

# 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: 216-068 Date Received: 11/11/16

Application Accepted by: TD + KP Fee: \$3,840

Comments: Assigned to Michael Maret; mmaret@cumulus.gov; 614-645-2749

### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 5600 Trabue Road Zip: 43228

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: 560-180979

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

Current Zoning District(s): R-1 Requested Zoning District(s): CPD

Area Commission or Civic Association: N/A

Proposed Use or reason for rezoning request (continue on separate page if necessary):  
To permit commercial uses

Proposed Height District: 60' (per Columbus City Code Section 3309.14) Acreage: 2.3+/-

### APPLICANT:

Name: Indus Renner Hotel, LLC Phone Number: 614-824-2742 Ext.: \_\_\_\_\_

Address: 1555 Lennox Town Lane City/State: Columbus, OH Zip: 43212

Email Address: dkozar@indushotels.com Fax Number: \_\_\_\_\_

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

Name: Zeta Properties LLC c/o Pella Company Phone Number: 614-291-3000 Ext.: \_\_\_\_\_  
George Bavelis

Address: 52 E. 15th. Avenue City/State: Columbus, OH Zip: 43201

Email Address: gbavelis@pellaco.com Fax Number: \_\_\_\_\_

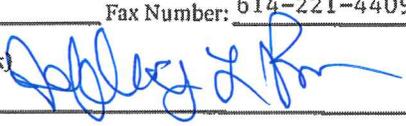
**ATTORNEY / AGENT** (Check one if applicable):  Attorney  Agent

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

Address: 37 W. Broad St., 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 Indus Renner Hotel, LLC, By: 

PROPERTY OWNER SIGNATURE Zeta Properties LLC/Magna National Venture LLC, By:

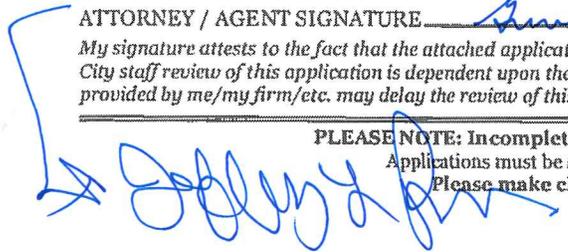
ATTORNEY / AGENT SIGNATURE Jeffrey L. Brown, MM 10-30-16

*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



**Additional Parcel Numbers**

560-154593  
560-244839  
560-154599  
560-154597  
560-189996

**Additional Property Owner**

Magna National Ventures LLC  
c/o George Bavelis  
52 E. 15<sup>th</sup> Avenue  
Columbus, OH 43201

5600trabueparcel.lst (clh)  
10/25/16 S:Docs

216-068

# Rezoning Application

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757 Carolyn Avenue, Columbus, Ohio 43224  
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**AFFIDAVIT** (See instruction sheet)

Application Number: 216-068

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown  
of (1) MAILING ADDRESS 37 W. Broad St., 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 5600 Trabue Road

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 11/11/16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Zeta Properties LLC et al  
c/o Pella Company

George Bavelis  
52 E. 15th Ave  
Columbus, OH 43201

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

Indus Renner Hotel, LLC  
614-824-2742

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

(5) N/A

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 [Signature]

Sworn to before me and signed in my presence this 31<sup>st</sup> day of October, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 9/4/2020



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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**APPLICANT**

Indus Renner Hotel LLC  
1555 Lennox Town Lane  
Columbus, OH 43212

**PROPERTY OWNERS**

Magna National Ventures LLC  
c/o Pella Company  
George Bavelis  
52 East 15<sup>th</sup> Avenue  
Columbus, OH 43201

Zeta Properties LLC  
c/o Pella Company  
George Bavelis  
52 East 15<sup>th</sup> Avenue  
Columbus, OH 43201

