

REVISIONS	DATE	BY	CHK

E. P. FERRIS
AND ASSOCIATES
INC.

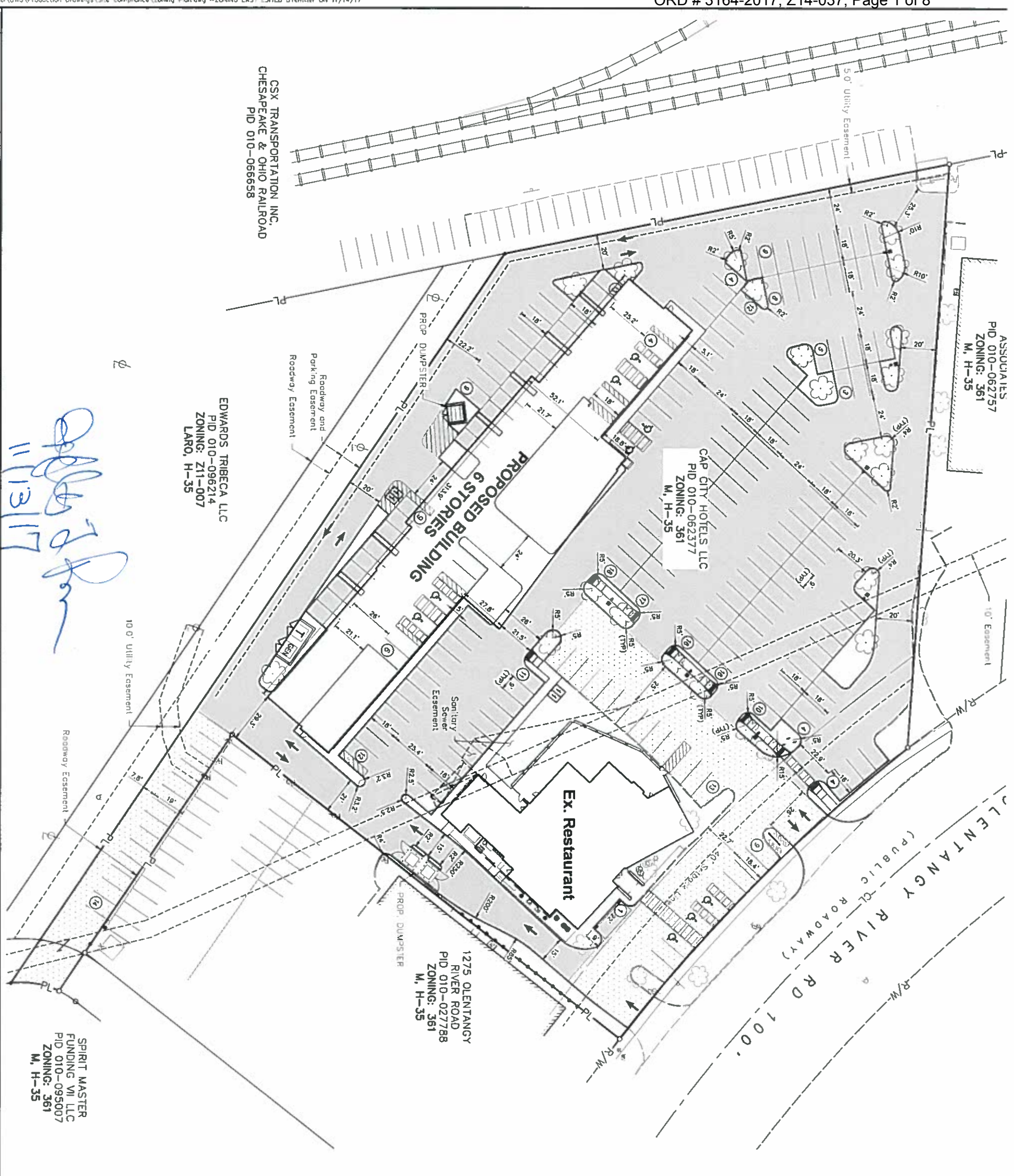
CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (fax)

COLUMBUS, OHIO
CAP CITY HOTEL

DATE: _____

SCALE: 1" = 30'

