

## Rezoning Application

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

OFFICE USE ONLY

Application Number: 215-032 Date Received: 6/2/15

Application Accepted by: TP Fee: \$3520

Comments: Assigned to Shannon Pine; 645-2288; spinu@

columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 6315 E. BROAD ST. Zip: \_\_\_\_\_

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: 520100811

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

Current Zoning District(s): LCZ Requested Zoning District(s): CPD

Area Commission or Civic Association: FAR EAST AREA COMMISSION

Proposed Use or reason for rezoning request (continue on separate page if necessary):  
HOTEL USE

Proposed Height District: H-60 [per Columbus City Code Section 3309.14] Acreage: 1.9

### APPLICANT:

Name: LUKE BARR Phone Number: 740-928-1105 Ext.: \_\_\_\_\_

Address: 149 E. MAIN ST. City/State: HEBREW, OH Zip: 43025

Email Address: luke@projectconstructionco.com Fax Number: 740-928-1108

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

Name: TT ESTATES, LLC Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: 1589 FOX CHASE DR. City/State: BLACKICK, OH Zip: 43024

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

APPLICANT SIGNATURE: [Signature]

PROPERTY OWNER SIGNATURE: [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 checks payable to the Columbus City Treasurer

## Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

**AFFIDAVIT** (See instruction sheet)

Application Number: 215-032

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME LUKE TSAGS

of (1) MAILING ADDRESS 149 E MAIN ST. P.O. BOX 1034 HEBRON OH

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 43025

(2) per ADDRESS CARD FOR PROPERTY 6315 E BROAD ST. COLUMBUS, OH

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 6/2/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4)

TT ESTATES LLC

1589 FOX CHASE DR.

BLACK LICK OH 43024

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

LUKE TSAGS

740.928.1105

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

(5)

FAR EAST AREA COMM.

JEANETTE CHAMBERLAIN

696 CEDAR RUN DR. BLACK LICK OH

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 1 day of June, in the year 2015

Brandie Huffman  
(8) SIGNATURE OF NOTARY PUBLIC

May 1 2019  
My Commission Expires

Notary Seal Here.



BRANDIE HUFFMAN  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES MAY 1, 2019

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

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215-032

**APPLICANT**

Luke Baus  
Project Architecture, LTD.  
149 East Main Street  
Hebron, OH 43025

**PROPERTY OWNER**

T. T. Estates LLC  
1589 Fox Chase Drive  
Blacklick, OH 43004

**AREA COMMISSION OR  
NEIGHBORHOOD GROUP**

Far East Area Commission  
Neighborhood Liaison: Areas  
7 & 11  
Department of Development  
Lynne LaCour  
2500 Park Crescent Drive  
Columbus, OH 43232

**SURROUNDING  
PROPERTY OWNERS**

Buffalo-6305 EB  
Associates LLC  
570 Delaware Avenue  
Buffalo, NY 14202

JPGG Reynoldsburg LTD  
P.O. Box 915  
Newark, OH 43058

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

## Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

**215-032**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)  
of (COMPLETE ADDRESS)

**RATILAL C PATEL**  
**8229 SANCTUARY DR COLUMBUS OH 43235**

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. <b>RATILAL C PATEL</b> <b>8229 SANCTUARY DR</b> <b>COLUMBUS OH 43235</b> <b>20 Employee 6147744942</b>	2. <b>TIMOTHY &amp; KATHLEEN SIMMONS</b> <b>1589 FOX CHASE DR</b> <b>BLACK LICK, OH. 43004</b>
3.	4.

