

M:\1232001_HuntingtonParkDr\DWG\Exhibits\Alternate Parking Layout.dwg ~Alternate Parking Layout LAST EDITED BY:RAY ON 2/17/22

E.P. FERRIS & ASSOCIATES INC.

REVISIONS		DATE	BY	CHK

E. P. FERRIS
AND
ASSOCIATES
INC.

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2898
(614) 299-2892 (Fax)
www.EPFERRIS.com

Consulting Civil Engineers and Surveyors

445 HUTCHINSON LP
PID: 610-209009
ZONING: CPD, H-60, 281-115
7.589 AC. (DEED)

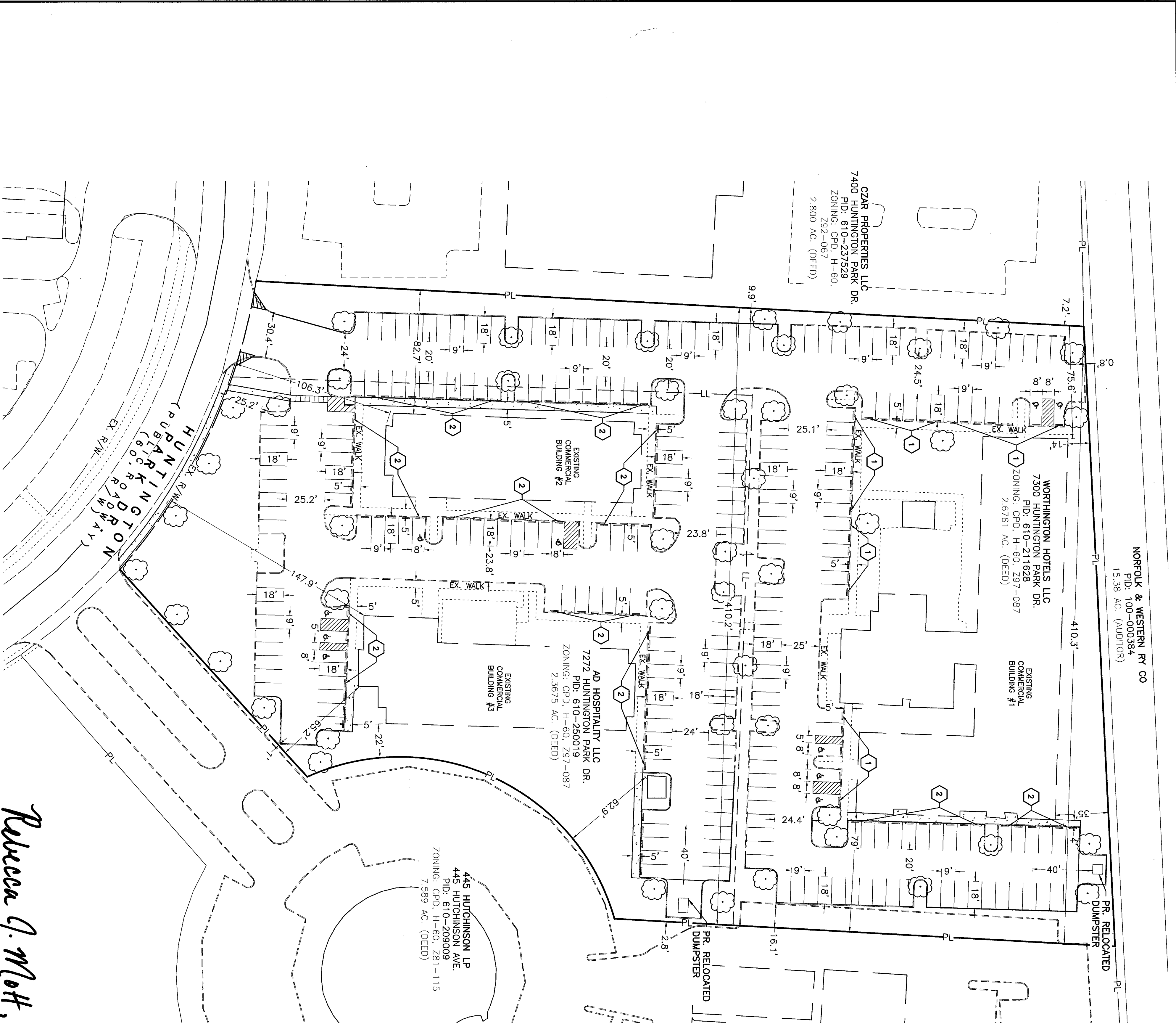
AD HOSPITALITY LLC
7272 HUNTINGTON PARK DR.
PID: 610-250019
ZONING: CPD, H-60, 297-087
2.3675 AC. (DEED)

