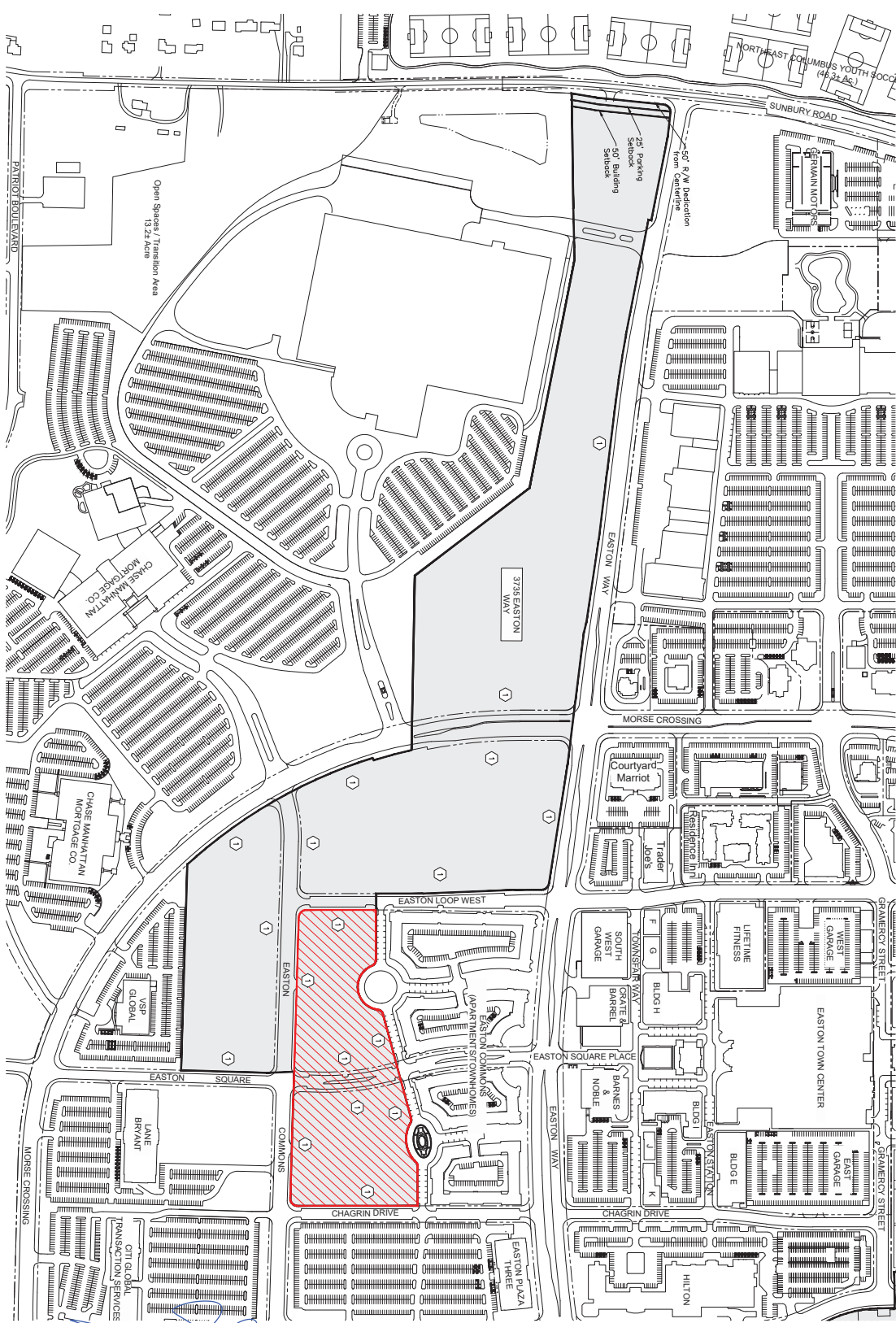


\\202100811\Draw\045\Sheet\Exhibit\2021-02-10 Rezoning\Exhibit.dwg, Last Saved By: shorpe, 3/30/2021 10:54 AM, Last Printed By: shorpe, 3/30/2021 8:04 AM, (No Xref)



