

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2016**

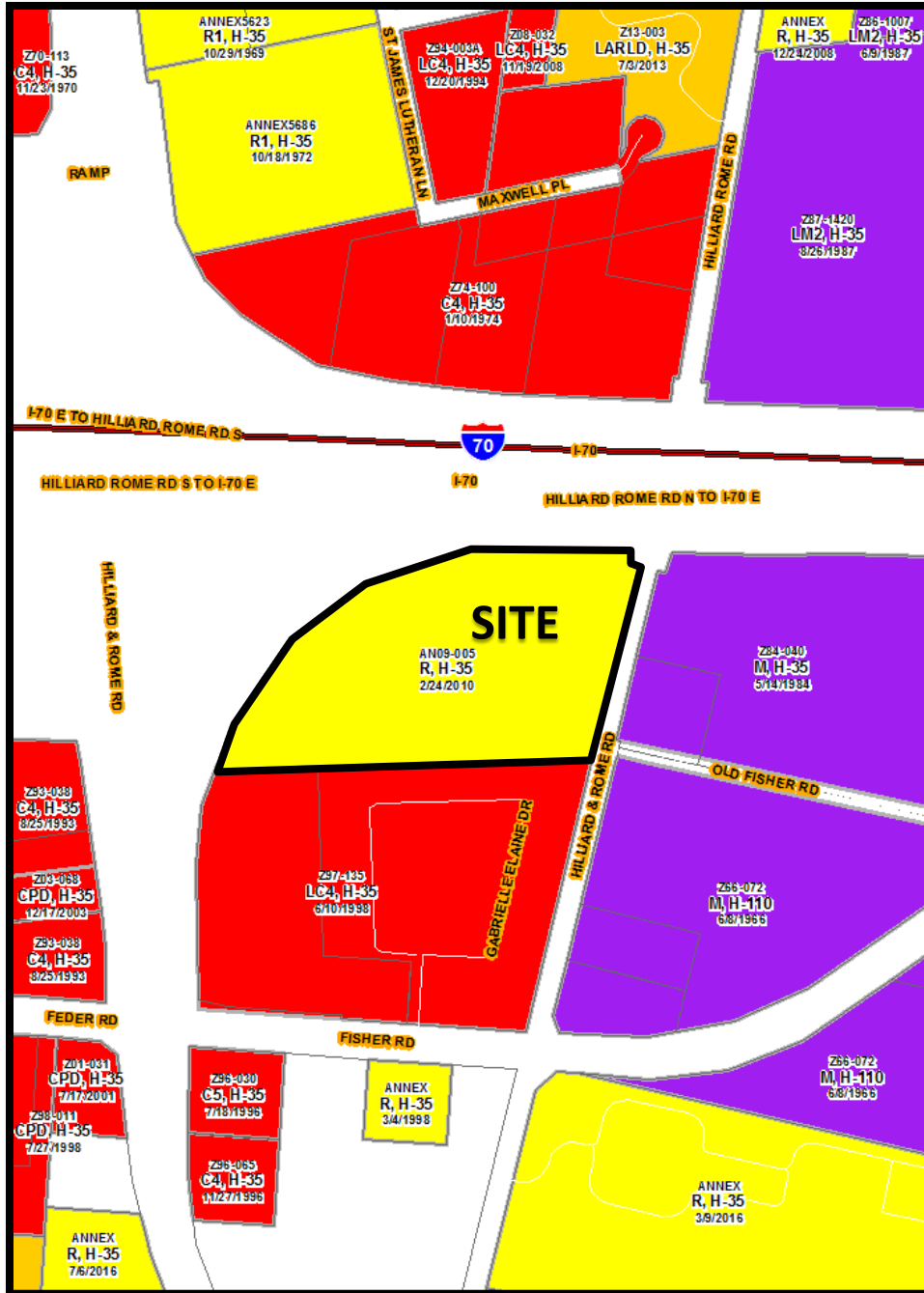
- 8. APPLICATION: Z16-044**
- Location:** **1189 HILLIARD ROME ROAD EAST (43228)**, being 11.22± acres located on the west side of Hilliard Rome Road East, 730± feet north of Fisher Road (470-289142).
- Existing Zoning:** R, Rural District.
- Request:** L-C-4, Limited Commercial District.
- Proposed Use:** Extended stay hotel.
- Applicant(s):** Preferred Living Acquisitions, LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
- Property Owner(s):** James Phillippi Trustee, Paul Phillippi, Carol Phillippi, and Lois Phillippi; 5311 Gregg Road; West Jefferson, OH 43162.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

