



REZONING APPLICATION

City of Columbus, Ohio ▪ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433 ▪ www.columbus.gov

Return to Dana Hitt

OFFICE USE ONLY

Application #: 212-064

Date Received: 11/5/12

Application Accepted By: D Hitt Fee: _____

Comments: 12335-00000-00669

Case Planner: Dana Hitt, 645-2395, dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3780 East Powell Road Zip 43035

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 31844104005000

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

Current Zoning District(s) R Requested Zoning District(s) L-C-4

Recognized Area Commission Area Commission or Civic Association Far North Community Coalition

Proposed Use or reason for rezoning request: To allow for the development of a residential hotel

Proposed Height District: 35 Acreage 7.181+/-

[Columbus City Code Section 3309.14]

APPLICANT:

Name Metro Development LLC

Address 470 Olde Worthington Road City/State Westerville Zip 43082

Phone # 614-464-5608 Fax # _____ Email _____

PROPERTY OWNER(S):

Name The Estates of Richard and Ora Baggs

Address 3780 East Powell Road City/State Lewis Center, Ohio Zip 43035

Phone 614-464-5608 Fax # _____ 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 Tangeman, Esq.

Address 52 East Gay Street City/State Columbus, OH Zip 43216

Phone # 614-464-5608 Fax # 614-719-4638 Email: jstangeman@vorys.com

PAID
NOV 05 2012
BUILDING & ZONING SERVICES

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



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: 31844104005000

Zoning Number: 3780

Street Name: E POWELL RD

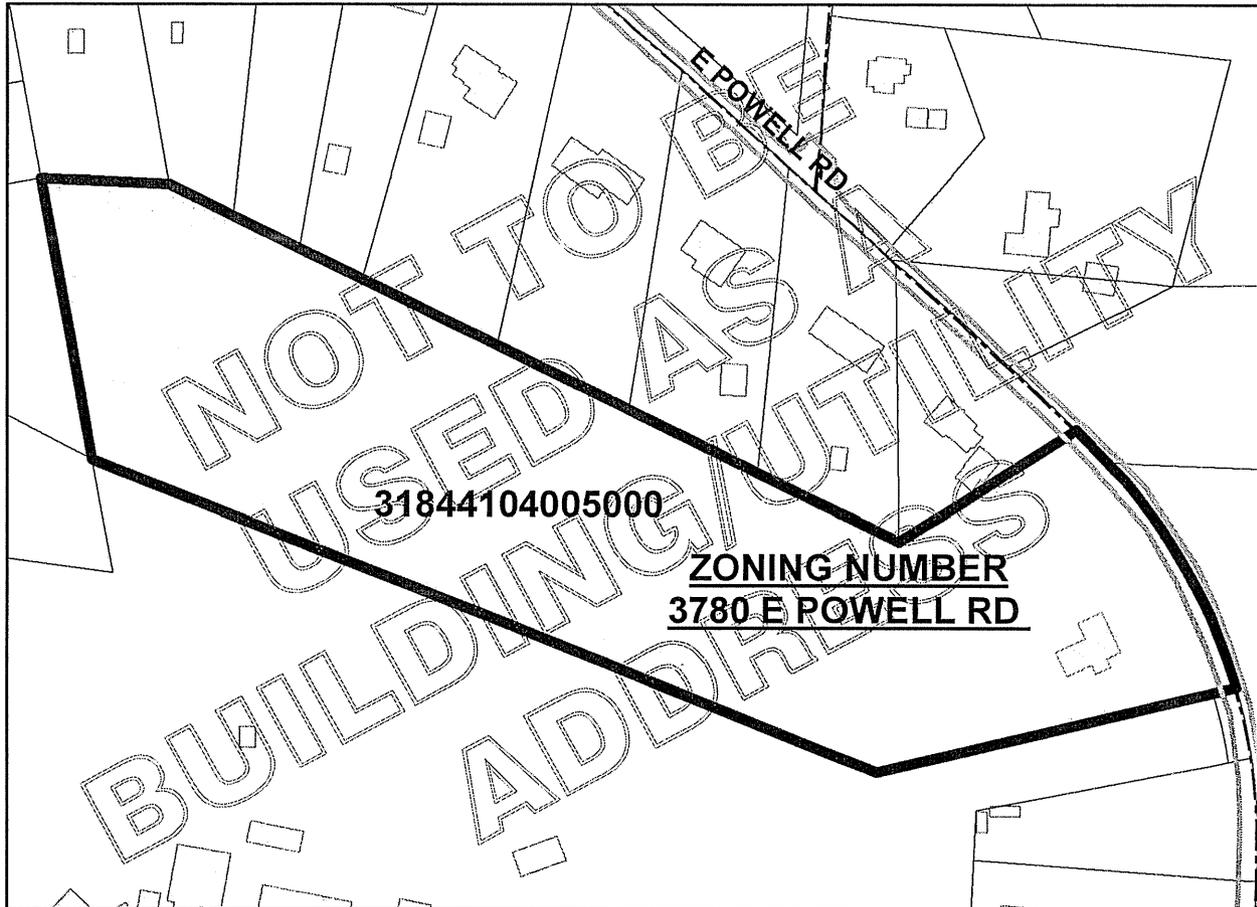
Lot Number: N/A

SUBDIVISION: N/A

Requested By: VORYS, SATER, SEYMOUR & PEASE (VIRGINIA BUDA)

Issued By: *Virginia Budar*

Date: 10/12/2012



SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 11767



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO



3780 E POWELL RD



Delaware County Auditor
George Kaitisa

