3. APPLICATION: Z12-001 (11335-00000-00753)  
Location: 4042 MORSE ROAD (43230), being 13.53± acres located at the northeast corner of Transit Drive and Service Road 7A, 650± feet north of Morse Road (600-150027).

Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Extended-stay hotel.
Applicant(s): Columbus Executive Suites, LLC; c/o Jill S. Tangeman, Attorney; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Faith Christian Center; c/o Ed Wilcox; 5202 Smothers Road; Westerville, OH 43082.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The 13.53± acre site is undeveloped and was rezoned in 2004 to the CPD, Commercial Planned Development District to allow an indoor skateboard park which was never developed. The applicant requests the CPD, Commercial Planned Development District to allow an extended stay hotel development.

- To the north is single-unit subdivision in the R-2, Residential District. Interstate 270, is located to the east. An electric substation in the I, Institutional District, and an auto sales and service facility zoned in the C-4, Commercial District are located to the south. A single-unit subdivision in the R-2, Residential District, undeveloped land in the L-R, Limited Rural District, and an apartment complex in the L-AR-12, Limited Apartment Residential District are located to the west.

- The site is located within the boundaries of the Northland Plan Volume I (2001). There is no specific land use recommendation for the area; however the Plan includes guidelines for undeveloped land located in commercial areas and development sites with freeway exposure. Staff believes that the proposed plan and text are in conformance with the Plan guidelines and applicable Northland Development Standards.

- The CPD plan depicts the building, parking lot, driveway, sidewalk and “No Disturb” locations. The CPD text includes customary use restrictions and development standards that address maximum lot coverage (80%), sidewalks/walking paths as requested by the Columbus Health Department Healthy Places program, street trees along I-270, a combination of a Do Not Disturb Zone and tree preservation along the west and north lot lines, building materials commitments, and lighting controls.

- The Columbus Thoroughfare Plan identifies Interstate 270 as a Class F arterial with variable right-of-way requirements.
CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The proposed extended-stay hotel development is compatible with adjacent residential, commercial, and institutional uses, and complies with guidelines in the *Northland Plan Volume I*. The CPD plan requires the development to be located in the southeast quadrant of the site, away from the single-unit subdivision to the northwest. The development also requires a Do Not Disturb Zone to preserve an existing tree line in further consideration of the adjacent residential uses. Additional development standards address lot coverage, street trees along Interstate 270, internal sidewalks/walking paths, building materials commitments, and lighting controls.
4042 Morse Road
Approximately 13.53 acres
CPD to CPD

Z12-001
4042 Morse Road
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DEVELOPMENT TEXT

CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT

13.530 +/- ACRES

EXISTING DISTRICTS: CPD, Commercial Planned Development District

PROPOSED DISTRICT: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 4042 Morse Road, Columbus, Ohio 43230

OWNER: Faith Christian Centers of Columbus, Inc.

APPLICANT: Columbus Executive Suites LLC

ATTORNEY FOR APPLICANT: Jill S. Tangeman, Esq.; Vorys, Sater, Seymour & Pease; 52 East Gay Street; Columbus, Ohio 43216; Phone: 614-464-5608; Email: jstangeman@vssp.com

DATE OF TEXT: February 23, 2012

APPLICATION NUMBER: Z12-001

INTRODUCTION:

The subject property (the "Site") is northeast of the intersection of Morse Road and Stelzer Road, abutting 1-270 to the west. In 2003, the Site was rezoned to Commercial Planned Development (CPD) district in order to allow for the development of a skateboard park and related commercial recreational facilities. The applicant is seeking to amend the CPD site plan in order to allow the Site to be re-developed for a residential hotel facility for primarily corporate and professional clientele. A CPD site plan is attached hereto as Exhibit A.

1. PERMITTED USES: Those uses permitted in Chapter 3356 (C-4), Regional Scale Commercial Development of the Columbus City Code, except the following uses:

   Animal shelter
   Automobile and light truck dealers
   Automotive accessories, parts, and tire sales
   Automobile maintenance and repair
   Automotive sales, leasing, and rental
   Halfway house
   Motorcycle, boat and other motor vehicle dealers
   Recreational vehicle dealers
   Truck, utility trailer, and RV sales, rental, and leasing
2. DEVELOPMENT STANDARDS: Unless otherwise specified in the following text, the development standards shall be as specified in Chapter 3356, C-4, Regional Scale Commercial Development, of the Columbus City Code.

