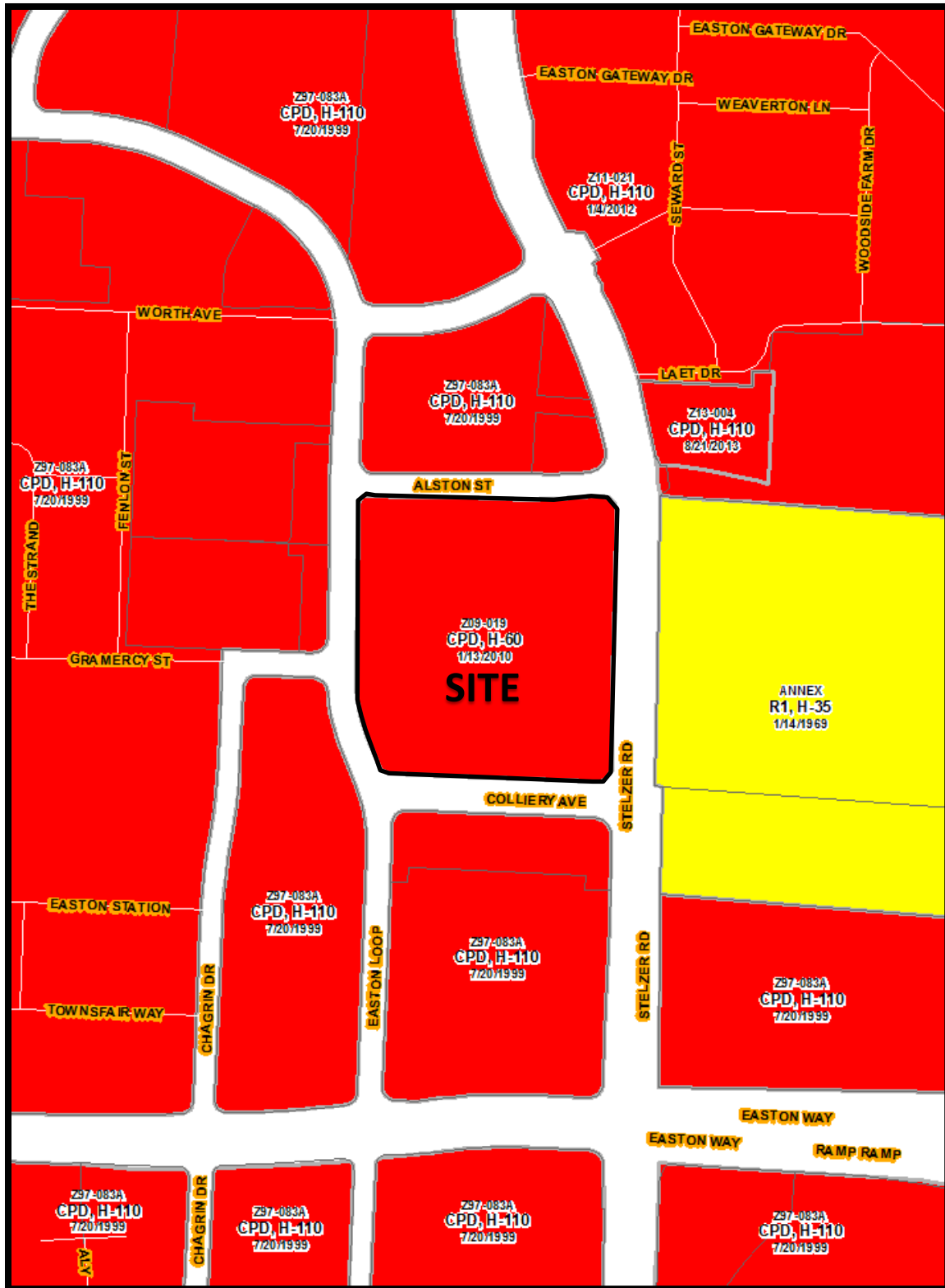
- 12. APPLICATION:** **Z18-013**
Location: **3871 STELZER ROAD (43219)**, being 12.56± acres located at the southwest corner of Stelzer Road and Alston Street (010-015156; Northeast Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Modify building and parking setbacks.
Applicant(s): Morso Holding Co.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The 12.56± acre site, formerly the Northeast Career Center, is being used to store pottery and multiple storage containers. The site is zoned in the CPD, Commercial Planned Development District. The applicant proposes the CPD, Commercial Planned Development District to modify the existing building setback along Stelzer Road to make the development consistent with the development standards of the overall Easton Development.
- To the north, south, and west of the site are commercial developments zoned CPD, Commercial Planned Development District. To east is vacant land zoned R-1, Residential District.
- This site is located within the boundaries of the *Northeast Area Plan* (2007), which recommends “Mixed Use- Regional Retail / Office / Light Industrial” land uses for this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation had not been received at the time this report was written.
- The development text commits to a site plan, and includes use restrictions, density and setback requirements, site access provisions, landscaping, environmental commitments, and graphics controls.
- The *Columbus Thoroughfare Plan* identifies Stelzer Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