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein. This information is provided as a "legal description" of a parcel, or completeness. The map parcel lines shown are approximate and cannot be construed or used as a "legal description" of a parcel. Aerial photo is current as of April 2010. Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201). Please report any errors or omissions to the Delaware County Auditor's office. Prepared by: Delaware County Auditor's GIS Office on May 2012.

Z12-069
R
to
L-C-4

**DESCRIPTION OF 7.181 ACRES LOCATED IN ORANGE TOWNSHIP
TO BE ANNEXED TO THE CITY OF COLUMBUS
EXPEDITED TYPE II ANNEXATION UNDER ORC §709.021 AND §709.023**

Situated in the State of Ohio, County of Delaware, Township of Orange, Farm Lot 16, Quarter Township 4, Township 3, Range 18, U.S.M.D., and being: part that 7.473 acre tract conveyed to Richard D. Baggs and Ora O. Baggs of record in Deed Book 306, Page 264, known as 3780 E. Powell Road (APN 31844104005000), and described as follows:

Beginning at a 5/8" iron rod found marking the southwest corner of said 7.473 acre tract, in the east line of Hickory Ridge as recorded in Plat Book 20, Page 178, said corner being N 10° 01' 03" W, along said east line, 135.94 feet from the southeast corner of said subdivision;

Thence N 10° 01' 03" W, along the west line of said 7.473 acre tract, 280.00 feet to the northwest corner thereof;

Thence S 87° 10' 57" E, along a north line of said 7.473 acre tract, 133.58 feet to a corner thereof;

Thence S 63° 46' 28" E, along a north line of said 7.473 acre tract, 847.73 feet to a 3/4" iron pipe found marking a corner thereof;

Thence N 55° 27' 11" E, along a north line of said 7.473 acre tract, 185.08 feet to the west right-of-way line for C.R. 14: East Powell Road;

Thence S 47° 21' 44" E, across said 7.473 acre tract and along said west right-of-way line, being 30.00 feet from the centerline thereof, 69.26 feet;

Thence across said 7.473 acre tract and along said west right-of-way line, being 30.00 feet from the centerline thereof, with a curve to the right, having a central angle of 23° 34' 06", a radius of 606.62 feet and an arc length of 249.53 feet, a chord bearing and chord distance of S 26° 51' 56" E, 247.78 feet to a south line of said 7.473 acre tract;

