

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 #: 217-033 Date Received: 8/29/17

Application Accepted By: MM & KP Fee: \$3840

Assigned Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 4970 Sunbury Road Zip 43230

Is this application being annexed into the City of Columbus ☐ Yes ☒ No (select 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 600-221810, 600-233419

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

Current Zoning District(s) LR, LC3 Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: Northland Community Council

Proposed Use or reason for rezoning request: Hotel

(continue on separate page if necessary)

Proposed Height District: H-110 Acreage +/- 2.1

[Columbus City Code Section 3309.14]

APPLICANT:

Name Key Hotel & Property Management, LLC

Address 3449 Secor Road City/State Toledo, OH Zip 43606

Phone # 419-478-8200 Fax # _____ Email jon@keyhpm.com

PROPERTY OWNER(S):

Name CRI Easton Square LLC

Address 250 Civic Center Drive #500 City/State Columbus, OH Zip 43215

Phone # 614-744-2024 Fax # _____ Email jfreeman@castoinfo.com

☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Sean Mentel

Address 100 South 4th St., Suite 100 City/State Columbus, OH Zip 43215

Phone # 614-344-4800 Fax # 614-344-4801 Email: sean@kmfyllaw.com

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

APPLICANT SIGNATURE By: [Signature]

PROPERTY OWNER SIGNATURE By: [Signature]

ATTORNEY / AGENT SIGNATURE [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

REZONING APPLICATION

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

AFFIDAVIT

(See instruction sheet)

APPLICATION #: _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME SEAN MENTEL
of (1) MAILING ADDRESS 100 S. 4TH STREET, SUITE 100, COIS. OH 43215

deposed 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 4970 SUNBURY ROAD, COIS. OH 43230
for which the 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
☐ Check here if listing additional property owners
on a separate page.

(4) CRF EASTON SQUARE LLC
250 CIVIC CENTER DRIVE #500
COLUMBUS, OHIO 43215

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

KEY HOTEL & PROPERTY MANAGEMENT, LLC
614-478-8200

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

(5) Northland Community Council
c/o Dave Paul
PO Box 297836, Columbus OH 43205

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)

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 29th day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) H B Kittle
9-15-17

Notary



HANNAH B. KITTLE
Notary Public, State of Ohio
My Commission Expires 9-15-17

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

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Applicant:

Key Hotel & Property Management
LLC
3449 Secor Road
Toledo, Ohio 43606

Property Owner:

CRI Easton Square LLC
Or Current Resident
250 Civic Center Drive, Suite 5
Columbus, OH 43215

Attorney:

Sean Mentel
100 S. 4th Street, Suite 100
Columbus, Ohio 43215

Area Commission:

None

Surrounding Property

Sunbury Easton LP
PO Box 21950
Owensboro, KY 42304

Daniel & Die Ann Myers
Or Current Resident
5005 Sunbury Road
Columbus, OH 43230

Carmax Auto Superstores Inc.
3800 Morse Road
Columbus, OH 43230

Owners:

Life Church at Easton
Or Current Resident
5000 Sunbury Road
Columbus, OH 43230

Thomas & Robin Richey
Or Current Resident
4955 Sunbury Road
Columbus, OH 43230

Charles & Cynthia Herndon Trustee
Or Current Resident
5049 Sunbury Road
Columbus, OH 43438

Lamb of God Evangelical Lutheran
Church
Attn: Pastor Larry Prah
4925 Sunbury Road
Columbus, OH 43230

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

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 #: _____

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) SEAN MENTEL

of (COMPLETE ADDRESS) 100 S. 4TH STREET, SUITE 100, COVS. 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. <u>EASTON HOSPITALITY, LLC</u> <u>3449 SECOR ROAD</u> <u>TOLEDO, OHIO 43606</u> <u>0 EE'S</u> <u>JOE ROUMAYA 419.478.8200</u>	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29th day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9-15-17

