

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.

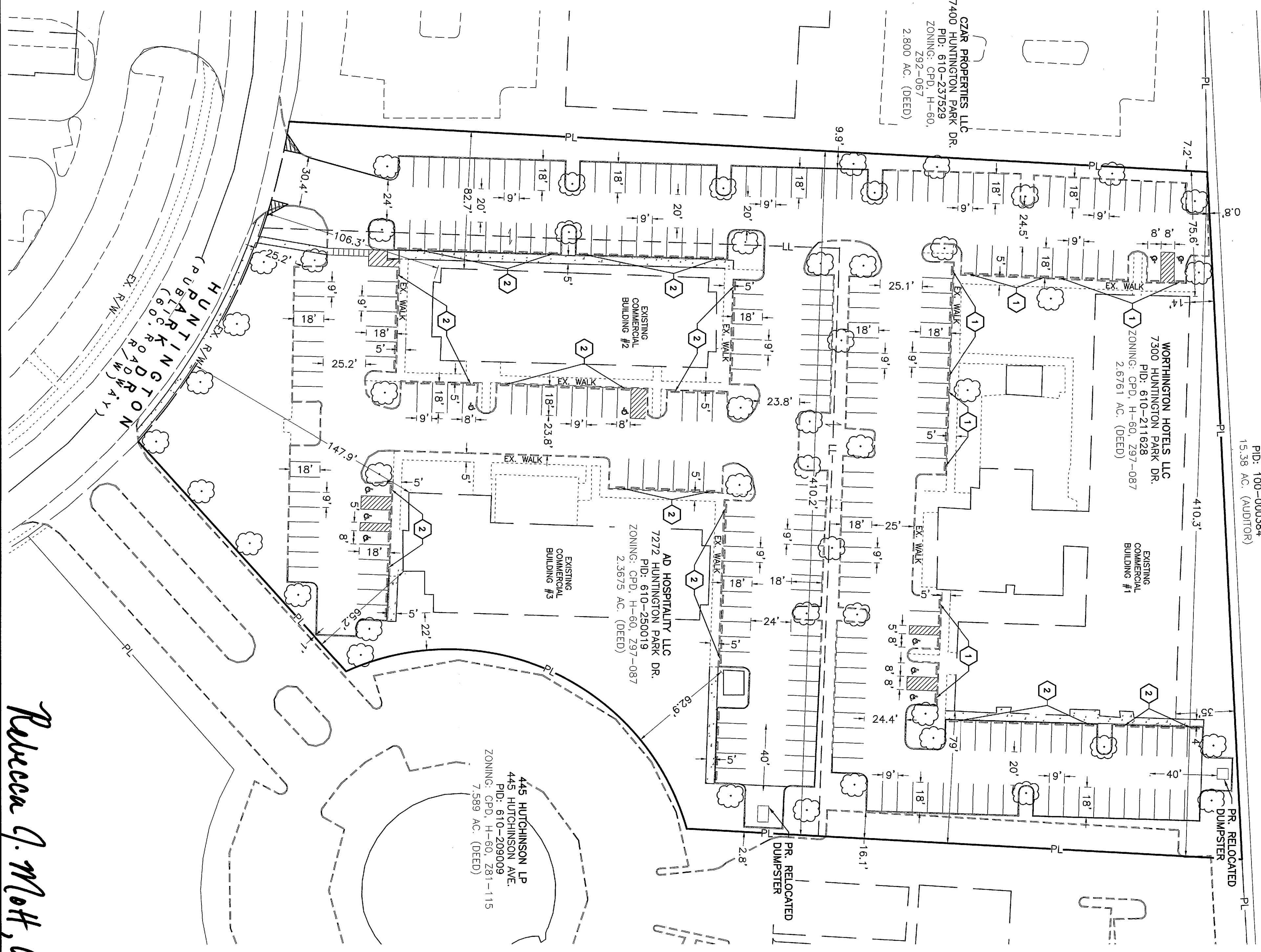
E. P. FERRIS
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Rebecca G. Mott, Attorney
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
HUNTINGTON PARK DR.
DIVERSIFIED FUNDING INCORPORATED