**ATTORNEY**

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

**SURROUNDING PROPERTY OWNERS**

St. James Evangelical Lutheran Church  
3218 Ainwick Road  
Columbus, OH 43221

Hillone LLC  
3900 Barrett Drive, Suite 102  
Columbus, OH 43221

FCPT Garden Properties LLC  
591 Redwood Highway, Suite 1150  
Mill Valley, CA 94941

St. James Evangelical Lutheran Church  
6481 Renner Road  
Columbus, OH 43228

Radha Corp.  
5625 Trabue Road  
Columbus, OH 43228

Scott Lee TR  
c/o Wal-Mart  
P.O. Box 8050  
Bentonville, AR 72716

Shubh LLC  
5510 Trabue Road  
Columbus, OH 43228

Johnston-Banks Partnership  
6927 Sherbrook Drive  
Westerville, OH 43082

Westpointe Plaza LP  
191 West Nationwide Blvd. #200  
Columbus, OH 43215

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757 Carolyn Avenue, Columbus, Ohio 43224  
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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 # 216-068

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 W. Broad St., 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. Indus Renner Hotel LLC 1555 Lennox Town Lane Columbus, OH 43212 David Kozar 614-824-2742 _____ Columbus based employees</p>	<p>2. Zeta Properties LLC c/o Pella Company 52 E. 15th. Ave., Columbus, OH 43201 George Bavelis 614-291-3000 _____ Columbus based employees</p>
<p>3. Magna National Ventures LLC c/o Pella Company 52 E. 15th Ave, Columbus, OH 43201 George Bavelis 614-291-3000 _____ Columbus based employees</p>	<p>4.</p>

\_\_\_\_\_  
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 31<sup>st</sup> day of October, in the year 2016

Natalie C. Timmons  
SIGNATURE OF NOTARY PUBLIC

9/4/2020  
My Commission Expires

Notary Seal Here



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

*This Project Disclosure expires six (6) months after the date of this application.*

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**Please make checks payable to the Columbus City Treasurer**



# 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: 560180979 + 5 OTHERS

Zoning Number: 5600

Street Name: TRABUE RD

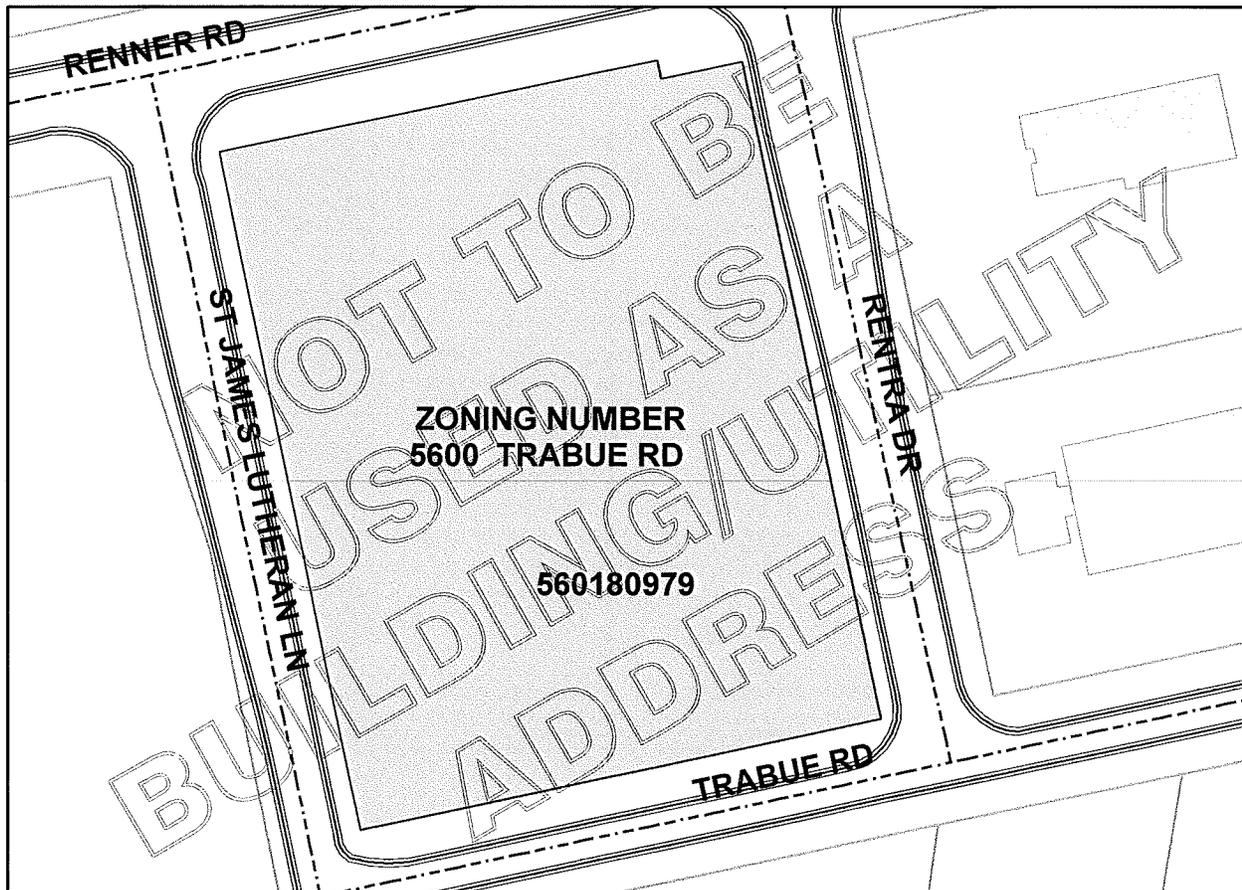
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Adyana Umariani*

