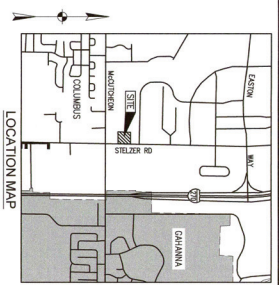


EMAIL: <a href="mailto:BARBARA@NANNKINSGROUP.COM">BARBARA@NANNKINSGROUP.COM</a>	
<b>DEVELOPER</b>	
BAYWOOD HOMES 7871 BELLE POINT DRIVE CONTACT: PAUL WILLIAMS PHONE: 301-385-1720 <a href="mailto:PAUL.WILLIAMS@BAYWOODHOMES.COM">PAUL.WILLIAMS@BAYWOODHOMES.COM</a>	
<b>SITE DATA</b>	
ADDRESS: 3035 STEVEN RD P.O. BOX 010-100665-00 State: MD	
TOTAL SITE AREA: EXISTING ZONING: PROPOSED ZONING:	3,742 AC. (half of 60' from C/L of R-1 - RESIDENTIAL (ANNEXATION) CPO, COMMERCIAL PLANNED DEVELOPMENT
<b>SUBAREA A</b>	
AREA: 2,2446 AC., 9,714,776 SF HEIGHT: H-60, 54 FEET USE: HOTEL, 115 ROOMS PARING: 115 SPACES (MIN.) SETBACKS: AS DEPICTED	
<b>SUBAREA A</b>	
AREA: 1,4976 AC., 65,231,456 SF HEIGHT: H-35 USE: COMMERCIAL PARING: CODE SETBACKS: AS DEPICTED	

[illegible]

REZONING  
SITE PLAN  
01-20-2020

BAYWOOD HOTELS  
3035 STELZER RD  
COLUMBUS, OHIO 43219

PREPARED FOR:

**BAYWOOD HOTELS**

7871 BELLE POINT DRIVE  
GREENBELT, MD 20770



**Mannik  
Smith  
GROUP**  
[www.MannikSmithGroup.com](http://www.MannikSmithGroup.com)

1160 DUBLIN ROAD SUITE 100  
COLUMBUS, OH 43215  
TEL: 614-441-2222

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PROJECT DATE:  
PROJECT NO.: E2450001  
DRAWN BY:  
CHECKED BY:

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 9, 2020**

- 5. APPLICATION: Z18-075**
- Location:** **3035 STELZER ROAD (43219)**, being 3.74± acres located on the west side of Stelzer Road, 400± feet north of McCutcheon Road (010-100685; Northeast Area Commission).
- Existing Zoning:** R-1, Residential District.
- Request:** CPD, Commercial Planned Developed District (H-60 and H-35).
- Proposed Use:** Hotel and commercial development.
- Applicant(s):** Easton Lodging, 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):** West Ohio Conference of the United Methodist Church; c/o William Brownson; 32 Wesley Boulevard; Worthington, OH 43085.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- This request was considered at the December 2019 Development Commission meeting and was tabled by the Commission. There are no changes proposed. The 3.74± acre site consists of one parcel developed with a religious facility in the R-1, Residential District. The applicant is requesting the CPD, Commercial Planned Development District to permit commercial development. The site will contain two subareas; Subarea A will permit hotel development only, while Subarea B allows limited C-4 commercial uses.
- North of the site is undeveloped land in the CPD, Commercial Planned Development District. South of the site are single-unit dwellings in the R-1, Residential District. East of the site is undeveloped land in the C-4, Commercial and L-M-2, Limited Manufacturing districts. West of the site are office buildings in the CPD, Commercial Planned Development District.
- The site is within the boundaries of the *Northeast Area Plan* (2007), which recommends “institutional” land uses at this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for disapproval.
- The CPD text establishes use restrictions and supplemental development standards that address building and parking setbacks, building height, vehicular access, street trees, landscaping, building materials and exterior treatments, lighting, and graphics for each subarea. The text includes variances to reduce the minimum number of loading spaces required, and reduce the building setback along Stelzer Road for each subarea. The text also contains a commitment to development of the site in accordance with the submitted

site plan, which depicts the hotel development in Subarea A, and setbacks, landscaping, and traffic access in Subarea B as described in the text.

