



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application #: 214-028/14335-00000-00398  
Date Received: 6/9/14  
Application Accepted By: S. Pine Fee: \$3520  
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3121 Olentangy River Road, Columbus, Ohio Zip 43202  
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 01017369  
 Check here if listing additional parcel numbers on a separate page.  
Current Zoning District(s) CPD Requested Zoning District(s) CPD  
Area Commission or Civic Association: N/A  
Proposed Use or reason for rezoning request: Hotel/Motel  
Proposed Height District: H-60 (continue on separate page if necessary)  
Acreage 1.31 +/- acres  
[Columbus City Code Section 3309.14]

### APPLICANT:

Name Jai Guru LLC  
Address 3045 Olentangy River Rd City/State Columbus, OH Zip 43202  
Phone # 614-447-1212 Fax # 614-447-1211 Email jds100.jagdeep@gmail.com

### PROPERTY OWNER(S):

Name Jai Guru LLC  
Address 3045 Olentangy River Rd City/State Columbus, OH Zip 43202  
Phone # 614-447-1212 Fax # 614-447-1211 Email jds100.jagdeep@gmail.com  
 Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Matthew A. LaBuhn  
Address 35 North 4th St., Suite 100 City/State Columbus, OH Zip 43215  
Phone # 614-716-0500 Fax # 614-716-0511 Email: mla@olrb.law.com

### 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



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## AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-028

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jagdeep Singh, Managing Member Jai Guru LLC  
of (1) MAILING ADDRESS 3045 Olentangy River Rd., Columbus, OH 43202

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 3121 Olentangy River Rd., Columbus, OH 43202  
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) 6/9/14

(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) Jai Guru LLC  
3045 Olentangy River Rd.  
Columbus, OH 43202

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

Jai Guru LLC c/o Jagdeep Singh  
614-447-1212

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)

SIGNATURE OF AFFIANT

(8) [Signature] MANAGER  
5<sup>th</sup> day of JUNE, in the year 2014

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

*This Affidavit expires six months after date of notarization.*

Notary Seal Here



Matthew A. Labuhn, Attorney at Law  
NOTARY PUBLIC, STATE OF OHIO  
My Commission has no expiration date  
Section 147.03R.C.

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JAI GURU LLC  
3045 OLENTANGY RIVER RD  
COLUMBUS, OH 43202

JAI GURU LLC  
3045 OLENTANGY RIVER RD  
COLUMBUS, OH 43202

MATTHEW A. LABUHN, ESQ.  
ONDA LABUHN RANKIN & BOGGS CO., LPA  
35 N. FOURTH ST., SUITE 100,  
COLUMBUS, OH 43215

MEDIA GENERAL OPERATIONS INC  
ATTN: KENNETH E CAMPBELL  
333 E FRANKLIN ST  
RICHMOND VA 23219

RIVERVIEW COMMONS INC  
3145 N HIGH ST  
COLUMBUS OH 43202

515 RIVERVIEW LLC  
515 RIVERVIEW DR  
COLUMBUS OH 43202

FOLK REAL ESTATE HOLDINGS LLC  
3085 OLENTANGY RIVER RD  
COLUMBUS, OH 43202

ABOU-RASS BASHAR  
ABOU-RASS MAHA  
5105 PROVINCIAL DR  
BLOOMFIELD HILLS MI 48302

PLAZA CORE HOTEL LLC  
1515 LAKE SHORE DR  
COLUMBUS OH 43204

214-020



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 # 214-028

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jagdeep Singh managing member Jai Gur LLC  
of (COMPLETE ADDRESS) 3045 Dentangy River Rd, Columbus, OH 43202  
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>Jagdeep Singh</u><br><u>Managing Member Jai Gur LLC</u><br><u>3045 Dentangy River Rd.</u><br><u>Columbus, OH 43202</u> | 2. <u>Manav Manawalia</u><br><u>Member Jai Gur LLC</u><br><u>3045 Dentangy River Rd.</u><br><u>Columbus, OH 43202</u> |
| 3.   | 4.  |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature], MANAGER

Subscribed to me in my presence and before me this 5<sup>th</sup> day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

\_\_\_\_\_

*This Project Disclosure Statement expires \_\_\_\_\_ months after date of Notarization*

Notary Seal Here

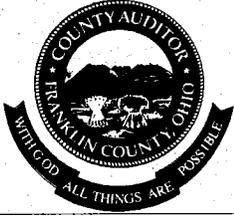


\_\_\_\_\_  
NOTARY PUBLIC, STATE OF OHIO  
My Commission has no expiration date  
Section 147.03R.C.

