

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 #: 218-013 Date Received: 2/20/18
Application Accepted By: KP Fee: \$7040
Assigned Planner: Nelsey Priene; kpriene@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3871 Stelzer Road Zip 43219

Is this application being annexed into the City of Columbus ☐ Yes ☒ 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 010-015156

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: Northeast Area Commission

Proposed Use or reason for rezoning request: adjust building and parking setback

Proposed Height District: 60 (continue on separate page if necessary)
Acreage 12.56
[Columbus City Code Section 3309.14]

APPLICANT:

Name Morso Holding Co.

Address 3 Limited Parkway City/State Columbus, OH Zip 43230

Phone # 614-944-5195 Fax # _____ Email mwhitman@georgetownco.com

PROPERTY OWNER(S):

Name same as applicant

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) ☒ Attorney ☐ Agent

Name Jeffrey L. Brown

Address 37 West Broad Street, Suite 460 City/State Columbus, OH Zip 43215

Phone # 614-221-4255 Fax # 614-221-4409 Email: jlbrown@smithandhale.com

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

APPLICANT SIGNATURE Morso Holding Co. By: [Signature]

PROPERTY OWNER SIGNATURE Morso Holding Co. By: [Signature]

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

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 218-013

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, Columbus, OH 43215

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 3871 Stelzer Road
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) 2/20/18

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

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

(4) Morso Holding Co.
3 Limited Parkway
Columbus, OH 43230

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

Morso Holding Co.
614-944-5195

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

(5) Northeast Area Commission
Mrs. Alice Porter
3130 McCutcheon Place
Columbus, OH 43219

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

Sworn to before me and signed in my presence this 19th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C. Timmons
9/4/2020

My Commission Expires:



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

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

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Please make all checks payable to the Columbus City Treasurer

APPLICANT/PROPERTY OWNER

ATTORNEY

AREA COMMISSION

Morso Holding Co.
3 Limited Parkway
Columbus, OH 43230

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

Northeast Area Commission
c/o Alice Porter
3130 McCutcheon Place
Columbus, OH 43219

SURROUNDING PROPERTY OWNERS

Columbus Easton Hotel LLC
"or current occupant"
654 Madison Avenue
New York, NY 10065

Easton Town Center LLC
"or current occupant"
4016 Townsfair Way
Columbus, OH 43219

Limdin LLC
"or current occupant"
3 Limited Parkway
Columbus, OH 43230

ETC Office LLC
"or current occupant"
4016 Townfair Way Ste 201
Columbus, OH 4319

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.
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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: 010-015156

