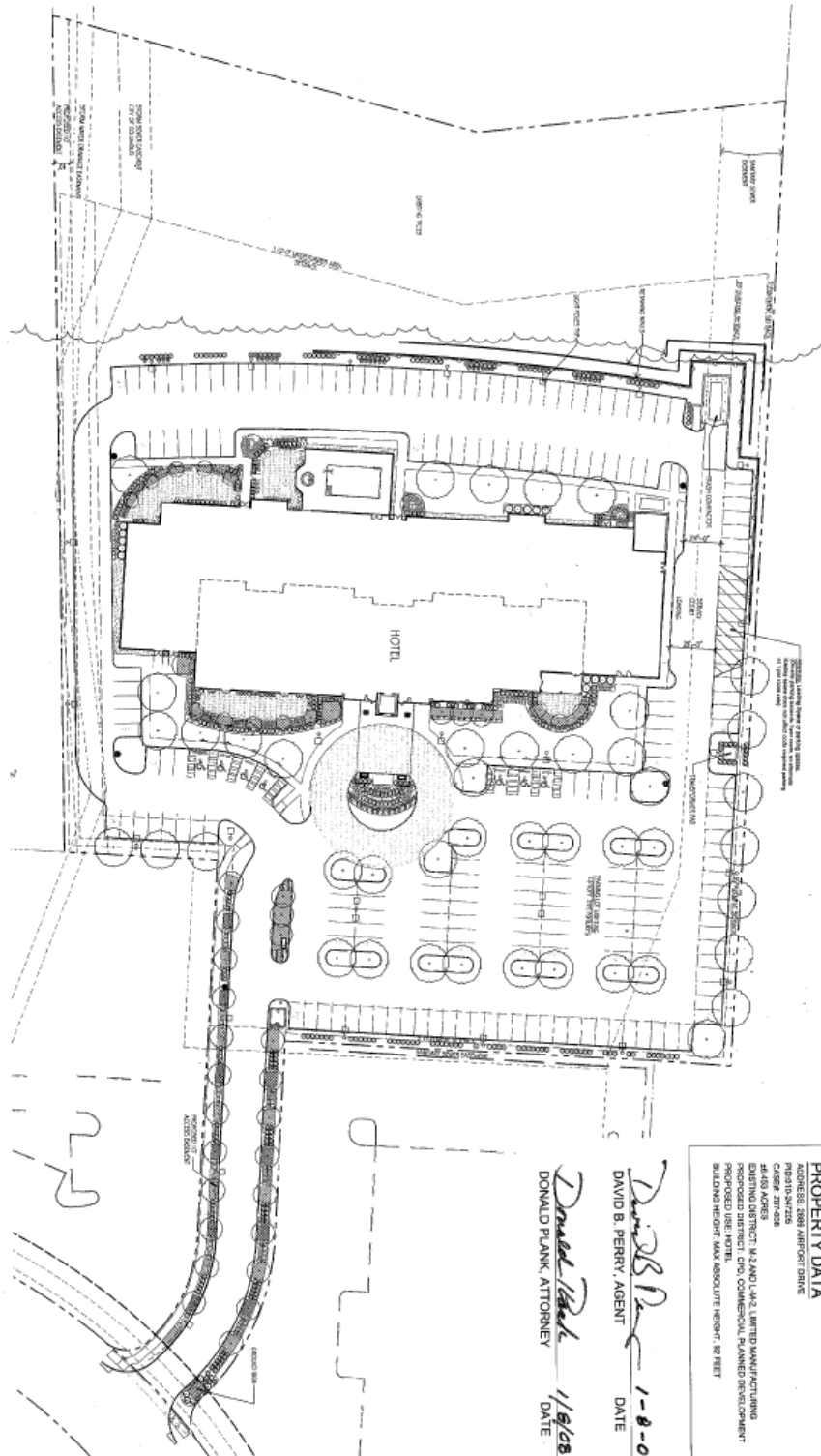


CASE # Z07-006



PROPERTY DATA
 ADDRESS: 3888 AIRPORT DRIVE
 PROSPECT, OHIO 43085
 CASE# Z07-006
 84,458 SQUARE FEET, 3.1 AND 1.42, LIMITED MANUFACTURING
 PROPOSED DISTRICT: CMO, COMMERCIAL PLANNED DEVELOPMENT
 PROPOSED USE: HOTEL
 BUILDING HEIGHT: MAX ABSOLUTE HEIGHT: 32 FEET