E. P. FERRIS
AND
ASSOCIATES
INC.

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2898
(614) 299-2892 (Fax)
www.EPFERRIS.com

Consulting Civil Engineers and Surveyors

445 HUTCHINSON LP
PID: 610-209009
ZONING: CPD, H-60, 281-115
7.589 AC. (DEED)



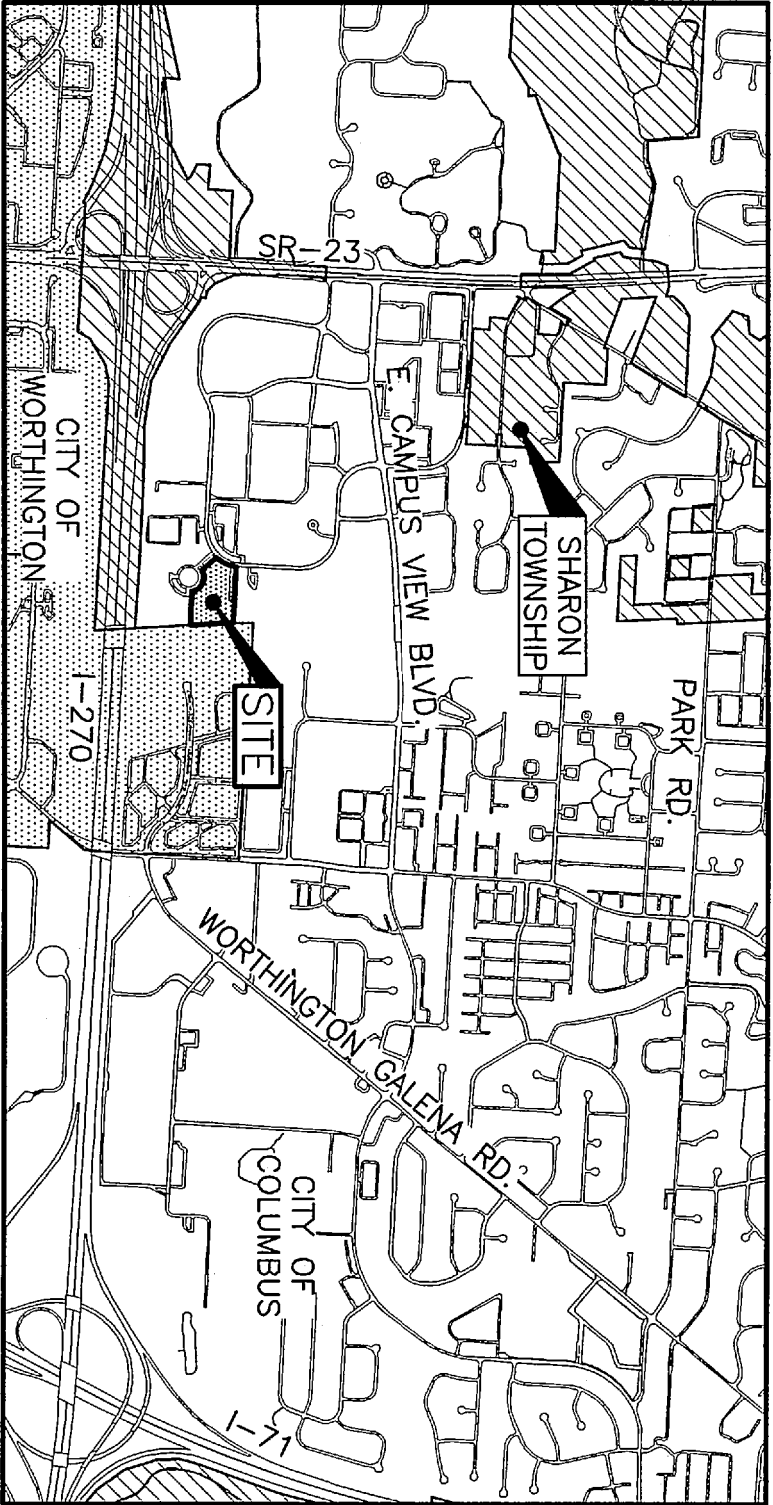
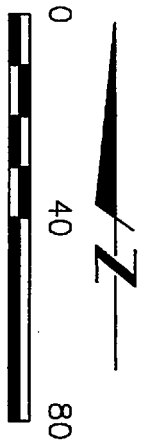
Rebecca G. Mott, Attorney
February 9, 2022