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



HANNAH B. KITTLE
Notary Public, State of Ohio
My Commission Expires 9-15-17

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Parcel Description
2.1 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 2, Range 17, United States Military Lands and being part of that 23.696 acre tract conveyed to CRI Easton Square, LLC of record in Instrument Number 201412150165942 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at the most westerly corner of said 23.696 acre tract and in the easterly right-of-way line of Sunbury Road of record in Official Record 21443C19;

Thence North 45° 15' 01" East, along said easterly right-of-way line and along the easterly Sunbury Road right-of-way line of record in Official Record 11082G04, 445.00 feet to a northerly corner of said 23.696 acre tract, the same being the westerly corner of the remainder of that 18.929 acre tract conveyed to Life Church at Easton of record in Instrument Number 201203120033960;

Thence South 43° 19' 35" East, along a common line to said 23.696 acre and, remaining, 18.929 acre tracts, 344.94 feet;

Thence across said 23.696 acre tract, the following courses;

South 78° 01' 00" West, 83.50 feet;

South 83° 37' 49" West, 66.91 feet;

North 87° 09' 29" West, 143.91 feet;

South 45° 44' 14" West, 216.72 feet to a corner common to said 23.696 acre tract and that 12.368 acre tract conveyed to Carmax Auto Superstores, Inc. of record in Instrument Number 200601180010977;

Thence North 44° 44' 59" West, along a common line to said 23.696 acre and 12.368 acre tracts, and the northerly line of that 0.394 acre tract conveyed to City of Columbus of record in Instrument Number 200512220269198, 150.00 feet to the *Point of Beginning*. Containing 2.1 acres, more or less.

Subject, however, to all legal restrictions, rights-of-way and/or easements.

This description is based on existing records and is not for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

