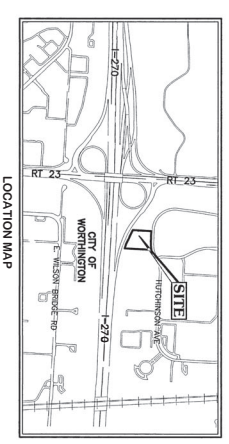
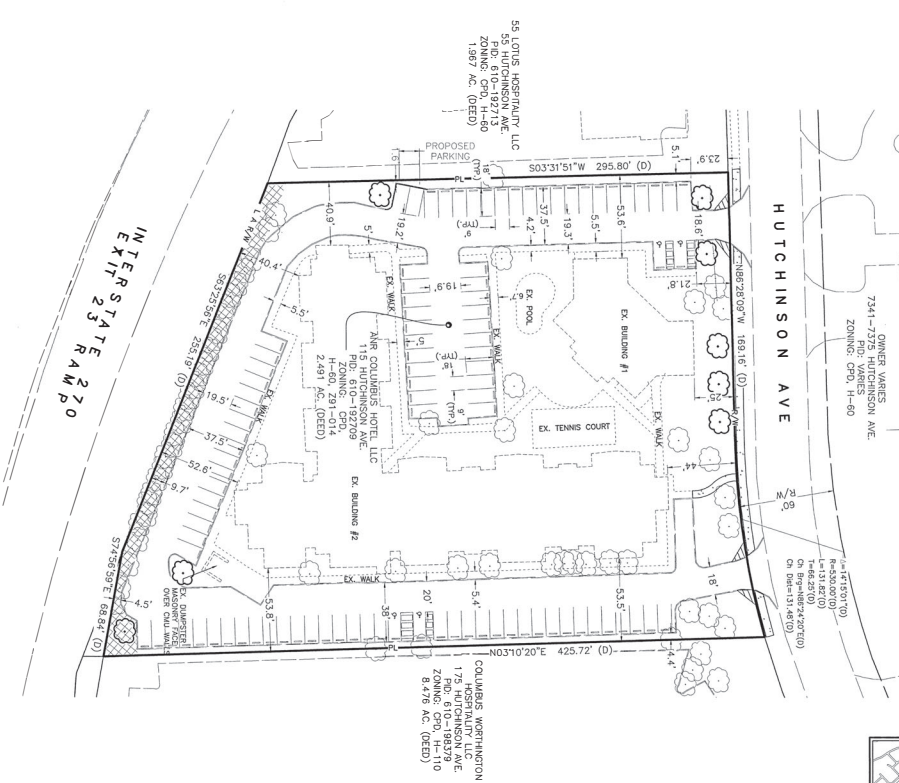


M:\1237003\_115HutchinsonAve\DWG\Production Drawings\Final Site Compliance Plan\Zoning Site Plan.dwg --Zoning Site Plan LAST EDITED BY:CPST ON 08/22/24 13:53



- LEGEND**
- 10x10' CLEAR VISION TRIANGLES PER CC. 317.03
  - EXISTING TREE
  - PROPOSED TREE
  - PROPOSED PARKING BLOCK
  - PROPOSED SIDEWALK
  - PROPOSED PERIMETER
  - CODED NOTE
  - EXISTING SHADE TREES PROVIDED PER CC. 317.23

