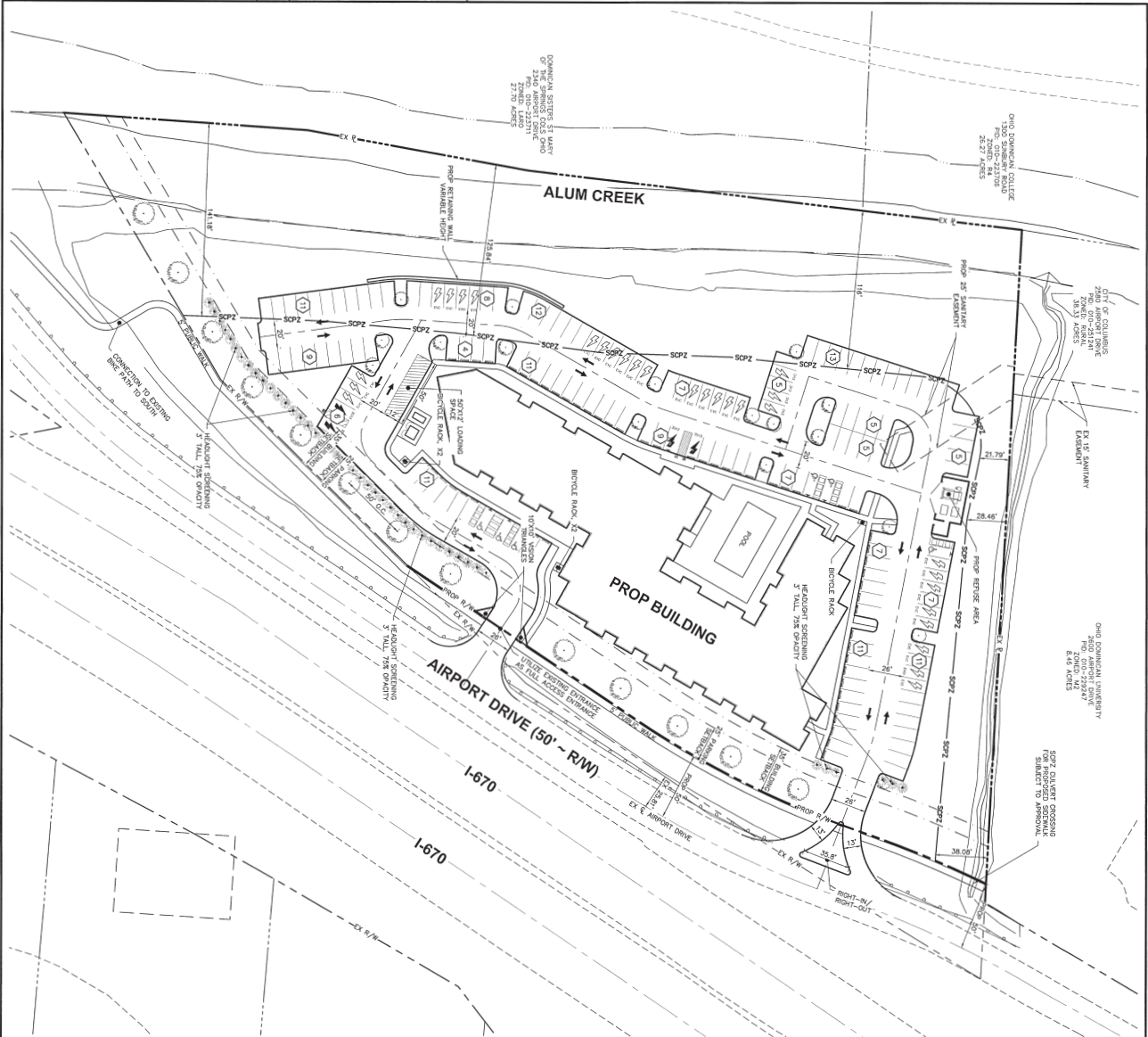


\\25-0033-1226\WORK\PRODUCTION DRAWINGS\EXHIBIT\20260529 Zoning Plan.dwg SITE PLAN Jun 01, 2026 - 8:44:59am Btorriggl



