



REZONING APPLICATION

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

OFFICE USE ONLY

Application #: 215-049

Date Received: 11-2-15

Application Accepted By: SP, RM, TD, JB Fee: \$6,720

Comments: Assigned to James Burdin; 645-1341; jeburdin@columbus.gov

LOCATION AND ZONING REQUEST: 988MR 986 Hilliard Home Rd E.

Certified Address (for Zoning Purposes) Rome Hilliard Road Zip 43026

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 240-006858

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

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

Area Commission Area Commission or Civic Association: None

Proposed Use or reason for rezoning request: Redevelopment of site for residential hotel
(continue on separate page if necessary)

Proposed Height District: 35' Acreage 11.749 +/- acres
[Columbus City Code Section 3309.14]

APPLICANT:

Name Preferred Real Estate Investments II, LLC

Address 470 Olde Worthington Road City/State Westerville Zip 43082

Phone # 614-901-2400 Fax # _____ Email _____

PROPERTY OWNER(S):

Name LJKJ Rome Hilliard LLC, Ruth Ann Hoffman and Roy Lee Hoffman

Address 4774 Clubpark Drive City/State Columbus, OH Zip 43026

Phone # c/o Jill Tangeman, Esq. Fax # 614-719-4638 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, Ohio Zip 43215

Phone # 614-464-5608 Fax # _____ Email: jstangeman@vorys.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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Comments: Assigned to James Burdin; JEBurdin@columbus.gov; 614-645-1341
Shannon Pine; SPine@columbus.gov; 614-645-2208

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AFFIDAVIT

(See instruction sheet)

APPLICATION # 215-049

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill Tangeman, Esq.
of (1) MAILING ADDRESS 52 East Gay Street, Columbus, 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 ~~5741 Godown Road~~ 986 Hilliard Rome Road E.
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) November 2, 2015

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

LJKJ Rome Hilliard LLC, Ruth Ann Hoffman &
Roy Lee Hoffman

MAILING ADDRESS

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

4774 Clubpark Drive
Columbus, OH 43026

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

Preferred Real Estate Investments II, LLC
(614) 901-2400

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

None

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

Subscribed to me in my presence and before me this

(8) 30th day of October, in the year 2015
(8) Michelle L. Parmenter

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2017

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Limitation Overlay Text

215-049

Proposed District: L-C-4

Property Address: 986 Hilliard Rome Road **E.**

Owners: LKJK Rome Hilliard LLC, Ruth Ann Hoffman, Roy Lee Hoffman

Applicant: Preferred Real Estate Investments II LLC

Date of Text: October 30, 2015

Application No:

1. Introduction: The subject site is 11.749+/- acres located on Hilliard Rome Road.

2. Permitted Uses: A hotel development, an office/lobby/clubhouse building and a pool shall be the permitted uses.

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. A minimum of 1.5 parking spaces per hotel room shall be provided.

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.
2. All open areas on each developed parcel not occupied by buildings, structures, outside display areas, parking areas, street right-of-way paved areas, driveways, walkways and off-street loading areas shall be landscaped with lawns and/or trees and shrubs.

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

1. Buildings will be constructed with an exterior mixture of brick or stone veneer, wood or cement wood siding and vinyl siding.

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

1. 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 18 feet.

3. For aesthetic compatibility, poles and lights 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 CPD 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 Building & Zoning Services 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

215-049

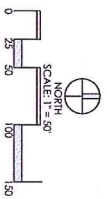


CONCEPT PLAN

FISHER ROME HILLIARD ROAD

PREPARED FOR PREFERRED LIVING

DATE: 8.13.15



Farris Planning & Design
LAND PLANNING
2424 N. 3rd Street
P.O. Box 1114
Sallis, MO
LANDSCAPE ARCHITECTURE
COLUMBIA, MO 65215
www.farrisplanninganddesign.com

