

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 8, 2011**

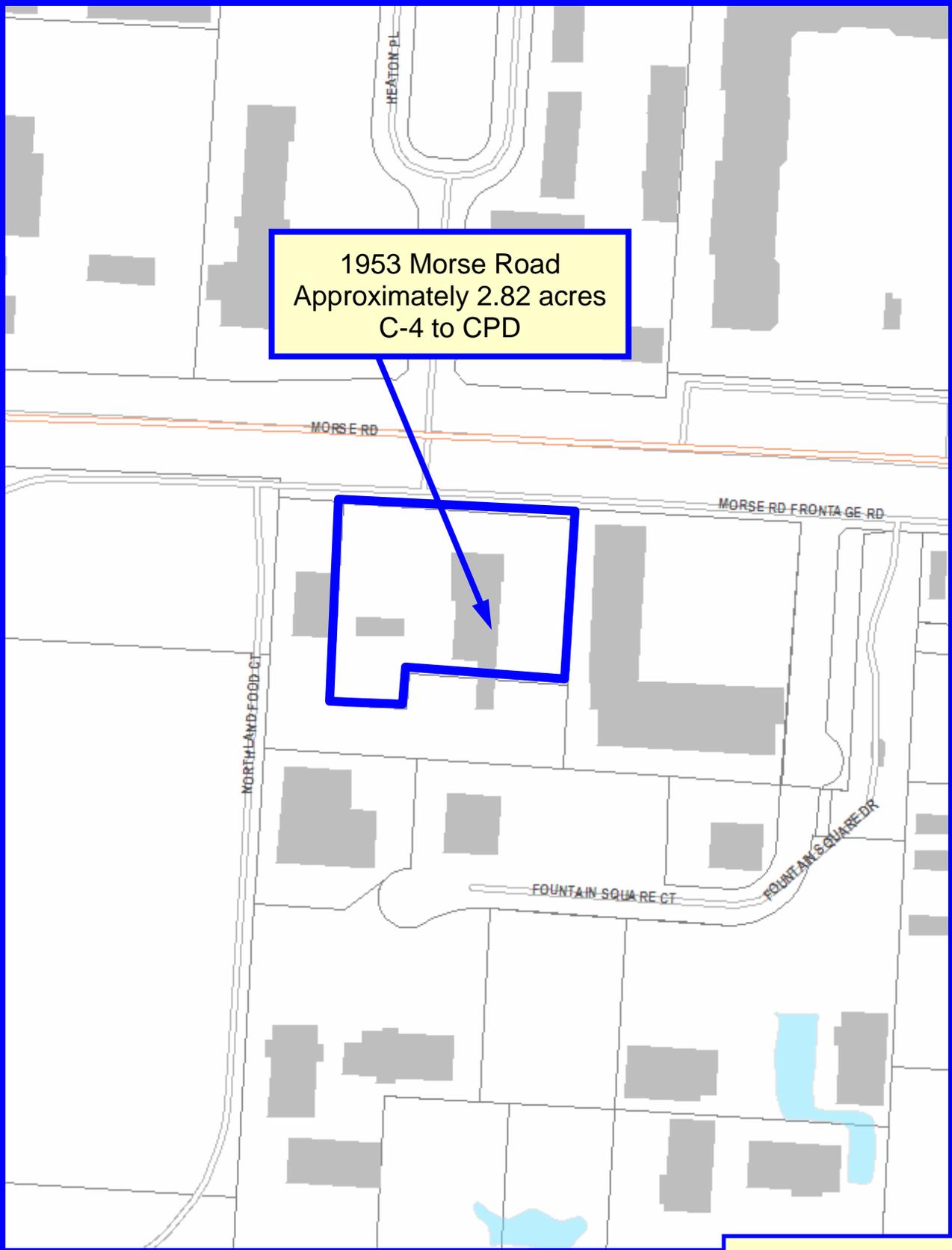
- 2. APPLICATION: Z11-018 (ACCELA # 11335-00000-00317)**
Location: 1953 MORSE ROAD (43229), being 2.82± acres located on the south side of Morse Road, 376± feet west of Fountain Square Drive (010-011297).
Existing Zoning: C-4, Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Fuel sales and car wash in conjunction with convenience retail and a one-acre site for future commercial development.
Applicant(s): TH Midwest Inc.; c/o Seth Dorman, Agent; Skilken TH, LLC; 4270 Morse Road; Columbus, OH 43230.
Property Owner(s): TH Midwest Inc.; 257 Centerville Road; Lancaster, PA 17603.
Planner: Shannon Pine; 645-2208; spine@columbus.gov.