Final Site Plan Received 5.29.26 Sheet 1 of 1 Z25-030

**SITE INFORMATION**

2412 Airport Drive  
 Columbus, OH 43261  
 Project # 2026-0529  
 Zone R-4 Residential District  
 Proposed Zoning ODO, Commercial Planned Development District

**SITE STATISTICS TABLE**

Item	Value
TOTAL SITE AREA (GROSS)	5.48 AC
NET SITE AREA (APPROX. DRIVE)	5.13 AC
EXTENDED STAY HOTEL (120 ROOMS)	5.13 AC
HEIGHT DISTRICT	H-60', 5-STORY BUILDING HEIGHT 60'

**SITE PLAN REQUIREMENTS**

REQUIRED ACCESSIBLE STAY HOTEL ROOM = 195 SPACES (120 ROOMS)  
 TOTAL SPACES PROVIDED: 184 SPACES (7' W/ H.C. ACCESS) (1.28 SPACES/ROOM)  
 REQUIRED ELECTRIC VEHICLE PARKING: 4 SPACES (2% OF PROVIDED PARKING SPACES)  
 TOTAL INSTALLED SPACES PROVIDED: 4 SPACES (1 VAN ACCESSIBLE SPACE)  
 TOTAL CAPABLE SPACES REQUIRED: 33 SPACES (60% OF PROVIDED PARKING SPACES)  
 1. SPACE TAKE UP PER 10 PARKING SPACES: 17  
 2. SPACE TAKE UP PER 10 PARKING SPACES: 17  
 3. SPACE TAKE UP PER 10 PARKING SPACES: 17  
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 12. SPACE TAKE UP PER 10 PARKING SPACES: 17  
 13. SPACE TAKE UP PER 10 PARKING SPACES: 17  
 14. SPACE TAKE UP PER 10 PARKING SPACES: 17  
 15. SPACE TAKE UP PER 10 PARKING SPACES: 17  
 16. SPACE TAKE UP PER 10 PARKING SPACES: 17  
 17. SPACE TAKE UP PER 10 PARKING SPACES: 17

LOT AREA/CONTIGUOUS STAY HOTEL ROOM (AM-4)  
 REQUIRED: 1,200 SF/ROOM  
 BRIDGE BLDG PROVIDED: 2 U-SHAPED BLDGS (2 BLDGS PER BLDG)  
 PRIVATE WALKER

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data received and may be approved by the Director of the Building and Zoning Division of the Columbus Department of Public Works upon submission of the appropriate data requesting the proposed adjustment.

David B. Perry, Agent  
 Date: 05/29/2026  
 Donald R. Hill, Attorney  
 Date: 05/29/2026

GRAPHIC SCALE  
 1" = 40' RW

CITY OF COLUMBUS, OHIO  
 PRELIMINARY ZONING SITE PLAN  
 2600 AIRPORT DRIVE  
 COLUMBUS, OH 43218

ADVANCED CIVIL DESIGN  
 781 Shiloh Building, Suite 100  
 1000 North High Street  
 Columbus, OH 43261  
 Phone: 614.437.7200  
 Fax: 614.437.7200

SCALE: 1" = 40'  
 DATE: 05/29/2026  
 SHEET: 1 / 1

**STAFF REPORT  
DEVELOPMENT COMMISSION  
SPECIAL ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 14, 2026**

- 3. APPLICATION:** [Z25-030](#)
- Location:** **2500 AIRPORT DR. (43219)**, being 5.5± acres located on the north side of Airport Drive, 900± east of North Nelson Road (010-062833 and 010-218054; Northeast Area Commission).
- Existing Zoning:** R-1, Residential District.
- Request:** CPD, Commercial Planned Development District (H-60).
- Proposed Use:** Extended stay hotel.
- Applicant(s):** Rocky Point Partners, LLC; c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** 2500 Airport, LLC; c/o c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

