



REZONING APPLICATION

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

OFFICE USE ONLY

Application #: 211-021
Date Received: 7/5/11
Application Accepted By: D. HITT Fee: _____
Comments: Case Planner: Dana Hitt 645-2395 dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 4020 Stelzer Road Zip 43219
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 010-147168

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

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

Recognized Area Commission Area Commission or Civic Association Northeast Area Commission

Proposed Use or reason for rezoning request: commercial

(continue on separate page if necessary)

Proposed Height District: 110 Acreage 53.9+/- acres
(Columbus City Code Section 3309.14)

APPLICANT:

Name Morso Holding Co. Attn: Ken Douglas
Address 3 Limited Parkway City/State Columbus, OH Zip 43230
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name same as applicant
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jeffrey L. Brown / Smith & Hale LLC
Address 37 W. Broad Street, Suite 725 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jlbrown@smithandhale.com

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

APPLICANT SIGNATURE Morso Holding Co. By: [Signature]
PROPERTY OWNER SIGNATURE Morso Holding Co. By: [Signature]
ATTORNEY / AGENT SIGNATURE [Signature]

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.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See instruction sheet)

APPLICATION # Z11-021

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS Smith & Hale LLC, 37 W. Broad Street, Suite 725, 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 4020 Stelzer Road
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) 7/5/11

(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) Morso Holding Co.
Attn: Ken Douglas
3 Limited Parkway
Columbus, OH 43230

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

Morso Holding Co.

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

(5) Northeast Area Commission
Mrs. Alice Porter
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)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 5th day of July, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) David Hodge
no expiration

My Commission Expires:



This Affidavit expires six months after date of notarization.

DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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Please make all checks payable to the Columbus City Treasurer

APPLICANT/PROPERTY OWNER

ATTORNEY

AREA COMMISSION

Morso Holding Co.
c/o Ken Douglas
3 Limited Parkway
Columbus, OH 43230

David L. Hodge
Smith & Hale LLC
37 W. Broad St., Ste. 725
Columbus, OH 43215

Northeast Area Commission
c/o Alice Porter
3130 McCutcheon Place
Columbus, OH 43219

SURROUNDING PROPERTY OWNERS

FW & Benjamin Englefield
447 James Parkway, Ste. 1
Heath, OH 43056

UHA Corporation LLC
1141 Polaris Parkway
Columbus, OH 43240

Duke Realty Ohio
5600 Blazer Parkway
Dublin, OH 43017

Easton Town Center LLC
4016 Townsfair Way
Columbus, OH 43219

Aladdin Temple AAONMS
3850 Stelzer Rd.
Columbus, OH 43219

DP Two Easton Oval LLC
600 E. 96th St., Ste. 100
Indianapolis, IN 46240

4056 Morse LLC
4120 Baughman Grant
New Albany, OH 43054

Columbus & Southern Ohio Electric Co.
P.O. Box 16428
Columbus, OH 43216-6428

Storage Equities/PS Partners III
P.O. Box 25025
Glendale, CA 91221-5025

Morse & Stelzer Shops LLC
191 W. Nationwide Blvd.
Columbus, OH 43215-2558

True North Energy LLC
5565 Airport Highway
Toledo, OH 43615

limited-stelzer.lbl(ssg)
5/25/11 F:\Docs\s&h\labels/2011



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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 # 211-021

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) Smith & Hale LLC, 37 W. Broad Street, Suite 725, 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. Morso Holding Co. Attn: Ken Douglas 3 Limited Parkway Columbus, OH 43230	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]
Subscribed to me in my presence and before me this 5th day of July, in the year 2011
David Hodge
no expiration



OFFICE OF NOTARY PUBLIC
DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 RC

Project Disclosure Statement expires six months after date of notarization.

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Please make all checks payable to the Columbus City Treasurer



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 5/19/11



Disclaimer

Scale = 500



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.