BACKGROUND:

- o The 2.82± acre site is comprised of a one-acre undeveloped tract and a fuel sales facility, including convenience retail and car wash, zoned in the C-4, Commercial District. Council Variance Application CV09-011 was approved on November 9, 2009, to allow the construction of the fuel sales facility in the C-4, Commercial District. The requested CPD, Commercial Planned Development District fulfills a condition of the CV for a follow-up rezoning.
- o To the north across Morse Road are a shopping center in the L-C-4, Limited Commercial District, and an automobile dealership in the C-4, Commercial District. To the east is a shopping center in the C-4 Commercial District. To the south and west are office buildings in the C-4, Commercial District.
- o The site is located in Area 20 within the planning area of the *Northland Plan Volume I* (2001), but it is not identified as a key redevelopment site within the Morse Road corridor. The site is also located within the Regional Commercial Overlay. Commercial development is supported at this location.
- o The CPD text commits to the attached site plan and includes use restrictions, landscaping, screening, and outdoor display provisions.
- o The *Columbus Thoroughfare Plan* identifies Morse Road as 6-2DS arterial requiring a minimum of 110 feet of right-of-way from centerline.

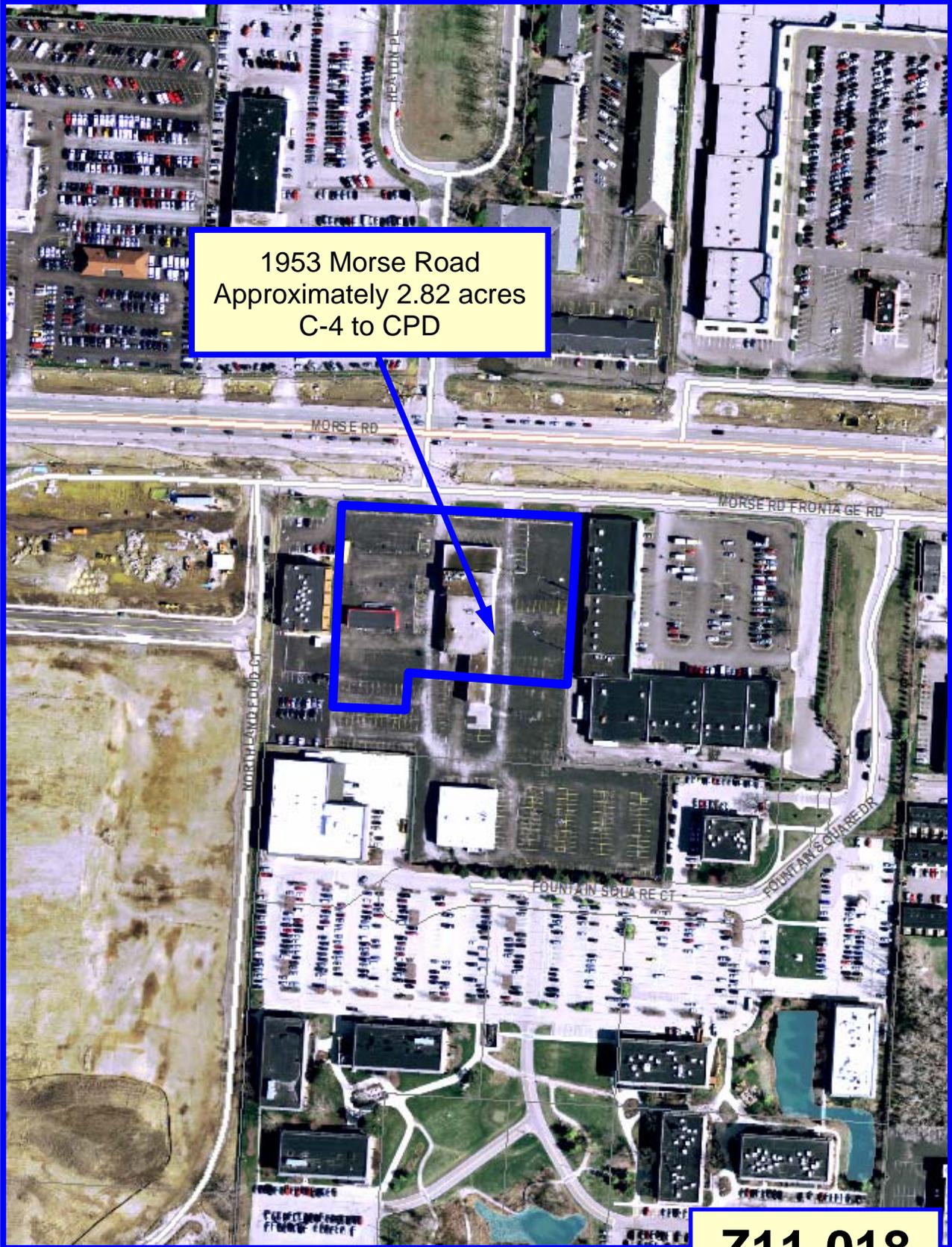
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District, fulfills a condition required by Council Variance Application CV09-011, which permitted the construction of a new fuel sales facility in the C-4 Commercial District. The proposal establishes appropriate development standards and use restrictions for the fuel sales facility and one-acre future commercial site. The request is consistent with the zoning and development patterns of the area.