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214-028



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 6/9/14



Disclaimer

Scale = 60



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.

## **Rezoning Application**

### **Commercial Planned Development District(CPD) Text**

Current District: Commercial Planned Development District(CPD) and Commercial (C-4)

Proposed District: Commercial Planned Development District(CPD)

Property Address: 3121 Olentangy River Rd.

Applicant/ Property Owner: Jai Guru LLC

Date of Application: 6/3/2014

Application #: Z14-028

#### **1. INTRODUCTION:**

This application involves the site (approximately 1.31 acres) that was combined from two parcels (0.887 and 0.432 acres) which were zoned CPD and C-4. This CPD text is one element of a rezoning application which aims to consolidate the zoning of the two parcels and have the combined parcel zoned CPD.

#### **2. PERMITTED USES:**

Unless otherwise indicated herein, the permitted uses in, or upon the subject property shall be those allowed in Chapter 3356 (C-4). The applicant desires to redevelop 3121 Olentangy River Road as a hotel property pursuant to the site plan submitted herewith (the "Site Plan").

#### **3. DEVELOPMENT STANDARDS:**

Unless otherwise noted herein, the applicable development standards are contained in Section 3356 (C-4 Commercial District) and 3372 (Regional Commercial Overlay) of the Columbus City Code, and the accompanying site plan subject to minor modifications to the building footprint, parking, and vehicular circulation based upon final design and engineering considerations.

##### **A. Density, Height, Lot Coverage, and Setback Requirements:**

- (1) Height: The building height district shall be H-60 and will be determined using the allowance to go one (1) foot higher for every one (1) over the

required building setback pursuant to section 3309.142 Height District Exceptions of the CCC.

- (2) Setback: The building setback shall be 20 feet.

**B. Access, Loading, Parking and/or Other Traffic Related Commitments: N/A**

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

- (1) Interior Parking Lot Landscaping: Two (2) of the proposed landscaped islands or peninsulas in the parking lot will be slightly less than the required 162 square feet in area at least 9 feet in width. Two (2) other proposed landscape islands or peninsulas will be significantly more than the required size to offset the two that are slightly less.

**D. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments: N/A**

**E. 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, Commercial District, and as further restricted by Section 3372.806 (Graphics) of the Regional Commercial Overlay text, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

**F. Miscellaneous Information/Commitments:**

- (1) Variance: The applicant is requesting a variance to Columbus City Code Section 3372.809, Parking and Circulation. Due to the necessity to provide a parking space for each room of the hotel, no more than eight additional parking spaces are needed on the southern front and two additional parking spaces on the northern front of the hotel for future guests. This additional parking will most efficiently utilize the available space on the parcel while at the same time allowing the hotel to achieve its maximum occupancy.
- (2) Variance: The applicant is requesting a variance to Columbus City Code Section 3312.51, Loading Space. Due to the necessity to provide a parking space for each room of the hotel, the developer would like to remove the dedicated loading space from the site to allow the necessary number of parking spaces for

the hotel. The area adjacent to the canopy can be utilized for the expected short-term deliveries during hotel business hours.

- (3) Variance: The applicant is requesting a variance to the Olentangy River Road Regional Commercial Overlay, Interior Parking Lot Landscaping. Due to the parking and circulation requirements of the site, two (2) of the proposed landscaped islands or peninsulas in the parking lot will be slightly less than the required 162 square feet in area at least 9 feet in width. Two (2) additional proposed landscape islands or peninsulas will be significantly more than the required size. The islands that are much larger will more than offset the two that are slightly less than the required area.
- (4) The site shall be developed in general conformance with the attached CPD Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering plans are completed. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Building and Zoning Services or his designee, upon submission of the appropriate data regarding the proposed adjustment.

## **5. CPD REQUIREMENTS:**

- F. Natural Environment:** The property is mostly flat with landscape buffers surrounding the parking lot areas and bordering the east side of the former car wash building.
- G. Existing Land Use:** The subject site is developed with a drive –thru and carryout convenience store occupying the southern portion of the site. The northern portion of the site is where a self-serve coin operated car wash was located until it was recently demolished. The Channel 4 Broadcasting Studio with transmission towers is located to the north of the site. An apartment complex and adjacent parking lot are located to the west. Commercial uses, including restaurants and hotels, are developed opposite the site on the east side of Olentangy River Road.
- H. Transportation and Circulation:** Vehicular access and circulation will be as indicated on the Site Plan. Access to the hotel will be from Olentangy River Road and Riverview Drive.
- I. Visual Form of the Environment:** Surrounding uses include an apartment building to the west, television news studio to the north, and an automotive

service business to the south. Mixed commercial uses, including restaurants and hotels, are developed on the east side of Olentangy River Road.