Zoning Number: 3871

Street Name: STELZER RD

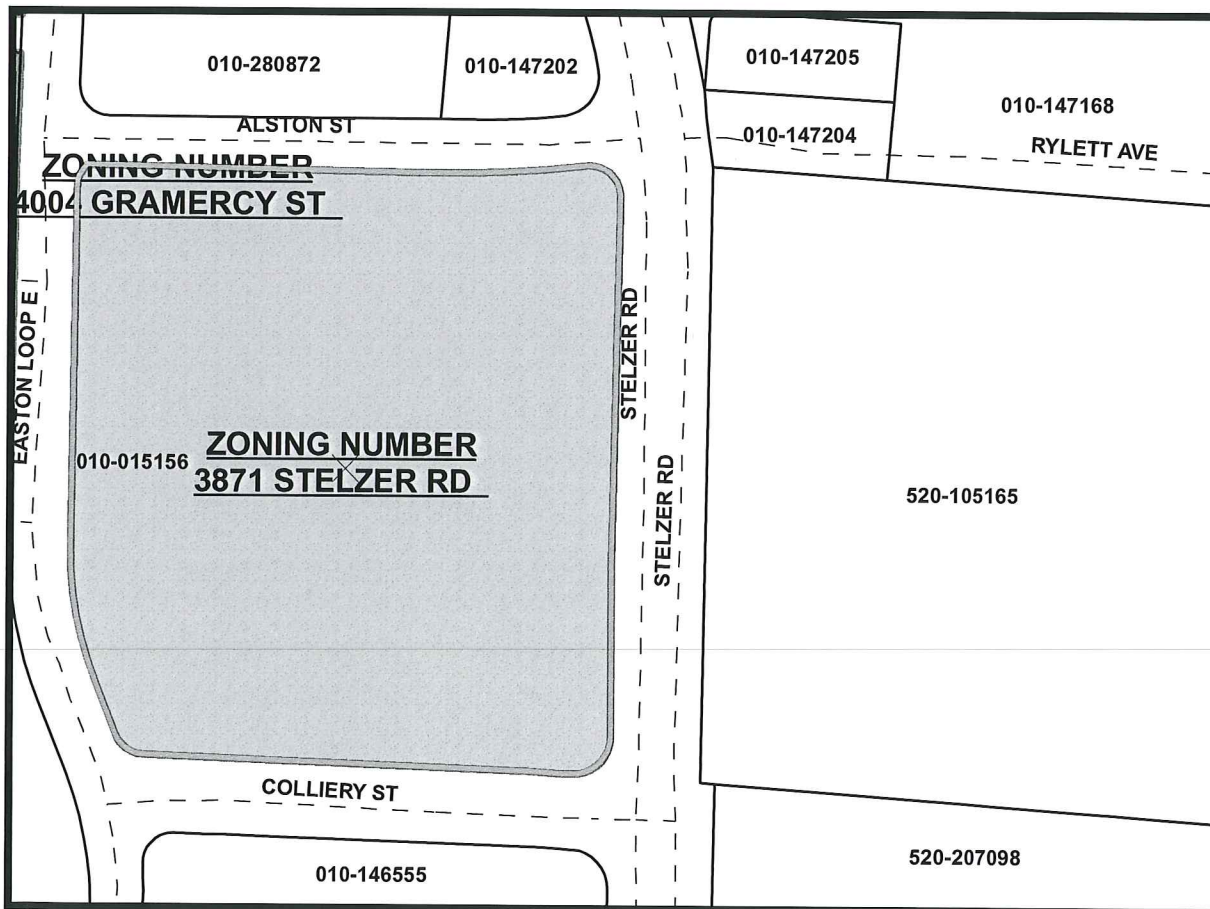
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH AND HALE

Issued By: *Patricia A. Austin*

Date: 05/27/2009



SCALE: 1 inch = 250 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
PLANNING AND OPERATIONS DIVISION
COLUMBUS, OHIO

218-013

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Township 1, Range 17, United States Military Lands, being all of the remainder of the original 28.054 acre tract conveyed to the Board of Education of the City School District of Columbus, Ohio by deed of record in Deed Book 3492, Page 865, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for Reference, at the centerline intersection of Gramercy Street and Easton Loop East, as recorded in Plat Book 93, Page 1;

Thence North $00^{\circ} 48' 27''$ East, a distance of 29.01 feet, with the centerline of said Easton Loop East, to a point at the intersection of said centerline with the extended northerly right-of-way line of said Gramercy Street, being in the southerly line of Easton Loop East as recorded in Plat Book 99, Page 55;

Thence South $87^{\circ} 41' 33''$ East, a distance of 40.01 feet, with the extension of said northerly right-of-way line, to an iron pin set in the westerly line of the remainder of said original 28.054 acre tract, the TRUE POINT OF BEGINNING;

Thence North $00^{\circ} 48' 27''$ East, a distance of 408.50 feet, with the easterly right-of-way of said Easton Loop East (P.B. 99, Page 55), to an iron pin set at a point of curvature;

Thence with the arc of said curve to the right, having a central angle of $49^{\circ} 27' 20''$, a radius of 40.00 feet, an arc length of 34.53 feet, and a chord which bears North $25^{\circ} 32' 04''$ East, a chord distance of 33.46 feet, continuing with said easterly right-of-way line, to an iron pin set in the southerly right-of-way line of Alston Street as recorded in Plat Book 99, Page 55;

Thence with the southerly right-of-way line of said Alston Street, the following courses and distances:

South $88^{\circ} 47' 28''$ East, a distance of 447.46 feet, to an iron pin set at a point of curvature;