Date: 9/22/2016



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

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 74085

216-068

**DEVELOPMENT TEXT**

**Address:** 560 Trabue Road  
**Owner:** Zeta Properties, LLC et al  
**Applicant:** Indus Renner Hotel, LLC  
**Zoning District:** CPD  
**Date of Text:** October 26, 2016  
**Application:** Z16-008

**Subarea 1 (CPD)**

**1. Introduction:** The applicant seeks to rezone the 2.5 +/- acres from R-1, Residential to CPD, Commercial Planned Development. The property is on the southside of Renner Road between W. St. James Lutheran Lane and Renra Drive.

**2. Permitted Uses:** Those uses permitted in Chapter 3356, C-4, Commercial of the Columbus City Code.

**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.**

1. 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 District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

**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 the southside of Renner Avenue between W. St. James Lutheran Lane and Rentra Drive.
2. Existing Land Use: The site is developed with two single family dwellings.
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 variances are requested:

1. Variance from C.C.C. §3312.49 Minimum number of parking spaces required: to reduce the required parking for the hotel and restaurant use with a maximum sq. ft. of 3900 sq. ft. plus 150 sq. ft. of patio from (100 + 53) 153 to 123. The total number of parking spaces is based on the whole site not just what occurs on the undeveloped tax parcel.
2. Variance from C.C.C. §3312.25 Maneuvering: to allow driveway to cross tax parcel lines and to allow maneuvering for parking spaces to cross tax parcel lines.

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.

