

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: 216-063 Date Received: 10/4/16
Application Accepted by: SP & TD Fee: \$3520
Comments: Assigned to Planner Kelsay Priebe; Kpriebe@cum.bz.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 2845 Airport Drive Zip: 43219

Is this application being annexed into the City of Columbus? Select one: YES NO

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: 010233789

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

Current Zoning District(s): L-C-4 Requested Zoning District(s): CPD

Area Commission or Civic Association: Northeast Area Commission

Proposed Use or reason for rezoning request (continue on separate page if necessary):
adjust setbacks and parking ratios

Proposed Height District: 110 [per Columbus City Code Section 3309.14] Acreage: 1.6±

APPLICANT:

Name: Eastern Development LLC Phone Number: 614-744-2570 Ext.: _____

Address: c/o Scott Crow Dickinson Wright
150 East Gay Street, Suite 2400 City/State: Columbus, OH Zip: 43215

Email Address: scrow@dickinsonwright.com Fax Number: 248-433-7274

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: Colair II LLC Phone Number: 216-283-1350 Ext.: _____

Address: 1375 East 9th Street, Suite 2350 City/State: Cleveland, OH Zip: 44114

Email Address: bmoyer@meihotels.com Fax Number: 216-696-6016

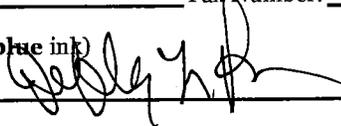
ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: Jeffrey L. Brown Phone Number: 614-221-4255 Ext.: _____

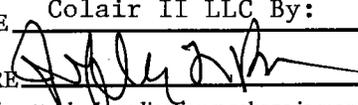
Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: 614-221-4409

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Eastern Development LLC 

PROPERTY OWNER SIGNATURE Colair II LLC By: _____

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 checks payable to the Columbus City Treasurer

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OBJECT SECTION

Application Number: 216-063 Date Received: 10/4/14
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Comments: Assigned to Planner Kelsey Priebe; kpriebe@columbus.gov; 614-645-1341

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150 East Gay Street, Suite 2400 City/State: Columbus, OH Zip: 43215

Email Address: scrow@dickinsonwright.com Fax Number: 248-433-7274

PROPERTY OWNER(S)

Check here if listing additional property owners on a separate page
Name: Colair II LLC Phone Number: 216-283-1350 Ext.: _____

Address: 1375 East 9th Street, Suite ~~2350~~ 2800 City/State: Cleveland, OH Zip: 44114

Email Address: bmoyer@meihotels.com Fax Number: 216-696-6016

ATTORNEY / AGENT (Check one if applicable):

Attorney Agent
Name: Jeffrey L. Brown Phone Number: 614-221-4255 Ext.: _____

Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: 614-221-4409

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Eastern Development LLC

PROPERTY OWNER SIGNATURE Colair II LLC By: Bert W. Moyer, Managing Member

ATTORNEY / AGENT SIGNATURE _____

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AFFIDAVIT (See instruction sheet)

Application Number: 210-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 2845 Airport Drive

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Colair II LLC
1375 East 9th Street, Suite 2350
Cleveland, OH 44114

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

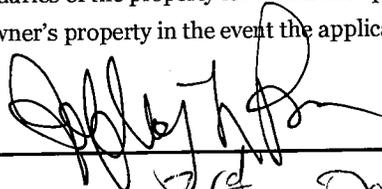
Eastern Development LLC
614-744-2570

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Northeast Area Commission
Mrs. Alice Porter
3130 McCutcheon Place
Columbus, OH 43219

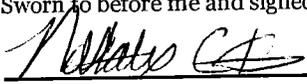
and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

(8) SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 3rd day of October, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC



9/4/2025
My Commission Expires



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

This Affidavit expires six (6) months after the date of notarization.