Final Site Plan Received 3.30.21

Z19-087

15-30-21  
Supply &  
Delivery

**NOTE**  
COP-305 is no longer  
applicable to the subject site.

**COORD NOTES**  
Zero Foot Setback for Parking, Loading,  
Maneuvering and Building



			REVISIONS		
MARK	DATE	DESCRIPTION			

DATE	APR 7, 2021
SCALE	1" = 200'
JOB NO.	20100053
SHEET	1/1

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO REZONING EXHIBIT FOR <b>3735 EASTON WAY</b> SITE PLAN		MORSO Holding Co
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**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 11, 2021**

- 5. APPLICATION: Z19-087**
- Location:** **3735 EASTON WAY (43219)**, being 59.16± acres located at the southeast corner of Easton Way and Sunbury Road (010-221294 and 4 others; Northeast Area Commission).
- Existing Zoning:** L-M, Limited Manufacturing and CPD, Commercial Planned Development Districts.
- Request:** CPD, Commercial Planned Development District (H-200).
- Proposed Use:** Mixed-use development.
- 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](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

- The 59.16± acre site consists of 5 parcels in the CPD, Commercial Planned Development District and the L-M, Limited Manufacturing District. The site is mostly vacant. The applicant requests a new CPD district to permit a mixed-use development with an increased height district of 200 feet to make the development consistent with the development standards of the overall Easton Development.
- To the north and south of the site are commercial developments zoned in the L-M, Limited Manufacturing District and CPD, Commercial Planned Development District. To the east is undeveloped land in the L-R, Limited Residential District. To the west is commercial development in the CPD, Commercial Planned Development District.
- Concurrent CV19-120 has been filed to permit ground floor residential uses in the newly established CPD district. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Northeast Area Plan* (2007), which recommends “Mixed Use-Regional Retail/Office/Light Industrial” land uses at this location. The Plan also recommends that parking be hidden and located to the rear of buildings.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The CPD text establishes use restrictions and supplemental development standards that address building and parking setbacks, minimum and maximum parking requirements, landscaping, and street trees. Variances to allow reductions to building and parking setbacks, reductions in and elimination of the minimum and maximum numbers of parking spaces required, modification of parking lot screening requirements, and for parking and loading spaces to be located on different parcels than the uses they serve

are included in the text. The CPD Plan depicts setbacks and a parking ratio for multi-unit residential uses.

