

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 9, 2018**

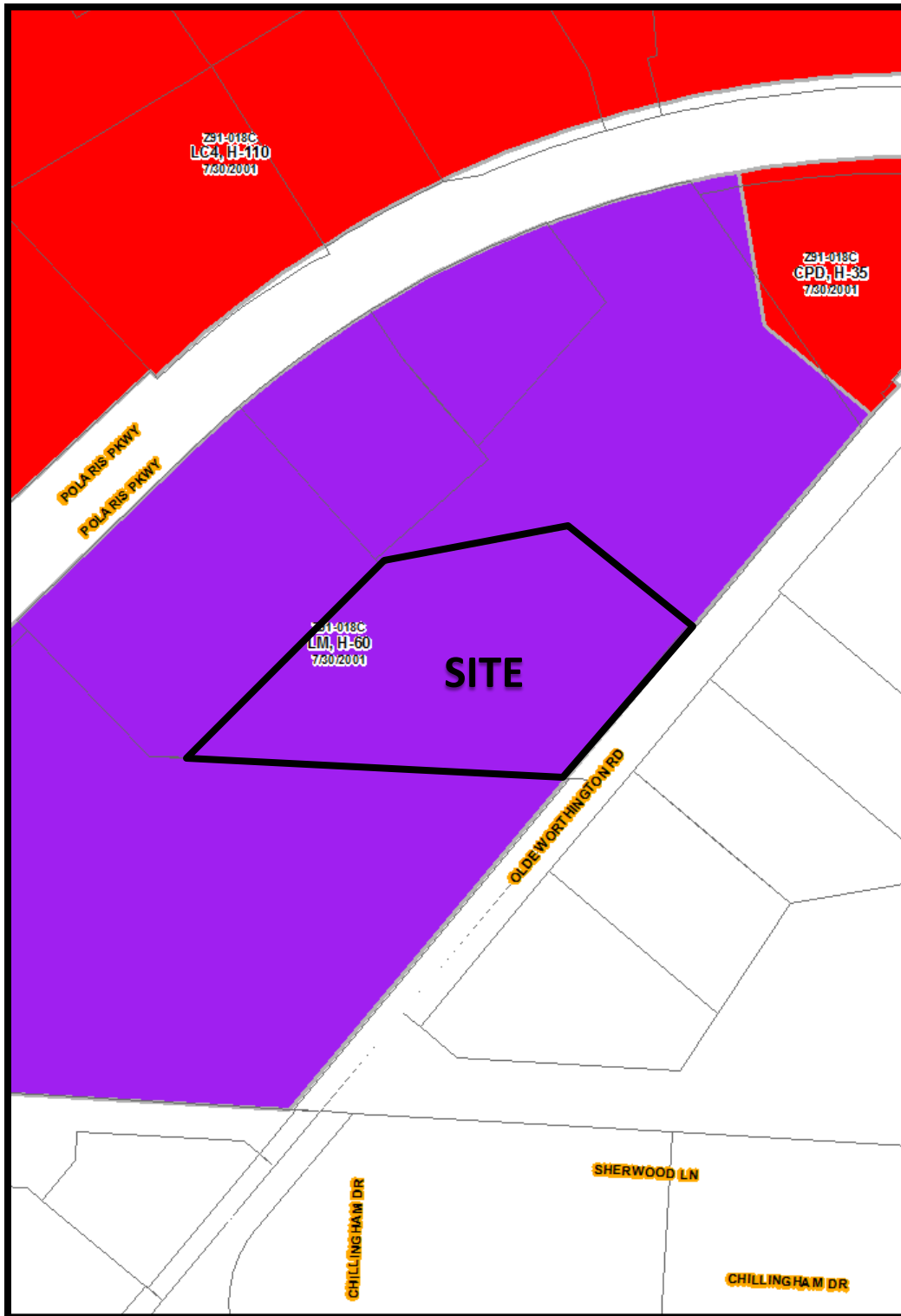
- 1. APPLICATION: Z18-036**
Location: **2045 POLARIS PARKWAY(43082)**, being 3.23± acres located on the south side of Polaris Parkway, 650 feet east of Orion Place, (31844302023000; Far North Columbus Communities Coalition).
Existing Zoning: L-M, Limited Manufacturing District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Hotel and extended stay hotel.
Applicant(s): The Witness Group; c/o Jackson B. Reynolds III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.Polaris Janaki Inc.; 600 Enterprise Drive; Lewis Center, OH 43240.
Property Owner(s):
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 3.23± acre site is zoned L-M, Limited Manufacturing District, and is developed with a hotel. The applicant is requesting the CPD, Commercial Planned Development District in order to allow 37 of the rooms to operate as an extended stay hotel. The remaining 55 rooms will operate as traditional hotel rooms.
- North of the site is a commercial shopping center zoned in the L-M, Limited Commercial District. South of the site are single-unit dwellings in the FR-1, Farming Residence District located within Orange Township. East of the site is a commercial shopping center in the L-M, Limited Manufacturing District. West of the site is an office-manufacturing building in the L-M, Limited Manufacturing District.
- The site is located within the planning area of the *Far North Area Plan* (2014), which recommends “Community Commercial” land uses for this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The CPD text includes permitted uses, which include the specific number of rooms operating as hotel and extended stay hotel, building height, lighting controls, and a commitment to develop the site according to the submitted site plan. The request also includes a parking space reduction variance from 111 to 104 spaces.
- The *Columbus Thoroughfare Plan* identifies Polaris Parkway as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline.

