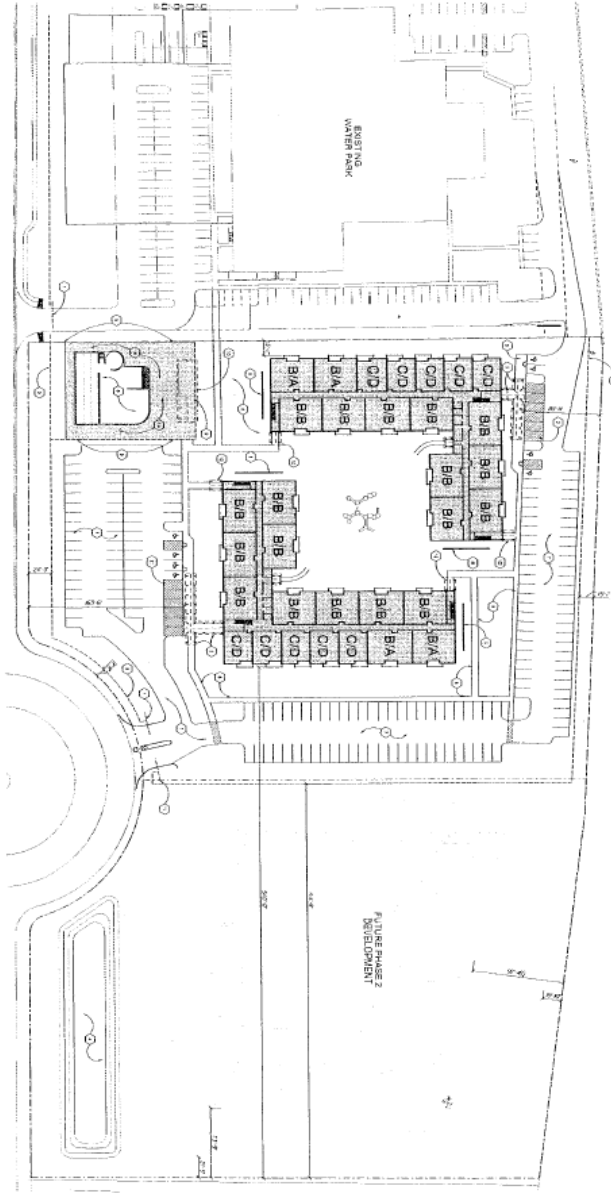


Z06-058

David L. Hardy
10/13/06

FINAL RECEIVED 10/13/06

Diana Pitt



N SITE PLAN

SITE INFORMATION

Overall Size	1.18 Acres
Lot Size	1.18 Acres
Area of Building	45,000 sq. ft.
Area of Parking	15,000 sq. ft.
Area of Water Park	15,000 sq. ft.
Area of Future Phase 2	15,000 sq. ft.
Area of Other	15,000 sq. ft.
Total Area	1.18 Acres

- DRAWING NOTES**
1. SEE GENERAL NOTES TO ALL DRAWINGS.
 2. SEE SPECIFICATIONS TO ALL DRAWINGS.
 3. SEE CONTRACT TO ALL DRAWINGS.
 4. SEE LOCAL ORDINANCES TO ALL DRAWINGS.
 5. SEE ALL CITY RECORDS TO ALL DRAWINGS.
 6. SEE ALL COUNTY RECORDS TO ALL DRAWINGS.
 7. SEE ALL STATE RECORDS TO ALL DRAWINGS.
 8. SEE ALL FEDERAL RECORDS TO ALL DRAWINGS.
 9. SEE ALL OTHER RECORDS TO ALL DRAWINGS.
 10. SEE ALL OTHER RECORDS TO ALL DRAWINGS.

