

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 12, 2015**

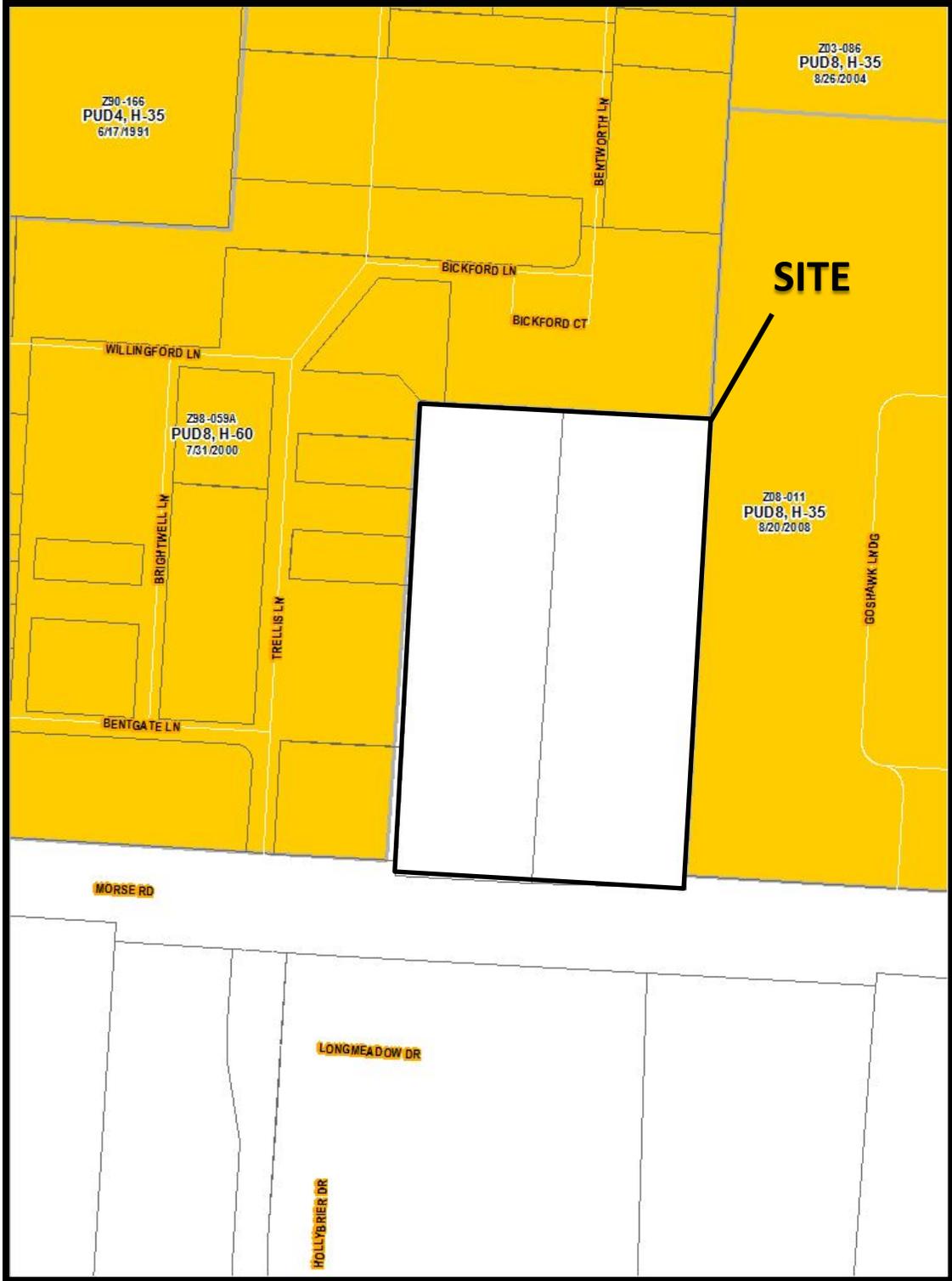
- 3. APPLICATION: Z15-036**  
**Location:** **5130 MORSE ROAD (43230)**, being 3.3± acres located on the north side of Morse Road, 135± feet east of Underwood Farms Boulevard (220-00149 and 220-000153; Northland Community Council).  
**Existing Zoning:** R, Rural District (pending annexation).  
**Request:** L-C-2, Limited Commercial District.  
**Proposed Use:** Office development.  
**Applicant(s):** Dennis Koon, c/o David L. Hodge; Smith & Hale, LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Derrer Road LLC, c/o Keena Briggs; 8413 Kiernan Drive; New Albany, OH 43054.  
**Planner:** Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 3.3± acre site consists of two lots, each of which is developed with a single-unit dwelling. The applicant proposes the L-C-2, Commercial District, in order to permit office development. This site has recently been approved for annexation by City Council and will be zoned R, Rural District effective November 25, 2015.
- The site is bordered to the north, east, and west by multi-unit dwellings zoned in the PUD-8, Planned Unit Development District. Across Morse Road to the south are multi-unit residential development and a medical office complex located in the City of Gahanna.
- The site is located within the Preserve District of the *Northland Plan – Volume II (2002)*, which recommends that existing zoning patterns be taken into consideration when decisions are made regarding zoning changes, and that zoning be used to protect residential neighborhoods from intrusion by commercial development. The Plan also recommends a minimum landscaped setback of 30 feet from arterial roads, a maximum lot coverage of 80%, preservation of natural features, minimum 15 foot wide landscape buffers along property lines adjacent to residential development, and the addition of street trees.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval of the requested district.
- The development text provides commitments for increased setbacks, maximum lot coverage, landscaping, improved screening, and tree preservation measures.
- The *Columbus Thoroughfare Plan* identifies Morse Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested L-C-2 zoning classification would allow for office commercial development according to the use and development standards described in the limitation text. The *Northland Plan – Volume II* provides for office development in this district as a transition between residential and commercial development. This site's location along an arterial street suggests that it is a transitional property and will not interfere with the surrounding residential development. An office commercial zoning district is also consistent with existing land use patterns (medical office facilities) on the Gahanna side of Morse Road, and the additional limitations placed upon this parcel will prevent the office development from negatively impacting the adjacent residential development.