City of Columbus

Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 600-221810

Project Name: STAY BRIDGE HOTEL

House Number: 4970

Street Name: SUNBURY RD

Lot Number: N/A

Subdivision: N/A

Work Done: **NEW**

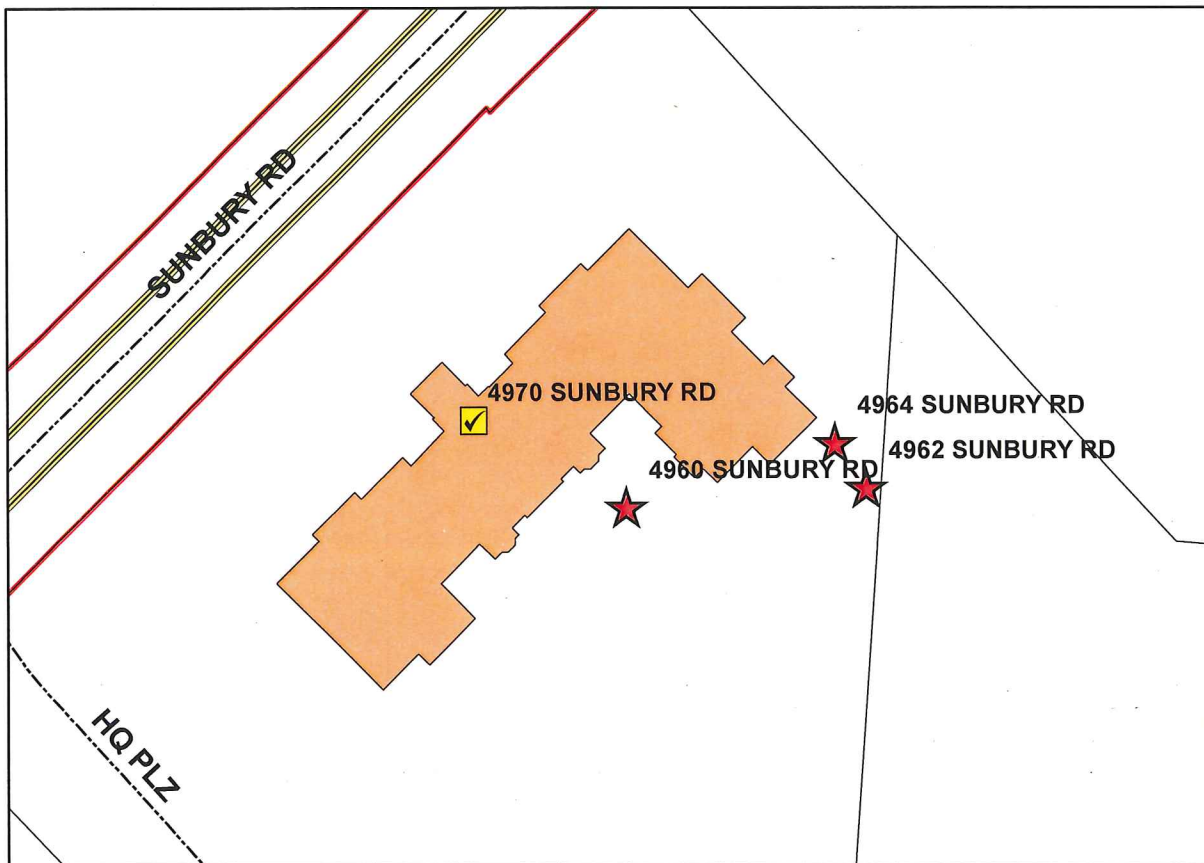
Complex: STAY BRIDGE HOTEL

Owner: CRI EASTON SQUARE LLC

Requested By: KMFY LAW (LINDSAY NELSON)

Printed By: *Lindsay Wharrior*

Date: 8/14/2017



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

SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 1646183

CPD. COMMERCIAL PLANNED DEVELOPMENT
2.10 +/- ACRES

EXISTING ZONING: LR, Residential Z92-058, LC3, Commercial Z92-058
PROPOSED ZONING: CPD, Commercial Planned Development
PROPERTY ADDRESS: 4970 Sunbury Road, Columbus, Ohio
APPLICANT: Key Hotel and Property Management, LLC
3449 Secor Road, Toledo, Ohio 43606
PROPERTY OWNER: CRI Easton Square, LLC
250 Civic Center Drive, Suite 500, Columbus, Ohio 43215
DATE OF TEXT: August 29, 2017
APPLICATION NUMBER:

1. **INTRODUCTION:** The 2.10 +/- acre site is located on Sunbury Road to the North of Morse Road. The site is zoned LR (Z92-058) and LC3 (Z92-058). Applicant proposes to build a five (5) story, 106 room hotel. The site development plan titled, "Site Rezoning Plan for Stay Bridge Suites At Easton Square", dated August 29, 2017, 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, Blood and Organ Banks, Bowling Center, Cabarets and Nightclubs, Check Cashing and Loans, Colleges, Funeral Homes, 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, 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 seventy (70) 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). Applicant is working with the Franklin County Engineer to establish a Memorandum of Understanding that will govern access to Sunbury Road. Applicant will comply with the terms of the Memorandum of Understanding.

2). The Sunbury Road access shall be full access.

3). Right of way totaling 60 feet from centerline of Sunbury Road shall be deeded to Franklin County 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.

N/A

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

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 Sunbury Road. Vehicular access will also be available from the adjacent shopping center where additional off-site parking will be available for hotel use. Internal site circulation shall be as depicted on the Site Plan.
4. Visual Form of the Environment: Sunbury Road, in the area of the site, is developed with commercial uses, including retail sales, hotel, a church and automotive related uses.
5. Visibility: The site is visible from 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 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.

1. Section 3312.49, Minimum Number of Parking Spaces, to reduce the number of required parking spaces from 106 to 81 parking spaces.

I.) Miscellaneous commitments.

