

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 13, 2015**

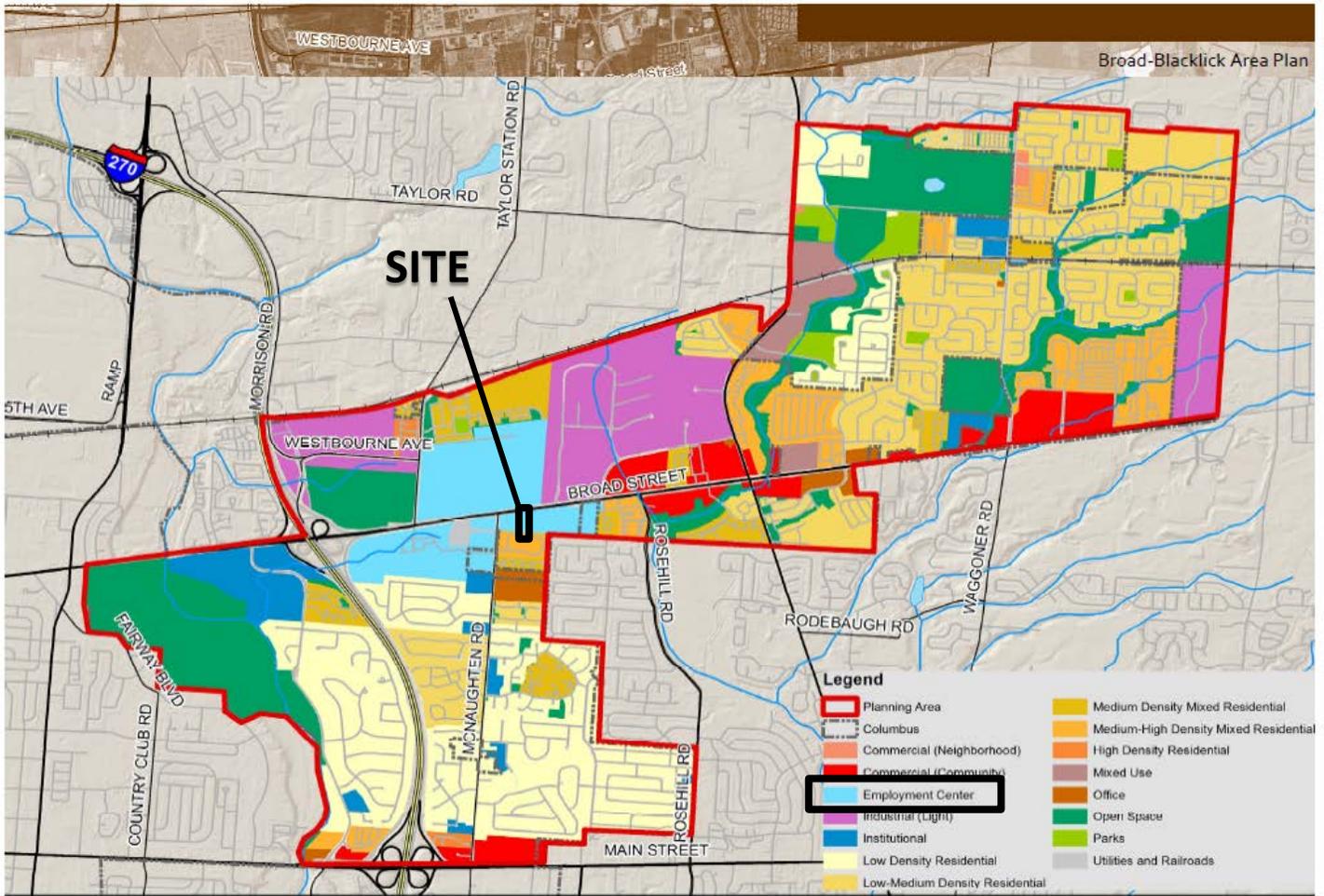
- 2. APPLICATION: Z15-032**
Location: **6315 EAST BROAD STREET (43230)**, being 1.9± acres located on the south side of East Broad Street, 645± east of McNaughten Road (520-100811; Far East Area Commission).
Existing Zoning: L-C-2, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Hotel.
Applicant(s): Luke Baus; 149 East Main Street; Hebron, OH 43025.
Property Owner(s): TT Estates, LLC; 1589 Fox Chase Drive; Blacklick, OH 43004.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- The 1.9± acre site is developed with an office building zoned L-C-2, Limited Commercial District. The requested CPD, Commercial Planned Development District will allow the development of a hotel.
- Across East Broad Street to the north is mixed-commercial development in the CPD, Commercial Planned Development District. To the east is a restaurant and to the west is a hotel, both in CPD, Commercial Planned Development Districts. To the south is an apartment complex in the ARLD, Apartment Residential District.
- The site is within the boundaries of the *Broad-Blacklick Area Plan* (2011), which recommends "Employment Center", including office and light industrial uses, and retail as a secondary use. Staff is supportive of the request for a hotel as that use would be supportive of the employment center uses.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- The CPD text commits to a site plan and C-4 development standards. The text includes provisions to replace trees, and variances to eliminate a required loading space, to reduce the number of required parking spaces by 10, and to reduce the required building setback line from 80 feet to 70 feet.
- The *Columbus Thoroughfare Plan* identifies East Broad Street as a 6-2D arterial requiring 80 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District will allow development of a hotel which is appropriate and consistent with the development and zoning pattern in the area, and with the land use recommendations of the *Broad-Blacklick Area Plan*.



