

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

**OFFICE USE ONLY**

Application Number: 215-062 Date Received: 12-1-15  
Application Accepted by: SP+TD Fee: \$7,040  
Comments: Assigned to Tim Dietrich; 645-6665; tedietrich@columbus.gov  
and Shannon Pine; 645-2208; spine@columbus.gov.

**LOCATION AND ZONING REQUEST:**

Certified Address (for zoning purposes only): 3507 Morse Road Zip: 43224

Is this application being annexed into the City of Columbus? Select one:  YES  NO

*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: 010-213832

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

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

Area Commission or Civic Association: Northeast Area Commission

Proposed Use or reason for rezoning request (continue on separate page if necessary):  
Existing business in the area to expand its operations

Proposed Height District: 35 [per Columbus City Code Section 3309.14] Acreage: 12.36

**APPLICANT:**

Name: Germain Lexus of Easton Phone Number: 614-289-6895 Ext.: \_\_\_\_\_

Address: 4130 Morse Crossing City/State: Columbus, OH Zip: 43219

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**PROPERTY OWNER(S)**  Check here if listing additional property owners on a separate page

Name: SJKM LLC Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
c/o Alan S Acker

Address: 366 East Broad Street City/State: Columbus, OH Zip: 43215-3819

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**ATTORNEY / AGENT** (Check one if applicable):  Attorney  Agent

Name: Jeffrey L. Brown Phone Number: 221-4255 Ext.: \_\_\_\_\_

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

Email Address: jlbrown@smithandhale.com Fax Number: 221-4409

**SIGNATURES** (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Germain Lexus of Easton

PROPERTY OWNER SIGNATURE SJKM LLC

ATTORNEY / AGENT SIGNATURE Jeffrey L. Brown

*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 checks payable to the Columbus City Treasurer

# Rezoning Application

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**AFFIDAVIT** (See instruction sheet)

Application Number: 215-062

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

deposes 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)** per ADDRESS CARD FOR PROPERTY 3507 Morse Road

for which 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 **(4)** SJKM LLC  
AND MAILING ADDRESS c/o Alan S Acker  
366 East Broad Street  
Columbus, OH 43215-3819

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

AREA COMMISSION OR CIVIC GROUP **(5)** Northeast Area Commission  
AREA COMMISSION ZONING CHAIR Mrs. Alice Porter  
OR CONTACT PERSON AND ADDRESS 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)

**(8)** SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 1st day of December, in the year 2015

[Signature]  
**(8)** SIGNATURE OF NOTARY PUBLIC  
My Commission Expires 9/4/2020



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

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

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**APPLICANT**

Germain Lexus of Dublin  
Attn: Rick Germain  
3885 West Dublin-Granville Road  
Dublin, OH 43017

**PROPERTY OWNER**

SJKM LLC  
9084 Old US 35 SE  
Washington CH, OH 43160

**AREA COMMISSION**

Northeast Area Commission  
Attn: Alice Porter  
3130 McCutcheon Place  
Columbus, OH 43219

**ATTORNEY**

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

**SURROUNDING PROPERTY OWNERS**

City of Columbus  
90 West Broad Street, Room 425  
Columbus, OH 43215

Mesa Properties LLC  
3955 Montgomery Road  
Cincinnati, OH 45212

Limsoc Inc.  
3 United Parkway  
Columbus, OH 43230

Morso Holding Co.  
52 East Gay Street  
Columbus, OH 43215

Easton Innkeepers LLC  
4404 Buckeye Lane, Suite 220  
Beavercreek, OH 45440

Charles Snailham  
3451 Morse Road  
Westerville, OH 43081

S and B Development Ltd.  
3445 Morse Road  
Columbus, OH 43231

germain-morse.lbl (nct)  
11/23/15 S:Docs/s&hlabels/2015

# Rezoning Application

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AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.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 # 215-062

STATE OF OHIO  
COUNTY OF FRANKLIN

Jeffrey L. Brown

Being first duly cautioned and sworn (NAME) \_\_\_\_\_  
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

<p>1. Germain Lexus of Easton 4130 Morse Crossing Columbus, OH 43219 Rick Germain - 614-289-6895 82 Columbus based employees</p>	<p>2. SJKM LLC c/o Alan S Acker 366 East Broad Street Columbus, OH 43215-3819 _____ Columbus based employees</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT \_\_\_\_\_

Sworn to before me and signed in my presence this 1<sup>st</sup> day of December, in the year 2015

