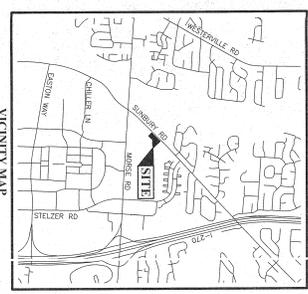


Z17-033 Final Received 11/13/18 Page 1 of 1



PROJECT ZONING INFORMATION	
Address:	4970 Sunbury Road
Tract Parcel No.:	600-221810
Existing Zoning Classification/District:	R-1/Residential
Proposed Zoning Classification/District:	CPD Commercial Planned Development
Height District:	H-110
Total Site Area:	2.0 Ac
R/W Dedication Area:	0.2 Ac
Flood Insurance Rate Map Number (FIRM):	39049C0191K
Most Recent Effective Date of FIRM:	June 17, 2008
Base Flood Elevation (BFE):	Zone A (Grows in place outside 500-year flood plain)

PARKING CALCULATION			
USE	ROOMS	MINIMUM	REQUIRED
Hotel	114	1/ROOM	114
Proposed Office Parking:			76
Required ADA Parking: (Var./Total)			29
Proposed ADA Parking: (Var./Total)			1/5
Required Bicycle Parking:			6

**NOTE:**  
Right of way transfer based on the existing utility easements shown.

**STAY BRIDGE SUITES**  
Seeking entrance details for proposed parking from 114 to 76.

4970 Sunbury Road  
Columbus, OH 43230

11/16/18

REVISIONS	
MARK	DESCRIPTION

KEY HOTEL & PROPERTY MANAGEMENT LLC

CITY OF COLUMBUS, FRANKLIN COUNTY OHIO  
EXHIBIT  
**STAY BRIDGE SUITES AT EASTON SQUARE**  
4970 SUNBURY ROAD  
COLUMBUS, OHIO 43230

**EMHT**  
Event Management, Installation & Trade, Inc.  
Engineers • Planners • Program • Services  
1800 New Albany Road, Columbus, OH 43240  
Phone: 614.773.4500 Fax: 614.773.4548  
emht.com

DATE	November 8, 2018
SCALE	1" = 30'
JOB NO.	3017-18-07
SHEET	1/1

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 8, 2018**

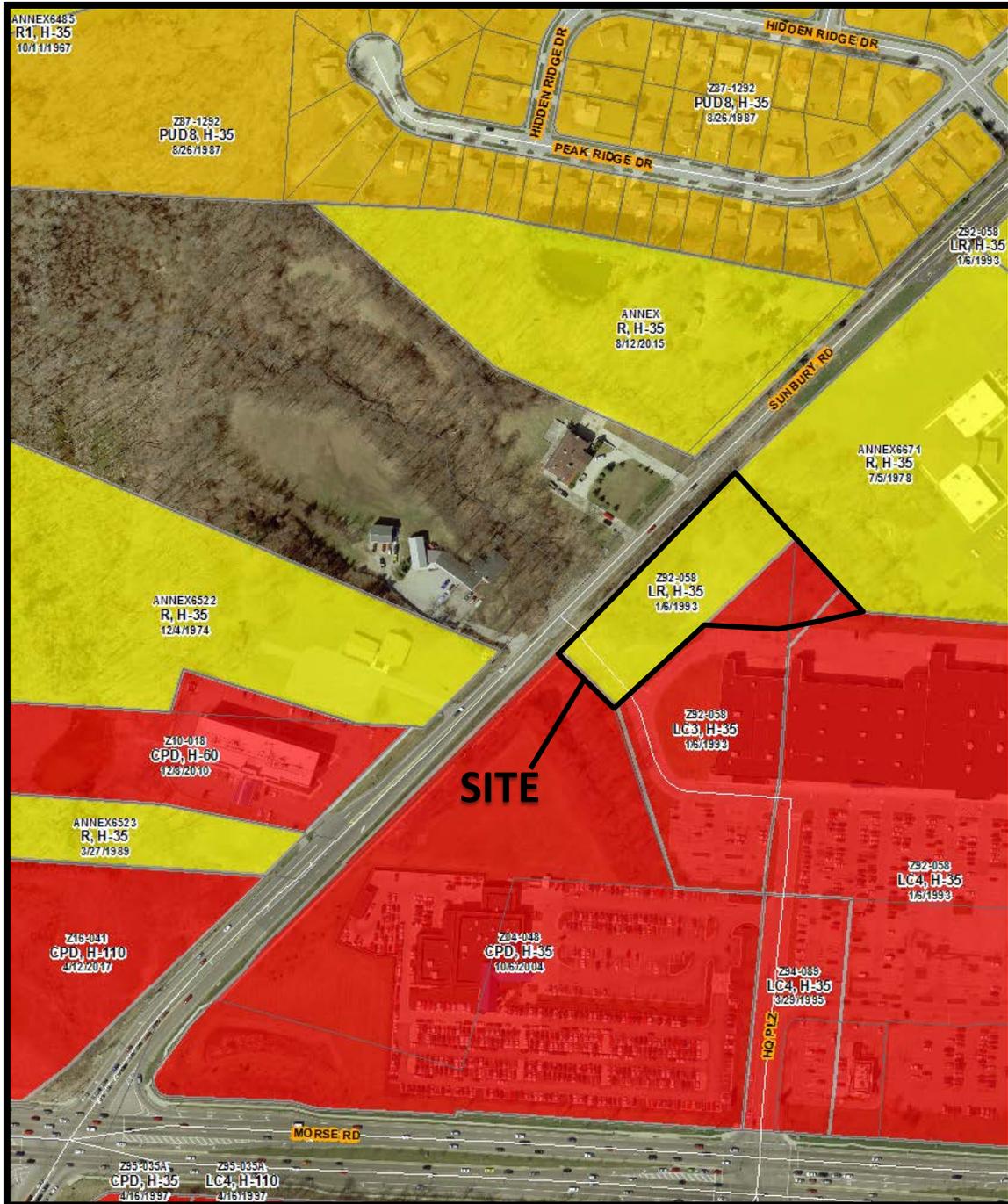
- 1. APPLICATION: Z17-033**  
**Location:** **4970 SUNBURY ROAD (43230)**, being 2.1± acres located on the east side of Sunbury Road, 1,100± feet north of Morse Road (portions of 600-221810 & 600-233419; Northland Community Council).  
**Existing Zoning:** L-R, Limited Rural District and L-C-3, and L-C-4, Limited Commercial districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Hotel.  
**Applicant(s):** Key Hotel & Property Management, LLC; c/o Sean Mentel, Atty.; 100 South Fourth Street, Suite 100; Columbus, OH 43215.  
**Property Owner(s):** CRI Easton Square LLC; 250 Civic Center Drive #500; Columbus, OH 43215.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

