



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICIAL USE ONLY

Application #: 214-034 / 14335-00000-00546  
Date Received: 8/5/14  
Application Accepted By: BT + SP TP Fee: 3840  
Comments: Assigned to Tom Proehl; 645-2749; vjproehl@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1448 Morse Rd., Columbus, OH Zip 43229  
Is this application being annexed into the City of Columbus  Yes  No (circle 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 010-132395

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

Current Zoning District(s) CPD Requested Zoning District(s) L-C-4

Area Commission Area Commission or Civic Association: Northland Community Council

Proposed Use or reason for rezoning request: Please see attached

(continue on separate page if necessary)

Proposed Height District: 35' Acreage 2.828  
[Columbus City Code Section 3309.14]

### APPLICANT:

Name New Par, a Delaware Partnership dba Verizon Wireless  
Address 7575 Commerce Court City/State Lewis Center, OH Zip 43035  
Phone # 614-561-8496 Fax # \_\_\_\_\_ Email dan.noble@verizonwireless.com

### PROPERTY OWNER(S):

Name Patrick J. Carter  
Address 8916 Locherbie Court City/State Dublin, OH Zip 43017  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_  
 Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Christopher N. Slagle, Esq.  
Address Bricker & Eckler LLP, 100 S. Third Street City/State Columbus, OH Zip 43215-4291  
Phone # 614-227-8826 Fax # 614-227-2390 Email: cslagle@bricker.com

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

APPLICANT SIGNATURE: \_\_\_\_\_  
PROPERTY OWNER SIGNATURE: Patrick J. Carter  
ATTORNEY / AGENT SIGNATURE: Christopher N. Slagle  
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

**ADDITIONAL PROPERTY OWNERS:**

As to Parcel No. 010-132394:

Patrick J. Carter  
8916 Locherbie Court  
Dublin, Ohio 43017

Phone: \_\_\_\_\_; Fax: \_\_\_\_\_; Email: \_\_\_\_\_

Carmen Paul Carter  
4129 Purdue  
Dallas, TX 75225

Phone: \_\_\_\_\_; Fax: \_\_\_\_\_; Email: \_\_\_\_\_

As to Parcel No. 010-100696:

Patrick J. Carter  
8916 Locherbie Court  
Dublin, Ohio 43017

Phone: \_\_\_\_\_; Fax: \_\_\_\_\_; Email: \_\_\_\_\_

Carmen Paul Carter  
4129 Purdue  
Dallas, TX 75225

Phone: \_\_\_\_\_; Fax: \_\_\_\_\_; Email: \_\_\_\_\_



**ATTACHMENT TO REZONING APPLICATION  
1448 Morse Road, Columbus, Ohio  
Carter/Woodward Revised/CLMB 201**

Application No. 714-034  
Applicant: New Par, a Delaware partnership, dba Verizon Wireless

**LOCATION AND ZONING REQUEST:**

The Application for Rezoning ("Application") relates to a total of three (3) parcels comprising an aggregate of 2.828 acres. The largest parcel is listed on page 1 of the application form, and the two additional parcels more fully described below. For ease of reference, all three parcels are listed below:

<b>Parcel No. (Acreage)</b>	<b>Certified Address</b>	<b>Owner(s)</b>
010-132395 (2.552 AC)	1448 Morse Road	Patrick J. Carter
010-132394 (.281 AC)	1448 Morse Road	Patrick J. Carter Carmen Paul Carter
010-100696 (.17 AC)	1448 Morse Road	Patrick J. Carter Carmen Paul Carter

This Application is submitted by Verizon Wireless on behalf of and as agent for the Owners identified above. The Owners request rezoning of the Subject Property from Commercial Planned Development District (CPD) to L-C-4 (Limited Regional Scale Commercial District).

**REASON FOR REZONING:**

The reasons for the requested rezoning are as follows:

**1. Restrictions under Current Zoning Prevents Partial Development of Subject Property**

a. **As to Owners.** The Owners request rezoning of the Subject Property from Commercial Planned Development District (CPD) to L-C-4 (Limited Regional Scale Commercial District). The current text for the CPD was adopted in 1983 when the Subject Property was rezoned AR-O Apartment Office and SR Suburban Residential District to CPD, Commercial Planned Development District by Resolution No. 1602-83 (a copy of which Resolution is attached)(the "Current Text"). The Current Text contains restrictions and

conditions on the future development of the Subject Property, more fully described below. The character of the neighborhood has evolved since the adoption of the Current Text, and the Owners hope eventually to improve the configuration and functionality of the Subject Property and to attract redevelopment. The Owners anticipate that the removal of the 1983 CPD overlay language will make the Property more attractive to potential users and increase the likelihood that a redevelopment plan or plans would emerge, giving new life to the Subject Property.

The Current Text defined two categories of development: present and future. At the time of adoption, the "present" development contemplated included construction of a 50-space parking lot on the northerly portion of the premises, together with "attendant mounding, fencing and planting along the northern boundary and along a portion of the west boundary of the Subject Property, construction of a small structural addition (20'x20') on the rear of the building lying furthest west on the Subject Property, and the use of an existing 3-car garage for rental office space. The parking lot and structural addition were never constructed, and no further development or re-development has occurred on the Subject Property in the intervening years, although mounding and fencing are in place along the northern boundary of the Subject Property.

As to future development, the Current Text provides that such development shall be consistent with uses permitted under C-4 Commercial Districts. However, the Current Text conditions (1) any future development and (2) any parcel split of the 3.0 acre site on the following conditions precedent:

- a) That all currently existing structures on the tract have either been razed and/or altered pursuant to the approval of the Columbus Department of Development, and
- b) The Owners dedicate to the City, additional land along the southern boundary of the Subject Property to provide additional road right-of-way and facilitate the widening of Morse Road. Note that additional right-of-way was conveyed to the City in 2004, facilitating the now complete widening of Morse Road.

The Owners and users of the Subject Property seek greater flexibility in reuse and redevelopment of the Subject Property for the future, including the ability to make incremental improvements to portions of the Subject Property and, if an appropriate opportunity arises, to accomplish a parcel split to this end. Currently, item a) above (the razing and/or alteration of all of the existing structures on the Subject Property), remains a condition to any future development on the site.

b. **As to Verizon Wireless.** Verizon Wireless<sup>1</sup> is serving as agent for the Owners in this rezoning. Verizon Wireless has entered into a lease for a portion of the Subject Property, which leased property is comprised of 2,404 square feet (the "Land Space"), together with the

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<sup>1</sup> Verizon Wireless is a certificated Public Utility, evidenced by a Certificate of Public Convenience and Necessity from the Public Utilities Commission of Ohio, pursuant to Certificate No. 90-5351, issued 12.31.1996. Verizon Wireless is also licensed by the Federal Communications Commission (FCC) to build and operate a wireless communications network in Franklin County, Ohio, and in Delaware County, Ohio. The call signs licensed by FCC to Verizon Wireless in the Metro Columbus market are: KNKA308, KNLH247, and WQEM935.

non-exclusive right (the "Access & Utility Rights of Way") for ingress and egress to the Land Space to and from Morse Road ("Verizon Parcel"). Verizon Wireless intends to seek further approval pursuant to Chapter 3389.14 of the Columbus Zoning Code to develop a wireless communication facility on the Verizon Parcel.

**Appendix 1** presents a site plan of the Verizon Parcel on the subject property.

**Appendix 2** presents the proposed Limitation Text for the L-C-4 designation.

The use proposed by Verizon Wireless is among the permitted uses in a C-4 District, subject to the conditions set out in Section 3389.14 of the Columbus Zoning Code. Verizon Wireless's application pursuant to Section 3389.14 satisfies the requirements of that Section, without the necessity of any variance. However, the conditions set forth in the Current Text requiring that all buildings be razed prior to the construction by Verizon Wireless of its wireless communication facility arguably operate to prohibit the construction of the wireless communication facility by Verizon Wireless on the Subject Property. Therefore, as a condition to the Owners' willingness to lease the Verizon Parcel to Verizon Wireless, Verizon Wireless has agreed with the Owners to file this application to rezone the Subject Property to obtain relief from the conditions and restrictions set forth in the Current Text.

