

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 10, 2016**

- 4. APPLICATION: Z15-062**
Location: **3507 MORSE ROAD (43224)**, being 12.36± acres located on the south side of Morse Road, approximately 224± feet west of Sunbury Road (010-213832; Northeast Area Commission).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Automobile service center.
Applicant(s): Germain Lexus of Easton; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): SJKM LLC; c/o Alan S. Acker; 366 East Broad Street; Columbus, OH 43215.
Planner: Tim Dietrich; 645-6665; tedietrich@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

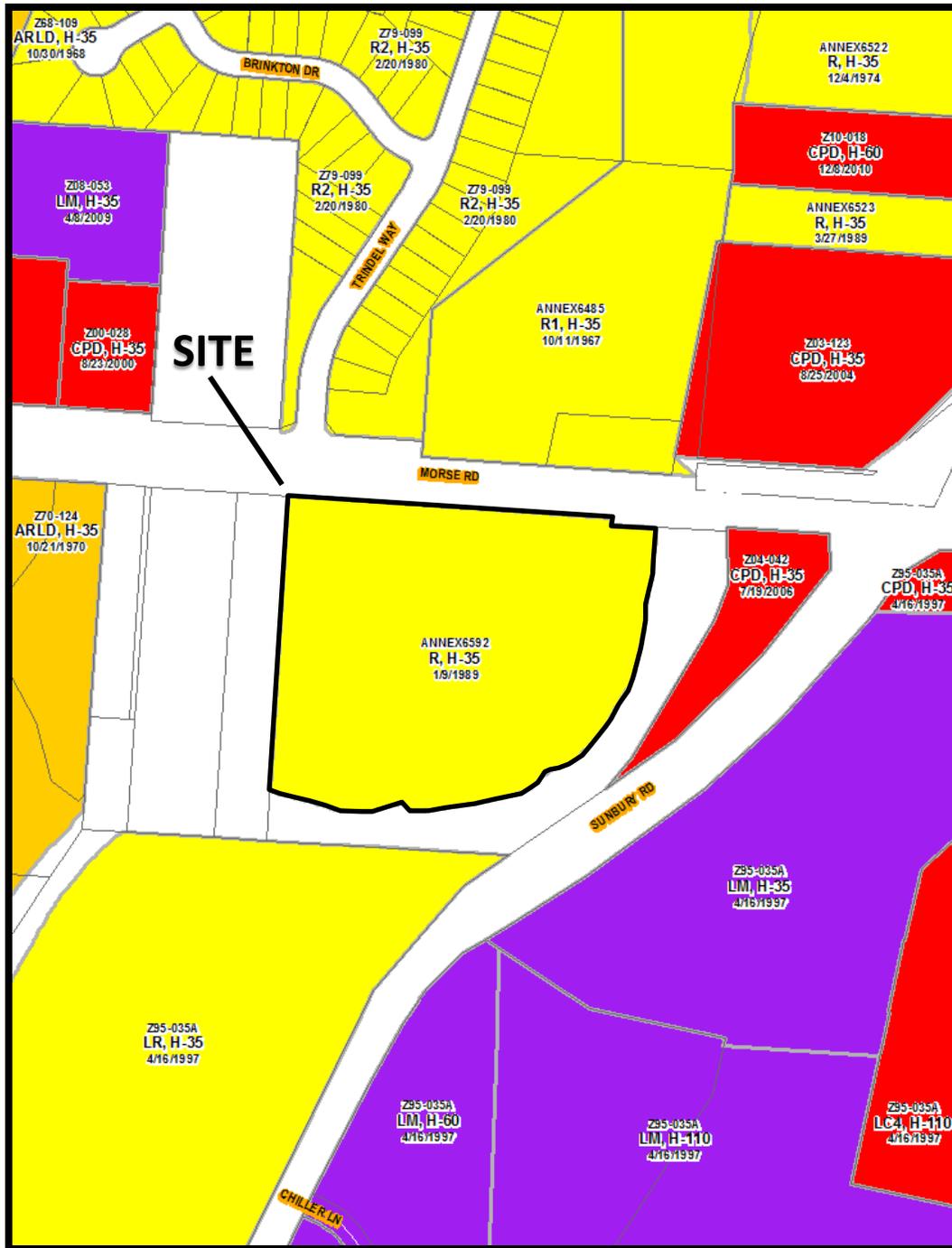
BACKGROUND:

