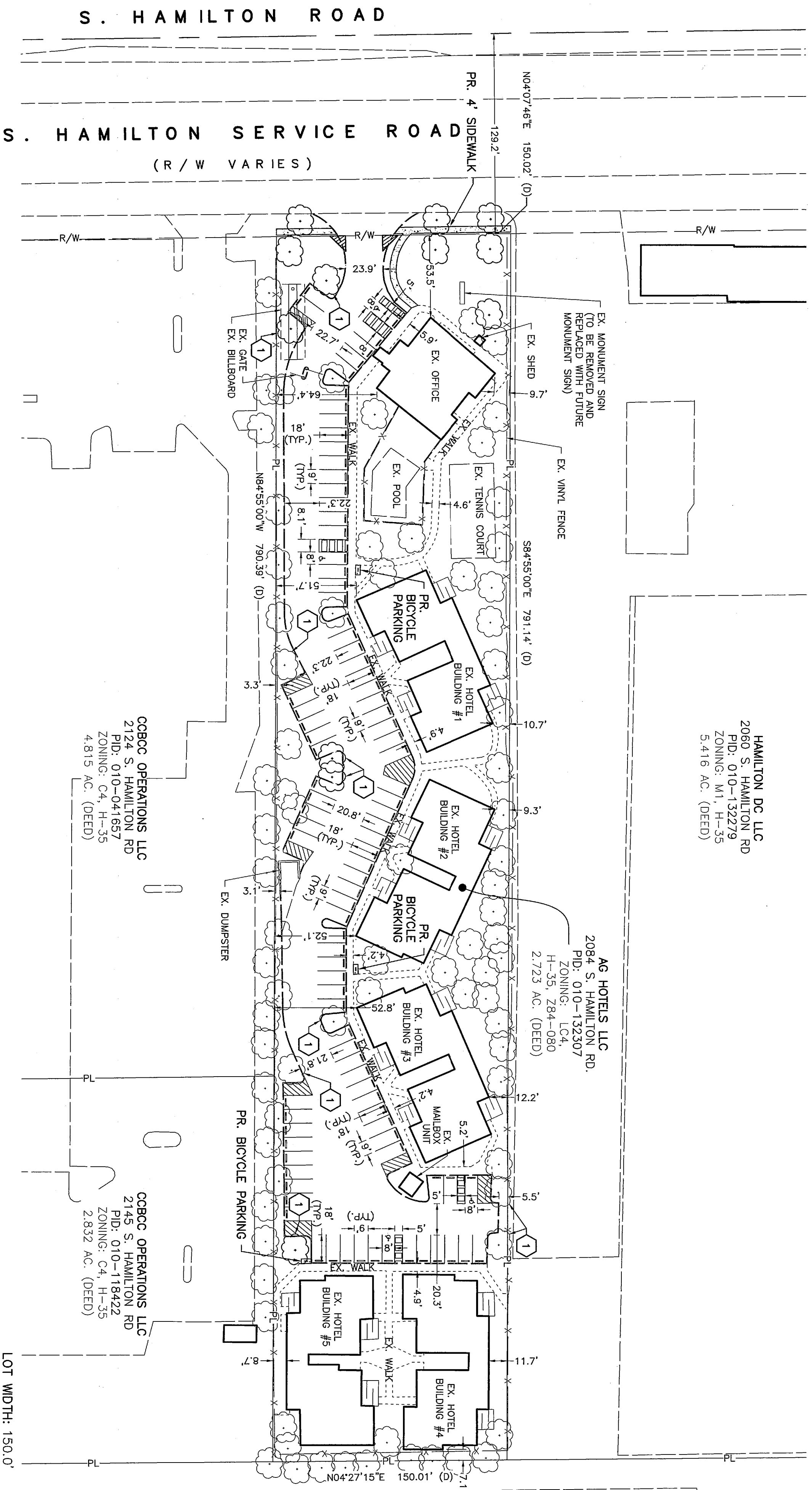
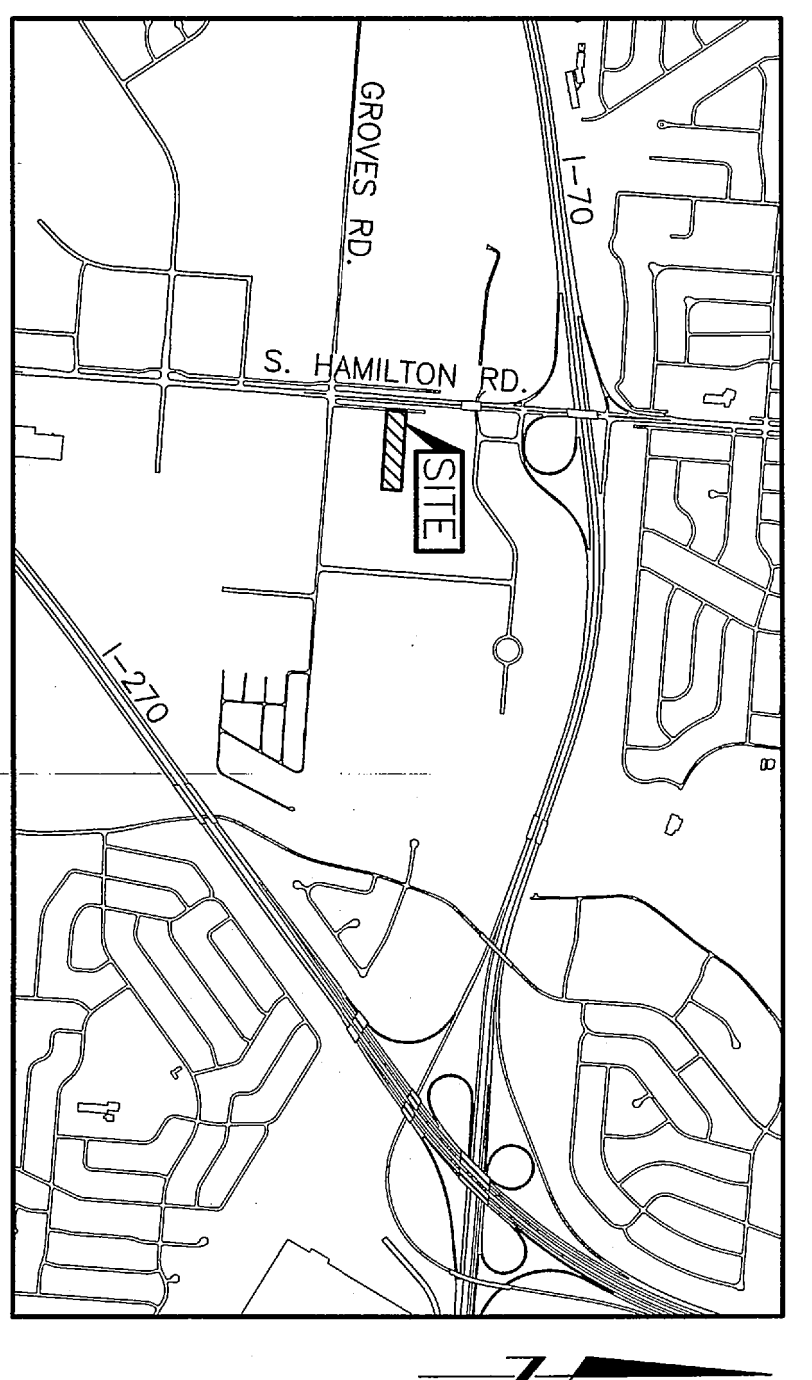


M:\1237001_2084Hamilton\DWG\Zoning\Zoning Site Plan.dwg ~Zoning Site Plan LAST EDITED BYEMILLER ON 7/21/22



- LEGEND**
- 10'x10' CLEAR VISION TRIANGLES PER C.C. 332.105
 - EXISTING TREE
 - PROPOSED TREE
 - PROPOSED PARKING BLOCK
 - PROPOSED SIDEWALK PER C.C. STD. DMC. 2300
- CODED NOTE**
- 1 SHADE TREES PROVIDED PER C.C. 332.21



SITE & BUILDING INFORMATION

ADDRESS:	2084 S. HAMILTON ROAD		
PID:	010-132307		
SITE AREA:	2.723 AC. (DEED)	118,614 S.F.	
EXISTING ZONING:	LC4, COMMERCIAL (284-080)		
PROPOSED ZONING:			
HEIGHT DISTRICT:	H-35		
PROPOSED HEIGHT:			
ACTUAL HEIGHT:	H-35		
RE-ZONING AND COUNCIL VARIANCE:			
EXISTING USE:	EXTENDED STAY HOTEL		
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL		
PARKING:			
USE	UNIT #	PARKING REQUIREMENT	REQUIRED PARKING
MULTI-FAMILY RESIDENTIAL	80	1.5/UNIT	120
TOTAL REQUIRED SPACES:	120 SPACES		
TOTAL EXISTING SPACES:	100 SPACES		
TOTAL PROPOSED SPACES:	94 SPACES		
ACCESSIBLE PARKING REQUIRED:	4 SPACES		
EXISTING ACCESSIBLE PARKING:	5 SPACES		
PROPOSED PARKING PROVIDED:	4 SPACES		
BICYCLE SPACES REQUIRED:	4 BIKE SPACES		
BICYCLE SPACES PROVIDED:	6 BIKE SPACES		
SETBACKS:	AS NOTED		
SHADE TREES REQUIRED PER 3312.21:	10 TREES (1 PER TO 10 PARKING SPACES)		
TOTAL SHADE TREES PROVIDED PER 3312.21:	10 TREES		
TOTAL SHADE TREES PROVIDED:	65 TREES		
LOT COVERAGE:	23% BUILDING COVERAGE		
REFUSE:	CITY OF COLUMBUS		
FLOOD ZONE:	"X"		
PANEL NO.:	39049C0342L (06/16/2011)		

LOT WIDTH: 150.0'
 LOT LENGTH: 791.1'
 PERIMETER YARD: REQUIRED = 10'; ACTUAL = 3.1'
 FRONT YARD: REQUIRED = 25'; ACTUAL = 53.5'

Rebecca G. Mott, Attorney
 August 11, 2022

Z22-037; Final Received 8/11/2022; Page 1 of 3

REVISIONS

DATE	BY	CHK

E. P. FERRIS AND ASSOCIATES INC.
 Consulting Civil Engineers and Surveyors

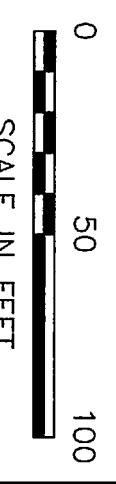
880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 299-2999
 (614) 299-2992 (Fax)
 WWW.EPFERRIS.COM

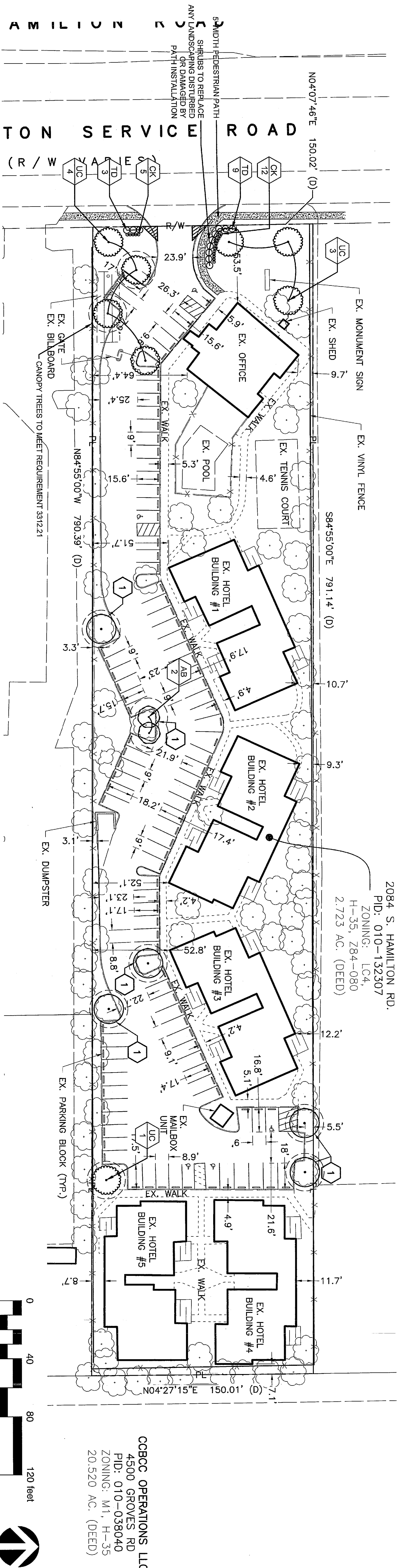
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
2084 S. HAMILTON ROAD
 AG HOTELS LLC

JOB NO.: 1237.001
DESIGNED BY: ERM
DRAWN BY: ERM
CHECKED BY: CLP
APPROVED BY: CLP
DATE: 7/21/22

ZONING SITE PLAN

SCALE: 1" = 50'
SHEET NO.: 1 of 1





2084 S. HAMILTON RD.
 PID: 010-132307
 ZONING: LC4,
 H-35, Z84-080
 2.723 AC. (DEED)

COBCC OPERATIONS LLC
 4500 GROVES RD
 PID: 010-038040
 ZONING: M1, H-35
 20.520 AC. (DEED)

GENERAL PLANTING NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLANT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60-1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 6". ADDITIONAL AMENDMENTS TO BE ADDED PER SOILS REPORT.
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.
11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE.
13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-PAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOIL OR SEEDING.
16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS). SEEDING OR SOODING BY LANDSCAPE CONTRACTOR.
17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM, IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.

PLANT SCHEDULE

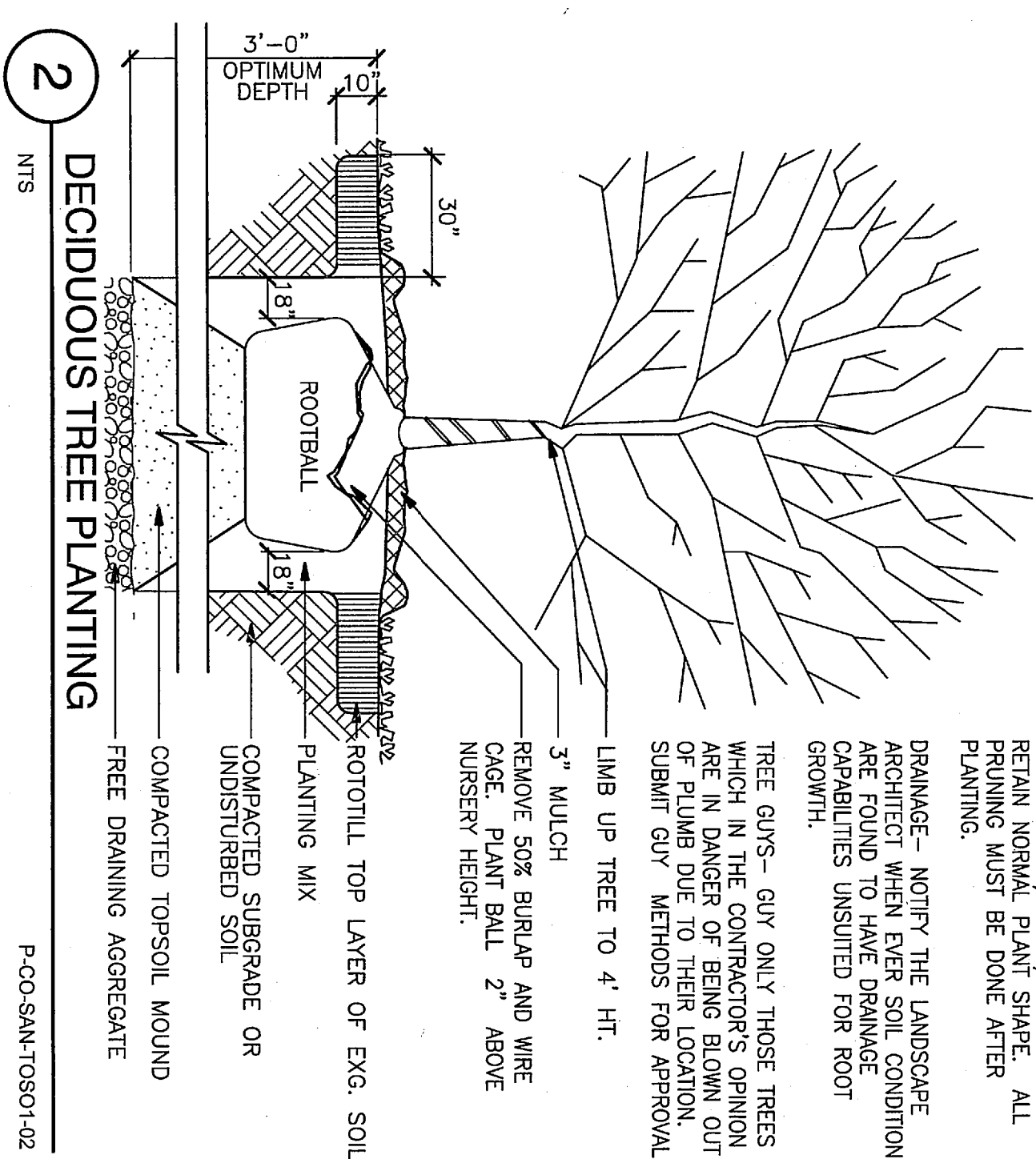
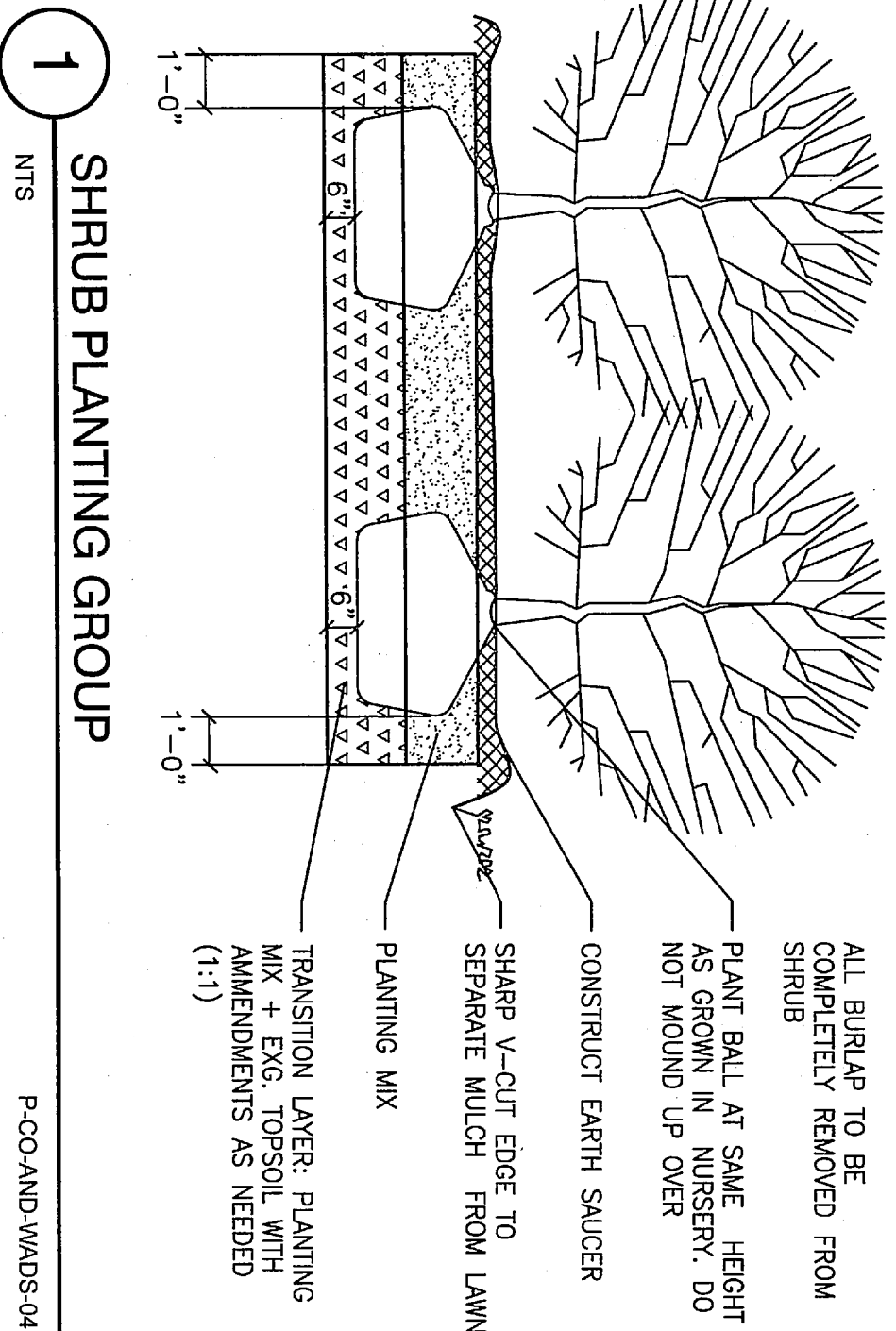
TREES	QTY	COMMON / BOTANICAL NAME	CONT	CALL
AB	2	Brandywine Red Maple / Acer rubrum 'Brandywine'	B & B	2'Call
UC	8	Frontier Elm / Ulmus x 'Frontier'	B & B	2'Call
SHRUBS	17	COMMON / BOTANICAL NAME	CONT	CALL
OK	QTY	Karl Foerster Feather Reed Grass / Calamagrostis x acutilora 'Karl Foerster'	CLUMP No. 2 Cont.	B&B 24"
TD	12	Dense Anglo-Japanese Yew / Taxus x media 'Densiformis'		

ZONING NOTES:

- 3312.21 LANDSCAPING AND SCREENING**
- 100 parking spaces provided on site, requiring 10 canopy trees planted with in landscaped islands or peninsulas, 6 existing trees already occupy those spaces with a further 4 trees added to meet the requirement. (3312.21 - A)
- Existing landscaping between parking lot and street R.O.W. fulfills landscape screening requirement utilizing a combination of earthen mounding and evergreen plants. Plantings shall be pruned, weeded, and replaced in order to maintain the efficacy of the landscape screen. Where plant material must be removed to accommodate a pedestrian path, additional evergreen shrubs will be planted to replace them.
- Per comments from the city, a pedestrian path is to be included to provide pedestrian access to future surrounding developments.
- Street trees planted along the R.O.W. are selected from a native tree variety at the recommendation of the city Forester.

GENERAL NOTES:

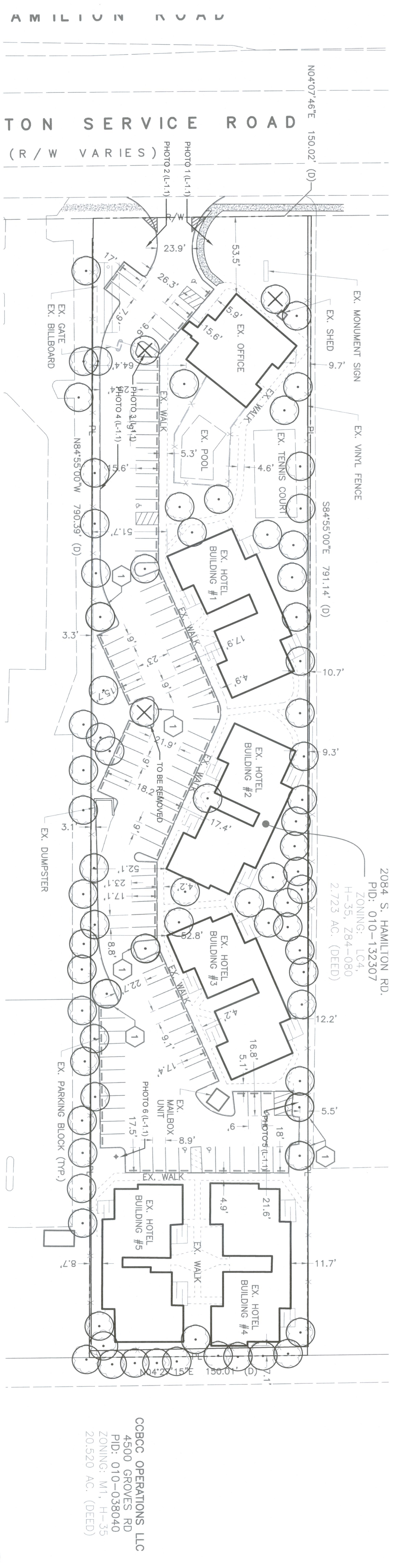
1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLANT IT CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, UTILITIES, EASEMENTS OR FIELD GATHERED DATA.
2. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR SHALL INCLUDE FOR PAYMENT THE COSTS OF REMOVAL AND DISPOSAL OF ALL TREES, BRUSH AND STUMPS WITHIN THE SCOPE OF PROPOSED WORK.
4. LOCATION, SUPPORT PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.
5. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
6. CONTRACTOR SHALL CALL UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOT REMOVE ANY TREES, SHRUBS, OR OTHER LANDSCAPE FEATURES NOT IDENTIFIED FOR REMOVAL WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER.
8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS AT ALL TIMES.
9. ALL DIMENSIONS AND WALL RADII ARE TAKEN TO FACE OF CURB OR WALL, UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY OWNERS REP OF ANY DISCREPANCIES.
11. ALL CONCRETE WORK TO RECEIVE CONTROL JOINTS AT 5 O.C., AND EXPANSION JOINTS AT 30 O.C. MAXIMUM, WITH LIGHT BROOM FINISH UNLESS OTHERWISE NOTED ON PLANS.



Z22-037; Final Received 8/11/2022; Page 2 of 3

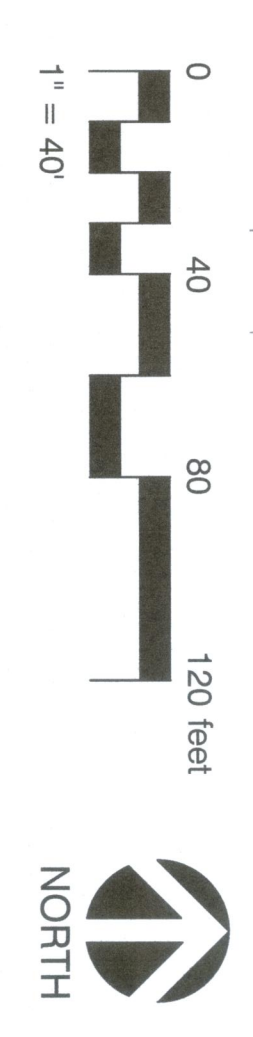
Rebecca J. Mohr, Attorney
 August 11, 2022

www.planitllc.com	
ISSUANCES	
NO	DESCRIPTION
A	PLANNING 07.18.22
PROJECT NO: 022-936	
CHECKED BY: S.P.H.	
DRAWN BY: K.A.A.	
NOT FOR CONSTRUCTION	
LANDSCAPE PLAN	
L-1.2	



EXISTING CONDITIONS PLAN
 1"=40'-0"

NOTE: ALL PHOTOS OF EXISTING SITE CONDITIONS TAKEN ON 07/14/2022



1 PARKING LOT ENTRYWAY LANDSCAPING
 NOTE: TO BE WEEDED AND PRUNED AS NEEDED. DEAD OR DYING PLANT MATERIAL TO BE REPLACED WITH NEW STOCK EXISTING MOUNDING AND LANDSCAPING FULFILLS



3 TREE TO BE REMOVED AND REPLACED
 NOTE: TO BE REPLACED AS THE DAMAGED TREE DOES NOT MEET CANOPY TREE REQUIREMENTS



2 PARKING LOT ENTRYWAY LANDSCAPING
 NOTE: TO BE WEEDED AND PRUNED AS NEEDED. DEAD OR DYING PLANT MATERIAL TO BE REPLACED WITH NEW STOCK



4 8' VINYL PRIVACY FENCE SOUTH BOUNDARY
 NOTE: ALL MATURE TREES TO BE PRESERVED AND TRIMMED IF REQUIRED



5 EXISTING LIGHT IN PARKING PENINSULA
 NOTE: TO BE WEEDED AND PRUNED AS NEEDED



5 8' VINYL PRIVACY FENCE NORTH BOUNDARY
 NOTE: ALL MATURE TREES IN PHOTO TO BE PRESERVED AND TRIMMED IF REQUIRED

Z22-037; Final Received 8/11/2022; Page 3 of 3

Rebecca G. Mott, Attorney
 August 11, 2022

		MULTI-FAMILY RESIDENCE 2084 S. HAMILTON RD COLUMBUS, OH 43232																																		
PROJECT NO 022-936		ISSUANCES <table border="1"> <thead> <tr> <th>NO</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>PLANNING</td> <td>07.18.22</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO	DESCRIPTION	DATE	A	PLANNING	07.18.22																											
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EXISTING CONDITIONS L-1.1																																				

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 11, 2022**

1. **APPLICATION:** **Z22-037**
Location: **2084 S. HAMILTON RD. (43232)**, being 2.72± acres located on the east side of South Hamilton Road, 600± feet north of Groves Road. (010-132307; Greater South East Area Commission)
Existing Zoning: L-C-4, Limited Commercial District.
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential.
Applicant(s): Perennial Housing Partners, LLC; c/o Rebecca J. Mott, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): AG Hotels, LLC; 2084 South Hamilton Road; Columbus, OH 43232.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

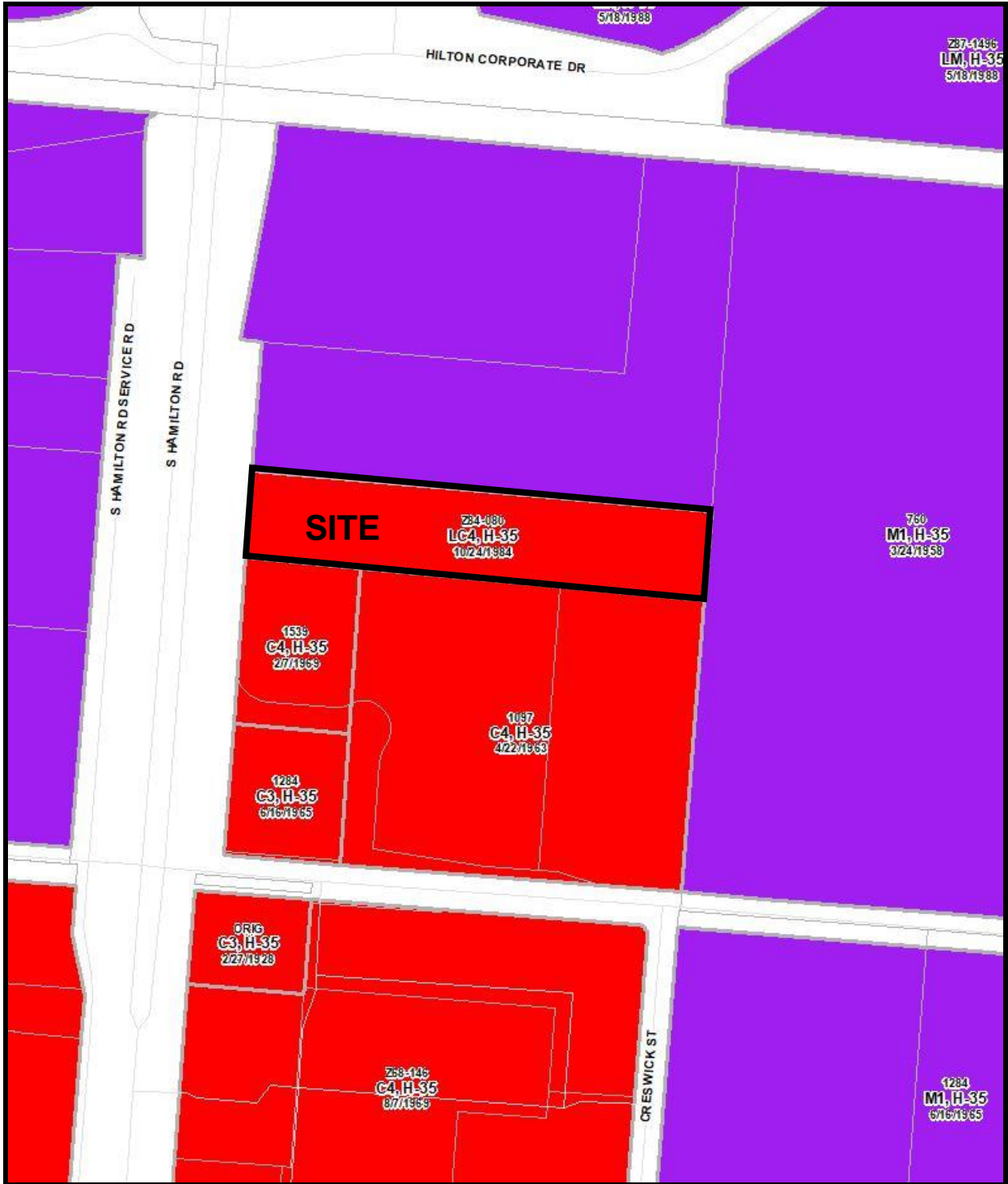
BACKGROUND:

- The site consists of one parcel developed with an extended-stay hotel containing 80 suites, zoned in the L-C-4, Limited Commercial District. The requested rezoning to L-AR-1, Limited Apartment Residential District will permit the existing development to be converted into an 80-unit apartment complex.
- To the north and east are manufacturing and warehouse uses in the M-1, Manufacturing District. To the south is undeveloped land and a furniture store in the C-4, Commercial District. To the west across South Hamilton Road are offices in the M, Manufacturing District.
- The site is within the planning boundaries of the *Hamilton Road Corridor Revitalization Plan* (2008), which recommends hospitality and attraction land uses at this location. The plan includes the adoption of the *Columbus Citywide Planning Policies (C2P2)* design guidelines (2018).
- Concurrent CV22-051 has been filed and includes variances to reduce the minimum number of parking spaces required from 120 to 94 spaces (100 existing); to permit the existing dumpster to be located in the perimeter yard; and to reduce the minimum required perimeter yard width from 10 feet to the existing 3 feet. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval, conditioned that the dumpster area be expanded and that cameras and security lights be installed throughout the property. Additionally the Commission also requests information regarding the parkland dedication funds. Staff notes that the dumpster area will need to meet the City Code requirements of Title 13, Refuse Collection Code.

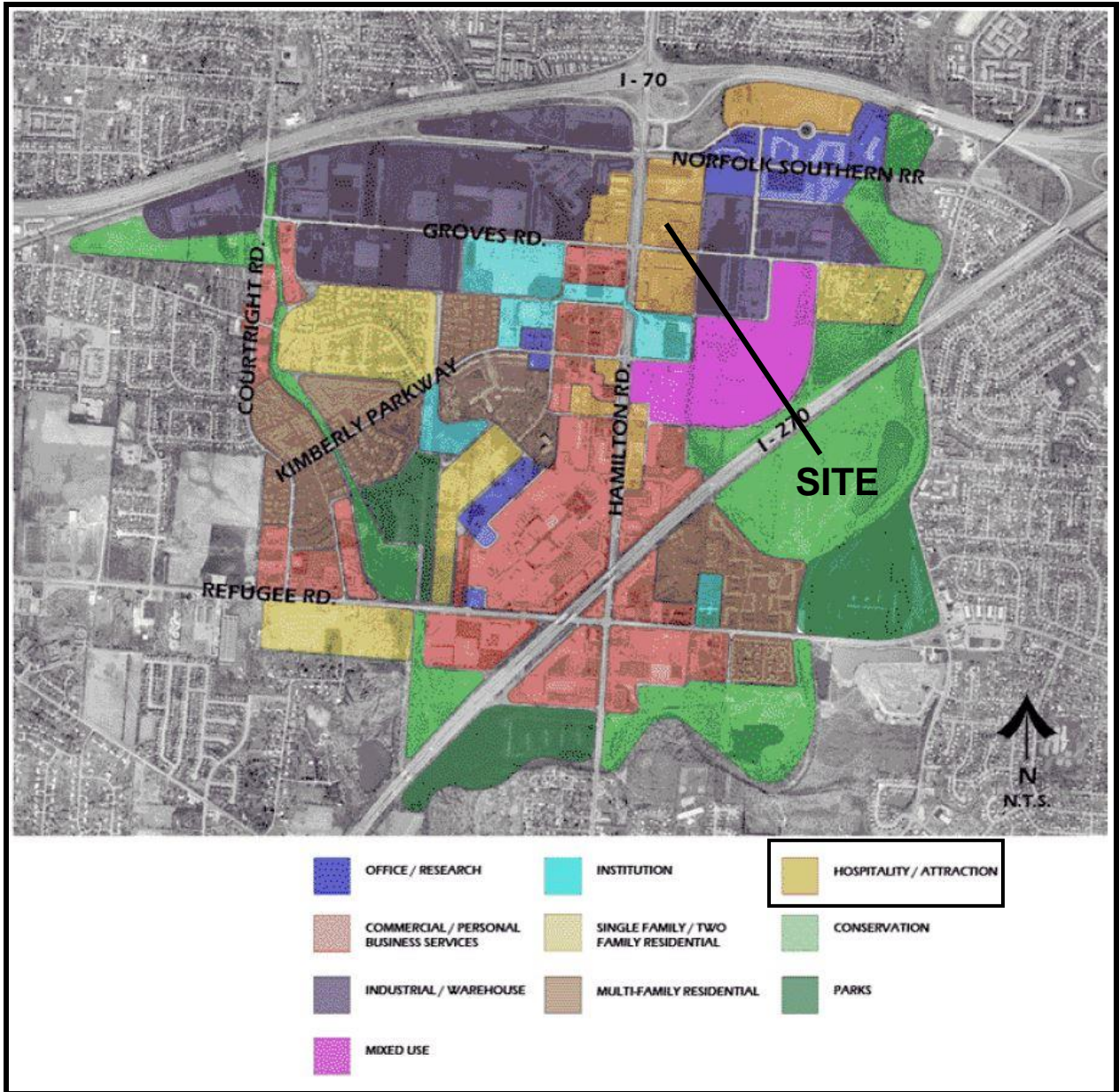
- The limitation text commits to a site plan, establishes permitted uses, and includes development standards addressing density, setbacks, access, parking and bicycle parking, and landscaping.
- The *Columbus Multimodal Thoroughfare Plan* identifies the portion of South Hamilton Road as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-1, Limited Apartment Residential District will permit the existing development to be converted from an 80 suite extended-stay hotel to an 80-unit apartment complex. Although the *Hamilton Road Corridor Revitalization Plan* recommends hospitality and attraction land uses at this location, Planning Division staff are supportive of the proposal as this area has adopted of C2P2 Design Guidelines which include a recommendation for mixed use and higher density residential development along primary corridors with access to transit.



Z22-037
2084 S. Hamilton Road
Approximately 2.72 acres
L-C-4 to L-AR-1



Z22-037
2084 S. Hamilton Road
Approximately 2.72 acres
L-C-4 to L-AR-1



Z22-037
2084 S. Hamilton Road
Approximately 2.72 acres
L-C-4 to L-AR-1



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
 (PLEASE PRINT)

Case Number Z22-037

Address 2084 S HAMILTON RD

Group Name GREATER SOUTH EAST AREA COMM

Meeting Date 7/26/2022

Specify Case Type

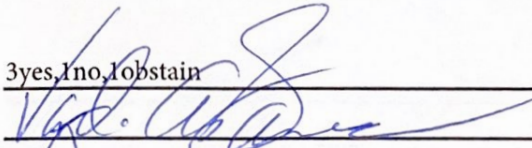
- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation Approval
 (Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

With the contingencies as follows:
 That the area for the dumpsters be expanded as recommended. This property will be going from commercial with 1 or 2 days a week of private pick-up to residential (possibly filled to capacity on a daily basis) which could/would result in more trash. It is our belief and experience that there is not enough space to provide adequate trash disposal.
 We have also requested that there be cameras and security lights included to cover the property.
 We would also like to know how the funds allocated per zoning code 3318 Park Land will stay in our commission area. When and how will the funds be used with regards to the radius of the property.
 With the number of apartments, we also are concerned that there are not enough parking spaces to accommodate the residence.

Vote 3yes, 1no, 1obstain

Signature of Authorized Representative 

Recommending Group Title Greater South East Area Commission - Chair

Daytime Phone Number 614-638-7678

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, 111 N Front Street, Columbus, Ohio 43215.

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 #: Z22-037

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 (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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

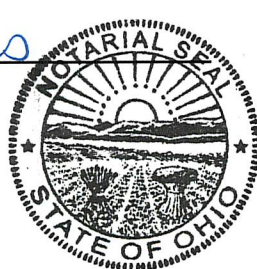
<p>1. Perennial Housing Partners, LLC, John Hess (50%) 51 Pennwood Place, Ste. 200, Warrendale, PA 15086 Columbus-based employees - 0</p>	<p>2. Perennial Housing Partners, LLC, Mike Hess (25%) 51 Pennwood Place, Ste. 200, Warrendale, PA 15086 Columbus-based employees - 0</p>
<p>3. Perennial Housing Partners, LLC, Eddie Baranowski 51 Pennwood Place, Ste. 200, Warrendale, PA 15086 Columbus-based employees - 0 (25%)</p>	<p>4. Proposed - 4-5 Columbus based employees.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Rebecca J. Mott

Sworn to before me and signed in my presence this 24 day of May, in the year 2022

Lynette Mapes
SIGNATURE OF NOTARY PUBLIC



8/18/24 Notary Seal Here
My Commission Expires
Lynette Mapes
Notary Public, State of Ohio
My Commission Expires 08-10-24

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