February 9, 2022

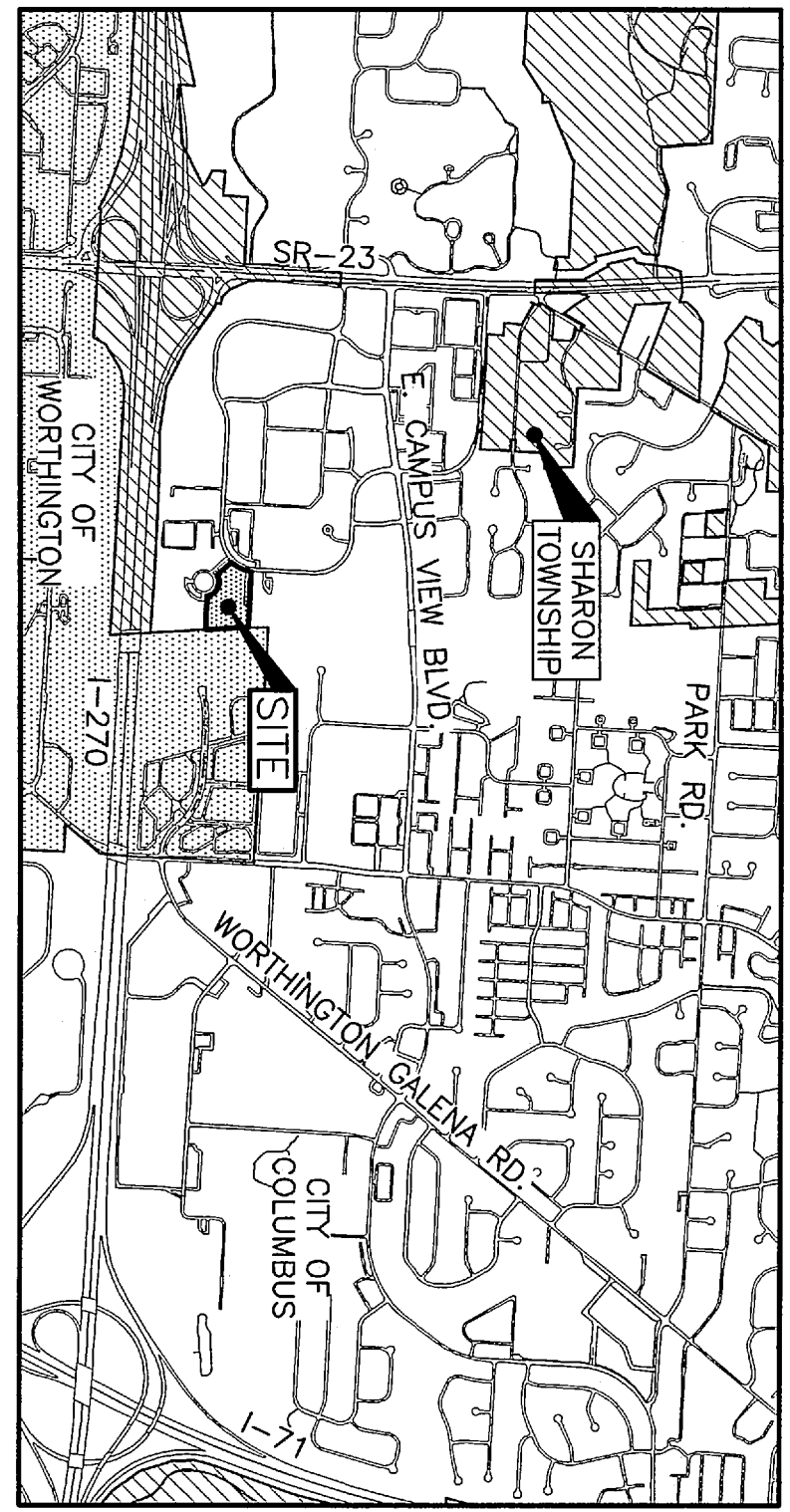
Z21-098 Final Received 2/9/2022



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 #	REQUIRED PARKING
	RESIDENTIAL #1	104 UNITS	156
	RESIDENTIAL #2 & #3	94 UNITS	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.:	39049C00157K (06/17/2008)		