With the arc of said curve to the left, having a central angle of $07^{\circ} 42' 58''$, a radius of 1542.00 feet, an arc length of 207.66 feet, and a chord which bears North $87^{\circ} 21' 04''$ East, a chord distance of 207.50 feet, to an iron pin set at a point of reverse curvature;

With the arc of said curve to the right, having a central angle of $93^{\circ} 03' 16''$, a radius of 40.00 feet, an arc length of 64.96 feet, and a chord which bears South $49^{\circ} 58' 47''$ East, a chord distance of 58.06 feet, to an iron pin set at a point of compound curvature in the westerly right-of-way line of Stelzer Road, being in the westerly line of the 2.0712 acre tract conveyed as Parcel 118-WD to City of Columbus, Ohio by deed of record in Official Record 28448 J18;

Thence with the arc of said curve to the right, having a central angle of $04^{\circ} 28' 13''$, a radius of 1372.40 feet, an arc length of 107.08 feet, and a chord which bears South $01^{\circ} 13' 03''$ East, a chord distance of 107.05 feet, with said westerly right-of-way line and the westerly line of said 2.0712 acre tract, to an iron pin set at a point of tangency;

Thence South $01^{\circ} 01' 04''$ West, a distance of 600.89 feet, continuing with said westerly right-of-way line, to an iron pin set at a point of curvature in the northerly right-of-way line of Colliery Avenue as recorded in Plat Book 93, Page 1;

Thence with the northerly right-of-way line of said Colliery Avenue, the following courses and distances:

218-013

With the arc of said curve to the right, having a central angle of $92^{\circ} 52' 11''$, a radius of 50.00 feet, an arc length of 81.04 feet, and a chord which bears South $47^{\circ} 27' 09''$ West, a chord distance of 72.46 feet, to an iron pin set at a point of tangency;

North $86^{\circ} 06' 45''$ West, a distance of 8.85 feet, to an iron pin set at a point of curvature;

With the arc of said curve to the left, having a central angle of $01^{\circ} 34' 48''$, a radius of 2549.00 feet, an arc length of 70.29 feet, and a chord which bears North $86^{\circ} 54' 09''$ West, a chord distance of 70.28 feet, to an iron pin set at a point of tangency;

North $87^{\circ} 41' 33''$ West, a distance of 481.45 feet, to an iron pin set at a point of curvature;

With the arc of said curve to the right, having a central angle of $66^{\circ} 00' 40''$, a radius of 40.00 feet, an arc length of 46.08 feet, and a chord which bears North $54^{\circ} 41' 13''$ West, a chord distance of 43.58 feet, to an iron pin set at a point of reverse curvature in the easterly right-of-way line of said Easton Loop East (P.B. 93, Pg. 1);

Thence with the easterly right-of-way line of said Easton Loop East (P.B. 93, Pg. 1), the following courses and distances:

With the arc of said curve to the left, having a central angle of $00^{\circ} 15' 21''$, a radius of 540.00 feet, an arc length of 2.41 feet, and a chord which bears North $21^{\circ} 48' 34''$ West, a chord distance of 2.41 feet, to an iron pin set at a point of tangency;

North $21^{\circ} 56' 14''$ West, a distance of 76.26 feet, to an iron pin set at a point of curvature;

With the arc of said curve to the right, having a central angle of $22^{\circ} 44' 41''$, a radius of 460.00 feet, an arc length of 182.61 feet, and a chord which bears North $10^{\circ} 33' 53''$ West, a chord distance of 181.41 feet, to an iron pin set at a point of tangency;

North $00^{\circ} 48' 27''$ East, a distance of 55.06 feet, to the TRUE POINT OF BEGINNING, containing 12.555 acres of land more or less.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the northerly right-of-way line of Colliery Avenue, being South $87^{\circ} 41' 33''$ East, as recorded in Plat Book 93, Page 1, Recorder's Office, Franklin County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

CPD TEXT

PROPOSED DISTRICT: CPD

PROPERTY ADDRESS: 3871 Stelzer Road

OWNER: Morso Holding Co.

APPLICANT: Morso Holding Co.