**SITE & BUILDING INFORMATION**

ADDRESS:	115 HUTCHINSON AVENUE
PD:	610-192709
SITE AREA:	2.491 AC. (DEED); 108,508 S.F.
EXISTING ZONING:	CPD, COMMERCIAL (Z91-014)
PROPOSED ZONING:	AR-0
HEIGHT DISTRICT:	H-60
PROPOSED HEIGHT:	H-60
ACTUAL HEIGHT:	36.7'
RE-ZONING AND COMMOD. VARIANCE:	
EXISTING USE:	EXTENDED STAY HOTEL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
AVERAGE LOT WIDTH:	300.8'
LOT LENGTH:	360.1'
TOTAL LOT AREA:	108,524 SF
PERIMETER YARD:	REQUIRED = 25.0'; CALCULATED 108' WIDTH: 30.1' (NOT REQUIRED)
FRONT YARD:	REQUIRED = 25.0'; PROVIDED = 25.0'
SIDE YARD:	REQUIRED = 5'; CALCULATED MAX 20% WIDTH: 60.2' (NO MORE THAN 16' NEEDS TO BE DEVOTED); PROVIDED = 4.4'
REAR YARD:	CALCULATED MIN: 25% AREA = 27,131 SF; PROVIDED = 3,412 SF
PARKING:	
USE:	MULTI-FAMILY RESIDENTIAL
UNIT #:	99
PARKING REQUIREMENT:	1.5/UNIT
REQUIRED PARKING:	149
TOTAL REQUIRED SPACES:	149 SPACES
TOTAL EXISTING SPACES:	97 SPACES
TOTAL PROPOSED SPACES:	99 SPACES
ACCESSIBLE PARKING REQUIRED:	4 SPACES
ACCESSIBLE PARKING PROVIDED:	4 SPACES, 1 VAN
BICYCLE SPACES REQUIRED:	6 SPACES
BICYCLE SPACES PROVIDED:	6 SPACES
SETBACKS:	
SHADE TREES REQUIRED PER 3312.21:	10 TREES (1 PER 10 TO PARKING SPACES)
TOTAL SHADE TREES PROVIDED PER 3312.21:	6 TREES, 2 EXISTING
TOTAL RESIDENTIAL TREES PROVIDED:	66 TREES
LOT COVERAGE:	28% BUILDING COVERAGE
REFUSE:	CITY OF COLUMBUS
FLOOD ZONE:	"X"
PANEL NO.:	3904900342 (06/16/2011)

*Approved by: [Signature]*  
 August 16, 2024

**E. P. FERRIS & ASSOCIATES**  
 2130 QUARRY TRAILS DR.  
 COLUMBUS, OHIO 43228  
 (614) 299-2892 (Fax)  
 www.epferris.com

**CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**  
**115 HUTCHINSON AVE**  
**ANR COLUMBUS HOTEL LLC**

JOB NO.:	1237003
DESIGN BR.:	703
DRAWN BR.:	703
CHECKED BR.:	CPD
APPROVED BR.:	CPD
DATE:	08/16/24

**ZONING SITE PLAN**

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

E.P. FERRIS & ASSOCIATES INC.

**STAFF REPORT  
DEVELOPMENT COMMISSION  
CITY OF COLUMBUS, OHIO  
JULY 11, 2024**

2. **APPLICATION:** [Z24-015](#)  
**Location:** **115 HUTCHINSON AVE. (43235)**, being 2.49± acres located on the south side of Hutchinson Avenue, 150± feet west of High Cross Blvd. (610-192709; Far North Columbus Communities Coalition).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** ~~L-AR-2~~ **L-AR-O**, Limited Apartment Residential District (~~H-110~~ **H-60**).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Perennial Housing Partners LLC, c/o Rebecca Mott, Atty.; 411 E Town Street, Floor 2; Columbus, OH 43215.  
**Property Owner(s):** ANR Columbus Hotel LLC; 1808 North Wells Street; Chicago, IL 60614.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