JOHN POE ARCHITECTS

ARCHITECTS

1234 5th Street, NW
Fort Rapids, MN 55425

PH: 763-478-1234
FAX: 763-478-1235
WWW.JOHNPOEARCHITECTS.COM

FORT RAPIDS CONDOMINIUMS

COLLAPSED 2006

Z06-058

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 14, 2006**

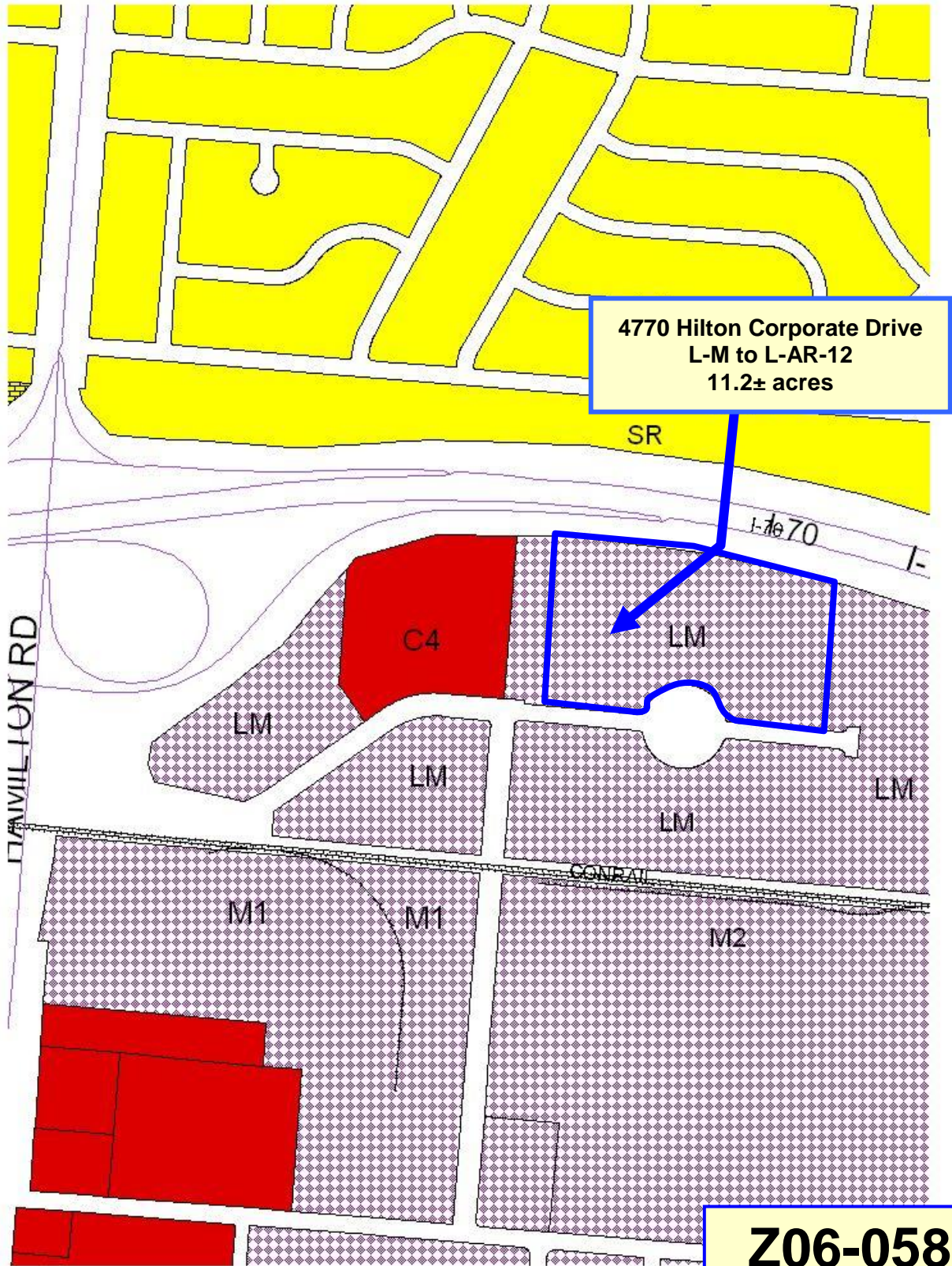
- 6. APPLICATION: Z06-058**
Location: **4770 HILTON CORPORATE DRIVE (43232)**, being 11.1± acres located on the north side of Hilton Corporate Drive, 150± feet east of Cloverleaf Street East (010-206955).
Existing Zoning: L-M, Limited Manufacturing District
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-family residential development.
Applicant(s): Platinum Lodging, LLC.; c/o David L. Hodge, Atty; Smith & Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Platinum Lodging, LLC; 126 South High Street; Dublin, OH 43017.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

