



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

OFFICE USE ONLY

Application #: 217-047 Date Received: 10/26/17
Application Accepted By: MM + TD Fee: \$3520
Assigned Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 1300 MORSE ROAD, COLUMBUS Zip 43229
Is this application being annexed into the City of Columbus [ ] Yes [X] No (select one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-123466-00
[ ] Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) C-4 Requested Zoning District(s) C9D

Area Commission Area Commission or Civic Association: NORTHLAND COMMUNITY COUNCIL

Proposed Use or reason for rezoning request: GAS STATION / FAST FOOD RESTAURANT (continue on separate page if necessary)

Proposed Height District: 35' Acreage 1.22 +/-
[Columbus City Code Section 3309.14]

APPLICANT:

Name SHRI SIDDHI VINAYAK PROPERTIES, LTD.
Address 3114 McCUTCHEON CROSSING DR City/State COLUMBUS, OH Zip 43219
Phone # 614-395-0332 Fax # Email mrheno199@yahoo.com

PROPERTY OWNER(S):

Name REESE & CO, LLC, ERIN ADAMS, ELIZABETH ORGAN, TRUSTEE, ETC
Address 3972 BROWN PARK, #A City/State HILLIARD, OH Zip 43026
Phone # Fax # Email
[ ] Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

[X] Attorney [ ] Agent

Name SANJAY BHATT, Esq.
Address 2955 KENNY RD, #225 City/State COLUMBUS, OH Zip 43221
Phone # 614-222-4900 Fax # 614-334-5080 Email: bhattlawoffice@gmail.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE: [Signature]
PROPERTY OWNER SIGNATURE: [Signature] 10/24/17
ATTORNEY / AGENT SIGNATURE: [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

**REZONING APPLICATION**

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

**AFFIDAVIT**

(See instruction sheet)

APPLICATION # 217-047

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME SHRI SIDDHI VINAYAK PROPERTIES LTD.  
of (1) MAILING ADDRESS 3114 McCUTCHEON CROSSING DR, COLUMBUS, OH 43219  
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a  
list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 1300 MORSE RD, COLUMBUS, OH 43229  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building  
and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) REESE & COMPANY, LLC  
3972 BROWN PARK, #A  
HILLIARD, OH 43026

Check here if listing additional property owners  
on a separate page.

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

SHRI SIDDHI VINAYAK PROPERTIES, LTD  
614-395-0332

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) NORTHLAND COMMUNITY COUNCIL  
DAVE PAUL,  
BOX 297836, COLUMBUS, OH 43229

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

SIGNATURE OF AFFIANT

(8) [Signature]

Sworn to before me and signed in my presence this 16th day of OCT, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]  
NO-EXP.

My Commission Expires:

Notary Seal Here



SANJAY K. BHATT, ESQ.  
ATTORNEY AT LAW  
NOTARY PUBLIC  
STATE OF OHIO  
Sec 147.03 O.R.C.

This Affidavit expires six (6) months after date of notarization.

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**LABEL SET – Shri Siddhi Vinayak Properties, Ltd.**

**APPLICANT**

Shri Siddhi Vinayak Properties, Ltd.  
3114 McCutcheon Crossing Dr.  
Columbus, OH 43219

**ATTORNEY**

Sanjay K. Bhatt, Esq.  
2935 Kenny Rd., # 225  
Columbus, OH 43221

**PROPERTY OWNER**

GDH Holdings, LLC  
3972 Brown Park, #A  
Hilliard, OH 43026

Erin M. Adams  
3972 Brown Park, # A  
Hilliard, OH 43026

William H. Adams  
3972 Brown Park, # A  
Hilliard, OH 43026

Elizabeth A. Organ, Individual &  
As Trustee of Howard Adams Trust  
3972 Brown Park, # A  
Hilliard, H 43026

Reese & Company, LLC  
3972 Brown Park, # A  
Hilliard, OH 43026

**AREA COMMISSION OR  
NEIGHBORHOOD GROUP**

Northland Community Council  
c/o Dave Paul  
P.O. Box 297836  
Columbus, OH 43229