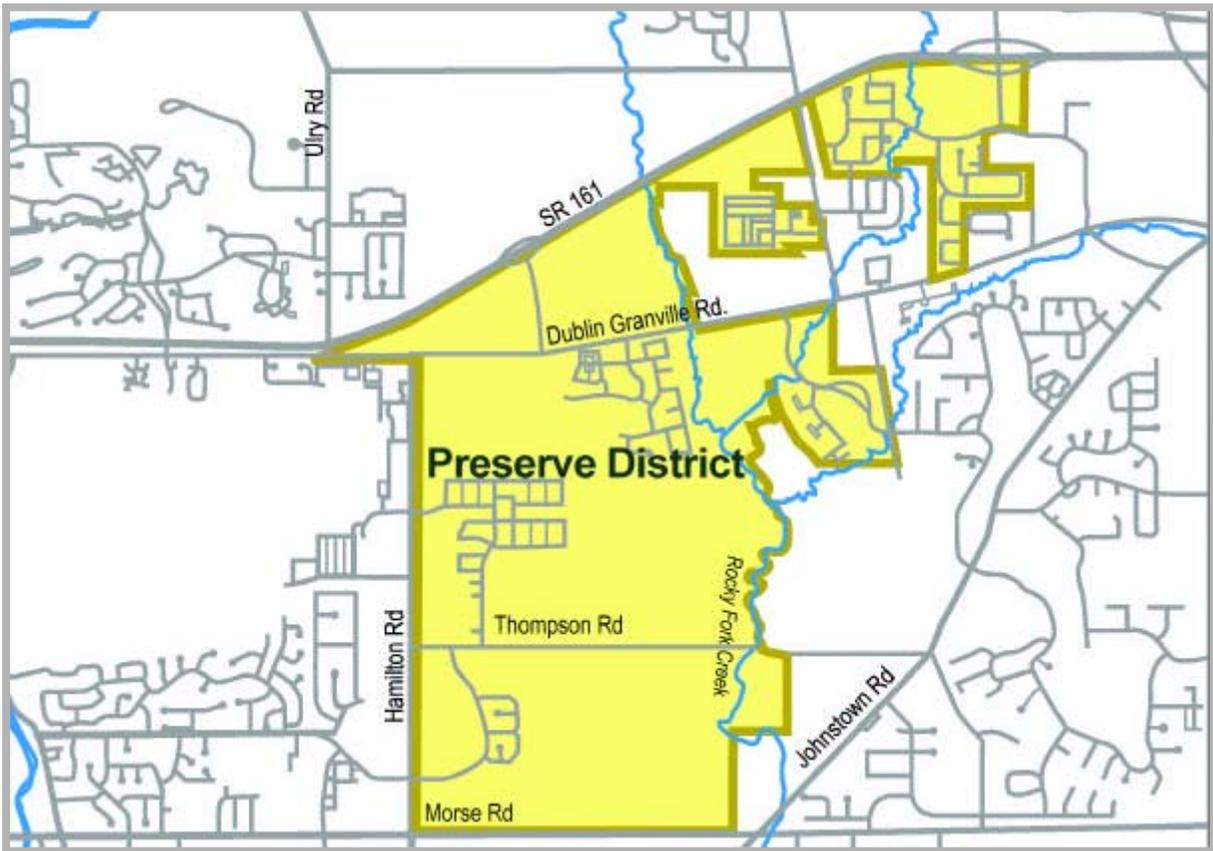
Z15-036  
 5130 Morse Road  
 Approximately 3.3 acres  
 R (pending annexation) to C-2

## Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



*Preserve District*



***It is the recommendation of Northland Plan – Volume II that:***

- *The current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-family residential encouraged.*
- *Future redevelopment or rezoning of larger parcels between SR-161 and Dublin Granville Road, currently zoned in Columbus, adhere to the Northland Development Standards. State Route 161 bisects a property of approximately 140 acres zoned LM2 in Columbus. The southernmost LM2 parcel falls within the Northland Plan-Volume II area. Mixed-use development, consisting of retail and multi-family uses on this parcel, with an office-use component either on this parcel or the parcel immediately to the north, is recommended as the future land-use for this area. Any future redevelopment of these parcels should take into consideration views from the highway and surrounding land-uses.*
- *To ensure that appropriate standards pertaining to freeway exposure and surrounding land-uses are met, major commercial development of five or more acres be zoned in planned or limited districts.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing re-zoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*



## **general land-use guidelines**

A large portion of the planning area has previously been annexed into Columbus and has some form of Columbus zoning in place. Many of these parcels, however, remain undeveloped. There are several general locations that offer unique challenges as the region continues to grow and develop.

### ***It is the recommendation of Northland Plan - Volume II that:***

- *existing land-use and zoning patterns be taken into consideration when decisions are made regarding zoning changes.*
- *all relevant provisions of the Columbus Comprehensive Plan, adopted by Columbus City Council in 1993, be applied to this planning area.*
- *land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, and Northland Plan-Volume I, be considered when reviewing rezoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*
- *the following guidelines be considered based on categories of opportunity sites:*