1953 Morse Road
Approximately 2.82 acres
C-4 to CPD

Z11-018



1953 Morse Road
Approximately 2.82 acres
C-4 to CPD

Z11-018

1953 Morse Road

Area 20
Morse Road: I-71 to Cleveland Avenue



This section of the Morse Road corridor is intensely developed and includes Northland Mall and a number of strip commercial centers. Zoning includes commercial (C2, C3, C4, LC4, and CPD), multi-family residential (R4 and ARO), parking (P1) and manufacturing (M).

Stabilization of older commercial corridors is crucial to the economic health of the city. Morse Road serves as the “Main Street” for the Northland community. Development activity occurring here should be sensitive to the corridor’s high visibility. The city’s Morse Road Market Analysis and Redevelopment Strategy, conducted as a part of this plan update, identifies steps the city and community can take to ensure the long-term viability of this important corridor. The report identifies Northland Mall as a key opportunity site and recommends that if the mall site is not sustained as a retail center, that the area be redeveloped as a mixed-use site with office, different types of high-quality residential and retail, and open space.

It is the recommendation of the Northland Plan that:

- recommendations of the Morse Road Market Analysis and Redevelopment Strategy and Morse Road Design Study, as well as any future design recommendations, be implemented.



CPD TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development
PROPERTY ADDRESS: 1953 Morse Road (Turkey Hill site and residual acreage)
OWNER(S): TH Midwest, Inc.
APPLICANT/AGENT: Skilken D.S.
DATE OF TEXT: August 19, 2011
APPLICATION #: Z11-018