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: 010147168, 010147204, 010147205, 010147199,
010147171, 010147461, 010147182, 010147181,
010147180, 010147179, 010147178, 010147177,

010147170, 010147169, 010147214, 010147215,
010147176, 010147175, 010148717

Zoning Number: 4020

Street Name: STELZER RD

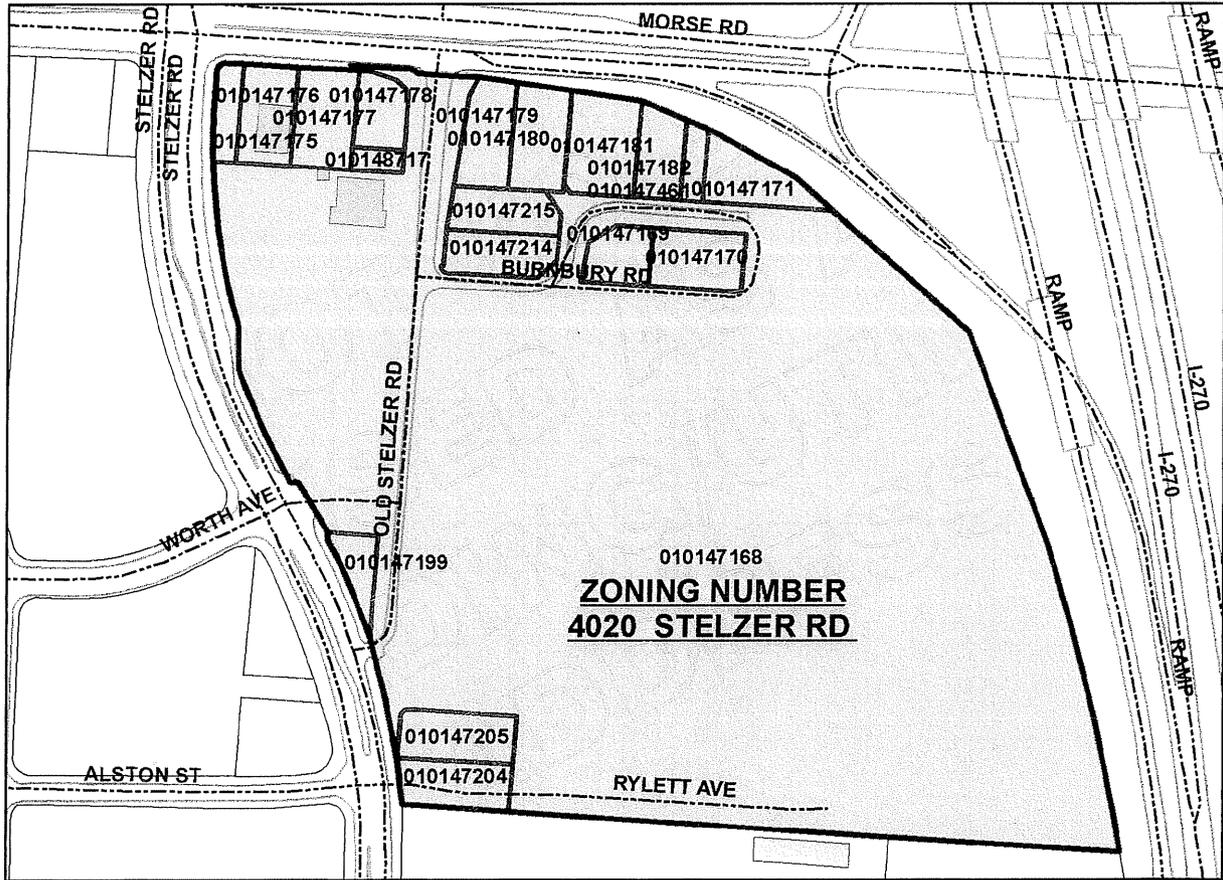
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Patricia A. Austin*