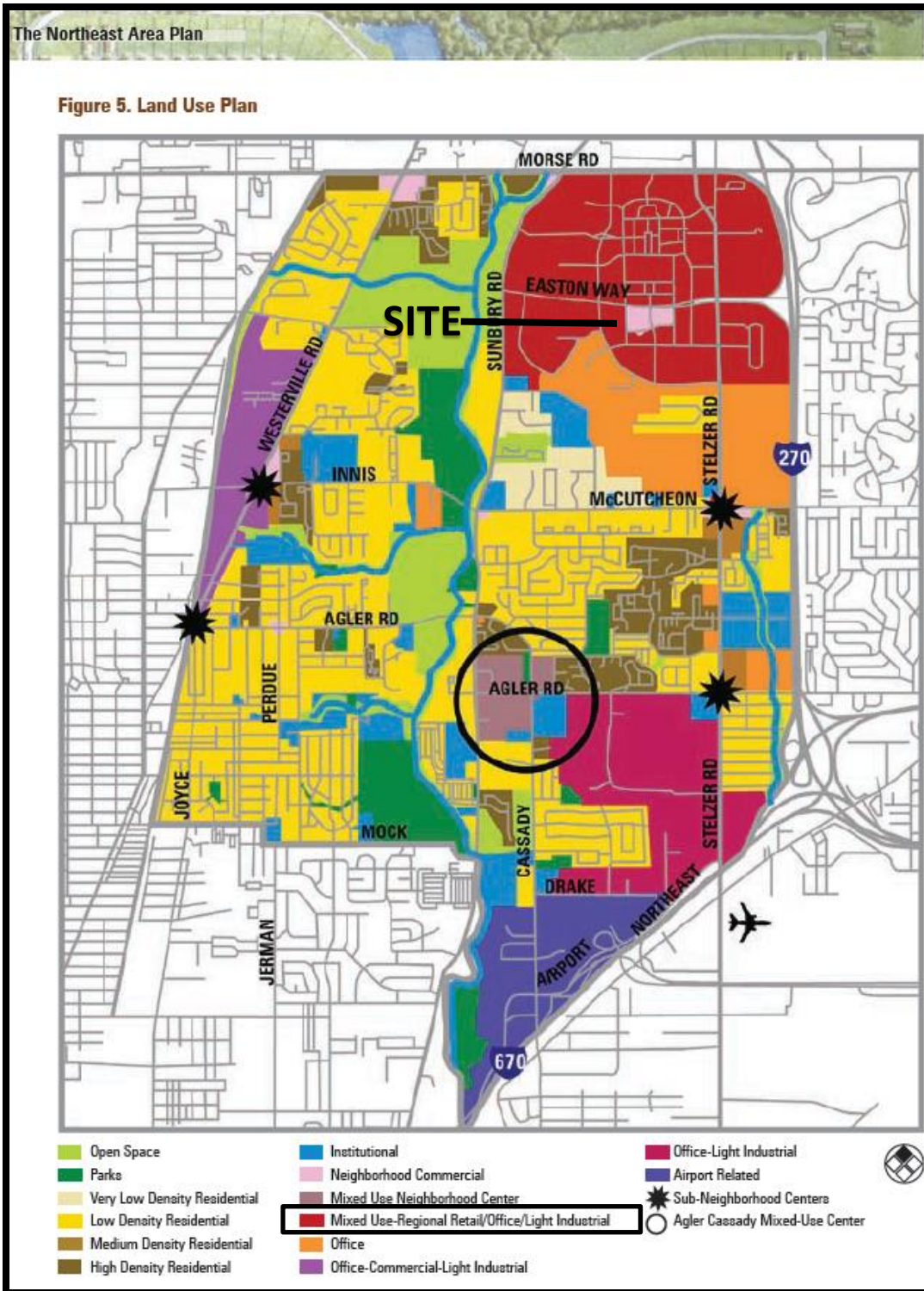
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Sunbury Road as a Suburban Community Connector requiring 100 feet of right-of-way, this portion of Easton Way as a Suburban Commuter Corridor requiring 120 feet of right-of-way, and this portion of Morse Crossing as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow future mixed-use development that is consistent with both the design standards of the overall Easton Town Center development and the *Northeast Area Plan's* recommendation for "Mixed Use-Regional Retail/Office/Light Industrial" land uses at this location. As reflected in the text, Planning Division Staff have requested ample landscaping to screen parking areas that front along the streets, as well as commitments to make efforts to minimize parking in said locations, where noted. Per the Division of Traffic Management, the site plan will need to reflect the additional right-of-way dedication required along the Sunbury Road frontage of this site.

L-M, CPD to CPD





Z19-087  
 3757 Easton Way  
 Approximately 59.16 acres  
 L-M, CPD to CPD





Z19-087  
3757 Easton Way  
Approximately 59.16 acres  
L-M, CPD to CPD

# North East Area Commission

ORD #1041-2021; Z19-087; Page 7 of 8

"Together we can build a stronger community"


February 12, 2020

Ms. Kelsey Priebe  
Department of Development  
Building & Development Services  
111 No. Front Street  
Columbus, OH 43215

Ms. Priebe:

Subjects: Z19-087, property known as 3735 Easton Way, Z-19-089, property known as 4216 Easton Loop East & CV19-120 property known as 3735 Easton Way, Columbus, OH 43219. The North East Area Commission at a public meeting on February 6, 2020, the full commission voted to approve the above applications.

Sincerely,



Commissioner Porter

Cc: Elwood Rayford – Chairperson  
Jeffery Brown - Attorney



## PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: Z19-087

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 (include 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. Morso Holding Co. 2 Limited Parkway Columbus, OH 43230 Mike Whitman 614-337-2200 0 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 2<sup>nd</sup> day of December, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2025

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

**Natalie C. Timmons**

Notary Public, State of Ohio  
My Commission Expires 09-04-2025



**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**