1. INTRODUCTION: This site (Parcel ID# 010-011297) represents the balance of property remaining from a formerly vacated Chrysler dealership. The majority of the property is presently under construction and will be a Turkey Hill Minit Market store with fuel sales and a car wash. The property is currently zoned C-4 and the fuel sales and car wash uses were permitted by Council Variance # CV09-011. One of the conditions of that approval was that the applicant would file an application to rezone the subject site to the CPD, Commercial Planned Development District within eighteen (18) months of the date that the Council Variance became effective. The following text is hereby submitted in support of said rezoning application. The remaining property will be split into two parcels, one containing the Turkey Hill Minit Market store and the residual will be left over for future development; as such this text establishes two sub-areas with respect to the development of the subject property. Sub-Area A is the Turkey Hill Minit Market site and will have an area of around 1.815 acres and Sub-Area B is the residual commercial property contemplated for future development and will have an area of around 1.0 acre.

SUB-AREA “A” (1.815 ACRES)

2. PERMITTED USES: The only permitted uses proposed for this sub-area are convenience retail, fuel sales, and a car wash as illustrated on the attached CPD Site Plan.

3. DEVELOPMENT STANDARDS:

A. Density, Height, Lot Coverage, and Setback Requirements:

1. The approximate 1.8-acre site will be developed with a retail convenience store with a fuel sales canopy that includes eight (8) pump island dispensers totaling sixteen (16) fueling positions, and a one-bay automatic car wash as illustrated on the attached CPD Site Plan.

2. Building Height. Buildings constructed on the property shall not exceed thirty-five (35) feet in height as measured from finished grade at the base of the building, excluding parapets or other roof or wall extensions the purpose of which are to add architectural detail and screening of rooftop mechanical equipment.

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

1. The development will be served by a maximum of twenty-two (22) parking spaces as illustrated on the attached CPD Site Plan.

2. The development will be served by two access points coming off of the public service drive south of Morse Road. To the west of the site there is a one-way access point coming from the service drive that will be utilized by both Sub-Area “A” and “B”. To the east of the site there is a full service curb cut on the public service drive that will also be utilized by both Sub-Area “A” and “B”.

C. Building design and/or Interior-Exterior treatment commitments: N/A

D. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments:

1. Outdoor display and/or sales shall be limited to the following areas:

a. Outdoor displays shall be permitted on an internal sidewalk and shall be located in a manner that maintains a four (4) foot wide clear walkway for pedestrians at all times.

b. Pump island end cap displays shall not exceed a footprint of 2' x 2' nor exceed a height of 4'.

E. Graphics and Signage requirements:

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4, Commercial District, and as further restricted by Section 3372.806 (Graphics) of the Regional Commercial Overlay text, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous Information/Commitments:

1. The site shall be developed in general conformance with the attached CPD Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering plans are completed. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Building and Zoning Services or his designee, upon submission of the appropriate data regarding the proposed adjustment.

2. Section 3357.18 of the Columbus City Code shall apply if fuel sales are abandoned according to the definition included in this section of the Columbus City Code. The owner/lessee shall follow the requirements found in Section 3357.18 (a through e) in order to secure the site and maintain the aesthetics of the property.

SUB-AREA "B" (1.000 ACRE)

2. **PERMITTED USES:** The permitted uses proposed for this sub-area would be those contained in Section 3356, C-4, Commercial District of the Columbus City Code, excluding the following uses:

Business college, Electric substation, Funeral parlor, Hotel, Motel, Motor bus terminal, Motion picture theater, Off premises graphics, Public parking for pay, Trade school, Commercial radio transmitting or television station and appurtenances, Automobile sales, service, maintenance, or leasing, Bowling alley, Cabaret, Dance Hall, Garage repair shop, Private club, Nightclub, Poolroom, Public parking garage for pay, Testing or experimental laboratory.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the submitted written text, the applicable development standards shall be those contained in Chapters 3356 (C-4, Commercial District), and 3372 (Regional Commercial Overlay), of the Columbus City Code.

A. Density, Height, Lot Coverage, and Setback Requirements:

1. Building Height. Buildings constructed on the property shall not exceed thirty-five (35) feet in height as measured from finished grade at the base of the building, excluding parapets or other roof or wall extensions the purpose of which are to add architectural detail and screening of rooftop mechanical equipment.