**J. View and Visibility:** Applicant believes that the proposed use and improvements will enhance the site. Applicant will give priority to the public realm and will ensure that views into and out of the hotel are beautiful.

**K. Proposed Development:** The proposed development for the site is a hotel.

**L. Behavior Patterns:** Primary access to the site shall occur via existing curb cuts on Olentangy River Road and Riverview Drive designed to accommodate parking for the hotel. The proposed development will enhance the appeal and the economy of businesses along Olentangy River Rd. and the surrounding neighborhoods.

**M. Emissions:** No adverse effects from emissions should result from the proposed development. Measures will be taken to ensure site lighting does not directly reflect on adjacent residential property

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 Code.

Signed: \_\_\_\_\_

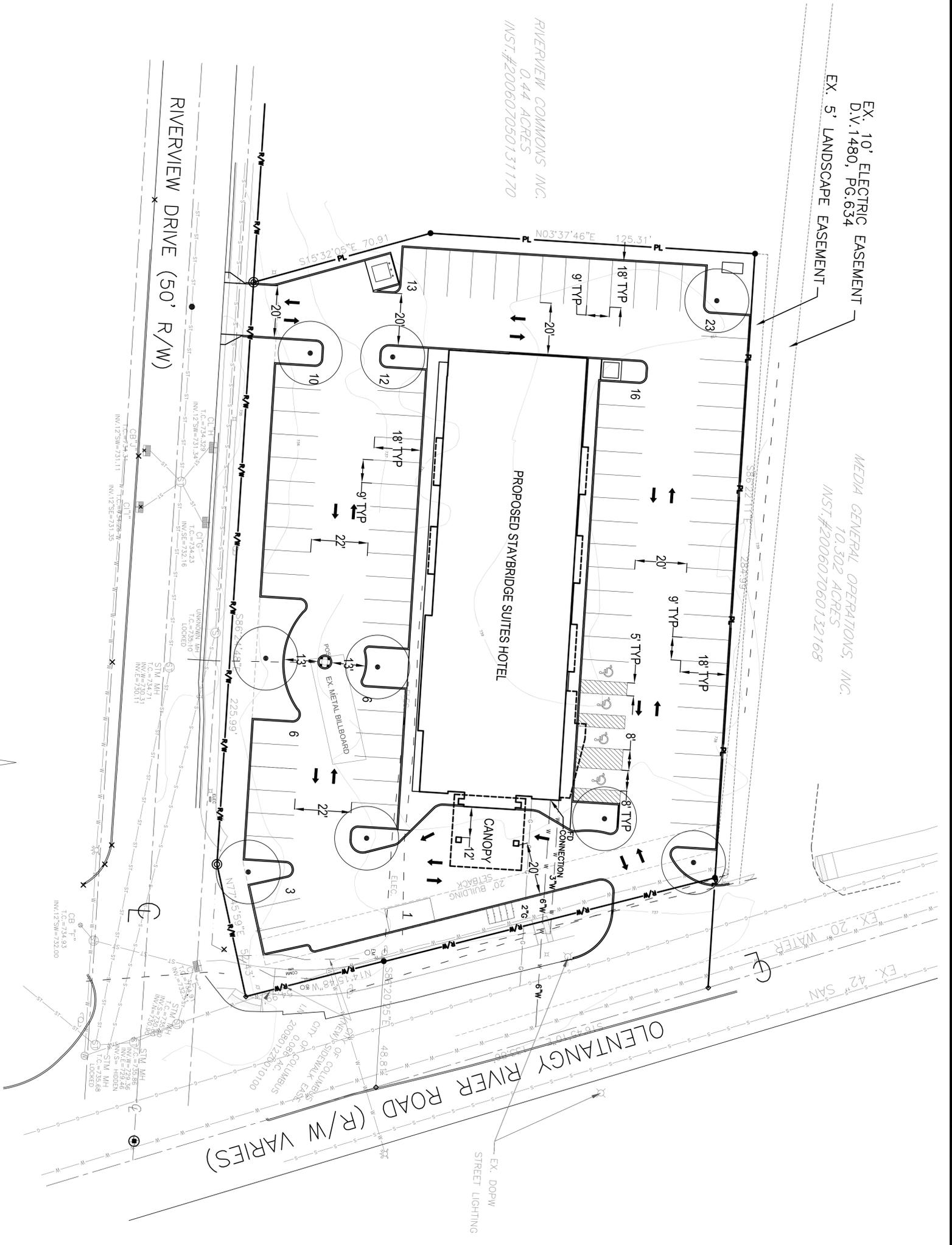
Jagdeep Singh  
President of Jai Guru LLC