**BACKGROUND:**

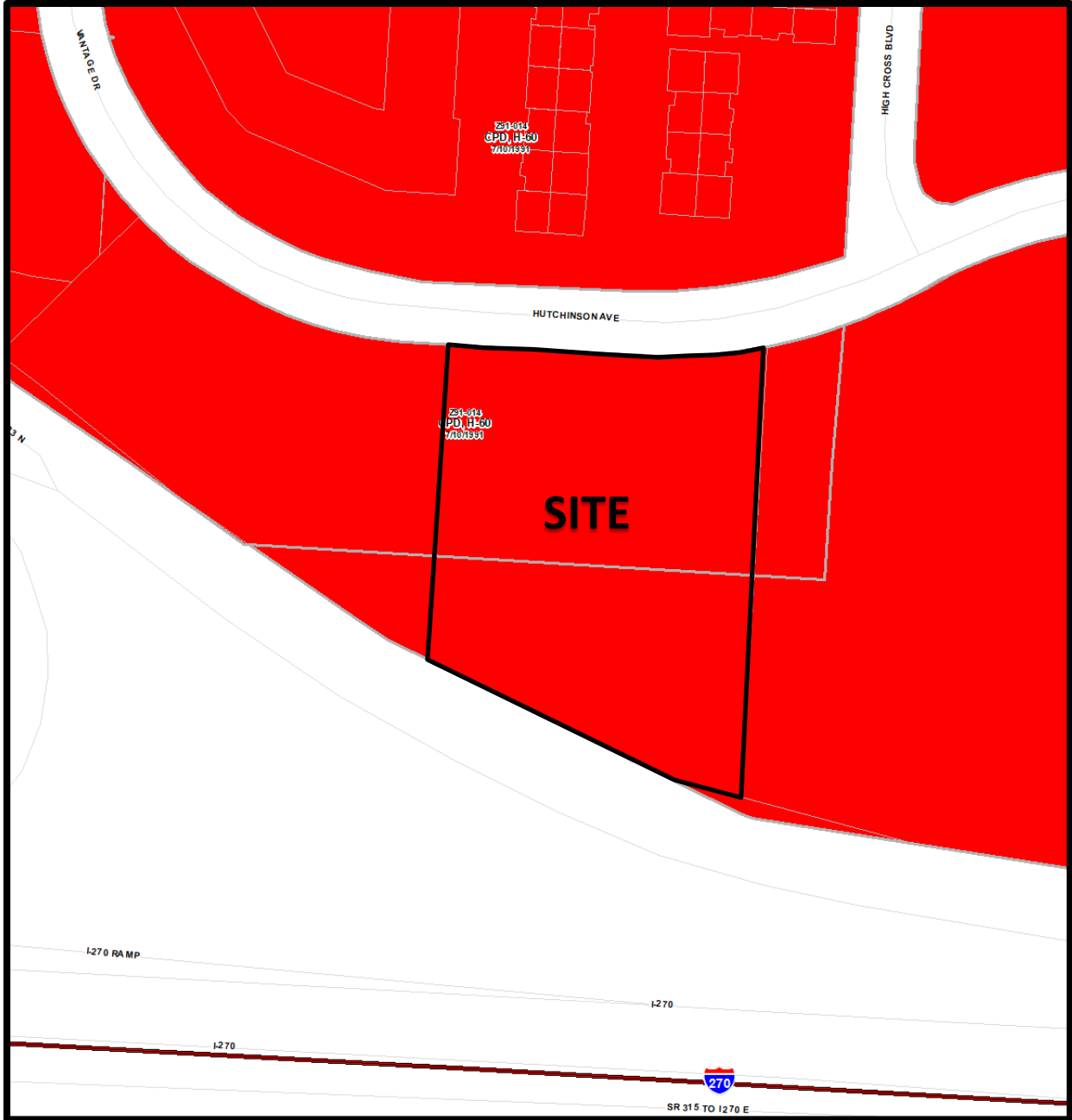
- The 2.49± acre site consists of one parcel developed as an extended-stay hotel in the CPD, Commercial Planned Development District. The applicant requests the ~~L-AR-2~~ **L-AR-O**, Limited Apartment Residential District to allow the conversion of the extended-stay hotel into a multi-unit residential development containing up to 99 dwelling units.
- East and west of the site are hotels in the CPD, Commercial Planned Development District. North of the site is a multi-unit residential development in the CPD, Commercial Planned Development District. South of the site is right-of-way for Interstate 270.
- The site is within the planning boundaries of the *Far North Area Plan* (2014), which recommends “Employment Center” land uses at this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation **is for approval**. ~~had not been received at the time this report was written.~~
- The limitation text includes use restrictions, a maximum of 99 dwellings units, and supplemental development standards addressing building setbacks, traffic access, sidewalks, landscaping, lighting, and includes a commitment to develop the site in accordance with the submitted site plan.
- Concurrent Council variance CV24-043 has been filed which includes variances to **reduce drive aisle width, reduce the driveway width, reduce the required maneuvering area**, reduce the number of required parking lot shade trees, reduce the required parking, and reduce the perimeter yard **for a 99-unit apartment complex**. That request will be heard by City Council and will not be considered at this Development Commission meeting.

**CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval.~~ Approval. \*Outstanding comments from Division of Traffic Management have been resolved.**

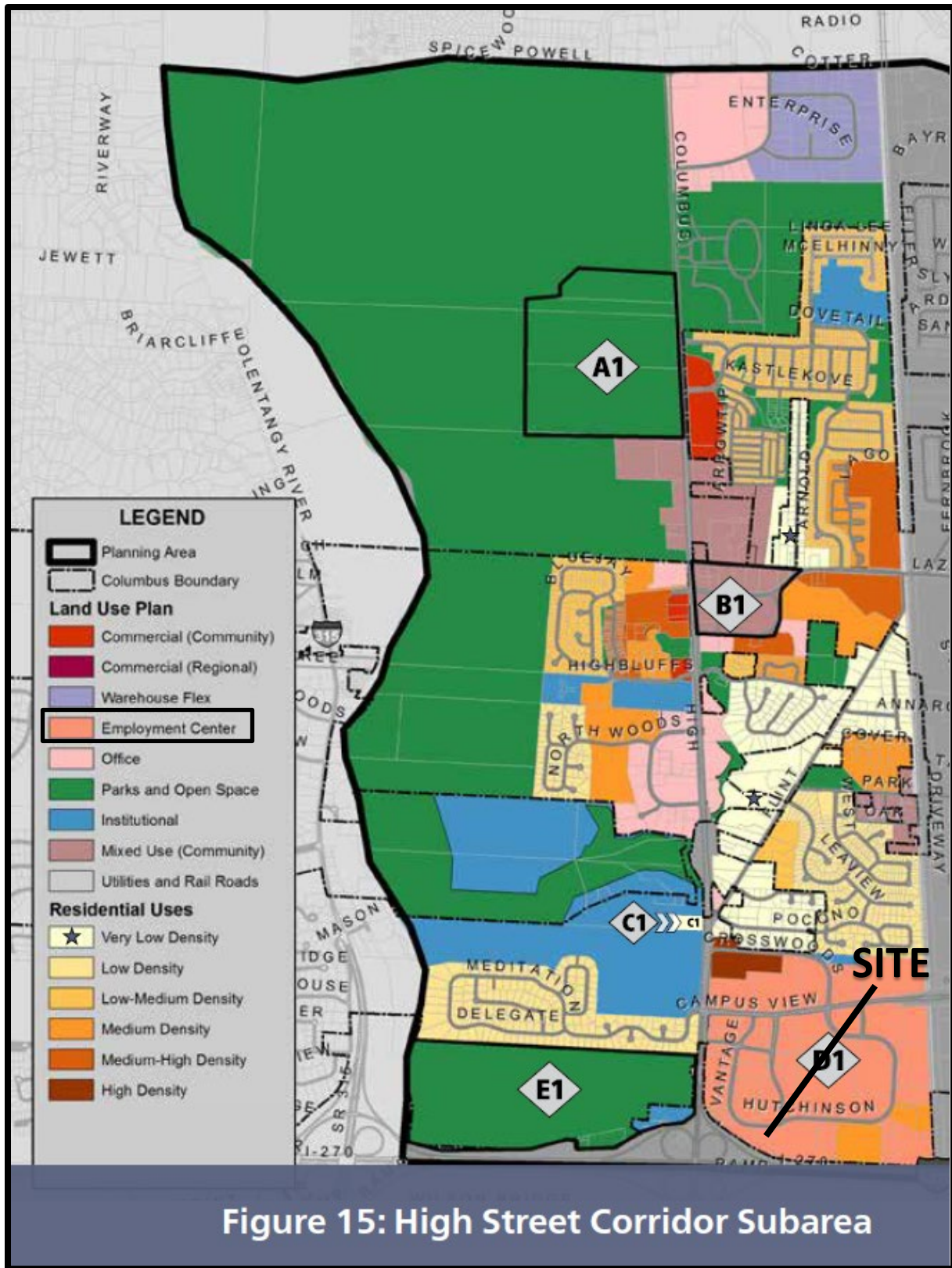
The requested L-AR-2, Limited Apartment Residential District will allow the existing extended stay hotel to be converted into a multi-unit residential development containing no more than 99 units. While a multi-unit residential development is inconsistent with the *Far North Area Plan* (2014) land use recommendation for "Employment Center", the proposal will allow the extended stay hotel to be converted to residential use. Staff notes the site's adjacency to existing multi-unit residential development and hotel uses, as mitigating factors and thus do not consider the use to be incompatible with the recent development pattern of the area. The Department of Public Service, Division of Traffic Management has the following outstanding comments:

- The applicant has not fulfilled its responsibility pursuant to Section 4309.08 of the Traffic Standards Code, which requires an assumption by the developer of financial responsibility for necessary pedestrian infrastructure. For this application, the necessary pedestrian infrastructure is an off-site sidewalk connection between the site and the nearest transit stop for each cardinal direction of travel in the vicinity of the site.

Upon resolution of the comment above, and some minor zoning comments regarding the limitation text, City Departments' recommendation can be for approval.

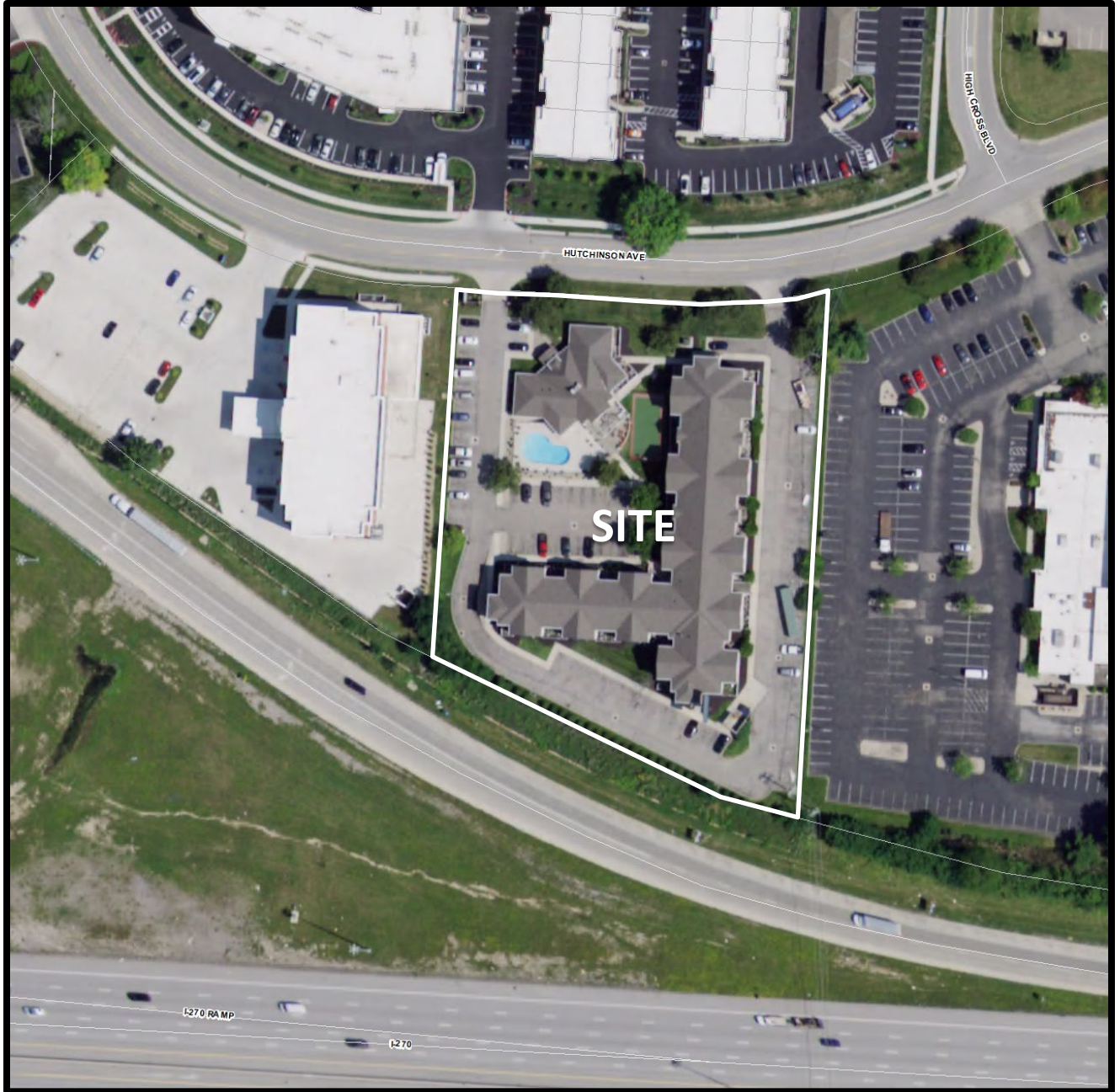


Z24-015 & CV24-043  
CPD to LAR2  
115 Hutchinson Ave.  
Approximately 2.5 acres



**Figure 15: High Street Corridor Subarea**

Z24-015 & CV24-043 CPD to LAR2  
 115 Hutchinson Ave.  
 Approximately 2.5 acres



Z24-015 & CV24-043  
CPD to LAR2  
115 Hutchinson Ave.  
Approximately 2.5 acres

**From:** [jpalmis15@gmail.com](mailto:jpalmis15@gmail.com)  
**To:** [Saltzman, Alyssa D.](#); [Ovalle, Jesus D.](#); "Rebecca Mott"  
**Subject:** RE: [EXTERNAL] RE: Z24-015 & CV24-043; 115 Hutchinson Ave.  
**Date:** Friday, July 12, 2024 11:40:55 AM  
**Attachments:** [image001.png](#)

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Hi Alyssa –

To formalize my statements from yesterday:

The FNCCC supports the rezoning variance.

The FNCCC does not support the Council Variance due to the parking ratio.

Let me know if you need anything else –

Jim

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**From:** Saltzman, Alyssa D. <ADSaltzman@columbus.gov>  
**Sent:** Friday, July 5, 2024 5:04 PM  
**To:** [jpalmis15@gmail.com](mailto:jpalmis15@gmail.com); [Ovalle, Jesus D. <JDOvalle@columbus.gov>](mailto:Ovalle, Jesus D. <JDOvalle@columbus.gov>); 'Rebecca Mott' <[rjm@planklaw.com](mailto:rjm@planklaw.com)>  
**Subject:** RE: [EXTERNAL] RE: Z24-015 & CV24-043; 115 Hutchinson Ave.

Hello Jim,