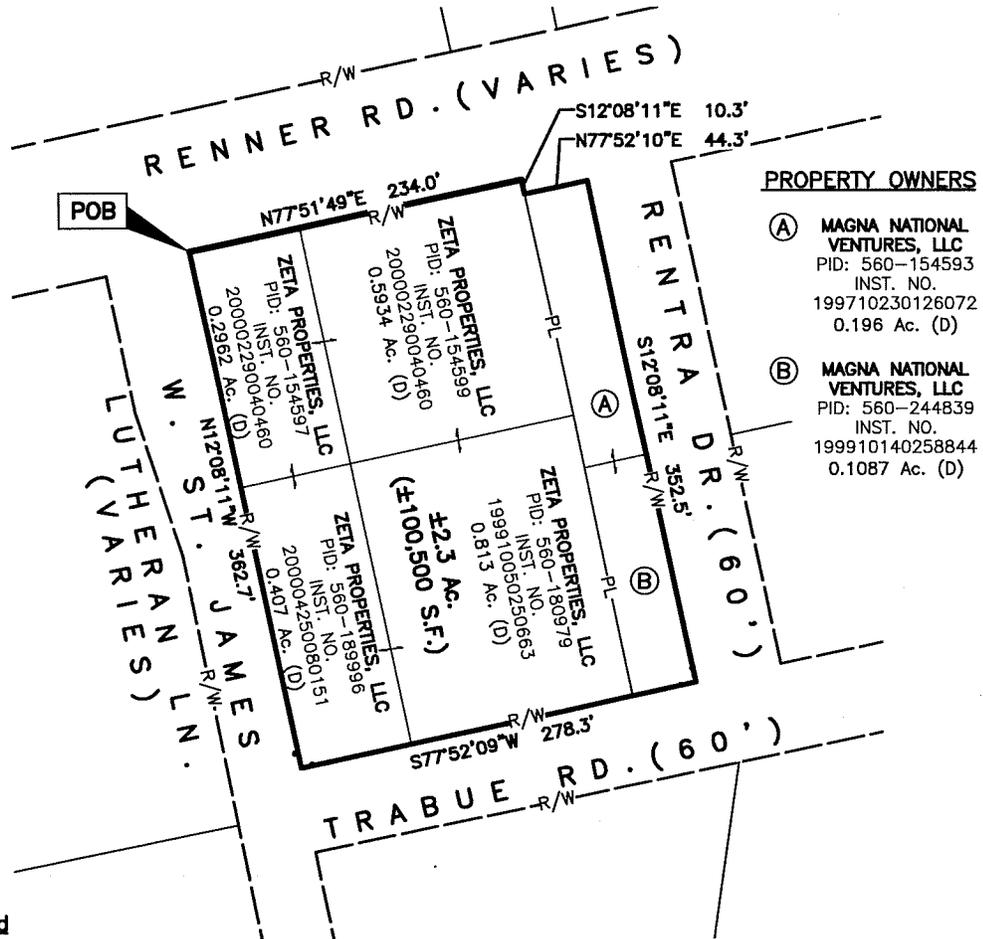
# E. P. FERRIS & ASSOCIATES, INC.

Consulting Civil Engineers and Surveyors  
880 King Avenue, Columbus Ohio, 43212

(PH) 614-299-2999  
(FX) 614-299-2992

## ZONING EXHIBIT

Situated in the State of Ohio, County of Franklin, and the City of Columbus, and Virginia Military Survey 7065, being all of a 0.2962 acre tract and 0.5934 acre tract conveyed to Zeta Properties, LLC in Instrument Number 200002290040460, all of a 0.407 acre tract conveyed to Zeta Properties, LLC in Instrument Number 200004250080151, all of a 0.813 acre tract conveyed to Zeta Properties, LLC in Instrument Number 199910050250663, all of a 0.196 acre tract as conveyed to Magna National Ventures, LLC in Instrument Number 199710230126072, and all of a 0.1087 acre tract conveyed to Magna National Ventures, LLC in Instrument Number 199910140258844.



