

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 11, 2008**

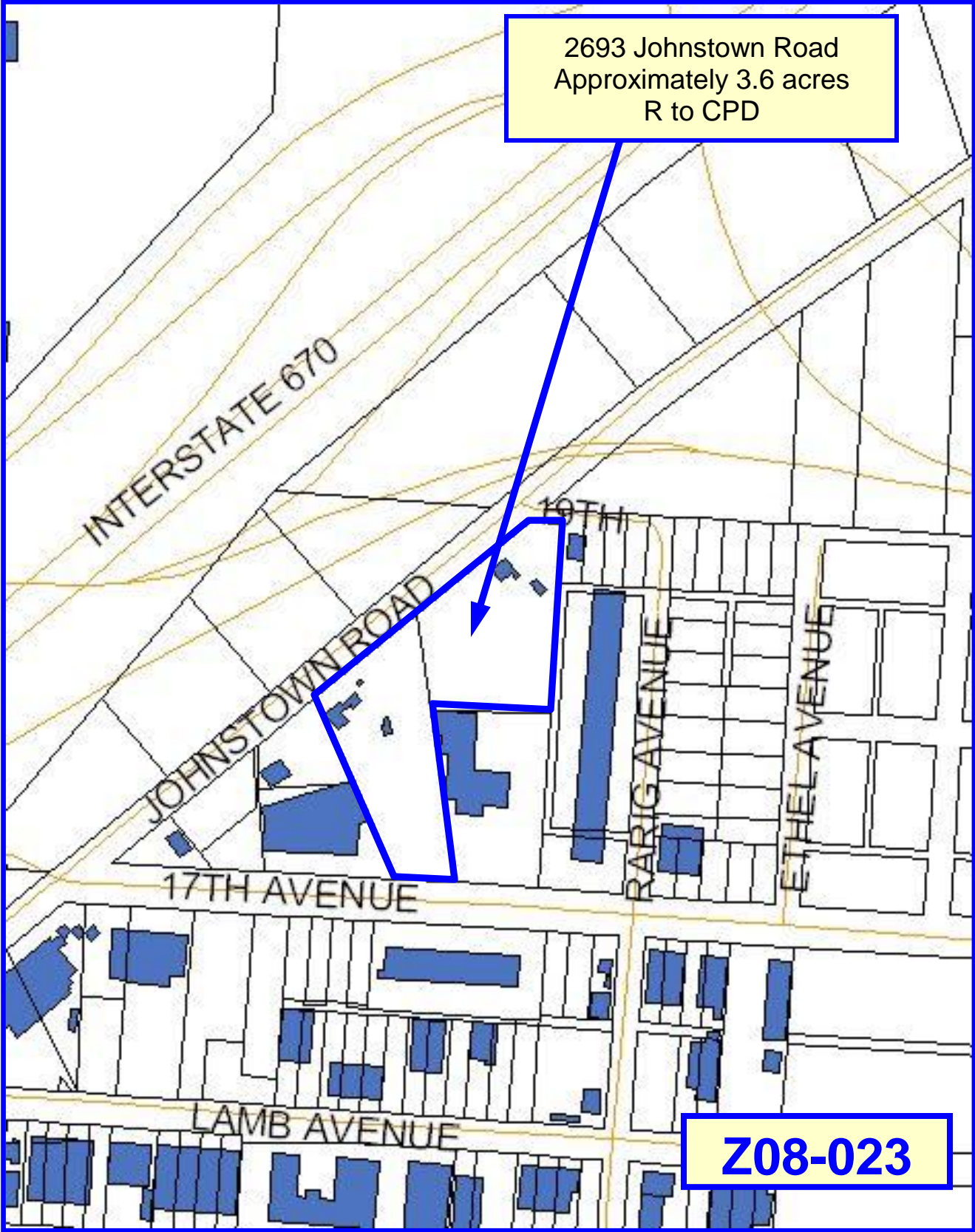
- 2. APPLICATION: Z08-023**
- Location:** 2693 JOHNSTOWN ROAD (43219), being 3.6± acres located at the southeast corner of Johnstown Road and East 19th Avenue (190-002311, 190-003676).
- Existing Zoning:** R, Rural District (annexation pending).
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Commercial development.
- Applicant(s):** Dhruv Real Estate Venture, LLC; c/o Michael Shannon, Attorney; 500 South Front Street, Suite 1200; Columbus, OH 43215.
- Property Owner(s):** Patricia A. Pitcher; 2693 Johnstown Road; Columbus, OH 43219.
- Planner:** Walter Green, 645-2485, wagreen@columbus.gov