SITE & BUILDING INFORMATION			
ADDRESS: 7272 & 7300 HUNTINGTON PARK DR.			
PID: 610-250019, 610-211628			
SITE AREA: 5.0436 AC. (DEED); 219,699 S.F.			
EXISTING ZONING: COMMERCIAL PLANNED DEVELOPMENT			
PROPOSED ZONING: L-AR-2			
HEIGHT DISTRICT: H-60			
PROPOSED HEIGHT: H-60			
ACTUAL HEIGHT: H-60			
RE-ZONING AND COUNCIL VARIANCE: CV21-127, Z21-098			
EXISTING USE: 410 - MOTEL/TOURIST CABINS			
PROPOSED USE: MULTI-FAMILY RESIDENTIAL DWELLINGS - L-AR-2			
PARKING:			
USE	UNIT #	PARKING REQUIREMENT	REQUIRED PARKING
RESIDENTIAL #1	104 UNITS	1.5/UNIT	156
RESIDENTIAL #2 & #3	94 UNITS	1.5/UNIT	141
(116 TOTAL BEDS)			
TOTAL REQUIRED SPACES: 297 SPACES			
TOTAL PROVIDED SPACES: 278			
ACCESSIBLE PARKING REQUIRED: 7 SPACES			
ACCESSIBLE PARKING PROVIDED: 10 SPACES (EXISTING)			
BICYCLE SPACES REQUIRED: 15 BIKE SPACES			
BICYCLE SPACES PROVIDED: 15 BIKE SPACES			
SETBACKS: AS NOTED			
DWELLING UNIT TREES REQUIRED: 20 TREES (1 PER 10 DWELLING UNITS)			
SHADE TREES REQUIRED: 28 TREES (1 PER 10 PARKING SPACES)			
TOTAL TREES PROVIDED: 48 TREES (28 TREES MEETING REQUIREMENT 3312.21)			
LOT COVERAGE: 19% BUILDING COVERAGE			
REFUSE: SERVICE BY PRIVATE HAULER			
FLOOD ZONE: "X"			
PANEL NO.: 39049C0157K (06/17/2008)			

PERIMETER YARD: 10% OF AVERAGE LOT WIDTH = 3.3'; MAXIMUM REQUIRED = 25'; ACTUAL = 0.8'

FRONT YARD: REQUIRED = 25'; ACTUAL = 106'

Z21-098 Final Received 2/9/2022



10'x10' CLEAR VISION TRIANGLES PER C.O. 322.105

EXISTING TREE AND PROPOSED TREES

PROPOSED CONCRETE WALK

EXISTING PARKING BLOCKS

PROPOSED PARKING BLOCKS

CODED NOTES

SITE PLAN

SCALE: 1" = 40'