2. Lot Coverage. There shall be a total lot coverage (all impervious surfaces) not to exceed 85%.

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

1. The development will have access to the two access points coming off of the public service drive south of Morse Road that are being installed as part of the Sub-Area "A" development. There is a one-way access point coming into the site on the west side of Sub-Area "A" and a full access point coming into the site on the east side of Sub-Area "A".

C. Building design and/or Interior-Exterior treatment commitments:

1. Ground mounted mechanical or utility equipment shall be screened from ground level view by a screen wall that utilizes finish materials that match the building.

D. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments:

1. Outdoor display and/or sales shall be limited to the following areas:

a. Outdoor displays shall only be permitted on an internal sidewalk and shall be located in a manner that maintains a four (4) foot wide clear walkway for pedestrians at all times.

b. The maximum height for any outside display and/or sales shall be three (3) feet, except for soda machines, ice chests, propane gas cabinets, or other comparable sales devices.

2. The dumpster enclosure will be finished on three sides with masonry to match the primary building and wood gates (or other comparable material) on the access side.

3. A landscape buffer shall be installed along the west property line with a minimum width of five feet.

E. Graphics and Signage requirements:

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4, Commercial District, and as further restricted by Section 3372.806 (Graphics) of the Regional Commercial Overlay text, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous Information/Commitments:

1. The site shall be developed in general conformance with the attached CPD Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering plans are completed. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Building and Zoning Services or his designee, upon submission of the appropriate data regarding the proposed adjustment.

4. CPD CRITERIA (Applicable to both Sub-Areas):

A. NATURAL ENVIRONMENT: The site is the remainder of the former Bob Caldwell Chrysler automobile dealership. The property, located off of a public service drive on the south side of Morse Road directly across from the intersection with Heaton, is zoned C-4. Fuel sales, a car wash and an expanded maximum parking ratio were approved for this site by way of Council Variance # CV09-011 with the condition that a rezoning application be submitted within eighteen (18) months of the effective date of the Council Variance. The property is just east of the former Northland Mall site, which itself is experiencing much redevelopment and new growth with the recent opening of Menard's and several quick service restaurants. The site is located proximate to Interstate 71 and is within an area of Morse Road that is considered a heavy commercial corridor.

B. EXISTING LAND USES: Immediately north of the proposed site is two commercial properties on either side of the intersection of Morse Road and Heaton Road. On the northeast corner are two strip buildings with a variety of businesses on a property zoned LC-4 (Z88-1994); on the northwest corner is a newer Chrysler Jeep automobile dealership on property zoned C-4 (Z66-053). East of the site is the Fountain Square Shopping Center housing a variety of retail businesses on property zoned C-4 (Z66-106). The parcel immediately west of the site is a small private school and is zoned C-2 (Z70-141). Finally to the south, is a parcel zoned C-2 (Z70-141) and is home to an office of the Ohio Department of Natural Resources (ODNR). A portion of the parent parcel was split to the school and to ODNR around the time when the Council Variance was approved for Turkey Hill and after they closed on the property leaving the remaining 2.815 acres that is the subject of this rezoning.

C. TRANSPORTATION AND CIRCULATION: The proposed development will be served by two curb cuts on the public service drive just south of Morse Road. The western curb cut is a one-way entrance into the site that will be shared by Sub-areas "A" and "B". The public service drive just west of this curb cut becomes one-way westbound toward the Menard's site. This was a requirement of the Department of Public Service, Division of Planning & Operations during the Council Variance approval so that traffic leaving the Menard's site would not filter to the light at Morse and Heaton because there is not adequate stacking room because of the proximity of the public service road to that intersection. The eastern curb cut is a full service curb cut onto the public service road.

