

Site Plan

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 12, 2008**

- 4. APPLICATION: Z08-019**
- Location:** **9262 WORTHINGTON ROAD (43082)**, being 5.6± acres located on the west side of Worthington Road, 400± feet north of Lori Lane (31844302018000).
- Existing Zoning:** R, Rural and L-C-3, Limited Commercial Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Commercial development.
- Applicant(s):** Preferred Real Estate Investments II, LLC; c/o Robert A. Meyer, Jr., Attorney; 41 South High Street; Columbus, OH 43215.
- Property Owner(s):** Preferred Real Estate Investments II, LLC; 470 Olde Worthington Road, Suite 470; Westerville, Ohio 43082 and Frederick T. & Aileen Blyth; 9864 State Route 736; Plain City, Ohio 43064.
- Planner:** Walter Green, 645-2485, wagreen@columbus.gov

BACKGROUND:

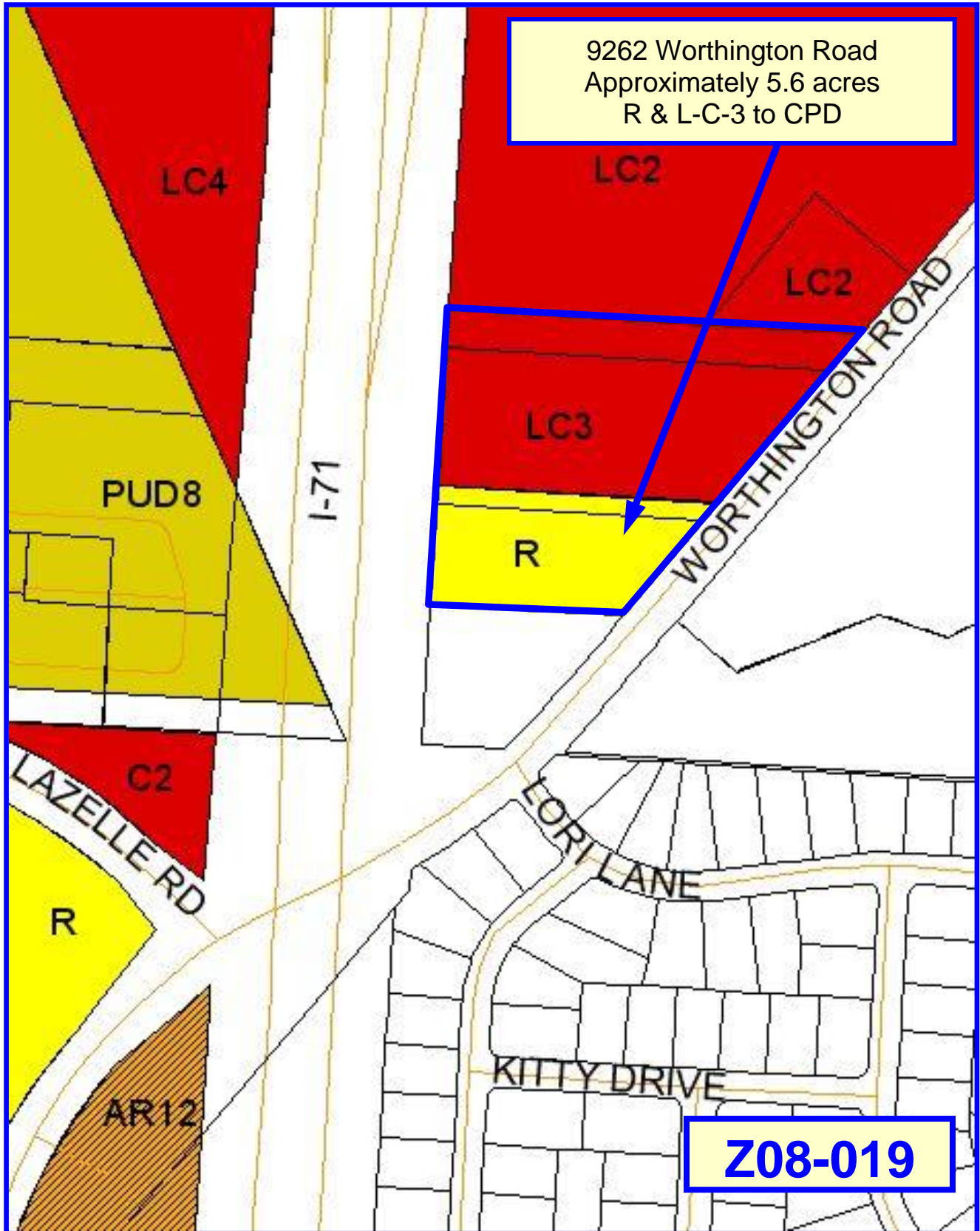
- The 5.6± acre site is being developed with a hotel under construction on the north parcel and zoned in the R, Rural and L-C-3, Limited Commercial Districts. The applicant is requesting the CPD, Commercial Planned Development District to allow a second hotel.
- To the north of the site is an office building zoned in the L-C-2, Commercial District. To the east is an office building in the City of Westerville. To the southeast is multi-family and single-family residential development zoned in the City of Westerville. To the south is a single-family residence in Orange Township. To the west is Interstate 71.
- The proposed CPD, Commercial Planned Development District, commits to landscaping, lighting and screening standards. The request includes a variance to allow maneuvering for parking spaces over parcel lines, although the required maneuvering must be provided.
- The site is located within the boundaries of the Subarea J.3 of *The Far North Plan* (1994). The plan recommends "Appropriate development includes offices, institutional uses, and public or private recreational facilities. Retail development is not appropriate for this area." The rezoning for the hotel on the north parcel was approved in 2000, this expands that use. The uses are limited to neighborhood commercial, office, hotel and restaurants. The applicant is committing to landscaping to provide compatibility with the area.
- The *Columbus Thoroughfare Plan* identifies Worthington Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