DATE OF TEXT: 2/19/18

APPLICATION NUMBER: Z18- 013

1. INTRODUCTION: The property was acquired by the property owner in December 2005. It is the site of the former Northeast Career Center. The applicant has zoned the properties to the north, west and south of the site for commercial development as part of the overall Easton development. The applicant wants to establish compatible development standards on this site and make it part of the overall Easton development. In 2018 the applicant has developed its plans for this area and wants to adjust the building and parking setbacks along Stelzer Road to zero. Prior plans anticipated retention areas along the roadway. The construction of the Macy parking garage permitted most of the drainage for this area to be under the garage which opened up the setback to create a more urban walkable development for the next phase of the Eaton Town Center.

2. PERMITTED USES:

1. The following uses shall be permitted within this subarea: public parking garages and those uses listed in Chapter 3356 (C-4, Commercial District) of Columbus City Code: Excepting therefrom: armor car, animal shelter, astrology, blood & organ bank, check cashing & loans (stand alone operation), coin laundries (stand alone operation), crematory/funeral homes & services, fortune telling and palm reading, halfway house, investigation guard and security service, mission/temporary shelters, new or used car lot except in connection with a new automobile salesroom, pawn broker, repossession service, vending machine operators.

3. DEVELOPMENT STANDARDS: Unless otherwise specified in the following text, the applicable development standards are contained in Chapter 3356 (C-4, Commercial) of the Columbus City Code.

A. Density, Lot and/or Setback Commitments:

1. Setback from Stelzer Road shall be 0 feet for all parking, loading and maneuvering areas and 0 feet for buildings.
2. Setbacks from Alston Street, and Colliery Avenue shall be zero for parking, maneuvering, loading and buildings. Setbacks from Easton Loop East shall be zero for parking, maneuvering and loading and 16 feet for buildings.
3. The setback required in Section 3A shall not apply to any pedestrian bridges (provided that there is at least 15 feet of overhead clearance between the ground and the underside of the pedestrian bridge), or any motor bus shelter; the setback for said items shall be zero.

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

1. Upon development of the subject site the developer shall make improvements at the intersection of Stelzer Road and Colliery Avenue to provide two northbound left turn lanes at this intersection and shall install reboundable posts acceptable to the City of Columbus, Division of Planning and Operations along the centerline of Stelzer Road at the intersection of Stelzer Road and Alston Street to prevent left turning movements at that intersection.

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

1. Any surface parking lot areas adjacent to Stelzer Road shall be screened from said right-of-way with a minimum 3' high continuous planting hedge, fence, wall or earth mound or any combination thereof.
2. A tree row shall be established along Stelzer Road frontage containing one tree for every 30 feet of road frontage. Trees shall be equally spaced or grouped together.

3. The developer shall install shade trees in and around parking lots at a rate of one tree for every ten parking spaces. For parking lots of over 40 spaces, at least half of the trees should be located within the interior of the parking lot and a soil area of 50 sq. ft. should be provided for each tree. There is no tree requirement for any parking spaces contained in a parking garage.
4. The landscaping requirements of this section may be satisfied or offset by the preservation of existing vegetation.
5. Minimum size of all trees at installation shall be 2 ½" caliper for deciduous, 5 feet high for evergreen and 1 ½" caliper for ornamental.
6. Landscaping shall be maintained in a healthy state. Dead items shall be replaced at the next planting season or within three (3) months whichever occurs sooner.
7. If permitted by the City, on street parking shall be provided by the developer.

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

N/A

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

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.
2. All external lighting in this subarea shall be cutoff type fixtures (down-lighting), and shall provide no light spillage to off-site parcels. However, buildings and landscaping may be uplight or downlit provided that landscaping lighting does not spill over into the public right-of-way.
3. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside a permitted structure.

F. Graphics and Signage Commitments:

1. All signage and graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4, Commercial District. Any variance to the sign requirement shall be submitted to the Columbus Graphics Commission.
2. Entry features may be established within the subarea and may contain signage. Minimum setback for entry features shall be 5 feet from right-of-way line. In no case, shall entry features interfere with maintaining safe clear sight distances at intersections. Depending on the final form of the entry features, appropriate variances from the Columbus City Code may be required.
3. No freeway or pole signs shall be permitted.