SHEET NO. _____



SITE & BUILDING INFORMATION	
ADDRESS: 1299 OLENTANGY RIVER ROAD	
PID: 010-062377	
SITE AREA: 3.075 AC (133,966 S.F.)	
RESTAURANT GROSS S.F.: 7,957 S.F.	
HOTEL GROSS S.F.: 103,000 S.F.	
ZONING: 361, M, H-35 (10/17/1948)	
BUILDING HEIGHT (H-35): 84'-6" (ROOF DECK)	
PROPOSED USE: HOTEL & EX. RESTAURANT	
PARKING:	
USE AREAS	PARKING PER USE
HOTEL: 164 ROOMS (PER 25% OVERLAY REDUCTION)	1 PER PER GUEST ROOM = 164 SPACES REQUIRED TOTAL REQUIRED SPACES: 123 SPACES
RESTAURANT: 7,957 S.F. DINING PATIO: 1,600 S.F. (PER 25% OVERLAY REDUCTION)	1 PER 75 SF = 107 SPACES REQUIRED 1 PER 150 SF = 11 SPACES REQUIRED TOTAL REQUIRED SPACES: 118 SPACES TOTAL PROVIDED SPACES: 89 SPACES
TOTAL REQUIRED SPACES:	212 Spaces
TOTAL PROVIDED SPACES:	227 Spaces
ACCESSIBLE SPACES REQUIRED:	7 Spaces
ACCESSIBLE SPACES PROVIDED:	9 Spaces
BICYCLE REQUIRED SPACES:	12 Spaces
BICYCLE PROVIDED SPACES:	14 Spaces
BUILDING SETBACKS: OLENTANGY RIVER ROAD - 40'	
NORTH - 0'	
WEST - 0'	
SOUTH - 0'	
PARKING SETBACKS: OLENTANGY RIVER ROAD - 0'	
NORTH - 0'	
WEST - 0'	
SOUTH - 0'	
LOT COVERAGE: 18% BUILDING COVERAGE	
FLOOD ZONE: "X"	
PANEL NO.: 39049C0307K	

LEGEND	
	PROPOSED PAVEMENT
	RE-PAVED ASPHALT ON EXISTING BASE
	PROPOSED PARKING LOT TREE
	EXISTING TREE

THE SITE DEVELOPMENT DEPICTED HEREON MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL OR OTHER SITE DATA DEVELOPED AT THE TIME OF DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED. ANY SLIGHT ADJUSTMENT SHALL BE REVIEWED AND MAY BE APPROVED BY THE DIRECTOR OF THE BUILDING AND ZONING SERVICES DEPARTMENT OR HIS DESIGNEE UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.

JEFFREY BROWN, ATTORNEY

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 8, 2017**

- 2. APPLICATION: Z14-037 (14335-00000-00551) (RECONSIDERATION)**
Location: **1299 OLENTANGY RIVER ROAD (43212)**, being 3.0± acres located on the west side of Olentangy River Road, 350± feet south of West Fifth Avenue (010-062377; Fifth by Northwest Area Commission).
Existing Zoning: M, Manufacturing District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Hotel and restaurant.
Applicant(s): Cap City Hotels, LLC; c/o Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): 5B Hotels LLC; c/o Indus Hotel; 1555 Lennox Town Lane; Columbus, OH 43212.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

