



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 2372-2018, **Version:** 1

Rezoning Application Z18-036

APPLICANT: The Witness Group; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

PROPOSED USE: Hotel and extended stay hotel.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on August 9, 2018.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is zoned L-M, Limited Manufacturing District and is developed with a hotel. The requested CPD district will allow the hotel to operate with both traditional hotel rooms and extended stay hotel rooms within the same building. The site is within the planning boundaries of the *Far North Area Plan* (2014), which recommends Community Commercial land uses for this location. The CPD text provides use restrictions, including the specific number of rooms operating as hotel and extended stay hotel. The request also includes a parking space reduction from 111 required to 104 provided parking spaces. The proposal remains consistent with the Plan's land use recommendation and matches the development pattern of the Polaris Parkway commercial corridor.

To rezone **2045 POLARIS PARKWAY(43082)**, being 3.23± acres located on the south side of Polaris Parkway, 650± feet east of Orion Place, **From:** L-M, Limited Manufacturing District, **To:** CPD, Commercial Planned Development District (Rezoning # Z18-036).

WHEREAS, application # Z18-036 is on file with the Department of Building and Zoning Services requesting rezoning of 3.23± acres from L-M, Limited Manufacturing District, to CPD, Commercial Planned Development 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 CPD, Commercial Planned Development District is consistent with *Far North Area Plan's* recommendation for Community Commercial uses at this location, as well as with the development pattern along the Polaris Parkway commercial corridor; 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:

2045 POLARIS PARKWAY(43082), being 3.23± acres located on the south side of Polaris Parkway, 650 feet east of Orion Place, and being more particularly described as follows:

Situated in the State of Ohio, County of Delaware, City of Columbus, Farm Lot 18, Section 4, Township 3, Range 18, United States Military Lands and being 3.229 acres out of an original 113.05 acre tract conveyed to NP Limited

Partnership of record in Deed Book 521, page 328 (all deed references refer to the records of the Recorder's Office Delaware County, Ohio) and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Polaris Parkway with Orion Place (formerly Worthington Road) as shown of record in Plat Book 24, Page 137;

Thence with the centerline of said Polaris Parkway the following two courses:

1. With a curve to the left having a central angle of 18 deg. 03' 40" a radius of 1762.95 feet whose chord bears North 55 deg. 11' 32" East, a chord distance of 553.43 feet to a point of tangency;
2. North 46 deg. 09' 42" East, a distance of 169.27 feet to a point;

Thence South 43 deg. 50' 18" East, a distance of 301.67 feet to a P.K. found on easterly line of a 9.500 acre tract as conveyed to Borden Foods Corp. of record in Deed Book 611, Page 4;

Thence South 86 deg. 37' 36" East, with said line, a distance of 51.05 feet to an iron pipe set with a EDG cap to the true point of beginning;

Thence crossing said 113.05 acre tract with the following three courses:

1. North 46 deg. 09' 42" East, a distance of 376.00 feet to an iron pipe set with a EDG cap;
2. North 77 deg. 29' 16" East, a distance of 246.87 feet to an iron pipe set with a EDG cap;
3. South 50 deg. 05' 31" East, a distance of 218.00 feet to an iron pipe set with a EDG cap at a point (30.00 feet northerly as measured at right angles) to the centerline of Worthington Road (Co. Rd. 13);

Thence South 39 deg. 54' 29" West with said line, a distance of 266.00 feet to an iron pipe with a EDG cap at a northeasterly line of said 9.500 acre tract;

Thence North 86 deg. 37' 36" West with said line of said 9.500 acre tract, a distance of 509.67 feet to the true point of beginning and containing 3.229 acres of land more or less.

To Rezone From: L-M, Limited Manufacturing District

To: CPD, Commercial Planned Development District

SECTION 2. That a Height District of sixty (60) feet is hereby established on the CPD, Commercial Planned Development 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 CPD, Commercial Planned Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.12 of the Columbus City Codes; said site plan being titled, "**PRELIMINARY SITE COMPLIANCE PLAN**," dated August 17, 2018 and text titled, "**CPD TEXT**," dated July 24, 2018, both signed by Jackson B. Reynolds III, Attorney for the Applicant, and the text reading as follows:

CPD TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 2045 Polaris Parkway

OWNER: Janaki Inc.

APPLICANT: The Witness Group

DATE OF TEXT: 7/24/18

APPLICATION NUMBER: Z18-036

1. INTRODUCTION: The site is located west of Polaris Parkway and east of Olde Worthington Road and is currently developed as an Extended Stay Hotel. The site is zoned L-M. The applicant wants to conform the use of the property as an Extended Stay Hotel. There will be 55 transient rooms and 37 extended stay rooms within the Hotel.

2. PERMITTED USES: The permitted uses shall be those in Section 3356, C-4, Commercial District and those permitted thereunder as found in the Columbus City Code.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the submitted written text, the applicable development standards shall be those contained in Chapter 3356, C-4, Commercial District of the Columbus City Code.

A. Density, Height, Lot Coverage, and Setback Requirements:

The permitted height shall be 65’.

B. Parking Standards, Access, and Traffic:

All circulation, curbcuts and access points shall be subject to the review and approval of the City’s Division of Traffic Management.

C. Buffering, Landscaping, Open Space and Screening Commitments:

N/A

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

N/A

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments:

N/A

F. Graphics and Signage Requirements:

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4, Commercial District of the Columbus City Code, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments:

1. Variance: Reduce the required number of parking spaces from 111 to 104 (Section 3312.49(C) - a reduction of 7 spaces.

2. The site shall be developed in general conformance with the attached Site Plan (Preliminary Site Compliance Plan - dated 8/17/18). The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of development and when engineering plans are complete. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Building and Zoning Services or a designee, upon submission of the appropriate data regarding the proposed adjustment.

H. CPD Criteria:

1. **NATURAL ENVIRONMENT:** The site is currently developed with an extended stay hotel.
2. **EXISTING LAND USES:** To the north is a shopping center; to the east across Olde Worthington Road are single family homes; to the south is vacant space and to the west is a shopping center.
3. **TRANSPORTATION AND CIRCULATION:** Access shall be from both an internal driveway to Polaris Parkway.
4. **VISUAL FORM OF THE ENVIRONMENT:** See the aerial in the application.
5. **VIEW AND VISIBILITY:** The building and parking is existing.
6. **PROPOSED DEVELOPMENT:** Extended Stay Hotel.
7. **EMISSIONS:** No adverse effects from emissions shall result from the proposed development.
8. **BEHAVIOR PATTERNS:** The proposed development should not change the behavior patterns other than to attract customers from the proximate area. Existing development has established behavior patterns in the area.

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