SIGNATURE OF AFFIANT

**Ratilal C Patel**

Sworn to before me and signed in my presence this **1<sup>st</sup>** day of **June**, in the year **2015**

SIGNATURE OF NOTARY PUBLIC

**Trisha A. Chaney**

My Commission Expires

**2-6-2018**

Notary Seal Here

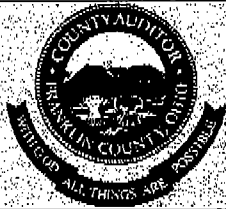


**TRISHA A. CHANEY**  
Notary Public, State of Ohio  
My Comm. Expires Feb. 6, 2018

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

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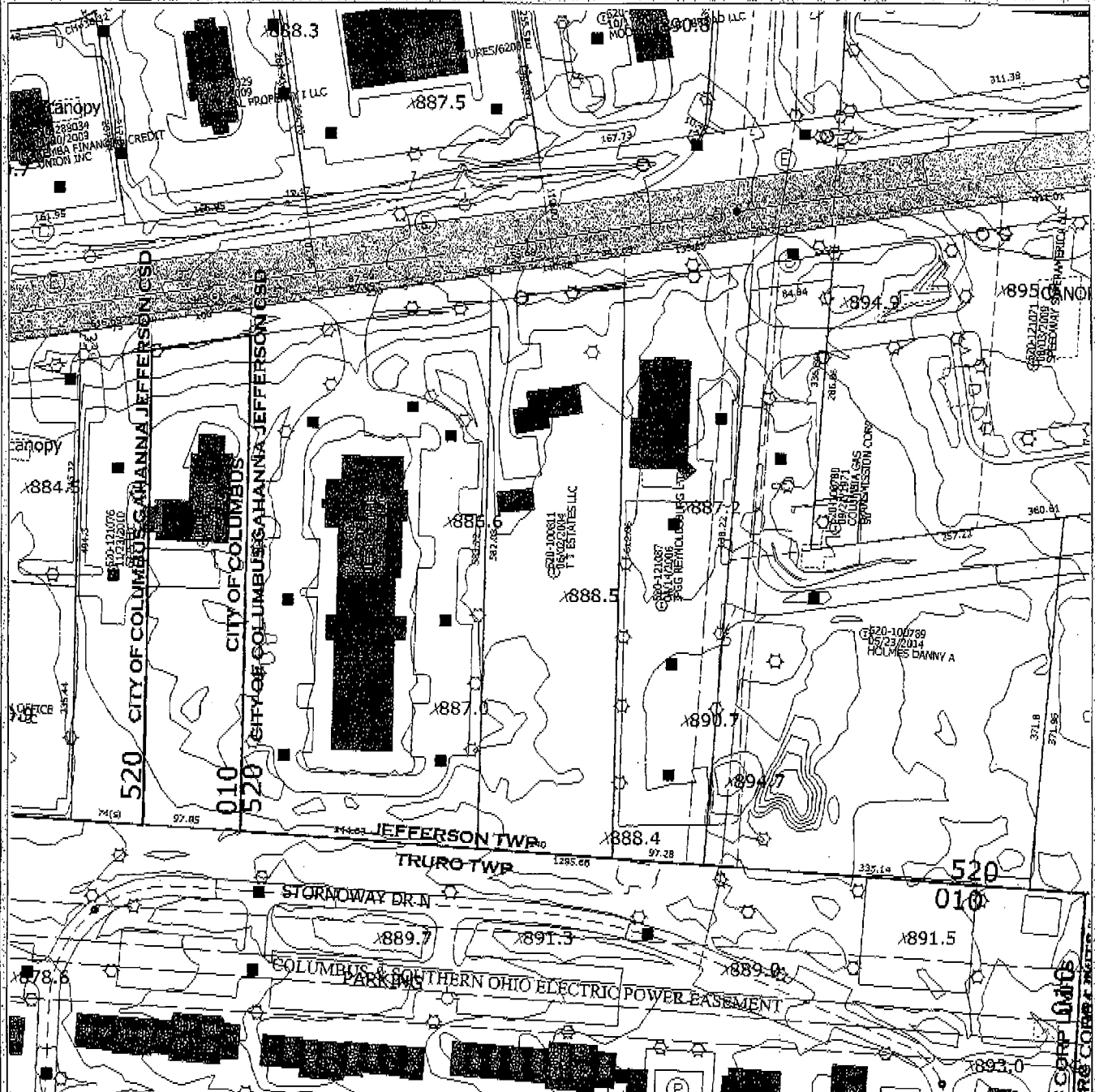
215-032



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 6/1/15



Disclaimer

Scale = 150

Grid  
North

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

## Rezoning Application

### Commercial Planned Development District (CPD) Text

Current District: LC2 – Height H-35

Proposed District: CPD, Commercial Planned Development District

Property Address: 6315 E Broad Street, Columbus Ohio

Applicant/ Property Owner: Applicant Luke Baus Architect, Current Owner – T T Estates LLC

Date of Text: 5/28/15

#### 1. INTRODUCTION:

This application involves the site of approx. 1.9 acres (Parcel #520100811). This CPD text is one element of a rezoning application which aims to re-zone the parcel for the development of a hotel.