Future Land Use Plan

City of Columbus
 Department of Development
 Planning Division
 December 2010



Z15-032
 6315 East Broad Street
 Approximately 1.9 acres
 L-C-2 to CPD
Broad-Blacklick Area Plan (2010)



Z15-032
6315 East Broad Street
Approximately 1.9 acres
L-C-2 to CPD

Rezoning Application

Commercial Planned Development District (CPD) Text

Current District: L-C-2, Limited Commercial District – Height H-35

Proposed District: CPD, Commercial Planned Development District – Height H-60

Property Address: 6315 E Broad Street, Columbus Ohio

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

Date of Text: 7/7/15 (Revised)

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 rezone 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 Chapter 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 70', 20' side yard setbacks, and 100' rear setback.

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

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. Additional access is through a cross easement through the property to the east.

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

There are approximately 8 mature trees on site that will be eliminated during construction and replaced with the same number of trees along either the South (rear) and/or East (side) property perimeter.

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

E. Graphics and/or 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, 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 3312.52, 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 3356.11 (2) for the front setback to be a 70' in lieu of the 80' required according to the Columbus Thoroughfare Plan.

(3) Variance: The applicant would like to request a variance to Columbus City Code Section 3312.49, Minimum Numbers of Parking Spaces Required to reduce the required number of parking spaces on site. The hotel will require 94 spaces based on 94 rooms. 84 of these spaces will be available on the current parcel and another 10 parking spaces will be obtained along with a cross access easement from the Buffalo's parcel directly to the East. This easement will also allow for additional access with directional signage for improved safety and access.

(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.

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 office building. 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 regional commercial uses to the north across East Broad Street.

C. Transportation and Circulation: Vehicular access and circulation will be as indicated on the Site Plan.

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: _____

FEAC ZONING/REZONING/VARIANCE APPLICATION STAFF REPORT

This form is strictly for use of the Area Commission to help in the review of information and flow of handling this application while being reviewed by the Area Commission.
It is not to be construed as a legal document in content or meaning.

APPLICANT: HILTON
APPLICATION/ ZONING / DEVELOPMENT COMMISSION CASE NUMBER: Z15-032

DATE RECEIVED City of Columbus Dept BZS / GC: 6-2-15 SHANNON PINE
AREA COMMISSION: FAR EAST AREA COMMISSION SPINE@COLUMBUS.GOV
DATE RECEIVED BY AREA COMMISSION: 6-6-15

LOCATION AND ZONING REQUEST:
Certified address: 6315 E BROAD ST

Parcel Number for Certified Address: 520100811

Current Zoning District: LC2

Requested Zoning District: CPD

Proposed Use or reason for rezoning request: TO ALLOW FOR HOTEL USE

Height District: H-60

APPLICANT CONTACT: Applicant / Property Owner / Attorney-Agent
PROPERTY OWNER:
TT ESTATES, 1589 FOX CHASE DR., BLACKLICK, OH 53004

APPLICANT:
LUKE BAUS 149 E MAIN ST., PO BOX 1334 HEBRON, OH 432025
LUKE@PROJECTCONSTRUCTIONCO.COM 740-928-1105

ADJACENT PROPERTIES CURRENT ZONE AND OCCUPANCIES:
NORTH: BROAD ST
EAST: COUNTRY INN SUITES 6305 E BROAD 3 STORY HOTEL
SOUTH: MULTI FAMILY UNITS ON STORNAWAY DR.
WEST: BUFFALO WINGS AND RINGS RESTAURANT

PROBLEMS/COMMENTS:

THIS WOULD BE IN KEEPING WITH THE CPD AND ADJACENT BUSINESSES ON E BROAD ST.

BROAD STREET IS A HEAVILY TRAVELLED THOROUGHFARE AND CONCERN HAS BEEN EXPRESSED THAT SAFE ENTRANCE AND EGRESS BE TAKEN INTO CONSIDERATION BY A RIGHT IN AND RIGHT OUT ONLY CURB ENTRANCE/EXIT.

NO VARIANCE FOR SIGNAGE HAS BEEN INCLUDED WITH THIS APPLICATION AT THIS TIME.

APPLICANT COMMENTS ON APPLICATION

NO SPECIAL COMMENTS NOTED

ZONING COMMITTEE RECOMMENDATION:

APPROVAL AS SUBMITTED

SCHEDULED TO BE PRESENTED TO FEAC ON: 07/07/15

Notification of Identifiable Civic Organization recognized by the City:

Organizations: TUSSING BLOCK WATCH 7-7-15

Notification of Applicant or legal representative:

Emailed Date: 07/07/15 **BY:** LARRY MARSHALL

APPLICANT COMMENTS:

LUKE BAUS WAS PRESENT AND STATED THEY WERE WORKING WITH THE TRANSPORTATION DEPARTMENT FOR A SOLUTION TO THE RIGHT IN AND RIGHT OUT ONLY. HE STATED THEY WERE TALKING TO ADJACENT PROPERTIES TO TRY TO WORK OUT AN EASMENT AGREEMENT.

AREA COMMISSION COMMENTS, DECISION AND ACTIONS

APPROVAL AS SUBMITTED

5 MEMBERS PRESENT AND BEING A QUORUM: VOTES: FOR: 5 __ AGAINST: ____ ABSTAINED:
DATE: 7-7-15

DECISIONS NOTIFICATION TO

DATE: 7-8-15 TO: SHANNON PINE SPINE@COLUMBUS.GOV

DATE: 7-8-15 TO: LUKE@PROJECTCONSTRUCTIONCO.COM 740-928-1105