**SURROUNDING PROPERTY OWNERS:**

Chinwe M. Dabo  
1270 Fenceway Dr.  
Columbus, OH 43229

Michael S. Mockler  
447 Nathan Drive 573  
Powell, OH 43065

Horizon Trust Co. Custodian  
FBO John Barnett IRA  
Ablemarke Circle  
Delaware, OH 43015

Erik and Bonnie Barnhill  
1306 Fenceway Dr.  
Columbus, OH 43229

Paul and Cynthia Carr  
1324-1326 Fenceway Dr.  
Columbus, OH 43229

Creative Housing, Inc.  
2233 City Gate Dr.  
Columbus, OH 43219

Edward A. Foster, TR  
1330-1332 Fenceway  
Columbus, OH 43229

Union Savings Bank  
1330 Morse Road  
Columbus, OH 43229

Reese & Company, LLC  
Erin M. Adams, Elizabeth A. Organ, TR, GDH  
Holdings LLC, Complete General  
Construction Company  
P.O. Box 123  
Hilliard, OH 43026

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**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 # 217-047

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) SHRI SIDDIH VINAYAK PROPERTIES LTD.  
of (COMPLETE ADDRESS) 1300 MORSE RD, COLUMBUS, OH 43229  
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

<p>1. SHRI SIDDIH VINAYAK PROPERTIES, LTD 3114 McCUTCHEON CROSSING DR COLUMBUS, OH 43219. #1 DUSHYANT PATEL, 614-395-0332</p>	<p>2. DUSHYANT PATEL 3114 McCUTCHEON CROSSING DR COLUMBUS, OH 43219 614-395-0332</p>
<p>3. MITISHABEN PATEL 3114 McCUTCHEON CROSS. DR COLUMBUS, OH 43219 (614) 806-9366</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 16th day of JULY, in the year 2017

SIGNATURE OF NOTARY PUBLIC

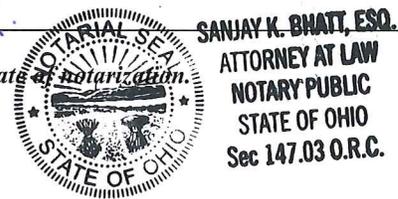
[Signature]

My Commission Expires:

NO. EXP.

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

Notary Seal Here



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# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010123466