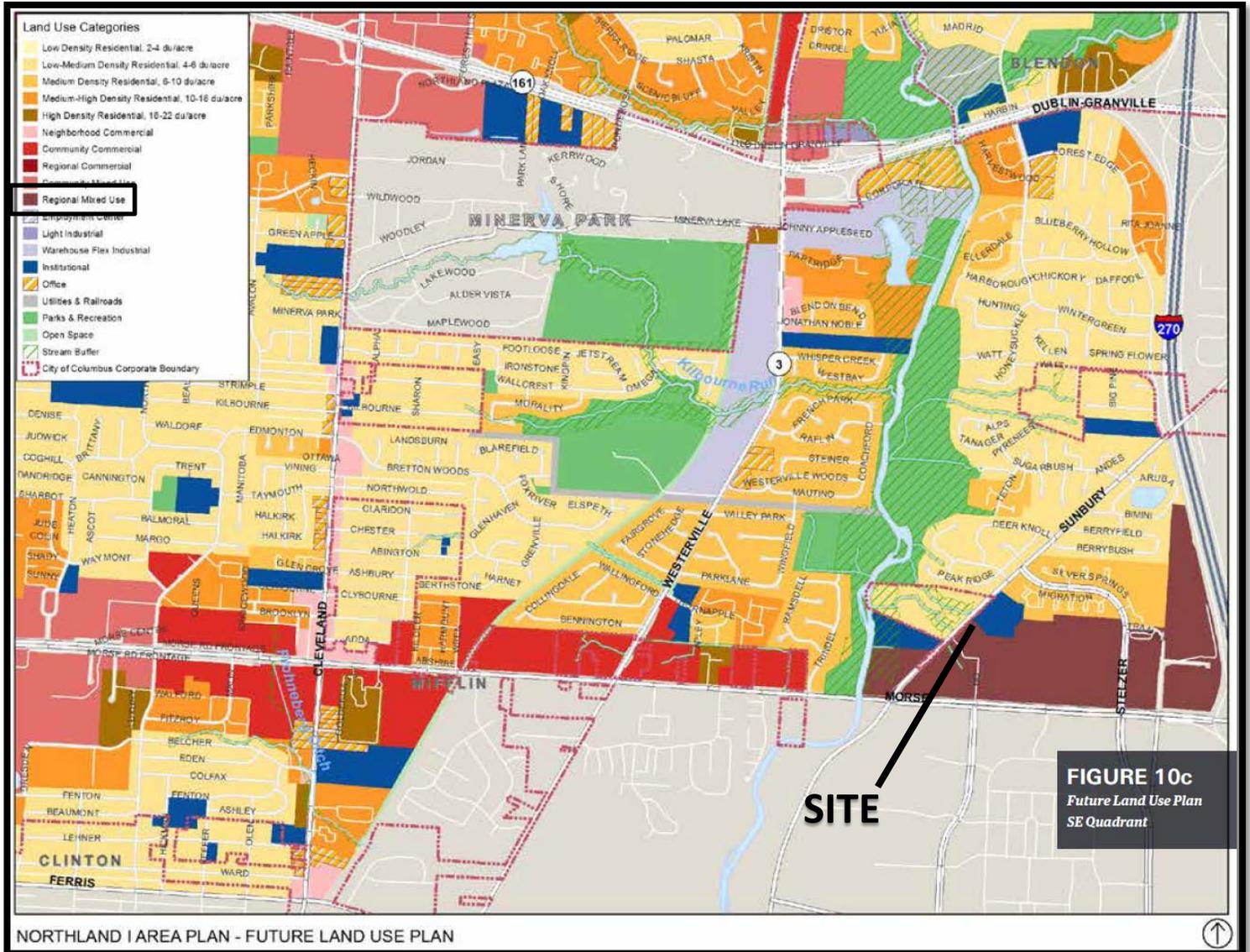
- The 2.1± acre site consists of portions of two undeveloped parcels in the L-R, Limited Rural, L-C-3, and L-C-4, Limited Commercial districts. The applicant proposes a CPD, Commercial Planned Development District to permit a hotel on the site.
- The site is bordered to the north by a church in the R, Rural District. To the south and east are an automotive sales establishment and a shopping center in the CPD, Commercial Planned Development District. To the west across Sunbury Road are single-unit dwellings in Blendon Township.
- 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 disapproval of the requested district as a condition for no egress from the property directly onto Sunbury Road was not met.
- The CPD text proposes a five story, 114-room hotel or other limited C-4 uses, and includes commitments to development standards and a site plan. A variance to the minimum number of parking spaces is also included as some parking will be provided off site.
- 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 development standards of adjacent commercial developments along both the Morse Road and Sunbury Road corridors, and provides landscaping, off-site shared parking, and buffering of the stream corridor. The proposal is also consistent with the land use recommendations of the *Northland I Area Plan* for regional mixed uses.