Date: \_\_\_\_\_

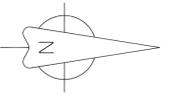
EX. 10' ELECTRIC EASEMENT  
 D.V.1480, PG.634  
 EX. 5' LANDSCAPE EASEMENT

MEDIA GENERAL OPERATIONS, INC.  
 10.302 ACRES  
 INST.#200607060132168

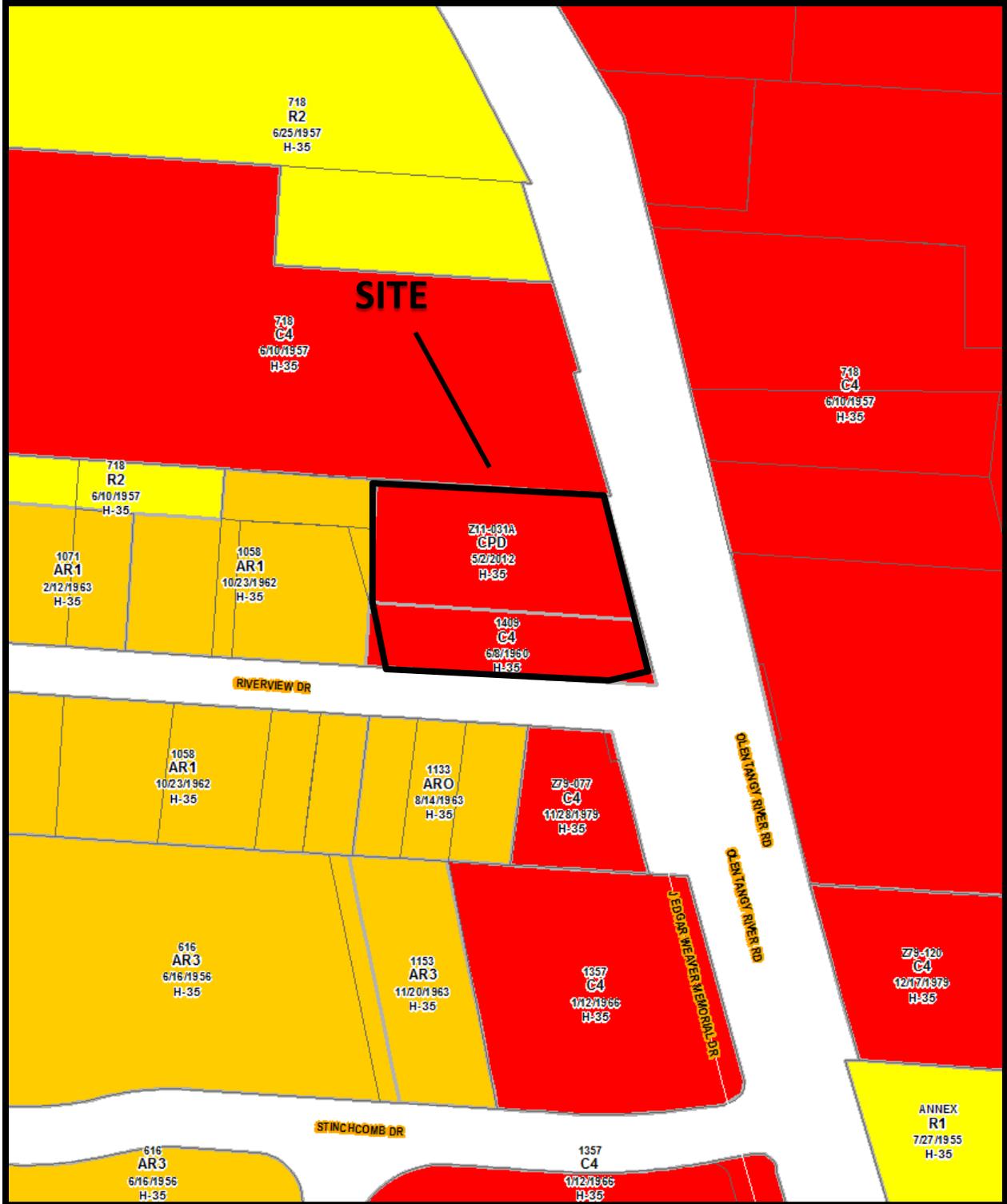
RIVERVIEW COMMONS INC.  
 0.44 ACRES  
 INST.#200607050131170