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

1. There shall be a 5 foot building and parking setback from I-270.

2. For structures and paved areas lot coverage shall not exceed 80%.

3. Height district of 60 feet with a maximum height of 45 feet for any building.

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

1. All circulation, curb cuts, and access points shall be subject to the approval of the Planning and Operations Division of the City of Columbus.

2. A 5’ sidewalk shall be installed along the east side of the access drive from Transit Drive into the development.

3. A walking path internal to the site shall be provided as shown on the site plan.

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

1. A tree row shall be established along I-270 containing one tree spaced every 30’ along roadway or fraction thereof. Trees shall be planted approximately 1’ from road right of way and shall have a minimum caliper of 2.5” on planting. Trees may be grouped together. Areas where development will not occur along I-270 frontage shall not have trees planted.

2. The adjacent subdivision located northwest of this subject site, shall be screened by a 50’ Do Not Disturb Zone beginning 35’ south of Strawberry Fields subdivision running to the north property line. Said “Do Not Disturb Zone” is for the purpose of preservation of the existing tree row located within this area. This is in addition to the 200’ open space / buffer zone located on the property adjacent to the west which is located south of the Strawberry Fields Subdivision, as well as the 40’ tree row located on lots 23 through 29 of Strawberry Fields Subdivision which until transferred to their respective owners in May 2002, were “Reserve” areas for future public road purposes.

3. Trees north and east of the existing utility easement shall be preserved as identified on the site plan.

4. Loading areas shall be fully screened by structures and/or landscaping to a minimum height of six feet. Such screening shall maintain at least 90% capacity.
D. Building Design and/or Interior-Exterior Treatment Commitments.

1. Building materials shall be traditional and natural in appearance, such as wood, brick, stone, stucco, EIFS and/or glass. Vinyl and other materials are permitted as long as they are natural in appearance. Vinyl siding shall be limited to an upgraded quality and a thickness of .044 mils or greater.

2. Buildings shall be finished on all sides/elevations with the same or similar level and quality of finish.

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

1. Light poles within 100’ of any residential development shall not exceed 14’ in height.

2. Wiring within the development shall be underground.

F. Graphics and Signage Commitments.

1. All graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4 Commercial District. Any variance to the applicable requirements of the C-4 district shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous.

1. Development shall be substantially in accordance with the CPD Plan dated the ___ day of ______, 2012 and signed by Jill Tangeman, Esq. The CPD Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any slight adjustment to the Plan shall be reviewed and may be approved by the Director of Building and Zoning Services or a designee upon submission of the appropriate data regarding the proposed adjustment.

H. Other CPD Requirements

1. Natural Environment: The site is adjacent to a freeway and utility substation and was to be developed as a skateboard park.

2. Existing Land Use: The property was rezoned to CPD in 2003 and is developed with a skateboard park.

3. Circulation: An access road from the existing curb-cut off of Transit Drive exists.

4. Visual Form of the Environment: The area surrounding the site is zoned for commercial and residential uses.
5. **Visibility:** In the improvement of the Site, consideration will be given to the visibility and safety of the motorist and pedestrian.

6. **Proposed Development:** Commercial development.

7. **Behavior Patterns:** The proposed development shall make use of the existing pedestrian and vehicular patterns for the area.

8. **Emissions:** No adverse affect 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, 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 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 Codes, except as permitted by the Development Text and drawings referenced herein.*

Signature: ______________________________________ Date: __________________

   Jill S. Tangeman, Attorney for Applicant
Northland Community Council
Development Committee

Report

January 25, 2012 7:00 PM
Minerva Park Community Center
2829 Minerva Lake Road

Meeting Called to Order: 7:00 pm by Acting Chair Dave Paul

Members Represented:
Voting: (13): Albany Park (APHA), Clinton Estates (CECA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Maize Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Salem (SCA), Sharon Woods (SWCA), Strawberry Farms (SFCA), Woodstream East (WECA), Westerville Woods (WWCA).

Case #6: Application # Z12-001 (Revise CPD site plan to permit residential hotel use)
Jill Tangeman/Vorys Sater Seymour & Pease LLP representing Faith Christian Centers of Columbus, Inc.
4042 Morse Road, Columbus, OH 43230

• The Committee approved 13-0 a motion (by SCA, second by WECA):
To SUPPORT this application WITH CONDITIONS:
Changes in final site plan limited to additional on-premises graphics (compliant with Graphics Code requirements in a C-4 zoning) and landscaping.

NOTE: For each case voted on, the Committee’s reasoning is summarized on an attached sheet.

Executive Session: 9:10 pm

Meeting Adjourned 10:25 pm

Next Meeting: Wednesday, February 29, 2012