D. VISUAL FORM OF THE ENVIRONMENT: The Turkey Hill Minit Market store and the future development on Sub-Area B will continue the pattern of redevelopment starting by the Master Planning and ultimate redevelopment of the Northland Mall site. This development will replace a formerly vacated automobile dealership and will bring a measure of vitality and life to the Fountain Square area, which could serve as the catalyst to continue redevelopment down the Morse Road corridor at least within the boundaries of the Northland Area Plan.

E. VIEW AND VISIBILITY: The real impact to the Morse Road view corridor is as a continuation of the Northland Mall redevelopment signaling positive economic change in this sector of the Northland Area Plan boundary.

F. PROPOSED DEVELOPMENT: The proposed development has two sub-areas; Sub-Area "A" is for a Turkey Hill Minit Market store that is presently under construction and will include a convenience store, fueling canopy with eight (8) pump island dispensers totaling sixteen (16) fueling positions and a one-bay automatic car wash. Sub-Area "B" contemplates a C-4 retail use that will be developed sometime in the future.

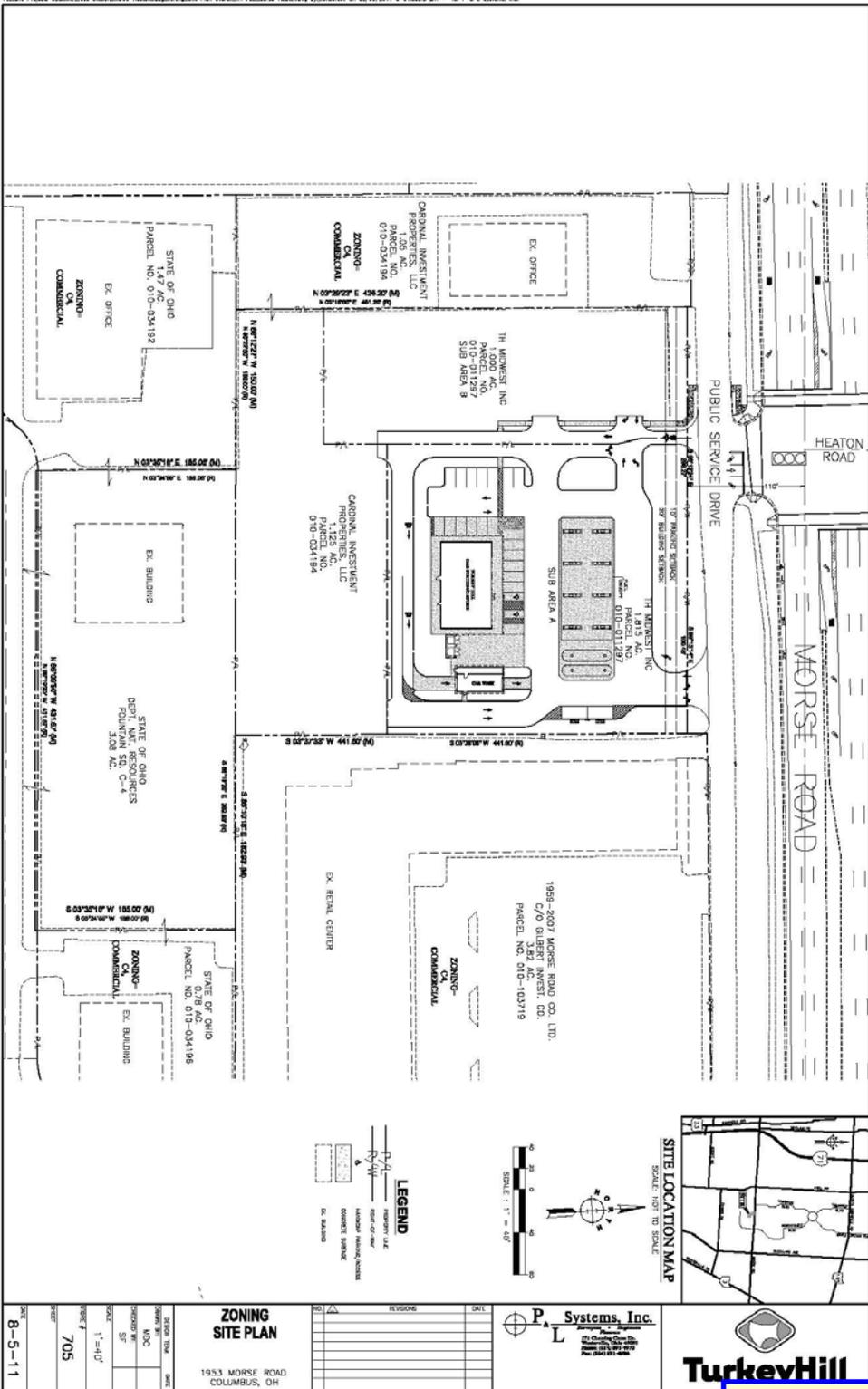
G. EMISSIONS: No adverse effects from emissions shall result from the proposed development.