Zoning Number: 1296

Street Name: MORSE RD

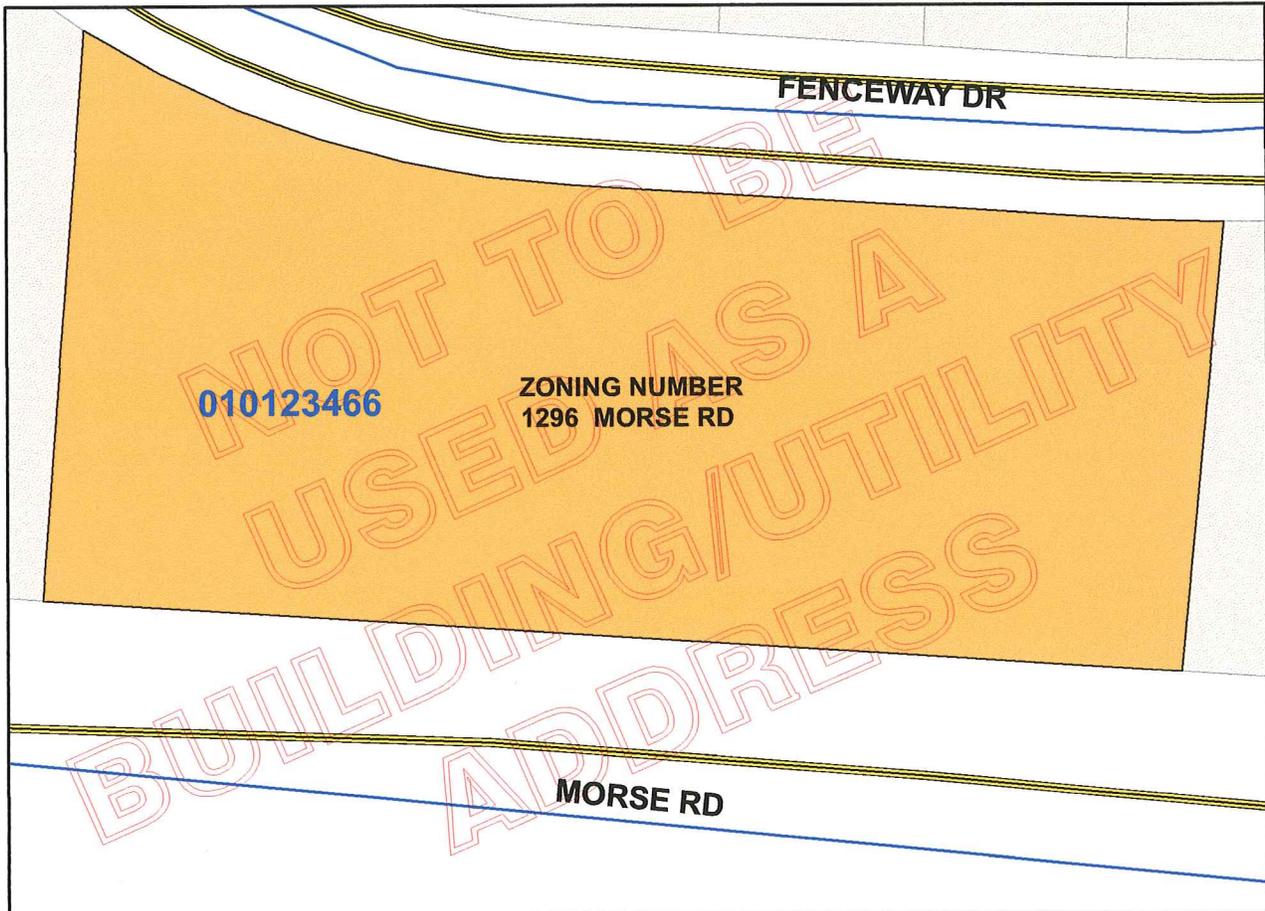
Lot Number: N/A

Subdivision: N/A

Requested By: JH ARCHITECTS, INC (ROBERT JOHNSON)

Issued By: *Adyana Amarian*

Date: 10/23/2017



SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 105745

217-047



FRANK D. WILLIAMS, ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

**LEGAL DESCRIPTION – 1300 Morse Road, Columbus, Ohio**  
**Parcel Number: 010-123466-00**

Being 1.221 acres of land in RESERVE "E" of WOODWARD PARK NO. 3, as the same is designated and delineated upon the recorded plat thereof, of record in Plat Book 36, pages 96 and 97, Recorder's Office, Franklin County, Ohio, said 1.221 acre tract being more particularly described as follows:

Beginning at a point in the northerly line of Morse Road and in the southerly line of said Reserve "E", said point bearing N 88°06'45"W, a distance of 175.00 feet from the southeasterly corner of said Reserve "E", and being the southwest corner of the 0.517 acre tract of land conveyed to Howard S. Adams, Trustee, by deed of record in Deed Book 2638, page 29, Recorder's Office, Franklin County, Ohio; thence N 88°06'45"W, with the southerly line of said Reserve "E", the northerly line of said Morse Road, a distance of 364.59 feet to a point; thence N 1°53'15"E, at right angle to the previous course, crossing said Reserve "E", a distance of 180.98 feet to a point in the northerly line of said Reserve "E", the southerly line of Fenceway Drive (50 feet in width); thence with the northerly line of said Reserve "E", the southerly line of said Fenceway Drive and with a curve to the left having a radius of 327.41 feet, the chord of which bears S 73°32'21"E, a chord distance of 162.92 feet to the point of tangency; thence S 88°06'45"E, continuing with the northerly line of said Reserve "E", the southerly line of said Fenceway Drive, a distance of 160.15 feet to a point of curvature; thence continuing with the northerly line of said Reserve "E", the southerly line of said Fenceway Drive and with a curve to the left having a radius of 870.74 feet, the chord of which bears S 89°38'55"E, a chord distance of 46.80 feet to a point, said point being the northwest corner of said 0.517 acre tract conveyed to Howard S. Adams, Trustee, as aforesaid; thence S 1°53'15"W, along the westerly line of said 0.517 acre tract, a distance of 141.25 feet to the point of beginning and containing 1.221 acres of land, more or less.