Natalie C Timmons  
SIGNATURE OF NOTARY PUBLIC

9/4/2020  
My Commission Expires



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

***This Project Disclosure expires six (6) months after the date of notarization.***

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**12.397 ACRES**

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 2, Township 1, Range 17, United States Military Lands, being all of the remainder of the tract conveyed to Alan S. Acker and Stephen M. Swepston, Trustees by deeds of record in Official Record 06029 G09, Official Record 06029 G11 and Instrument Number 200306020162916, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument number 5252 found at the centerline intersection of Morse Road and Sunbury Road;

Thence North  $86^{\circ} 11' 07''$  West, a distance of 366.67 feet, with the centerline of said Morse Road, to a point;

Thence South  $03^{\circ} 48' 59''$  West, a distance of 80.00 feet, across the right-of-way of said Morse Road and with the line common to the 0.0536 acre tract conveyed to City of Columbus, Ohio by deed of record in Official Record 30008 B08 and the 1.581 acre tract conveyed to Mesa Properties by deed of record in Official Record 17767 E18, (passing at 70.00 feet a 5/8 inch rebar capped "Lansdale" found), to a 3/4 inch iron pipe capped "Bird/Bull" found at the northeast corner of said Acker/Swepston tract, the TRUE POINT OF BEGINNING;

Thence with the line common to said Acker/Swepston tract and said 1.581 acre tract, the following courses and distances:

South  $03^{\circ} 48' 59''$  West, a distance of 107.97 feet, to a 3/4 inch iron pipe capped "Bird/Bull" found;

South  $15^{\circ} 37' 59''$  West, a distance of 81.21 feet, to a 3/4 inch iron pipe capped "Bird/Bull" found;

South  $27^{\circ} 14' 05''$  West, a distance of 85.00 feet, to a 3/4 inch iron pipe found;

South  $30^{\circ} 31' 30''$  West, a distance of 238.43 feet, to a 3/4 inch iron pipe found;

South  $39^{\circ} 43' 52''$  West, a distance of 80.00 feet, to a 3/4 inch iron pipe found in the northwesterly right-of-way line of said Sunbury Road, being in the northwesterly line of the remainder of the tract conveyed to M. McGee and Hattie B. Swepston by deed of record in Deed Book 1642, Page 139;

Thence South  $55^{\circ} 07' 37''$  West, a distance of 241.47 feet, with said northwesterly right-of-way line and the line common to said Acker/Swepston and Swepston tracts, to a 3/4 inch iron pipe found at the northeasterly corner of the 54.197 acre tract conveyed to Limsoc, Inc. by deed of record in Instrument Number 199908190211939;

Thence North  $86^{\circ} 41' 13''$  West, a distance of 490.26 feet, with the line common to said Acker/Swepston tract and said 54.197 acre tract, to an iron pin set at the southeasterly corner of the tract conveyed to Charles Snailham by deed of record in Official Record 10580 J05;

Thence North  $03^{\circ} 27' 09''$  East, a distance of 708.48 feet, with the line common to said Acker/Swepston and Snailham tracts, to a 5/8 inch rebar found in the southerly right-of-way line of said Morse Road, being the common corner of the remainder of said Acker/Swepston tract, said Snailham tract, the 0.073 acre tract conveyed to Franklin County Commissioners by deed of record in Instrument Number 199908130206429 and the 0.2254 acre tract conveyed to City of Columbus, Ohio by deed of record in Official Record 30008 B08;

12.397 ACRES

-2-

Thence South 86° 11' 07" East, a distance of 653.97 feet, with said southerly right-of-way line and the line common to said Acker/Swepston tract and said 0.2254 acre tract, to a 3/4 inch iron pipe capped "Bird/Bull" found at the northwest corner of said 0.0536 acre tract;

Thence South 03° 50' 01" West, a distance of 10.00 feet, with said southerly right-of-way line and a line common to said Acker/Swepston tract and said 0.0536 acre tract, to a 3/4 inch iron pipe capped "Bird/Bull" found;

Thence South 86° 11' 07" East, a distance of 233.76 feet, with said southerly right-of-way line and a line common to said Acker/Swepston tract and said 0.0536 acre tract, to the TRUE POINT OF BEGINNING, containing 12.397 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

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 Ohio State Plane Coordinate System as per NAD83, South Zone (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 64 & FRANK 164, and with a bearing of South 86° 15' 51" East for a portion of the centerline of Morse Road.

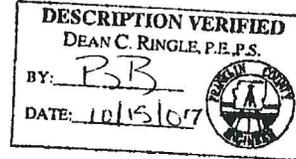
EVANS, MECHWART, HAMBLETON & TILTON, INC.