**SITE PLAN**  
 SCALE: 1"=20'-0"



|                 |  |
|-----------------|--|
| Owner/Developer | Jai Guru, LLC<br>3045 Olentangy River Road<br>Columbus, Ohio 43202   |
| Title           | CPD PLAN<br>for<br>3121 Olentangy River Road<br>Columbus, Ohio 43202 |



Z14-028  
 3121 Olentangy River Road  
 Approximately 1.31 acres  
 From CPD & C-4 to CPD

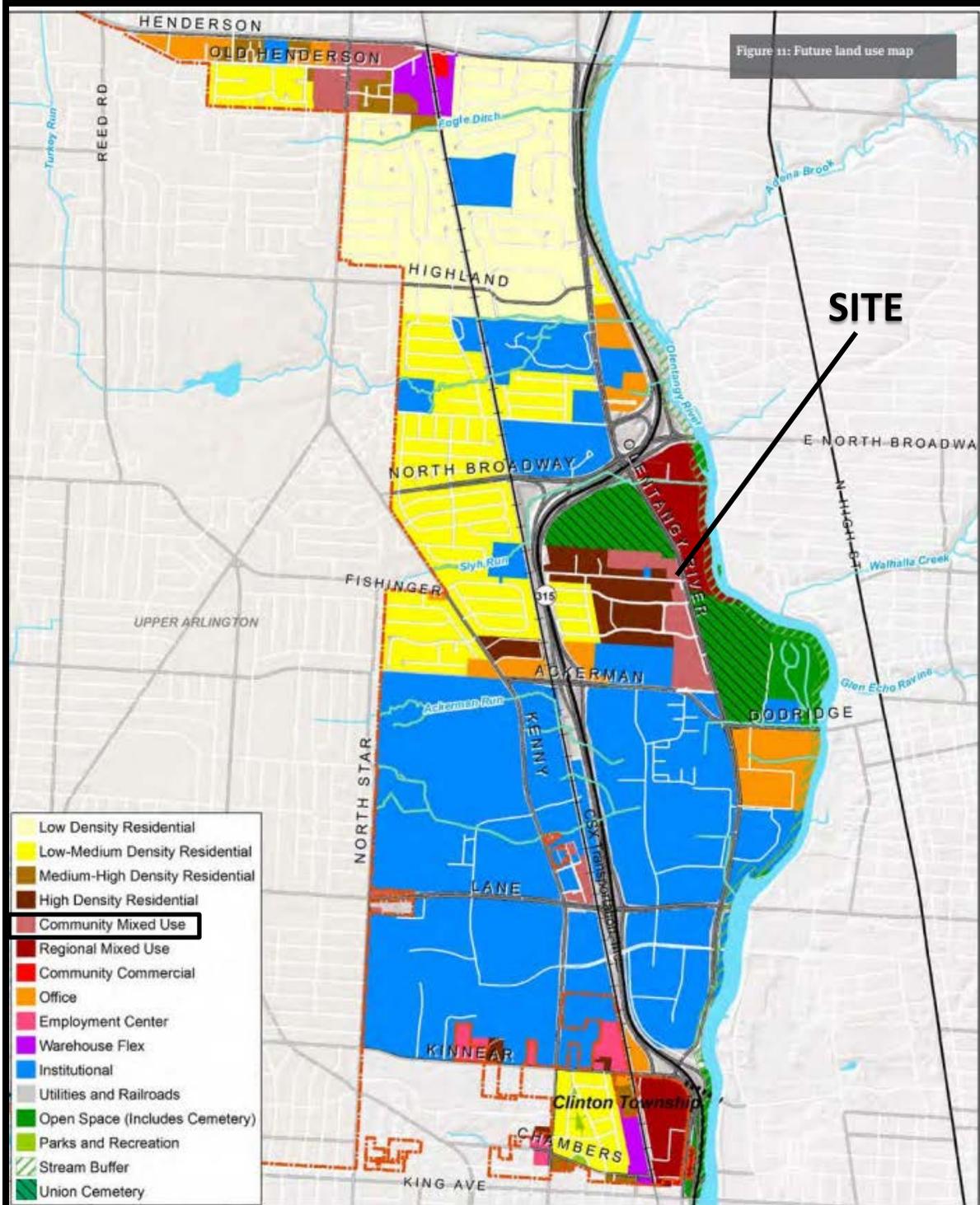


Figure 11: Future land use map

**SITE**

*Olentangy West Area Plan (2013)*

Z14-028  
 3121 Olentangy River Road  
 Approximately 1.31 acres  
 From CPD & C-4 to CPD



Z14-028  
3121 Olentangy River Road  
Approximately 1.31 acres  
From CPD & C-4 to CPD