## 2. Background Facts & Details Regarding Need for the Proposed Wireless Communications Facility.

a. **Public Necessity.** Verizon Wireless avers that there is a public need for a wireless communications facility in the vicinity of the Subject Property along Morse Road as a result of an existing wireless network service capacity gap throughout the northern area of the City of Columbus. This service capacity gap operates to intermittently prevent wireless access to the national telephone system. See **Appendix 3** referenced below for a map of the search area for the proposed site, reflecting the area where a service capacity gap has been identified.

b. **Background Facts.** The Verizon Wireless communication system (and indeed every carriers' wireless communications system) relies on an overlapping and interconnected network of individual antenna sites. Individual sites, like the one under consideration here, consist of antennas attached to a tall support structure (such as a tower or multi-story building), with radio and electronic equipment typically located at the base of the antenna mast. These antenna sites transmit and receive wireless communications signals to and from mobile wireless handsets and wireless-enabled devices.<sup>2</sup> Individually, wireless communications facilities have limited coverage and service areas. When linked electronically to form a network however, the individual antenna sites operate in concert to deliver a seamless wireless communications service to individuals, businesses, and government, which enables the public to connect — reliably and wirelessly — to the national telephone network.

The "seamless" part is important, even crucial, to understanding the need for this site. Without overlapping coverage, there will be gaps in the network which preclude wireless devices

<sup>2</sup> Wireless communications devices communicate with nearby antenna sites mainly through radiofrequency waves. Information affirming the safety of radiofrequency waves emitted by cellular phone towers can be found at <http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/cellular-phone-towers>.

within the gap from sending and receiving calls. The locations of antenna sites are therefore carefully thought out, and selected to be located as far apart as is consistent with demand in the service area (to minimize costs and visual impacts), while still being close enough for the equipment to "hand off" a motorist's signal from one tower to the next, without dropping the call, thereby ensuring the reliability of wireless connections to the national telephone system.

Which brings us to why there is a public need for the proposed wireless communications facility. This facility is intended to address a pressing communications service problem in this part of the City, a problem that can't be solved by re-engineering our existing antenna sites.

c. **The Capacity Problem.** The problem being addressed by the proposed facility is one of capacity. Briefly put, although other existing antenna sites were in the past able to serve this area, they can no longer do so because the number of customers has grown enormously over the past few years. As problems go, a large and growing customer base is a good one to have, but in this case the number of calls being made from within this service area now exceeds the number of simultaneous connections that Verizon Wireless' existing sites can handle. Call data obtained from this service area show that during peak use times for the past several years, a steadily growing number of customers can't connect to the national telephone system. This demonstrates that there is a significant and growing gap in the wireless service network in this geographic area, and shows in a directly quantifiable way the extent to which the area is no longer being effectively served by the Applicant's existing antenna sites.

d. **The Call Blocking Problem.** When a wireless network reaches the maximum number of calls it can handle at one time, new calls initiated from within the service area can't be connected. (The engineers matter-of-factly describe this condition as "call blocking.") Simply put, the number of calls being made from within this site's service area now often exceed the existing sites' maximum call carrying capacity, and the sites are now regularly overloaded. In the twelve month period from January 2013 through December 2013 Verizon Wireless registered 33,439 blocked call attempts within the Morse Road Corridor service area.

**Appendix 3** presents map grids showing the extent and frequency of call blocking in the proposed service area.

e. **Defining the Technically Feasible Service Area.** An antenna site's technically feasible service area is determined by several factors, including the height of the antennas above ground level, and the strength of the signals being transmitted, both from the tower and from the customers' cell phones. An important limiting factor in defining a technically feasible service area is the cell phone's extremely limited power to transmit a return signal; this is compounded by the limits of received signal amplifiers to detect return signals among pervasive electronic background noise; the number of customers in the area (which has a direct relationship to the number of simultaneous callers); and whether any terrain, man-made structures, or mature trees block the return signal from reaching the carrier's receiving antennas. Verizon Wireless has carefully considered multiple locations for its proposed facility, and affirms that a proposed antenna facility at this location is technically feasible, and is proposed at the minimum height necessary to fulfill its purpose.

**Appendix 4** displays the locations of the Applicant's existing antenna sites; the existing coverage; the existing capacity gaps; and the proposed cure. [Keep in mind that coverage (a measure of how far a two-way signal path reaches) is different from the capacity analysis presented in this application.]

f. **Why Surrounding Cell Sites Can't Be Reengineered.** Verizon Wireless already uses the most technically advanced radios, signal amplifiers, and call processing equipment on the market. The company affirms there are no equipment "upgrades" available that might allow us to implement a technological fix at our existing sites, to fill the service and capacity gaps in this area.

g. **The Proposed Service Area.** After carefully evaluating in-vehicle use and residential wireless service demand, Verizon Wireless determined the service area for the proposed site needs to have a radius of approximately one-half mile, encompassing an area of approximately one and one-half square miles. It is this service area that is the subject of the discussion below.

**Appendix 5** presents maps showing the proposed service area in relation to Verizon Wireless' existing sites in adjacent service areas.

h. **Searching for Property Owned by a Public or Quasi-Public Entity.** Verizon Wireless searched for properties that were technically feasible, and that were also owned by a public or quasi-public entity. There were three properties in the search area where this site needs to be established that were owned by public or quasi-public entities. American Electric Power ("AEP") has a substation site and a transmission tower site in the area. The substation suffered a fire making discussions untimely. The transmission tower presented an opportunity for co-location. Verizon Wireless spent a significant amount of time negotiating with the four underlying property owners for colocation rights, but an agreement could not be reached with all of the owners, making this site impossible. Ascension Lutheran Church located at 1479 Morse Road was also evaluated. Verizon Wireless did evaluate the feasibility of colocation at this site. However, the unique architectural structure of the building created design and engineering obstacles and building set back requirements could not be satisfied on this site. Ultimately, it was determined that the site could not accommodate Verizon's facilities. Finally, Woodward Park Elementary School was evaluated, but is located in a residential neighborhood.

i. **Demand for Wireless Service in the Proposed Service Area.**

*Residential Demand.* County auditor maps show there are approximately 350 households in the proposed site's service area. The Applicant has not confirmed the exact number of homes in this area, but conservatively estimates an average of three persons per residence, for an estimated population of 1,053 persons living within the proposed site's coverage area.

*Commercial Demand.* This section of the Morse Road corridor is commercial in character. The Applicant has not confirmed the exact number of commercial properties in this area, but recognizes that the commercial use in the area generates demand

commercial owners and tenants, as well as their customers, contributing to the traffic-based demand described below.

*Traffic-Based Demand.* Within the city of Columbus, Morse Road is a major thoroughfare, intersecting with Karl Road to the east of the proposed site, also a major thoroughfare. To the west, just outside the service area, is a junction with I-70. This means that each day, the number of Columbus residents in the service area is dwarfed by the mobile population traveling along the area's public roads. Accurate traffic count data are available for these roads. According to the Mid-Ohio Regional Planning Commission, the average daily traffic volume along the surface streets in the proposed site's service area exceeds 79,800 vehicles per day. The call volume generated from vehicle traffic in this area of Columbus is a significant source of the call blocking the Applicant is experiencing in the northern part of the city.

**Appendix 6** presents a map of the Mid-Ohio Regional Planning Commission Traffic Counts in the Applicant's proposed service area.

*Aggregate Demand.* Assuming only one person in each vehicle, the combined residential and traffic demand data yields a conservative estimate of approximately 80,860 people either residing in or transiting through the proposed site's service area each day. Of course, not all of the vehicles will be in the service area at the same time, and not everyone will be using a wireless phone at the same time. Nevertheless, the number of simultaneous callers within this site's service area is significant, and the proposed site is strategically located to accommodate both residential demand and mobile demand, to help ensure reliable coverage and adequate capacity for all.

j. **How This Site Was Selected.** The proposed site location was not plucked out of thin air. Verizon Wireless radiofrequency engineers very carefully evaluated the service requirements that need to be addressed by the proposed facility. They noted the locations of the service capacity gaps, the locations where call blocking is occurring, the highway locations in Columbus where high traffic volumes occur, and the locations of existing sites in the network. They also considered the proposed site's interaction with adjacent antenna sites. The engineers evaluated the effects of topography, the distances to other existing network sites, and the effects of existing trees and buildings that are known to absorb or block signals. They also very carefully evaluated residential and traffic-based demand. They evaluated all of this in order to identify the optimal location needed to connect a new site with and hand off calls to its sister antenna sites.

The site acquisition team next examined zoning classifications for the area, to learn which (if any) parcels allowed wireless communications facilities as a permitted or conditional use, then physically inspected each to determine if there was sufficient land area available to host a wireless communications facility and, if so, whether that land area was located on the parcel in a way that would meet development requirements.