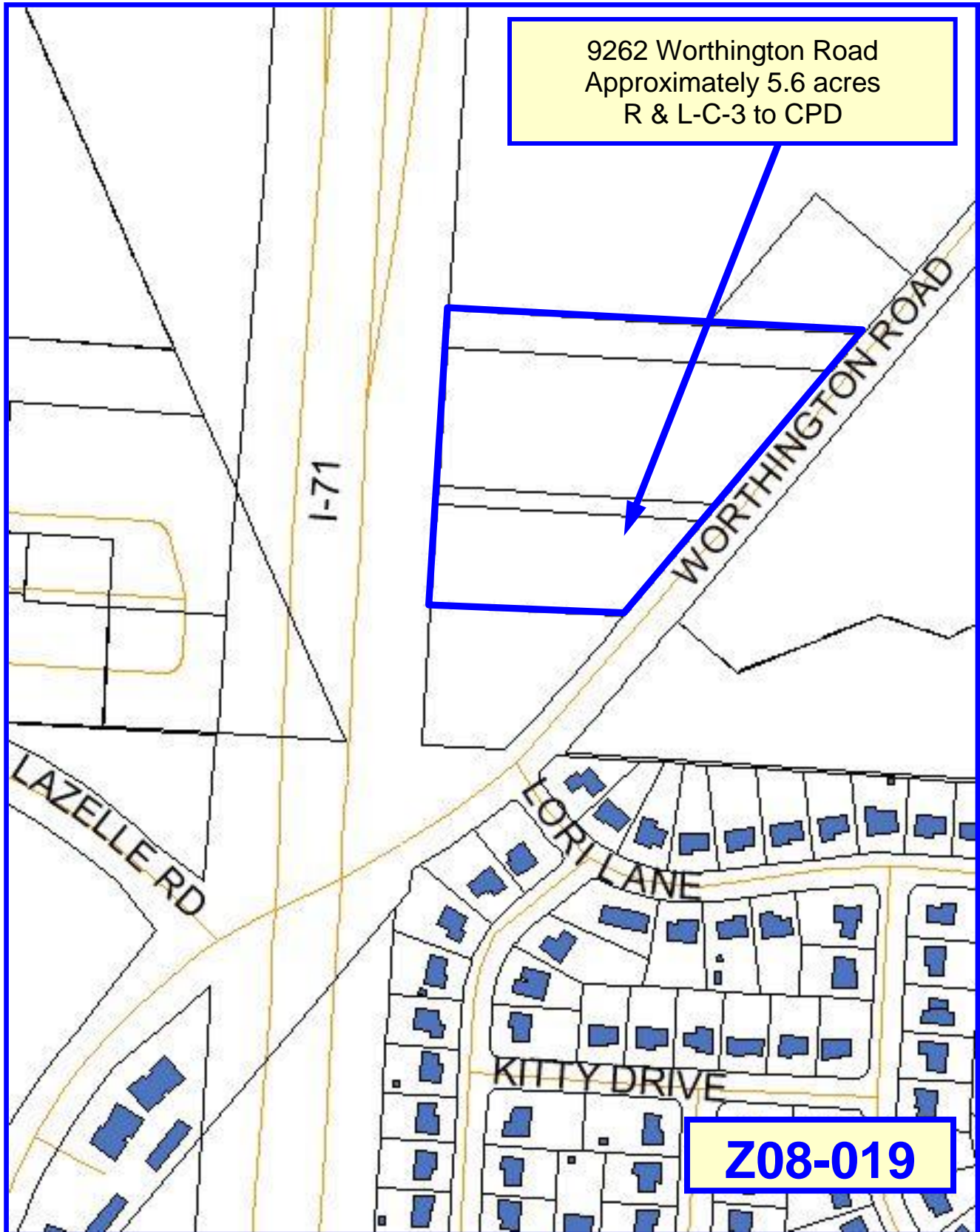
CITY DEPARTMENTS RECOMMENDATION: Approval.**

