

**CODED NOTES**

**1** Zero Foot Setback for Parking, Loading, Maneuvering and Building

**GRAPHIC SCALE**

0 100 200 400

1 inch = 200 Feet

12.06.2021

FINAL SITE PLAN RECEIVED 3.30.21

219-088

[illegible]

MORSO Holding Co

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
REZONING EXHIBIT  
FOR  
**3850 STELZER ROAD**  
SITE PLAN



DATE  
December 2, 2019

SCALE  
1" = 200'

JOB NO.  
20180063

1/1

**STAFF REPORT  
DEVELOPMENT COMMISSION  
SPECIAL ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 11, 2021**

- 6. APPLICATION: Z19-088**  
**Location:** **3850 STELZER RD.**, being 91.01± acres mostly located on the east and west sides of Stelzer Road, north of Easton Way (520-105165 & 7 others; Northeast Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District and R-1, Residential District.  
**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):** Morso Holding Co.; Two Limited Parkway; Columbus, OH 43230.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

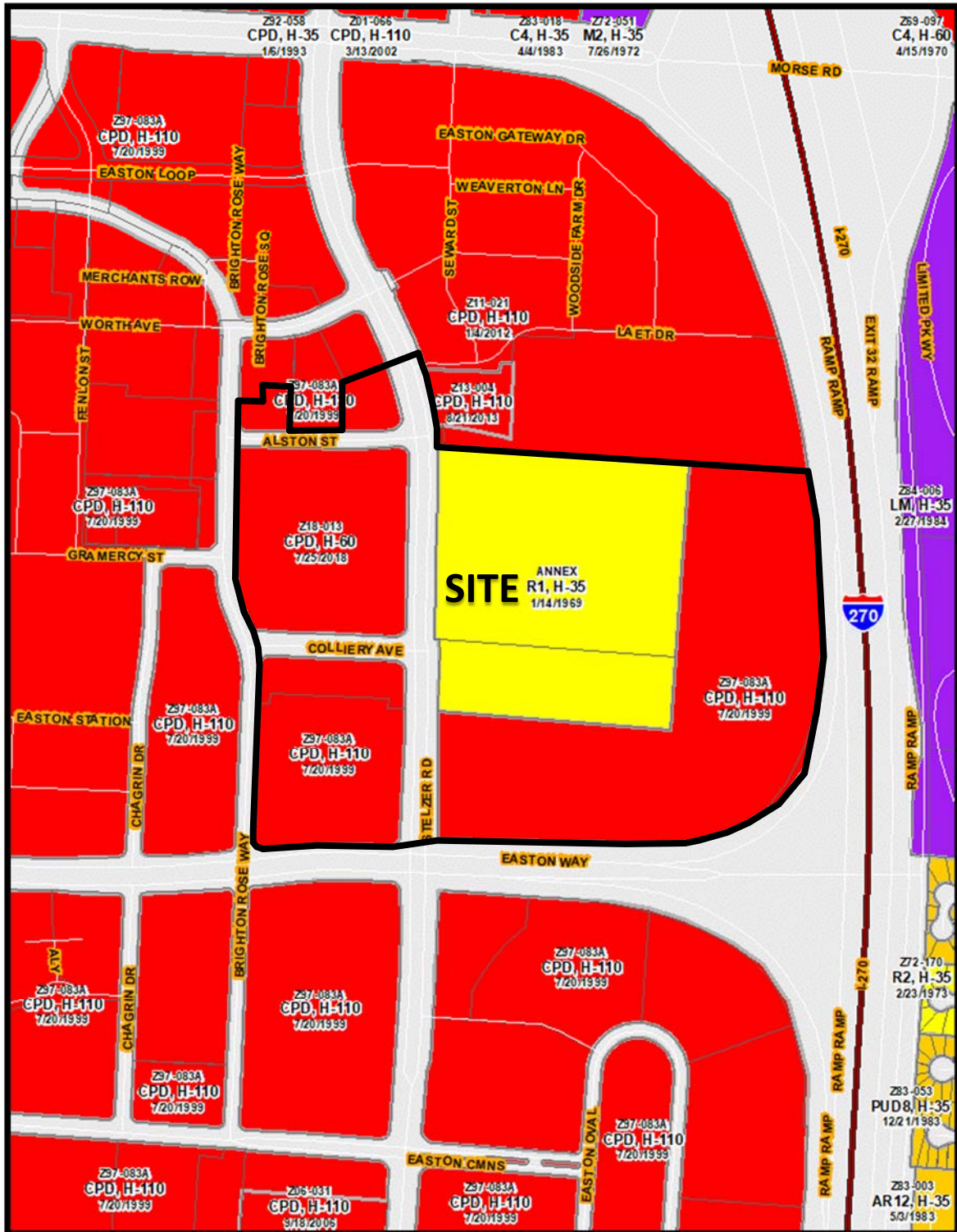
