

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 9, 2010**

- 4. APPLICATION: Z10-018 (10335-00000-00237)**
Location: **4899 SUNBURY ROAD (43230)**, being 4.1± acres located on the west side of Sunbury Road, 710± feet north of Morse Road. (010-259856).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District
Proposed Use: Hotel and accessory uses.
Applicant(s): Easton Hotel Holdings LLC; c/o Dave Perry, The David Perry Co; 145 East Rich Street, 3rd Floor; Columbus, OH 43215 and Donald T. Plank, Atty; 145 East Rich Street; Columbus, Ohio 43215.
Property Owner(s): Easton Hotel Holdings LLC; c/o Donald T. Plank, Atty; Plank Law Firm; 145 East Rich Street; Columbus, Ohio 43215.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

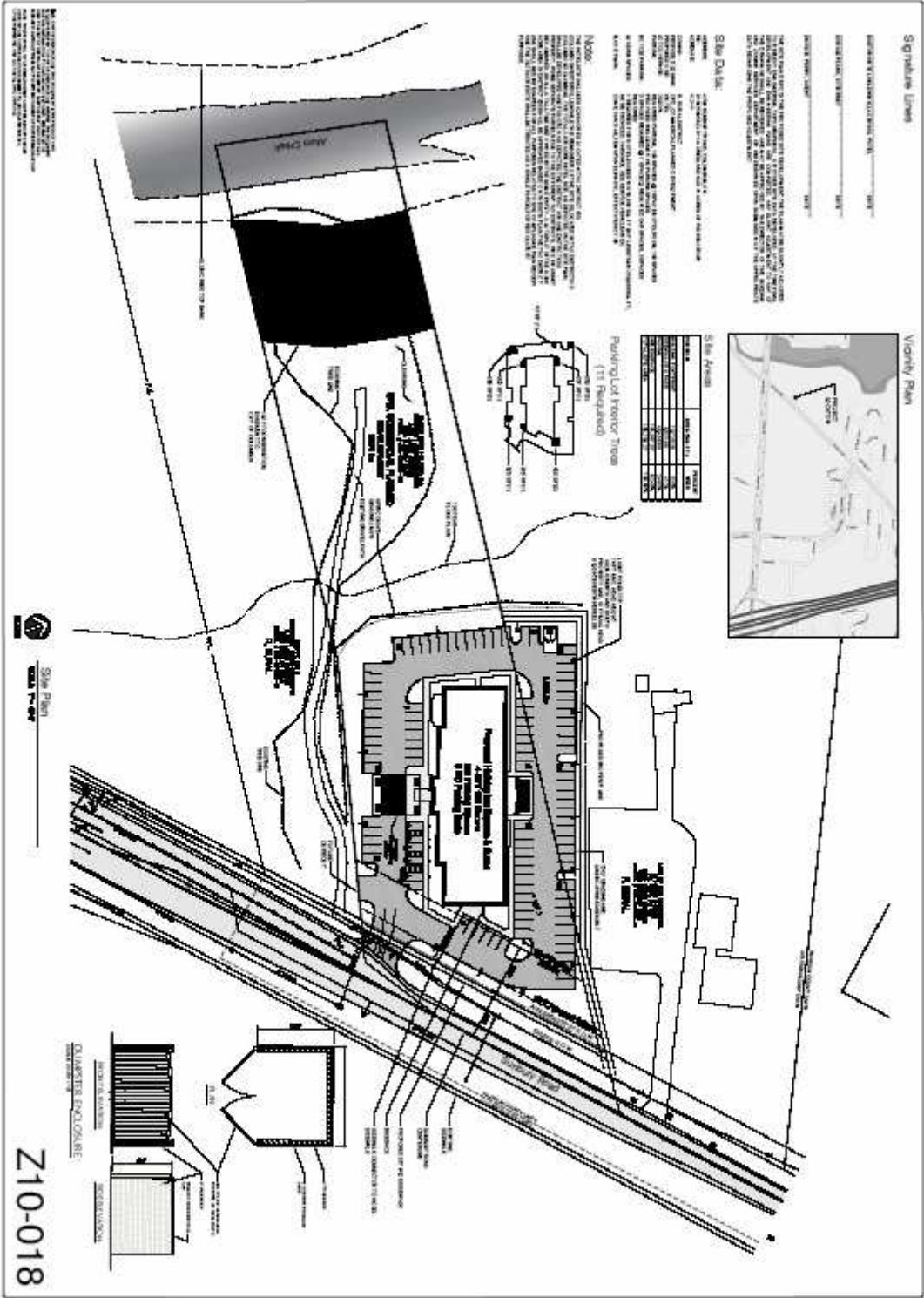
BACKGROUND:

- The site is currently zoned in the R, Rural District. The applicants are requesting a rezoning to the CPD, Commercial Planned Development District to construct a hotel on the property. The applicants are requesting the 60 foot height district. The applicant requests variances to screening, minimum loading space requirements, aisle size, maneuvering and parking space sizes.
- To the north is a church zoned in the R, Rural District. To the east across Sunbury Road is an automobile dealership zoned in the CPD, Commercial Planned Development District. To the south is undeveloped land zoned in the R, Rural District. To the west is Alum Creek beyond which is undeveloped land zoned in the R, Rural District. A large portion of the site lies within the 100 year flood plain.
- The Commercial Planned Development text limits the site to solely hotel use, commits to elevations, a 120 foot conservation easement along Alum Creek and provides a driveway stub to the property to the south for access to that property if and when it develops.
- The applicant requests variances for parking space sizes, aisle sizes and maneuvering due to the maintenance of existing property lines which cannot be eliminated since they are in different tax districts. Staff views these as technicalities since the applicant controls all of the subject properties. The applicant wishes not to provide landscaping along the residentially zoned property to the south. Staff supports this since this property is vacant and more than likely will develop commercially. Finally, the applicant wishes not to provide a loading space and instead have deliveries come in the front door. Staff finds this to be acceptable given the aisle width that will allow vehicles to pass any delivery vehicle.

- The site falls within the boundaries of Subarea 8 of the *Northland Plan I, (2001)* The Plan discourages commercial land use north of the parcel at the northwest corner of Sunbury and Morse Roads. Staff feels that deviation from this recommendation can be supported due to the presence of an existing CPD Commercial Planned Development District developed with an automobile dealership located directly across Sunbury Road from this site. The existing church located to the north of the site can serve as a transition from the proposed hotel use to the residential uses further north along Sunbury Road.
- The Columbus Thoroughfare Plan identifies Sunbury Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Staff supports the proposed CPD, Commercial Planned Development District to allow a hotel use on the site. The proposal is supportable due to the limitation in the text restricting the site to hotel use only and a 120 foot conservation easement along Alum Creek. With an automobile dealership across Sunbury Road, the requested CPD, Commercial Planned Development is consistent with the zoning patterns of the area. Furthermore, Staff finds that the existing church located to the north of the site can serve as a transition from the proposed hotel use to the residential uses further north along Sunbury Road.