Date: 5/24/2011

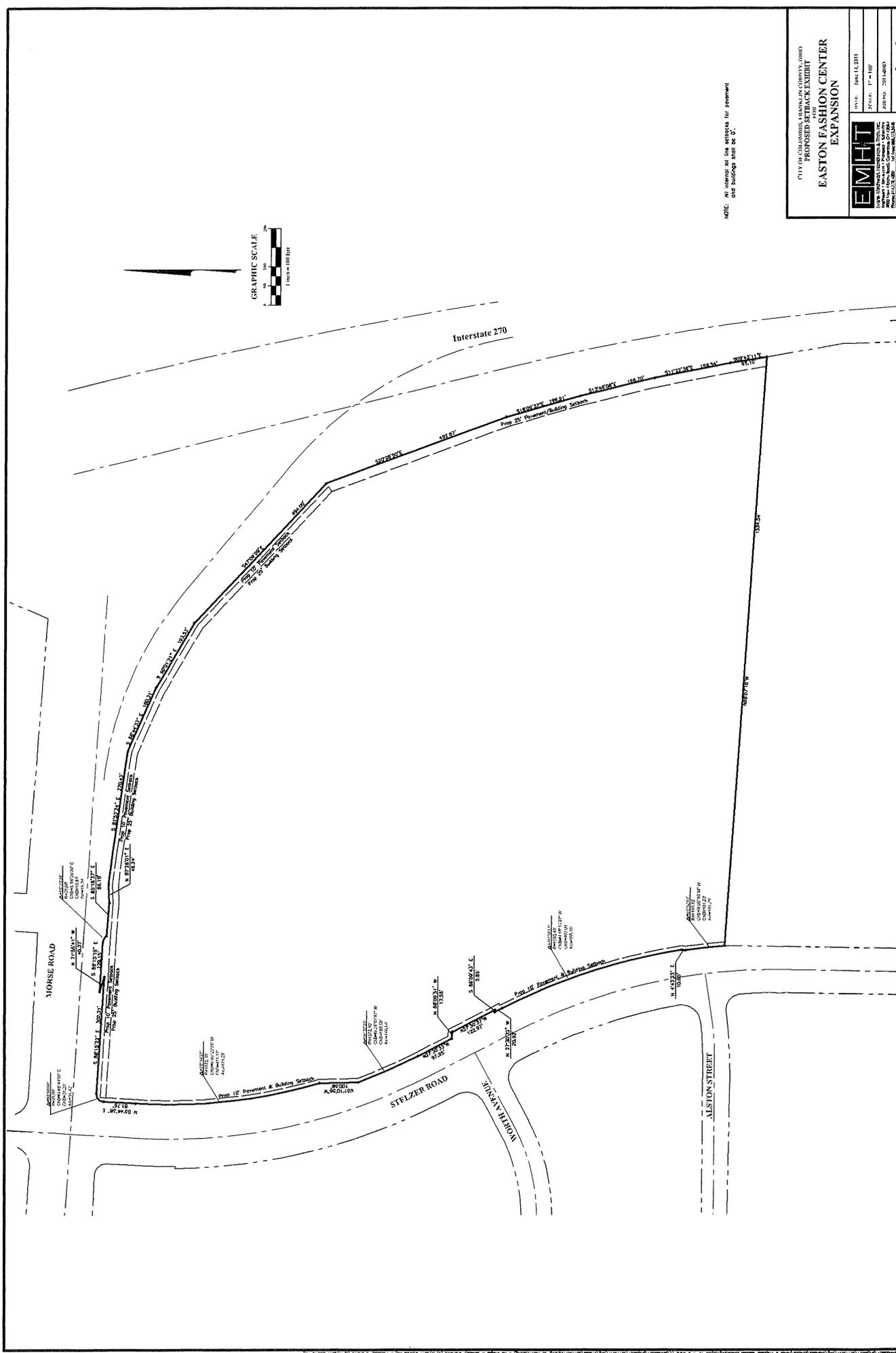


SCALE: 1 inch = 400 feet

GIS FILE NUMBER: 2332



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



NOTE: All setbacks are for setbacks for proposed
and buildings shall be 0'.