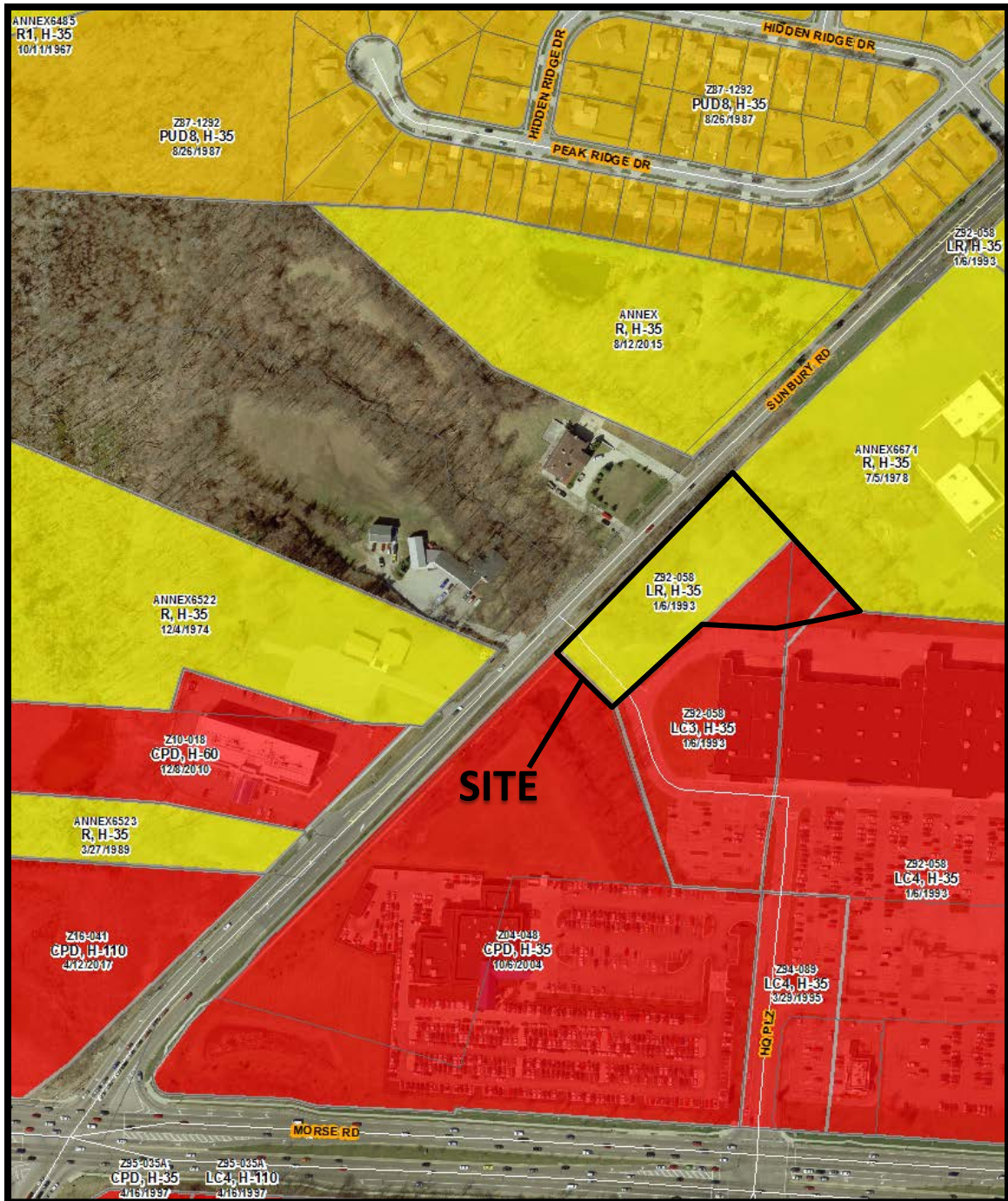
1. Development of the site for a hotel shall be in accordance with the Site Plan titled "Site Rezoning Plan for Stay Bridge Suites At Easton Square" dated August 29, 2017. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data

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.