CABOT II-OH1M01-OH1M04 LLC
1 Beacon Street STE 1700
Boston, MA 02108

5303 Fisher LLC
980 N. Michigan Avenue #1660
Chicago, Illinois 60611

Pennsylvania Lines
110 Franklin Road SE
Roanoke, Virginia 24042

Midwest Equipment Sales LLC
808 Rhoads Avenue
Columbus, OH 43205

LJKJ Rome Hilliard LLC, Ruth Ann
Hoffman and Roy Lee Hoffman
4774 Clubpark Drive
Columbus, OH 43026

Anderson Concrete Corp.
PO Box 207
Columbus, OH 43216

Andover Park II LLC
470 Olde Worthington Road
Westerville, OH 43082



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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 # 215-049

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. 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

1. Preferred Real Estate Investments II, LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus employees c/o Nicholas King #614-901-2400	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 30th day of October, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2017

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215-049

LEGAL DESCRIPTION
11.749 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey 1484, and being an 11.749 acre tract out of a 22.400 acre tract as conveyed to LJKJ Rome Hilliard, LLC, Ruth Ann Hoffman, and Roy Lee Hoffman in Instrument Number 201505270069265 and further described as follows;

Beginning at the northeast corner of a 0.092 acre tract known as 104A-WD as recorded in Deed Volume 2990, Page 249 and being an angle point in the southerly line of a 4.961 acre tract known as 113-WD as recorded in Deed Volume 2990, Page 245 both created with ODOT RW Plan set FRA-70-3.41, also being the southwest corner of a 9.606 acre tract as conveyed to Cabot II-OH1M01- OH1M04 LLC in Instrument Number 200601090004263, Tract IV, and being in the southerly right of way line of Fisher Road, reference a 3/4" pipe found, east 0.27 feet, and being the **TRUE POINT OF BEGINNING** for land herein described;

Thence leaving the southerly right of way line of Fisher Road with southerly line of said 9.606 acre tract, **S 77° 12' 00" E, 1501.65 feet** to a 3/4" pipe found at the southeast corner of said 9.606 acre tract and being in the westerly line of a 21.583 acre tract as conveyed to 5303 Fisher LLC in Instrument Number 201409020114626;

Thence with the westerly line of said 21.583 acre tract, **S 12° 48' 20" W, 283.86 feet** to a 3/4" pipe found at the southwest corner of said 21.583 acre tract and the northwest corner of a tract as conveyed to the Pennsylvania Lines LLC in Instrument Number 200212180325195;

Thence with the westerly line of said Pennsylvania Lines LLC tract, **S 13° 43' 29" W, 16.14 feet** to an iron pin set in said westerly line;

Thence crossing said 22.400 acre tract, **N 77° 12' 00" W, 916.68 feet** to an iron pin set;

Thence continuing across said 22.400 acre tract, **S 12° 48' 00" W, 50.00 feet** to an iron pin set;

Thence continuing across said 22.400 acre tract, **N 77° 12' 00" W, 685.00 feet** to an iron pin set in the east line of a 0.366 acre tract as conveyed to The Franklin County Commissioners in Instrument Number 201505270069265 being the easterly right of way line of Hilliard-Rome Road East;

Thence with the east line of said 0.366 acre tract and the easterly right of way line of Hilliard-Rome Road East, **N 13° 56' 54" E, 279.84 feet** to an iron pin set at the southeast corner of said 104A-WD;

Thence with the easterly line of said 104A-WD, **N 47° 30' 47" E, 76.17 feet** to an iron pin set;

Thence continuing with the easterly line of said 104A-WD, **S 85° 37' 32" E, 51.89 feet** to the **TRUE POINT OF BEGINNING**, containing **11.749 acre tract**, more or less.

The above description is based on existing records and an actual field survey performed in December, 2014. A drawing of the above description has been prepared and is made a part hereof.

Iron pins set are ¾" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007) as derived from GPS observation that determine a portion of the centerline of Hilliard-Rome Road East between two set magnails to have a bearing of **N 13° 56' 54" E**.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.