217-047

**COMMERCIAL PLANNED DEVELOPMENT TEXT**

**PROPOSED DISTRICT:** CPD – Commercial Planned Development

**PROPERTY ADDRESS:** 1300 Morse Road, Columbus, Ohio

**OWNERS:**

**GDH Holdings, LLC**  
3972 Brown Park, #A  
Hilliard, OH 43026

**Erin M. Adams**  
3972 Brown Park, # A  
Hilliard, OH 43026

**William H. Adams**  
3972 Brown Park, # A  
Hilliard, OH 43026

**Elizabeth A. Organ, Individual &  
As Trustee of Howard Adams Trust**  
3972 Brown Park, # A  
Hilliard, H 43026

**Reese & Company, LLC**  
3972 Brown Park, # A  
Hilliard, OH 43026

**APPLICANT:** Shri Siddhi Vinayak, Ltd.

**Date of Text:** October 24, 2017

**Application Number:**

**1. INTRODUCTION:**

The Applicant is an Ohio Limited Liability Company, in contract to purchase the real property located at 1300 Morse Road, in the City of Columbus, Franklin County, Ohio - "Real Property". A McDonald's restaurant was located on the Real Property; however, that restaurant closed sometime in 2012, and the restaurant building was subsequently demolished. The Real Property has been vacant and unimproved since.

The Real Property consists of 1.21 +/- acres, adjoined by a shopping center on the East side and a Union Savings Bank on the West. The Real Property's existing Zoning is C-4 Commercial.

The Applicant proposes to rezone the Real Property to CPD Commercial Planned Development to develop it as a 5,000 +/- sq. ft. building, with a gas station, convenience store, and a Mr. Hero franchised restaurant.

The proposed development will add a Cleveland based franchised restaurant and gas station to an empty lot and promote the continued revitalization of the Morse Road corridor. This will be accomplished in harmony with the already existing development in the area.

**2. PERMITTED USES:**

Applicant requests that Gasoline station, with a convenience store and a restaurant/sandwich shop be permitted.

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**3. DEVELOPMENT STANDARDS:**

Except as otherwise noted herein or on the Site Plan incorporated herein, the applicable standards of Chapter 3356 (C-4) shall apply to this site.

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

1. The convenience store and restaurant building shall be located in the area designated on the CPD Site Plan submitted with this rezoning (the "Site Plan").
2. The canopy and pump islands shall be located in the area designated as "Fuel Canopy" on the Site Plan.
3. The canopy setback from Morse Road shall be not less than 80 feet and from Morse Road and shall not be less than 40 feet from the landscape buffer, as shown on the Site plan.
4. The building setback shall be not less than 80 feet from Morse and shall not be less than 40 feet from the landscape buffer, as shown on the Site plan.
5. The parking setback shall be as shown on the Site plan.

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

1. The existing curb cut locations on the right of way shall remain.
2. The Site shall provide a minimum of 20 parking spaces, including 2 ADA accessible parking space.

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

1. The subject Property shall be landscaped as shown on the Planting Plan. Site Plan notations and specifications attached to or made part of the Planting Plan shall be part of this CPD text as if fully rewritten herein.
2. There will be a landscape buffer along the South side of the Real Property facing Morse Road, at least 75% capacity.
3. There will be landscape buffer along the North side of the Real Property, along with a 4' high wood fencing, as shown on the Site Plan.

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

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1. Materials for the facility shall be brick, brick veneer, stone or stucco stone, metal, stucco, synthetic stucco (EIFS), wood and glass. Commercial decorative finish to block may be used.

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

1. The dumpster will be located as shown on the Site Plan. Three (3) of the sides shall be screened with either a minimum 6-foot high wood fence painted to match the brick on the station, or a brick façade matching the exterior brick façade of the convenience store. The gate shall be the same height and complementary in design.

2. Rear wall packs shall be installed no higher than 7 feet.

3. Light poles in the parking lot shall not exceed a height of 18 feet.

4. No outdoor speakers shall be permitted on the Property other than an intercom system for communication between the pump islands and the convenience store.

