

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 8, 2016**

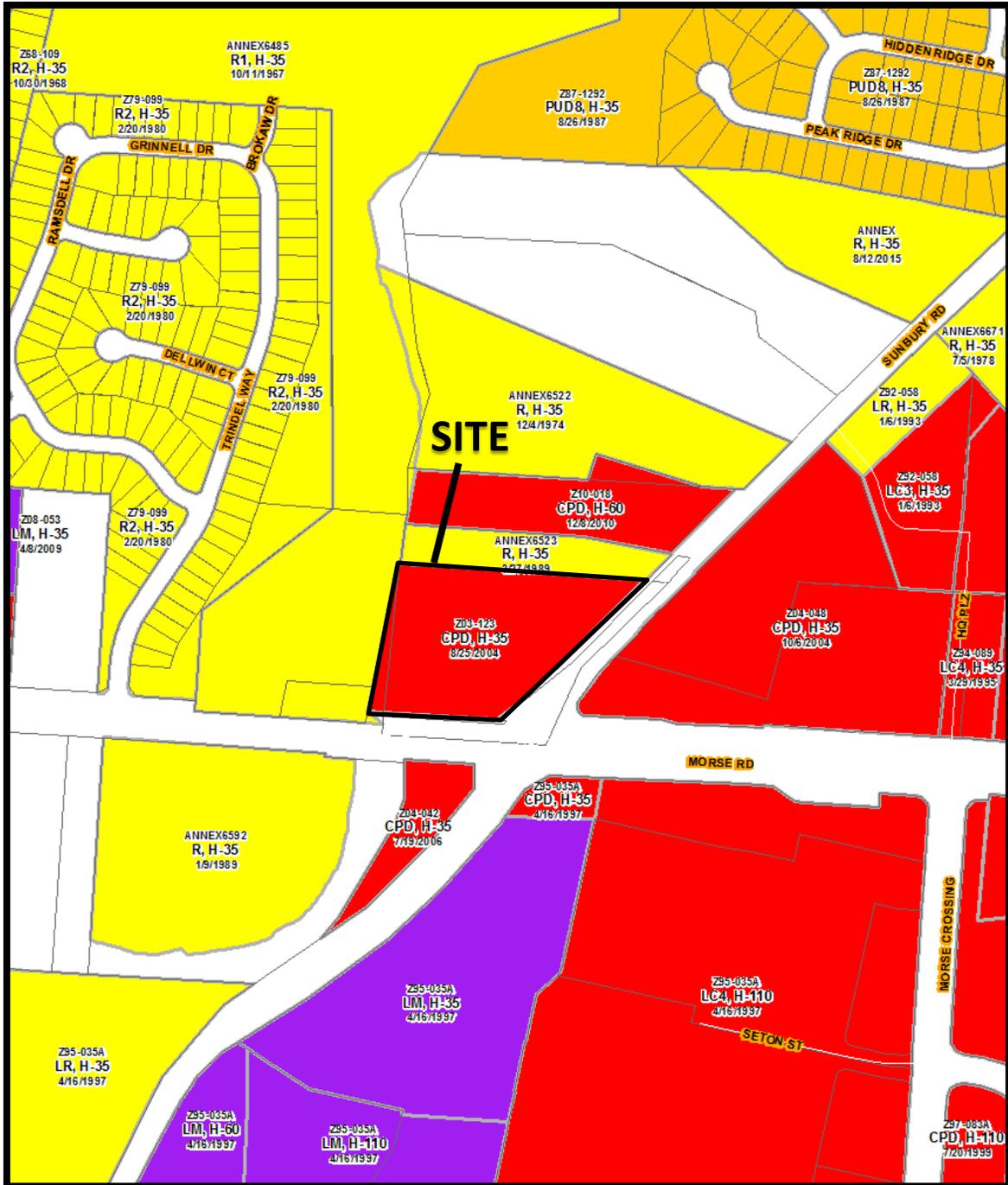
- 9. APPLICATION: Z16-041**  
**Location:** 4841 SUNBURY ROAD (43230), being 5.40± acres located at the northwest corner of Sunbury Road and Morse Road (010-242734; Northland Community Council).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Hotel.  
**Applicant(s):** Easton Innkeepers, LLC; c/o David Perry, David Perry Company, Inc., Agent; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** Same as applicant.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@gcolumbus.gov](mailto:mjmaret@gcolumbus.gov)