**BACKGROUND:**

- The 91.01± acre site consists of eight undeveloped parcels in the CPD, Commercial Planned Development and R-1, Residential districts. The requested CPD, Commercial Planned Development District will permit mixed-use development with an increased height district of 200 feet to make this proposal consistent with the overall standards of Easton Town Center.
- North and west of the site is Easton Town Center in the CPD, Commercial Planned Development District. South of the site is an office development in the CPD, Commercial Planned Development District. East of the site is Interstate 270.
- Concurrent Council Variance #CV19-121 has been filed to permit ground floor residential uses in the newly established CPD district.
- The site is located within the planning boundaries of the *Northeast Area Plan* (2007), which “Mixed Use-Regional Retail/Office/Light Industrial” land uses at this location.
- 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 specific setbacks.

- The Columbus Multimodal Thoroughfare Plan identifies both Easton Way and this portion of Stelzer Road as a Suburban Commuter Corridors requiring 120 feet of right-of-way.

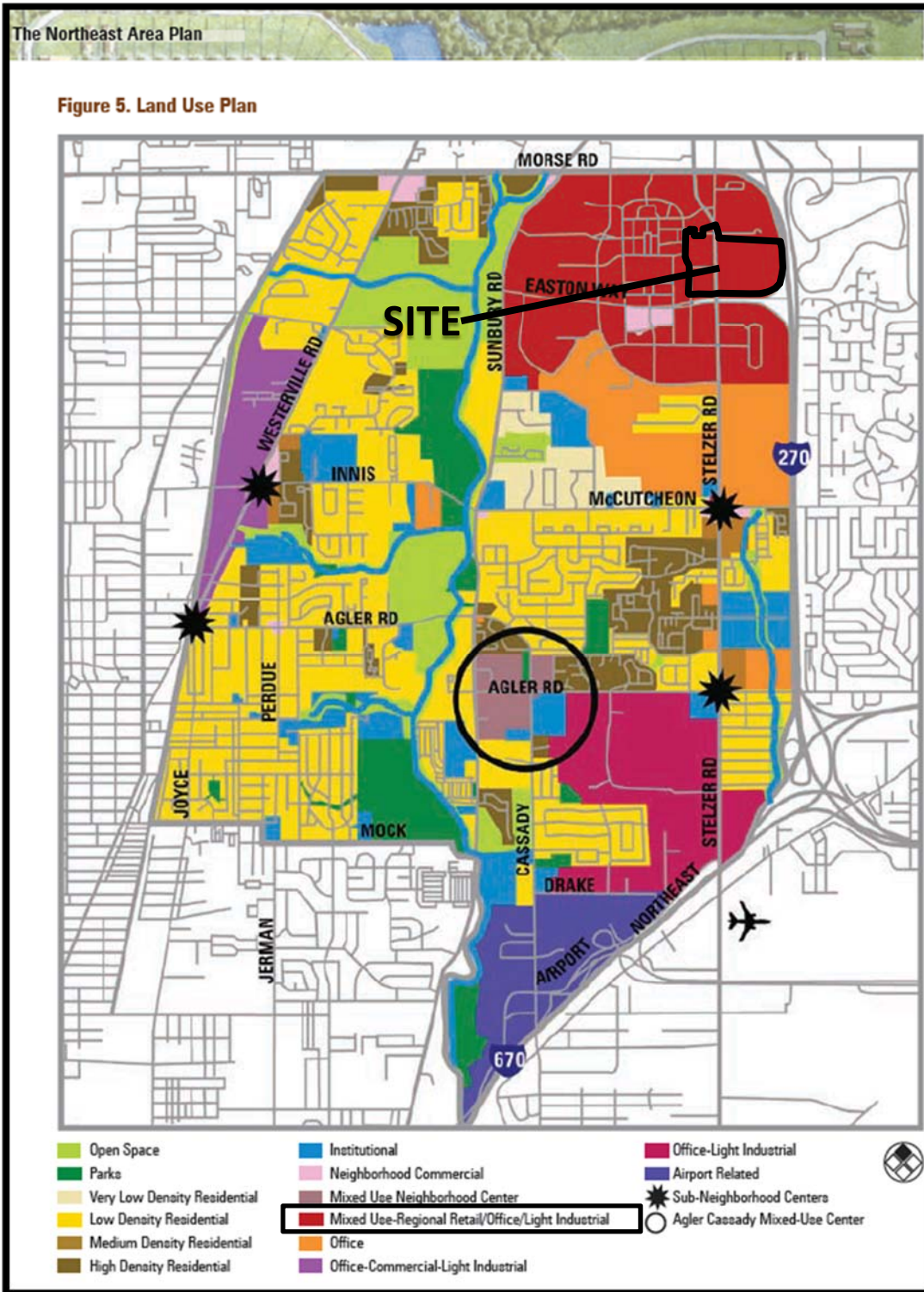
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

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.