CITY OF COLUMBUS, HANCOCK COUNTY, OHIO
PROPOSED SETBACK EXHIBIT
**EASTON FASHION CENTER
EXPANSION**

DATE: 08/11/2011
SCALE: 1" = 100'
JOB NO: 2011-0003
SHEET: 3 of 3

EMHT
ENGINEERING, ARCHITECTURE, & SURVEYING
1000 N. HIGHWAY 102, SUITE 100
COLUMBUS, OHIO 43260
PHONE: 614.221.1234
FAX: 614.221.1235

CPD TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned District

PROPERTY ADDRESS: 4020 Stelzer Road

OWNER: Morso Holding Co.

APPLICANT: Morso Holding Co.

DATE OF TEXT: July 5, 2011

APPLICATION: Z11- 621

1. INTRODUCTION: The property was part of the larger Easton zoning (Subarea 2C) that was approved by the City of Columbus in 1997. (Zoning Case Z95-035A) It was anticipated that additional zonings may be necessary as the proposed development was to occur over an extended period of time. Fine tuning of the development standards and permitted uses would occur as development plans move forward.

2. PERMITTED USES: The following uses shall be permitted: Public parking garage(s) and those uses listed in Chapter 3356 (C-4, Commercial District) of Columbus City Code.

1. Excepting therefrom:

a. new or used car lot except in connection with a new automobile salesroom

3. DEVELOPMENT STANDARDS: Except as otherwise noted above and herein, the applicable development standards of Chapter 3356, C-4, Commercial District shall apply to the subject property.

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

1. Setback from Morse Road shall be 10 feet for all parking, loading and maneuvering areas, and 25 feet for buildings.

2. Setback from I-270 shall be 25 feet for all parking, loading and maneuvering areas and 25 feet for buildings. Setback from I-270 ramp shall be 10 feet for all parking, loading and maneuvering areas and 25 feet for buildings.

3. Setback from Relocated Stelzer Road shall be 10 feet for all parking, loading and maneuvering areas and 10 feet for buildings.

4. All other publicly dedicated interior streets shall have a zero foot parking, loading and maneuvering setback and a zero foot building setback.

5. The setback required in Section 3A shall not apply to any pedestrian bridges, any building or structure parking garage which is connected to a pedestrian bridge as part of an elevated pedestrian system, and any motor bus shelter; the setback for said items shall be zero.

6. Entry features may be established within the subject site and may contain signage. Minimum setback for entry features shall be 5 feet from right-of-way line. In no case, shall entry features interfere with maintaining safe clear sight distances at intersections. Depending on the final form of the entry features, appropriate variances from the Columbus City Code may be required.

7. Within 100 hundred (100) feet of Morse Road the height district shall be 60 feet; for the rest of the subarea the height district shall be 110 feet.

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

1. Parking

Due to the mixed use nature of the proposed development it would be impossible to have each use on its own tax parcel with all its required parking spaces and loading spaces. In addition the mixture of the proposed uses would make it appropriate to consider the effect of a shared parking analysis on determining the required number of parking spaces. From a zoning clearance standpoint the city shall review the number of parking spaces for the subject site as one tax parcel even if there are separate tax parcels.

The following parking ratios shall be provided unless varied by a shared parking analysis or by the Board of Zoning Adjustment:

Retail	1 parking space for every 250 sq. ft. of gross floor area
Restaurant	1 parking space for every 50 sq. ft. of gross floor area
Office (general and medical)	1 parking space for every 333 sq. ft. of gross floor area
Theater	1 parking space for every 3 seat

In order to arrive at the final required parking figure it is necessary to reduce the parking demand for each use by recognizing three reduction factors that are used in the ULI shared parking analysis. The reduction factors are vacancy allowance, non-auto transportation (walk, COTA, cab, bike) and captive market allowance (% of people visiting more than one business).