**BACKGROUND:**

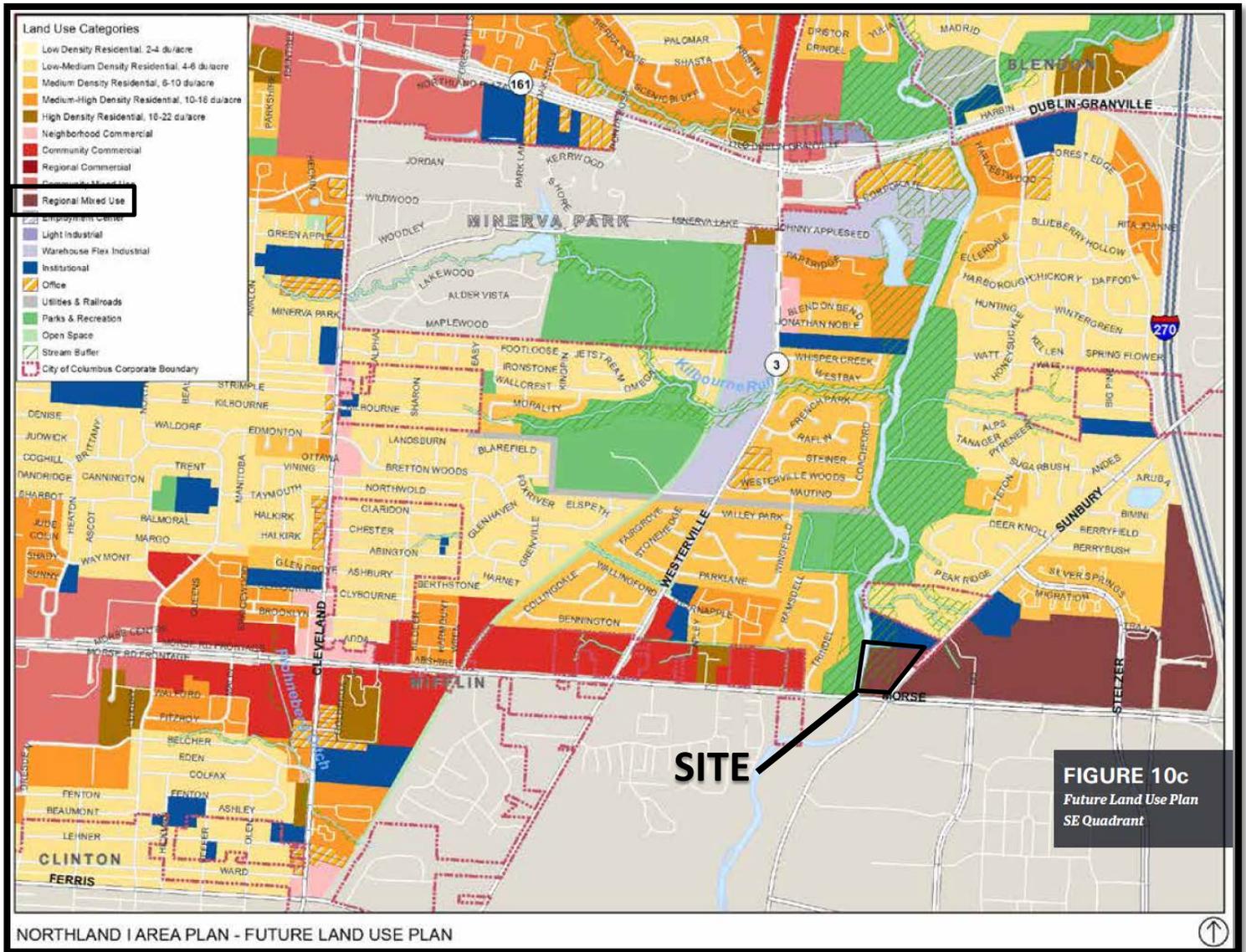
- The 5.40± acre site consists of a single vacant parcel in the CPD, Commercial Planned Development District. The applicant proposes a new CPD, Commercial Planned Development District to permit a commercial hotel on the site. A commercial hotel use is also permitted under the present CPD.
- The site is bordered to the north by a vacant parcel zoned R, Rural, and a hotel developed on a lot zoned CPD, Commercial Planned Development District. To the south and east are regional automotive businesses zoned CPD, Commercial Planned Development District. To the west is Alum Creek and parkland in the R-1, Residential District.
- This site is located within the *Northland I Area Plan* (2014) which recommends “Regional Mixed Use” for this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation was for approval.
- The CPD text provides commitments to C-4 permitted uses with exceptions, a site plan commitment, and development standards including height, setbacks, vehicular access, and landscaping. A reduced height in parking lot screening is also proposed along the north side of the property.
- The *Columbus Thoroughfare Plan* identifies Sunbury Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow a hotel to be developed that is compatible with the density and development standards of adjacent commercial developments along both the Morse Road and Sunbury Road corridors. The proposal is also consistent with the land use recommendations of the *Northland I Area Plan* for regional mixed uses.