#### **1. Development Sites With Freeway Exposure**

- *reservation of development sites adjacent to the freeway be encouraged for their highest and best economic use.*
- *pleasing views (including buffering) from the highway be encouraged when development occurs along the interstate system.*
- *zoning be used to protect residential neighborhoods from intrusion by commercial and manufacturing uses.*
- *office and mixed-use development be encouraged on these sites as an appropriate transition use between residential and commercial development.*
- *major commercial development of five or more acres be zoned in planned or limited districts to ensure that the developments meet appropriate standards.*

**2. Undeveloped Land Located In Residential Areas**

- zoning be used to protect residential neighborhoods from intrusion by commercial and manufacturing uses.
- zoning be used to encourage new development to be sensitive to density, buffering, traffic and circulation pattern, and architectural details of the surrounding area.
- all appropriate agencies be contacted in order to reserve adequate land for parks, recreation facilities, and schools in major rezoning areas.
- infill developments compatible with their surroundings be encouraged.

**3. Fully Developed Commercial Areas**

- commercial (retail) development is encouraged to be located at major intersections rather than along arterial roads.
- office development is encouraged as an appropriate transition use between residential and commercial development.



**Columbus Planning Division Zoning and Variance Staff Review**

<b>Application Number:</b>	<b>Z15-036</b>	<b>Date Reviewed:</b>	August 2015
<b>Address:</b>	<b>5130 MORSE ROAD</b>	<b>Planning Contact:</b>	Lohr
<b>Existing Land Use:</b>	Single family rural township homes.	<b>BZS Case Planner:</b>	<b>Pine</b>
<b>Existing Zoning:</b>	R, Rural District (pending annexation)	<b>BZS File Month :</b>	August
<b>Requested Zoning or Variance:</b>	C-2, Commercial District		
<b>Applicable Plan:</b>	Northland II & Northland Development Standards		
<b>If Rezoning or Council Variance, Plan's Land Use Recommendation:</b>	Preserve District		
<b>Relevant Design Guidelines:</b>	<ul style="list-style-type: none"> <li>• Preservation of existing tree stands, wetlands, and other natural areas through sensitive site design be encouraged.(p14)</li> <li>• The current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-family residential encouraged. (p65)</li> <li>• Existing land-use and zoning patterns be taken into consideration when decisions are made regarding zoning changes. (p66)</li> <li>• Infill developments compatible with their surroundings be encouraged. (p67)</li> <li>• Along and adjacent to arterial streets, a minimum landscaped setback of thirty feet shall be established.</li> <li>• If a site is less than 300 ft in length or width, a landscape buffer of no less than fifteen percent of the property width or length shall be provided along each property line that is adjacent to residential property. (p12)</li> <li>• Lot coverage shall not exceed 80%. (p13)</li> <li>• 1 tree shall be planted for every 40 feet of frontage. (p13)</li> </ul>		

**Comments:**

Planning is supportive of the request for C-2 at this location, but requests additional information, specifically a site plan to review for consistency with relevant design guidelines from the Northland II and Northland Development Standards, in particular in regarding to setbacks, buffering and screening.

## LIMITATION TEXT

**PROPOSED DISTRICT: L-C-2, Limited Office Commercial District**

**PROPERTY ADDRESS: 5130 Morse Road**

**OWNER: Derrer Road LLC**

**APPLICANT: Dennis Koon and Husam Kahwach**

**DATE OF TEXT: 11/6/2015**

**APPLICATION: Z15-036**

1. **INTRODUCTION:** This property is being annexed into the City of Columbus from Plain Township. The property, comprised of two parcels, is underutilized and currently developed with two vacant derelict single-family ranch houses. The applicants request rezoning of the properties to the L-C-2 district to allow for redevelopment within the parameters of this Limitation Text and the C-2 district of the Columbus City Code.

2. **PERMITTED USES:** Those uses listed in Chapter 3353 (C-2, Office Commercial District).

3. **DEVELOPMENT STANDARDS:** Except as otherwise noted, the applicable development standards of Chapter 3353 C-2, Office Commercial of the Columbus City Code shall apply.