You can attend the meeting or send an email reiterating those points. Would the vote be the same for both the rezoning and CV? Or is the disapproval specific to the parking variance requested in CV24-043?

Thank you!

Alyssa Saltzman

Planner II  
SHE / HER / HERS

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City of COLUMBUS

111 North Front Street Columbus, OH 43215  
Department of Building and Zoning Services  
Phone: (614) 645-9625  
[adsaltzman@columbus.gov](mailto:adsaltzman@columbus.gov)



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**From:** [jpalmis15@gmail.com](mailto:jpalmis15@gmail.com) [<mailto:jpalmis15@gmail.com>]  
**Sent:** Friday, July 5, 2024 3:29 PM

# 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 #: Z24-015

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, Plank Law Firm, LPA  
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, Columbus, Ohio 43215  
deposes and states that they are 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:

For Example:      Name of Business or individual  
                            Contact name and number  
                            Business or individual's address; City, State, Zip Code  
                            Number of Columbus-based employees

<p>1. Perennial Housing Partners, LLC, John Hess (50%) 51 Pennwood Place, Suite 200 Warrendale, Pennsylvania 15086 Columbus-based employees: 0</p>	<p>2. Perennial Housing Partners, LLC, Mike Hess (25%) 51 Pennwood Place, Suite 200 Warrendale, Pennsylvania 15086 Columbus-based employees: 0</p>
<p>3. Perennial Housing Partners, LLC, c/o Eddie Baranowski 51 Pennwood Place, Suite 200 Warrendale, Pennsylvania 15086 Columbus-based employees: 0</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Rebecca J. Mott, Attorney

Sworn to before me and signed in my presence this 11th day of April, in the year 2024

Donald Plank  
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires

**This Project Disclosure Statement expires six (6) months after date of notarization.**