



Legislation Text

File #: 3308-2016, **Version:** 1

Rezoning Application Z16-044

APPLICANT: Preferred Living Acquisitions, LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.

PROPOSED USE: Extended stay hotel.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on November 10, 2016.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a single-unit dwelling and a monopole telecommunications tower. The applicant is requesting the L-C-4, Limited Commercial District to permit the development of a 240 unit extended stay hotel and associated office, clubhouse, and pool. The limitation text includes commitments to setbacks, screening, open space, building exterior, and lighting. Additionally, the text commits to a site plan for the proposed development. The site is within the planning boundaries of the *Trabue/Robert Area Plan* (2011), which recommends community commercial land uses at this location. Staff is supportive of the requested L-C-4, Limited Commercial District taking into consideration the existing extended stay hotel immediately to the south, and the existence of L-C-4, Limited Commercial and M, Manufacturing Districts in the vicinity. This request is compatible with the existing land uses in the area.

To rezone **1189 HILLIARD ROME ROAD EAST (43228)**, being 11.22± acres located on the west side of Hilliard Rome Road East, 730± feet north of Fisher Road, From: R, Rural District, To: L-C-4, Limited Commercial District (Rezoning # Z16-044).

WHEREAS, application # Z16-044 is on file with the Department of Building and Zoning Services requesting rezoning of 11.22± acres from R, Rural District, to L-C-4, Limited Commercial District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-C-4, Limited Commercial District is compatible with the adjacent commercial and manufacturing land uses and is consistent with the community commercial land recommendation given in the *Trabue/Robert Area Plan*; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

1189 HILLIARD ROME ROAD EAST (43228), being 11.22± acres located on the west side of Hilliard Rome Road East, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, Township of Prairie, part of Virginia Military Survey Number 1484,

6641 and 7065, being part of the 20 Acres (Parcel 1) conveyed to Russell E. and Dorothy L. Phillippi of record in Deed Book 1540, Page 625, Recorder's Office, Franklin County, Ohio, (all references to recorded documents are on file at said Recorder's Office, unless otherwise noted) and being more particularly described as follows:

Commencing at an iron pipe found at the centerline intersection of Feder Road (County Road #22) with Hilliard-Rome Road (County Road #3, old location, 60 feet wide as per Road Record 7, Page 167), at Station 35 + 05.73 on County Road #22 and Station 80 + 31.00 on County Road #3 as shown on the Ohio Department of Highways Centerline Survey Plat of Interstate Route 70 Section 3.41 in Prairie and Norwich Townships, Franklin County, Ohio, Virginia Military Survey made in 1966, sheet 24 of 25 (all references to Stationing are shown on said plans unless otherwise noted) and at the southeast corner of the Howard Allen Monroe tract (Deed Book 1053, Page 152);

Thence, along the east line of said Monroe tract and the centerline of said Hilliard-Rome Road, North 13 degrees 56 minutes 32 seconds East, 781.78 feet to a railroad spike set and the TRUE POINT OF BEGINNING of this description;

Thence, along part of the north line of said Monroe tract, and part of the south line of said 20 Acre tract, South 88 degrees 20 minutes 36 seconds West, 1,019.92 feet to an iron pipe set (passing a fence post at 31.15 feet), said iron pipe being the southeasterly corner of the State of Ohio 2.361 Acre tract Parcel No. 102 A-WD (Highway) (Deed Book 2990, Page 257) and in the Limited Access right-of-way of said Interstate 70;

Thence, across said 20 Acre tract and along the limited access right-of-way of said Interstate 70, the easterly line of said 2.361 Acre tract the following (7) seven courses:

- 1) North 20 degrees 28 minutes 36 seconds East, 120.37 feet to an iron pipe set 718.19 feet right of Interstate 70 centerline station 281 + 17.60 (Sheet 22 of 25);
- 2) North 33 degrees 07 minutes 21 seconds East, 277.52 feet to an iron pipe set 480.00 feet right of Interstate 70 centerline station 282 + 60 (Sheet 16 of 25);
- 3) North 53 degrees 57 minutes 31 seconds East, 242.07 feet to an iron pipe set 330.00 feet right of Interstate 70 centerline station 284 + 50 (Sheet 16 of 25);
- 4) North 71 degrees 21 minutes 04 seconds East, 294.36 feet to an iron pipe set 225.00 feet right of Interstate 70 centerline station 287 + 25 (Sheet 16 of 25);
- 5) South 89 degrees 13 minutes 46 seconds East, 415.14 feet to an iron pipe set 214.29 feet right of Interstate 70 centerline station 291 + 40 (Sheet 16 of 25);
- 6) South 02 degrees 14 minutes 56 seconds West, 35.43 feet to an iron pipe set 249.72 feet right of Interstate 70 centerline station 291 + 40 (Sheet 16 of 25);
- 7) South 76 degrees 58 minutes 30 seconds East, 54.87 feet (passing an iron pipe set at 24.87 feet) to an aluminum monument found in the centerline of said Hilliard Rome Road and a southerly corner of said 2.361 Acre tract;

