



# City of Columbus

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

## Legislation Text

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**File #:** 0901-2019, **Version:** 1

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### **Rezoning Application Z18-078**

**APPLICANT:** Indus Hotels; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

**PROPOSED USE:** Hotel and commercial development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on February 14, 2019.

**FAR EAST AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of two parcels, one developed with an office building and the other undeveloped, both in the CPD, Commercial Planned Development District. The applicant requests a new CPD district to permit the existing office building to remain (Parcel A) and to permit the development of a hotel (Parcel B). The CPD text establishes use restrictions and supplemental development standards that address building and parking setbacks, traffic access and circulation, parking lot screening, graphics restrictions, and a commitment to develop the site in accordance with the submitted site plan. Variances to allow parking spaces and maneuvering to cross parcels lines, a reduction to the minimum number of required loading spaces, a reduction to the minimum number parking spaces required (Parcel B), an increase in the maximum number of parking spaces permitted (Parcel A), and a reduction in parking lot headlight screening, are all included in the request. The site is within the planning boundaries of the *Far East Land Use Plan* (2018), which recommends “mixed-use 1” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) design guidelines. The proposed use is consistent with the Plan’s land use recommendation and the development pattern along the East Broad Street corridor. Additionally, the variances to parking spaces, maneuvering, and minimum and maximum number of required parking spaces are minor and supportable because they are the result of maintaining the site as two separate parcels.

To rezone **6440 EAST BROAD STREET (43213)**, being 2.5± acres located at the northeast corner of East Broad Street and Outerbelt Street, **From:** CPD, Commercial Planned Development District, **To:** CPD, Commercial Planned Development District (Rezoning #Z18-078).

**WHEREAS**, application #Z18-078 is on file with the Department of Building and Zoning Services requesting rezoning of 2.5± acres from CPD, Commercial Planned Development District, to CPD, Commercial Planned Development District; and

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

**WHEREAS**, the Far East Area 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 to maintain the existing office building while allowing the development of a new hotel is consistent with the *Far East Land Use Plan*’s recommendation for mixed-use development. Additionally, the variances to parking spaces, maneuvering, and minimum and maximum number of required parking spaces are minor and supportable because they are the result of maintaining the site as two separate parcels; 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:

**6440 EAST BROAD STREET (43213)**, being 2.5± acres located at the northeast corner of East Broad Street and Outerbelt Street, and being more particularly described as follows:

Being situated in the State of Ohio, County of Franklin, City of Columbus, Section 3, Township 1, Range 16, United States Military Lands, containing 2.500 acres of land, more or less, being part of Lot No. 2, as same is numbered and delineated upon the recorded plat of “OUTERBELT EAST COMMERCE PARK” a subdivision of record in Plat Book 46, Page 4, Recorder’s Office, Franklin County, Ohio, said 2.500 acre tract being more particularly described as follows:

Beginning at a point in the northerly right-of-way line of East Broad Street, the southeast corner of said Lot No. 2; thence South 81 degrees 51’ 05” West, with the southerly line of said Lot No. 2, a northerly line of said East Broad Street, a distance of 163.05 feet to a point of curvature; said point being an easterly line of Outerbelt Street, as same is shown on said plat;

Thence, with the arc of a curve to the right having a radius of 20.00 feet, whose chord bears North 50 degrees 48’ 55” West, a chord distance of 29.42 feet to a point of compound curvature;

Thence continuing with the arc of a curve to the right having a radius of 264.65 feet, whose chord bears North 10 degrees 58’ 57” East, a chord distance of 131.82 feet to a point of reverse curvature;

Thence, with the arc of a curve to the left having a radius of 340.00 feet, whose chord bears North 13 degrees 49’ 46” East, a chord distance of 136.00 feet to a point of tangency;

Thence North 0 degrees 33’ 25” West, a distance of 200.00 feet to a point, said point being 30.00 feet easterly from the centerline of said Outerbelt Street;

Thence North 2 degrees 18’ 33” East, parallel with and 30.00 feet easterly (as measured at right angles) from the centerline of said Outerbelt Street, a distance of 215.30 feet to a point;

Thence South 87 degrees 41’ 27” East, crossing said Lot No. 2, a distance of 162.85 feet to a point in the easterly line of said Lot 2, an easterly line of the plat of said “OUTERBELT EAST COMMERCE PARK”;

Thence South 3 degrees 41’ 06” West, with the easterly line of said Lot No. 2, an easterly line of said “OUTERBELT EAST COMMERCE PARK”, a distance of 666.87 feet to the point of beginning and containing 2.50 acres of land, more or less.

