



Legislation Text

File #: 3296-2018, **Version:** 1

Rezoning Application: Z17-033

APPLICANT: Key Hotel & Property Management, LLC; c/o Sean Mentel, Atty.; 100 South Fourth Street, Suite 100; Columbus, OH 43215.

PROPOSED USE: Hotel.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on November 8, 2018.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 2.1± acre site consists of portions of two undeveloped parcels in the L-R, Limited Rural, and L-C-3, and L-C-4, Limited Commercial districts. The applicant proposes the CPD, Commercial Planned Development District to permit a hotel on the site. The CPD text proposes a five story, 114-room hotel or other limited C-4 uses, and includes commitments to development standards and a site plan. Variances to parking lot landscaping and screening along the north property line and to reduce the minimum number of parking spaces from 114 to 76 spaces are also included. Additional parking will be provided off site. The site is located within the *Northland I Area Plan* (2014), which recommends "Regional Mixed Use" for this location. The proposed CPD district will allow a hotel to be developed that is consistent with the Plan's land use recommendations, compatible with the development standards of adjacent commercial developments along both the Morse Road and Sunbury Road corridors, and provides landscaping, off-site shared parking, and buffering of the stream corridor.

To rezone **4970 SUNBURY ROAD (43230)**, being 2.1± acres located on the east side of Sunbury Road, 1,100± feet north of Morse Road, From: L-R, Limited Rural District and L-C-3, and L-C-4, Limited Commercial districts, To: CPD, Commercial Planned Development District (Rezoning #Z17-033).

WHEREAS, application #Z17-033 is on file with the Department of Building and Zoning Services requesting rezoning of 2.1± acres from L-R, Limited Rural District and L-C-3, and L-C-4, Limited Commercial districts, 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 the *Northland I Area Plan's* land use recommendations, compatible with the development standards of adjacent commercial developments along both the Morse Road and Sunbury Road corridors, and provides landscaping, off-site shared parking, and buffering of the stream 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:

4970 SUNBURY ROAD (43230), being 2.1± acres located on the east side of Sunbury Road, 1,100± feet north of Morse Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 2, Range 17, United States Military Lands and being part of that 23.696 acre tract conveyed to CRI Easton Square, LLC of record in Instrument Number 201412150165942 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at the most westerly corner of said 23.696 acre tract and in the easterly right-of-way line of Sunbury Road of record in Official Record 21443C19;

Thence North 45° 15' 01" East, along said easterly right-of-way line and along the easterly Sunbury Road right-of-way line of record in Official Record 11082G04, 445.00 feet to a northerly corner of said 23.696 acre tract, the same being the westerly corner of the remainder of that 18.929 acre tract conveyed to Life Church at Easton of record in Instrument Number 201203120033960;

Thence South 43° 19' 35" East, along a common line to said 23.696 acre and, remaining, 18.929 acre tracts, 344.94 feet;

Thence across said 23.696 acre tract, the following courses;

South 78° 01' 00" West, 83.50 feet;

South 83° 37' 49" West, 66.91 feet;

North 87° 09' 29" West, 143.91 feet;

South 45° 44' 14" West, 216.72 feet to a corner common to said 23.696 acre tract and that 12.368 acre tract conveyed to Carmax Auto Superstores, Inc. of record in Instrument Number 200601180010977;

Thence North 44° 44' 59" West, along a common line to said 23.696 acre and 12.368 acre tracts, and the northerly line of that 0.394 acre tract conveyed to City of Columbus of record in Instrument Number 200512220269198, 150.00 feet to the Point of Beginning. Containing 2.1 acres, more or less.

To Rezone From: L-R, Limited Rural District and L-C-3, and L-C-4, Limited Commercial districts

To: CPD, Commercial Planned Development District

SECTION 2. That a Height District of one hundred and ten (110) 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 plan being titled, "**STAY BRIDGE SUITES AT EASTON SQUARE**," and text titled, "**CPD. COMMERCIAL PLANNED DEVELOPMENT**," both signed by Sean Mentel, Attorney for applicant, and dated November 12, 2018, and the text reading as follows:

CPD. COMMERCIAL PLANNED DEVELOPMENT

2.10 +/- ACRES

EXISTING ZONING: L-R, Residential District, L-C-3, Commercial District, L-C-4 Commercial District

PROPOSED ZONING: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 4970 Sunbury Road, Columbus, Ohio

APPLICANT: Key Hotel and Property Management, LLC, 3449 Secor Road, Toledo, Ohio 43606