- The 12.36± acre site consists of single parcel that is undeveloped, with the exception of two billboards on the northern edge of the property, and is currently zoned in the R, Rural District. Both Alum Creek and the Alum Creek Multi-Use Trail traverse the far southern edge of the parcel. The requested CPD, Commercial Planned Development will allow for all C-4, Commercial District uses including the proposed automobile service center. The site is located within the Morse Road Regional Commercial Overlay.
- North of the site across Morse Road is undeveloped land zoned R-1, Residential District. To the east is a gas station and convenience store zoned in the CPD, Commercial Planned Development District. To the south are recreational athletic fields zoned in the L-R, Limited Residential District. To the west are an auto service center and a small commercial business with two monopole telecommunications antennas located in Mifflin Township.
- The site is located within the planning area of the *Northeast Area Plan (2007)*, which recommends high density residential uses for this location. Staff recognizes that the proposed CPD, Commercial Planned Development District matches the existing commercial development of the adjacent properties along the southern side of Morse Road, and supports deviation from the Plan's recommendation.
- The CPD text allows for all uses in a C-4, Commercial District and commits to development standards in accordance with the C-4, Commercial District. The request includes a variance to building setbacks. The applicant has provided a site plan and elevation renderings for intended development.

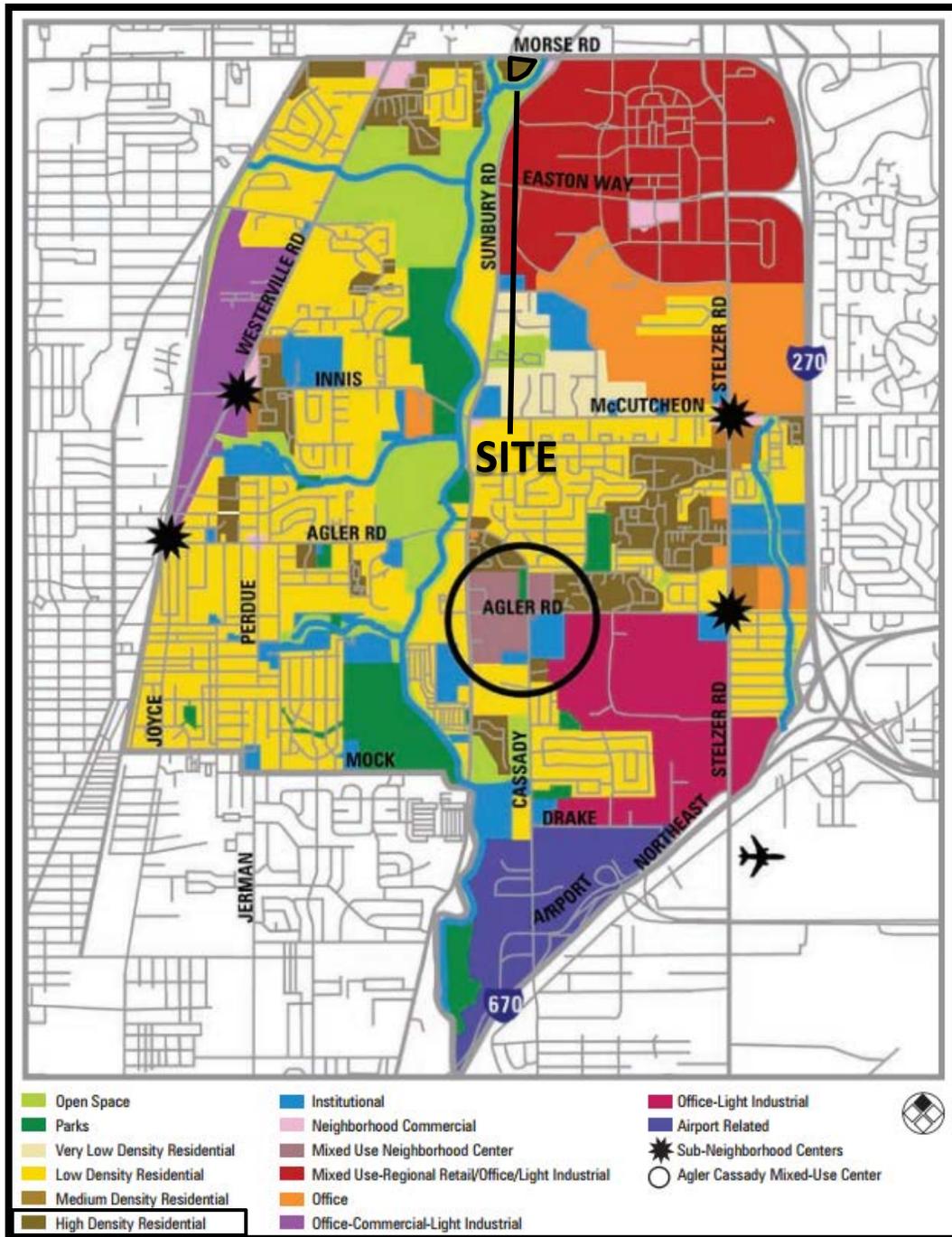
- The site is located within the boundaries of the Northeast Area Commission who recommendation was for approval. The written recommendation had not yet been received at the time this report was finalized.
- The *Columbus Thoroughfare Plan* identifies Morse Road as a 6-2D arterial requiring a minimum of 110 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development allows all C-4, Commercial District uses including the proposed automobile service center. The applicant has provided, and is committing, to a site plan and building elevations. The requested CPD, Commercial Planned Development District is compatible with the established commercial and light industrial uses on the southern side of Morse road in this area.