#### 2. PERMITTED USES:

Unless otherwise indicated herein, the permitted uses in, or upon the subject property shall be those allowed in Chapter 3356 for C-4. The current zoning does not allow for a Hotel on said parcel. The applicant desires to redevelop 6315 E Broad Street 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) 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) Setback: The parking front setback shall be 10', 2' for side yard setbacks, and 5' rear setback.
- (2) Setback: The building front setback shall be 60', 10' side yard setbacks, and 20' rear setback.

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

##### C. Buffering, Landscaping, Open Space and/or Screening Commitments: N/A

##### 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 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 3312.53, 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.

(2) Variance: The applicant would like to request a variance from the Columbus City Code Section 3312.21 currently requiring this site to have (10) trees in parking islands to now allow for the 10 trees over the entire site and a variance to the required square footage in the available islands per the CPD Site Plan.

(3) 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.

#### 4. CPD REQUIREMENTS:

**A. Natural Environment:** The property is mostly flat with existing landscape buffers to the South and West.

**B. Existing Land Use:** The subject site is developed with an old abandon house and garage. An apartment complex exists to the South with a drive buffer between. Commercial uses, including restaurants and hotels, are developed on either side of the property as well as a Hotel and office complexes to the North across Broad Street.

**C. Transportation and Circulation:** Vehicular access and circulation will be as indicated on the Site Plan. Access to the hotel will be from East Broad Street heading East only.

**D. Visual Form of the Environment:** Surrounding uses include hotels, restaurants, apartments, and office complexes in the immediate vicinity.

**E. View and Visibility:** Applicant believes that the proposed use and improvements will enhance the site and fit the current surrounding development. Applicant will give priority to the public realm and will ensure that views into and out of the hotel are pleasant.

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

**E. Behavior Patterns:** Primary access to the site shall occur via an existing curb cut off of East Broad Street as a right in right out entrance/exit.

**F. 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 applicant in the subject application, or authorized representative, 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:   
Applicant – Luke Baus Architect

Date: 6/1/15

## EXHIBIT A

## DESCRIPTION OF 1.90 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, also being part of Quarter Section 3 in Township 1, Range 6, of the United States Military Land, being more particularly bounded and described as follows:

Beginning at a 3-inch metal fence corner post found at the southeast corner of a tract of land conveyed to Dorothy E. Gossett as recorded in Deed Book 2698, Page 16, said corner post also being on the south line of Jefferson Township.

Thence, N 01° 58' 32" E, leaving said Township line, and with east line of said Gossett lands, passing a ½ inch iron pipe found at a distance of 548.36 feet, a total distance of 582.08 feet to the center of State Route #16;