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

1. Parking setbacks shall be eighty (80) feet from Morse Road, and fifteen (15) feet from north, east, and west perimeters.

2. Building setbacks shall be ninety (90) feet from Morse Road, fifteen (15) feet from the west property line, ten (10) feet from the east property line, eighty (80) feet from the north property line on the east side of the Stream Corridor Protection Zone, and twenty-five (25) feet from the north property on the west side of the Stream Corridor Protection Zone.

3. Parking lot screening requirement shall be met by using landscape materials.

4. Building and pavement lot coverage shall not exceed 80% of the parcel.

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

All circulation, curb cuts and access points shall be subject to the approval of the Department of Public Service – Traffic Management Division.

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

1. Street trees shall be planted along Morse Road at a ratio of one tree per forty (40) feet of frontage, trees may be grouped or evenly spaced.

2. Minimum tree size at installation shall be no less than three (3) inch caliper for street trees, five (5) feet in height for evergreen trees, two (2) inch caliper for deciduous trees.

3. The developer shall make a reasonable effort to preserve large and healthy trees, and to otherwise preserve trees in areas that will not be developed.

4. Trees within the Stream Corridor Protection Zone, and within the setbacks from the north property line will be maintained and preserved.

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 graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-2, Office Commercial classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

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.

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koon.morse.txt  
11/6/2015



Z15-036  
5130 Morse Road  
Approximately 3.3 acres  
R (pending annexation) to C-2



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).

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**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).*

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**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.*

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**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.*

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

<b>Case #4</b>	7:20- 7:45	<hr/> <p>Application BZA15-098 (Variance from various subsections of §3349.04 and §3349.07 to permit construction on a single parcel &lt;1 acre, reduce required setbacks and reduce parking requirement)          Russ Garber/Andrews Architects <i>representing</i>          JHT Wallich Holdings LLC <i>d/b/a</i> The Grove at Oakleaf Village          5546 Karl Road, 43229 (PID 010-143743)</p> <ul style="list-style-type: none"> <li>• <i>The Committee approved 16-0 (w/ 1 abstention) a motion (by FPCA, second by SCA) to <b>RECOMMEND APPROVAL WITH ONE (1) CONDITION:</b></i> <ul style="list-style-type: none"> <li>○ <i>That formal agreements be recorded concerning access easement(s), shared parking and shared use of dumpster facilities on the adjoining parcel to the east, PID 010-143734.</i></li> </ul> </li> </ul> <hr/>
<b>Case #5</b>	7:45- 8:05	<hr/> <p>Application Z14-034 (Rezone 2.83±AC from CPD to LC-4 for cell tower and commercial uses; <i>looksees August 2014, July 2015; tabled August 2015</i>)          Greg Lestini/Bricker &amp; Eckler,          Rob Ferguson/United Acquisition Services <i>representing</i>          New Par <i>dba</i> Verizon Wireless          1448 Morse Road, 43229 (PID 010-132395 <i>et al</i>)</p> <ul style="list-style-type: none"> <li>• <i>The Committee approved 16-0 (w/1 abstention) a motion (by KWPCA, second by MP) to <b>RECOMMEND APPROVAL</b> of the application.</i></li> </ul> <hr/>
<b>Case #6</b>	8:05- 8:45	<hr/> <p>Application# Z15-030 (Rezone 6.17 ±AC from R-Rural post annexation to PUD 8 for construction of single-family development)          Laura Comek <i>representing</i>          ISL Communities LLC          5049 Sunbury Road, 43230 (PID 110-000882)</p> <ul style="list-style-type: none"> <li>• <i>The Committee approved 16-0 (w/ 1 abstention) a motion (by WWCA, second by KWPCA) to <b>TABLE</b> the application indefinitely.</i></li> </ul> <hr/>
<b>Executive Session</b>	<b>8:55 pm</b>	
<b>Meeting Adjourned</b>	<b>9:50 pm</b>	