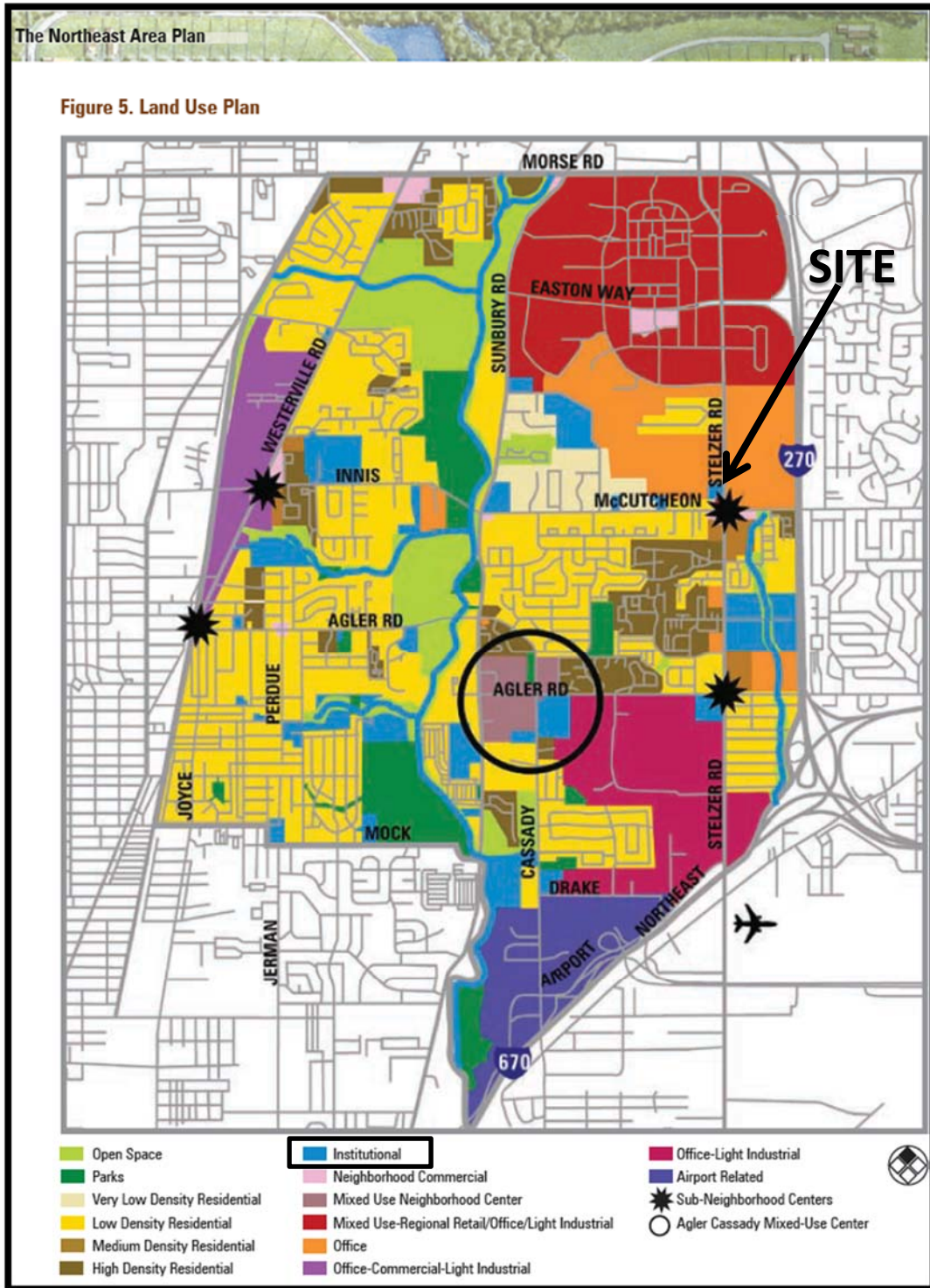
- The *Columbus Multimodal Thoroughfare Plan* identifies Stelzer Road as a Suburban Community Connector requiring 120 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed CPD, Commercial Planned Development District will permit commercial development in two subareas with appropriate use restrictions and supplemental development standards as outlined in the CPD text and submitted site plan. While the *Northeast Area Plan* recommends institutional land uses at this location, staff recognizes that the proposed hotel and limited commercial development is complementary of the mixed-use and office development located to the north and west. Additionally, staff supports the reduce building setback along Stelzer Road in order for parking to be at the side and rear of the proposed building as recommended in the Plan.

