

**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](mailto: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.

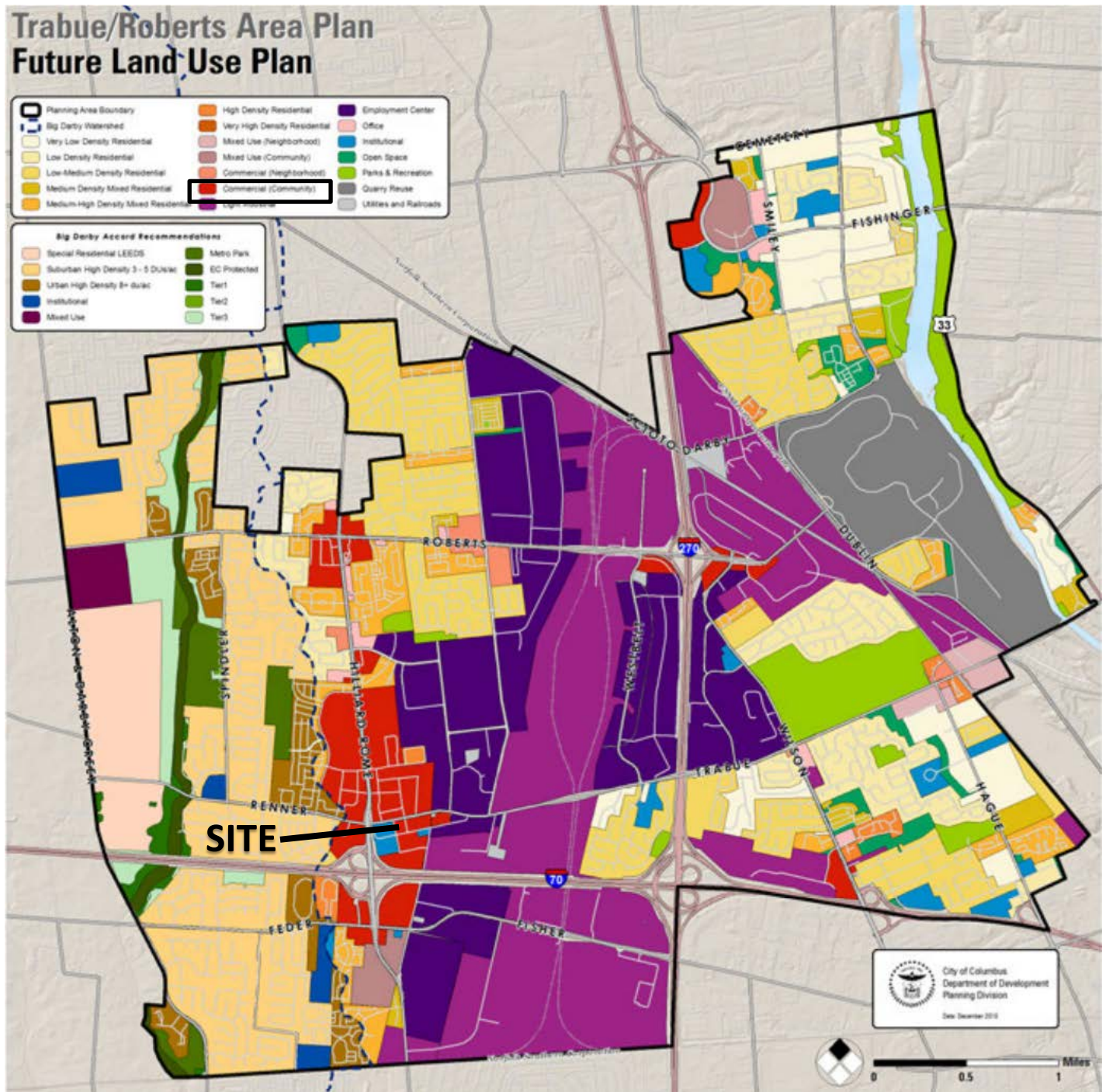
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