5. The outdoor display area in the front of the building along the sidewalk will be limited to a maximum of 4 feet in depth, 12 feet in width, and 3 feet high. Display areas at the ends of the pump islands will be limited to 4 feet in depth, 4 feet in width, and 3 feet high. The outdoor display areas shall contain only those items normally and customarily sold by a Gas Station.

**F. Graphic Commitments.**

1. The applicable graphics standards shall be those contained in Columbus City Code Articles 15 as they apply to a C-4 Commercial District in the Morse Road area of the subject property. Variances to those requirements, if required, will be submitted to the City of Columbus Graphics Commission for consideration. Applicant agrees to submit a Graphics Plan for the site to the City of Columbus Graphics Commission and to incorporate brick into the monument signage, akin to that on the building façade.

**G. Miscellaneous Commitments.**

1. The Property shall be developed in accordance with the Site Plan and Planting Plan; however, the plans may be slightly adjusted to reflect engineering, topographical, or other site data established at the time of development and engineering plans are completed. The Director of the Department of Building and Zoning Services or a designee shall review and may approve any slight adjustment to the plans upon submission of the appropriate data regarding the proposed adjustment.

2. The property shall comply with the provisions of Columbus City Code Section 3357.18., with the following exception, such that in the event that redevelopment and/or new construction activity causes the retail fuel sales operation to cease for more than six months within a calendar year, the operation will not

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be considered abandoned for so long as there is an active building permit for said construction that is causing the closure.

3. The access point to Morse Road shall be limited to as it current exists for the subject property, which was prior used for a McDonald's.

#### **IV. CPD REQUIREMENTS:**

A. Natural Environment: The Real Property is currently a vacant lot upon which a McDonald's restaurant building was located until 2012, and demolished in that year. The surrounding area is developed with commercial uses. The Real Property consists of 1.21 +/- acres, adjoined by a shopping center on the East side and a Union Savings Bank on the West. The Real Property's existing Zoning is C-4 Commercial.

B. Existing Land Use: Currently vacant lot, which previously housed a McDonald's restaurant. .

C. Transportation and Circulation: The Property will retain its existing curb cuts, although improved for efficiency of movements.

D. Visual Form of the Environment: The adjacent commercial uses along Morse Road, includes a shopping center on the Western side of the Real Property and numerous fast food restaurants and commercial business.

E. View and Visibility: The Property is visible from Morse Road.

F. Proposed Development: A convenience store with fuel sales and Mr. Hero restaurant / sandwich shop, display areas, canopy, and associated parking.

G. Behavior Patterns: The Property will service existing traffic traveling on Morse Road.

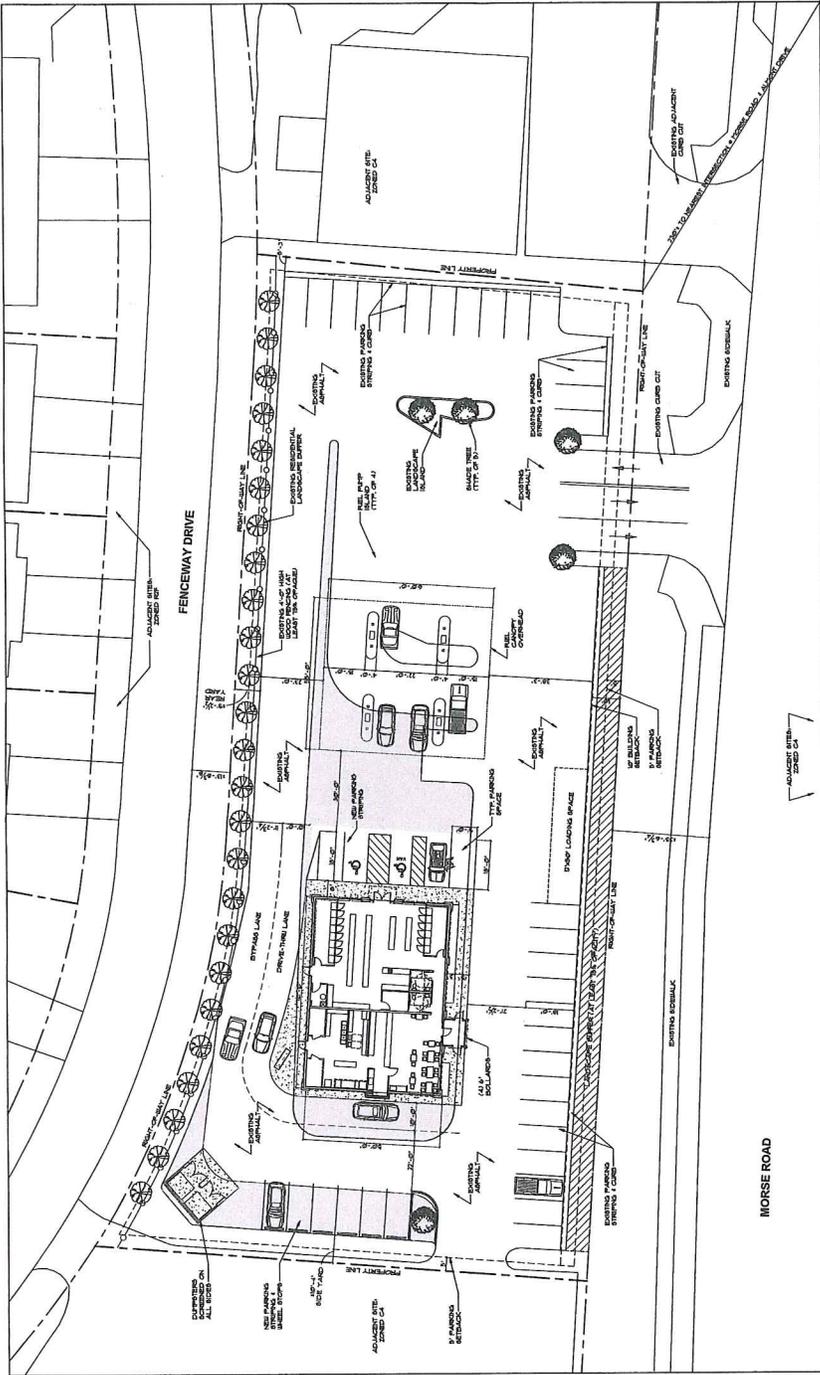
H. Emissions: No adverse effect from emissions is expected to result from the proposed development.

#### **V. VARIANCES:**

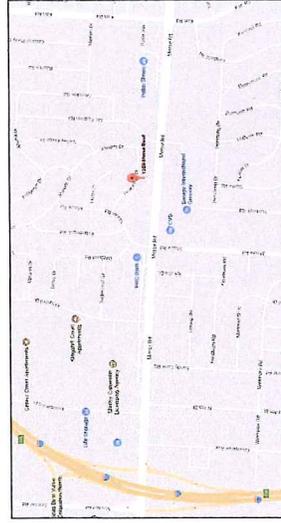
A. Other than rezoning to CPD for gasoline station, no additional variances are being considered at this time.

**SECTION 4.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

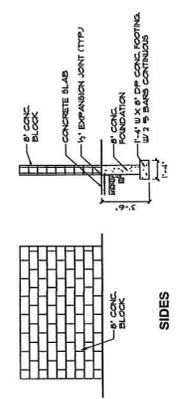
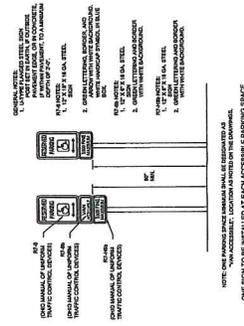
217.047



A SITE PLAN  
SCALE: 1" = 20'



B LOCATION MAP  
SCALE: N.T.S.