SHEET NO. 1 OF 1

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 10, 2022**

- 3. APPLICATION: Z21-098**
Location: **7272 HUNTINGTON PARK DR. (43235)**, being 5.04± acres located on the east side of Huntington Park Drive, 1,300± feet southeast of Horizon Drive (610-250019 and 610-211628; Far North Columbus Communities Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-AR-2, Limited Apartment Residential District (H-60).
Proposed Use: Apartment complex.
Applicant(s): *Diversified Acquisition LLC; c/o Rebecca J. Mott, Atty.; 411 East Town Street, Floor 2; Columbus, OH 43215.
Property Owner(s): Ad Hospitality LLC; 300 Xenia Towne Square; Xenia, OH 45385.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 5.04± acre site consists of two parcels each developed with an extended stay hotel development in the CPD, Commercial Planned Development District. The requested L-AR-2, Limited Apartment Residential District will allow the conversion of hotel suites to apartment units (parcels are to be combined).
- The site is surrounded by development in the CPD, Commercial Planned Development District. To the north and south are office buildings. To the west across Huntington Park Drive is an extended stay hotel development. Railroad tracks border the site to the east.
- This site is within the planning boundaries of the *Far North Area Plan* (2014), which recommends "Medium Density Residential" (6-10 units per acre) uses at this location. The Plan also recommends that developments should create a positive sense of identity at the entries through landscaping, decorative fencing, and complementary signage, and that neighborhoods should have an interconnected street and sidewalk system, with sidewalks to be constructed in areas where there are gaps in the network. Planning Division staff can support the proposed use with commitments to maintain the existing trees currently on the site (both internal, and along the street), and to construct a sidewalk along Huntington Park Drive to connect to the site's internal sidewalk network.
- The limitation text establishes permitted uses and supplemental development standards that address maximum number of units (198; 39.7 units/acre), setbacks, site access, landscaping, and lighting controls. The text includes a commitment to a site plan which reflects a new public sidewalk along the site frontage, landscaping, and parking lot expansion areas to provide additional parking.
- Concurrent CV21-127 has been filed to reduce the required number of parking spaces from 297 to 278 spaces, to permit a dumpster in the required perimeter yard, and to

reduce the perimeter yard to account for existing site conditions. That request will be heard by City Council and will not be considered at this Development Commission meeting.

- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval of the requested L-AR-2 district.

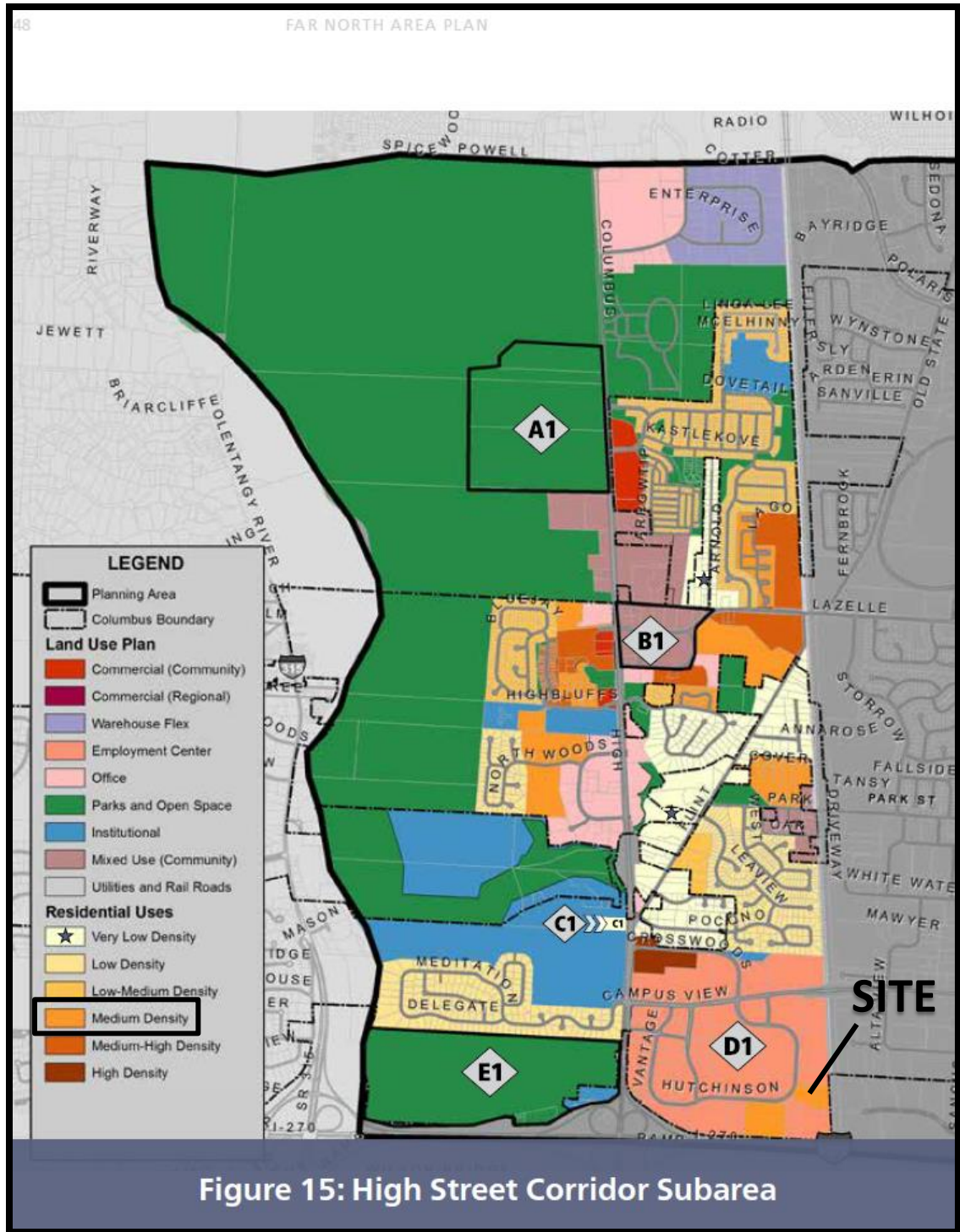
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-2, Limited Apartment Residential District will allow the site to be converted from two extended-stay hotel developments into one apartment complex development with a maximum of 198 units. The *Far North Area Plan* recommends "Medium Density Residential" for this location, and further recommends landscaping and sidewalks which play an important role in creating high-quality developments. The proposal maintains and supplements existing landscaping, and incorporates a new sidewalk along the site frontage, consistent with the Plan's recommendations. The higher density is justified considering the number of existing hotel suites and the surrounding commercial development.