*Heather L. King* 10/12/07  
Heather L. King Date  
Registered Surveyor No. 8307

HLK/12Oct07  
12\_397 ac 72007BV

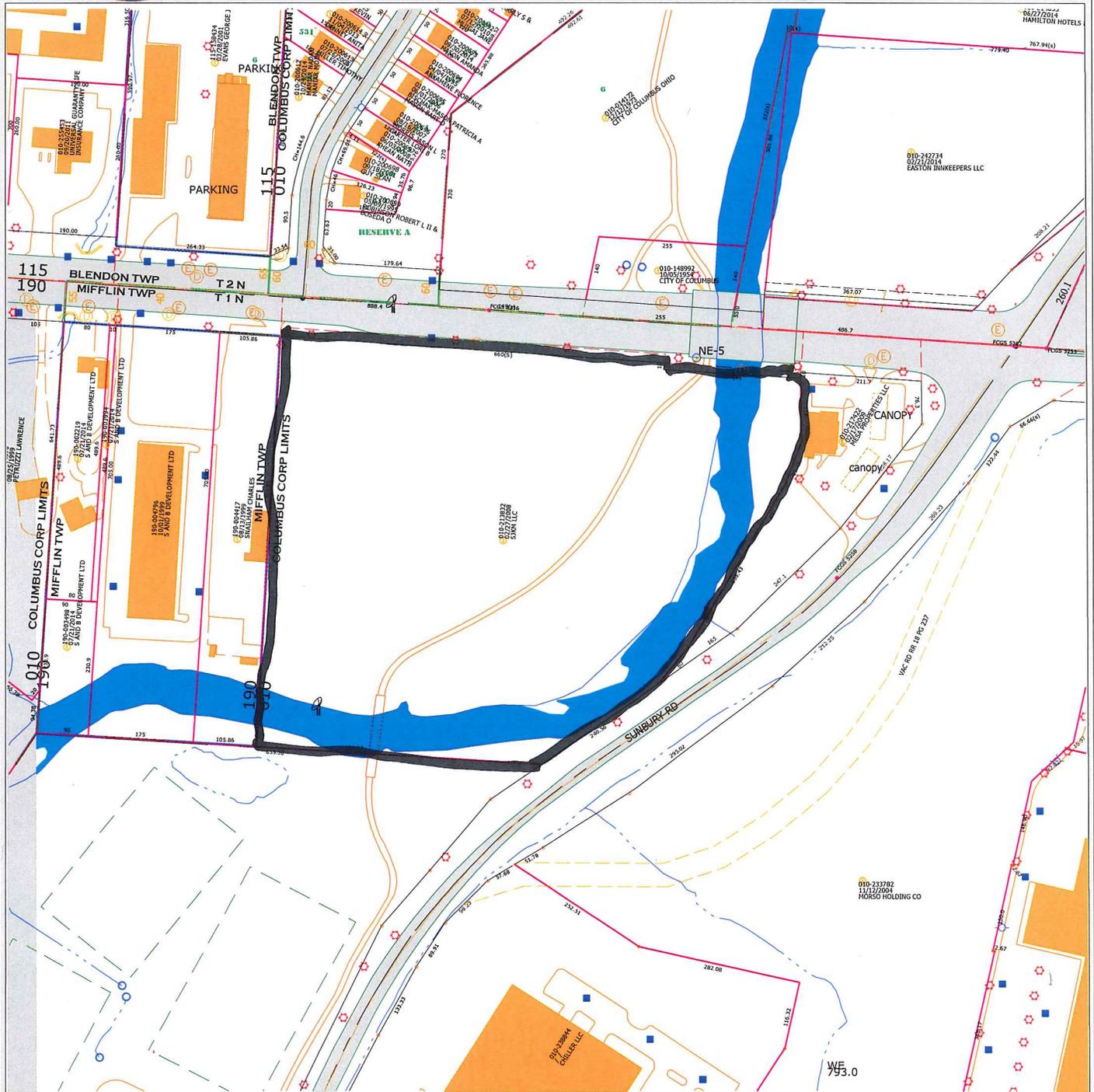
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213832





# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S                      DATE: 11/20/15