**Appendix 7** presents a map of the zoning districts in the vicinity of the subject site and within the search area.

k. **Alternate Site Analysis.** Applicant found that a high percentage of the parcels in the area of the service gap are zoned for residential purposes (shown in yellow on the zoning map). Parcels in this search area with a commercial zoning classification, wherein wireless communications facilities are either a permitted or conditional use, are primarily situated along Morse Road. The relevant section of the City of Columbus zoning map is shown on Appendix 6. The red images on this map identify the only technically feasible parcels within the search area that are zoned C-4 Commercial. These commercial sites were evaluated for signal propagation, operational feasibility and environmental feasibility. Ultimately, the proposed site was the only site in the search area that was deemed suitable.

**Appendix 8** presents a narrative listing the evaluation notes as to the availability, feasibility and visual impact of alternative sites reviewed by Verizon Wireless.

**Appendix 9** presents signal propagation data.

Verizon Wireless affirms that the Subject Property presented in this application for the City's consideration and approval is the most technically feasible, environmentally feasible, and, subject to relief from the restrictions imposed by the Current Text, appropriately zoned site available that substantially meets all development requirements for a wireless communications facility and tower. It requires the least amount of zoning relief. It is also the parcel where a tower of the proposed height will present the least visual impact, while still providing a reliable wireless connection to the national telephone network.

#### **FACTORS FAVORING THE PROPOSED SITE FOR A NEW WIRELESS COMMUNICATION FACILITY:**

a. **Wireless Is Now the Primary Communications Channel for Many People.** One very important consideration in evaluating the public need for new wireless communications facilities is the fact that large numbers of people have "cut the cord" on traditional wireline services, and now rely completely on wireless services to connect to the national telephone system.

The absolute numbers are astonishing. More than two (2) of every five (5) American homes, 38.2 %, have wireless-only phone service as of the second half of 2012 according to preliminary results from the June 2013 National Health Interview Survey (NHIS), conducted by the U.S. Centers for Disease Control (CDC). The study also found that approximately 36.5% of all adult residents (about 86 million) lived in households with only wireless telephones; and 45.0% of all children (more than 33 million) lived in households with only wireless service. (An additional 15.6% of adults have a wire line phone, but rely upon their wireless phone as their primary communications device.)

**Appendix 10** presents a copy of the referenced preliminary CDC report. This is the most recent publicly available data known to the Applicant. The Applicant avers that to the best of its knowledge and belief, the CDC research methodology is sound; that it is

designed to avoid introducing bias in the reported data; and that its methodology conforms to accepted standards of statistical analysis.

The CDC report shows that wireless communication is an essential service for at least a third of the general population. Verizon Wireless respectfully suggests that sole reliance on wireless service by at least one-third of the nation's population clearly demonstrates a public need for closing the wireless service capacity gap in this site's proposed service area.

Verizon Wireless respectfully suggest that people who rely upon wireless technology for connecting to the national telephone system should have as reliable a system for communications, as the older wireline technology has proven to be. The proposed site will provide robust connectivity in this service area, and is needed in order to do so.

b. **Emergency Services.** Another important consideration in evaluating the public need for the requested facility is that wireless communications facilities are vital to the delivery of emergency communications services. Indeed, the first notice of an emergency is frequently sent to police, fire departments, and other first responders via a mobile device. National statistics available from the Federal Communications Commission indicate that more than 60% of 911 calls to police and fire departments are made using wireless phones.

These statistics confirm that the public relies more and more on wireless communications for emergency contact with law enforcement for public safety and emergency services.

Verizon Wireless affirms it is in the public interest to ensure that robust and reliable emergency voice and data services remain available to everyone in our service areas. Verizon Wireless also notes that wireless 9-1-1 emergency calls are routed to the antenna site that is physically closest to the caller's location, without regard to whether the caller is a subscriber to that carrier's network. In this Columbus neighborhood, such services are presently subject to regular periods of call blocking. This site will help restore emergency communications in the site's service area.

c. **Minimum Visual Impacts.** This location presents the least amount of visual impact to residents and motorists in vicinity of the Morse Road corridor among all of the candidate sites that were reviewed in this service area. The Verizon Parcel site is surrounded by commercially zoned property to the south and east and west along Morse Road. The Verizon Parcel will remain screened from the residential properties to the north by the existing mounded berm, trees and fence. The tower itself is will have a neutral gray finish and will not be lighted under current FAA guidelines.

**Appendix 11** presents information as to the visual impact of the proposed facility.

d. **No Injury to Neighboring Properties or Public Welfare.** The proposed facilities will not be injurious to neighboring properties or to the public safety and welfare. Operation of the proposed facilities will have little to no impact on the traffic flow in the area and will comply with the Federal Communications Commission's regulations on radiofrequency emissions. The Federal Communications Commission has stated:

“Radiofrequency emissions from antennas used for cellular and PCS [personal communications service] transmissions result in exposure levels on the ground that are typically thousands of times below safety limits. These safety limits were adopted by the FCC based on the recommendations of expert organizations and endorsed by agencies of the Federal Government responsible for health and safety. Therefore, there is no reason to believe that such towers could constitute a potential health hazard to nearby residents.”<sup>3</sup>

e. **Tower Setbacks.** The proposed location of the tower meets the requisite 2’ to 1’ setback. The base of the proposed 85’ monopole tower and associated support structures will be set back 182.56’ from to the nearest residential district to the north of the Verizon Parcel. The Verizon Parcel is set-back approximately 156’ from the right-of-way, placing the proposed monopole tower more than 156’ from the right-of-way.

f. **Solution & Benefits Summary.** In order to remedy the growing service capacity gaps, to offload capacity and relieve call blocking, and to restore reliable wireless voice and data services in this part of the City, Verizon Wireless will be seeking by appropriate application authorization to construct a 85’ height monopole tower and associated wireless communications structure on the Verizon Parcel. The proposed wireless communications facilities will help relieve the call blocking problem that is presently preventing a growing number of people in Columbus from wirelessly connecting to the national telephone system.

Verizon Wireless avers that this application presents a matter of public necessity and convenience. The proposed wireless communication facility will allow the Applicant to restore reliable wireless voice and data service in the community and along this section of Morse Road in Columbus. It will improve existing service by adding call capacity to relieve call blocking. These benefits in turn will help ensure robust public access to wireless services over the network. They will help ensure continued network reliability; will improve call performance to the community, and provide reliable access to emergency 9-1-1 services for all residents and motorists. This in turn will allow the Applicant to better meet the wireless needs and service demands of this community, and to the motorists travelling through it.

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<sup>3</sup> Federal Communications Commission, Office of Engineering and Technology, Radio Frequency Safety. 6/25/2012. Accessed at [www.fcc.gov/oet/rfsafety/ef-faqs.html](http://www.fcc.gov/oet/rfsafety/ef-faqs.html) on January 16, 2013.

**LIMITATION TEXT**

**Proposed Zoning District:** L-C-4. Limited Commercial District  
**Property Address:** 1448 Morse Road  
**Property Owner:** Patrick J. Carter  
**Applicant:** New Par, A Delaware Partnership dba Verizon Wireless

**1. Introduction:** Applicant Verizon Wireless seeks to rezone the 2.83-acre parcel 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 parcel 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 this parcel falls under the development standards of the Northland Plan (Area 13) that recommends upgrading development quality through limited zoning and appropriate development standards.

**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 unless part of a new automobile dealership;
- Pawn Brokers;
- Blood and Organ Banks; and,
- Halfway Houses.

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

a. **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 height district shall be 95 feet.

b. **Access, Loading, Parking and/or other Traffic related commitments.**

- i. Morse Road shall contain a right-of-way of 120 feet.
- ii. Primary access to the property will be from Morse Road. Access to the rear parking area will be through the property immediately to the east.
- iii. For all paved areas, the following shall apply:
  - 1. Excavate to a depth of 14" and compact subbase with a 12 ton roller.
  - 2. Furnish 6" compacted #304 base stone and roll with a 12 ton roller.
  - 3. Build two catch basins with approximately 100 lineal feet of 8" P.V.C. line.

4. Furnish approximately 300 lineal feet of 4" underdrain on neighbors' side of mounds to catch water run off.
5. Apply 1/3 gallon per square yard of MC-30 prime to control dust, which dust-free condition shall be maintained.
6. Leave area in neat and broomlike condition.