G. Miscellaneous Commitments:

1. At the time of submittal for zoning clearance, the applicant shall pay a city park fee of \$400/acre.
2. Bike racks and marked crosswalks will be part of the overall development plan for this subarea.
3. Pedestrian access to adjacent areas shall be provided by the developer.

4. Parking:

Due to the mixed use nature of the proposed development it would be impossible to have each use of its own tax parcel with all its required parking and loading spaces. In addition the mixture of the proposed uses would make it appropriate to consider the effect of a shared parking analysis on determining the required number of parking spaces.

The following parking ratios shall be provided unless varied by a shared parking analysis or by the Board of Zoning Adjustment:

Retail	parking space for every 250 sq.ft. of gross floor area
Restaurant	1 parking space for every 75 sq.ft. of gross floor area
Office (general And medical)	1 parking space for every 333 sq.ft. of gross floor area
Theater	1 parking space for every 4 seats
Hotel with conference facility	1.5 parking spaces per hotel room (no additional parking shall be required for meeting rooms or restaurant spaces within the hotel/conference center)
Health Club	1 parking space for every 250 sq.ft. of gross floor area
Place of Assembly/ Entertainment	1 parking space for every 75 sq.ft. of gross floor area
Temporary outdoor skating rink as part of the Town Center	No additional parking shall be required

In order to arrive at the final required parking figure it is necessary to reduce the parking demand for each use by recognizing the reduction factors that are used in the ULI shared parking analysis. The reduction factors are vacancy allowance, non-auto transportation (walk, COTA, cab, bike) and captive market allowance (% of people visiting more than one business).

Reduction Factor	Retail	Restaurant	Office	Theater	Heath Club	Place of Assembly/ Entertainment
Vacancy	2%	0%	9%	10%	2%	2%
Non-auto transportation	4%	4%	4%	4%	10%	10%
Captive market allowance	18%	15%	15%	15%	18%	18%

The parking figures calculated from the ratios are then reduced by the appropriate reduction factor for each use to arrive at the total required number of parking spaces.

If the applicant wishes to provide fewer parking spaces than calculated by the above method, then the applicant shall prepare a shared parking analysis for the proposed project pursuant to the requirements of the Division of Planning and Operations. The Division of Planning and Operations shall review this shared parking analysis and if the division approves the study then the applicant shall provide the number of parking spaces shown in the study. If the division does not approve the study, then the applicant may file a variance request with the Board of Zoning Adjustment.

Public parking garages may be constructed in this subarea. The number of parking spaces within any garage(s) shall count toward meeting the overall parking requirement of the entire development in this area and Subarea 2B as defined in zoning case number Z97-083A.

The applicant may establish off-site parking areas which are located within 750 feet of the permitted use and committed to that use and/or tax parcel by a legal document. These off-site parking areas may be counted in determining the total required parking for that use and/or tax parcel. The applicant shall have the right to relocate these off-site parking areas so long as the same number of required parking spaces are reestablished subject to the above conditions.

Loading spaces: Due to the mixed use nature of this subarea it would be impossible for each use to have its own loading space on its own tax parcel (the required number of loading spaces shall be determined after discussions with the Division of Planning and Operations, but the total number of loading spaces shall not exceed the current City Code requirement). These loading spaces do not have to be on the same tax parcel as the use it serves.

Natural Environment

The site is developed with the former Northeast Career Center.

Educational

Surrounding zoning permit commercial uses; across Stelzer Road is the Aladdin Shrine Center.

Circulation

Access will be from the various adjacent streets.

Visual Form of the Environment

The proposed development will be compatible with the architecture that has been established in the overall Easton development

Proposed Development

Commercial

Behavior Patterns

Existing development has established the behavior pattern for pedestrians and motorists.

Emissions

The development would conform to the City requirements for light levels, sounds, smells and dust. It is anticipated that this development would not adversely effect proposed adjacent uses in this regard.