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Please make checks payable to the Columbus City Treasurer

APPLICANT

Eastern Development LLC
c/o Scott Crow
Dickinson Wright
150 E. Gay Street, #2400
Columbus, OH 43215

PROPERTY OWNER

Colair II LLC
1375 E. 9th St.
Suite 2350
Columbus, OH 44114

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

AREA COMMISSION

Northeast Area Commission
c/o Alice Porter
3130 McCutcheon Place
Columbus, OH 43219

SURROUNDING PROPERTY OWNERS

Columbus Airport
c/o Winegardner & Hammons
4243 Hunt Road
Cincinnati, OH 45242

Columbus Hotels
Columbus Hotels LLC
2501 S. High School Rd.
Indianapolis, IN 46241

Columbus Airport Venture LLC
555 US Highway 1 S
Iselin, NJ 08830

Columbus HS LLC
55 Shenandoah Ave.
Jacksonville, FL 62650

Airport Core Hotel LLC
21 E. State St.
Suite 1800
Columbus, OH 43215

Rama Inc
2085 E. County Rd. D.
Suite A200
St. Paul, MN 55109

MLMT 2004-MKB1
Port Columbus IV LLC
2135 Dana Ave.
Suite 200
Cincinnati, OH 45207

W2005/Fargo Realty L P
c/o Ryan LLC
PO Box 14007
Cleveland, OH 44114

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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 # 216-063

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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

<p>1. Eastern Development LLC c/o Scott Crow Dickinson Wright 150 East Gay Street Columbus, OH 43215 0 number of Columbus based employees</p>	<p>2. Colair II LLC 1375 East 9th Street, Suite 2350 Cleveland, OH 44114 0 number of Columbus based employees B. Moyer 216-283-1350</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT [Signature]

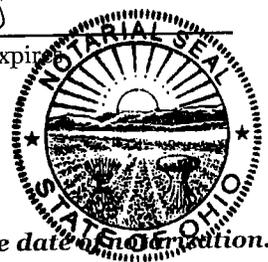
Sworn to before me and signed in my presence this 3rd day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 9/4/2020 Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

disclosure expires six (6) months after the date of Notarization.

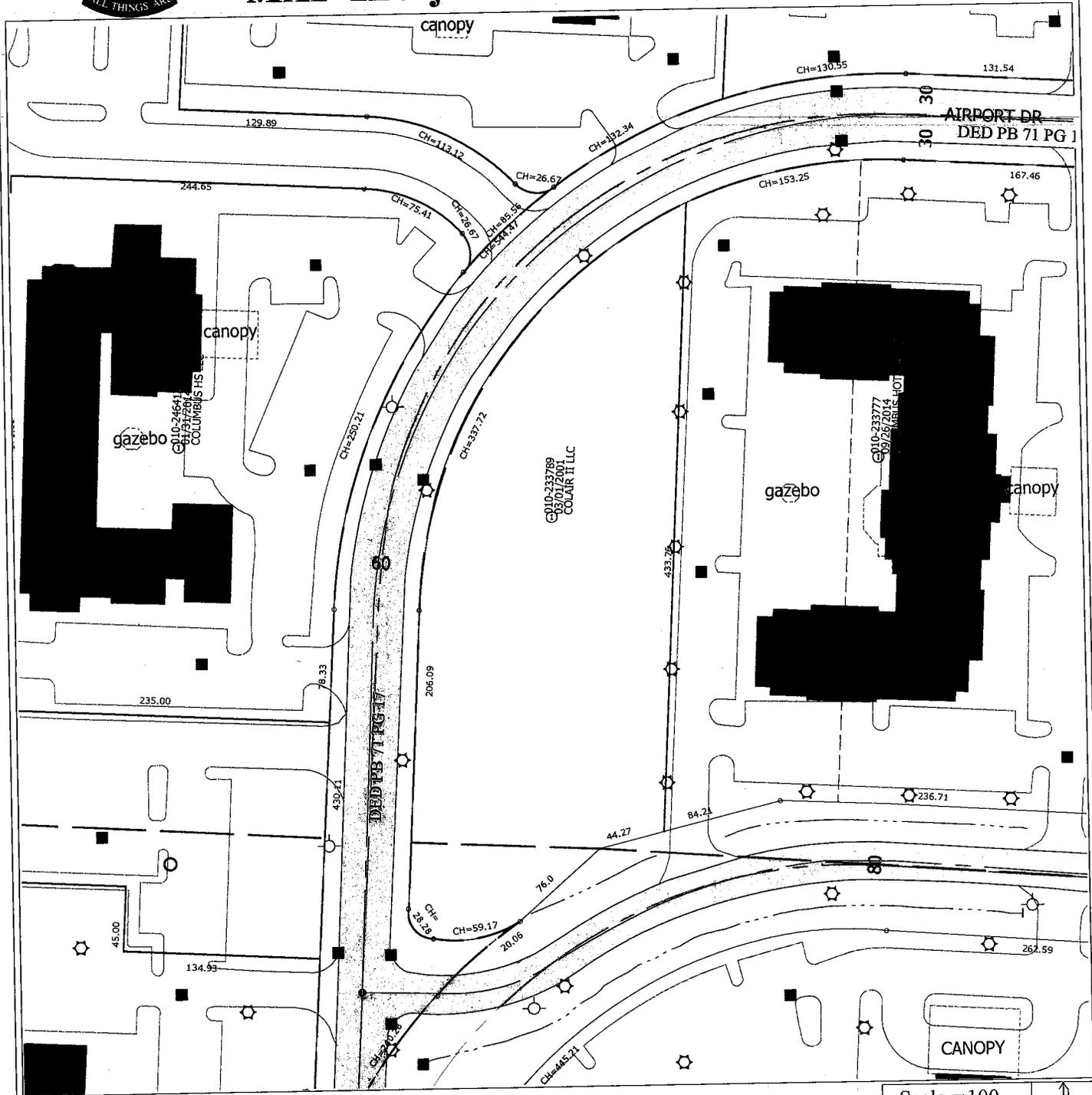
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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 9/20/16