**c. 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:

- i. Buffering and landscaping along the parcels' northern and western boundary (McFadden Rd) will remain substantially similar to the current buffering and landscaping so as to provide mounding, vegetative buffering and landscaping screening.
- ii. There shall continue to be provided and maintained along the entire northerly line and along a portion of the westerly line of the tract, screening and mounding to the extent or substantially similar to the existing screening and mounding.
- iii. To the extent possible, the natural environment will be kept as close to current state as possible, including, but not limited to:
  1. Topography - The site is essentially level. No unusual topographical features exist which would have a bearing on present or future development.
  2. Wetland - There are no wetlands on the site.
  3. Drainage - The soil is reasonably well drained. Provision for adequate drainage of developed portions of the tract has been provided.
  4. Vegetation - The southerly portion of the tract is essentially developed. The more northerly portion of the tract has previously been utilized as a garden in conjunction with the existing florist business. This latter land is currently covered with natural grasses.
- iv. All trees and landscaping shall be reasonably maintained, and in accordance with Chapter 3321 of Columbus City Code to every extent possible. Dead items shall be replaced within six months or the next planting season, whichever occurs first.

**d. 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. Any variance to the applicable requirements of the C-4 district shall be submitted to the Columbus Graphics Commission.

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:**

**Patrick J. Carter**

**New Par dba Verizon Wireless**

By: Patrick J. Carter

By: [Signature] / atty for New Par

Date: 8-4-14

Date: 8/5/14



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-034

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Teresa A. Ehmann  
of (1) MAILING ADDRESS Bricker & Eckler LLP, 100 S. Third St., 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 1448 Morse Rd., Columbus, OH 43229  
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) 6/5/14

(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) Patrick J. Carter  
8916 Locherbie Court  
Dublin, OH 43017

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

New Par dba Verizon Wireless  
614-561-8496

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

(5) Northland Community Council  
David Paul, Chair of Development Committee  
PO Box 297836  
Columbus, OH 43229

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

(8) Teresa A. Ehmann

Subscribed to me in my presence and before me this 21<sup>st</sup> day of May, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Tina M. Stinard-Waters

My Commission Expires:

*This Affidavit expires six months after date of notarization.*

Notary Seal Here



**TINA M. STINARD-WATERS**  
Notary Public, State of Ohio  
My Commission Expires April 2, 2017

**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

214-034

**125' from Perimeter of Parcel Nos. 010-132395, 010-100696 and 010-132394**

<u>Parcel No.</u>	<u>Owner Name</u>	<u>Property Address</u>	<u>Mailing Address</u>
010-012864	1454-1516 Morse Road Holdings, LLC	00000 Morse Road Columbus, Ohio 43229	7 St. Paul Street, Suite 1660 Baltimore, MD 21202
010-012863	1454-1516 Morse Road Holdings, LLC	4661 Karl Road Columbus, Ohio 43229	7 St. Paul Street, Suite 1660 Baltimore, MD 21202
010-134951	Miriam R. Tod Blessing	4666 McFadden Road Columbus, Ohio 43229	4666 McFadden Road Columbus, Ohio 43229
010-132395	Patrick J. Carter	1414-1418 Morse Road Columbus, Ohio 43229	8916 Locherbie Court Dublin, Ohio 43017
010-132394	Patrick J. & Carmen P. Carter	1410-1412 Morse Road Columbus, Ohio 43229	8916 Locherbie Court Dublin, Ohio 43017
010-100696	Patrick J. & Carmen P. Carter	1450 Morse Road Columbus, Ohio 43229	8916 Locherbie Court Dublin, Ohio 43017
010-134867	Christopher D. & Iza A. Clark	4690 Glendon Road Columbus, Ohio 43229	7198 Birch Circle Pearl City, Hawaii 96782
010-134953	Creative Housing Inc.	4654-4656 McFadden Road Columbus, Ohio 43229	2233 City Gate Drive Columbus, Ohio 43219
010-134952	Sara L. Tod Eikleberry	4660 McFadden Road Columbus, Ohio 43229	4660 McFadden Road Columbus, Ohio 43229
010-134866	Randy Hendricks	4688 Glendon Road Columbus, Ohio 43229	1154 Broadview Avenue Columbus, Ohio 43212
010-134865	Donald John Edward Hill & Peggy Lynn Hill	4686 Glendon Road Columbus, Ohio 43229	4686 Glendon Road Columbus, Ohio 43229
010-134863	Bonita K. Irwin	4688 McFadden Road Columbus, Ohio 43229	4688 McFadden Road Columbus, Ohio 43229
010-087534	KM22 Investments LLC	4675 Karl Road Columbus, Ohio 43229	P. O. Box 247168 Columbus, Ohio 43224
010-134868	Frances M. Mathews	4692 Glendon Road Columbus, Ohio 43229	4692 Glendon Road Columbus, Ohio 43229
010-134955	Union Savings Bank	Morse Road Columbus, Ohio 43229	8534 Kemper Road Cincinnati, Ohio 45249
010-132396	Michael A. Verhage	1388-1400 Morse Road Columbus, Ohio 43229	1388 Morse Road Columbus, Ohio 43229
010-137315	Michael A. Verhage	00000 McFadden Road Columbus, Ohio 43229	1388 Morse Road Columbus, Ohio 43229
010-134864	William L., Jr. & Delores Whitehead	4684 Glendon Road Columbus, Ohio 43229	4684 Glendon Road Columbus, Ohio 43229
010-134950	Michael D. & Debbie M. Wilson	4674 McFadden Road Columbus, Ohio 43229	4674 McFadden Road Columbus, Ohio 43229



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 # 214-034

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Christopher N. Slagle  
of (COMPLETE ADDRESS) Bricker & Eckler LLP, 100 S. Third Street, 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. Patrick J. Carter 8416 Locherbie Court Dublin, OH 43017	2. Carmen Paul Carter 4129 Purdue Dallas, TX 75225
3. New Par dba Verizon Wireless One Verizon Way, Mail Stop 4AW100 Basking Ridge, NJ 07920 Number of Columbus based employees: ____ Attn: _____	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 17 day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

5-12-2018

*This Project Disclosure Statement expires six months after date of notarization.*