Jonathan E. Phelps, P.S. 8241

215-049



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 10/28/15



Disclaimer

Scale = 300



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



City of Columbus Zoning Plat

215-049



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: 240006858

Zoning Number: 986

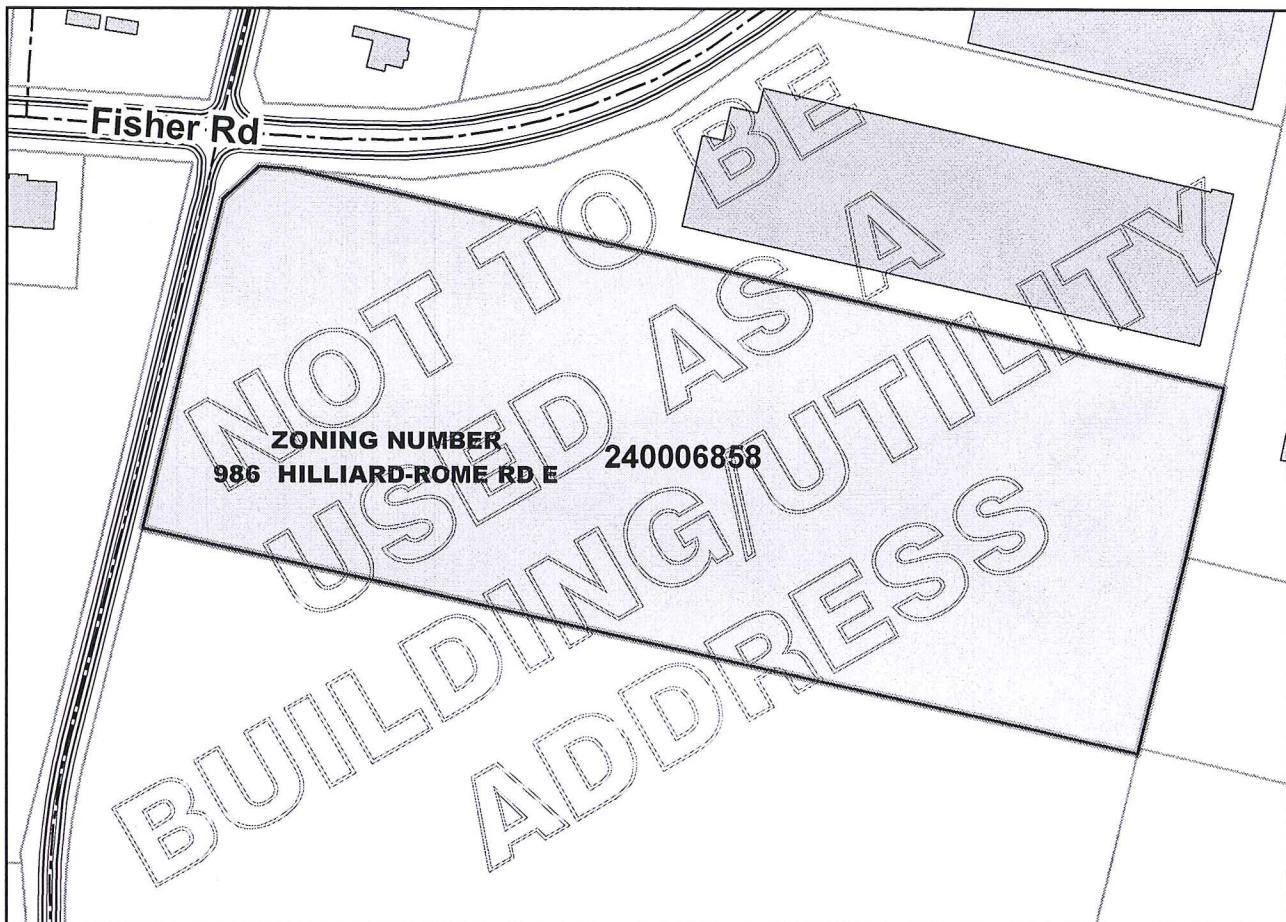
Street Name: HILLIARD-ROME RD E

Lot Number: N/A

Subdivision: N/A

Requested By: VORYS, SATER, SEYMOUR AND PEASE (JILL TANGEMAN)