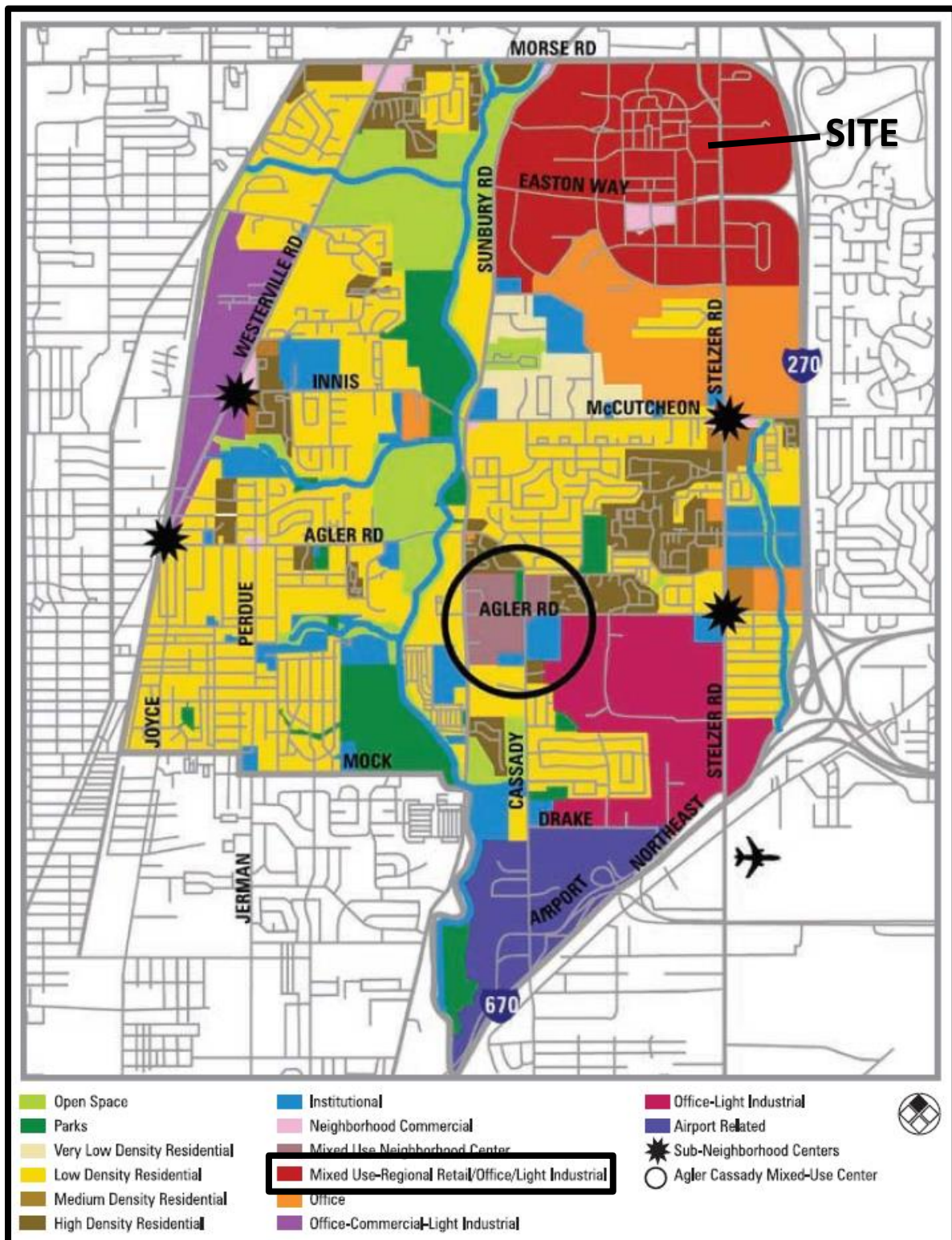
CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow future development that is consistent with the design standards of the overall Easton Development. Planning Staff is supportive of the urban development pattern along Stelzer Road and adjoining streets. The proposal is also consistent with the land use recommendations of the *Northeast Area Plan* for regional retail mixed uses.



Z18-013
3871 Stelzer Road
Approximately 12.56 acres
CPD to CPD

Northeast Area Plan (2007)



Z18-013
3871 Stelzer Road
Approximately 12.56 acres
CPD to CPD



Z18-013
3871 Stelzer Road
Approximately 12.56 acres
CPD to CPD

North East Area Commission

"Together we can build a stronger community"

May 8, 2018

Ms. Kelsey Priebe
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH 43224

Ms. Priebe:

Subject: Z18-013, property known as 3871 Stelzer Road, Columbus, OH 43219. The North East Area Commission at a public meeting on May 3, 2018, voted to approve the setback on the revised text presented on this application.

Sincerely,



A. Porter – Zoning Chair
Columbus, OH 43219

Cc: Elwood Rayford – NEAC Chair
Jeffery L. Brown – Attorney

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 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 #: 218-93

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 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. Morso Holding Co. 3 Limited Parkway Columbus, OH 43230 Mike Whitman 614-944-5195 <u>0</u> number of Columbus 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 19th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 9/4/2020



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

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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