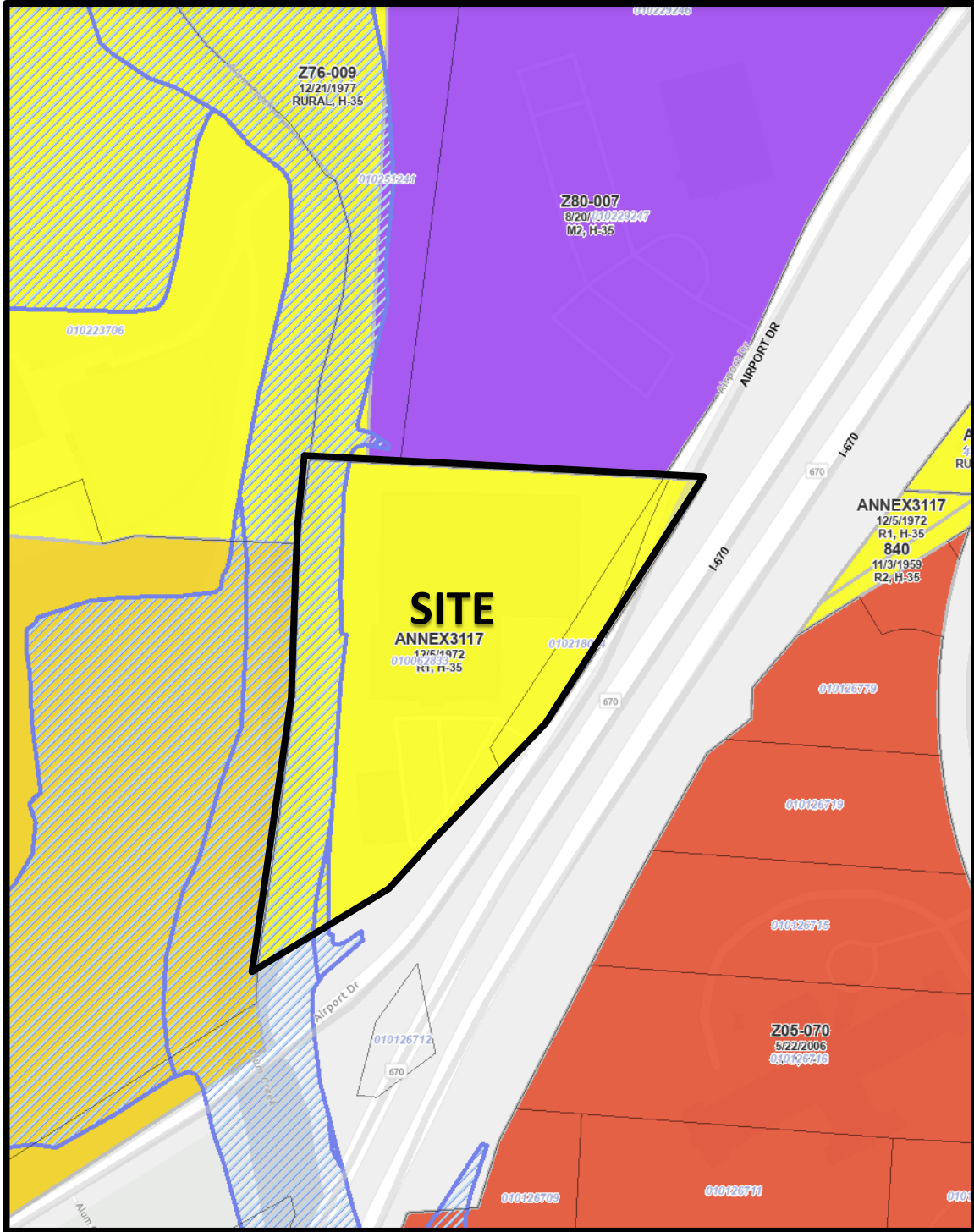
**BACKGROUND:**

- The 5.5± acre site consists of two parcels developed with a retail plant nursery in the R-1, Residential District and is subject to the I-670 Graphics Control. The applicant requests the CPD, Commercial Planned Development District to allow an extended stay hotel consisting of one building with up to 130 rooms.
- North and west of the site is the campus of Ohio Dominican University in the M-2, Manufacturing, R-4 Residential, and L-AR-O, Limited Apartment Office districts. East and south of the site is right-of-way for Interstate 670.
- The site is within the planning boundaries of the *Columbus Growth Strategy (2026)*, which recommends “Business & Institutional Campus” land uses at this location.
- The site is located within the boundaries of the Northeast Area Commission whose recommendation is for approval.
- The CPD text includes use restrictions and supplemental development standards addressing building and parking setbacks, traffic access, trail connectivity, street trees, building materials, lighting, and includes a commitment to develop the site in accordance with the submitted site plan. Additionally, modifications to code standards regarding building setbacks and required parking are included in the text.
- The *Columbus Multimodal Thoroughfare Plan (2019)* identifies Airport Drive as a Suburban Community Connector requiring 100 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION: Conditional \*Approval.**

The proposed CPD, Commercial Planned Development District will allow a 130-room extended stay hotel to be developed in accordance with the submitted site plan. The text and site plan include appropriate use restrictions and design elements including pedestrian connection to an existing trail network, sensitivity to adjacent stream corridor protection zones, and high quality building materials. Upon completion of the pending traffic access study, and the inclusion of any additional commitments to the development text, as approved by the Department of Public Service, City Departments' recommendation will be for full approval.

**\*Outstanding comments have been addressed to the satisfaction of the Department of Public Service.**



Z25-030  
2500 Airport Dr.  
Approximately 5.5 acres  
R-1 to CPD



Columbus Growth Strategy (2026)

Z25-030  
2500 Airport Dr.  
Approximately 5.5 acres  
R-1 to CPD



## Standardized Recommendation Form

DEPARTMENT OF BUILDING  
 AND ZONING SERVICES

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

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