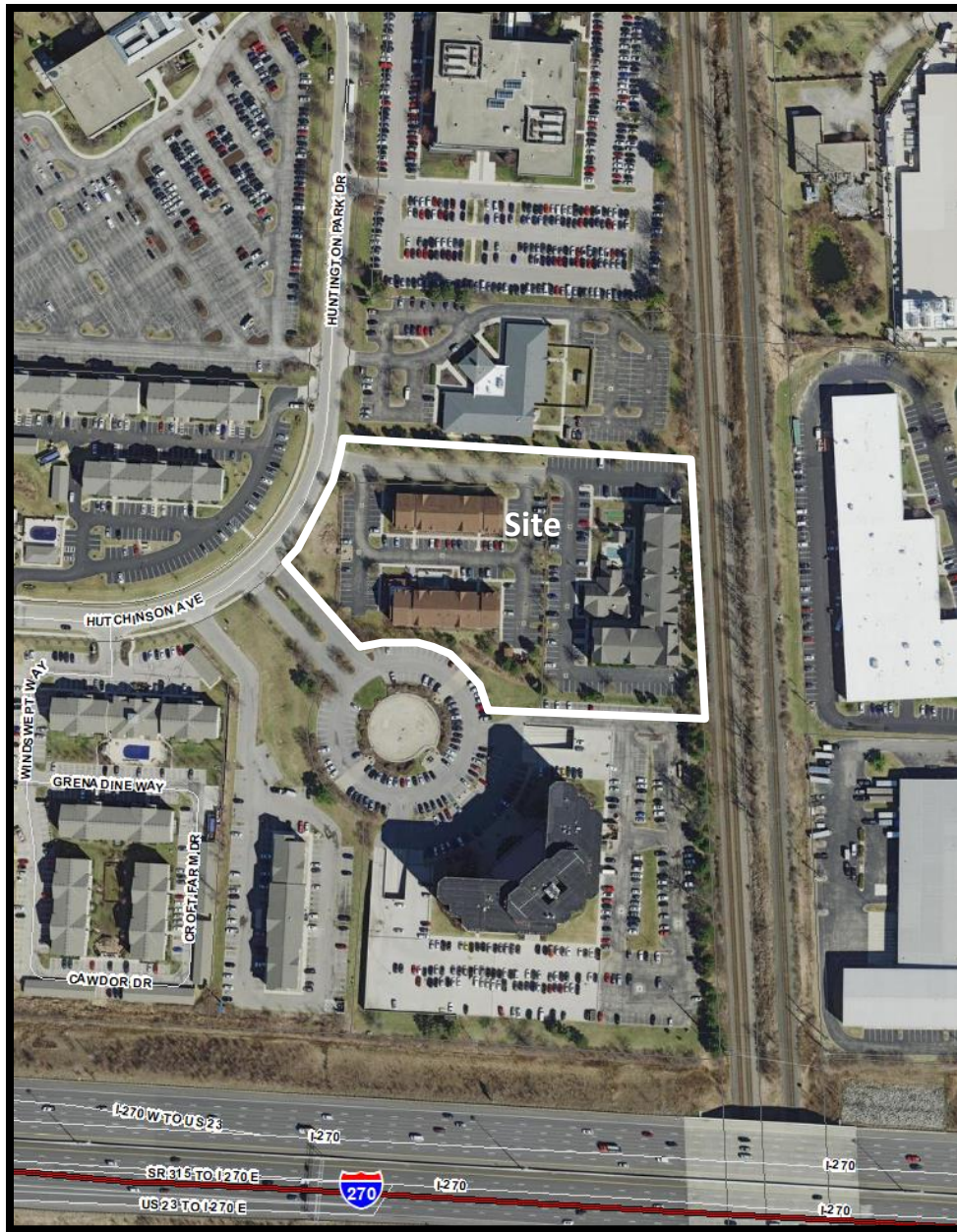
*Applicant replaced by owners after the Development Commission meeting.