LOCATION MAP
NOT TO SCALE

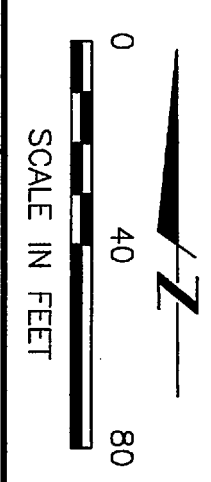


LEGEND

- 10'x10' CLEAR VISION TRIANGLES PER C.C. 321.05
- EXISTING TREE AND PROPOSED TREES
- PROPOSED CONCRETE WALK

CODED NOTES

- 1 EXISTING PARKING BLOCKS
- 2 PROPOSED PARKING BLOCKS



SCALE: 1" = 40'
SHEET NO. 1 OF 1

SITE PLAN

**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.

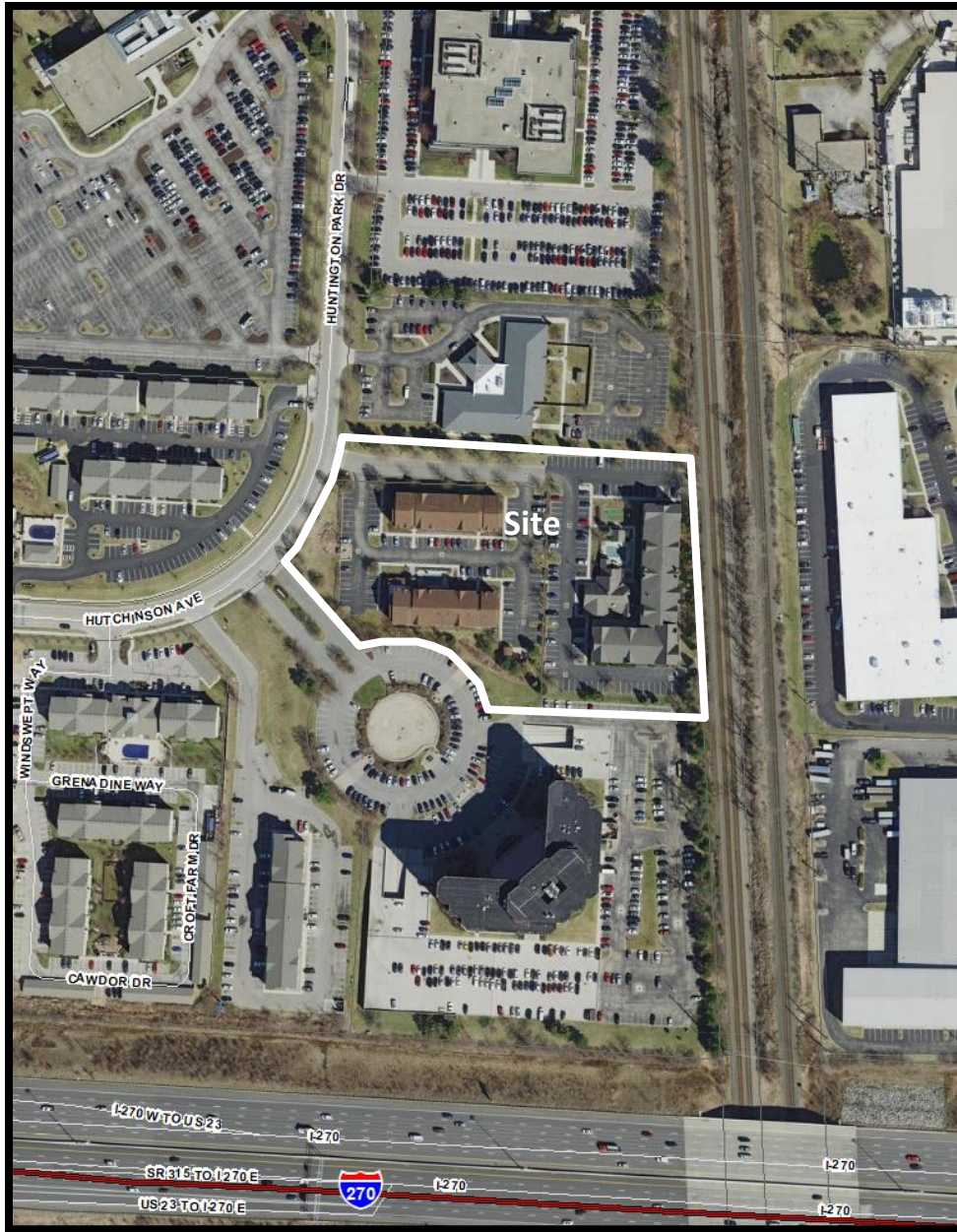
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval of the requested L-AR-2 district.

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.



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: Approval
(Check only one and list basis for recommendation below) 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)

<p>1. Richard Bendetson (Manager and Owner) - 100% 63 Atlantic Avenue, Boston, MA 02110 estimated 6-8 Columbus-based employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

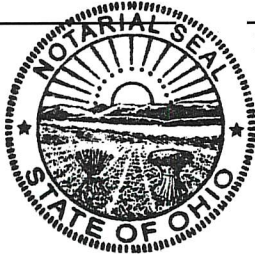
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Rebecca J. Mott

Sworn to before me and signed in my presence this 23 day of November, in the year 2021

Lynette Mapes
SIGNATURE OF NOTARY PUBLIC

8/10/24 Notary Seal Here
My Commission Expires



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.