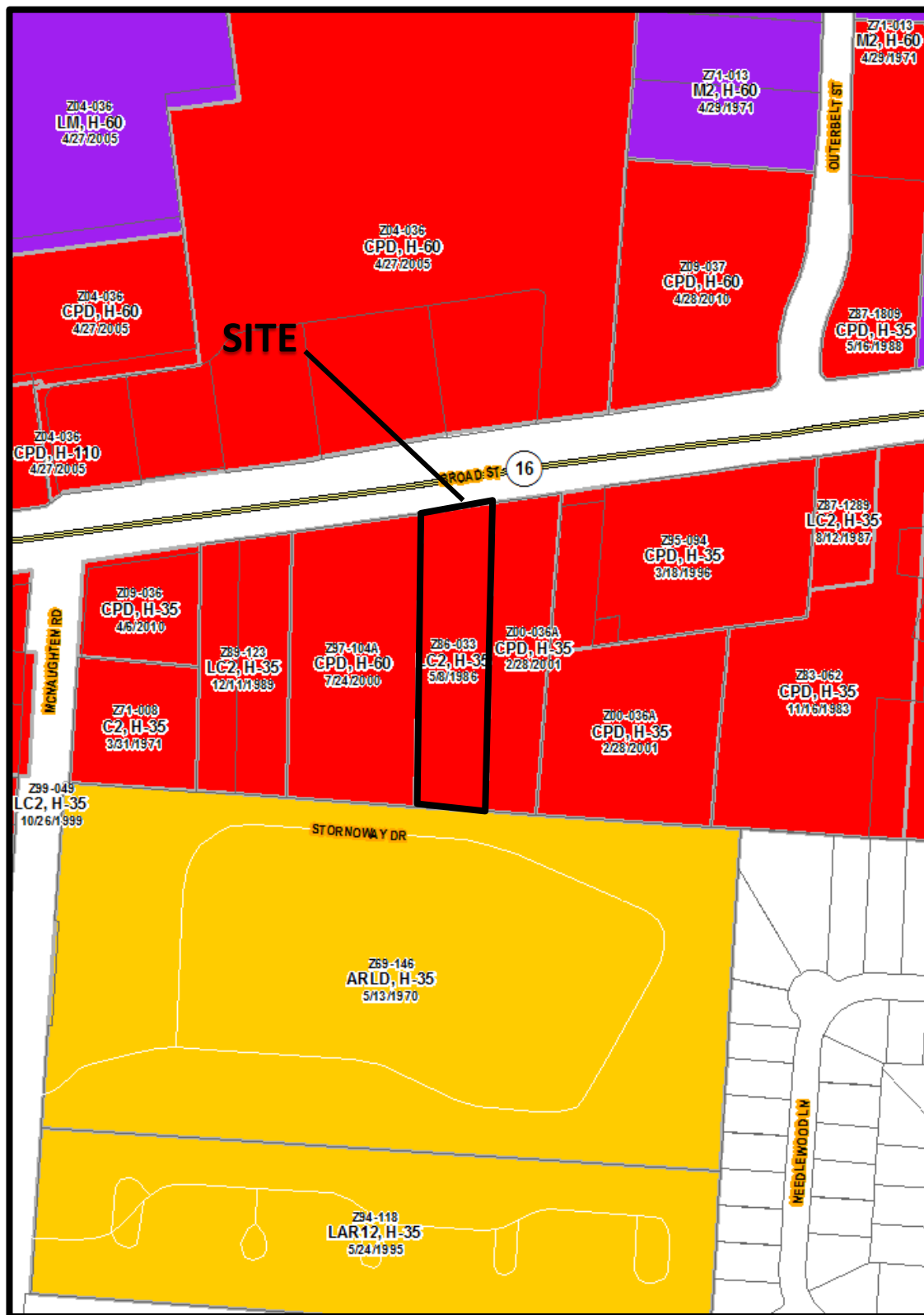
Thence, N 01° 48' 10" E, with the center of said State Route a distance of 140.08 feet to a point in the center of said State Route;

Thence, S 01° 47' 11" W, with the west line of a tract of land conveyed to Bessie Zuravsky as recorded in Deed Book 2537, Page 24, passing a ½ inch iron pipe found at a distance of 33.72 feet, a total distance of 612.06 feet to a ½ inch iron pipe found at the southwest corner of a tract of land conveyed to said Zuravsky lands, said pipe also being on the south line of said Jefferson Township;