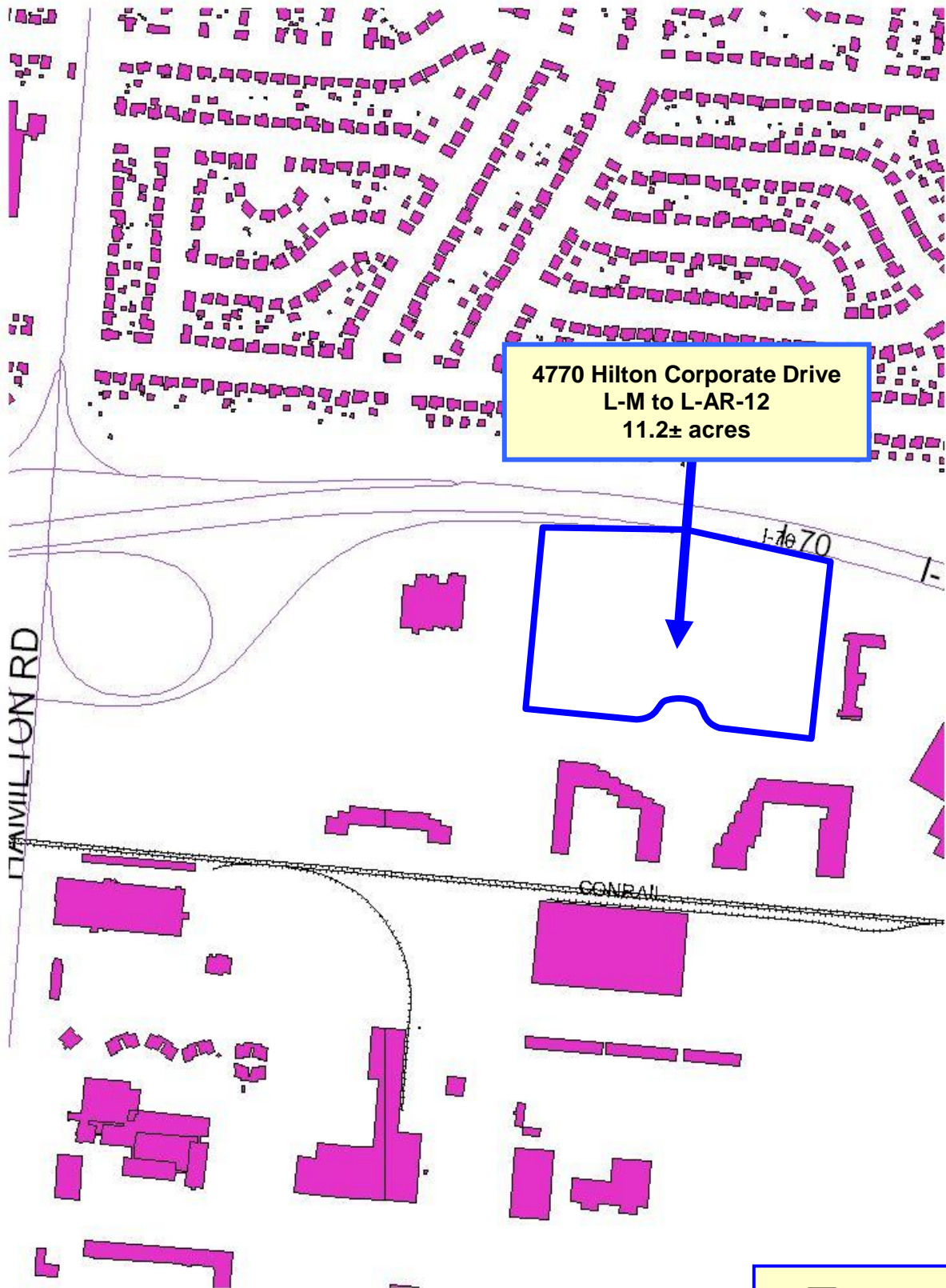
BACKGROUND:

- o A Council variance for this development (CV06-024) was approved on July 10, 2006. As a condition of the approved Council variance, the City required the applicant to file a follow up rezoning to an appropriate apartment residential district. The site is undeveloped, and is zoned in the L-M, Limited Manufacturing District. The applicant requests the L-AR-12, Limited Apartment Residential District for the development of 128 multi-family dwelling units. The applicants are also requesting a concurrent Council variance to development standards.
- o To the north is Interstate-70. To the south across Hilton Corporate Drive are offices zoned in the L-M, Limited Manufacturing District. To the east is an extended stay hotel zoned in the L-M, Limited Manufacturing District. To the west is an indoor water park zoned in the L-M, Limited Manufacturing District.
- o The limitation text commits to the site plan and provides for landscaping, buffering and lighting limitations.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District will allow multi-family residential development which is consistent with the zoning and development patterns of the area.





4770 Hilton Corporate Drive
L-M to L-AR-12
11.2± acres

Z06-058

Z06-058

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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

APPLICATION # 06335-0-00058

Being first duly cautioned and sworn (NAME) David L. Hodge
of (COMPLETE ADDRESS) 37 West Broad St., Suite 725, 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Platinum Lodging, LLC 126 South High St. Dublin, OH 43017 242 employees	2.
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of June, in the year 2009

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

David L. Hodge
Natalie C. Patrick
9/4/2010

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



NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10