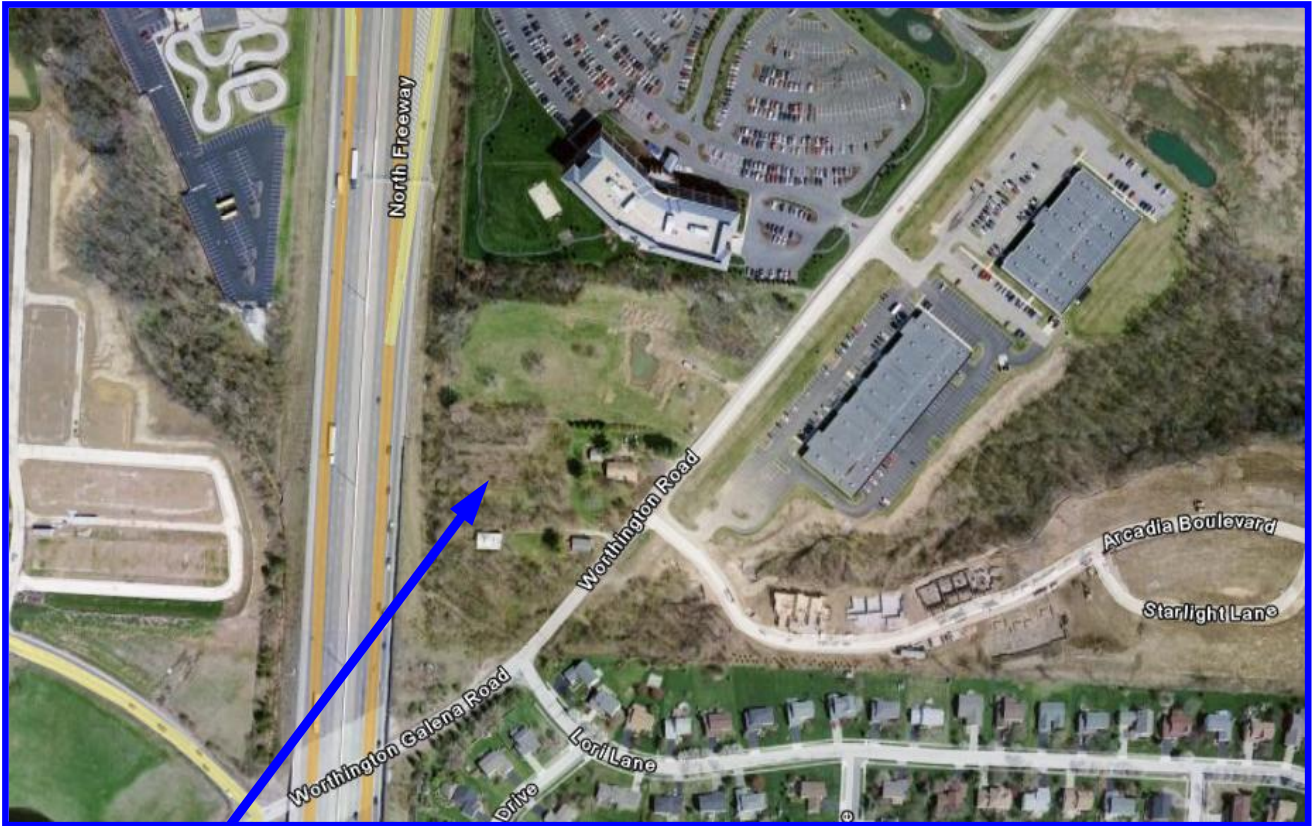
Staff supports the use and the proposed development standards, however, not all transportation issues have been resolved. The applicant is working with the Transportation Division and the City of Westerville. Staff's recommendation will be revised to approval with the resolution of the issues.