Variances

1. The approval of this CPD includes a variance to Section 3356.11 (Building setback) from 60 feet to 0 feet for Stelzer Road; 25 feet to 16 feet for Easton Loop East and 25 feet to zero for Alston Street and Colliery Avenue; and a variance to Section 3342.18 (Parking setback) from 10 feet to zero for Alston Street, Colliery Avenue, Easton Loop East and Stelzer Road.

2. The approval of this CPD includes a possible parking and loading space reduction under a shared parking analysis.

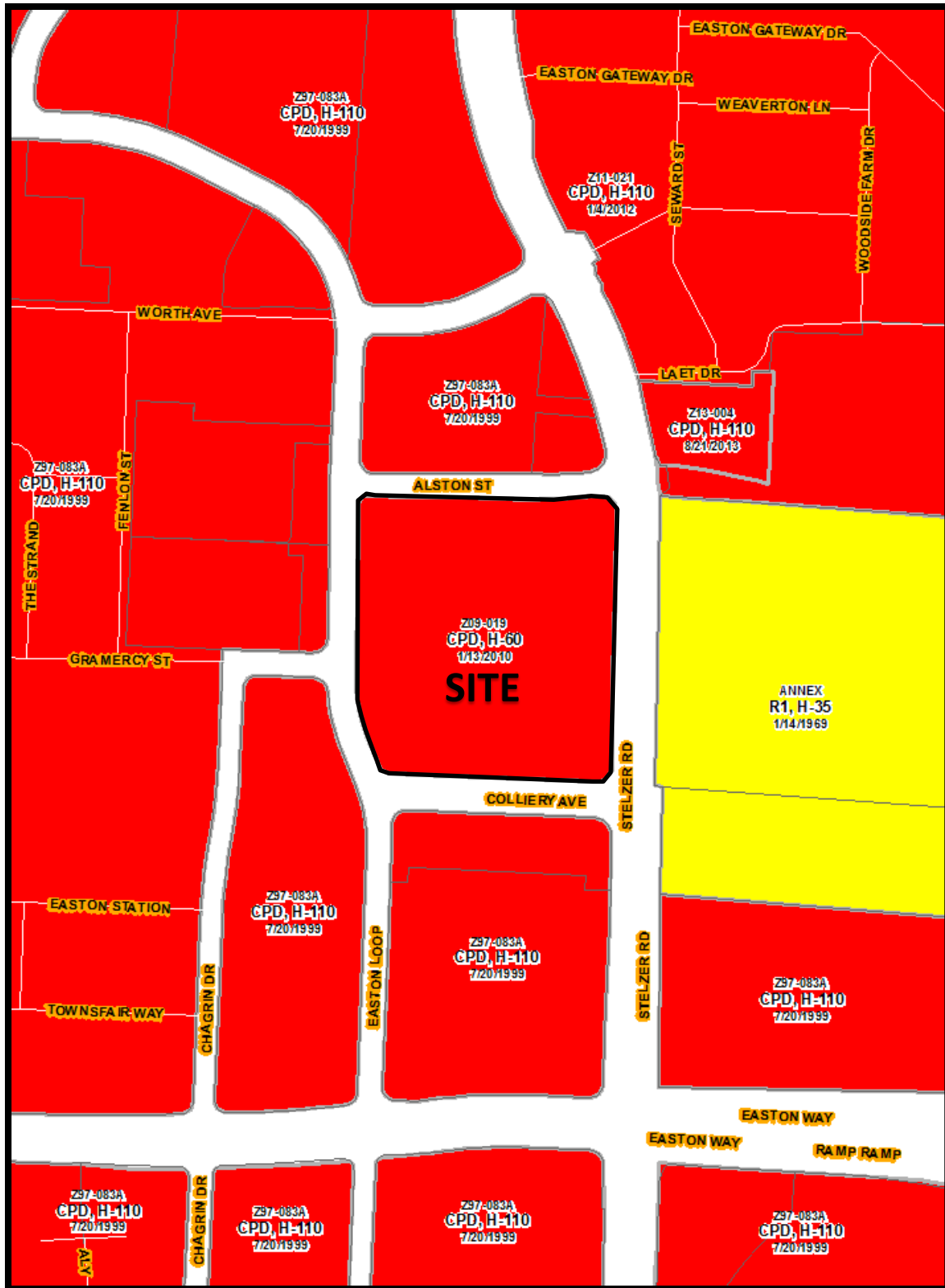
The undersigns, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments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