H. BEHAVIOR PATTERNS: The proposed development will not adversely impact the current behavior patterns of the surrounding area and roadway network, in fact if approved this site plan will improve the behavior patterns of the surrounding area and roadway network. A pedestrian circulation system has been designed that will provide a safe and convenient location for pedestrians or bicyclists to connect to the fuel center from the public sidewalks. Having a vacant lot redeveloped will be beneficial to the neighborhood in that certain activities that take place on vacant lots can be quelled by the operation of a thriving business.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their 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, alter or modify any more restrictive provision of the Columbus City Codes, except as permitted by the Development Text and drawings referenced herein.

Signature: _____

Date: _____



DATE	07/20/2011
REVISIONS	
NO.	
DESCRIPTION	
DATE	

ZONING SITE PLAN
 1553 MORSE ROAD
 COLUMBUS, OH

P & L Systems, Inc.
 1553 MORSE ROAD
 COLUMBUS, OH 43204
 (614) 461-1111
 www.plsystems.com

TurkeyHill

Z11-018



Northland Community Council
Development Committee

Report

August 31, 2011 7:00 PM
Minerva Park Community Center
2829 Minerva Lake Road

Meeting Called to Order: **7:00 pm by acting chair Dave Paul**

Members represented:

Voting: (12): Albany Park (APHA), Clinton Estates (CECA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Maize Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Parkview (PCA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA). *Non-voting:* NCC VP Emmanuel Remy, Advisory Member Bob Thurman.

Case #1:

Application # 11310-00350 (*BZA variance: front driveway to replace required landscaping, reduce building setback*)

Steve Williams/GPD Group representing

McDonald's USA, LLC

2091 E Dublin Granville Rd, Columbus, OH 43229

- *At the request of the applicant, this presentation was changed to a "look see." The applicant explained the application and received feedback from the committee. The applicant will return with a revised application at a future date. The committee developed no formal opinion on the current application.*

Case #2:

Application # Z11-018 (*Rezone from C-4 to CPD as required per Council variance CV09-011*)

Seth Dorman/Skilken TH, LLC representing

TH Midwest, Inc.

1953 Morse Rd, Columbus, OH 43224 (Turkey Hill gasoline station/c-store)

- *The committee approved 12-0 a motion (by NA, second by MMTACA):
To unconditionally SUPPORT this application.*

Case #3:

Application # TBA (*Graphics special permit to permit off-premises graphic & sculpture, variance to reduce setback*)

Jim Lytle/Lytle Design Associates representing

Franklin County Commissioners/Franklin County Dog Shelter & Adoption Center

4340 Tamarack Blvd, Columbus, OH 43224

- *The committee approved 12-0 a motion (by CECA, second by NA):
To unconditionally SUPPORT this application (for both graphics special permit and variance from §3377.17 described in Zoning Code Variance Itemization dated August 18, 2011).*

Executive Session: **8:22 pm**

Meeting Adjourned: **8:53 pm**

Next Meeting: *Wednesday, September 28*