### Legend

- PL Property Line
- R/W Right-of-Way
- (D) Deed or Plat
- (M) Measured Value
- POC** Point of Commencement
- POB** Point of Beginning

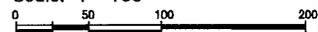
**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC

Consulting Civil Engineers and Surveyors

### CONTACT:

880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

Scale: 1"=100'



216-068

DRWN BY CLP CHK BY MLS DATE 10-31-16

1085.004

## ZONING DESCRIPTION OF +/- 2.3 ACRES

Situated in the State of Ohio, County of Franklin, and the City of Columbus, and Virginia Military Survey 7065, being all of a 0.2962 acre tract and 0.5934 acre tract conveyed to Zeta Properties, LLC in Instrument Number 200002290040460, all of a 0.407 acre tract conveyed to Zeta Properties, LLC in Instrument Number 200004250080151, all of a 0.813 acre tract conveyed to Zeta Properties, LLC in Instrument Number 199910050250663, all of a 0.196 acre tract as conveyed to Magna National Ventures, LLC in Instrument Number 199710230126072, and all of a 0.1087 acre tract conveyed to Magna National Ventures, LLC in Instrument Number 199910140258844, Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

**BEGINNING** at the northwest corner of said 0.2962 acre tract, and the intersection of the southerly right of way line of Renner Road (Width Varies) and the easterly right of way line of W. St. James Lutheran Lane (Width Varies);

Thence easterly along the north line of said 0.2962 acre tract, said 0.5934 acre tract and along said southerly right of way line North 77 degrees 51 minutes 49 seconds East 234.0 feet to the northeast corner of said 0.5934 acre tract;

Thence southerly along the east line of said 0.5934 acre tract and said southerly right of way line, South 12 degrees 08 minutes 11 seconds East 10.3 feet to the northwest corner of said 0.196 acre tract;

Thence easterly along the north line of said 0.196 acre tract and said southerly right of way line, North 77 degrees 52 minutes 10 seconds East 44.3 feet, to the northeast corner of said 0.196 acre tract and the intersection of the southerly right of way line of Renner Road and the westerly right of way line of Rentra Drive (60');

Thence southerly along the east line of said 0.196 acre tract, the east line of said 0.1087 acre tract, and said westerly right of way line, South 12 degrees 08 minutes 11 seconds East 352.5 feet to the southeast corner of said 0.1087 acre tract and the intersection of said westerly right of way line and the northerly right of way line of Trabue Road (60');

Thence westerly along the south line of said 0.1087 acre tract, the south line of said 0.813 acre tract, the south line of said 0.407 acre tract, and along said northerly right of way line, South 77 degrees 52 minutes 09 seconds West 278.3 feet to the southwest corner of said 0.407 acre tract and the intersection of the said northerly right of way with the easterly right of way line of W. St. James Lutheran Lanes (Width Varies);

Thence northerly along the west line of said 0.407 acre tract, the west line of said 0.2962 acre tract and said easterly right of way line, North 12 degrees 08 minutes 11 seconds West 362.7 feet to the **POINT OF BEGINNING, CONTAINING 2.3 ACRES, MORE OR LESS.**