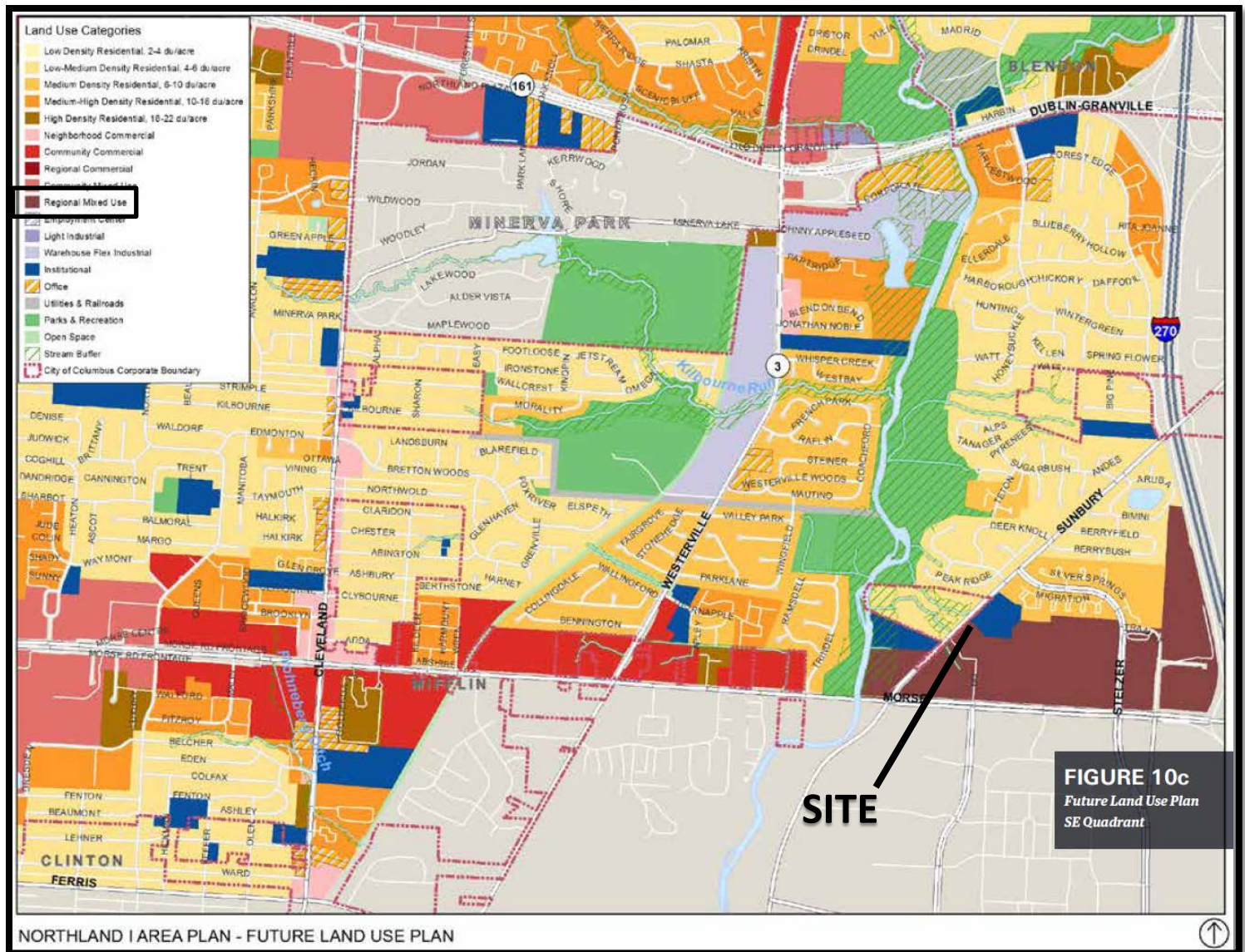
Signature:


Sean Mentel, Attorney

8/29/17
Date



Z17-033
4970 Sunbury Road
Approximately 2.1 Acres
L-R & L-C-3 to CPD



Regional Mixed Use: Large scale shopping centers and regional malls, entertainment centers, big box retailers, and similar retail uses that have the potential to attract consumer from major portions of the city or the Central Ohio region. Office or institutional uses may also be appropriate. Also includes residential units located either above and/or next to the commercial, office, or institutional uses. Should be located at nodes on major arterials and at interstate highway intersections.

Typical Density/Intensity: 10,000 square feet per acre; up to 22 dwelling units per acre.

Z17-033
4970 Sunbury Road
Approximately 2.1 Acres
L-R & L-C-3 to CPD



Z17-033
4970 Sunbury Road
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