Disclaimer

Scale = 250



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

215-062



# 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: 010213832

Zoning Number: 3507

Street Name: MORSE RD

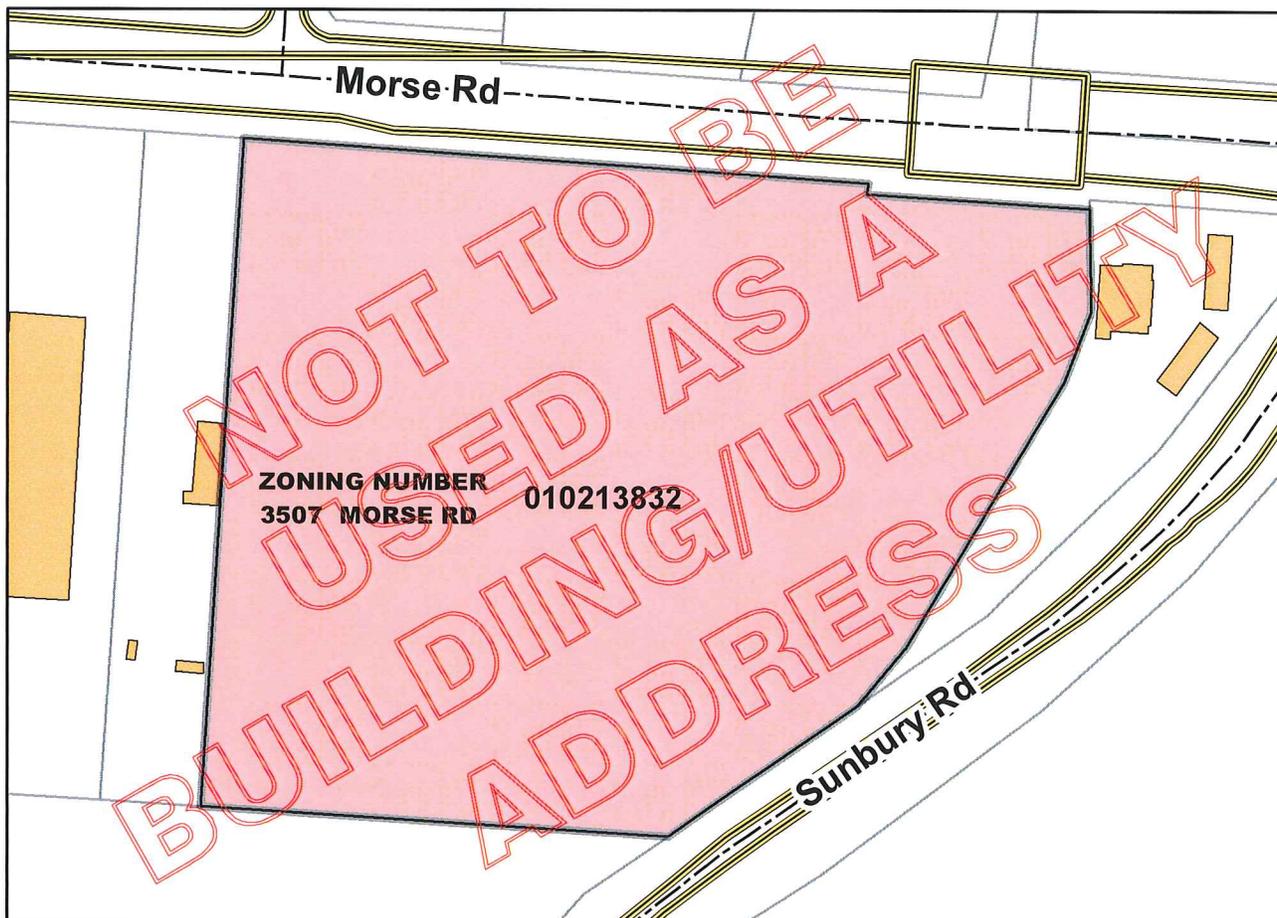
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (LIESEL SCHMADER)

Issued By: *Liesel Schmader*

Date: 11/24/2015



JAMES D. YOUNG, P.E., ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 50360

215-062

TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development

PROPERTY ADDRESS: 3507 Morse Road

OWNER: SJKM LLC

APPLICANT: Germain Lexus of Easton

DATE OF TEXT: 11/24/15

APPLICATION: 215-062

1. **INTRODUCTION:** This site is located on the south side of Morse Road east of Sundance Drive. The applicant wants to expand its automobile sales and service business by creating another service center.

2. **PERMITTED USES:**

Those uses permitted under Chapter 3356, C-4, Commercial District of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the text or submitted drawings the applicable development standards are contained in Chapter 3356 C-4, Commercial District of the Columbus City Code.

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

1. Parking setback shall be a minimum of 15 feet from Morse Road.

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

N/A

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

1. The frontage along Morse Road shall be landscaped as follows: 1 tree per 30 linear feet. Trees maybe grouped or evenly spaced.

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 signage and graphics shall conform to Article 15 of the Columbus City Code as it applies to the appropriate C-4, Commercial District. Any variance to the standards of Graphics Code shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. Variances

(a) Section 3356.11 C-4 district setback line: To reduce the building setback from 80 feet to 51 feet along Morse Road.

2. CPD Criteria

(a) Natural Environment: The site is located on the south side of Morse Road adjacent to Alum Creek.