Z17-033  
4970 Sunbury Road  
Approximately 2.1 Acres  
L-RZL-C-3žUbX@7!( to CPD



**Regional Mixed Use:** Large scale shopping centers and regional malls, entertainment centers, big box retailers, and similar retail uses that have the potential to attract consumer from major portions of the city or the Central Ohio region. Office or institutional uses may also be appropriate. Also includes residential units located either above and/or next to the commercial, office, or institutional uses. Should be located at nodes on major arterials and at interstate highway intersections.

**Typical Density/Intensity:** 10,000 square feet per acre; up to 22 dwelling units per acre.

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Z17-033  
4970 Sunbury Road  
Approximately 2.1 Acres  
L-R, L-C-3, and L-C-4 to CPD



Northland Community Council  
Development Committee

Report

August 29, 2018 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: (18):* Albany Park (APHA), Asherton Grove (AGCA), Clinton Estates (CECA), Cooper Woods (CWCA), Devonshire (DCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize/Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPW), Woodstream East (WECA).

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Case #4: Application #Z17-033 (Rezone 2.10 AC± from LR Residential and L-C3 to ~~L-C3~~ CPD for a proposed new 5-story, 106-114-room hotel of 70' height in a 110-foot HD)  
David Darby, Jon Stevenson/Kooperman Mentel Ferguson Yaross  
*representing*  
Key Hotel and Property Management, LLC  
4970 Sunbury Road, 43230 (600-221810/600-233419)

- *The Committee approved (16-0 w/ 2 abstentions) a motion (by APHA, second by PCHA) to:*

**RECOMMEND APPROVAL WITH FOUR (4) CONDITIONS:**

- *That "Bars" will be added to the prohibited uses listed in paragraph 2 of the CPD text;*
- *That the CPD text dated August 29, 2017 will be amended to reflect a change from 106 to 114 rooms (paragraphs 1 and 3.H) and a corresponding reduction in the variance requested for parking spaces to 76 rather than 81 (paragraph 3.H), as shown on the site plan dated May 24, 2018 (or later) and as verbally presented to the Committee for consideration;*
- *That the only traffic movement permitted at the single curb cut on the west side of the property will be right turns into the property from northbound Sunbury Road; no egress from the property to be permitted directly onto Sunbury Road northbound or southbound;*
- *That a commitment be made to install additional screening within and along the west property line adjoining Sunbury Road to limit and/or prevent light and headlight spillage onto single-family properties located due west of the site.*

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Executive Session 9:25 pm

Meeting Adjourned 10:00 pm



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z17-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Sean Mentel
of (COMPLETE ADDRESS) 100 S. Fourth Street, Suite 100, 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

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature] by JRS

Subscribed to me in my presence and before me this 1 day of November, in the year 2018

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature]
9-15-2022

My Commission Expires:



HANNAH B. KITTLE
Notary Public, State of Ohio
My Commission Expires 9-15-2022
This Project Disclosure Statement expires six months after date of notarization.

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 Treasurer