**SAMANTHA L. WILLIAMS**  
Notary Public, State of Ohio  
My Commission Expires May 12, 2018

**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



# City of Columbus Zoning Plat

214-034

## 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: 010132395, 010100696, 010132394

Zoning Number: 1448

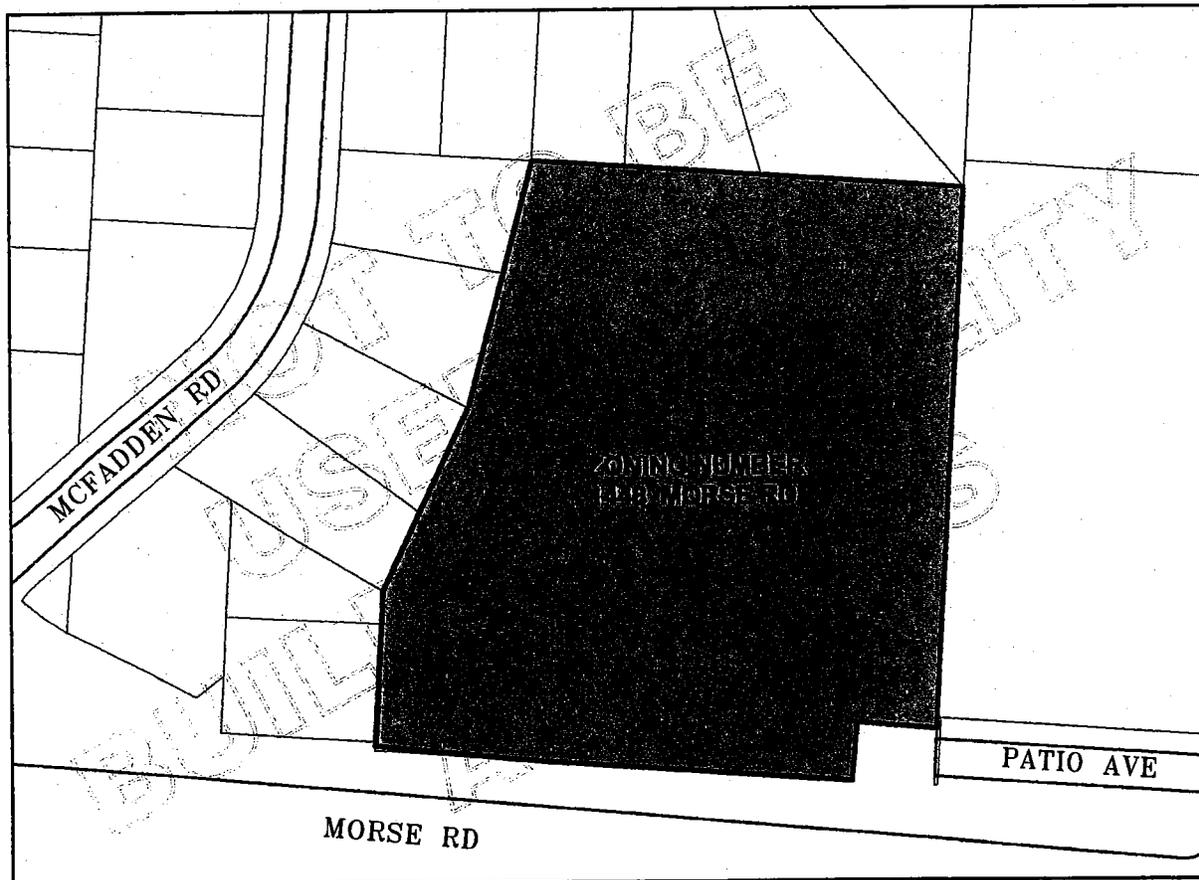
Street Name: MORSE RD

Lot Number: N/A

Subdivision: N/A

Requested By: BRICKLER & ECKLER LLP (SHANNON MARTIN)

Issued By: Alfred Carmona Date: 7/22/2011



SCALE: 1 inch = 120 feet

GIS FILE NUMBER: 1306265



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

214-034

### Legal Description for Rezoning

(a 2.828 Acre Tract)

Situated in the State of Ohio, County of Franklin, and City of Columbus, and being located in Section 4, Township 2, Range 18, United States Military Lands, and being all of a 2.552 acre tract (per Auditor's record) conveyed to Patrick J. Carter, Parcel No. 010-132395, as recorded in Instrument No. 200311190369967; a 0.17 acre tract (per Auditor's record) conveyed to Patrick J. Carter, Carmen Paul Carter, and Michele R. Herndon, Parcel No. 010-100696, as recorded in Instrument No. 200311190369969; and a 0.281 acre tract (per Auditor's record) conveyed to Patrick J. Carter, Carmen Paul Carter, and Michele R. Herndon, Parcel No. 010-132394, as recorded in Instrument No. 200311190369968, all references being records of Franklin County Recorder's Office, Ohio, being more particularly shown in the exhibit attached hereto and made a part hereof, and being more particularly described as follows:

Beginning for reference at the centerline intersection of Morse Road and Karl Road, thence N 84°57'54" W, along the centerline of Morse Road, a distance of 712.00 feet to a point;

Thence N 83°31'01" W, along the centerline of Morse Road, a distance of 131.98 feet to a point;

Thence N 06°28'59" E, a distance of 120.00 feet to a PK nail found in the northerly right-of-way line of Morse Rd, said PK nail found being the **TRUE POINT OF BEGINNING**, and also being the southeast corner of said 2.552 acre tract;

Thence N 83°31'01" W, along the northerly right-of-way line of Morse Rd and the south line of said 2.552 acre tract, a distance of 49.66 feet to a point;

Thence S 04°52'46" W, along the northerly right-of-way line of Morse Rd and the south line of said 2.552 acre tract, a distance of 38.09 feet to a point;

Thence N 85°58'20" W, along the northerly right-of-way line of Morse Rd, the south lines of said 2.552 acre tract, said 0.17 acre tract, and said 0.281 acre tract, a distance of 308.74 feet to a point, said point also being the southwest corner of said 0.281 acre tract;

Thence N 03°38'44" E, along the west lines of said 0.281 acre tract and said 0.17 acre tract, a distance of 102.17 feet to a point, said point also being the southeast corner of Lot 91 of Morse Road Manor subdivision, as recorded in Plat Book 34, Page 78;

Thence N 24°51'37" E, along the west lines of said 0.17 acre tract and said 2.552 acre tract, the east lines of Lots 91 and 90, a distance of 129.26 feet to a point, said point also being the northeast corner of Lot 90 and the southeast corner of Lot 89;

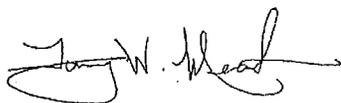
214-034

Thence N 15°00'12" E, along the west line of said 2.552 acre tract, and the east lines of Lots 89 and 88, a distance of 164.20 feet to a point, said point being the northwest corner of said 2.552 acre tract, said point also being the northeast corner of Lot 88, and the southwest corner of Lot 3;

Thence S 85°56'37" E, along the north line of said 2.552 acre tract, the south lines of Lots 3, 4, and 5, a distance of 280.44 feet to a point, said point also being the northeast corner of said 2.552 acre tract and the southeast corner of Lot 5;

Thence S 03°42'39" W, along the east line of said 2.552 acre tract and the west line of The Patio at Northland shopping center, as recorded in Plat Book 42, Page 71, a distance of 348.08 feet to the **TRUE POINT OF BEGINNING**, having an area of 123204.40 Square Feet or 2.828 Acres, more or less, subject to all right-of-ways, easements and restrictions of record.

This description was prepared based on recorded information with limited field survey. It is not a boundary survey and should not be used for land transfer purpose.



4/6/2011

Tony W. Meacham  
PS No. 7799

Date



214-834



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C      DATE: 6/9/14



Disclaimer

Scale = 90  
Grid North

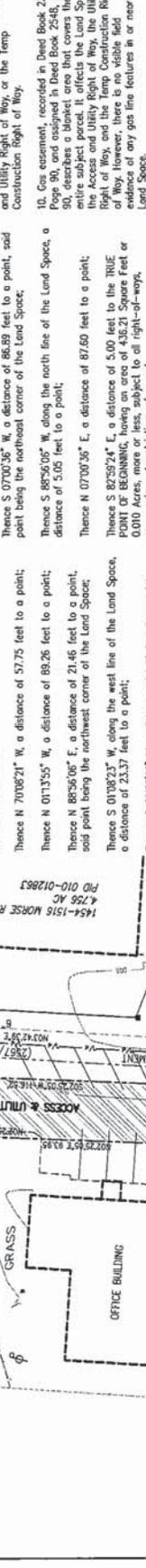
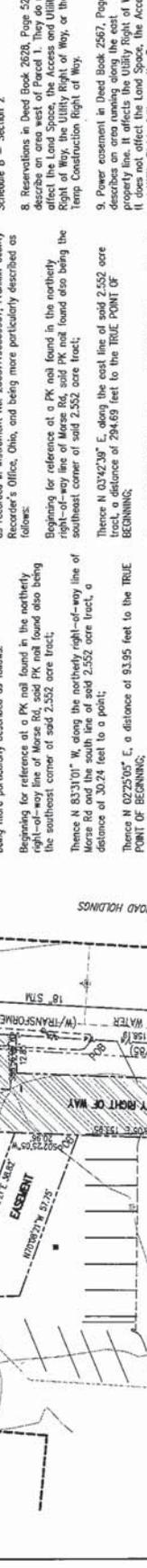
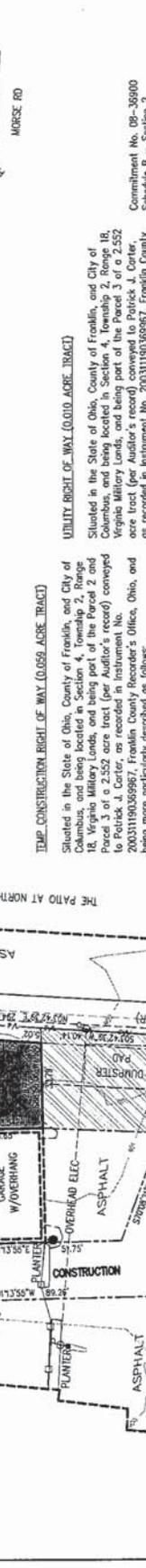
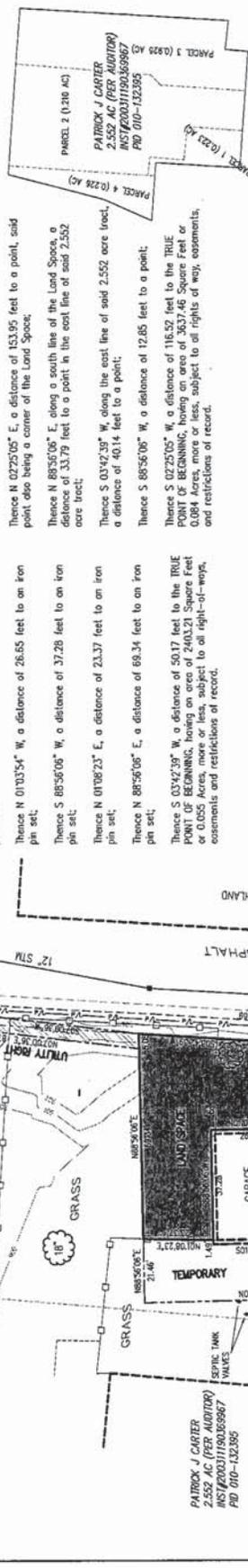
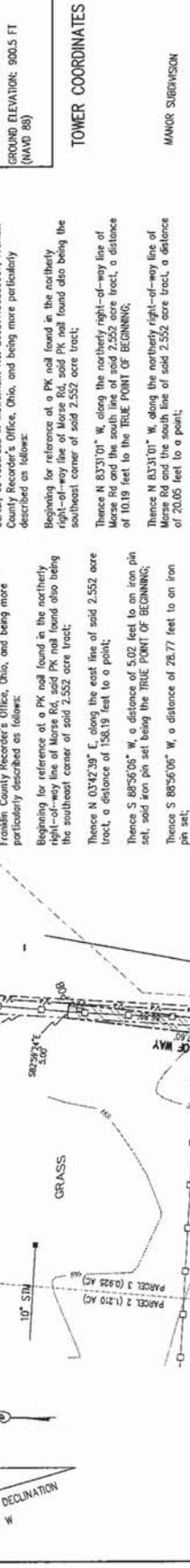
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

