

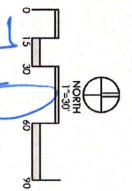
**SITE DATA**

TOTAL ACRES	± 3.218 ACRES
TOTAL UNITS	72 UNITS
DENSITY	22.37 DU/AC.
SURFACE PARKING	108 SPACES
GARAGE PARKING	18 SPACES
TOTAL PARKING	126 SPACES
STORAGE UNITS	12 SPACES
PARKING DENSITY	± 1.9 SPACES/UNIT

\* 18 ADDITIONAL SPACES BROOK LANE 1

Final Site Plan Received 6/25/19 219-026

*[Handwritten signature]*  
6/25/19

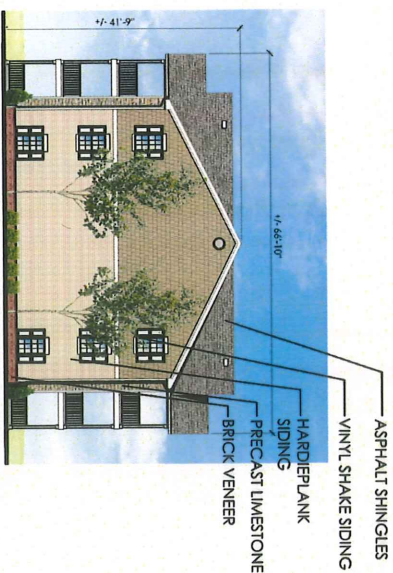


<p><b>Faris Planning &amp; Design</b></p> <p>LAND PLANNING • LANDSCAPE ARCHITECTURE</p> <p>243 N. 5th Street • Suite 401 • Columbus, OH 43215</p> <p>p. (614) 487-1964 • www.farisplanninganddesign.com</p>	<p><b>BROOK LANE 2</b></p> <p>PREPARED FOR</p> <p><b>METRO DEVELOPMENT</b></p> <p>420 E. DELAWARE STREET, SUITE 100</p> <p>WESTERVILLE, OH 43081</p>	<p><b>SITE PLAN</b></p>	REVISIONS
			<p>DATE: 6/24/19</p> <p>PROJECT: 19031</p> <p>SHEET:</p>

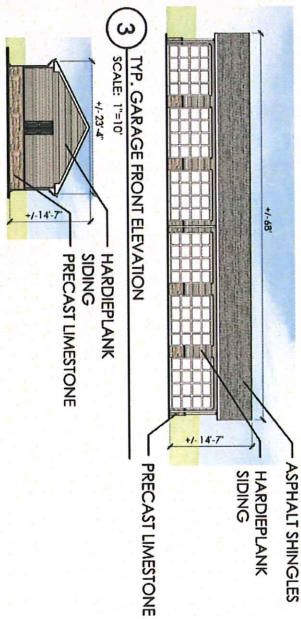




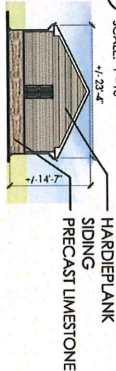
1 TYPICAL 3 STORY BUILDING, REAR AND FRONT ELEVATION  
SCALE: 1"=10'



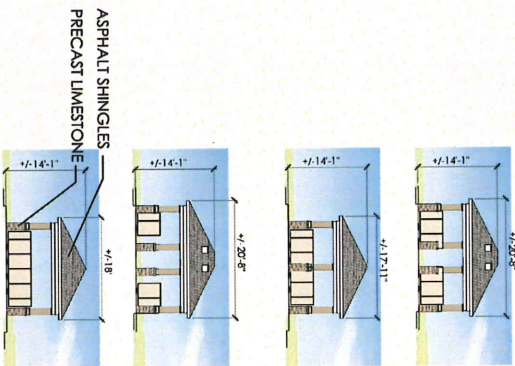
2 TYPICAL 3 STORY BUILDING, SIDE ELEVATION  
SCALE: 1"=10'