(b) Existing Land Use: Undeveloped.

(c) Circulation: Access to the site shall be from Morse Road.

(d) Visual from the Environment: Conceptual elevations of the building has been submitted.

(e) View and Visibility: Consideration has been given to the visibility and safety of the motorists and pedestrian in the layout of the site.

(f) Proposed Development: Commercial.

(g) Behavior Patterns: Existing development in the area has established the behavior pattern for the motorist in the area.

(h) Emissions: No adverse effect 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 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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germain-morse.txt (nct)

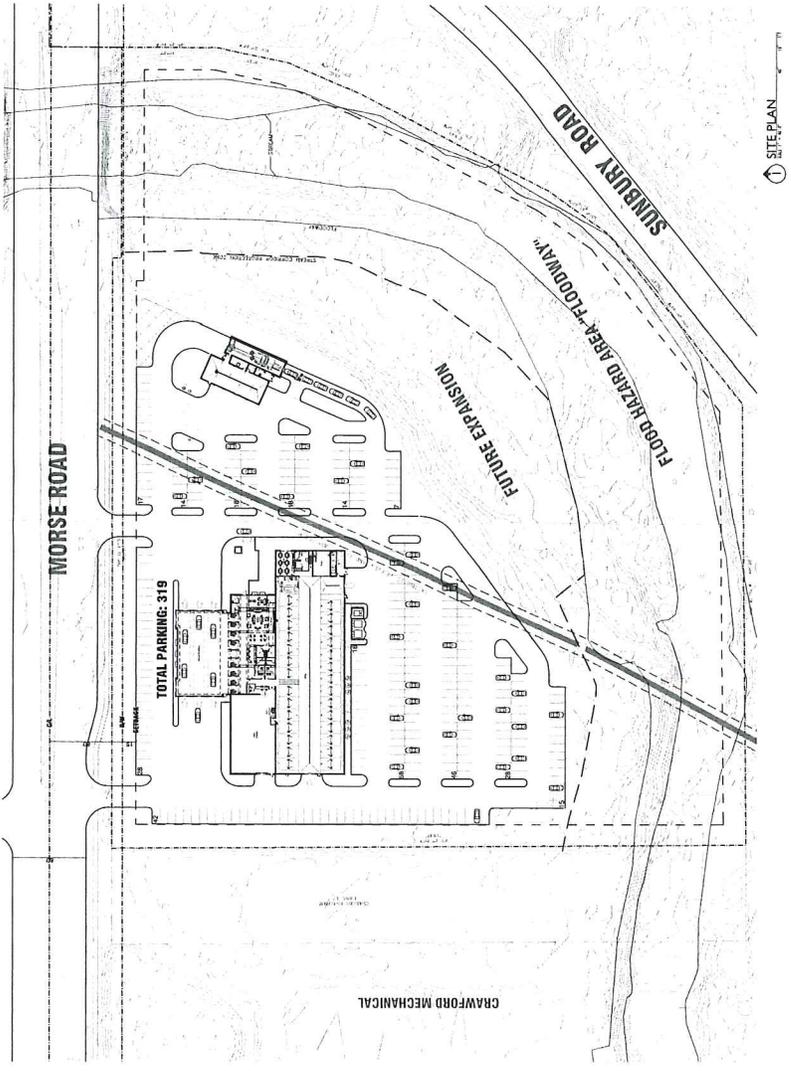
11/24/15 S:Docs/s&htxts/2015

SYMBOL	DESCRIPTION
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▾	EXISTING
○	PROPOSED
●	EXISTING
□	PROPOSED
■	EXISTING
▭	PROPOSED
▩	EXISTING
▮	PROPOSED
▯	EXISTING
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●	EXISTING
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▩	EXISTING
▮	PROPOSED
▯	EXISTING
▰	PROPOSED
▱	EXISTING
▲	PROPOSED
△	EXISTING

DATE: 08/14/2014  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
SCALE: AS SHOWN