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

216-043

LOCATED BETWEEN AIRPORT DRIVE AND DEMONYE DRIVE
AND WEST OF CASSADY AVENUE, IN THE CITY OF COLUMBUS,
COUNTY OF FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 3, Township 1, Range 17, United States Military Lands, containing 1.605 acres of land, more or less, said 1.605 acres being out of residue of that 40.159 acre tract of land described in the deed to Port Columbus Enterprises of record in Official Record 08336A13, of record in the Recorder's Office, Franklin County, Ohio, said 1.605 acres being more particularly described as follows:

Beginning, for reference, at a P.K. nail found at the intersection of Cassady Avenue and Demonye Drive, as said intersection is shown and delineated upon the recorded plat of Airport Drive Dedication and Easements, of record in Plat Book 71, Page 17, Recorder's Office, Franklin County, Ohio; thence N-3°11'28"E, with the centerline of said Cassady Avenue, a distance of 40.00 feet to a point; thence N-86°10'50"W, with the eastwardly extension of the northerly right-of-way line of said Demonye Drive, with the northerly right-of-way line of said Demonye Drive and with the southerly line of that 4.060 acre tract of land described in the deed to HMM Realty Company, Inc. of record in Official Record 29632F17, Recorder's Office, Franklin County, Ohio, crossing a 3/4-inch (I.D.) iron pipe found at the southeasterly corner of said 4.060 acre tract at a distance of 60.00 feet, also crossing another 3/4-inch (I.D.) iron pipe found at a distance of 456.02 feet at the southwesterly corner of said 4.060 acre tract and the southeasterly corner of the residue of said 40.159 acre tract, a total distance of 494.72 feet to a 3/4-inch (I.D.) iron pipe set; thence S-75°40'39"W, with the northerly right-of-way line of said Demonye Drive and with a southerly line of the residue of said 40.159 acre tract, a distance of 84.21 feet to a 3/4-inch (I.D.) iron pipe set at the true point of beginning;

Thence, from said true point of beginning, with the northerly right-of-way line of said Demonye Drive and with the boundary of the residue of said 40.159 acre tract, the following four (4) courses and distances:

- 1.) S-75°40'39"W, a distance of 44.27 feet to a 3/4-inch (I.D.) iron pipe set;
- 2.) S-51°11'28"W, a distance of 76.00 feet to a 3/4-inch (I.D.) iron pipe set at the beginning of a curve;
- 3.) westwardly, with the arc of a curve to the right having a radius of 105.00 feet, a central angle of 32°43'43" and a chord that bears S-76°49'36"W, a chord distance of 59.17 feet to a 3/4-inch (I.D.) iron pipe set at a point of compound curvature;
- 4.) northwestwardly, with the arc of a curve to the right having a radius of 20.00 feet, a central angle of 90°00'00" and a chord that bears N-41°48'32"W, a chord distance of 28.28 feet to a 3/4-inch (I.D.) iron pipe set at the point of tangency in the easterly right-of-way line of Airport Drive;

Thence N-3°11'28"E, with the easterly right-of-way line of said Airport Drive, a distance of 206.05 feet to a 3/4-inch (I.D.) iron pipe set at a point of curvature;

Thence northeastwardly, with the arc of a curve to the right having a radius of 325.00 feet, a central angle of 62°36'21" and a chord that bears N-34°29'38"E, a chord distance of 337.72 feet to a 3/4-inch (I.D.) iron pipe set;

DRIVE AND CASSADY AVENUE (Cont'd)

Thence S-3°11'28"W, crossing said residue tract, a distance of 433.76 feet to the true point of beginning and containing 1.605 acres of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby state that the foregoing description was prepared from information obtained from an actual field survey conducted by Bauer, Davidson & Merchant, Inc. in October of 1995.

The bearings referred to in the foregoing description are based on the bearing of N-3°11'28"E for the centerline of Cassady Avenue as the same is shown on the recorded plat of Airport Drive Dedication and Easements, of record in Plat Book 71, Page 17, Recorder's Office, Franklin County, Ohio.

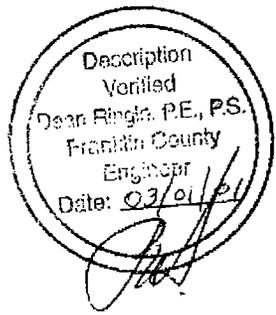
BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

By Gatis Erenpreiss
Gatis Erenpreiss
Professional Surveyor



NOT A CERTIFIED COPY

ALL OF
233789
(010)





City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010233789

Zoning Number: 2845

Street Name: AIRPORT DR

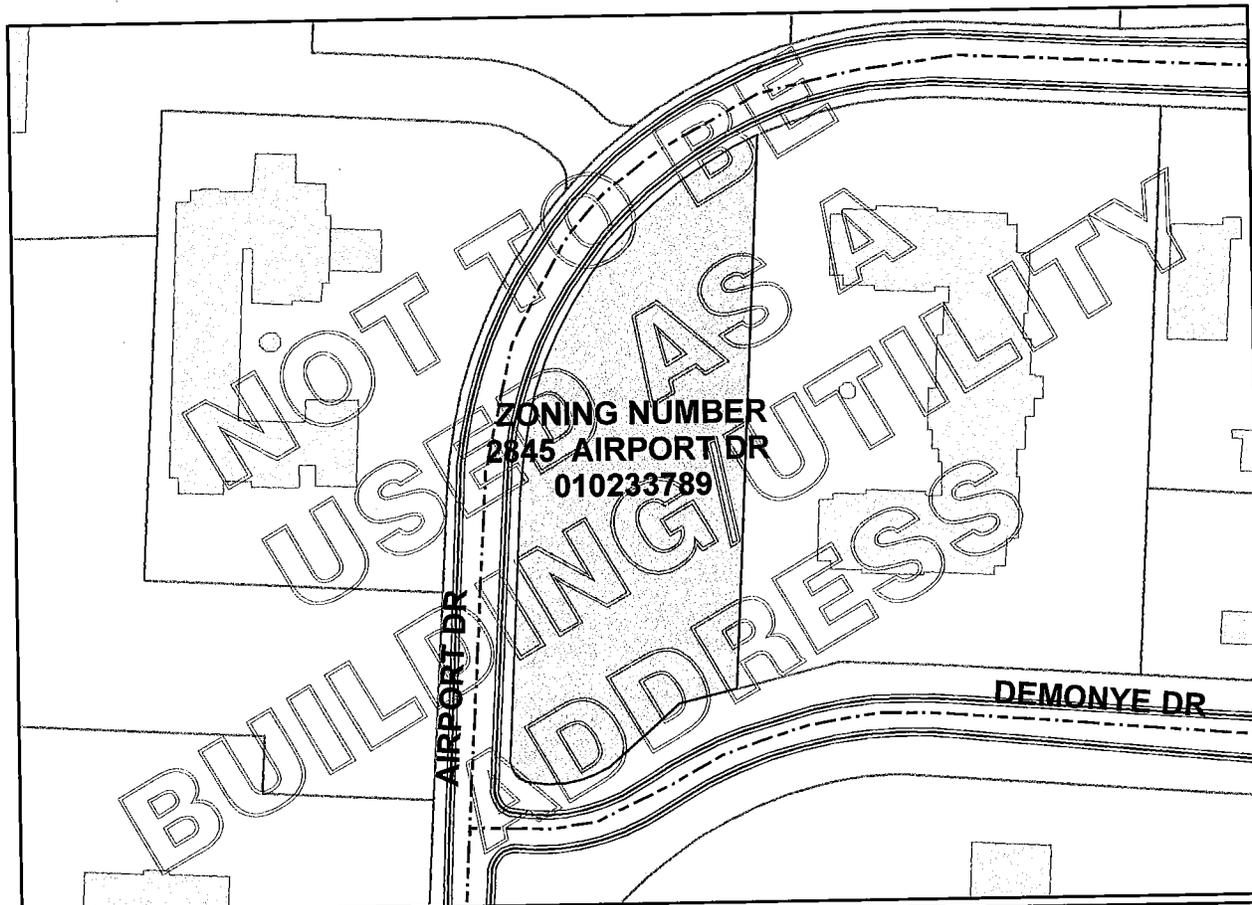
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Adyana Amariam*

