

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 10, 2015**

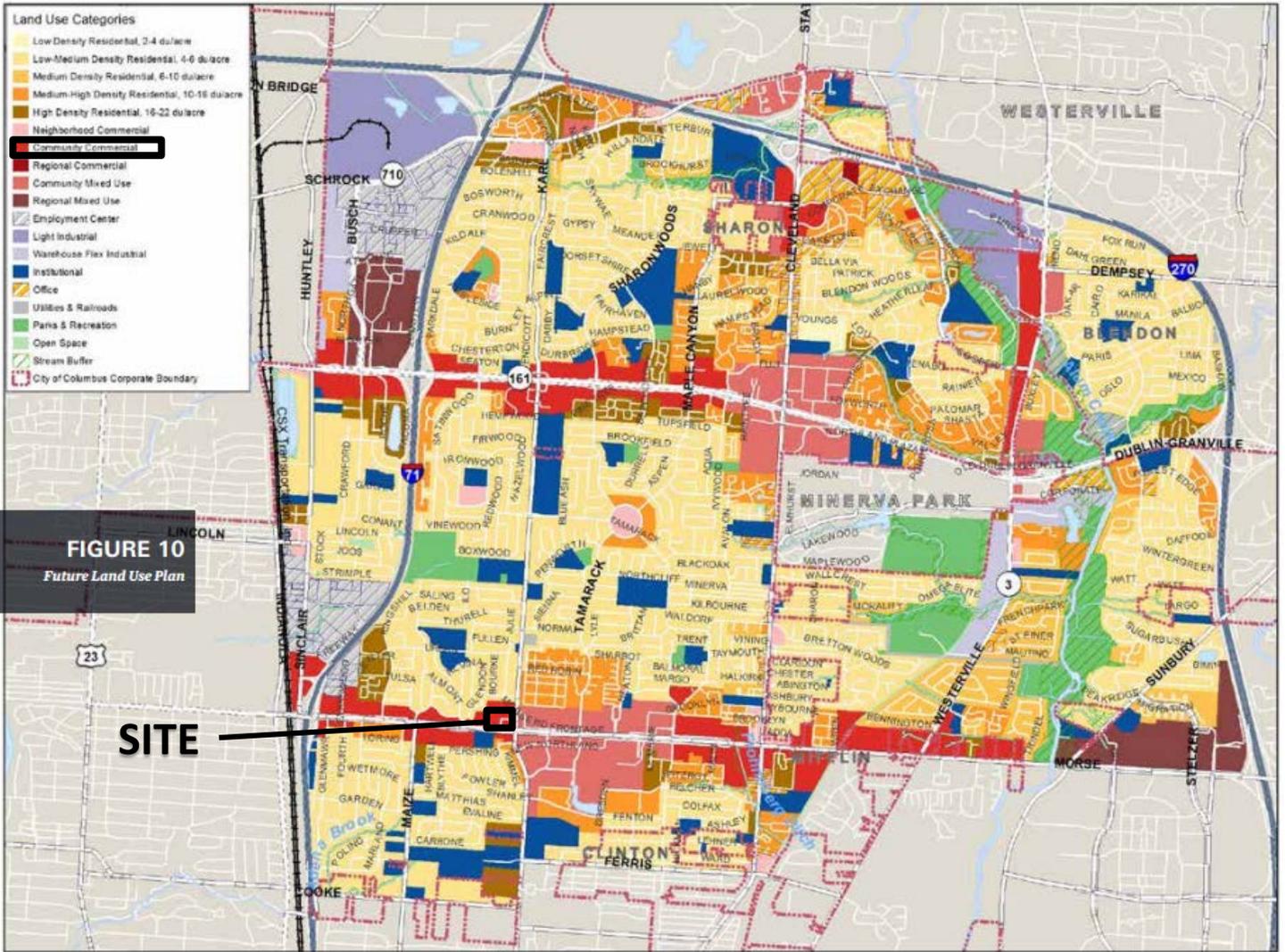
- 4. APPLICATION: Z14-034 (14335-00000-00546)**
Location: 1448 MORSE ROAD (43229), being 2.83± acres located on the north side of Morse Road, 270± feet east of McFadden Road (010-132395, 010-132394 & 010-100696; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Monopole telecommunications antenna and commercial development.
Applicant(s): New Par, a Delaware Partnership dba Verizon Wireless; c/o Christopher N. Slagle, Esq.; Bricker & Eckler LLP; 100 South Third Street; Columbus, Ohio 43215.
Property Owner(s): Four Seas Group LLC; 3070 North High Street; Columbus, OH 43202.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- The 2.83± acre site is currently developed with several retail structures and zoned CPD, Commercial Planned Development District. The CPD text allows all C-4 uses, but commits to the as-built conditions on the property which prevents new structures from being constructed. The requested L-C-4, Limited Commercial District will permit future redevelopment of the site, including the construction of a monopole telecommunications antenna.
- To the north are single-unit dwellings in the SR, Suburban Residential District. To the east is a shopping center in the C-4, Commercial District. To the south across Morse Road are a church in the AR-1, Apartment Residential District, and a furniture store and a church in the C-4 Commercial District. To the west is an office building in the SR, Suburban Residential District, a two-unit dwelling in the R-2F, Residential District, and single-unit dwellings in the SR, Suburban Residential District.
- The site is located within the boundaries of the *Northland I Area Plan (2014)*, which recommends community commercial uses for this location. The requested zoning with the proposed development standards are compatible with the Plan recommendations.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The limitation text proposes use restrictions beyond what the underlying CPD district allows, and includes setback and access commitments, preservation of the existing landscaped berm along the north and west property lines, graphics controls, and commitment to a site plan for the monopole communications antenna.
- The *Columbus Thoroughfare Plan* identifies Morse Road as a 6-2DS arterial requiring a minimum of 110 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-C-4, Limited Commercial District will allow the applicant to replace the currently registered site plan with one that allows the installation of a monopole communications antenna and future redevelopment. Staff supports the intended use of the property, as the request is consistent with the *Northland Plan Volume I* (2014), and with the zoning and development patterns of the area.