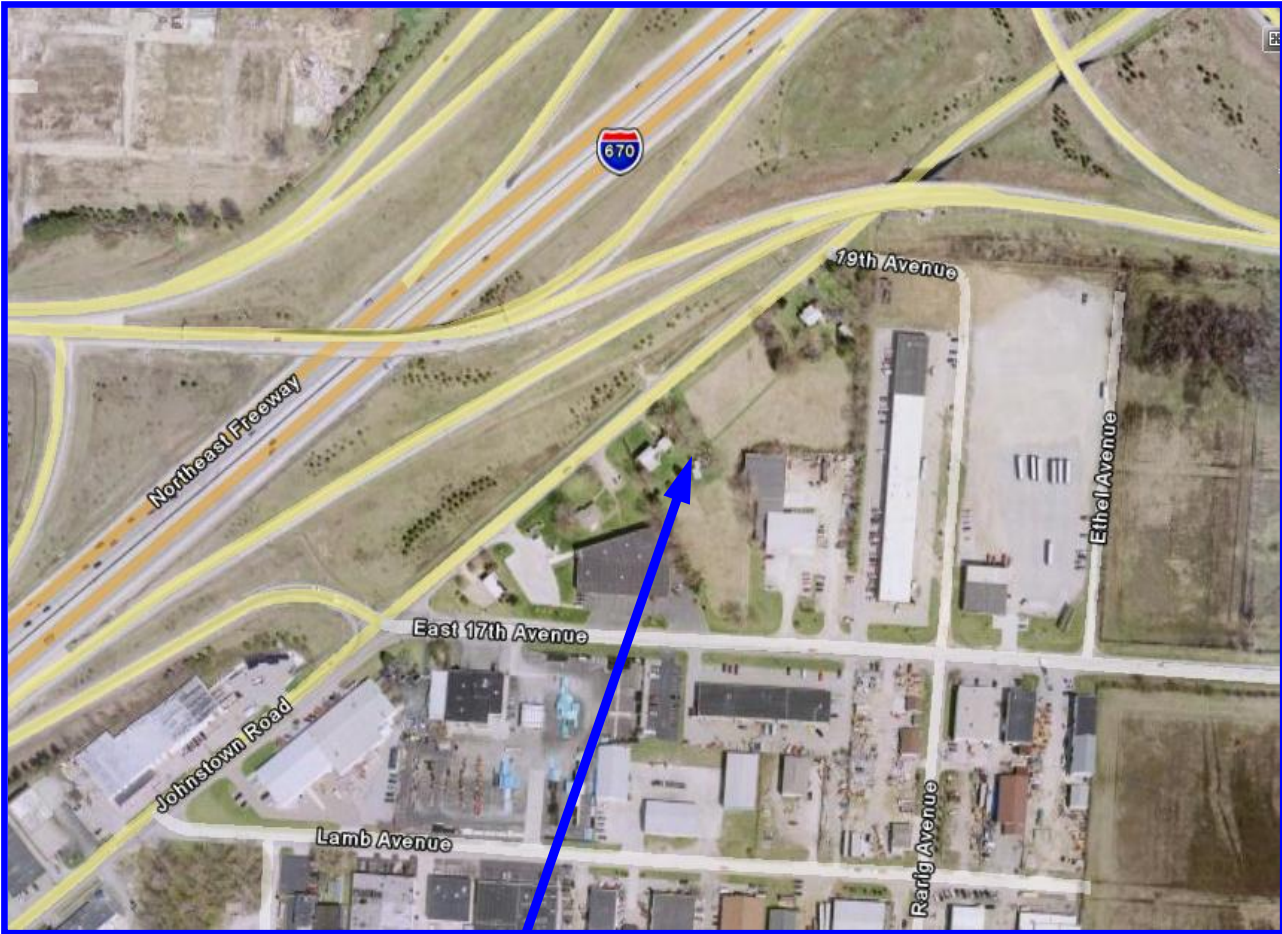
BACKGROUND:

- The 3.6± acre site is undeveloped and zoned in the R, Rural District. The applicant is requesting the CPD, Commercial Planned Development District. The only permitted uses in the CPD would be a hotel and restaurant.
- To the north of the site is Johnstown Road and I-670. To the east is a commercial warehouse zoned in the M, Manufacturing District. To the southeast is a commercial warehouse in Mifflin Township. To the south, across Seventeenth Avenue is an industrial building zoned in the M, Manufacturing District. To the west is a single-family residence used as an office and a commercial warehouse in Mifflin Township.
- The proposed CPD specifies development standards including building, parking and pavement setbacks, height restrictions, street trees, design and lighting standards. The applicant is requesting a variance to the minimum number of required parking spaces, a reduction of 20 spaces for a restaurant use. Any hotel use shall satisfy the minimum parking requirement.
- The *Columbus Thoroughfare Plan* identifies Johnstown Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the construction of a hotel and a restaurant. The proposed CPD District, with the proposed development standards in the text and site plan, is compatible with development in the area.





2693 Johnstown Road
Approximately 3.6 acres
R to CPD

Z08-023

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 208-023

Being first duly cautioned and sworn (NAME) Michael T. Shannon, Esq.
of (COMPLETE ADDRESS) 500 S. Front St., Ste 1200, 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Patricia A. Pitcher 2693 Johnstown Rd. Columbus, Ohio 43219 Columbus-Based Employees: -0-	2. Albert F. Geib 2673 Johnstown Road Columbus, Ohio 43219 Columbus-Based Employees: -0-
3. Dhruv Real Estate Venture, LLC 3950 Tuller Road Dublin, Ohio 43017 Contact: Michael Shannon, Esq. (614) 229-4506 Columbus-Based Employees: -0-	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28th day of April, in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 11-02-10

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



RITA J. MARTIN
Notary Public, State of Ohio
My Commission Expires 11-02-10