Thence along the centerline of said Hilliard-Rome Road, South 13 degrees 01 minutes 30 seconds West, 472.17 feet to an aluminum monument found at the centerline intersection of said Hilliard-Rome Road and Fisher Road;

Thence, along the centerline of said Hilliard-Rome Road, South 13 degrees 56 minutes 32 seconds West, 40.06 feet to the place of beginning CONTAINING 11.217 ACRES (0.272 Acres in Virginia Military Survey #1484, 0.112 Acres in Virginia Military Survey #6641 and 10.833 Acres in Virginia Military Survey #7065, subject however, to all legal highways, easements, leases and restrictions of record and of records in the respective utility offices.

The foregoing description was prepared from an actual field survey made by Myers Surveying Company, Inc. in June 1994. Iron pipe set are 30" x 1" O.D. with an orange plastic cap inscribed "P.S. #6579", unless otherwise noted. Basis of bearings is the centerline of Hilliard-Rome Road as North 13 degrees 01 minutes 30 seconds East as shown on the Ohio Department of Highways Centerline Survey Plat of Interstate Route 70, Section 3.41 in Prairie and Norwich Townships, Franklin County, Ohio, Virginia Military Survey, Sheet 16 of 25.

Known as 1189 Hilliard Rome Road, Prairie Township

Being Parcel No. 240-001790-00

Prior Transfer: Instrument #199804300104315

To Rezone From: R, Rural District

A

To: L-C-4, Limited Commercial District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-C-4, Limited Commercial District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved L-C-4, Limited Commercial District and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes; said plan being titled, "**CONCEPT PLAN**," and text titled, "**LIMITATION OVERLAY TEXT**," both signed by Jill Tangeman, Attorney for Applicant, dated November 18, 2016, and the text reading as follows:

Limitation Overlay Text

Proposed District: L-C-4

Property Address: 1189 Hilliard Rome Road East

Owners: James Phillippi Trustee, Paul Phillippi, Carol Phillippi and Lois Phillippi

Applicant: Preferred Real Estate Investments II LLC

Date of Text: November 18, 2016

Application No: Z16-044

1. Introduction: The subject site is 11.217+/- acres located on Hilliard Rome Road.

2. Permitted Uses: An Extended Stay hotel development, an office/lobby/clubhouse building and a pool shall be the permitted uses.

3. Development Standards: Except as otherwise noted above and herein, the applicable development standards of Chapter 3356 (C-4) shall apply to this site.

A. Density, Lot, and/or Setback Commitments.

1. Setbacks are as shown on the site plan.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. Prior to final site compliance plan approval, the developer shall make a payment of \$45,000 to the Department of Public Service as a fee in lieu of construction to be utilized for a potential future signalization of the intersection of Fisher Road and Hilliard & Rome Road East or for other future roadway improvements at this intersection.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. Where freestanding walls are used for screening, they shall be integrated into the building design and/or landscaping plan.
2. All open areas on each developed parcel not occupied by buildings, structures, outside display areas, parking areas, street right-of-way paved areas, driveways, walkways and off-street loading areas shall be landscaped with lawns and/or trees and shrubs.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. Buildings will be constructed with an exterior mixture of brick or stone veneer, wood or cement wood siding and vinyl siding.

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

1. Buildings and landscaping may be uplighted or downlighted from a concealed source. Ground mounted lighting shall be shielded and landscaped.
2. Parking lot lighting shall be no higher than 18 feet.
3. For aesthetic compatibility, poles and lights shall be black, dark brown or bronze in color.

F. Graphics and/or Signage Commitments.

1. All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial zoning district. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. The proposed shall be developed in general conformance with the submitted site plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any minor adjustment to the site plan shall be reviewed and may be approved by the Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.
2. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.