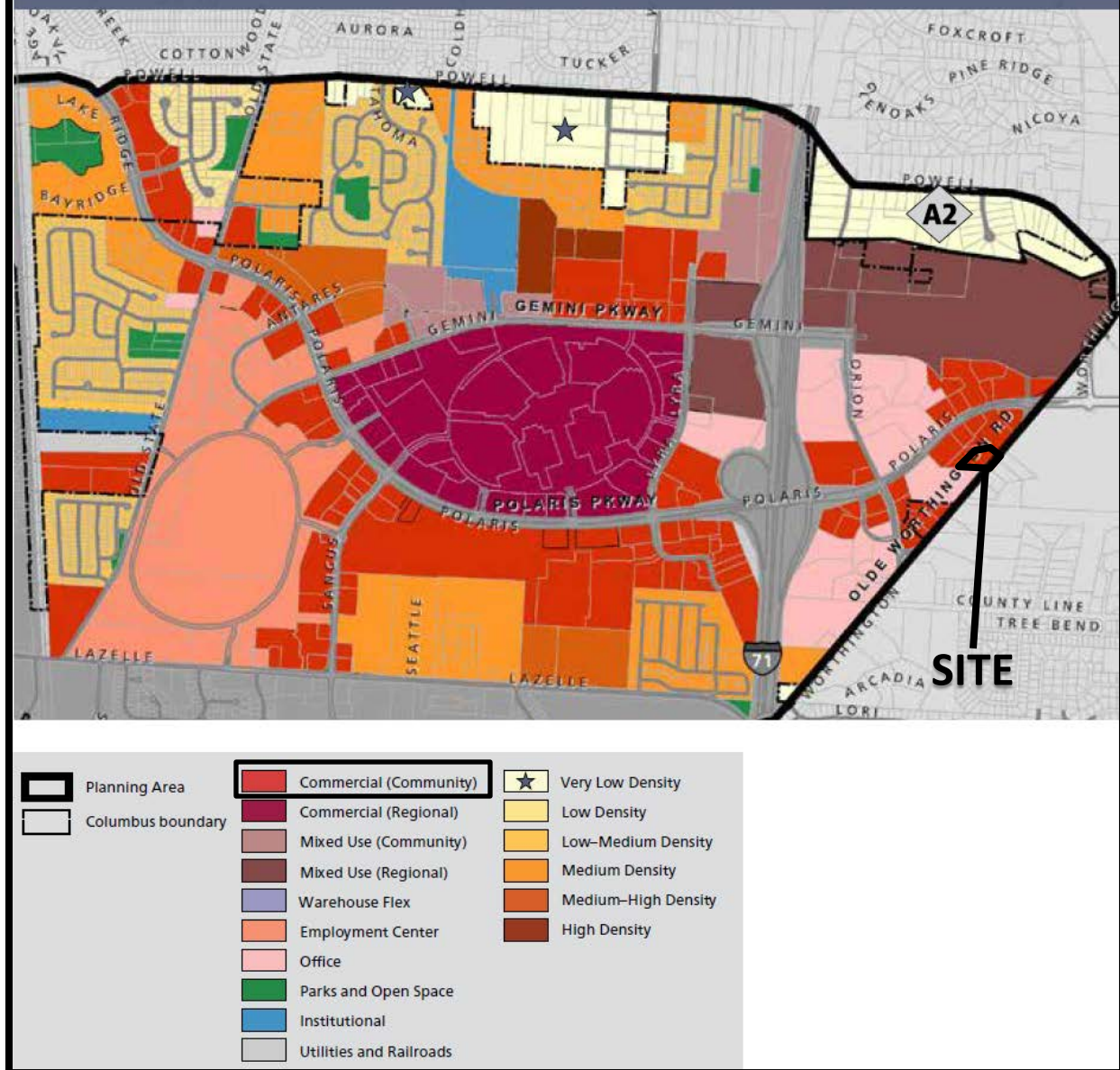
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The request CPD, Commercial Planned Development District will allow a 55-room hotel and 37-room extended stay hotel to operate in the same building. The CPD text includes a submitted site plan while also including commitments to the maximum number of each type of hotel room, building height, and lighting controls, and incorporates a parking reduction variance from 111 required to 104 provided parking spaces. The proposal remains consistent with the *Far North Area Plan's* land use recommendation of "Community Commercial" at this location. Additionally, the request is consistent with the development pattern along the Polaris Parkway corridor.



Z18-036
2045 Polaris Parkway
Approximately 3.23 acres
From L-M to CPD

Figure 16: Polaris Subarea



Far North Area Plan (2014)

Z18-036
2045 Polaris Parkway
Approximately 3.23 acres
From L-M to CPD



Z18-036
2045 Polaris Parkway
Approximately 3.23 acres
From L-M to CPD

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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

Case Number:

218-036

Address:

2045 Polaris Parkway

Group Name:

Far North Columbus Communities Coalition

Meeting Date:

6/5/18

Specify Case Type:

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

Recommendation:

(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote:

9-0

Signature of Authorized Representative:

SIGNATURE

James Palmisano

RECOMMENDING GROUP TITLE

FNCCC President

DAYTIME PHONE NUMBER

614/832-9083

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, 757 Carolyn Avenue, Columbus, OH 43224.

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 # 218-036

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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. The Witness Group 600 Enterprise Drive Lewis Center, OH 43240 Ohm Patel (614) 846-6600	2. Janaki Inc. 600 Enterprise Drive Lewis Center, OH 43240 Ohm Patel (614) 846-6600
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 23rd day of May, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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



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