**UTILITY NOTE:**  
UTILITIES SHOWN IN THIS MAP ARE BASED ON AVAILABLE FIELD EVIDENCE, OHS FISCAL MARKINGS, AND AVAILABLE INFORMATION. UTILITIES SHOWN IN THIS MAP MAY NOT REPRESENT ALL THE UTILITIES IN THIS AREA.

**ACCESS AND UTILITY RIGHT OF WAY (0.084 ACRE TRACT)**  
Situated in the State of Ohio, County of Franklin, and City of Columbus, and being located in Section 4, Township 2, Range 18, Virginia Military Lands, and being part of the Parcel 2 and Parcel 3 of a 2.552 acre tract (per Auditor's record) conveyed to Patrick J. Carter, as recorded in Instrument No. 20031190369967, Franklin County Recorder's Office, Ohio, and being more particularly described as follows:  
Beginning for reference to a PK nail found in the northerly right-of-way line of Morse Rd, said PK nail found also being the southeast corner of said 2.552 acre tract;  
Thence N 03°42'39" E, along the east line of said 2.552 acre tract, a distance of 158.19 feet to a point;  
Thence S 88°56'06" W, a distance of 5.02 feet to an iron pin set;  
Thence N 01°03'54" W, a distance of 26.65 feet to an iron pin set;  
Thence S 88°56'06" W, a distance of 37.28 feet to an iron pin set;  
Thence N 01°08'23" E, a distance of 23.37 feet to an iron pin set;  
Thence N 88°56'06" E, a distance of 69.34 feet to an iron pin set;  
Thence S 03°42'39" W, a distance of 50.17 feet to the TRUE POINT OF BEGINNING, having an area of 2403.21 Square Feet or 0.055 Acres, more or less, subject to all rights-of-ways, easements and restrictions of record.

**LAND SPACE (0.055 ACRE TRACT)**  
Situated in the State of Ohio, County of Franklin, and City of Columbus, and being located in Section 4, Township 2, Range 18, Virginia Military Lands, and being part of the Parcel 2 and Parcel 3 of a 2.552 acre tract (per Auditor's record) conveyed to Patrick J. Carter, as recorded in Instrument No. 20031190369967, Franklin County Recorder's Office, Ohio, and being more particularly described as follows:  
Beginning for reference to a PK nail found in the northerly right-of-way line of Morse Rd, said PK nail found also being the southeast corner of said 2.552 acre tract;  
Thence N 03°42'39" E, along the east line of said 2.552 acre tract, a distance of 158.19 feet to a point;  
Thence S 88°56'06" W, a distance of 5.02 feet to an iron pin set;  
Thence N 01°03'54" W, a distance of 26.65 feet to an iron pin set;  
Thence S 88°56'06" W, a distance of 37.28 feet to an iron pin set;  
Thence N 01°08'23" E, a distance of 23.37 feet to an iron pin set;  
Thence N 88°56'06" E, a distance of 69.34 feet to an iron pin set;  
Thence S 03°42'39" W, a distance of 50.17 feet to the TRUE POINT OF BEGINNING, having an area of 2403.21 Square Feet or 0.055 Acres, more or less, subject to all rights-of-ways, easements and restrictions of record.

**TEMP. CONSTRUCTION RIGHT OF WAY (0.059 ACRE TRACT)**  
Situated in the State of Ohio, County of Franklin, and City of Columbus, and being located in Section 4, Township 2, Range 18, Virginia Military Lands, and being part of the Parcel 2 and Parcel 3 of a 2.552 acre tract (per Auditor's record) conveyed to Patrick J. Carter, as recorded in Instrument No. 20031190369967, Franklin County Recorder's Office, Ohio, and being more particularly described as follows:  
Beginning for reference to a PK nail found in the northerly right-of-way line of Morse Rd, said PK nail found also being the southeast corner of said 2.552 acre tract;  
Thence N 83°31'01" W, along the northerly right-of-way line of Morse Rd and the south line of said 2.552 acre tract, a distance of 30.24 feet to a point;  
Thence N 02°25'05" E, a distance of 83.95 feet to the TRUE POINT OF BEGINNING;  
Thence N 70°08'21" W, a distance of 57.75 feet to a point;  
Thence N 01°13'55" W, a distance of 89.26 feet to a point;  
Thence N 88°56'06" E, a distance of 21.46 feet to a point, said point being the northeast corner of the Land Space;  
Thence S 01°03'54" W, along the west line of the Land Space, a distance of 23.37 feet to a point;  
Thence S 88°56'06" W, a distance of 1.49 feet to a point;  
Thence S 01°13'55" E, a distance of 51.75 feet to a point;  
Thence S 70°08'21" W, a distance of 38.62 feet to a point;  
Thence S 02°25'05" W, a distance of 20.96 feet to the TRUE POINT OF BEGINNING, having an area of 2573.25 Square Feet or 0.059 Acres, more or less, subject to all rights of way, easements, and restrictions of record.



**THE LAND SPACE, AS SHOWN IN THE COORDINATES BELOW, HAVE A HORIZONTAL ACCURACY WITHIN +/- 50 FEET AND A VERTICAL ACCURACY WITHIN +/- 20 FEET.**

**ACCESS AND UTILITY RIGHT OF WAY (0.084 ACRE TRACT)**  
Situated in the State of Ohio, County of Franklin, and City of Columbus, and being located in Section 4, Township 2, Range 18, Virginia Military Lands, and being part of the Parcel 2 and Parcel 3 of a 2.552 acre tract (per Auditor's record) conveyed to Patrick J. Carter, as recorded in Instrument No. 20031190369967, Franklin County Recorder's Office, Ohio, and being more particularly described as follows:  
Beginning for reference to a PK nail found in the northerly right-of-way line of Morse Rd, said PK nail found also being the southeast corner of said 2.552 acre tract;  
Thence N 83°31'01" W, along the northerly right-of-way line of Morse Rd and the south line of said 2.552 acre tract, a distance of 10.19 feet to the TRUE POINT OF BEGINNING;  
Thence N 88°56'06" E, along a south line of the Land Space, a distance of 33.79 feet to a point in the east line of said 2.552 acre tract;  
Thence S 03°42'39" W, along the east line of said 2.552 acre tract, a distance of 40.14 feet to a point;  
Thence S 88°56'06" W, a distance of 12.85 feet to a point;  
Thence S 02°22'05" W, a distance of 116.52 feet to the TRUE POINT OF BEGINNING, having an area of 3637.46 Square Feet or 0.084 Acres, more or less, subject to all rights of way, easements, and restrictions of record.