Thence S 78° 15' 32" W, along a south line of said 7.473 acre tract, the same being an existing City of Columbus Corporation Line (Ord. No. 3310-90, Annx No. 919, Case No. 39-90, Res. No. 914-90), 360.81 feet to a 5/8" iron rod found marking a corner thereof;

Thence N 67° 02' 54" W, along a south line of said 7.473 acre tract, the same being an existing City of Columbus Corporation Line (Ord. No. 3310-90, Annx No. 919, Case No. 39-90, Res. No. 914-90), 876.68 feet to the *Point of Beginning*.

Containing 7.181 acres of land, more or less. The above description was written by John C. Dodgion, P.S. 8069 on February 23, 2012. A drawing of the above description has been prepared and is a part hereof.

The total length of the annexation perimeter is about 3003 feet, of which about 1238 feet are contiguous with an existing City of Columbus Corporation Line, being about 41% contiguous. This annexation does not create any islands of township property

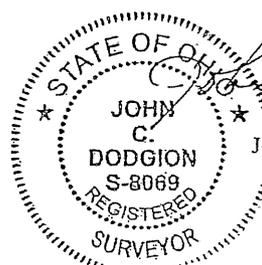
This description was written for annexation purposes only and is not intended to be used in the transfer of lands.

County Engineer
Delaware Co., Ohio

I hereby certify the within to be a true
copy of the original on file in the Map Department
CHRIS E. BAUSERMAN, County Engineer

By: *[Signature]* SUPERVISOR 7/12 Title
JACK D. WENNING'S
Z:\11-0043-128\Survey\ANNX 7.181Ac_Desc.doc

ADVANCED CIVIL DESIGN, INC.



[Signature] C. Dodgion
John C. Dodgion, P.S. 8069

03/12/2012

DEVELOPMENT TEXT

Application: Z12-064
Address: 3780 East Powell Road
Owner(s): The Estates of Richard and Ora Baggs
Applicant: Metro Development LLC
Zoning Districts: L-C-4
Date of Text: October 31, 2012

1. Introduction: The applicant seeks to rezone the subject site for construction of hotel. The site shall be constructed in accordance with the Site Plan attached hereto as Appendix 1.

2. Permit Uses: Those uses listed in Chapter 3356.03 (C-4, Regional Scale Commercial District) of the Columbus City Code shall be permitted.

3. Development Standards: Except as otherwise noted above and herein, the applicable development standards of Chapter 3356 (C-4) shall apply to this site.

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

1. The height district shall be H-35.
2. The building and parking setbacks shall be as shown on the Site Plan attached hereto as Appendix 1.

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

1. At least one bike rack located within fifteen (15) feet of each building shall be provided on site.

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

1. Where freestanding walls are used for screening, they shall be integrated into the building design and/or landscaping plan.

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

1. Building materials shall be traditional and natural in appearance, such as wood, brick, stone, stucco, EIFS and/or glass. Vinyl and other materials are permitted as long as they are natural in appearance. Vinyl siding shall be limited to an upgraded quality and a thickness of .044 mils or greater.
2. Buildings shall be finished on all sides/elevations with the same or similar level and quality of finish.

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

1. All parking lot lighting shall be designed and placed to minimize off-site light spillage and glare. Buildings and landscaping may be uplighted or downlighted from a concealed source. Ground mounted lighting shall be shielded and landscaped.
2. Parking lot lighting shall be no higher than 14 feet.
3. For aesthetic compatibility, poles and lights shall be from the same or similar manufacturer's type and style and shall be black, dark brown or bronze in color.

F. Graphics and/or Signage Commitments.

1. All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial zoning district. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. The proposed 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. Streets are schematic and subject to change. Any adjustment to the site 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.
2. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department. For purposes of calculating the park land dedication ordinance, all hotel units shall be treated as residential units.