Z15-062
 3507 Morse Road
 Approximately 12.36 acres
 R to CPD



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TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development
PROPERTY ADDRESS: 3057 Morse Road
OWNER: SJKM LLC
APPLICANT: Germain Lexus of Easton
DATE OF TEXT: 2/29/16
APPLICATION: Z15-062

1. **INTRODUCTION:** This site is located on the south side of Morse Road east of Sundance Drive. The applicant wants to expand its automobile sales and service business by creating another service center.

2. **PERMITTED USES:**

Those uses permitted under Chapter 3356, C-4, Commercial District of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the text or submitted drawings the applicable development standards are contained in Chapter 3356 C-4, Commercial District of the Columbus City Code.

A. **Density, Height, Lot and/or Setback Requirements**

1. Parking setback shall be a minimum of 25 feet from Morse Road.

B. **Access, Loading, Parking and/or Traffic Related Commitments**

N/A

C. **Buffering, Landscaping, Open Space and/or Screening Commitments**

1. The frontage along Morse Road shall be landscaped as follows: 1 tree per 30 linear feet. Trees maybe grouped or evenly spaced.

D. **Building Design and/or Interior-Exterior Treatment Commitments**

N/A

E. **Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments**

N/A

F. **Graphics and Signage Commitments**

All signage and graphics shall conform to Article 15 of the Columbus City Code as it applies to the appropriate C-4, Commercial District. Any variance to the standards of Graphics Code shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. Variances

(a) Section 3356.11 C-4 district setback line: To reduce the building setback from 80 feet to 51 feet along Morse Road.

2. The applicant has submitted a site plan as part of its zoning application. The site shall be developed in accordance with the submitted site plan. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments to the site plan shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

3. CPD Criteria

(a) Natural Environment: The site is located on the south side of Morse Road adjacent to Alum Creek.

(b) Existing Land Use: Undeveloped.

(c) Circulation: Access to the site shall be from Morse Road.

(d) Visual from the Environment: Conceptual elevations of the building has been submitted.

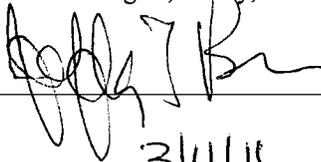
(e) View and Visibility: Consideration has been given to the visibility and safety of the motorists and pedestrian in the layout of the site.