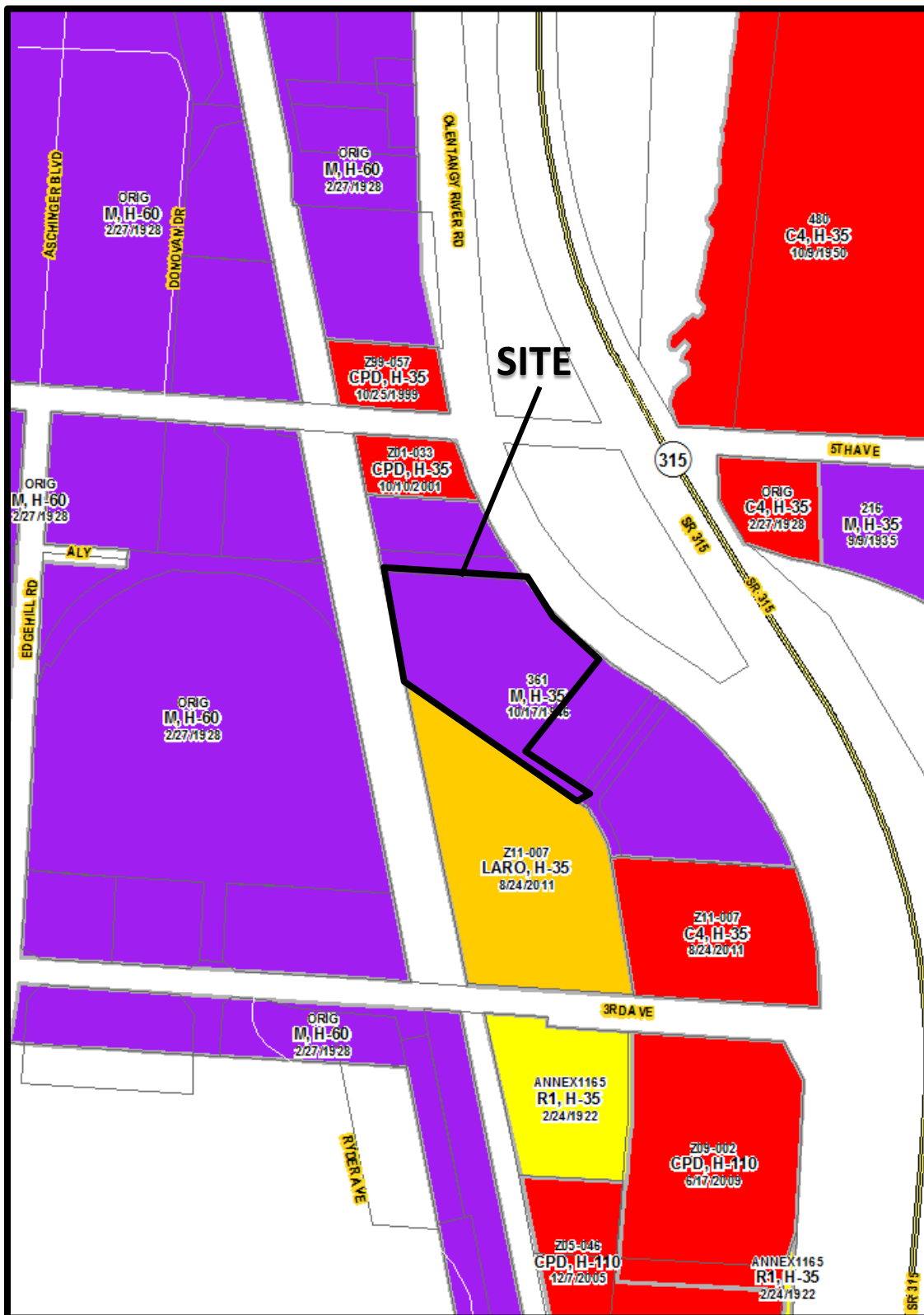
BACKGROUND:

- The 3.0± acre site is currently developed with an office building and restaurant zoned in the M, Manufacturing District, and is within the Community Commercial Overlay (CCO). A request for the CPD, Commercial Planned Development District to replace the office building with two hotels and structured parking was recommended for approval by the Development Commission at the October 2014 meeting. The applicant is requesting reconsideration by the Development Commission to revise the requested CPD district to replace the office building with a new six-story, 164-room hotel.
- Surrounding the site to the north and west is a medical office building and commercial development in the M, Manufacturing District. To the south is a multi-unit residential development in the L-AR-O, Limited Apartment Office District. To the east is the Olentangy River.
- The site is within the planning area of the *Fifth by Northwest Neighborhood Plan (2009)*, which recommends community commercial uses for this location.
- The site is located within the boundaries of the Fifth by Northwest Area Commission, whose recommendation is for approval of the requested CPD district, but the written recommendation had not been received at the time this report was finalized.
- The CPD text includes permitted uses, development standards addressing building design, and a commitment to a site plan. The proposal also includes variances to building setback, landscaping and screening, parking circulation and setback, design standards in the CCO, driveway, maneuvering, and a reduction in 51 required parking spaces with no loading spaces. Many of the requested variances are due to existing site conditions, or to permit a future lot split of the property.

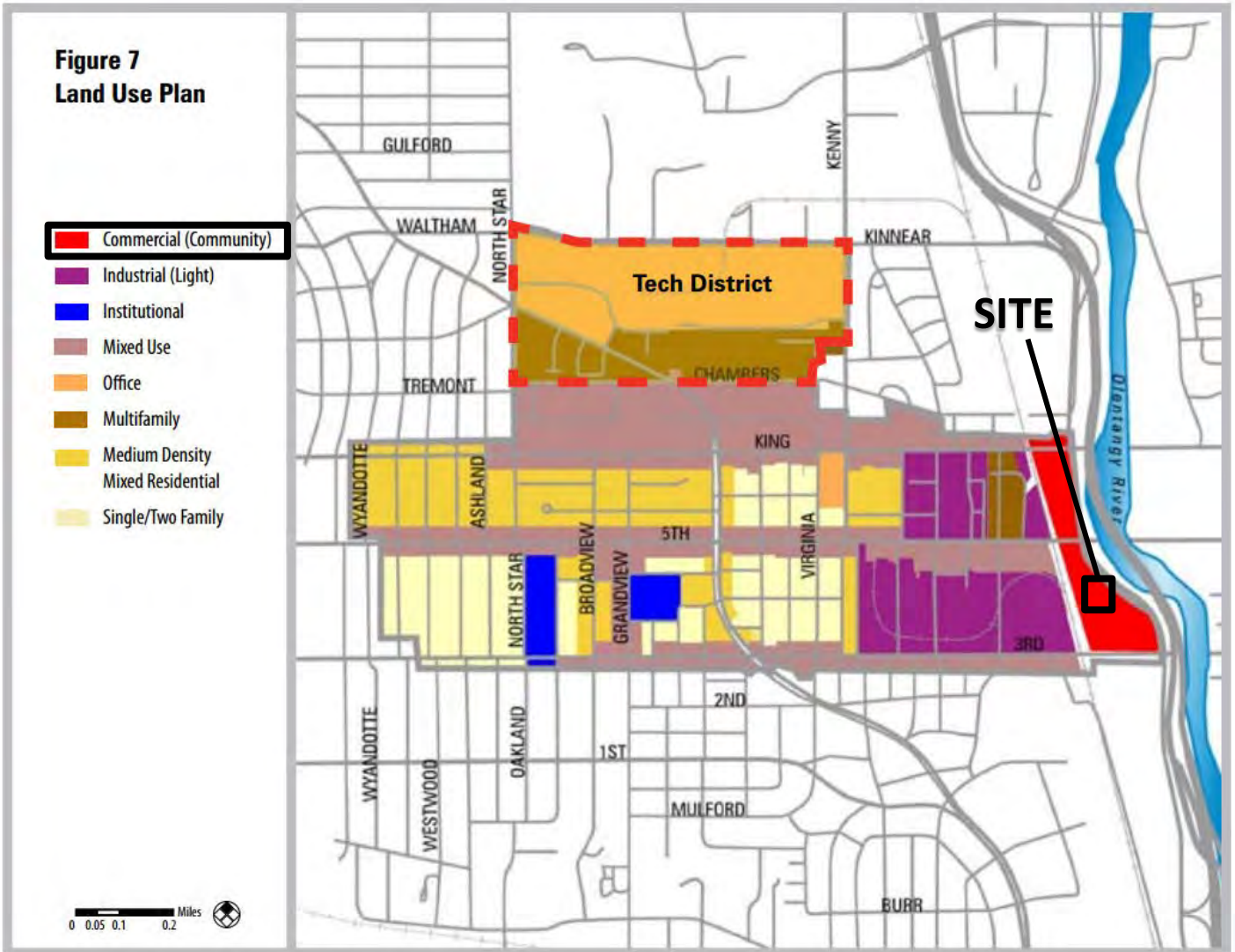
- The *Columbus Thoroughfare Plan* identifies Olentangy River Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow redevelopment of the majority of the site with a new six-story, 164-room hotel including structured parking while retaining an existing restaurant and surface parking lot. Staff supports the proposed uses, which are consistent with the land use recommendations of the *Fifth by Northwest Neighborhood Plan*. The request is compatible with the zoning and development pattern of the area.



Z14-037
1299 Olentangy River Road
Approximately .\$. acres



Z14-037
1299 Olentangy River Road
Approximately .5 acres



Z14-037
1299 Olentangy River Road
Approximately ' . \$ acres



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

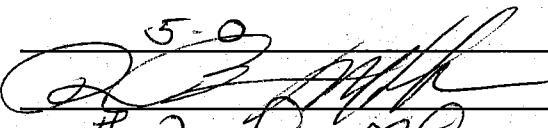
FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z14-037
 Address 1299 Olentangy River Rd
 Group Name 5th bx Northwest Area Comm
 Meeting Date 11/14/17

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

NOTES:

Vote _____
 Signature of Authorized Representative 
 Recommending Group Title 5th Northwest Area Comm
 Daytime Phone Number 614 256-1944

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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 checks payable to the Columbus City Treasurer

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
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 # 214-037

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown Smith & Hale LLC
of (COMPLETE ADDRESS) 37 W. Broad 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

1. 5B Hotels c/o Indus Hotels 1555 Lennox Town Lane Columbus, OH 43212 David Kozar	2. Cap City Hotels 1555 Lennox Town Lane Columbus, OH 43212 David Kozar 614-280-0367
3. 614-280-0367 0 number of employees	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 23rd day of May, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature: Natalie C Timmons]

My Commission Expires:

9/4/2020

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

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020



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