Z18-075  
3035 Stelzer Road  
Approximately 3.74 acres  
R-1 to CPD





Z18-075  
3035 Stelzer Road  
Approximately 3.74 acres  
R-1 to CPD



Z18-075  
3035 Stelzer Road  
Approximately 3.74 acres  
R-1 to CPD



Date: January 9, 2020

<b>Application # Z18-075</b>		<b>Requested: CPD (H-60 &amp; H-35)</b>			<b>Address: 3035 STELZER RD. (43219)</b>		
		Length of Testimony: 6:19 → 7:04 (45)			Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval		
# Speakers (4) Support: <input type="checkbox"/> Opposition: <input type="checkbox"/>		Development Commission Vote: (5) Yes (1) No (0) Abstain			Area Comm/ Civic Assoc: <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval		
<b>Position</b> Y=Yes N=No (write out ABSENT or ABSTAIN)	No	Y	Y		Y	Y	Y
	Fitzpatrick	Ingwersen	Anderson		Conroy	Onwukwe	Golden
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use	+	+	+		+	+	+
Use Controls							
Density or Number of Units	+/-	+			+	+	+
Lot Size							
Scale							
Environmental Considerations							
Emissions							
Landscaping or Site Plans	+/-	+/-	+/-			+	
Buffering or Setbacks	+	+				+	
Traffic Related Commitments	-	-	-			-	-
Other Infrastructure Commitments							
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	-	-	-			-	-
Governmental or Public Input							
<b>MEMBER COMMENTS:</b>							
<b>FITZPATRICK:</b> APPROPRIATE USE; HOWEVER RESTRICTED ACCESS & EGRESS, AS WELL AS EMERGENCY ACCESS ARE SERIOUS WEAK POINTS IN THIS PROPOSED USE. I WOULD NOT LIKE TO "LAND-LOCK" ANY PROPERTY.							
<b>INGWERSEN:</b> ZONING IS APPROPRIATE - ISSUES OF RESTRICTED ACCESS WILL BE PRESENT IN ALL APPROPRIATE DEVELOPMENT OF THIS SITE. I BELIEVE THAT ACCESS WILL BE SOLVED OVER TIME AS THIS AREA CONTINUES TO MATURE AND THAT THIS DEVELOPMENT WILL SPUR A SOLUTION AMENABLE TO CONFLICTING DEVELOPERS							
<b>ANDERSON:</b> My vote was affirmative, but reluctantly, in light of neighborhood concerns - traffic concerns.							
<b>CONROY:</b> Use is appropriate for the area. This use will likely generate less traffic impact than the future office to the north.							
<b>ONWUKWE:</b> Appropriate land use. Neighbors concerns - traffic and aesthetics - are REAL. If the city should address the neighbors concern - TRAFFIC - TRAFFIC & TRAFFIC							
<b>GOLDEN:</b> Appropriate use for the Easton area. Traffic is an issue but is not made worse when adding this use. Easton generates the traffic and a hotel will not increase the amount.							

## North East Area Commission

"Together we can build a stronger community"

November 19, 2019

Mr. Tim Dietrich  
Department of Development  
Building & Development Services  
111 North Front Street  
Columbus, OH 43215

Mr. Dietrich:

Subject: Z18-075, property known as 3035 Stelzer Road, Columbus, OH 43219. The North East Area Commission at a public meeting on November 7, 2019, the full commission voted to disapprove the above application.

Sincerely,



Commissioner Porter

Cc: Elwood Rayford – NEAC Chair  
David Perry



## 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 #: Z18-075

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank  
 of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town St., Floor 2, Columbus, Ohio 43215  
 deposes and states that (he/she) is the ~~APPLICANT/AGENT~~ 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. Easton Lodging, LLC 4055 Jackpot Road Grove City, Ohio 43123 Number of Columbus-based Employees: One (1) Contact: Nash Patel; Phone: 614-394-2687	2. West Ohio Conference of The United Methodist Church 32 Wesley Boulevard Worthington, Ohio 43085 Number of Columbus-based Employees: Contact: William Brownson; Phone: 614-844-6200
3. _____	4. _____

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

SIGNATURE OF AFFIANT

*Donald Plank*

Donald Plank

Subscribed to me in my presence and before me this 19<sup>th</sup> day of December, in the year 2019

SIGNATURE OF NOTARY PUBLIC

*MaryAlice Wolf*

My Commission Expires:

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

Notary Seal Here



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

**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