

The development depicted on the drawing may be slightly adjusted to reflect engineering, surveying, or other requirements. The applicant shall be responsible for obtaining all necessary permits and approvals. The building and zoning services department of the city shall be notified and approved by the Director of Planning and Zoning Services. The applicant shall be responsible for obtaining all necessary permits and approvals.

Signature: *David B. Perry* Date: **3-15-19**
 David B. Perry, Agent for Applicant
 Signature: *Donald H. Hark* Date: **3/15/19**
 Donald H. Hark, Attorney for Applicant

SITE DATA

ADDRESS: 5095 RENNER ROAD, COLUMBUS, OH 43228
 PID: 50-154593, 50-154597, 50-154599, 50-180973, 50-180976, 50-184839
 AREA: 2,208 +/- acres (109,771 +/- ST, 1,100 +/- ST, 1,100 +/- ST)
 ZONING: R-1 Residential (Competition), OH 50-154593
 R-2 Residential (Competition), OH 50-154597, 50-154599, 50-180973, 50-180976, 50-184839
 C-1 Commercial Planned Development (C-1), OH 50-154593, 50-180973, 50-180976, 50-184839
 1,100 Total +/- ac (66,646 +/- ST, 1,100 +/- ST, 1,100 +/- ST)
 1,100 Total +/- ac (66,646 +/- ST, 1,100 +/- ST, 1,100 +/- ST)
 1,100 Total +/- ac (66,646 +/- ST, 1,100 +/- ST, 1,100 +/- ST)

SUBAREA A
 Proposed Use: **Hotel**
 Proposed Use: **Hotel**
 Proposed Use: **Hotel**

SUBAREA B
 Proposed Use: **Hotel**
 Proposed Use: **Hotel**
 Proposed Use: **Hotel**

SCALE 1" = 20'

Z18-085

Z18-085 FINAL RECEIVED UTILITIES PAGE 1 OF 1

PROJECT:	ALISHA HOTEL LLC COLLEMBUS OHIO, 43228
ARCHITECT:	SCHNITZEL CONTRACTORS 302 NORTH MAIN ST. P.O. BOX 477 BOWLING GREEN, OHIO 43406 P. 937-693-2831 F. 937-693-6481
ENGINEER:	ALISHA HOTEL LLC COLLEMBUS OHIO
DATE:	03/15/2019
SCALE:	1" = 20'
PROJECT TITLE:	SITE PLAN
PROJECT NUMBER:	A100

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 14, 2018**

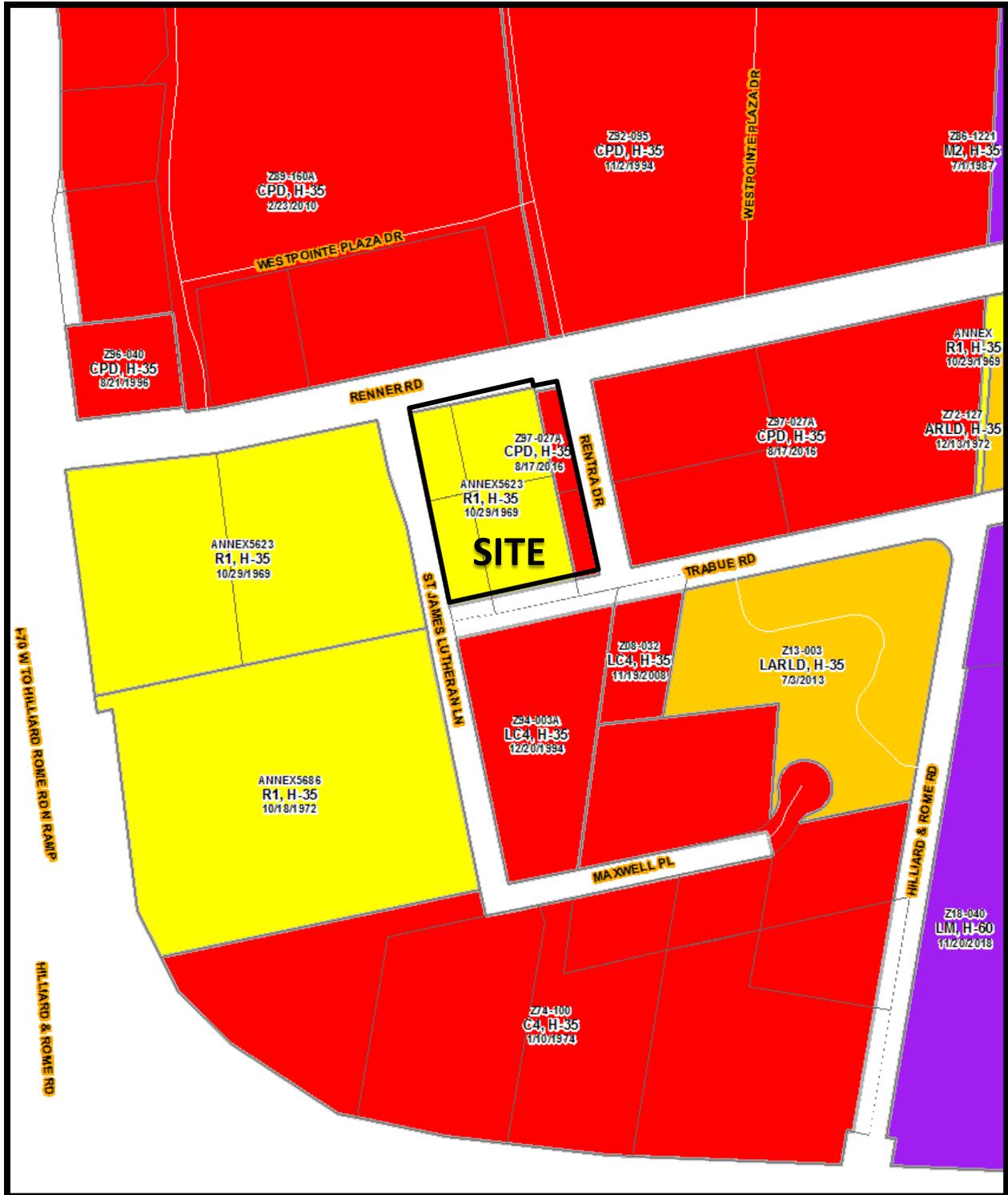
- 1. APPLICATION: Z18-085**
- Location:** **5595 RENNER ROAD (43228)**, being 2.47± acres located at the southeast corner of Renner Road and St. James Lutheran Lane (560-154593 and 5 others; Far West Side Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development & R-1, Residential Districts.
- Request:** CPD, Commercial Planned Development (H-60 & H-35).
- Proposed Use:** Commercial development.
- Applicant(s):** Alisha Hotel, LLC.; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.
- Property Owner(s):** Same as applicant.
- Planner:** Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

- The 2.74± acre site consists of six parcels zoned in the R-1, Residential and CPD, Commercial Planned Development districts two of which are developed with single-unit dwellings. The applicant proposes the CPD, Commercial Planned Development to permit a hotel (Subarea A) and commercial development (Subarea B).
- The site is bordered to the north, south, and east by commercial developments in the L-C-4, Limited Commercial and CPD, Commercial Planned Development districts. To the west is a religious facility in the R-1, Residential District.
- The site is located within the boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends “community commercial” uses for this location.
- The site is located within the boundaries of the Far West Side Area Commission, who at the time of this filing was not a Council-approved area commission. However, the application was reviewed by the Cross Creek Civic Association, whose recommendation is for approval.
- The CPD text establishes a hotel as the only permitted use and supplemental development standards that address height, access, landscaping, building design, and lighting controls for Subarea A. Variances are included to reduce the parking and building setback lines, reduce the minimum number of loading spaces required, and increase the permitted height of light poles. Within Subarea B, C-2, Commercial District uses are proposed, and supplemental development standards that address access, landscaping, building design, and lighting controls are provided. Variances are included to reduce the parking and building setback lines and increase the permitted height of light poles.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would permit a hotel and limited commercial development on the site. Staff supports the proposed CPD district as the uses are supported by the recommendation of the *Trabue/Roberts Area Plan*, includes aspects of Community Commercial Overlay standards, and is compatible with surrounding commercial development along the Renner Road corridor.



Z18-085
5595 Renner Road
Approximately 2.47 acres
R-1 & CPD to CPD



Z18-085
5595 Renner Road
Approximately 2.47 acres
R-1 & CPD to CPD



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: _____

Address: _____

Group Name: _____

Meeting Date: _____

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

- Recommendation:**
- (Check only one and list basis for recommendation below)
- Approval**
 - Disapproval**

NOTES:

Vote: _____

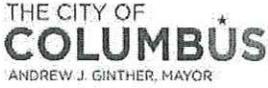
Signature of Authorized Representative: _____

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



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 #: 218-085

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Craig Moncrief
of (COMPLETE ADDRESS) Plank Law Firm; 411 East Town Street, Floor 2; Columbus, Ohio 43215
deposes and states that (he/she) is the ~~APPLICANT~~ 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 5% or more interest. Row 1: 1. Alisha Hotel, LLC, 5547 Keim Circle, Columbus, Ohio 43228, Number of Columbus-based Employees: Zero (0), Contact: Kalpen Patel; Phone: 614-778-5708. Row 2: 2. (Empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature of Craig Moncrief]

Craig Moncrief

Subscribed to me in my presence and before me this 21st day of December, in the year 2018

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature of MaryAlice Wolf]

My Commission Expires:



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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