**UTILITY RIGHT OF WAY (0.010 ACRE TRACT)**  
Situated in the State of Ohio, County of Franklin, and City of Columbus, and being located in Section 4, Township 2, Range 18, Virginia Military Lands, and being part of the Parcel 3 of a 2.552 acre tract (per Auditor's record) conveyed to Patrick J. Carter, as recorded in Instrument No. 20031190369967, Franklin County Recorder's Office, Ohio, and being more particularly described as follows:  
Beginning for reference to a PK nail found in the northerly right-of-way line of Morse Rd, said PK nail found also being the southeast corner of said 2.552 acre tract;  
Thence N 03°42'39" E, along the east line of said 2.552 acre tract, a distance of 294.09 feet to the TRUE POINT OF BEGINNING;  
Thence S 07°00'36" W, a distance of 86.89 feet to a point, said point being the northeast corner of the Land Space;  
Thence S 88°56'06" W, along the north line of the Land Space, a distance of 5.05 feet to a point;  
Thence N 07°00'36" E, a distance of 87.60 feet to a point;  
Thence S 82°56'24" E, a distance of 6.00 feet to the TRUE POINT OF BEGINNING, having an area of 438.21 Square Feet or 0.010 Acres, more or less, subject to all rights-of-ways, easements and restrictions of record.

**LAND TITLE SURVEYS**  
ALTA AND ASCM IN 1992 SURVEY IS THE LAND SURVEY THEREINTO. INFORMATION TRACT NOT CONCERNED WITH THIS SURVEY. SPECIFIED RIGHTS OF WAY ARE BASED ON TITLE RECORDS PROVIDED TO PS SURVEY AGENTS OF NEW PAR, d. EVIDENCE OF UTILITIES OF FIELD IS DELINEATED HEREON.

**TO NEW PAR, d.b.a. KERR**  
THIS IS TO CERTIFY THAT ON WHICH IT WAS MADE "MINIMUM STANDARD DET. LAND TITLE SURVEYS", J. ALTA AND ASCM IN 1992 SURVEY IS THE LAND SURVEY THEREINTO. INFORMATION TRACT NOT CONCERNED WITH THIS SURVEY. SPECIFIED RIGHTS OF WAY ARE BASED ON TITLE RECORDS PROVIDED TO PS SURVEY AGENTS OF NEW PAR, d. EVIDENCE OF UTILITIES OF FIELD IS DELINEATED HEREON.

**WOODWARD**  
STATE OF OHIO  
COUNTY OF FRANKLIN  
TOWNSHIP 2, RANGE 18  
SECTION 4  
NEW PAR  
1448 MORSE  
PS SURVEY  
1425 FORTLAND PLACE  
PS PROJECT No. 10-101-07

**COMMITMENT No. 09-36900**  
Schedule B - Section 2

8. Reservations in Deed Book 2628, Page 526 describe an area west of Parcel 1. They do not affect the Land Space, the Access and Utility Right of Way, the Utility Right of Way, or the Temp. Construction Right of Way.

9. Power easement in Deed Book 2667, Page 85 property in an area north of the Utility Right of Way. It does not affect the Land Space, the Access and Utility Right of Way, or the Temp. Construction Right of Way.

10. One easement, recorded in Deed Book 2317, Page 90, and assigned in Deed Book 2548, Page 10, to the south line of the Land Space, the Access and Utility Right of Way, the Utility Right of Way, and the Temp. Construction Right of Way. However, there is no visible field evidence of any gas line features in or near the Land Space.

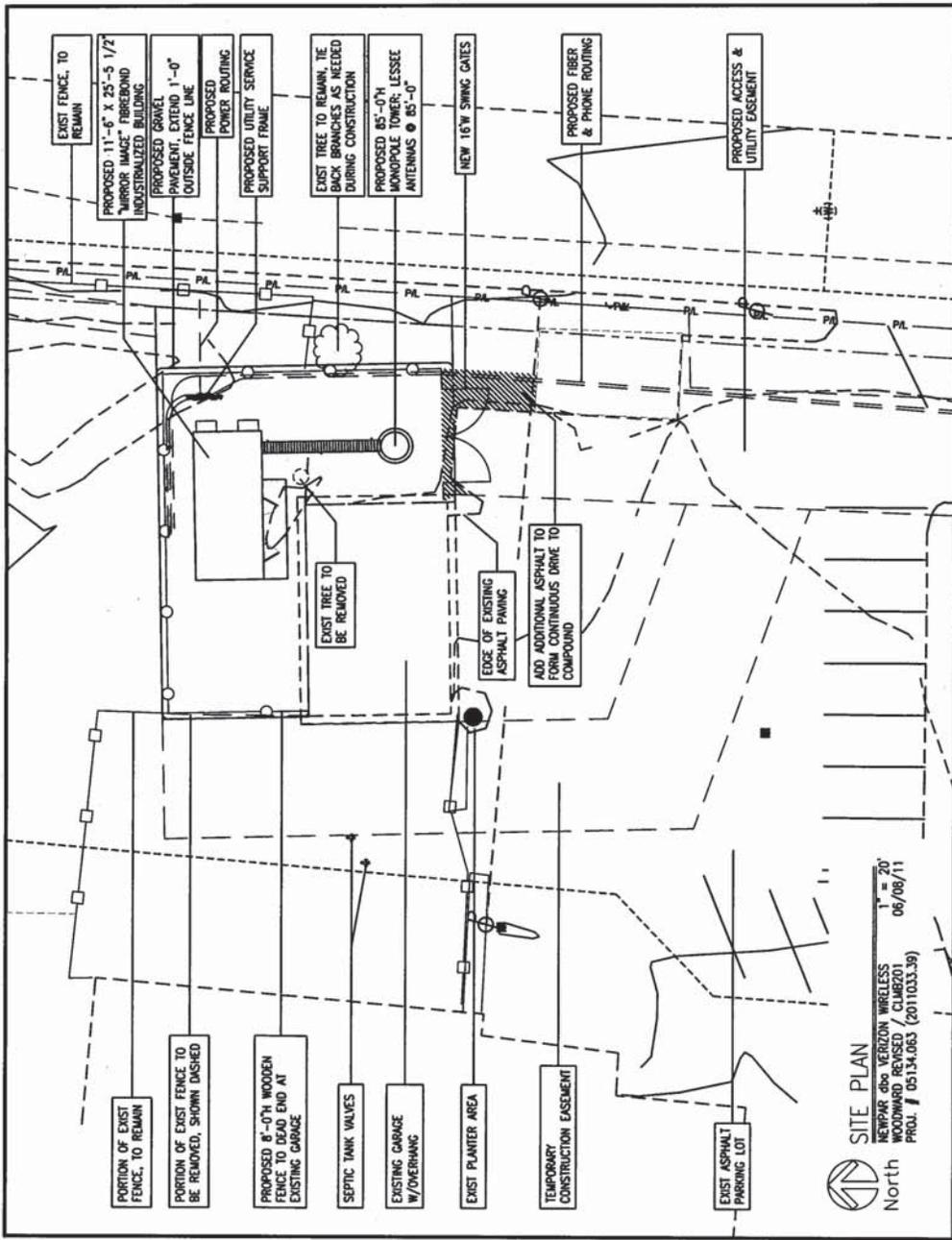
NO.	DATE	DESCRIPTION	REVISIONS
3	4/28/11	REVISED ACCESS & TEMP. CONST. EASEMENTS	
2	2/4/11	FINAL SURVEY	
1	7/15/10	PRELIMINARY SURVEY	