The proposed CPD, Commercial Planned Development District, with the development standards in the text and site plan, permits a hotel. The request is compatible with development in the area, with the resolution of the transportation issues.

** The applicant resolved the transportation issues with the Transportation Division and the City of Westerville, therefore, staff recommends approval.







9262 Worthington Road
Approximately 5.6 acres
R & L-C-3 to CPD

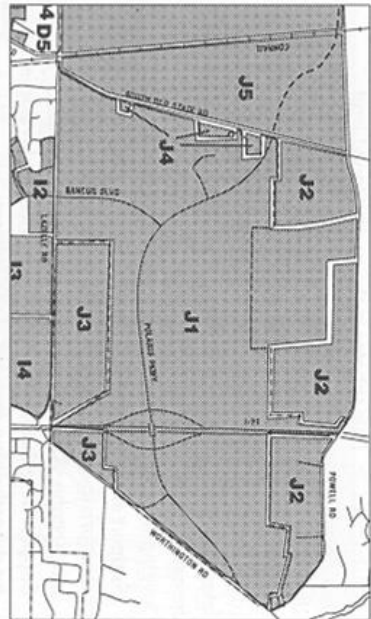
Z08-019

- adjacent single-family residential development from the negative impacts of commercial and industrial development.
- Provide pedestrian and bicycle connections between Polaris employment and shopping locations and the adjacent residential areas and the mass transit terminal.

Subarea J.2: This subarea incorporates the developed and undeveloped land located in Delaware County between Powell Road and the northern boundary of Polaris Centers of Commerce. The subarea is partially developed in various densities as single-family homes. Single family development abuts the subarea on the north. The subarea is zoned Planned Commercial (PC), Neighborhood Commercial (NC), Planned Residential (PRD), and Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.

- Preserve existing residential development as the best long-term land use for the area.
- Support infill residential development that is compatible with existing residential development. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the subarea.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and employment and shopping components of the fringe village.

Subarea J.3: The subarea consists of the unincorporated land that is situated in Delaware County between the southern boundary of Polaris and Lazelle Road. It is partially developed as large-lot single-family homes. Subarea J.3 is zoned Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.



- Support land uses that are compatible with the existing and planned development in Polaris. Appropriate development includes offices, institutional uses, and public or private recreational facilities. Retail development is not appropriate for this area.
- Support a mixture of single-family and multi-family residential development as an alternative land use for the subarea. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the fringe village.
- The entire subarea should be planned and developed as one project. Incremental development of this land is not appropriate.
- Development proposals should limit the number of curb cuts along Lazelle Road to improve efficiency of traffic movement.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and the employment and shopping components of the fringe village.

The Far North Plan

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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 # 208-019

Being first duly cautioned and sworn (NAME) Robert A. Meyer, Jr.
 of (COMPLETE ADDRESS) Porter, Wright, Morris & Arthur LLP, 41 South High 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. Preferred Real Estate Investments II, LLC 470 Olde Worthington Road, Suite 470 Westerville, OH 43082 0 Columbus-based employees Contact: Nick King 614/901-2400	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Robert A. Meyer, Jr.

Subscribed to me in my presence and before me this 31st day of March, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Mary A. Rossi

My Commission Expires:

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

Notary Seal Here



Mary A. Rossi
 Notary Public, State of Ohio
 My Commission Expires 11-05-12