



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 14, 2019**

- 5. APPLICATION: Z18-078**
Location: **6440 EAST BROAD STREET (43213)**, being 2.5± acres located at the northeast corner of East Broad Street and Outerbelt Street (520-214704 & 520-143645; Far East Area Commission).
Existing Zoning: CPD, Commercial Planned Developed District.
Request: CPD, Commercial Planned Developed District (H-60).
Proposed Use: Hotel and commercial development.
Applicant(s): Indus Hotels; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Deborah L. Shub Trust, et al; 2296 East Broad Street; Columbus, OH 43209.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

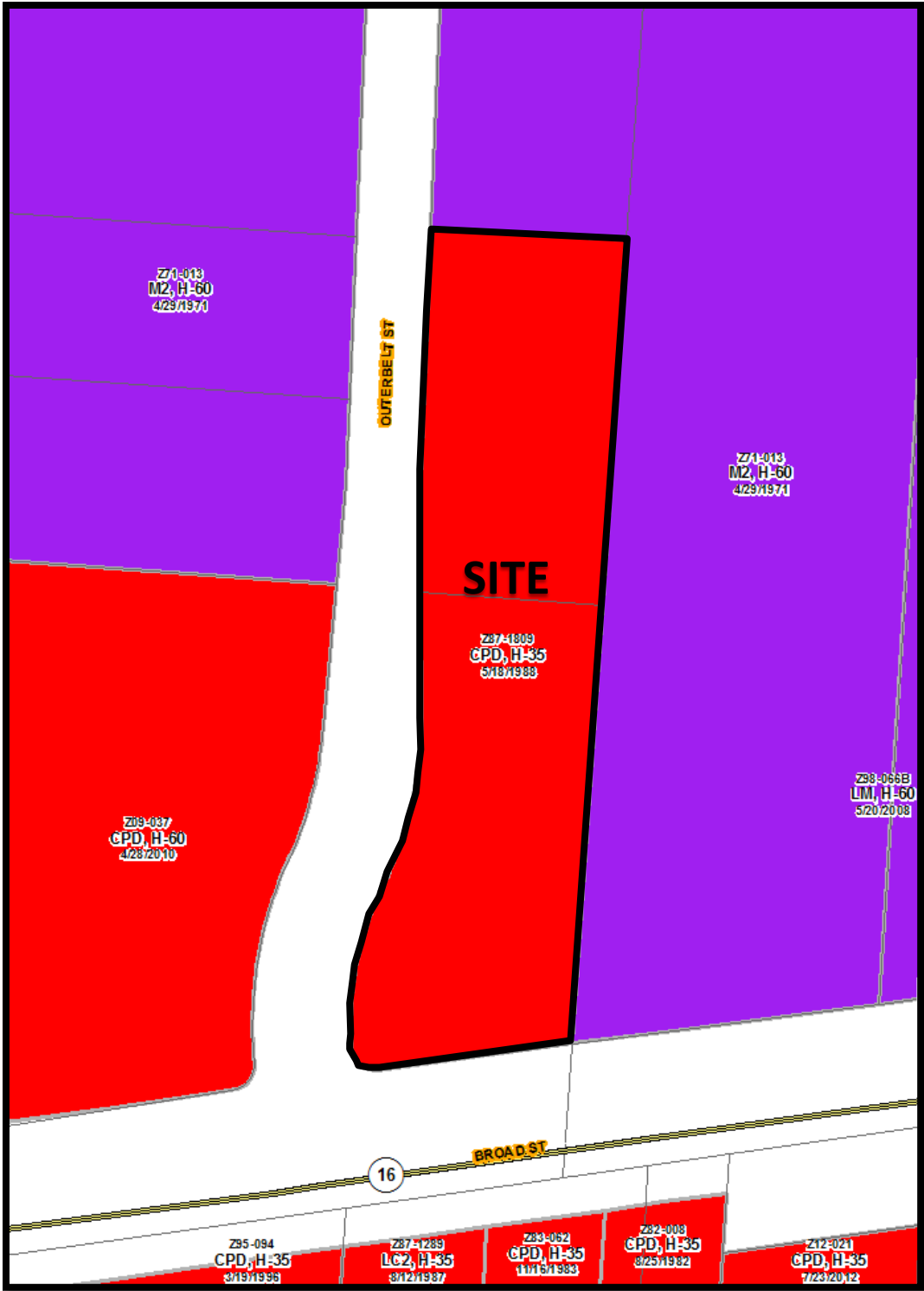
- The 2.5± acre site consists of two parcels, one developed with an office building and the other undeveloped, both in the CPD, Commercial Planned Development District. The requested CPD district permits the existing office building to remain (Subarea A) and permits the development of a hotel (Subarea B), as shown on the submitted site plan.
- North of the site is an office/warehouse building in the M-2, Manufacturing District. South of the site are various retail and office uses in the L-C-2, Limited Commercial and CPD, Commercial Planned Development districts. East of the site is a self-storage facility in the M-2, Manufacturing District. West of the site are various office and office/warehouse uses in the M-2, Manufacturing and CPD, Commercial Planned Development districts.
- The site is within the planning boundaries of the *Far East Land Use Plan* (2018), which recommends “mixed-use 1” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) design guidelines.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- The CPD text establishes use restrictions and supplemental development standards that address building and parking setbacks, traffic access and circulation, parking lot screening, and graphics restrictions, and includes a commitment to a site plan. Additionally, variances to allow parking spaces and maneuvering to cross parcels lines, a reduction to the minimum number of required loading spaces, a reduction to the minimum number parking spaces required (Subarea B), an increase in the maximum number of parking spaces permitted (Subarea A) and a reduction in parking lot headlight screening, are all included in the text. Staff notes that the variances to parking spaces,