***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.

Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease, LLP
52 East Gay Street
Columbus, Ohio 43215



REZONING APPLICATION

City of Columbus, Ohio ▪ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433 ▪ www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION #

Z12-064

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill S. Tangeman, Esq.
of (1) MAILING ADDRESS 52 East Gay Street, Columbus, OH 43216

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 3780 East Powell Road

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) 11/5/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) The Estates of Richard and Ora Baggs
3780 East Powell Rd., Lewis Center, OH 43035

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

Metro Development LLC
#614-464-5608

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

(5) Far North Community Coalition
Attention: Gloria Hume
771 Wynstone Drive
Lewis Center, OH 43035

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 continuous to the subject property: (7)

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this

Jill S. Tangeman day of November, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Deanna R. Cook

My Commission Expires: NA

This Affidavit expires six months after date of notarization.

Notary Seal Here



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

Richard D. Baggs and Ora O. Baggs
3780 East Powell Road
Lewis Center OH 43035

Michael J. Goodburn and
Karen J. Goodburn
3700 East Powell Road
Lewis Center OH 43035

Bruce R. Ward and
Parilu Ward
8027 Hickory Ridge Court
Lewis Center OH 43035

Prep Academics Inc.
9039 Antares Avenue
Columbus OH 43240

Carolyn S. Davis, Cindy Davis and
Kathleen A. Harris
1861 Brimfield Road
Columbus OH 43229

Barbara A. Hamelberg
8035 Hickory Ridge Court
Lewis Center Oh 43035

Joe Stephen Kersey
7970 Worthington Road
Galena OH 43021

David J. Hess and
Phyllis L. Hess
3670 East Powell Road
Lewis Center OH 43035

Robert B. Byers, Trustee
8043 Hickory Ridge Court
Lewis Center OH 43035

School House Property LLC
3773 East Powell Road
Lewis Center OH 43035

Robert S. Skeens and
Dawn M. Skeens
3660 East Powell Road
Lewis Center OH 43035

Polaris 91 LLC
8800 Lyra Drive, Suite 550
Columbus OH 43240

Jo Ann Wood and
Barbara Ann Wood, Co-Trustees
7697 Bale-Kenyon Road
Lewis Center OH 43035

Andrew P. Bricker and
Joanna R. Bricker
3642 East Powell Road
Lewis Center OH 43035

Far North Community Coalition
c/o Gloria Hume
771 Wynstone Drive
Lewis Center, OH 43035

Jayson L. Raphael and
Emily T. Petrovski
3745 East Powell Road
Lewis Center OH 43035

Donald L. Conrad and
Dollie I. Conrad
3622 East Powell Road
Lewis Center OH 43035

Jill Tangeman, Esq.
52 East Gay Street
Columbus, OH 43215

Vincent K. Chu
7911 Bale-Kenyon Road
Lewis Center OH 43035

Beverly A. Wickline
7951 Hickory Ridge Court
Lewis Center OH 43035

Christopher A. White and
Heidi Marie Haupt
3750 East Powell Road
Lewis Center OH 43035

Laurence D. Hittner and
Karen A. Hittner
7973 Hickory Ridge Court
Lewis Center OH 43035

Calvin F. Graham and
Alice L. Graham, Trustees
3734 East Powell Road
Lewis Center OH 43035

Amy Sapala Poling and
Matthew Poling
7991 Hickory Ridge Court
Lewis Center OH 43035

William R. Reed and
Janice E. Reed
3716 East Powell Road
Lewis Center OH 43035

Beverly Ann Miller
8005 Hickory Ridge Court
Lewis Center OH 43035



REZONING APPLICATION

City of Columbus, Ohio ■ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ■ 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 # Z12-064

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill 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

Metro Development LLC 470 Olde Worthington Road Westerville, OH 43082 Joe Thomas / #614-540-2400 0 Employees	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 2nd day of November, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: NA

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

Notary Seal Here



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

LEASE 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