NO. 04  
SHEET NUMBER  
TOTAL SHEETS: 04

**A1.01**



CRAWFORD MECHANICAL

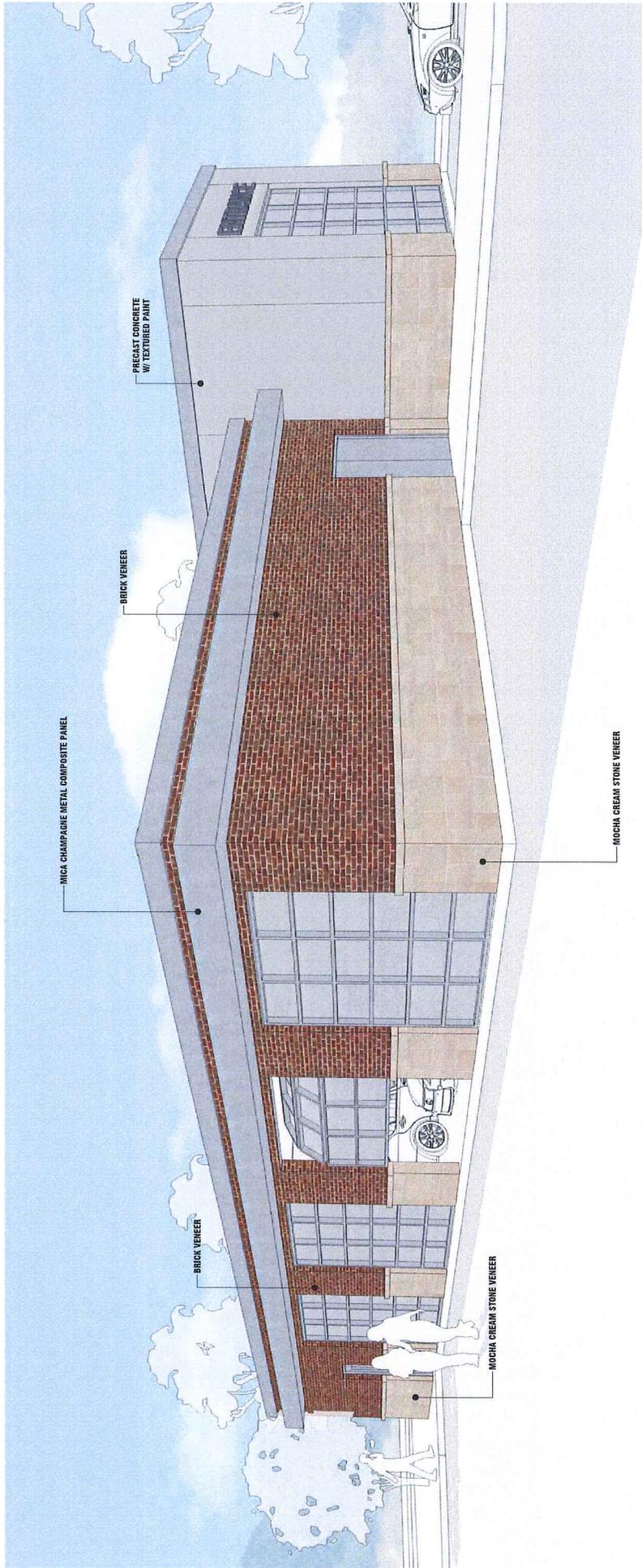
SITE PLAN

think create. da