Subject to all existing rights-of-way, easements and restrictions, if any, of previous record and easements as shown on said record plat.

**To Rezone From:** CPD, Commercial Planned Development 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, “**CPD EXHIBIT**,” and text titled, “**TEXT**,” both dated February 7, 2019, and signed by Jeffrey L. Brown, Attorney for the Applicant, and the text reading as follows:

**TEXT**

**PROPOSED DISTRICT:** CPD, Commercial Planned Development District

**PROPERTY ADDRESS:** 6440 East Broad Street

**OWNER:** Deborah L. Shub Tr. et al.

**APPLICANT:** Indus Hotels

**DATE OF TEXT:** 2/7/19

**APPLICATION:** Z18-078

**1. INTRODUCTION:** The northern half of the site is developed with an office building (520-143645; Parcel A). This zoning application will update the development standards and permit C-4 uses on the southern parcel (520-214704; Parcel B).

**2. PERMITTED USES:** Those uses permitted in Chapter 3353 C-2, Commercial of the Columbus City code on Parcel A; and a hotel on Parcel B.

**3. DEVELOPMENT STANDARDS:** Except as listed in this zoning text, the applicable development standard are contained in Chapter 3353 C-2, Commercial of the Columbus City Code for Parcel A and Chapter 3356 C-4, Commercial of the Columbus City Code for Parcel B.

**A. Density, Height, Lot and/or Setback Requirements:**

East property line 5 foot building and zero parking setbacks. West property line (Outerbelt Street) 10 foot parking setback and 30 foot building setbacks. South property line (East Broad Street) for Parcel B 10 foot building and 10 foot parking setback.

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

Access is shown on the submitted site plan.

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

Parking lot screening is shown on the submitted site plan.

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

N/A

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

The two parcels shall share a dumpster location.

N/A

**F. Graphics and Signage Commitments:**

A graphics plan application shall be filed with the City to establish the signage for this site.

G. Miscellaneous:

1. Site Plan Revision Allowance: The Property shall be developed in accordance with the Site Plan; however, the Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data established at the time of development and engineering plans are completed. The Director of the Department Building and Zoning Services or the Director's designee may approve any slight adjustment to the Site Plan upon submission of the appropriate data regarding the proposed adjustment.

2. Variances:

(1) 3312.49 Minimum numbers of parking spaces required. To permit Parcel A to exceed the maximum number of parking spaces permitted (53 to 66). To permit Parcel B to reduce the number of parking spaces for the hotel (97 to 58).

(2) 3312.25 Maneuvering and 3312.29 Parking Spaces. To permit parking spaces and maneuvering to cross parcel lines.

(3) 3312.53 Minimum number of loading spaces required. To reduce from one loading space to zero for the hotel use.

(4) 3356.11 C-4 district setback lines. To reduce the building setback from East Broad Street from 80 to 10 feet.

(5) 3312.21 Landscaping and screening. To eliminate the perimeter parking lot screening in certain areas due to the existing gas line easement restrictions. (See submitted site plan.)

H. CPD Requirements:

A. Natural Environment: The site is developed with an office building on the northern portion of the site. The balance of the site is flat and undeveloped.

B. Existing Land Use: Surrounding uses include: office, self-storage units and a gas station.

C. Transportation and Circulation: Access to the site is from Outerbelt Drive.

D. Visual Form of the Environment: The northern portion of the site is developed with an office building. The balance of the site is proposed as a hotel.

E. View and Visibility: The applicant considered pedestrian and vehicular movement in layout out the site. The two developments will have connecting parking lots.

F. Proposed Development: Office and Commercial

G. Behavior Patterns: The property will service existing residents and businesses in the area as well as motorists traveling along East Broad Street.

H. Emissions: No adverse effect from emissions shall result from the proposed development.

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