maneuvering, and minimum and maximum number of required parking spaces, are all the result of maintaining two separate parcels on the site.

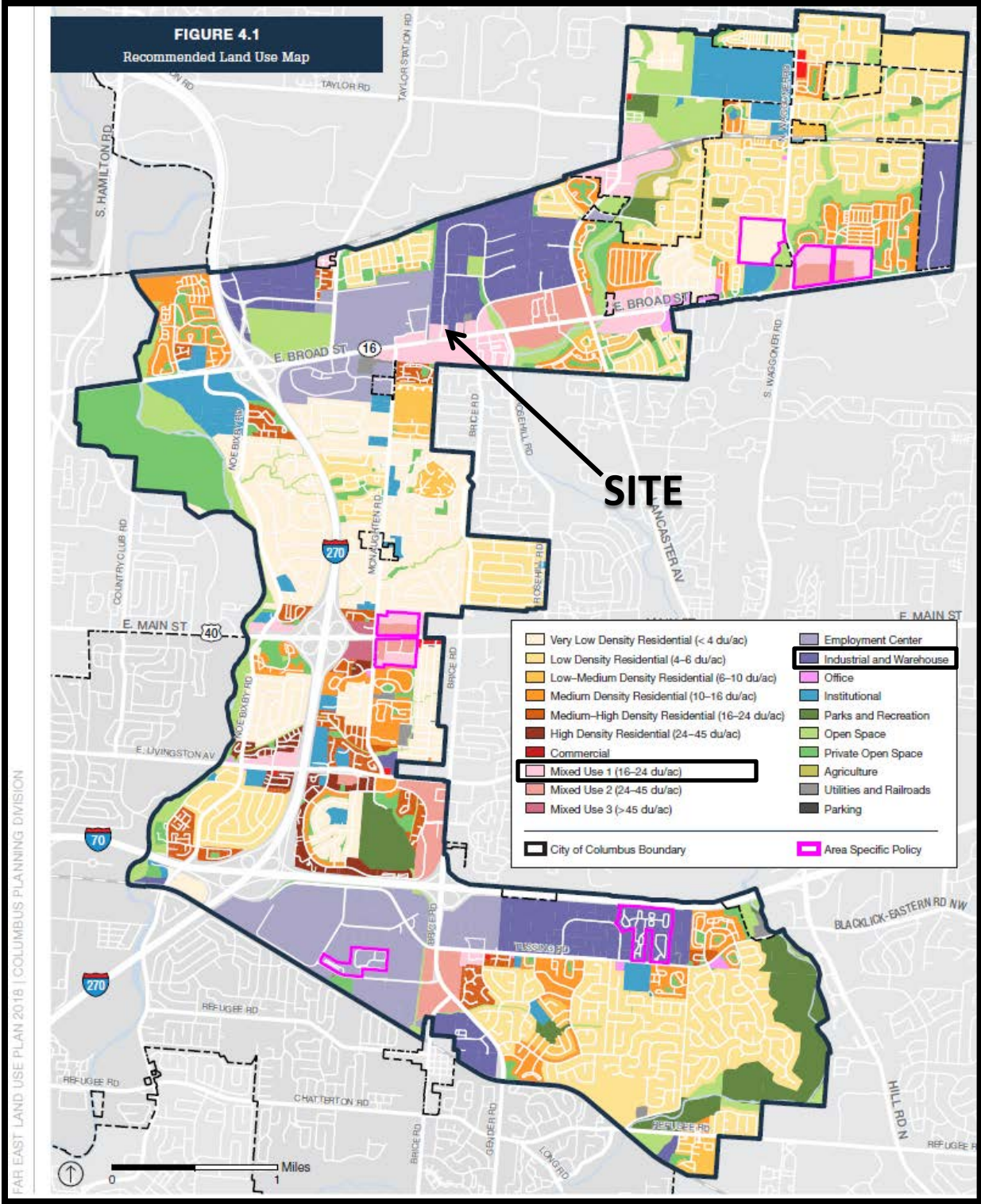
- The *Columbus Thoroughfare Plan* identifies East Broad Street as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District permits the existing office use to remain on Subarea A, and also permits a new hotel to be developed on Subarea B. The CPD text establishes appropriate use restrictions and supplemental development standards, and includes a commitment to develop the site in accordance with the submitted site plan. Additionally, the text includes variances to development standards. The proposed use and building placement is consistent with *Far East Land Use Plan's* recommendation of "mixed-use 1" land uses and Community Commercial Overlay (CCO) standards for mixed-use areas. Staff finds the variances to parking spaces, maneuvering, and minimum and maximum number of required parking spaces supportable because they are the result of maintaining the site as two separate parcels. The proposed use is consistent with the development pattern along the East Broad Street corridor.