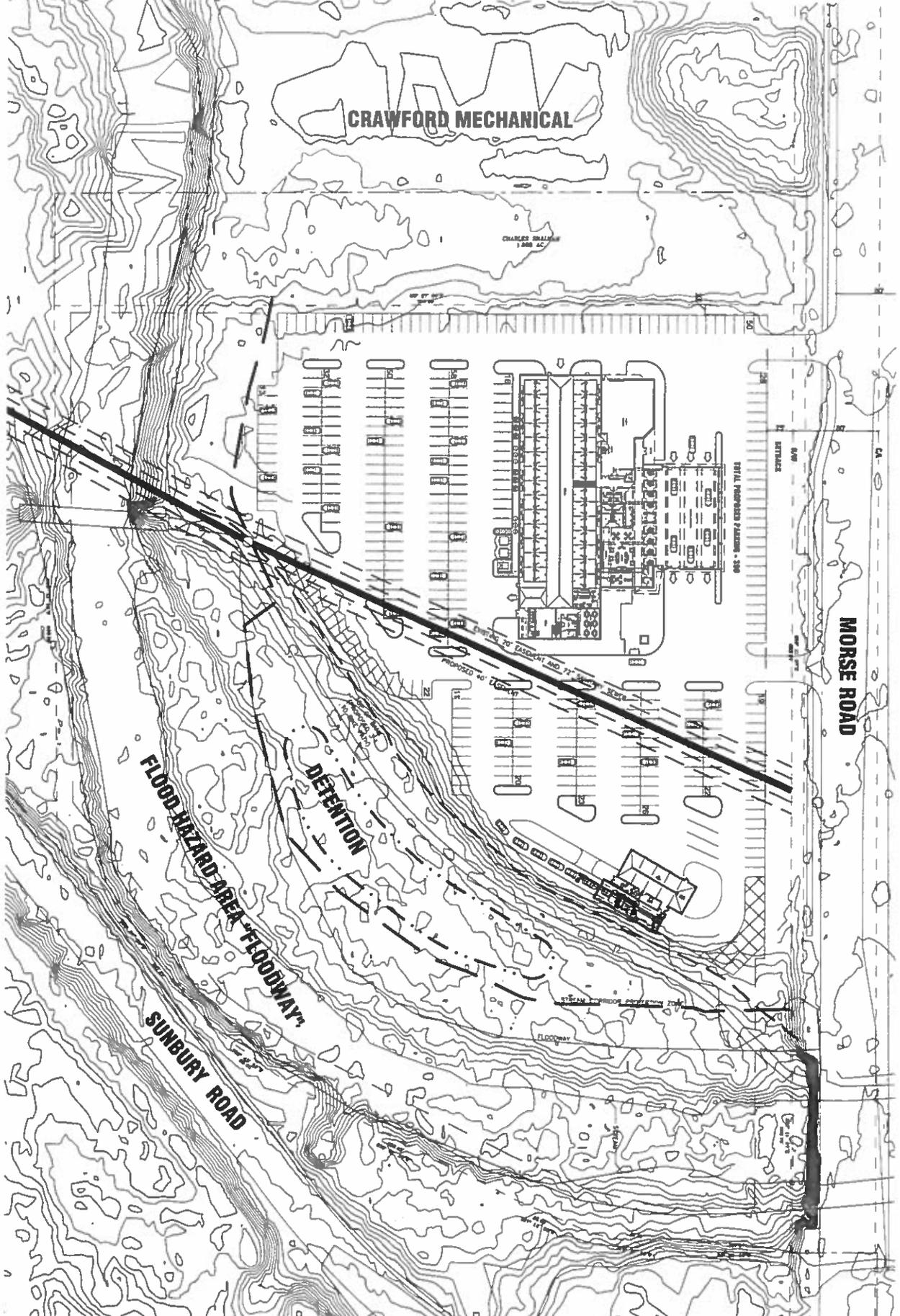
(f) Proposed Development: Commercial.

(g) Behavior Patterns: Existing development in the area has established the behavior pattern for the motorist in the area.

(h) Emissions: No adverse effect from emissions should result from the proposed development.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.


3/4/16



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