**THIS DESCRIPTION IS NOT FOR RECORDING PURPOSE.**

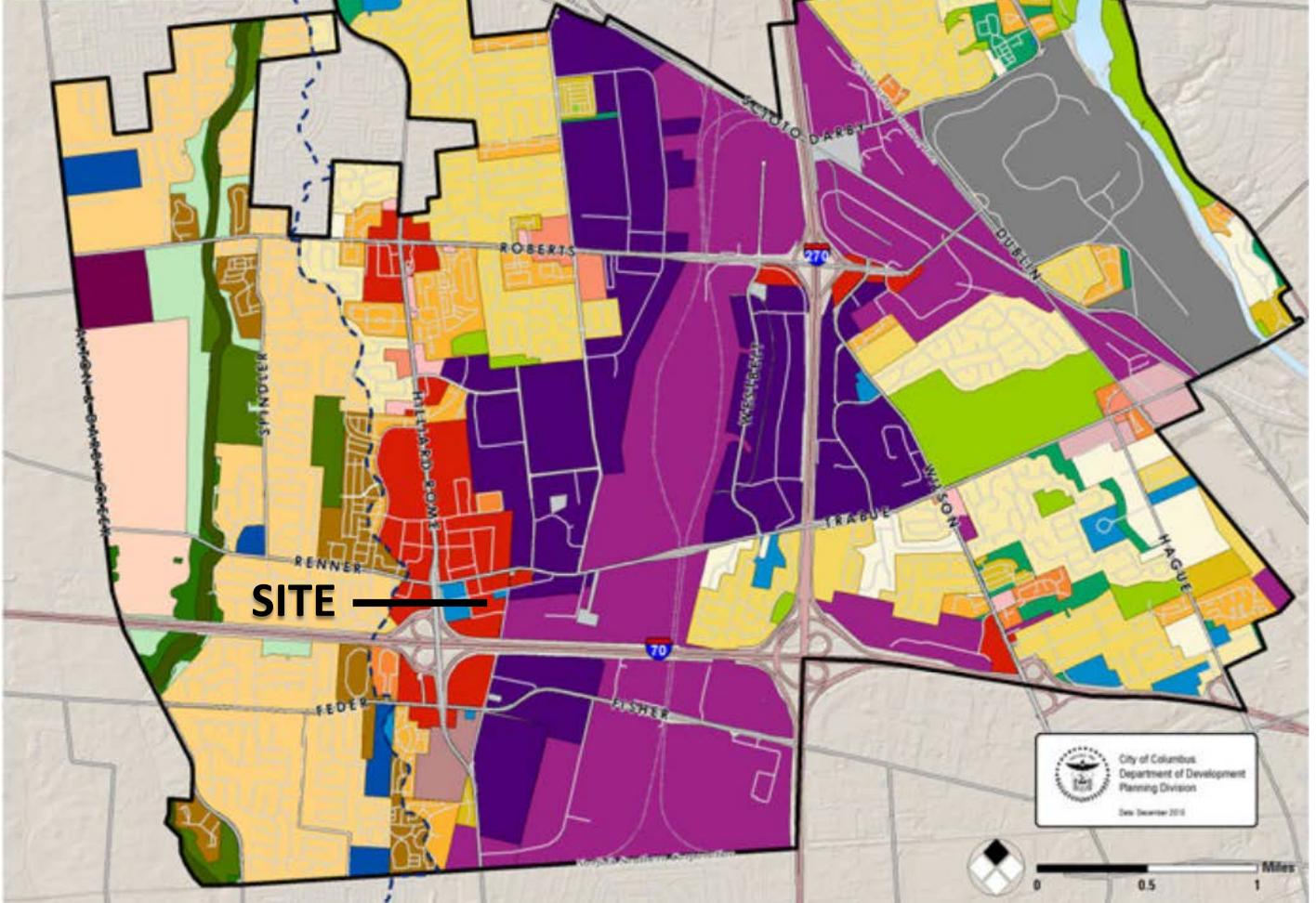




# Trabue/Roberts Area Plan Future Land Use Plan

- |  |                               |                         |
|--|-------------------------------|-------------------------|
|  | High Density Residential      | Employment Center       |
|  | Very High Density Residential | Office                  |
|  | Mixed Use (Neighborhood)      | Institutional           |
|  | Mixed Use (Community)         | Open Space              |
|  | Commercial (Neighborhood)     | Parks & Recreation      |
|  | Commercial (Community)        | Quarry Reuse            |
|  | Light Industrial              | Utilities and Railroads |

- Big Darby Accord Recommendations**
- |  |              |
|--|--------------|
|  | Metro Park   |
|  | EC Protected |
|  | Tier1        |
|  | Tier2        |
|  | Tier3        |



City of Columbus  
Department of Development  
Planning Division  
Date: December 2010

Z16-068  
5600 Trabue Road  
Approximately 2.30 acres  
R1 to CPD



Z16-068  
5600 Trabue Road  
Approximately 2.30 acres  
R1 to CPD