

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 297-027A (ZA16-003)
Date Received: 6/7/16
Application Accepted By: SP+TD Fee: \$4160
Comments: Assigned to Shannon Pine, 614-645-2200; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5500 Trabue Road, Columbus, OH Zip 43229

Is this application being annexed into the City of Columbus Yes No (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 560-154598

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: none

Proposed Use or reason for rezoning request: _____ Modify traffic-related commitments _____
(continue on separate page if necessary)

Proposed Height District: 35' Acreage 3.183 +/- acres
[Columbus City Code Section 3309.14]

APPLICANT:

Name Preferred Real Estate Investments II LLC
Address 470 Olde Worthington Road, Suite 470 City/State Westerville OH Zip 43082
Phone # 614-901-2400 Fax # _____ Email jsmith@livepreferred.com

PROPERTY OWNER(S):

Name Magna National Ventures LLC
Address 52 East 15th Avenue City/State Columbus, OH Zip 43201
Phone # 614-464-5608 Fax # 614-719-4638 Email jstangeman@vorys.com
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jill S. Tangeman, Esq.
Address 52 East Gay Street City/State Columbus, OH Zip 43215
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 297-027A

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or 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. | Preferred Real Estate Investments II LLC
470 Olde Worthington Rd. Suite 470
Westerville, OH 43082
c/o Jared Smith #614-901-2400
0 Columbus employees | 2. | |
|----|--|----|--|

Check if listing additional parties on a separate page.

Jill Tangeman
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7th day of June, in the year 2016

SIGNATURE OF NOTARY PUBLIC Deanna R. Cook

My Commission Expires: NA

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



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICTS: CPD

PROPERTY ADDRESS: 5500 Trabue Road

PARCEL NO.: 560-1154598

OWNER: Elizabeth F. Hunt and Mary L. Flielinger Magna National Ventures LLC

APPLICANT: Leslie Development Company Preferred Real Estate Investments II LLC

DATE OF TEXT: ~~5/28/97~~ 5/2/2016

APPLICATION NUMBER: Z97-027A

1. **INTRODUCTION:** The subject property is on the south side of Renner Road east of Hilliard Rome Road. This area is populated by commercial uses which serve both the local residential population as well as the motorist using I-70.
2. **PERMITTED USES:** The following uses shall be permitted: Those uses permitted in Sections 3355.02 **3356.03** C-4 Commercial and 3357.01 C-5 Commercial of the Columbus City Code with the following exceptions:
 - a. Armory
 - b. New or used car lot except in connection with a new automobile salesroom
 - c. Adult bookstore, adult motion picture theater or adults only entertainment establishment
 - d. Poultry killing (not to exclude a poultry shop where killing is not performed on site)
 - e. Stable
 - f. Tinsmith
3. **DEVELOPMENT STANDARDS:** Except as otherwise noted above and herein, the applicable development standards of Chapter 3355, C-4, Commercial District shall apply to the property.
 - A. Density, Height, Lot and/or Setback commitments.
 1. Canopy setback shall be twenty-five (25) feet from both Renner and Trabue Roads.
 2. If a public street is installed along either the west or east side of the subject property, then the building, parking, and maneuvering setback from that street shall be zero. On the side that does not have the public street/driveway the building setback shall be twenty-five (25) feet.
 - B. Access, Loading, Parking and/or other Traffic related commitments.
 1. ~~The developer shall install along the east side of the subject property a public street to the halfway point on its property between Renner and Trabue Roads and dedicate the balance of the required right of way to Trabue Road to the City. When justified the City shall install at its cost a traffic signal at Renner Road for this new street. The width of the right of way for the proposed public street along the east side of the site is sixty (60) feet with a thirty-two (32) foot pavement. The developer shall widen the north side of Old Trabue Road along his subject property to create a pavement width of eleven (11) feet from centerline.~~
 2. ~~The developer shall be permitted one right in right out curbcut on Renner Road designed to the City of Columbus specifications in the area shown in the submitted TIS study prepared by Barton Aschman Associates, Inc.~~

3. ~~Additional traffic access may be permitted by the Division of Traffic Engineering. The above listed traffic improvements are the only required improvements for this zoning case.~~

4. At the time of development, the property owner shall dedicate to the City of Columbus at no cost, fifty (50) feet from the centerline of Renner Road and thirty (30) feet from the centerline of Trabue Road as additional right-of-way.

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. Any surface parking lot adjacent to Renner Road or Trabue Road shall be screened from its right-of-way with a minimum 3' high continuous planting hedge, fence, wall or earth mound, individually or in any combination thereof.