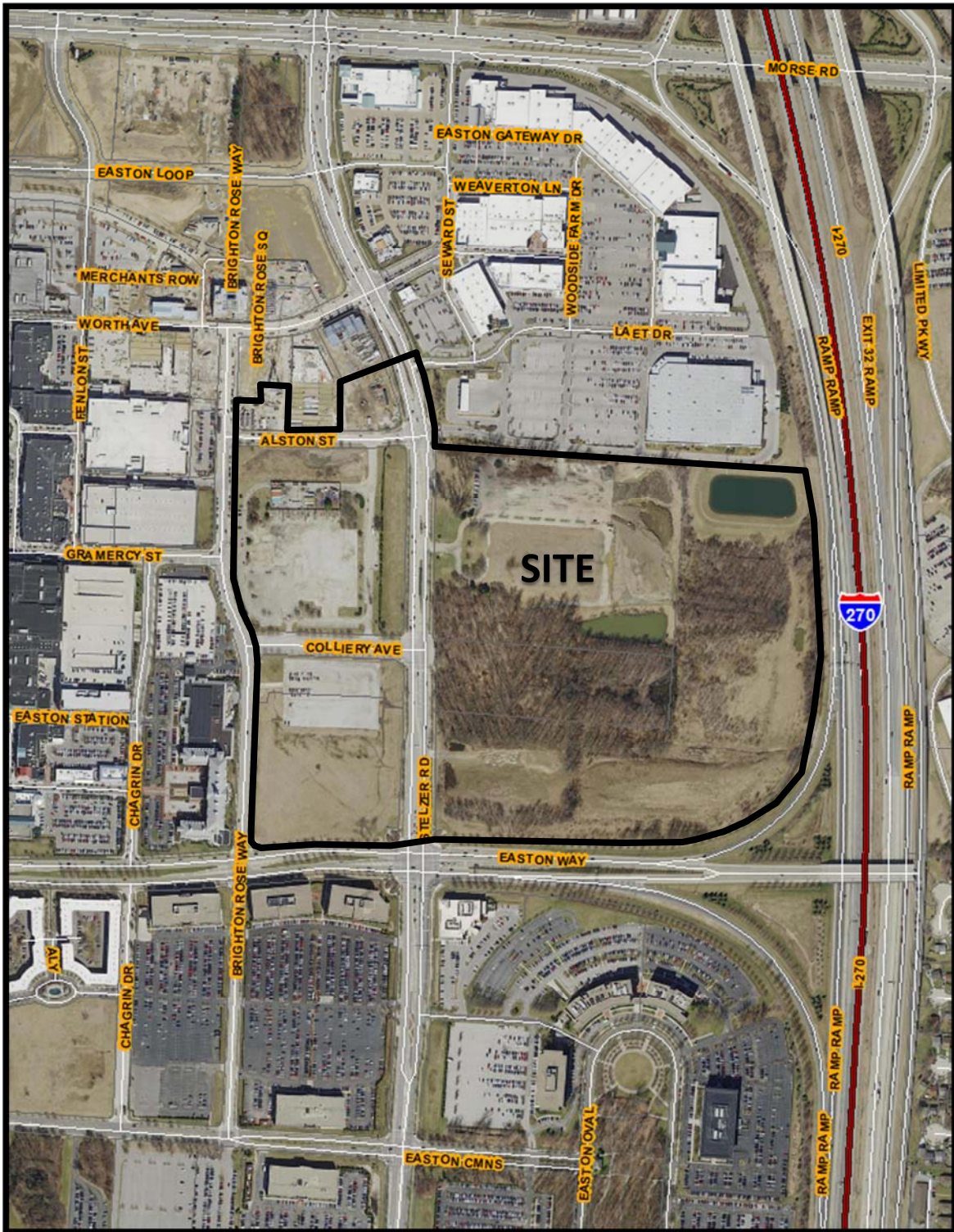
Z19-088  
3850 Stelzer Rd.  
Approximately 91.01 acres  
CPD & R-1 to CPD





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3850 Stelzer Rd.  
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CPD & R-1 to CPD

# North East Area Commission

"Together we can build a stronger community"

February 12, 2020

Mr. Tim Dietrich  
Department of Development  
Building & Development Services  
111 No. Front Street  
Columbus, OH 43215

Mr. Dietrich:

Subject: Z19-088, property known as 3850 Stelzer Road, & CV19-121, 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 #: Z19-088

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. Limdin LLC 3 Limited Parkway Columbus, OH 43230 Mike Whitman 614-337-2200 0 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 21<sup>st</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**