Date: 9/22/2016



SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 74091



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

DEVELOPMENT TEXT

Address: 2845 Airport Drive
Owner: Colair II, LLC
Applicant: Eastern Development LLC
Zoning District: CPD
Date of Text: September 28, 2016
Application: Z16-_____

Subarea 1 (CPD)

1. Introduction: The applicant seeks to rezone the 1.6 +/- acres from L-C-4, Commercial to CPD, Commercial Planned Development.

2. Permitted Uses:

A. **Primary Uses:** Any building or buildings constructed on the Premises may be used for any one of the following uses (said uses defined and used in Columbus Zoning Code)

- (1) Restaurant, Food Only
- (2) Restaurant (such as having dancing, or a bar, or entertainment)
- (3) Hotel
- (4) Motel
- (5) All uses permitted in a C-2, commercial district, except an armory, art studio, church, clinic, photography studio, cellular, radio and/or telephone station

B. **Ancillary Uses:** In any building used for the Primary Uses: Hotel, Motel, C-2 uses, all uses permitted in a C-4, Commercial District shall be permitted as an ancillary use or uses provided said ancillary use or use, combined, do not exceed 40% of the total usable square footage of the building.

3. Development Standards: Except as otherwise noted herein or on the submitted drawing, the applicable development standards of Chapter 3356 C-4 of the Columbus City Code shall apply to this site.

A. Density, Height, Lot, and/or Setback Commitments.

N/A

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

- 1. The exact location of access points and driveways as shown on the Site Plan may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.

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

N/A

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

N/A

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

N/A

F. Graphics and/or Signage Commitments.

N/A

G. Miscellaneous Commitments.

1. The proposed development shall be developed in general conformance with the submitted Site Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any adjustment to the Site Plan shall be reviewed and may be approved by the City's Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

H. Other CPD Requirements.

1. Natural Environment: The property is located along Airport Drive, west of Cassady Avenue.
2. Existing Land Use: Undeveloped.
3. Circulation: All access for the Site will be approved by the City of Columbus, Public Service Department.
4. Visibility: Consideration has been given to the visibility and safety of the motorists and pedestrians as both on and off the subject property in the development of this site.
5. Proposed Development: Commercial development.
6. Behavior Patterns: Existing commercial development in the area has established vehicular patterns for the area.
7. Emissions: No adverse effect from emissions should result from the proposed development.