 (PLEASE PRINT)

**Case Number** Z25-030

**Address** 2500 AIRPORT DRIVE

**Group Name** NORTHEAST AREA COMMISSION

**Meeting Date** July 10, 2025

**Specify Case Type**

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

**Recommendation**  Approval  
 (Check only one)  Disapproval

**LIST BASIS FOR RECOMMENDATION:**

The Northeast Area Commission is recommending approval with the following conditions:

1. The CPD Development text modification of 2D Building design and/or Interior-Exterior treatment committents: Applicant agrees to brick and Hardy board natural materials on the front and both sides instead of vinyl siding.
2. The applicant agrees to work with City Of Columbus engineers to accomodate a connection of the extended stay hotel and the bike path for the resident's use.

**Vote** 6 yes/0 no

**Signature of Authorized Representative** Commissioner Teresa Mease

**Recommending Group Title** Northeast Area Commission

**Daytime Phone Number** 614-519-2195

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

# Rezoning Application

Address: 111 N. Front St., Columbus, Ohio 43215

Email: [zoninginfo@columbus.gov](mailto:zoninginfo@columbus.gov)

Website: [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

Phone: 614-645-4522

THE CITY OF  
**COLUMBUS**

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

Application # Z25-030

## 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

Being first duly cautioned and sworn (NAME) Donald Plank

of (COMPLETE ADDRESS) Plank Law Firm; 411 East Town Street, Fl. 2, Columbus, OH 43215

deposes and states that he 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:

For Example: Name of Business or Individual

Contact name and number

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

Number of Columbus-based employees

<p>1. 2500 Airport, LLC; 81 South 4th Street, Suite 305, Columbus, OH 43215 Number of Columbus-based employees: Zero (0) Contact: Tom OBrien, (614) 560-9279</p>	<p>2. Rocky Point Partners, LLC; 81 South 4th Street, Suite 305, Columbus, OH 43215 Number of Columbus-based employees: Zero (0) Contact: Tom OBrien, (614) 560-9279</p>
<p>3. -----</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

Signature of Affiant Donald Plank

Sworn to before me and signed in the presence this 29<sup>th</sup> day of April, in the year 2026

Signature of Notary Public: MaryAlice Wolf My Commission Expires: \_\_\_\_\_



MaryAlice Wolf  
Notary Public, State of Ohio  
My Commission Expires:  
October 24, 2028

Notary Seal Here

This affidavit expires six (6) months after date of notarization.