3 TYP. GARAGE FRONT ELEVATION  
SCALE: 1"=10'



4 TYP. GARAGE SIDE ELEVATION  
SCALE: 1"=10'



5 MAIL STATION ELEVATIONS  
SCALE: 1"=10'

BUILDING ELEVATIONS

**BROOKLANE 2**

PREPARED FOR METRO DEVELOPMENT  
DATE: 4/24/19

Final Building Elevations Received 6/25/19 Z19-026

*Handwritten signature: Jeffrey Taylor*  
6/25/19

**Paris Planning & Design**

LAND PLANNING • ARCHITECTURE  
10000 Old Mill Road  
Columbus, OH 43215  
614-881-1944  
www.parisplanninganddesign.com

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 13, 2019**

- 3. APPLICATION: Z19-026**  
**Location:** 5581 W BROAD ST (43228), being 3.2± acres located on the south side of West Broad Street, 550± feet east of Galloway Road (246-266630; Westland Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** L-C-4, Limited Commercial District (H-60).  
**Proposed Use:** Extended stay hotel.  
**Applicant(s):** Metro Development; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Mohammed H. Rahbar, et al; 136 Sugarberry Circle; Houston, TX 77024.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

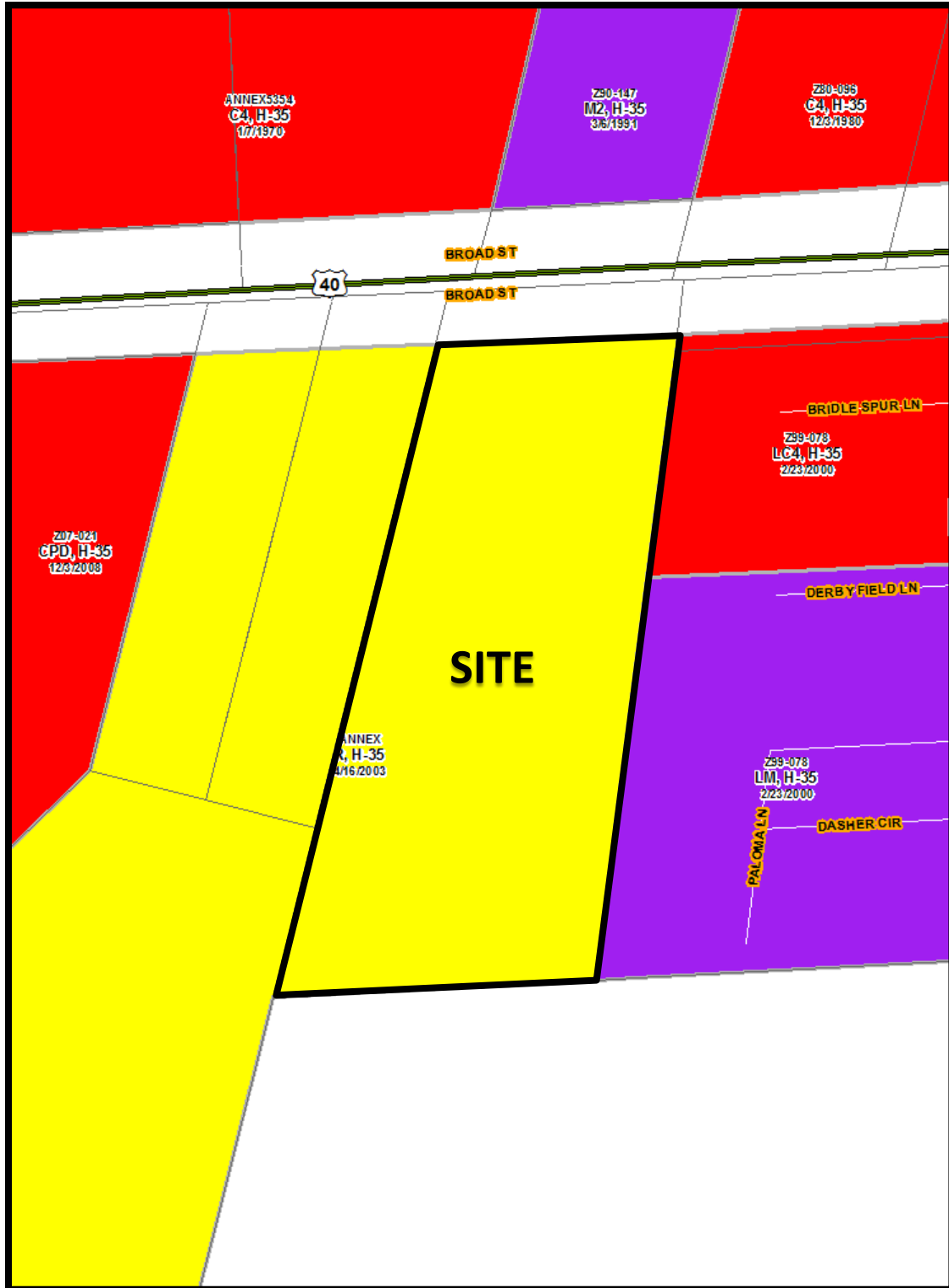
- The 3.2± acre site consists of one undeveloped parcel in the R, Rural District. The applicant is requesting the L-C-4, Limited Commercial District to permit the development of an extended stay hotel.
- North of the site are commercial uses in the C-4, Commercial District and a self-storage facility in the M-2, Manufacturing District. South of the site is a high school in the Rural District of Prairie Township. East of the site is an extended stay hotel in the L-C-4, Limited Commercial and L-M, Limited Manufacturing Districts. West of the site is undeveloped land in the R, Rural District.
- The site is within the planning boundaries of the *Westland Area Plan* (1994), which recommends “commercial” land uses at this location. Additionally this site is within an area that has adoption of the *Columbus Citywide Planning Policies (C2P2)* design guidelines.
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions commonly seen in L-C-4 districts, graphics controls, and commitments to a site plan and building elevations.
- The Traffic Management Division has indicated that a traffic access study is pending review for this rezoning application. Additionally, there will need to be commitments added to the text providing cross access easements. At the time this report was prepared, revisions to the traffic access study were still pending, and final traffic commitments are still forthcoming and will be incorporated into the limitation text prior to the rezoning ordinance being submitted to City Council.