I. Variances Requested:

The following variance is requested:

Variance from C.C.C. § 3312.49 Minimum number of parking spaces required: to reduce the parking ratio for any non-retail use by 10%.

The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their 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 Code.

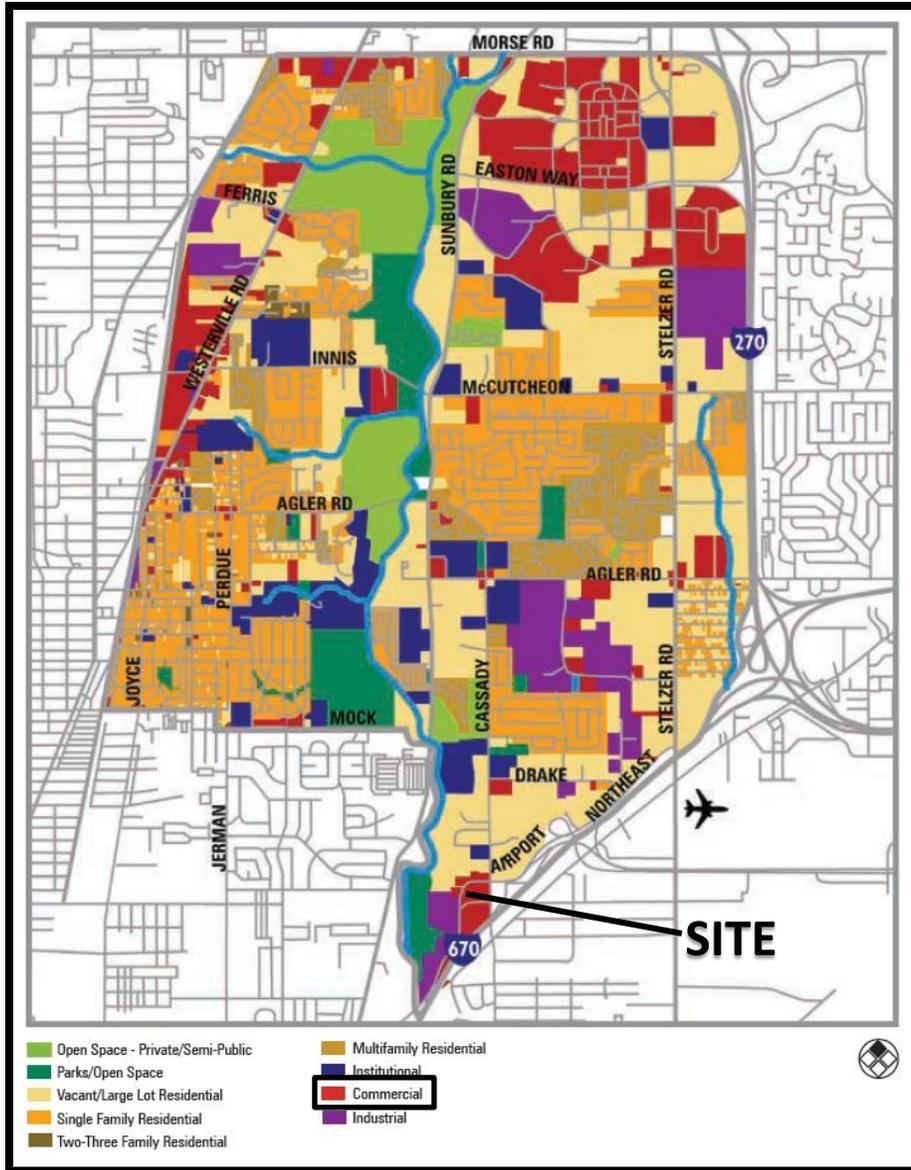
Respectfully Submitted,

Jeffrey L. Brown, Esq.

easterndev.1.txt (nct)
9/29/16 S:Docs/s&htxts/2016



Z16-063
 2845 Airport Drive
 Approximately 1.6 acres
 L-C-4 to CPD



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