SIGNATURE: _____

DATE: _____

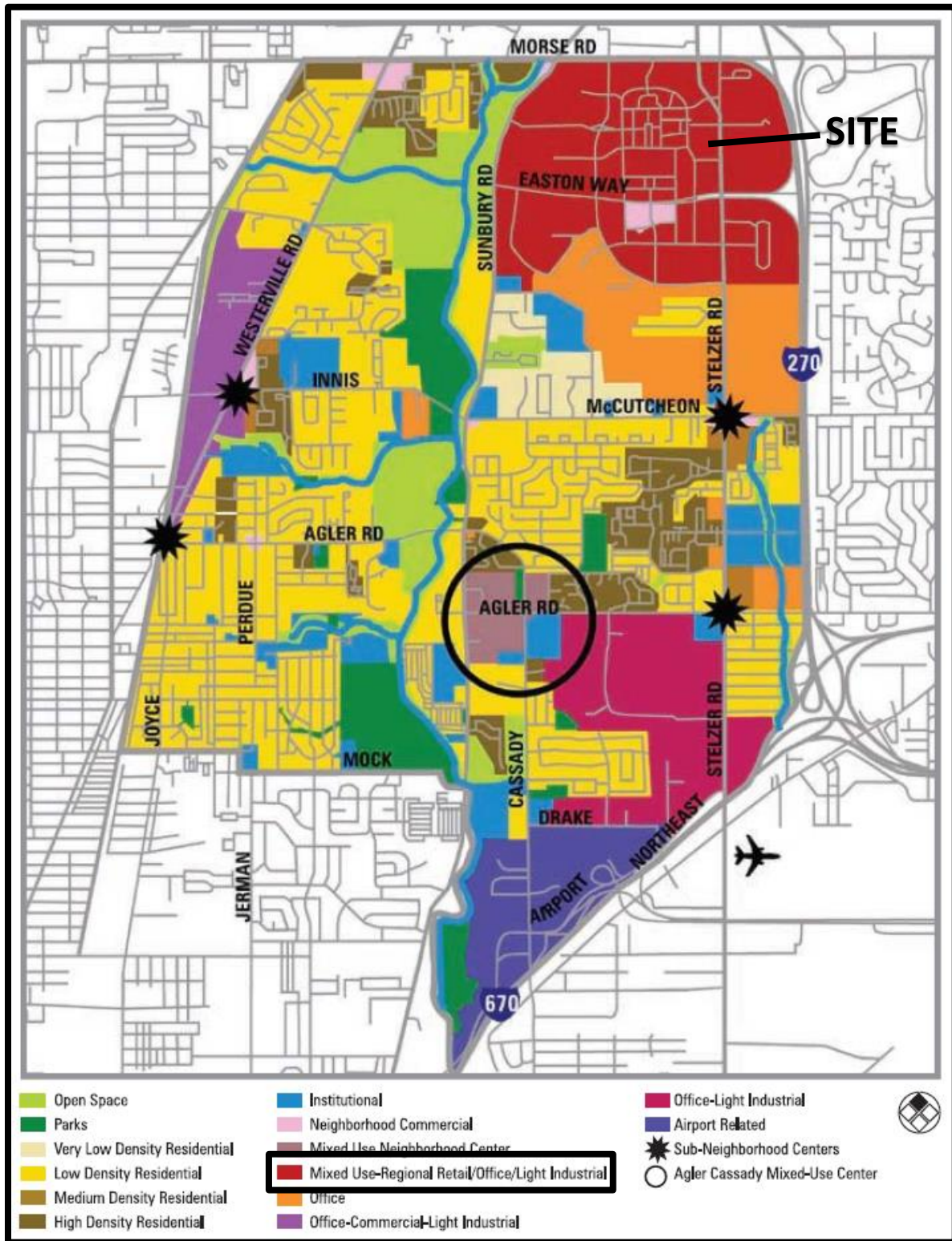
209-019
Final Received
11/19/09
by Shannon Fife





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