2. A street tree row shall be established along Renner Road and Trabue Road containing a minimum of one tree for every 40' of road frontage. Such trees shall be located within the parking setback area unless the City of Columbus approves planting these trees within the right-of-way.

3. All loading docks shall be screened from view from adjacent public streets to a height of six (6) feet by either landscaping, fencing, walls or buildings used individually or in combination thereof.

4. Minimum size of all trees at installation shall be 2" caliper for deciduous, 4 to 6' high for evergreen and 1" caliper for ornamental.

5. Along the east and west property lines of the subject site, the following screening shall be required: a five foot strip landscaped with a six foot wooden fence on the developer's side of the property and five foot evergreens twenty (20) feet on center along the residential side of the landscaped strip. Along the west property line the evergreen trees shall run the length of the property line twenty (20) feet on center; along the east property line the evergreen trees shall run for a length of one hundred fifty (150) feet from Trabue Road (Columbus Gas Transmission facility is the east side neighbor).

6. The landscaping required in this section shall count toward satisfying the landscaping requirements contained in Chapter ~~3342~~ **3312** of the Columbus City Code.

7. All landscape materials shall be maintained in a healthy fashion and dead materials shall be timely removed and replaced with landscape materials matching the size requirements contained in this text.

D. Building design and/or Interior-Exterior treatment commitments. N/A

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. All external lighting shall be cutoff type fixtures (down-lighting), and shall provide no light spillage to off-site parcels. However, buildings and landscaping may be uplit or down lit provided that landscaping lighting does not spill over into the public right-of-way.

2. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.

3. All light poles and standards shall be dark brown, bronze, black or dark green in color and shall be constructed of metal. Parking lot lighting shall be no higher than twenty-eight (28) feet except for those poles within 100 feet of the east and west property lines which shall have a maximum height of

eighteen (18) feet. The eighteen (18) feet height restriction will not apply if the respective adjacent property is no longer zoned residential.

F. Graphics and Signage commitments.

1. All signage and graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4, Commercial District classification. Any variance to those standards shall be submitted to the Columbus Graphics Commission.
2. No signs shall be painted directly on the surface of any building, wall, or fence. No wall murals shall be allowed.
3. No flashing, traveling, animated or intermittently illuminated signs shall be used.

NATURAL ENVIRONMENT: The property is located on the south side of Renner Road east of St. James Lutheran Lane and is undeveloped except for one single family house.

EXISTING LAND USES: Current zoning of the subject site is R-1. To the north across Renner Road is a large commercial development containing both a Walmart and a movie theater zoned CPD; to the east is a gas utility facility and multi-family development zoned R-1 and ARLD; to the south across Trabue Road are a motel, single family house, undeveloped ground and a COTA park and ride zoned L-C4, R-1, and C-4; to the west are two single family houses zoned R-1.

TRANSPORTATION AND CIRCULATION: Subject site would have access to both Renner and Trabue Roads. See additional traffic notes under item 3B of said text.

VIEW AND VISIBILITY: In the development of the subject property and in the location of the buildings and access points, consideration will be given to the visibility and safety of the motorist and pedestrian.

EMISSIONS: No adverse affect from emissions shall result form the proposed development.

BEHAVIOR PATTERNS: The proposed development will service the growing residential and commercial demand along Renner Road and Hilliard-Rome Road corridor.

OUTDOOR DISPLAY: The outside display areas for a convenient/store/gas facility shall be limited to the following locations.

- A. A front of the building along the sidewalk, four (4) feet in depth and twelve (12) feet in width.
- B. At the end of the pump island.
- C. The maximum height for any outside storage area shall be three (3) feet.