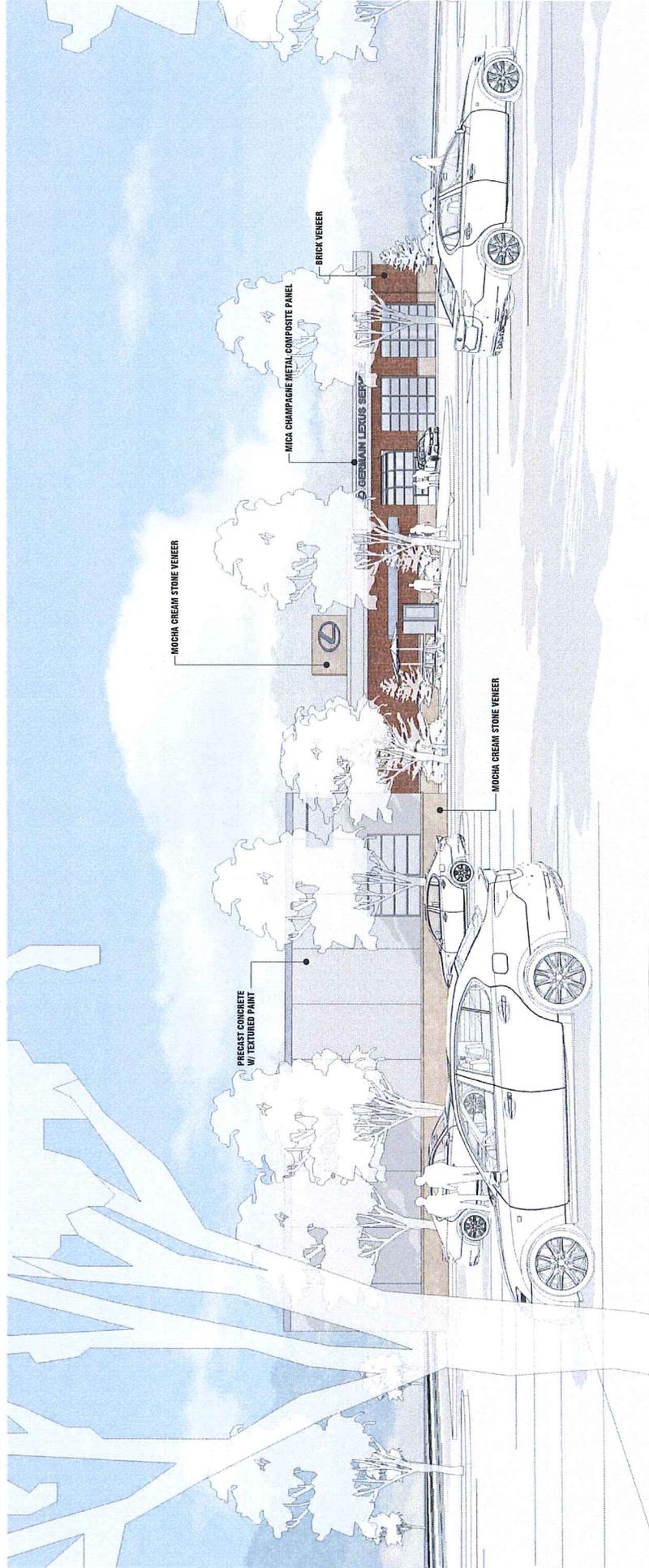




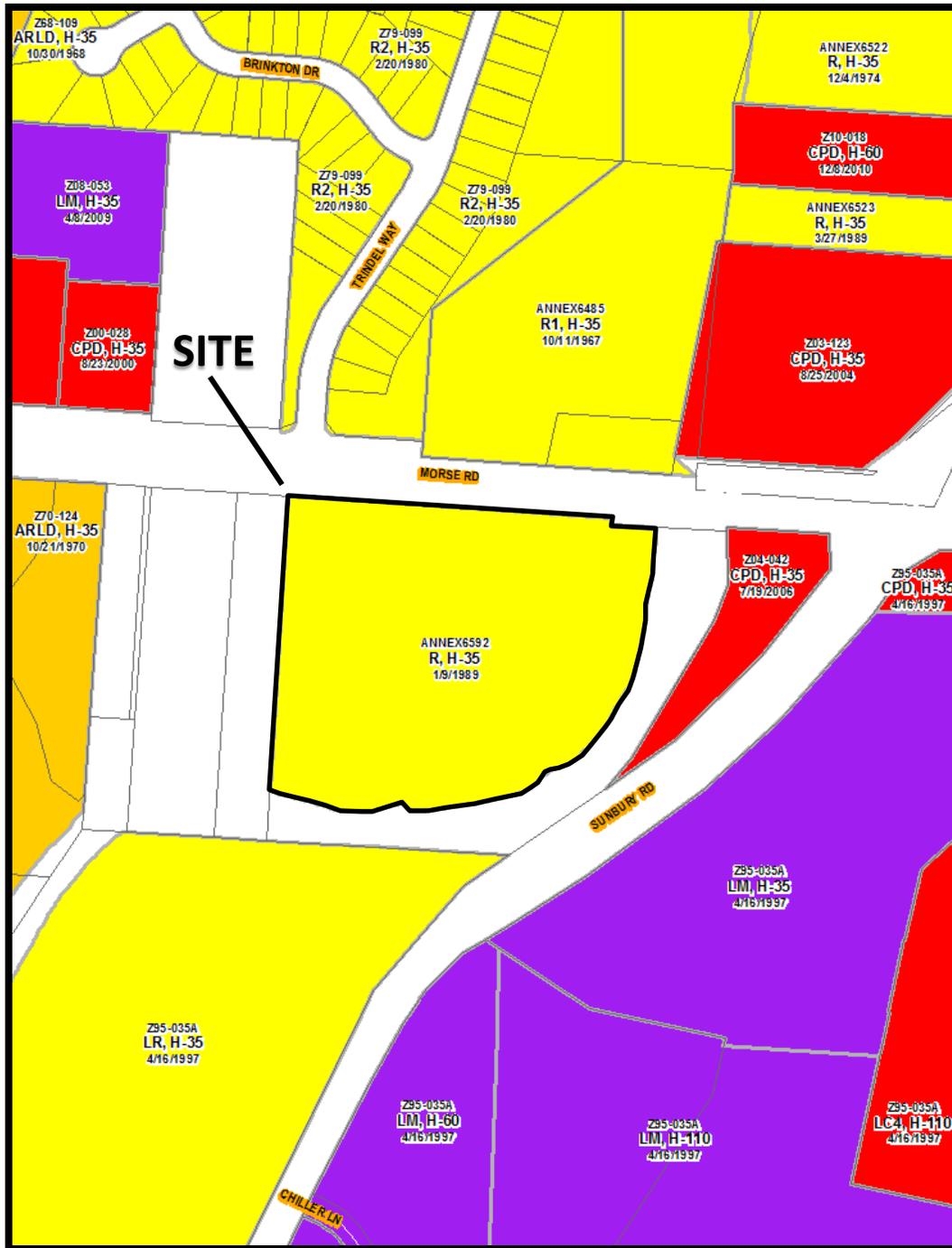




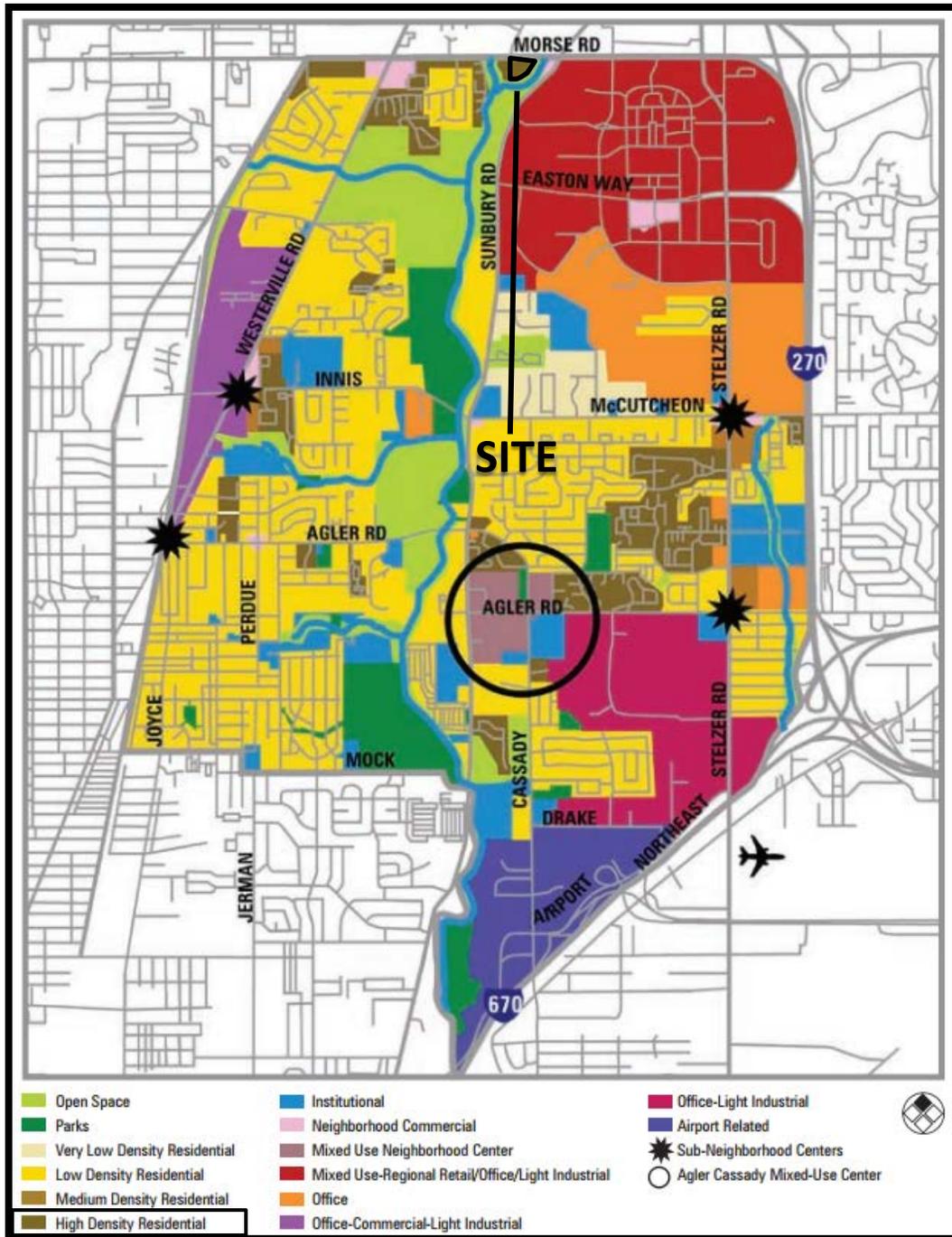
215-062







Z15-062  
 3507 Morse Road  
 Approximately 12.36 acres  
 R to CPD



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3507 Morse Road  
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