Z18-078
6440 East Broad Street
Approximately 2.5 acres
From CPD to CPD



Z18-078
6440 East Broad Street
Approximately 2.5 acres
From CPD to CPD



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DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

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

| | | | |
|------------------------------------|-------------------------------------|---|--|
| Case Number | Z18-078 Indus Hotels | | |
| Address | 6440 E Broad St | | |
| Group Name | Far East Area Commission | | |
| Meeting Date | JAN/8/2019 | | |
| Specify Case Type | <input type="checkbox"/> | BZA Variance / Special Permit | |
| | <input type="checkbox"/> | Council Variance | |
| | <input checked="" type="checkbox"/> | Rezoning | |
| | <input type="checkbox"/> | Graphics Variance / Plan / Special Permit | |
| Recommendation (Check only one) | <input checked="" type="checkbox"/> | Approval | |
| | <input type="checkbox"/> | Disapproval | |

NOTES:

Z18-078 The Commissioners expressed concern over current issues with crime at the other hotels in

Proximity to this applicant as supported by observations by the CLO's. Commissioners wanted to be sure

The applicant would install proper security camera's and have a security program. Because this is the same as
Existing hotels, zoning wise, they would consider.

Vote: Quorum of 4 4 yes / 0 no

Signature of Authorized Representative *Larry Marshall*

Recommending Group Title Commissioner / Zoning Chair

Daytime Phone Number: 614 619 3278

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by Appointment. Call 614-645-4522 to Schedule

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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 #: 218-078

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad St., #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. Indus Hotels 1555 Lennox Town Lane Columbus, OH 43212 David Kozar 614-824-2742 Number of Columbus based employees | 2. Deborah L. Shub, TR 2296 E. Broad Street Columbus, OH 43209 614-579-7728 Number of Columbus based employees |
| 3. | 4. Therapy Builders Ltd. 100 Outerbelt St. Columbus, OH 43214-1527 Deborah L. Shub 614-579-7728 Number of Columbus based employees |

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

SIGNATURE OF AFFIANT

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

SIGNATURE OF NOTARY PUBLIC

Commission Expires:

Natalie C. Timmons

Notary Public, State of Ohio

Commission Expires 09-04-2020

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



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Please make all checks payable to the Columbus City Treasurer