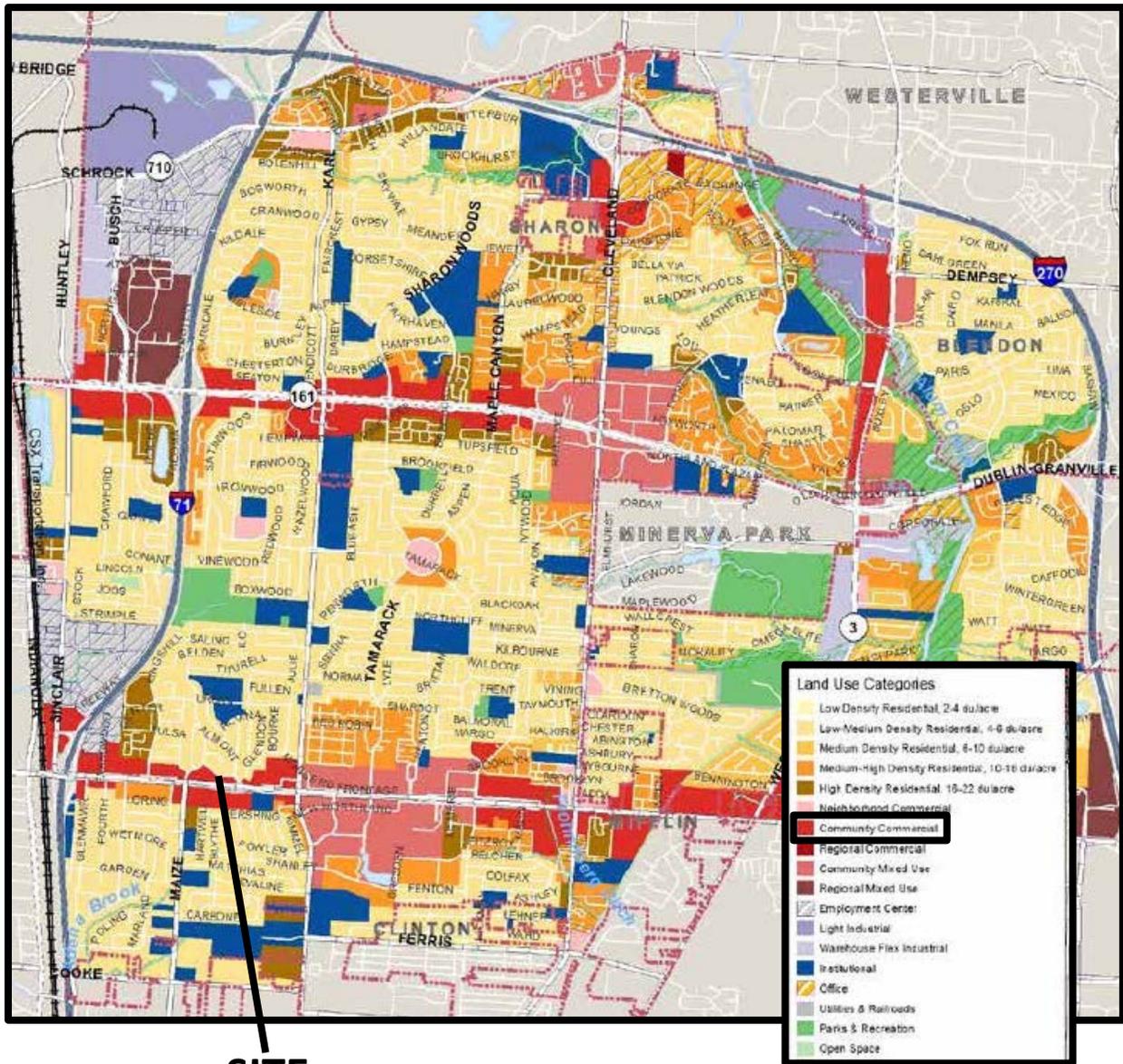
- GENERAL INFORMATION:**
1. SITE AREA: 1.5320 ACRES (1.5320 ACRES)
  2. PRE-DEVELOPED IMPROVEMENTS: 40725 SF (590 ACRES)
  3. BUILDING AREA: 1245 SF (RESTAURANT/CORNER-TIRED)
  4. PROPOSED BUILDING HEIGHT: 17'-0"
  5. USE GROUP: A-1 (RESTAURANT) AND F (FUEL/STATION)
  6. PARCELS: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
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217-047



Z17-047  
1300 Morse Road  
Approximately 1.22 acres  
From C-4 to CPD

Northland I Area Plan (2014)



**SITE**

Z17-047  
 1300 Morse Road  
 Approximately 1.22 acres  
 From C-4 to CPD



Z17-047  
1300 Morse Road  
Approximately 1.22 acres  
From C-4 to CPD