<u>Reduction Factor</u>	<u>Retail</u>	<u>Restaurant</u>	<u>Office</u>	<u>Theater</u>
Vacancy	2%	0%	9%	10%
Non-auto transportation	4%	4%	4%	4%
Captive market allowance	18%	15%	15%	15%

The parking figures calculated from the ratios are then reduced by the appropriate reduction factor for each use to arrive at the total required number of parking spaces.

If the applicant wished to provide fewer parking spaces than calculated by the above method then the applicant shall prepare a shared parking analysis for the proposed project pursuant to the requirements of the City's Division of Planning and Operations. The Division of Planning and Operations shall review this shared parking analysis and if the Division approves the study then the applicant shall provide the number of parking spaces shown in the study. If the Division does not approve the study, then the applicant may file a variance request with the Board of Zoning Adjustment.

Public parking garages may be constructed on the subject property. The number of parking spaces within any garage(s) shall count toward meeting the overall parking requirement of the entire development on the subject property.

2. Bicycle Parking

A minimum of 10 bicycle parking spaces shall be provided within the development.

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

1. The developer shall install eight trees for every one hundred feet of frontage. This landscaping shall be placed within parking setback along Morse Road and 1-270. The required tree plantings shall consist of deciduous shade

trees, ornamental trees and/or evergreen trees.

2. A tree row shall be established along Relocated Stelzer Road frontage and Morse Road containing one tree for every 30 feet of road frontage. Trees shall be equally spaced or grouped together.

3. The landscaping requirements of this section may be satisfied or offset by the preservation of existing vegetation.

4. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season whichever occurs first.

5. All trees shall meet the following size at the time of planting: Shade trees 2.5 inch caliper; ornamental trees 1.5 inch caliper; and evergreen 5 feet in height. Tree caliper is measured 6 inches from the ground.

D. Building Design and/or Interior-Exterior Treatment Commitments

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

F. Graphics and Signage Commitments

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

G. Miscellaneous

1. CPD Criteria

a. Natural Environment

The natural environment of the subject site is limited to relatively flat terrain with slopes of one to two percent. Drainage flow naturally runs from the west along Stelzer Road to the east property line and I-270. The Bennington series soils on site are suitable for development.

b. Existing Land Use

Existing land use consist of commercial development to the north across Morse Road; commercial development and undeveloped commercially zoned ground to the west across Stelzer Road; Aladdin Temple Shrine, a large multi-purpose facility to the south; and I-270 to the east.

c. Visual Form

d. Visibility

This area has high freeway visibility and good visibility from the intersection of Morse and Stelzer Roads.

e. Proposed Development

The proposed development concept is for mixed use.

f. Behavior Patterns

The proposed development will provide additional commercial opportunities to both local residents, office works

and to other individuals who can access this area via the I-270 / Morse Road interchange.

g. Emissions

1. This development would conform to the City requirements for light levels, sounds, smells and dust. It is anticipated that this development would not adversely effect proposed adjacent uses in this regard.

3. Variances

a. Section 3356.11C-4 district setback line: to reduce the building setback: along Morse Road from 100 feet to 25 feet; along Stelzer Road from 50 feet to 10 feet, along I-270 ramp from 100 feet to 25 feet and along I-270 from 100 feet to 25 feet.

b. Section 3312.27 Parking setback line to reduce the parking setback: along Morse Road from 50 feet to 10 feet; along Stelzer Road from 35 feet to 10 feet, along I-270 ramp 50 feet to 25 feet and along I-270 from 50 feet to 25 feet.

c. Section 3312.49 Maximum number of parking spaces required: to reduce the minimum number of parking spaces, to eliminate a maximum number of parking spaces, and to reduce the number of bicycle parking spaces. See text for parking and bicycle parking ratio.