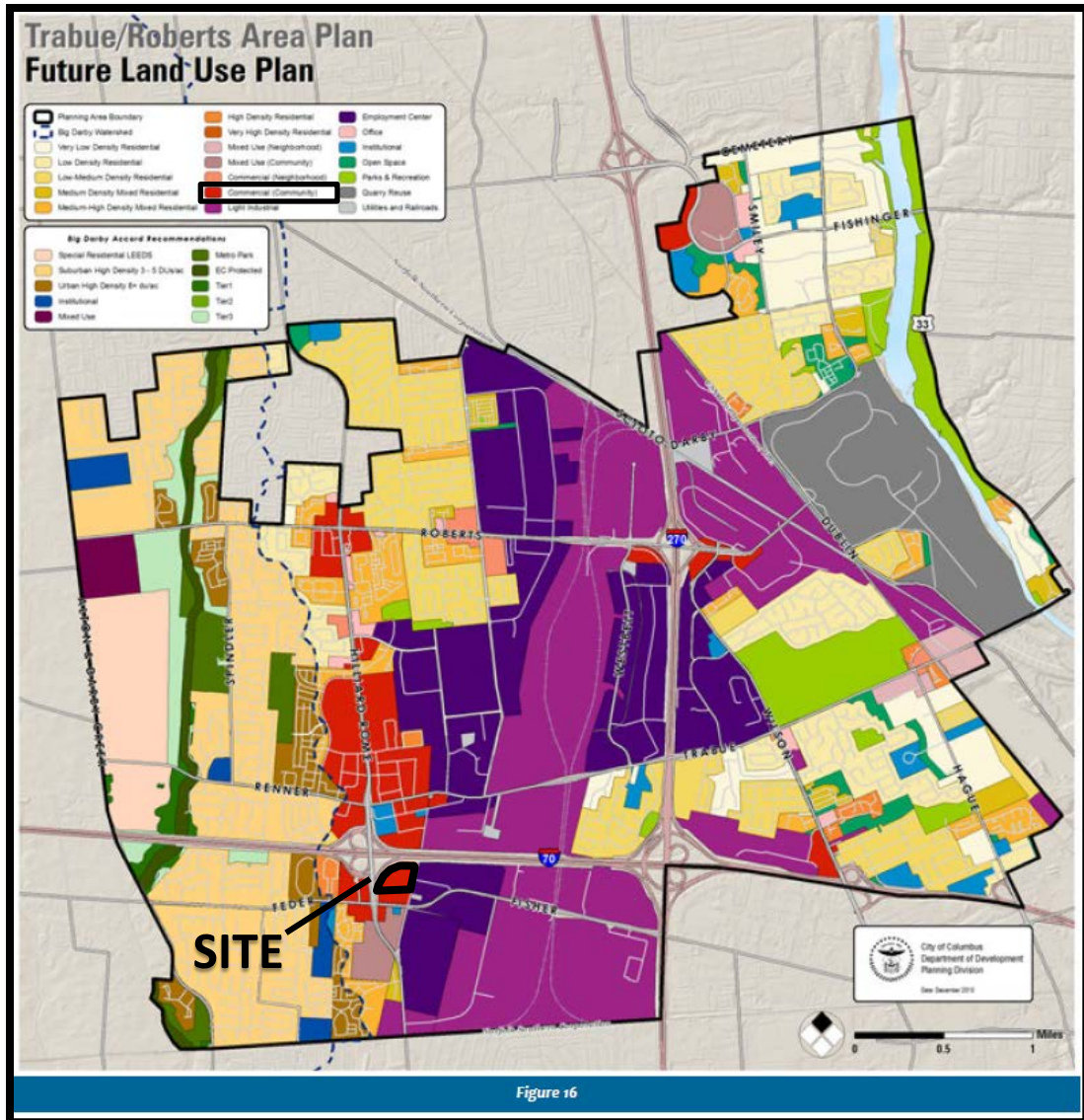
- The 11.22± acre site consists of a single parcel zoned in the R, Rural District and is developed with a single-unit dwelling and a monopole telecommunications tower. The applicant is requesting the L-C-4, Limited Commercial District to permit the development of an extended stay hotel and associated office, clubhouse, and pool.
- North and west of the site is right-of-way for Interstate 70. South of the site is undeveloped land and an extended stay hotel zoned in the L-C-4, Limited Commercial District. East of the site is undeveloped land and a warehouse/distribution center zoned in the M, Manufacturing District.
- The site is within the planning area of the *Trabue/Roberts Area Plan (2011)*, which recommends community commercial land uses for this location.
- The limitation text includes setbacks, screening, open space, building exterior, and lighting commitments. Additionally, the text commits to a site plan for the proposed development.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District will allow the applicant to develop a 240-unit extended stay hotel (21.39 du/acre). The site is located in the planning area of the *Trabue/Roberts Area Plan (2011)*, which recommends commercial community land uses for this location. Staff is supportive of the requested extended stay hotel taking into consideration the existing extended stay hotel immediately to the south, and the existence of L-C-4, Limited Commercial and M, Manufacturing Districts in the vicinity. This request is compatible with the existing land uses in the area.



Z16-044
1189 Hilliard Rome Road East
Approximately 11.22 acres
R to L-C-4



Z16-044
1189 Hilliard Rome Road East
Approximately 11.22 acres
R to L-C-4



REZONING APPLICATION

City of Columbus, Ohio Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 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 # 216-044

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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

<p>1. Preferred Living Acquisitions LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus employees c/o Nicholas King #614-901-2400</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 20th day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires:

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

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2017

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 Treasure**