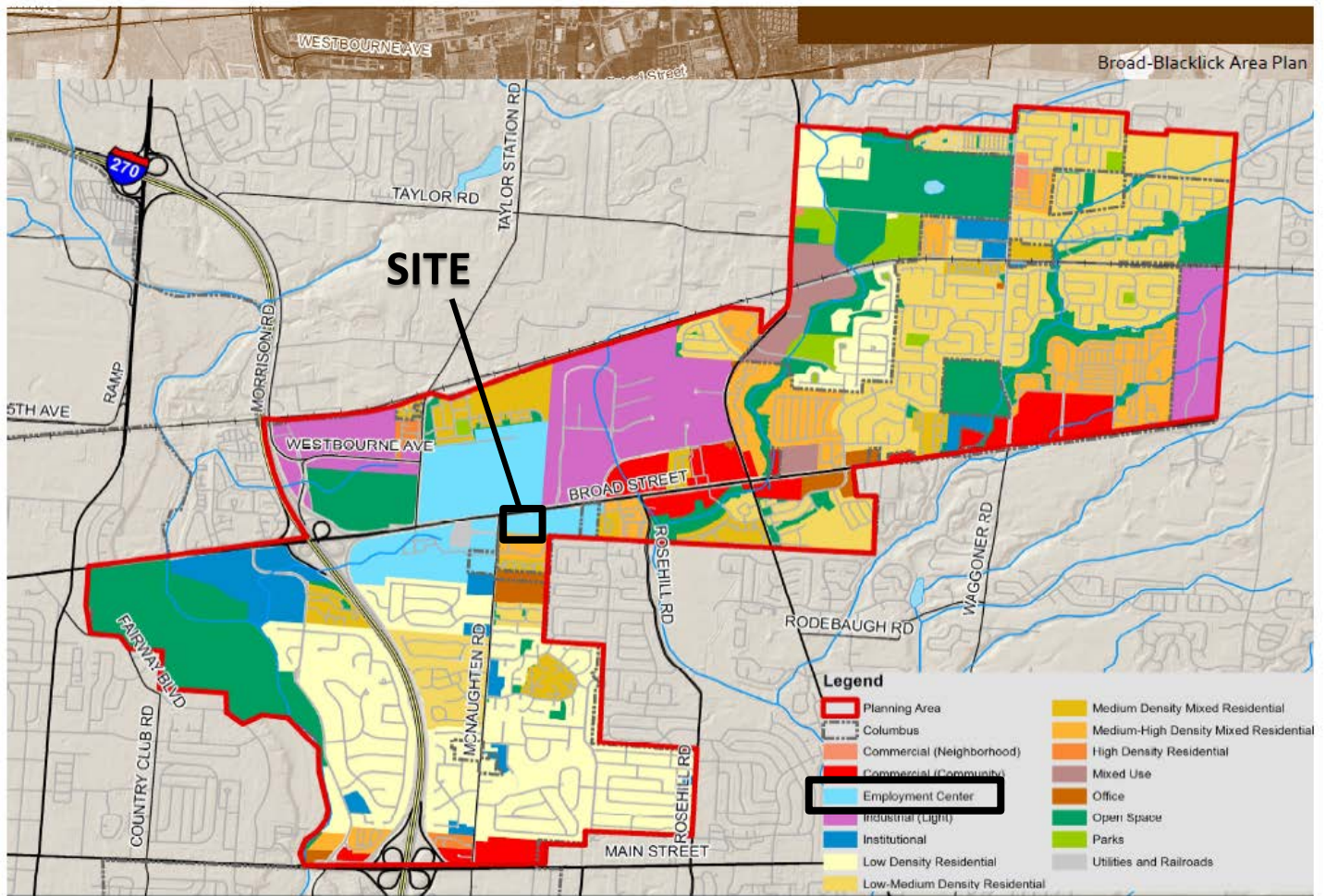
Thence, N 05° 54' 06" W, with the south line of said Jefferson Township, a distance of 140.00 feet to the place of beginning and containing 1.90 acres more or less. (Prior deed of Reference Deed Book 2978, Page 115).







Z15-032  
6315 E. Broad Street  
Approximately 1.9 acres  
Rezoning from L-C-2 to CPD



## Future Land Use Plan

City of Columbus  
Department of Development  
Planning Division

December 2010



Z15-032  
6315 E. Broad Street  
Approximately 1.9 acres  
Rezoning from L-C-2 to CPD  
*Broad-Blacklick Area Plan (2010)*





Z15-032  
6315 E. Broad Street  
Approximately 1.9 acres  
Rezoning from L-C-2 to CPD