David B. Perry 1-8-08
 DAVID B. PERRY, AGENT DATE
Donald Plank 1/9/08
 DONALD PLANK, ATTORNEY DATE

NO. OF SHEETS
 SHEET NO.
 TOTAL SHEETS
L1.01
 OF

Core Properties & Indus Companies
Embassy Suites
 Columbus, Ohio
Site Plan



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STAFF REPORT

DEVELOPMENT COMMISSION

ZONING MEETING

CITY OF COLUMBUS, OHIO

MAY 10, 2007

4. **APPLICATION:** **Z07-006**
- Location:** **2886 AIRPORT DRIVE (43219)**, being 6.45± acres located on the west side of Airport Drive, 500± feet north of DeMonye Drive. (010-247205; Northeast Area Commission).
- Existing Zoning:** L-M-2, Limited Manufacturing District.
- Request:** L-C-4, Limited Commercial District.
- Proposed Use:** Hotel and office uses.
- Applicant(s):** Core Properties LLC; c/o David Perry; The David Perry Company; 145 East Rich Street; 3rd Floor, Columbus, OH 43215 and Donald Plank, Plank and Brahm, 145 East Rich Street, Columbus, OH 43215.
- Property Owner(s):** EGK, Ltd., et al c/o David Perry; The David Perry Company; 145 East Rich Street; 3rd Floor, Columbus, OH 43215 and Donald Plank, Plank and Brahm, 145 East Rich Street, 3rd Floor, Columbus, OH 43215.
- Planner:** Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

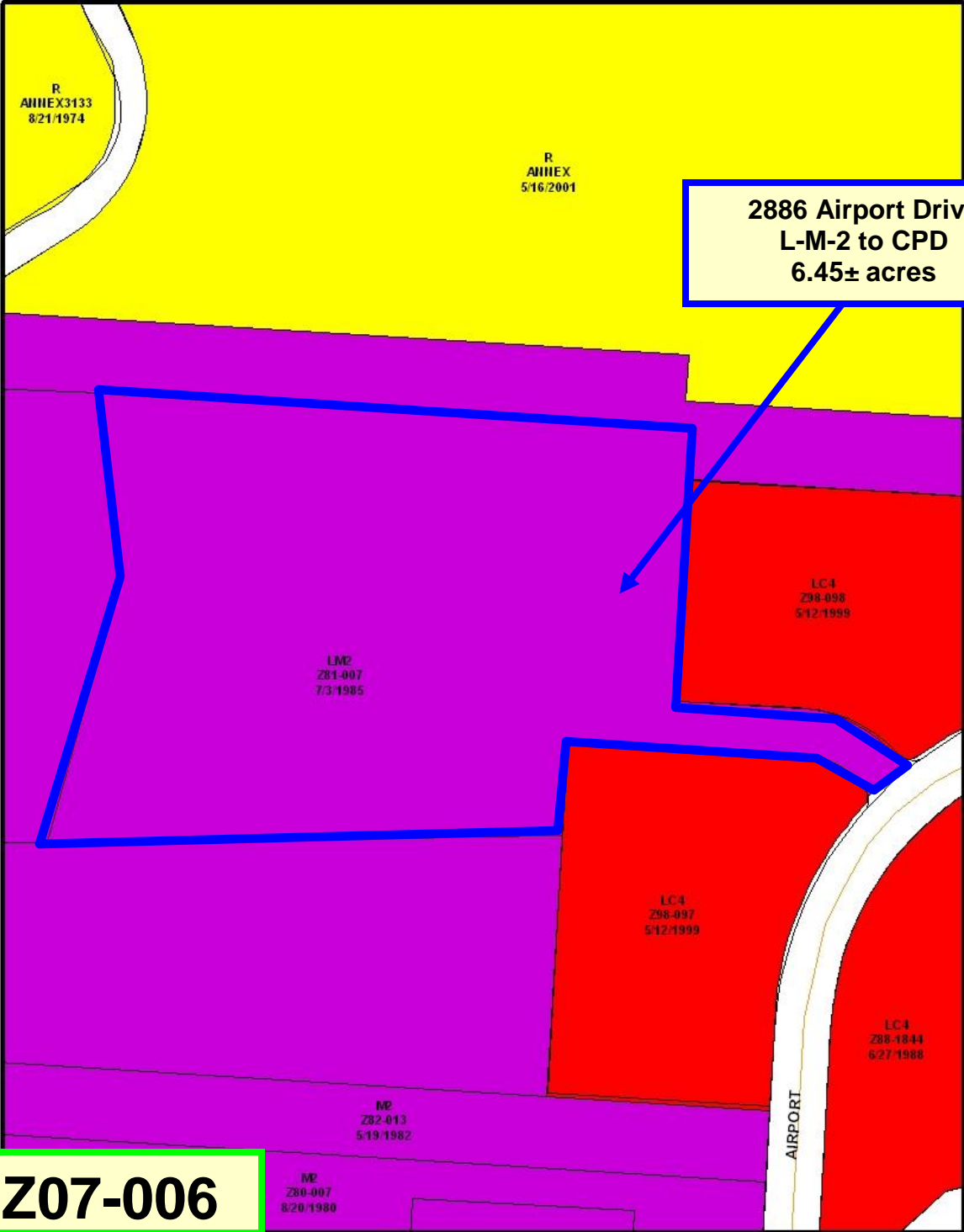
BACKGROUND:

- The applicant is requesting the L-M, Limited Manufacturing District for hotel or office development. A site plan is included.
- To the north is a hotel and vacant land zoned in the L-C-4, Limited Commercial and the L-M-2, Limited Manufacturing Districts respectively. To the east across Airport Drive is a hotel zoned in the L-C-4, Limited Commercial District. To the south are hotel and offices zoned in the L-C-4, Limited Commercial and the M-2, Manufacturing Districts respectively. To the west is undeveloped parkland zoned in the in the M-2, Manufacturing District.
- The site is within the boundaries of the *Northeast Area Plan* (1994), which is being updated. The *Northeast Area Plan* (1994) and the Update recommend office and airport related uses for the site.
- The L-M, Limited Manufacturing Text commits to the site plan. The applicant is agreeing to an absolute height limit of 100 feet for a hotel and 60 feet for offices.
- The western 110 feet of the site is being used as an open space setback, however as written there is no commitment for tree preservation in this area and Staff is concerned a detention pond could be put in this area.

CITY DEPARTMENTS RECOMMENDATION: Disapproval.

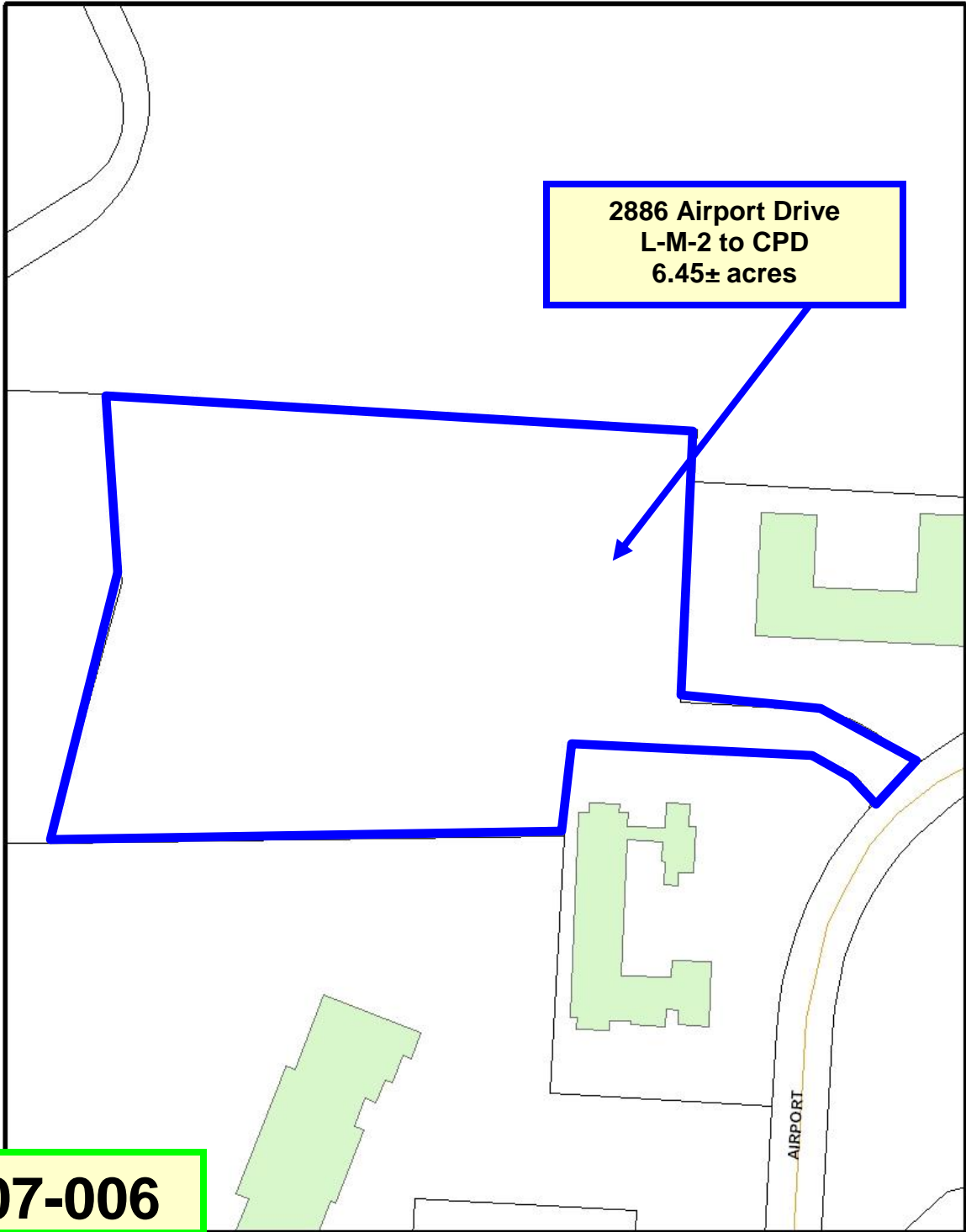
The proposed hotel and office development is compatible with the zoning and development patterns of the area however the lack of tree preservation within the 110 western setback remains problematic and needs to be resolved.

* After the preparation of this Staff Report the tree preservation issue was resolved with the Division of Recreation and Parks enabling Staff to recommend approval. In addition, at the meeting the Applicant amended the request to the CPD, Commercial Planned Development District due to the need to reduce the number of required loading spaces from two to one. Staff and Development Commission approved of that variance.