Z21-098
7272 Huntington Park Dr.
Approximately 5.04 acres
CPD to L-AR-2



Z21-098
 7272 Huntington Park Dr.
 Approximately 5.04 acres
 CPD to L-AR-2



Z21-098
7272 Huntington Park Dr.
Approximately 5.04 acres
CPD to L-AR-2

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV21-127 & Z21-098

Address: 7272 & 7300 Huntington Park Dr

Group Name: Far North Community Coalition

Meeting Date: Jan 4, 2022

Specify Case Type:

☐ BZA Variance / Special Permit

☒ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis for recommendation below)

☒ Approval

☐ Disapproval

NOTES:

Applicant developed an alternative parking plan as we had mutually agreed to. There were 2 Trustees who still had issues with the new use as multi-family. The other Trustees were satisfied with the effort made by the applicant regarding the major issue which was parking.

Ms. Mott has agreed to forward to us a red-line version of the final text, rather than make the approval contingent on anything, or further delay the process.

Vote: 7-2

Signature of Authorized Representative: James Palmisano

SIGNATURE

FNCCC President

RECOMMENDING GROUP TITLE

614/832-9083

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-098

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Rebecca J. Mott, Esq., Plank Law Firm, LPA
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, Columbus, Ohio 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 (including contact name and number)

Business or individual's address; City, State, Zip Code

Number of Columbus-based employees

(Limited to 3 lines per box)

1. See Exhibit "C"	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Rebecca J. Mott

Sworn to before me and signed in my presence this 30 day of March, in the year 2022

Lynette Mapes
SIGNATURE OF NOTARY PUBLIC



8/10/2024
My Commission Expires

Notary Seal Here

Lynette Mapes
Notary Public, State of Ohio
My Commission Expires 08-10-24

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

Z21-098
Exhibit "C"
Project Disclosure Statement
(Continued)

AD Hospitality LLC (Atish Dalal 740-707-3512)
7272 Huntington Park Drive, Columbus, Ohio 43235
Columbus-based employees: 5

AD Hospitality LLC (Rajesh Agrawala 614-937-8450)
7272 Huntington Park Drive, Columbus, Ohio 43235
Columbus-based employees: 5

Worthington Hotels LLC (Sanjay Mafatlal Patel 614-288-5087)
7410 Ratchford Court, New Albany, Ohio 43054
Columbus-based employees: 8

Worthington Hotels LLC (Samir G. Patel)
6926 Southampton Lane, West Chester, Ohio 45069
Columbus-based employees: 8

Worthington Hotels LLC (Senthil Gopala Krishna)
1720 Dartmoor Lane, Delaware, Ohio 43015
Columbus-based employees: 8

Worthington Hotels LLC (Rahul Atmaram Patel)
7913 Orchard Court, West Chester, Ohio 45069
Columbus-based employees: 8

Worthington Hotels LLC (Pinal B. Patel)
16313 Aberdeen Way, Naples, Florida 34110
Columbus-based employees: 8