Z16-041  
 4841 Sunbury Road  
 Approximately 5.4 Acres  
 CPD to CPD



Z16-041  
 4841 Sunbury Road  
 Approximately 5.4 Acres  
 CPD to CPD



Z16-041  
4841 Sunbury Road  
Approximately 5.4 Acres  
CPD to CPD

**CPD, COMMERCIAL PLANNED DEVELOPMENT**  
**0.459 +/- ACRES**

EXISTING ZONING: CPD, Commercial Planned Development (Z03-123)  
PROPOSED ZONING: CPD, Commercial Planned Development  
PROPERTY ADDRESS: 4841 Sunbury Road, Columbus, OH 43230  
APPLICANT: Eastern Innkeepers, LLC c/o Dave Perry, Agent, David Perry Company, Inc., 145 East Rich Street, FL 3, Columbus, OH 43215 and Donald Plank, Attorney, Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH 43215.  
PROPERTY OWNER: Eastern Innkeepers, LLC c/o Dave Perry, Agent, David Perry Company, Inc., 145 East Rich Street, FL 3, Columbus, OH 43215 and Donald Plank, Attorney, Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH 43215.  
DATE OF TEXT: July 1, 2016  
APPLICATION NUMBER: Z16- 041

**1. INTRODUCTION:** The 5.40 +/- acre site is located at the northwest corner of Morse Road and Sunbury Road. The site is zoned CPD (Z03-123). Retail development is presently permitted. Applicant proposes to build a seven (7) story, 240 room hotel. The site development plan titled, "Site Rezoning Plan", dated \_\_\_\_\_, 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, Bars, Billboards, except the existing billboard located at the southwest corner of the site, Blood and Organ Banks, Bowling Center, except as an accessory use to a hotel, Cabarets and Nightclubs, Check Cashing and Loans, Colleges, Funeral Homes, Extended Stay Hotel, 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, Off-premise Graphics, 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 eighty (80) 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). Vehicular access to the site shall be as depicted on the Site Plan. The Morse Road access shall be limited to RI/RO.

2). Right of way totaling 80 feet from centerline of Morse Road and 50 feet from centerline of Sunbury Road shall be deeded to the City of Columbus prior to approval of the final Site Compliance Plan.

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

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.**

There shall be no outside merchandise display areas.

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

**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 both Morse Road and Sunbury Road. Internal site circulation shall be as depicted on the Site Plan.

4. Visual Form of the Environment: Both Morse Road and Sunbury Road are arterial roads. Morse Road is extensively developed with commercial uses. Sunbury Road, in the area of the site, is developed with commercial uses, including retail sales, hotel and automotive related uses.

5. Visibility: The site is visible from both Morse Road and 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 Morse Road and 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.**

Section 3312.21(D)(1), Landscaping and Screening, to reduce parking lot screening along the north side of the parking lot from five (5) feet with 75% opacity to three (3) feet tall headlight screening with 75% opacity. While the property (PID: 010-214655) to the north is presently zoned R, Rural from annexation, commercial rezoning of the property should be anticipated. A hotel abuts PID: 010-214655 on the north side of the parcel.

**I.) Miscellaneous commitments.**

1. Development of the site for a hotel shall be in accordance with the Site Plan titled "Site Rezoning Plan, 4841 Sunbury Road" dated \_\_\_\_\_. 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.

*The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he 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 Codes, other than as specified herein.*

Signature: \_\_\_\_\_  
David B. Perry, Agent Date

Signature: \_\_\_\_\_  
Donald Plank, Attorney Date





Northland Community Council  
Development Committee

Report

July 27, 2016 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

*Voting: (14):* Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem Civic Association (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

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- Case #2      Application #Z16-041 (Rezone 5.40 AC± from CPD to CPD for construction of a new 7-story, 240-room hotel)  
Dave Perry/David Perry Company *representing*  
Easton Innkeepers, LLC  
4841 Sunbury Road, 43230 (PID 010-242734)
- *The Committee approved (13-0 w/ 1 abstention) a motion (by MMTACA, second by CECA) to RECOMMEND APPROVAL WITH ONE (1) CONDITION:*
    - That paragraph 3.(F) of the CPD text, "Graphics and Signage commitments," be revised to commit that all graphics and signage will comply with both the Graphics Code and the requirements of the Morse Road Regional Commercial Overlay (RCO), which includes the subject site, as set forth in Chapter 3372.
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