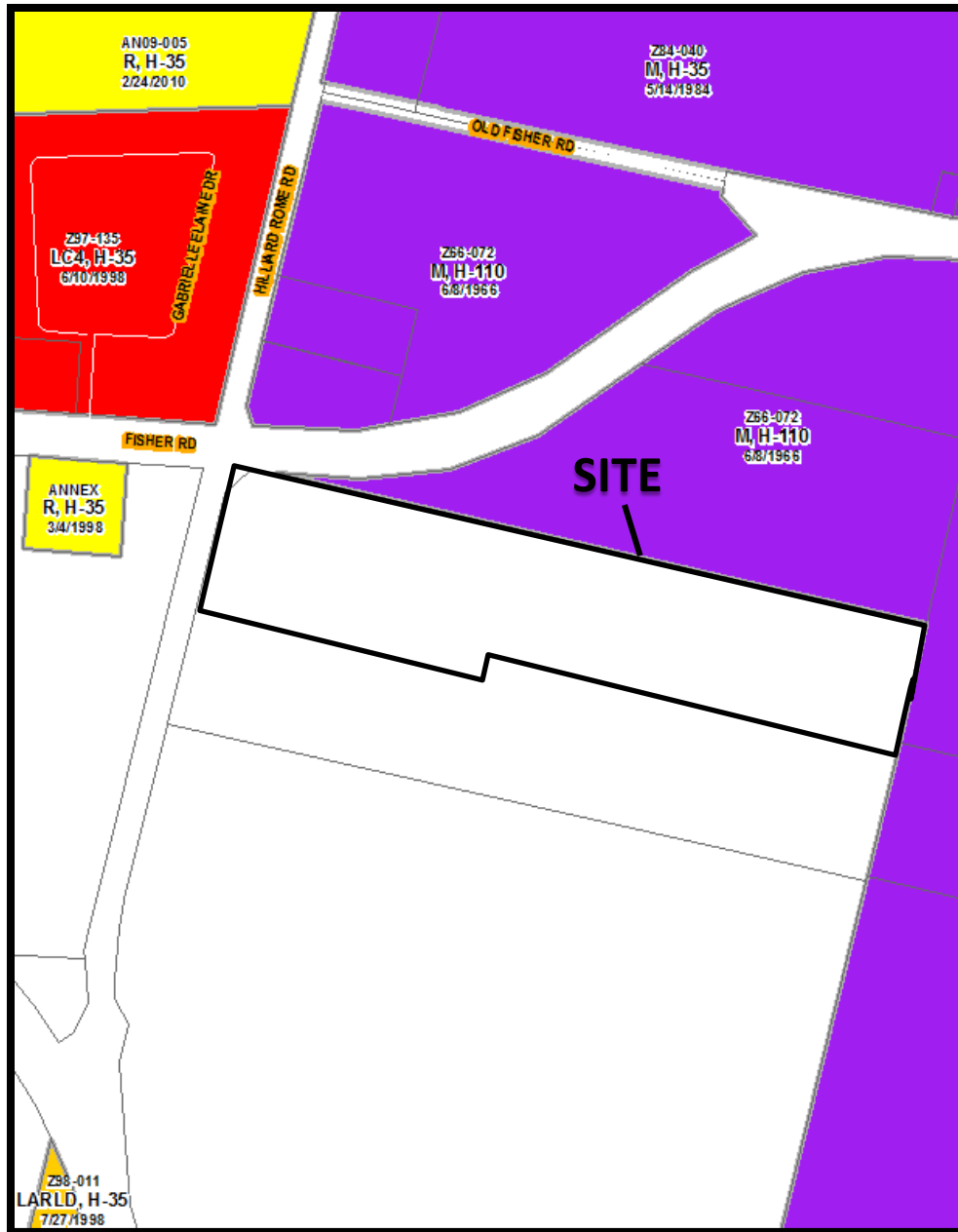
Issued By: *Adriana Amador* Date: 10/29/2015



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 47795



Z15-049
986 Hilliard-Rome Road East
Approximately 11.74 acres
R to L-C-4



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986 Hilliard-Rome Road East
Approximately 11.74 acres
R to L-C-4