- The *Columbus Thoroughfare Plan* identifies West Broad Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

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

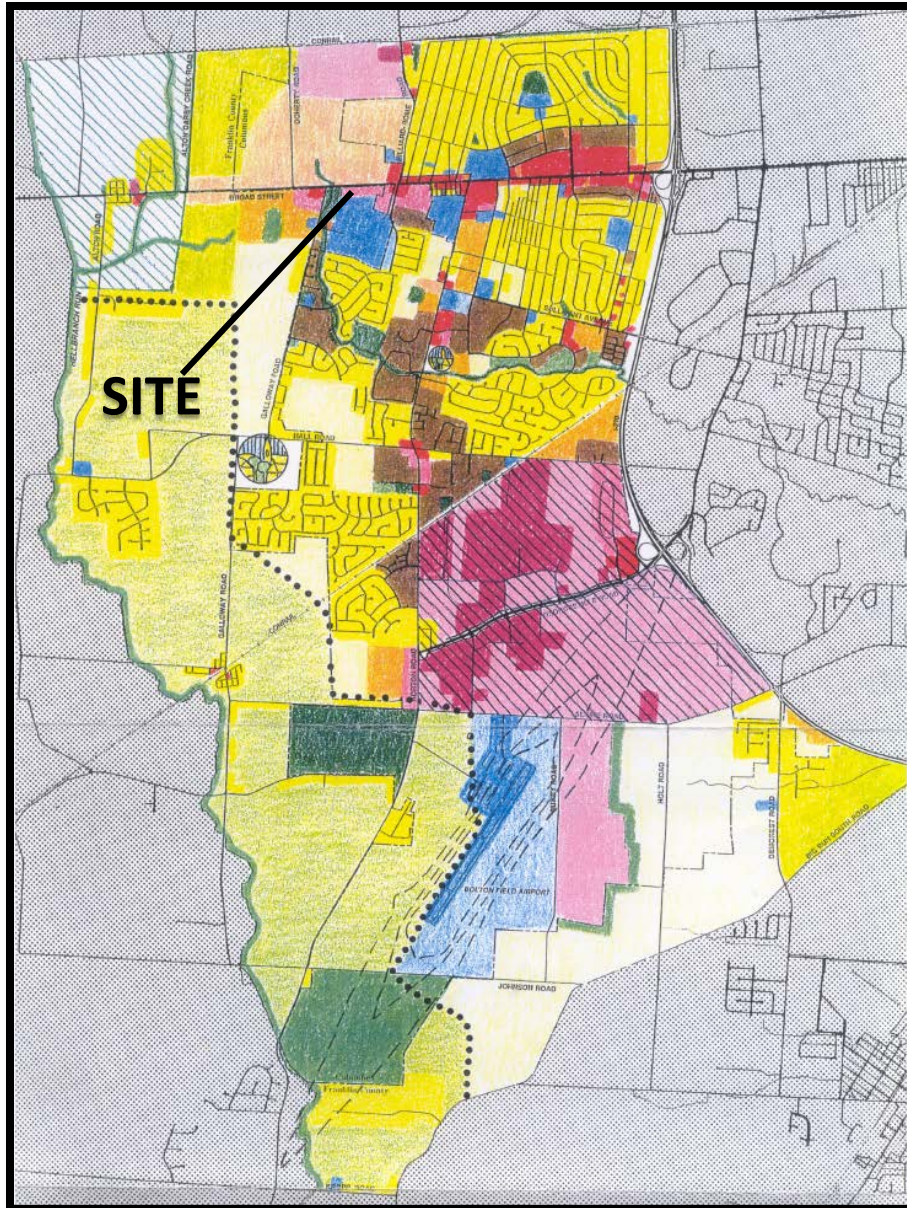
The proposed L-C-4, Limited Commercial District permits the development of an extended stay hotel. The limitation text includes appropriate use restrictions, graphics controls, and commitments to a site plan and building elevations. The proposed use is consistent with *Westland Area Plan*, which recommends “commercial” land uses at this location, and is compatible to adjacent uses along the West Broad Street corridor. Upon resolution of the comments related to the traffic access study and the necessary traffic-related commitments being incorporated into the site plan and/or text to the satisfaction of the Traffic Management Division, Staff’s recommendation will be updated to approval.

\*Comments regarding the traffic access study and cross-access easements have been resolved to the satisfaction of the Traffic Management Division.



Z19-026  
5581 West Broad Street  
Approximately 3.2 acres  
From R to L-C-4





PROPOSED LAND USE

Existing	Proposed
Agricultural /Very low density residential	
Low density residential 1-2 units per acre	
Residential 3-5 units per acre	
High density residential 6 units per acre	
<b>Commercial</b>	
Office	
Industrial/Manufacturing	
Institutional	
Open space/ Park/ Buffer	

- Columbus corporate boundary
- Sewer facilities planning area
- Bolton Field noise contours

- Environmental Conservation District
- Industrial/ Office District
- Village Center



**THE**  
**WESTLAND**  
**PLAN**

Z19-026  
5581 West Broad Street  
Approximately 3.2 acres  
From R to L-C-4





Z19-026  
5581 West Broad Street  
Approximately 3.2 acres  
From R to L-C-4

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

Case Number:

219-026

Address:

5581 West Broad Street

Group Name:

Westland Area Commission

Meeting Date:

May 15, 2019

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:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Vote:

6-5

Signature of Authorized Representative:

Michael Mc Kay  
SIGNATURE

Chairman, Zoning Comm. Htee  
RECOMMENDING GROUP TITLE

614-745-5452  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.



**Rezoning Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

**PROJECT DISCLOSURE STATEMENT**

All parties having a 5% or more interest in the project that is the subject of this application should be listed.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: 219-026

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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. Metro Development 470 Olde Worthington Road, Suite 100 Westerville, OH 43082 614-540- 2400 Joe Thomas _____ number of Columbus based employees	2. Mohammad H Rahbar Afsaneh Zekri 136 Sugarberry Circle Houston, TX 77024-7244 No Columbus based employees
3. _____ employees	4. 517-643-0941

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 25<sup>th</sup> day of March, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2020

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



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer