

This site plan is submitted for development of the site with a hotel. The site plan shows the location of the proposed hotel building and parking lot. The site plan also shows the location of the proposed parking lot, the proposed driveway, and the proposed stream corridor protection limits. The site plan is prepared in accordance with the requirements of the Columbus Zoning Ordinance and the Columbus Planning Code. The site plan is prepared by Daniel B. Perry, AIA, P.E., and is dated 2/1/17. The site plan is prepared for the property located at 4841 Sunbury Road, Columbus, Ohio 43230. The site plan is prepared for the property owned by Hilton Garden Inn and Homewood Suites. The site plan is prepared for the property owned by Hilton Garden Inn and Homewood Suites. The site plan is prepared for the property owned by Hilton Garden Inn and Homewood Suites. The site plan is prepared for the property owned by Hilton Garden Inn and Homewood Suites.

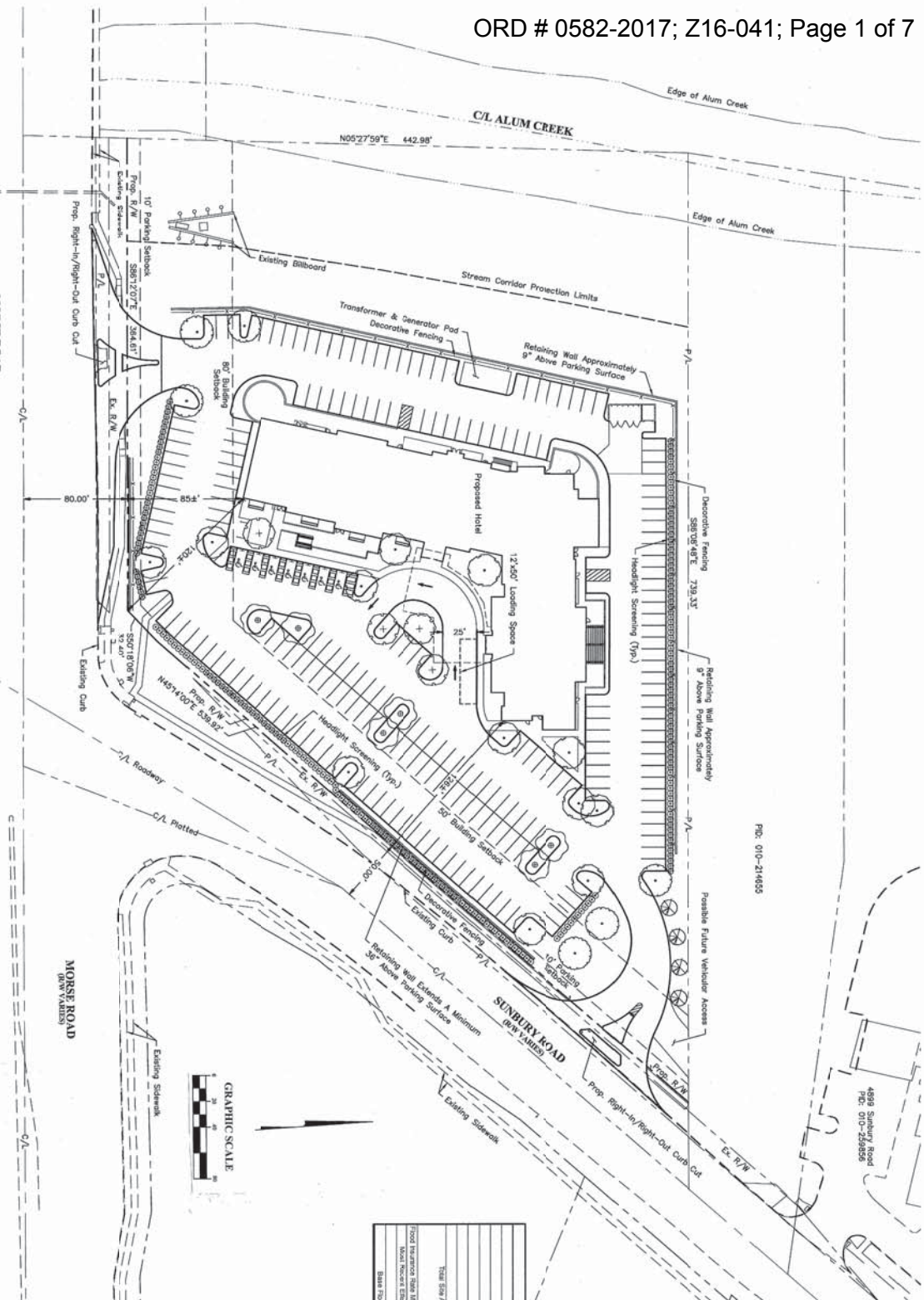
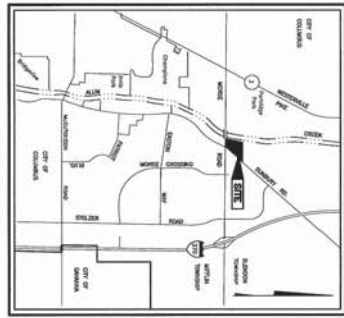


FIG. 010-214655



General Zoning Information	
Address	4841 Sunbury Road
Parcel No.	010-242734
Existing Zoning	OH Commercial Planned Development (CO1) 225
Proposed Zoning	OH Commercial Planned Development
Height District	H-110 (5)
Maximum Allowable Height	60' (60' AC, 70' DC)
Minimum Allowable Height	6' (6' AC, 6' DC)
Food Inspection State Map Number/Date	30408021916 / Jan 17, 2008
Food Zoning	X, Y, X, Y
Base Flood Elevation (LFE)	779.700

Parking Calculation (1)		
Use	Square Footage	Minimum
Hotel	240,000 sq. ft.	240
Proposed Parking		240
Required ADA Parking (Minimum)		17
Required ADA Parking (Maximum)		13
Required Bicycle Parking		14

- Notes:
1. Right of way transfer based on the Columbus Incentive plan.
  2. All parking spaces are 9' x 18', unless otherwise noted.
  3. All handicapped parking spaces are 8' x 18', unless otherwise noted.
  4. Flood Damaged: Flood Zone Community Flood Flood No. 191 of 05/17/2008. LDRS to be required for removal construction one from 100-year flood.
  5. Maximum required building height for this project shall be 60' Developer to determine if this project is within the Flood Hazard Area. Flood Hazard areas shall and setbacks will be extended for access and the road area. Flood Hazard areas shall be extended for access and the road area. Flood Hazard areas shall be extended for access and the road area. Flood Hazard areas shall be extended for access and the road area.
  6. Parking lot is based on a 240 room hotel for maximum only. There may be less or more hotel rooms. Check required parking at 1 space/room shall be determined in conjunction with the final compliance plan.

4841 Sunbury Road  
Columbus, OH 43230 Z16-041

DATE: FEBRUARY 1, 2017

SCALE: 1" = 40'

JOB NO.: 2016-0601

SHEET: 1/1

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

**SITE REZONING PLAN**

FOR

**HILTON GARDEN INN AND HOMEWOOD SUITES**

4841 Sunbury Road  
Columbus, OH 43230

REVISIONS

MARK	DATE	DESCRIPTION

**EMHT**  
Engineering, Architecture, Interiors & Design, Inc.  
Engineers • Surveyors • Planners • Scientists  
600 West Albany Street, Columbus, OH 43215  
Phone: 614.775.6500 Fax: 614.775.3148  
www.emht.com

**HDP**  
HDP DEVELOPMENT SERVICES  
1000 North High Street, Columbus, OH 43215  
Phone: 614.775.6500 Fax: 614.775.3148  
www.hdp.com

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 8, 2016**

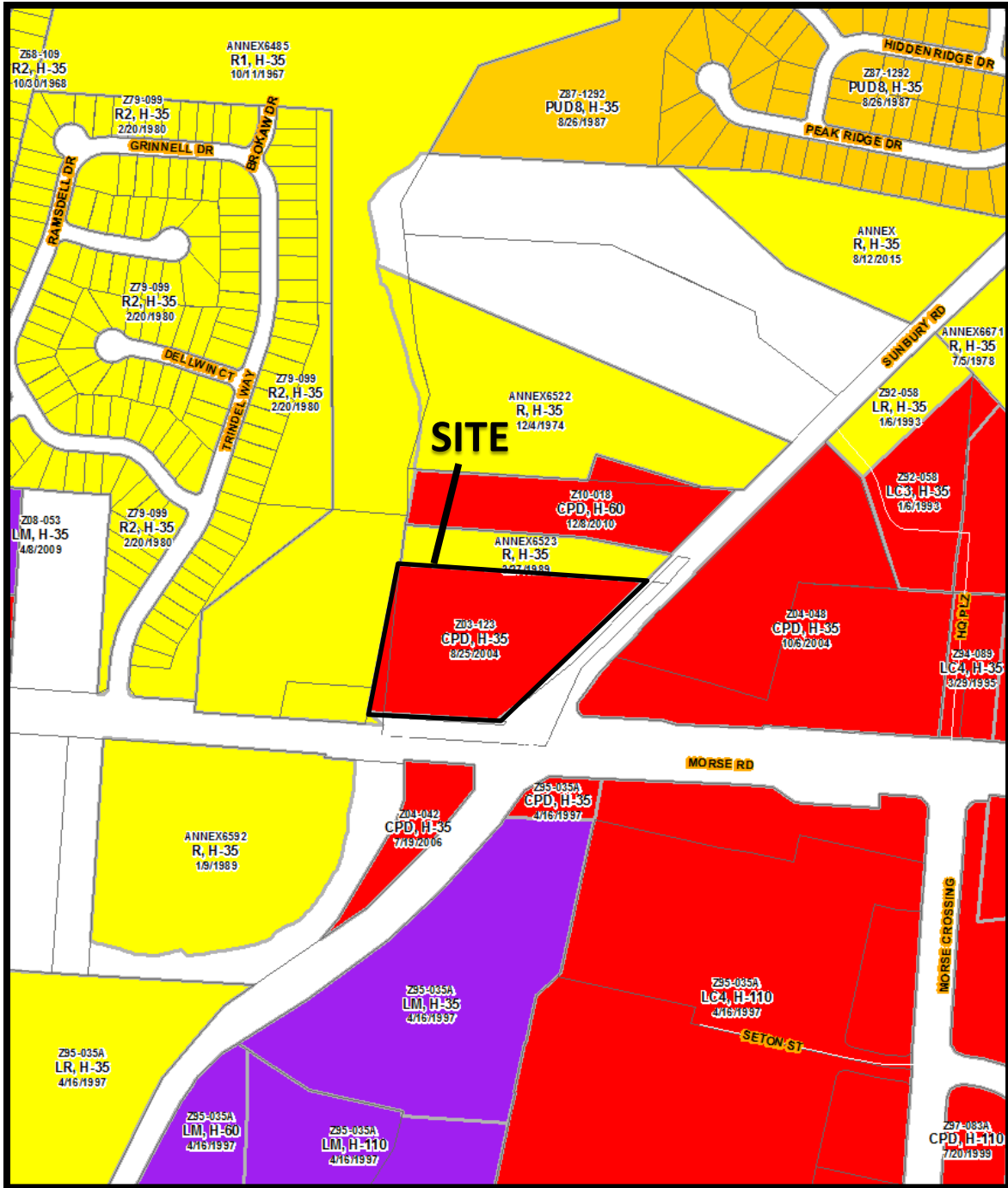
- 9. APPLICATION: Z16-041**
- Location:** **4841 SUNBURY ROAD (43230)**, being 5.40± acres located at the northwest corner of Sunbury Road and Morse Road (010-242734; Northland Community Council).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Hotel.
- Applicant(s):** Easton Innkeepers, LLC; c/o David Perry, David Perry Company, Inc., Agent; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.
- Property Owner(s):** Same as applicant.
- Planner:** Michael Maret; 614-645-2749; [mjmaret@gcolumbus.gov](mailto:mjmaret@gcolumbus.gov)

**BACKGROUND:**

- The 5.40± acre site consists of a single vacant parcel in the CPD, Commercial Planned Development District. The applicant proposes a new CPD, Commercial Planned Development District to permit a commercial hotel on the site. A commercial hotel use is also permitted under the present CPD.
- The site is bordered to the north by a vacant parcel zoned R, Rural, and a hotel developed on a lot zoned CPD, Commercial Planned Development District. To the south and east are regional automotive businesses zoned CPD, Commercial Planned Development District. To the west is Alum Creek and parkland in the R-1, Residential District.
- This site is located within the *Northland I Area Plan* (2014) which recommends “Regional Mixed Use” for this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation was for approval.
- The CPD text provides commitments to C-4 permitted uses with exceptions, a site plan commitment, and development standards including height, setbacks, vehicular access, and landscaping. A reduced height in parking lot screening is also proposed along the north side of the property.
- The *Columbus Thoroughfare Plan* identifies Sunbury Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

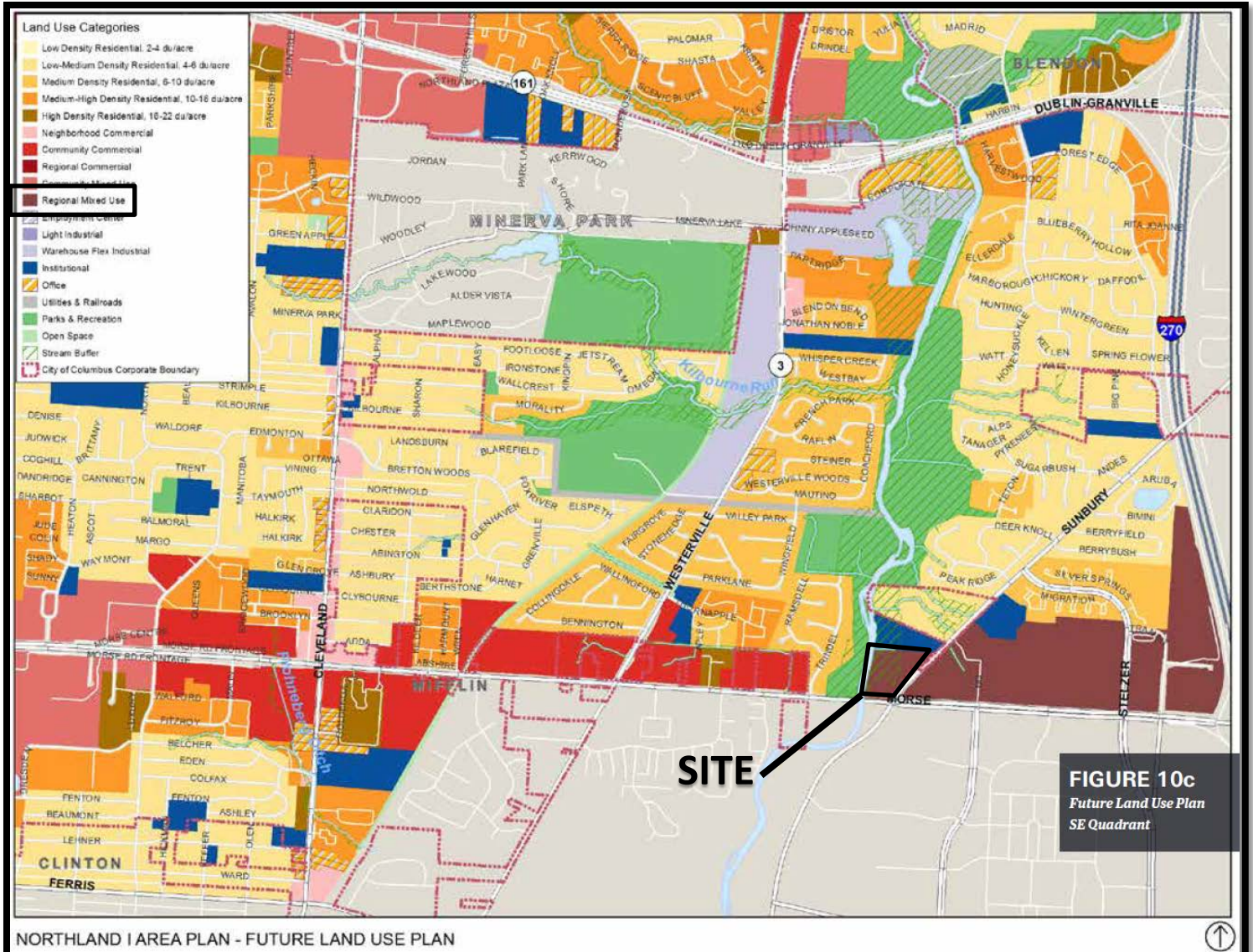
**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow a hotel to be developed that is compatible with the density and development standards of adjacent commercial developments along both the Morse Road and Sunbury Road corridors. The proposal is also consistent with the land use recommendations of the *Northland I Area Plan* for regional mixed uses.



Z16-041  
4841 Sunbury Road  
Approximately 5.4 Acres  
CPD to CPD





Z16-041  
4841 Sunbury Road  
Approximately 5.4 Acres  
CPD to CPD





Z16-041  
4841 Sunbury Road  
Approximately 5.4 Acres  
CPD to CPD



Northland Community Council  
Development Committee

Report

July 27, 2016 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

*Voting: (14):* Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem Civic Association (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

- 
- Case #2      Application #Z16-041 (Rezone 5.40 AC± from CPD to CPD for construction of a new 7-story, 240-room hotel)  
Dave Perry/David Perry Company *representing*  
Easton Innkeepers, LLC  
4841 Sunbury Road, 43230 (PID 010-242734)
- *The Committee approved (13-0 w/ 1 abstention) a motion (by MMTACA, second by CECA) to RECOMMEND APPROVAL WITH ONE (1) CONDITION:*
    - That paragraph 3.(F) of the CPD text, "Graphics and Signage commitments," be revised to commit that all graphics and signage will comply with both the Graphics Code and the requirements of the Morse Road Regional Commercial Overlay (RCO), which includes the subject site, as set forth in Chapter 3372.
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**REZONING APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

**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.

APPLICATION # Z16-041

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank, Plank Law Firm -----  
of (COMPLETE ADDRESS) 423 East Town Street, 2nd Floor, 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. Easton Innkeepers, LLC 4404 Buckeye Lane, Suite 220 Beavercreek, Ohio 45440 # of Columbus Based Employees: 0 Contact: Har S Bhatnager 260-625-4459	2. HiFive Development Services 202 West Main Street, Suite C Mason, Ohio 45040 # of Columbus Based Employees: 0 Contact: Larry Hatfield (513) 615-0008
3. _____	4. _____

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Donald Plank*

Subscribed to me in my presence and before me this 6th day of February, in the year 2017

SIGNATURE OF NOTARY PUBLIC

*Stacey L. Danza*  
11-5-2018

My Commission Expires:

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



**Stacey L. Danza**

Notary Public, State of Ohio

My Commission Expires 11-05-2018

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**