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

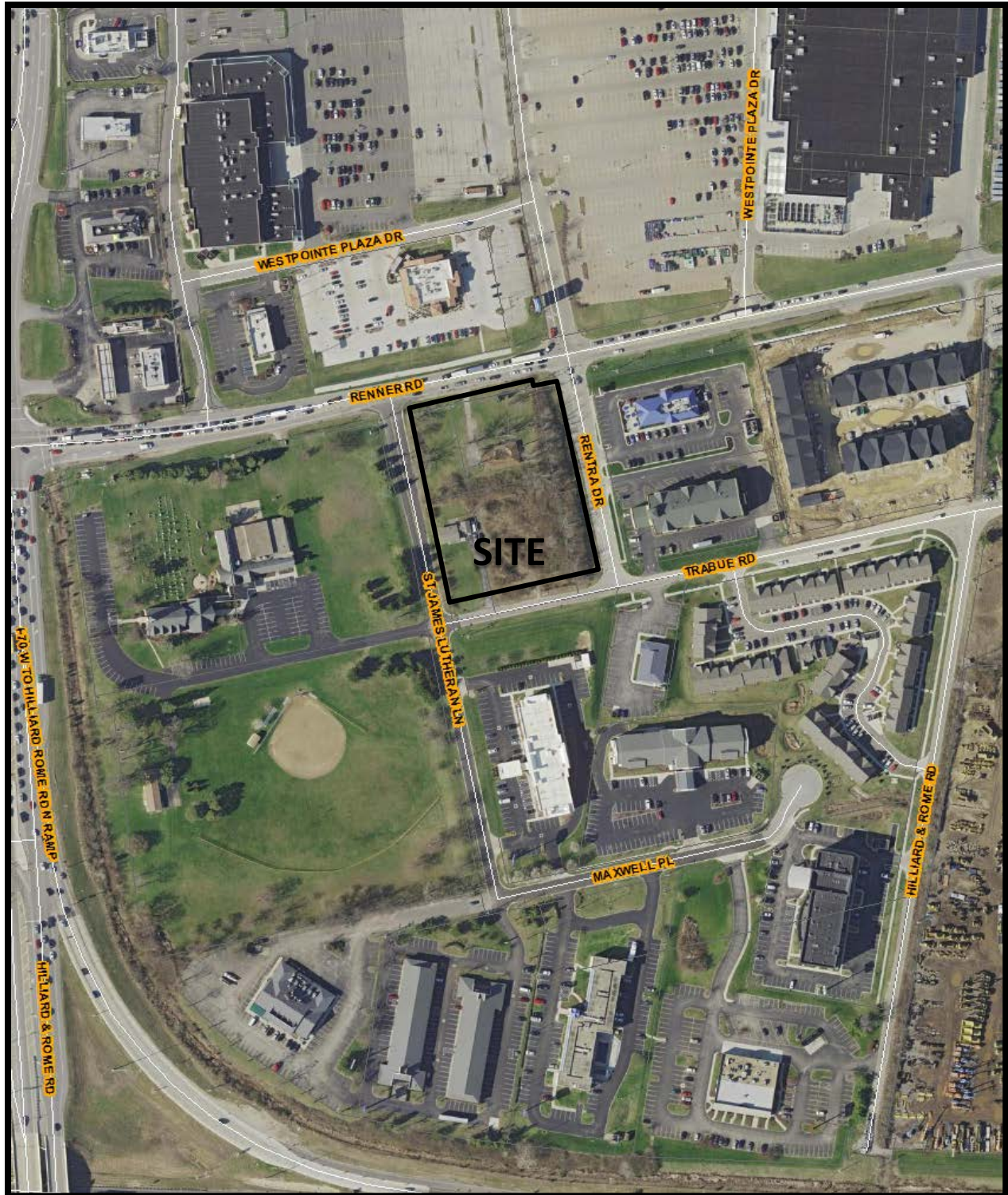


Trabue Roberts Area Plan (2011) – “Commercial” Recommended



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

# 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~~ 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. Alisha Hotel, LLC 5547 Keim Circle Columbus, Ohio 43228 Number of Columbus-based Employees: Zero (0) Contact: Kalpen Patel; Phone: 614-778-5708	2. _____
3. _____	4. _____

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

SIGNATURE OF AFFIANT

Craig Moncrief

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Notary Seal Here

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

Project Disclosure Statement expires six months after date of notarization.

**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