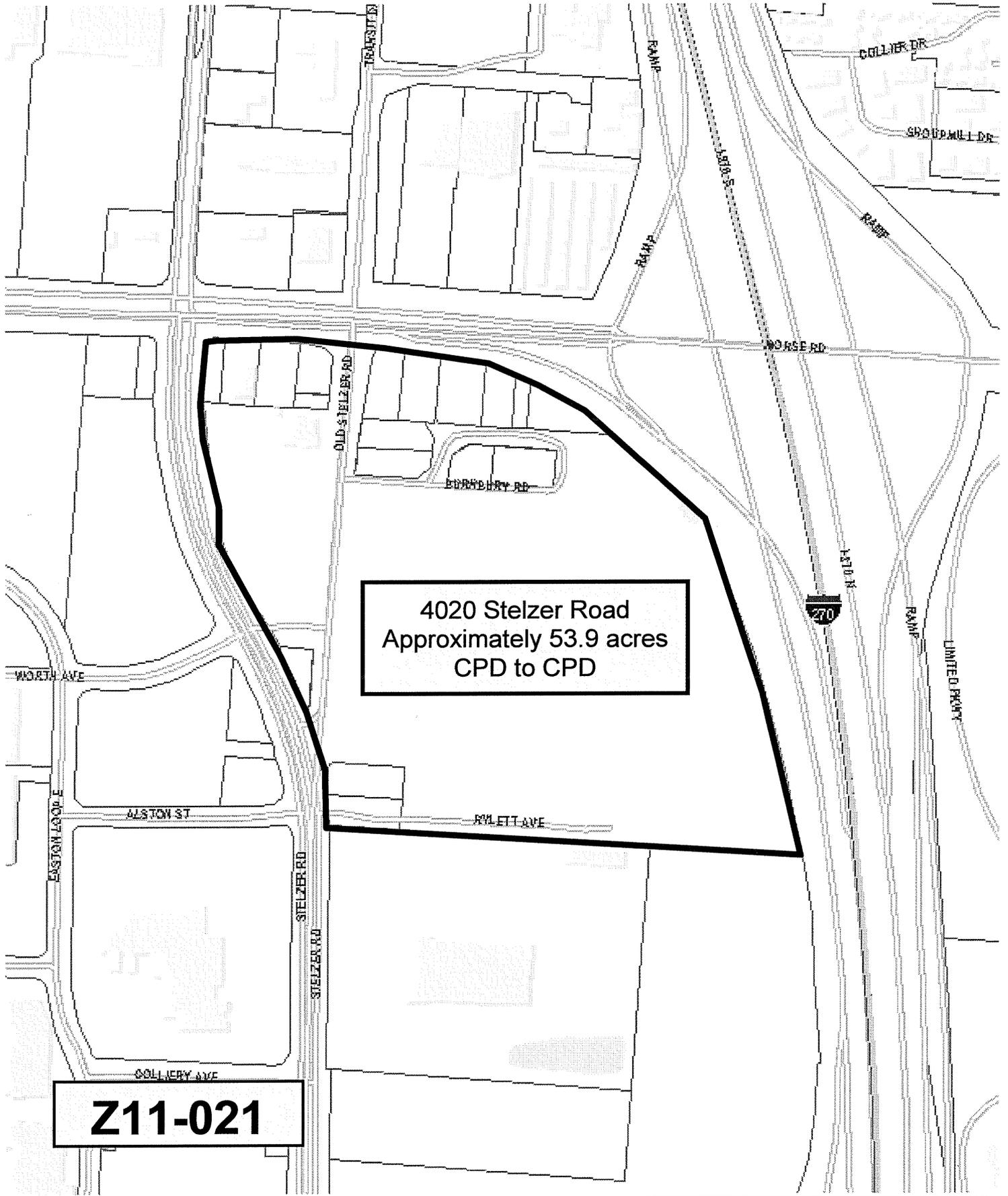
d. Section 3312.03D Administrative requirements to allow parking spaces for a use to not be on the same parcel as the use. Section 3312.51 Loading spaces to allow loading spaces for a use to not be on the same parcel as the use.

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.



4020 Stelzer Road
Approximately 53.9 acres
CPD to CPD

Z11-021



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