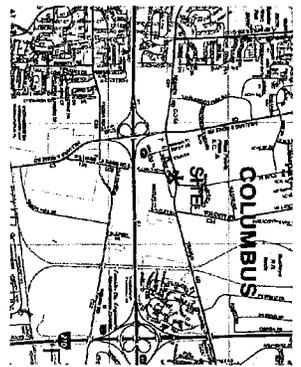
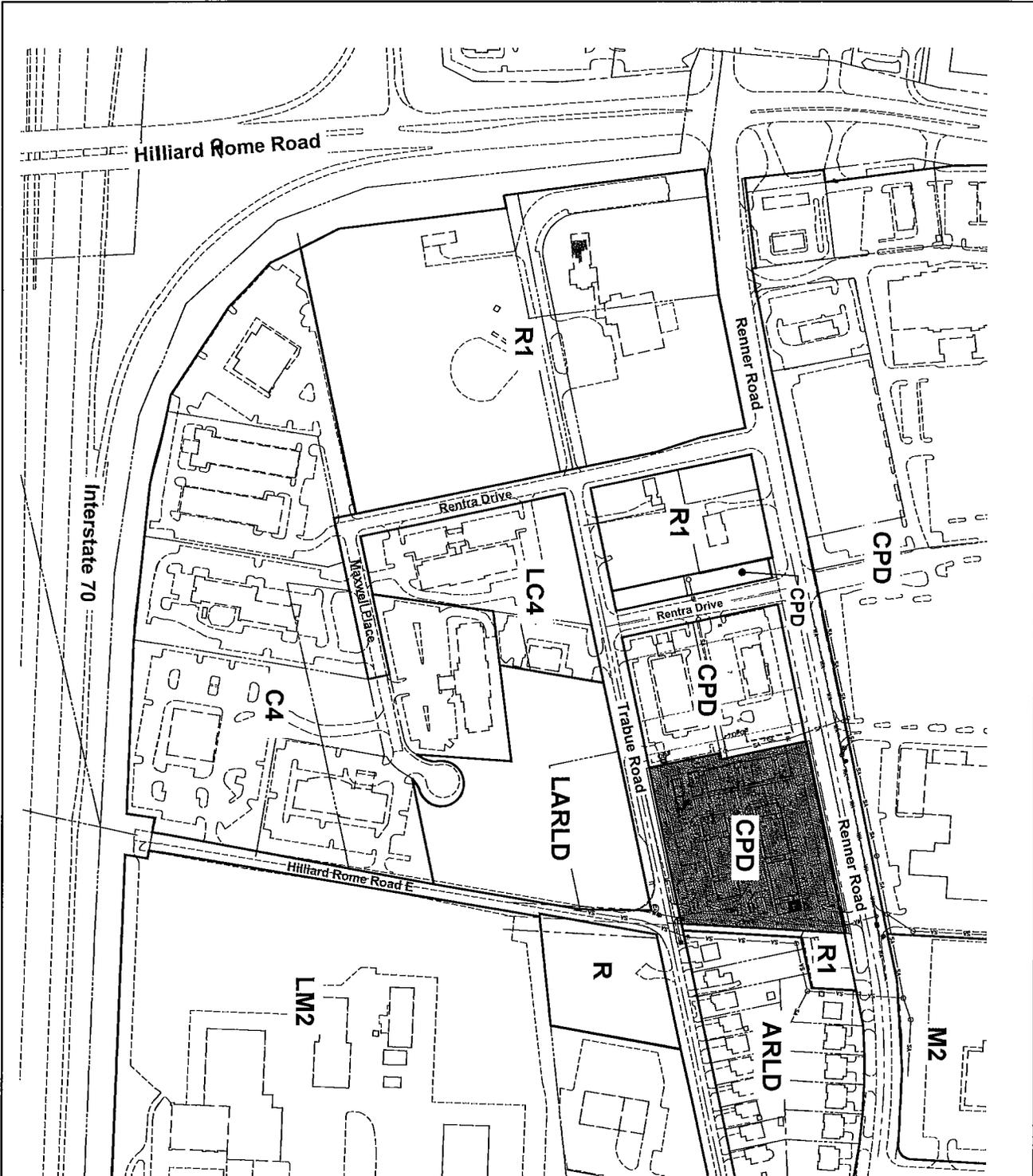
Exterior propane storage enclosure may be located within the areas identified above for outdoor display or may be located elsewhere on the site. The outdoor display are shall contain only those items normally and customarily sold by convenience store and other seasonal items and products, including but not limited to, fire wood, mulch, flowers, Christmas wreaths.

The undersigned, being the owner of the subject property together with the applicant in the subject application, do hereby agree singularly for herself, her heirs, successors and assigns, to abide by the above

restrictions conditions, and commitments regarding development of the subject property and for such purpose each states that she fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code except as described within this CPD Text.

SIGNATURE: Jill Tangeman, Esq.

DATE: 5-2-2014



DESIGNER
PREFERRED LIVING
470 ONE NORTHINGTON ROAD, SUITE 400
COLUMBUS, OHIO 43219
PHONE (614) 867-4200
FAX (614) 867-4201

ENGINEER
ADVANCED CIVIL DESIGN, INC.
622 EASTERN ROAD
COLUMBUS, OHIO 43219
PHONE (614) 462-7700
FAX (614) 462-7705

CITY OF COLUMBUS, OHIO
ZONING EXHIBIT
FOR
TRABUE ROAD
EXTENDED STAY HOTEL

ADVANCED CIVIL DESIGN, INC.
CIVIL DESIGN ENGINEERS

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