NORTHLAND | AREA PLAN - FUTURE LAND USE PLAN



Z14-034
1448 Morse Road
Approximately 2.83 acres



Z14-034
1448 Morse Road
Approximately 2.83 acres

LIMITATION TEXT

Proposed Zoning District: L-C-4. Limited Commercial District
Property Address: 1448 Morse Road
Property Owner: Four Seas Group, LLC
Applicant: New Par, A Delaware Partnership dba Verizon Wireless

1. Introduction: Applicant Verizon Wireless seeks to rezone the total 2.83-acre parcels located at 1448 Morse Road for those uses permitted under Chapter 3356 C-4, Commercial of the Columbus City Code. The Limitation Text below provides applicable limitations for the parcels located at 1448 Morse Road. The purpose of this rezoning and development is the construction of a wireless communications facility, as permitted in a C-4 district and meeting a public necessity.

The development of the parcels falls under the development standards of the Northland Plan (Area 13) that recommends upgrading development quality through limited zoning and appropriate development standards and complies with the Morse Road Regional Commercial Overlay as applicable.

2. Permitted Uses: Those uses permitted by Chapter 3356 C-4, Commercial of the Columbus City Code, excluding the following uses:

- Bars, cabarets, and night clubs;
- Automotive accessories, parts, and tire sales;
- Pawn Brokers;
- Motor bus terminals;
- Check cashing and loan businesses;
- Missions/temporary Shelters;
- Parking lots and garages allowed in Chapter 3356.05 of the Columbus City Code;
- Hotels and motels, except for those hotels greater than one story and with three or fewer main access points for hotel guests;
- Extended stay hotels;
- Limousine and taxi services;
- Motorcycle and boat dealers;
- Truck, utility trailer, and recreational vehicle sales, rental and leasing;
- Automotive maintenance and repair, except as associated with an automotive sales operation;
- Employment Services and Placement Agencies;
- Blood and Organ Banks; and,
- Halfway Houses.

In the case of automotive sales, leasing and rental, used automobiles may be sold only in connection with new automobile sales.

In the case of Employment Services and Placement Agencies, the exclusion would not affect the existing Labor Ready office operating on the parcel at 1450 Morse Road as a non-conforming use.

3. Development Standards: Unless otherwise indicated, the applicable development standards are contained in Chapter 3356 C-4, Commercial of the Columbus City Code.

- a. **Applicable Development Standards:** Except as otherwise limited herein, the applicable development standards of Chapter 3356 of the Code shall apply to the tract.
- b. **Density, Height, Lot, and /or Setback Commitments:** Standards are per the underlying zoning classification contained in Chapter 3356 C-4, Commercial of the Columbus City Code per the limitations set forth below:
 - i. For wireless communication facilities, the maximum height shall be 91 feet.
 - ii. If redevelopment would occur on this site that includes the demolition of buildings, right-of-way of 110' from centerline along the Morse Rd. frontage shall be dedicated to the City of Columbus. The provisions of the preceding sentence shall not apply if an existing building or existing parking area within this future right-of-way dedication area would still be present upon redevelopment.
- c. **Access, Loading, Parking and/or other Traffic related commitments.**
 - i. Primary access to the property will be from Morse Road or a future public access road along the North side of Morse Road.
- d. **Buffering, Landscaping, Open Space, and / or Screening Commitments:** Buffering and landscaping shall be in accordance with Chapter 3356 C-4, Commercial of the Columbus City Code per the limitations set forth below:

There shall be maintained along the entire northerly property line and along a portion of the westerly property line of the tract a land berm of no less than six feet high on the portions of the the west side and a land berm of between two and three feet high on the north side. Such berm will be a minimum 25 feet in width and planted with existing vegetation of no less than 20 trees of varying height and species, to be maintained by the property owner so as to provide substantial vision, light and sound screening from the residential lots to the north and west of the tract. The berm and screening shall resemble the tree and berm survey dated August 17, 2015 and attached hereto.

There shall also be maintained a four foot high chainlink fence in the berm no less than 10 feet from the westerly property line. The property owners contiguous to the berm on the westerly side shall be permitted to maintain

that portion of the berm and mounding directly contiguous to their property. The building and parking setbacks for the westerly and northerly portions of the property containing the described berm shall be no less than 25 feet.

e. Graphics and Signage Commitments

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

f. Wireless Telecommunications Facility

The development of a wireless telecommunications facility shall be permitted, including a monopole tower of a height not to exceed 91' and associated support structures and facilities, as depicted on the site plan attached hereto as Exhibit "A" and made a part hereof, on the easterly portion of the tract more particularly described in Exhibit "B" attached hereto and made a part hereof.

The wireless telecommunications facility shall be developed in accordance with the site plan (Exhibit A). The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his or her designee upon submission of the appropriate data regarding the proposed adjustment.

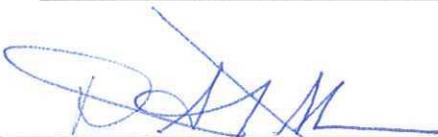
The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors, and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each 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.

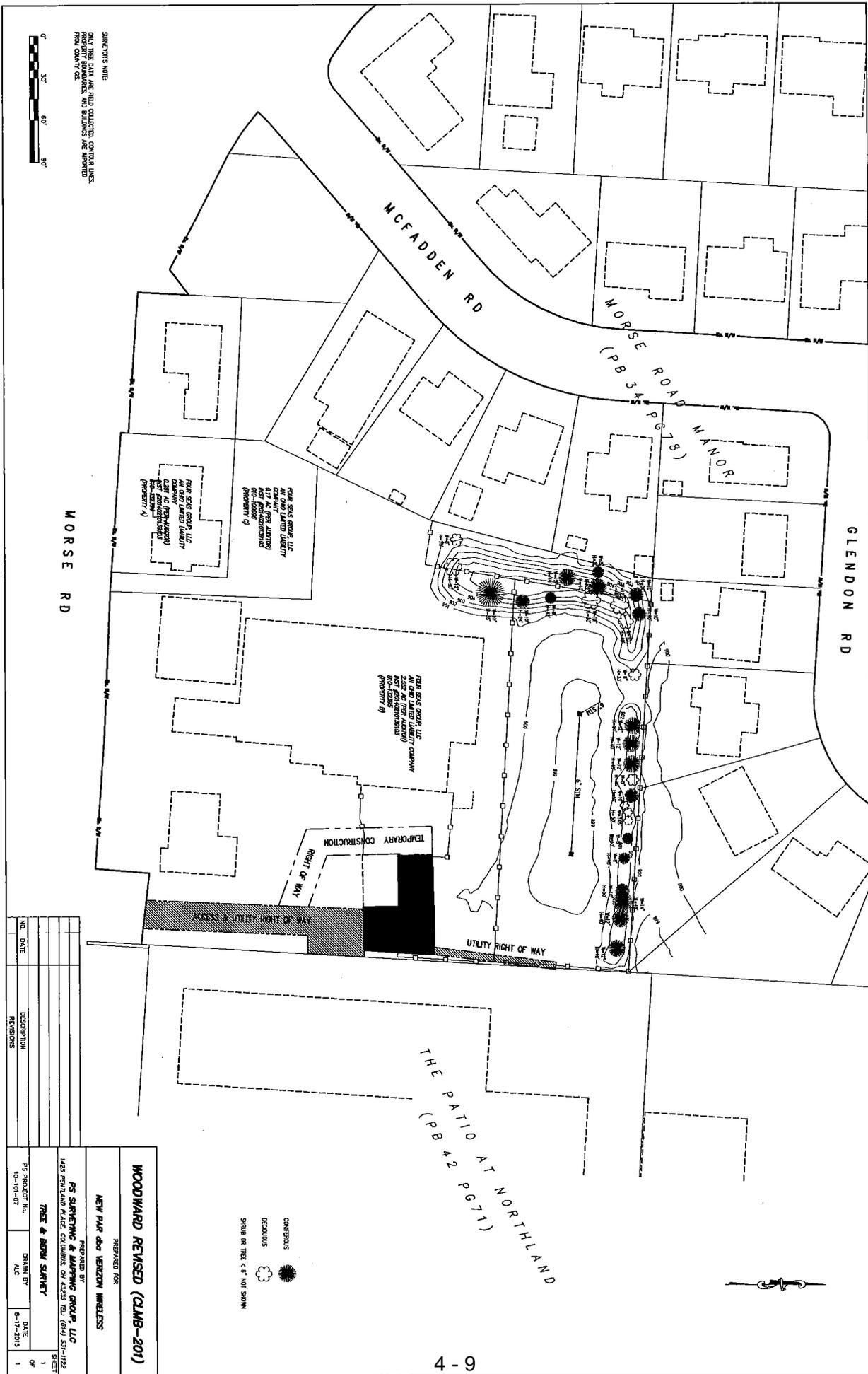
Signed:

Four Seas Group. LLC

By: 
Date: 9/29/2015

New Par dba Verizon Wireless

By: 
Date: 9/30/15



SURVEYOR'S NOTE:
 ONLY THE DATA ARE FIELD COLLECTED. CONTOUR LINES
 FROM COUNTY CS.



NO.	DATE	DESCRIPTION	REVISIONS

WOODWARD REVISED (CLMB-201)
 PREPARED FOR
 NEW PARK AND VERIZON WIRELESS

PREPARED BY
 PG SURVEYING AND GROUP, LLC
 1425 PENNINGTON AVENUE, SUITE 200, CHARLOTTE, NC 28203 TEL: (704) 581-1122

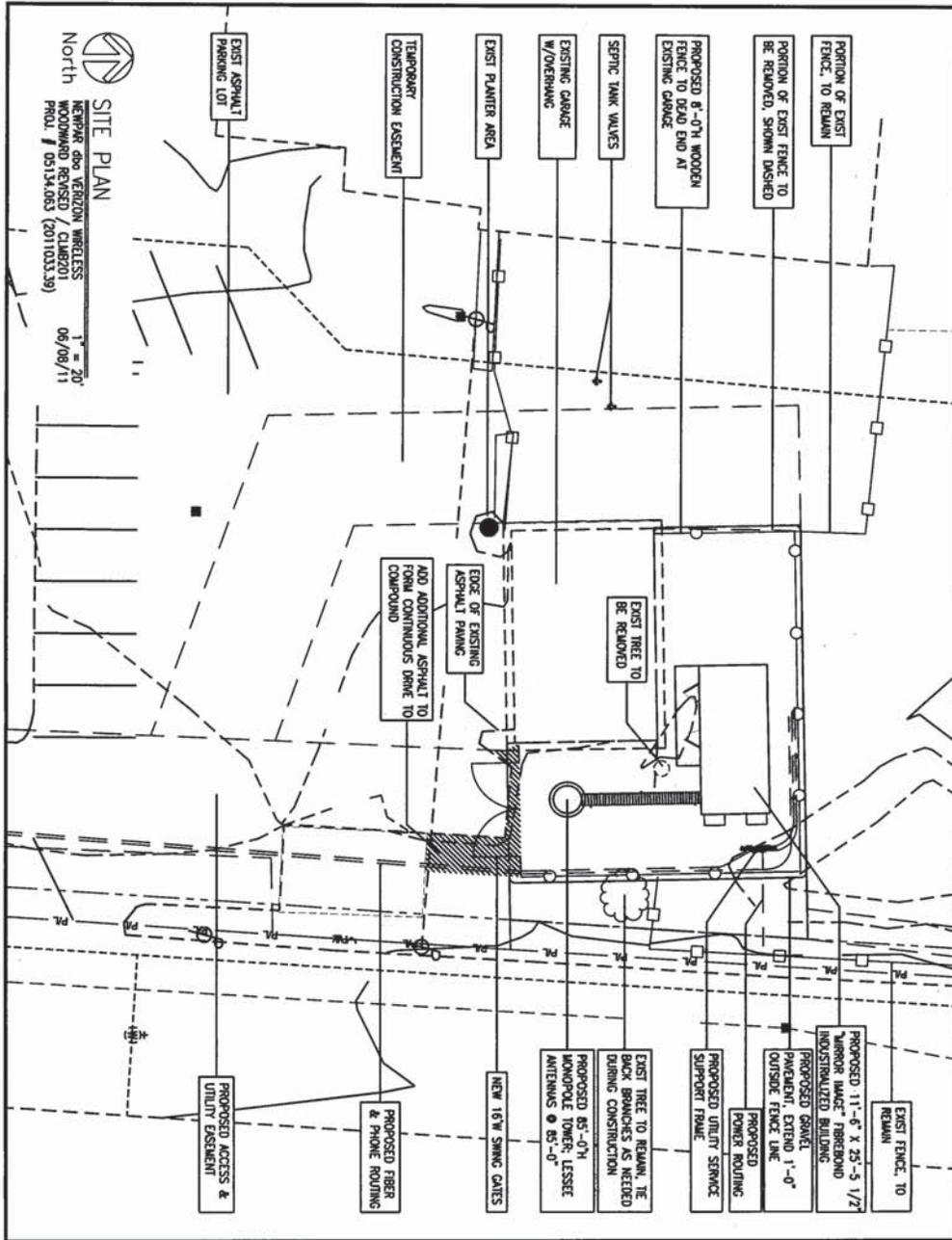
DATE
 9-17-2015

PROJECT NO.
 15-01-01

DRAWN BY
 N.C.

SHEET
 1 OF 1

- CORNER
- OCCLUS
- SHRUB OR TREE < 4" NOT SHOWN



VERIZON WIRELESS SITE NO.: CLMB201 WOODWARD REVISED 1448 MORSE ROAD COLUMBUS, OH 43229		ARE SEAL:	 GPD GROUP 1801 Columbus, Ohio 43215 614-210-0751 Fax 614-210-0752	
ACKNOWLEDGMENT OF "NO COPY" IS REFERRED TO THE CONTRACTOR AND ENGINEER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT AND TO NOTIFY THE CLIENT OF ANY DISCREPANCIES OR OMISSIONS THAT MAY AFFECT THE PROJECT. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.				
REVISIONS: 1 05/26/14 ZONING DRAWINGS REVISED PER CLIENT REQUINS 2 01/15/14 ZONING DRAWINGS REVISED PER CLIENT REQUINS 3 12/04/13 ZONING DRAWINGS REVISED PER CLIENT REQUINS 4 08/02/13 ZONING DRAWINGS REVISED PER CLIENT REQUINS A 08/15/13 ZONING DRAWINGS ISSUED FOR REVIEW	MARK DATE DESCRIPTION	SHEET NO. C-1 OVERALL SITE PLAN		

2/14/11



Northland Community Council
Development Committee

Report

September 30, 2015 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: **6:30 pm** by chair **Dave Paul**

Members represented:

Voting: (17): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Cooperwoods (CWCA), Forest Park (FPCA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPWHA), Westerville Woods (WWCA), Woodstream East (WECA).

Case #1 6:40- Application# GC15-029 (Graphics variance from §3377.806 to permit
6:50 automatic changeable copy in Morse Road RCO)
Stan Young/Trinity Sign Group *representing*
Morse & Cleveland Enterprises
4423 Cleveland Avenue (Shell station), 43231 (PID 010-104734)

- *The Committee approved 14-2 (w/ 1 abstention) a motion (by AGCA, second by FPCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - *That the subject sign be provided with a “custom limestone base” and 6 inch tall address numbers on east and west elevations, as depicted in the applicant’s exhibit dated August 5, 2015 and labeled “Option #2” and in conformance with §3372.806(G)(4).*

Case #2 6:50- Application# GC15-030 (Graphics variance from §3377.24 C & D to permit
7:10 graphics on wall without public entrance, §3377.24 B to increase size of graphic not fronting public street)
Bruce Sommerfelt/Signcom Inc. *representing*
Goodwill
5130 Hamilton Road, 43230 (PID 545-220905)

- *The Committee approved 15-1 (w/ 1 abstention) a motion (by APHA, second by NABA) to **RECOMMEND APPROVAL** of the application.*

Case #3 7:10- Application# Z15-036 (Rezone 3.3 ± AC from R-Rural post-annexation to C-2
7:20 for professional offices)
David Hodge/Smith & Hale *representing*
Dennis Koon *et al*
5130 Morse Road, 43230 (PID 220-000149/220-153)

- *The Committee approved 16-0 (w/ 1 abstention) a motion (by APHA, second by BCCA) **RECOMMEND APPROVAL** of the application.*

Next Meeting: *Wednesday, October 21, 2015*
Final 2015 meeting: *December 2, 2015*