PROPERTY OWNER: CRI Easton Square, LLC, 250 Civic Center Drive, Suite 500, Columbus, OH 43215

DATE OF TEXT: November 12, 2018

APPLICATION NUMBER: Z17-033

1. **INTRODUCTION:** The 2.10 +/- acre site is located on Sunbury Road to the North of Morse Road. The site is zoned L-R, L-C-3, and L-C-4 (Z92-058). Applicant proposes to build a five (5) story, 114 room hotel. In the event the eventual development is not a hotel, the development will comply with the setbacks shown under section 3(A) hereof. The site development plan titled, "Exhibit for Stay Bridge Suites At Easton Square", dated November 8, 2018, hereafter "Site Plan" is submitted with this application as the site development plan for a hotel.

2. **PERMITTED USES:** Permitted uses, except as prohibited, shall be all uses of Section 3356.03, C-4, Permitted Uses. The following uses are prohibited: Animal Shelter, Blood and Organ Banks, Bowling Center, Cabarets and Nightclubs, Bars, Check Cashing and Loans, Colleges, Funeral Homes, Halfway House, Mission/Temporary Shelters, Monopole Telecommunications Antenna(s); Sales, rental or leasing of Motorcycles, Boats, Recreational Vehicles Trucks, Utility Trailers and/or off-road vehicles, Auto-repair, service and/or auto body work, and Pawn Brokers.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated on the Site Plan or in this written text, the applicable development standards shall be those standards contained in Chapter 3355, C-4, Commercial District, of the Columbus City Code.

A.) Density, Height, Lot and/or Setback commitments.

1. The Height District shall be H-110, with a maximum building height of seventy (70) feet.

2. Building and parking setbacks shall be as depicted on the Site Plan.

B.) Access, Loading, Parking and/or other Traffic related commitments.

1. Access to Sunbury Road shall be limited to right-in/right-out/ only. Left-out access may be added if Sunbury Road is expanded.

2. Right of way totaling 61 feet from centerline of Sunbury Road shall be deeded to City of Columbus prior to approval of the final Site Compliance Plan.

3. The following improvements shall be bonded or constructed prior to approval of access permits and/or construction plans:

a. Sunbury Road along the frontage of the subject site shall be widened to a twelve foot (12') lane with a four foot (4') shoulder.

b. A 175 feet long northbound right turn lane shall be constructed at the site access to Sunbury Road.

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

1. Applicant will provide screening along the west property line (which will consist of non-deciduous trees/bushes or other year-round screening) as depicted on the Site Plan.

2. All other required landscaping and screening shall be as depicted on the Site Plan.

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 commitments.

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. Any variance to applicable sign standards shall be submitted to the Columbus Graphics Commission for consideration. A ground sign(s) shall be monument-style.

G.) Other CPD Requirements.

1. Natural Environment: The site is located at the northwest corner of Morse Road and Sunbury Road. The site grade slopes to the south and west. The other three (3) corners of the intersection are also commercially zoned. Morse Road and Sunbury Road are arterial rights of way appropriate for hotel development.

2. Existing Land Use: The site is undeveloped.

3. Circulation: Vehicular access will be via curbcuts on Sunbury Road. Vehicular access will also be available from the adjacent shopping center where additional off-site parking will be available for hotel use. Internal site circulation shall be as depicted on the Site Plan.

4. Visual Form of the Environment: Sunbury Road, in the area of the site, is developed with commercial uses, including retail sales, hotel, a church and automotive related uses.

5. Visibility: The site is visible from Sunbury Road.

6. Proposed Development: Applicant proposes the development of a hotel, as depicted on the Site Plan.

7. Behavior Patterns: Vehicular access will be from Sunbury Road. On-site circulation shall be as depicted on the Site Plan.

8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text. There will be no objectionable emissions.

H.) Modification of Code Standards.

1. Section 3312.49, Minimum Number of Parking Spaces, to reduce the number of required parking spaces from 114 to 76 parking spaces. Offsite parking will be provided to mitigate the reduction requested hereby.

2. Section 3312.21(D)(1), Landscaping and Screening, to reduce the required landscaped area for screening from 4 feet to 2.4 feet on the northern property line as depicted on the Site Plan.

I.) Miscellaneous commitments.

1. Development of the site for a hotel shall be in accordance with the Site Plan titled "Exhibit for Stay Bridge Suites At Easton Square" dated November 12, 2018. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. All dimensions noted on the plan reflect applicant's best information at this time, but are subject to change with final surveying and/or final engineering. Any slight adjustment to the Plan shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

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