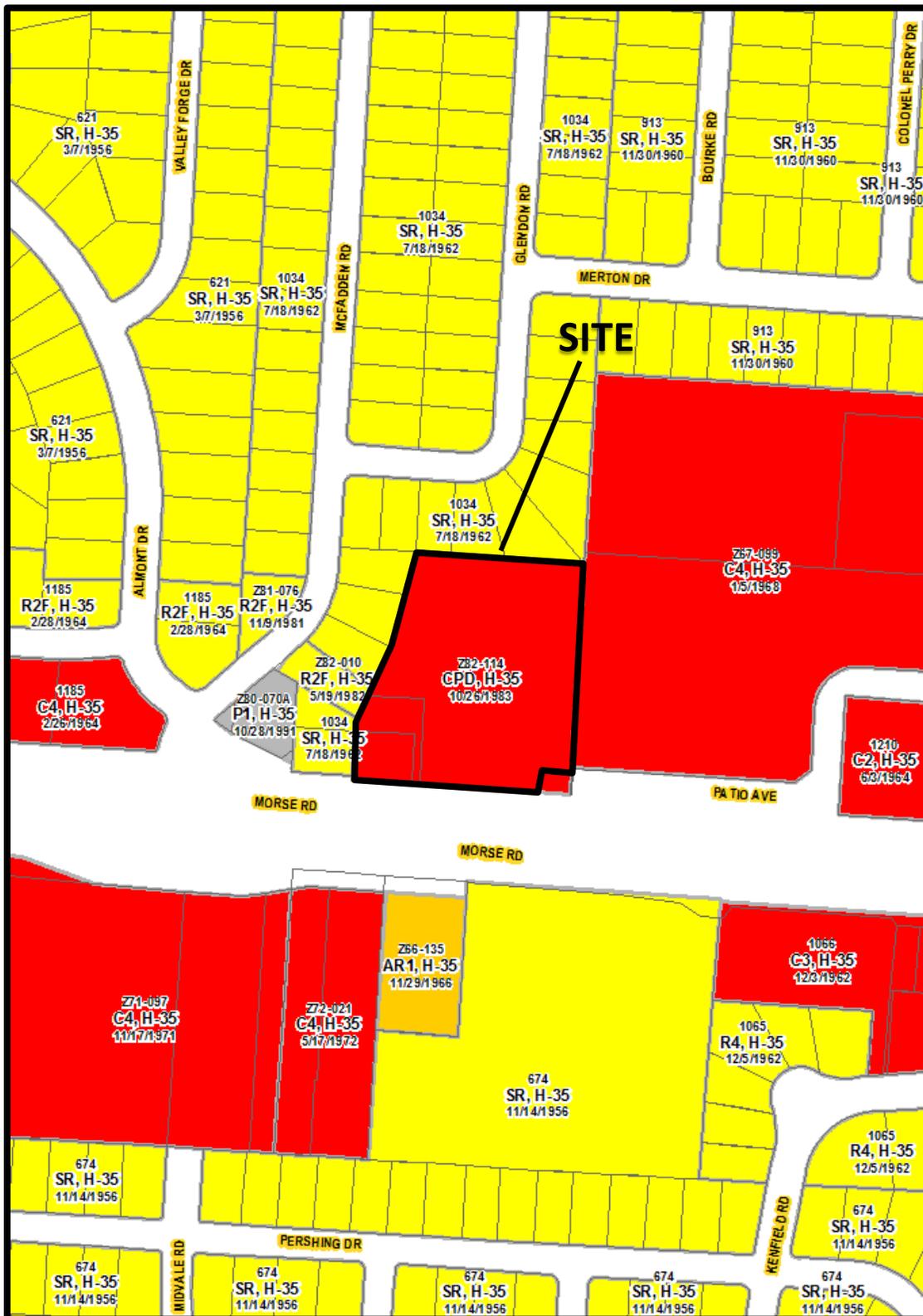
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				<b>VERIZON WIRELESS</b> WOODWARD REVISED SITE NO.: CLMB201 COLUMBUS, OH 43229		REVISIONS: <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>05/28/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>2</td> <td>06/01/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>3</td> <td>06/02/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>4</td> <td>06/02/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>5</td> <td>06/02/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>6</td> <td>06/02/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>7</td> <td>06/02/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>8</td> <td>06/02/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>9</td> <td>06/02/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>10</td> <td>06/02/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>11</td> <td>06/02/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>12</td> <td>06/02/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>13</td> <td>06/02/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>14</td> <td>06/02/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>15</td> <td>06/02/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>16</td> <td>06/02/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>17</td> <td>06/02/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>18</td> <td>06/02/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>19</td> <td>06/02/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> <tr> <td>20</td> <td>06/02/11</td> <td>ZONING DRAWINGS REVISED PER CLIENT REQUEST</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1	05/28/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	2	06/01/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	3	06/02/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	4	06/02/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	5	06/02/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	6	06/02/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	7	06/02/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	8	06/02/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	9	06/02/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	10	06/02/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	11	06/02/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	12	06/02/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	13	06/02/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	14	06/02/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	15	06/02/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	16	06/02/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	17	06/02/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	18	06/02/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	19	06/02/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST	20	06/02/11	ZONING DRAWINGS REVISED PER CLIENT REQUEST
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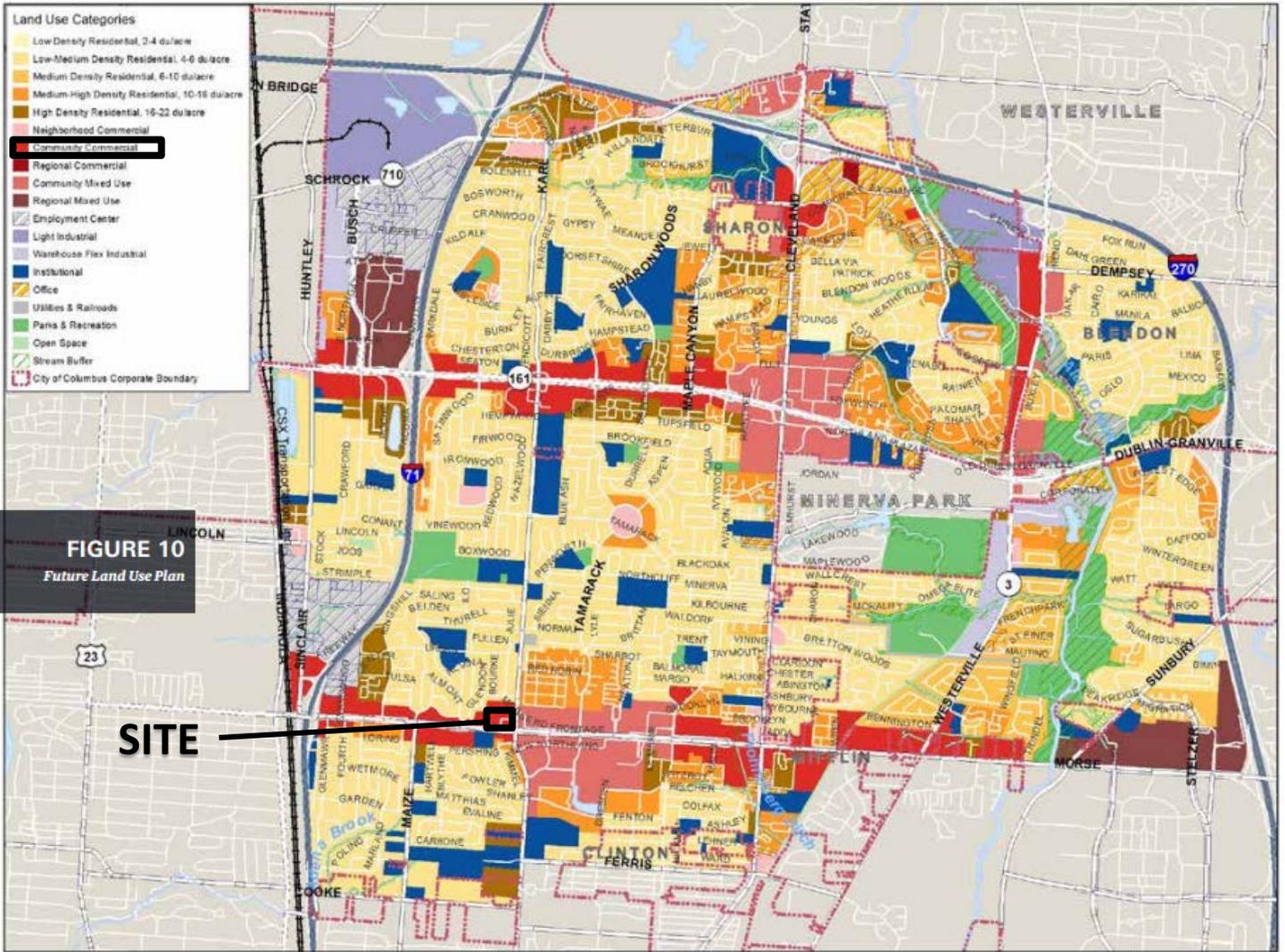


**SITE PLAN**  
 WOODWARD FOR VERIZON WIRELESS  
 WOODWARD REVISED CLMB201  
 PROD. # 05134.063 (2011033.39)  
 DATE: 06/08/11





Z14-034  
 1448 Morse Road  
 Approximately 2.83 acres



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