2886 Airport Drive
L-M-2 to CPD
6.45± acres

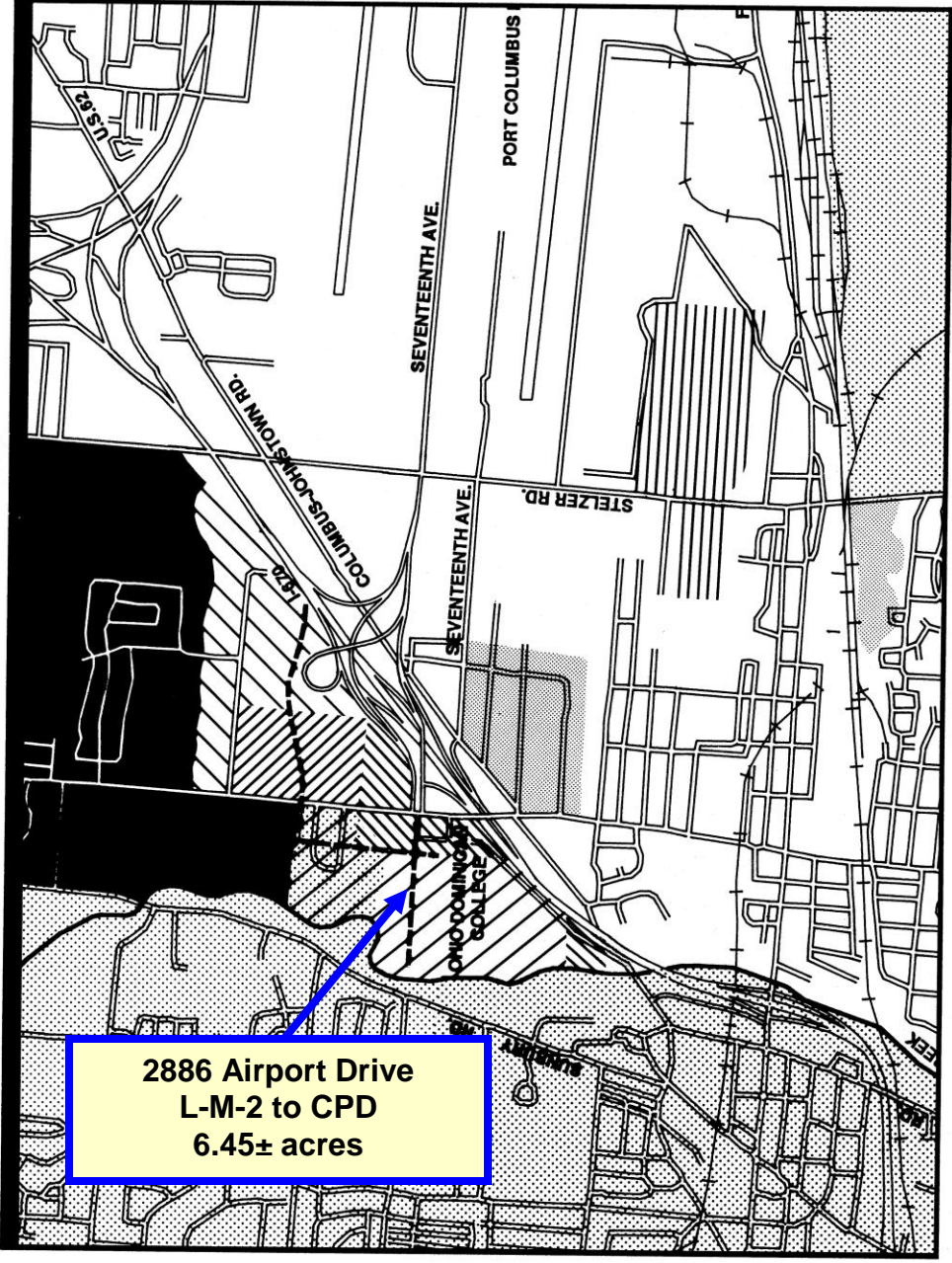
Z07-006



General Land Use Recommendations

Airport Subarea

- Access Roads
- /// Hotels, Restaurants, Convention Facilities
- /// Office Support Services, Business Machine Repair and Sales
- /// Offices
- /// Airport-Related Commercial, Manufacturing
- /// Light Manufacturing, Offices
- /// Manufacturing
- /// Residential



2886 Airport Drive
L-M-2 to CPD
6.45± acres



"Together We Can Make a World of Differences"

North East Area Commission

May 9, 2007

Mr. Dana Hitt
Department of Development
Building & Development Service
757 Carolyn Ave
Columbus, OH 43224

Mr. Hitt:

Subject: Z070006 (07335-00000-00006), The North East Area Commission at a public meeting on May 3, 2007, voted to *approve* this application. The text that was approved has since been changed based on the site plan, which eliminated parking in the rear.

Based on my conversation with Mr. Perry on May 9, 2007, I am of the opinion that this change will not alter the North East Area Commission's decision to move forward with this project.

Sincerely,

Alice K. Porter
C/o 3130 McCutcheon Place
Columbus, OH 43219-3399

Cc: Elwood Rayford - NEAC Chair
Dave Perry - Agent



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 # Z07-006

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich St., 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. Airport Land, LLC C/o Jeff Coopersmith 1515 Lakeshore Drive, Suite 225 Columbus, Ohio 43204 # of Employees: 0 Contact: Jeff Coopersmith 485-2500	2. Core Properties, LLC C/o Jeff Coopersmith 1515 Lakeshore Drive, Suite 225 Columbus, Ohio 43204 # of Employees: 2 Contact: Jeff Coopersmith 485-2500
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald T Plank

Subscribed to me in my presence and before me this 8th day of January, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08

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



STACEY L. DANZA
Notary Public, State of Ohio
My Commission Expires 11-05-08