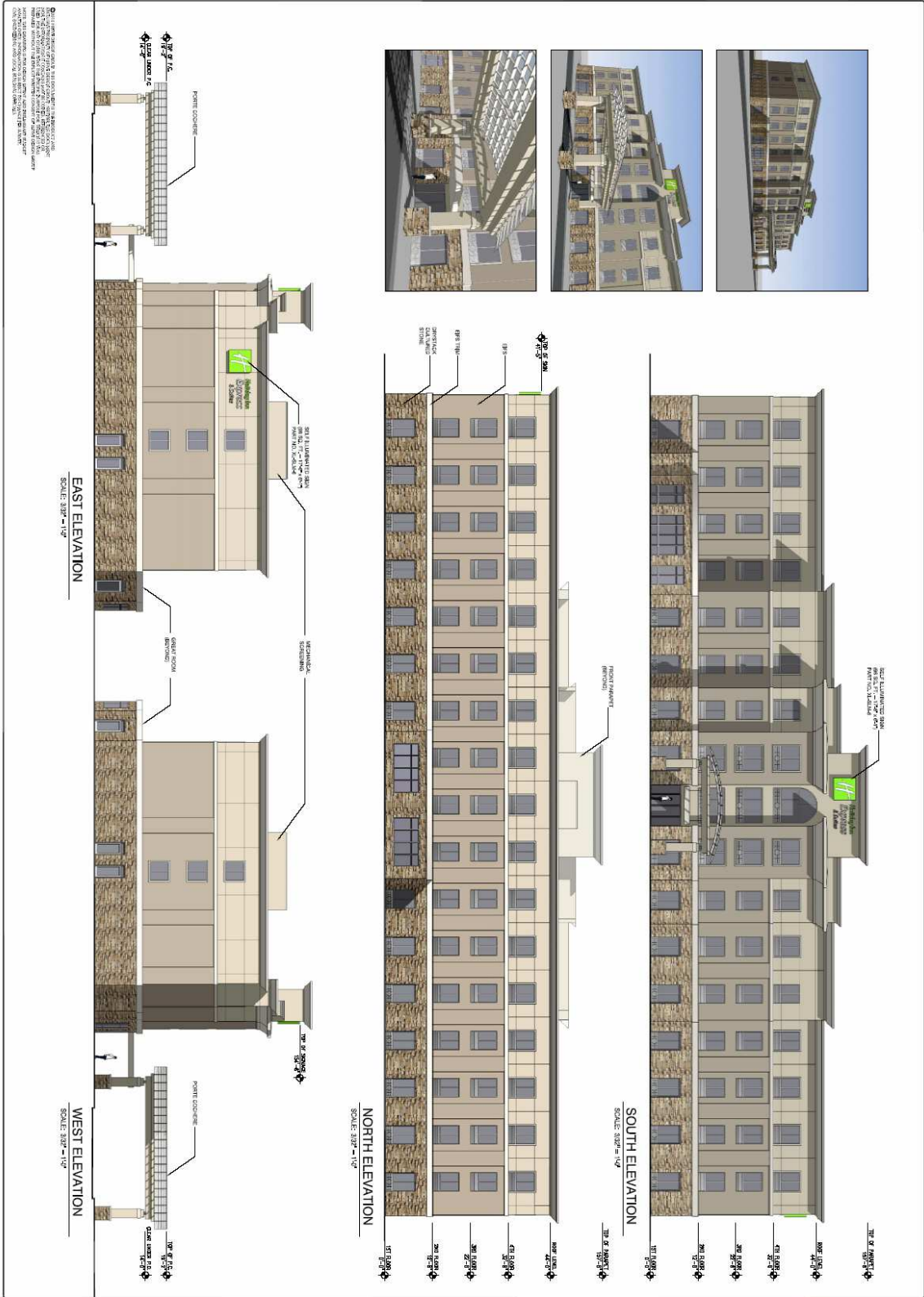


A NEW HOTEL PROJECT FOR
HOLIDAY INN EXPRESS & SUITES
 4899 SUNBURY ROAD • COLUMBUS • OHIO

DATE: 11/15/11

PROJECT: 4899 SUNBURY ROAD

SCALE: A-1



A NEW HOTEL PROJECT FOR
HOLIDAY INN EXPRESS & SUITES
 4899 SUNBURY ROAD ■ COLUMBUS ■ OHIO

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1000 HOTEL
 ELEVATIONS
 SHEET 500
A-2

CPD, Commercial Planned Development

4899 Sunbury Road

Columbus, OH

PROPOSED DISTRICT: CPD, Commercial Planned Development

EXISTING DISTRICT: R, Rural District

ACRES: 4.1 +/- acres

PROPERTY ADDRESS:

4899 Sunbury Road, Columbus, OH

OWNER(S):

1) Easton Hotel Holdings LLC c/o Donald Plank,
Plank Law Firm, 145 East Rich Street, 3rd. Flr.,
Columbus, OH 43215 and

2) Lamb of God Evangelical Lutheran Church
c/o Charles M. Sigrist, 634 Olde North Church

Road, Westerville, OH 43081-3133

APPLICANT:

Easton Hotel Holdings LLC c/o Dave Perry, David
Perry Co., Inc., 145 East Rich Street, 3rd Flr.,

Columbus, OH 43215 and Donald Plank,
Plank Law Firm , 45 East Rich Street, 3rd Flr.

Columbus, OH 43215

DATE OF TEXT:

September 1, 2010

APPLICATION NUMBER:

Z10-018

INTRODUCTION: The site for rezoning is on the west side of Sunbury Road, north of the intersection of Morse Road. The rezoning site consists of all of PID 010-259856, which is undeveloped and 0.296 +/- acres of PID 600-103382, abutting to the north of 010-259856. PID 600-103382 is 8.970 acres, is zoned R, Rural, is developed with a church and accessory parking. Applicant proposes to rezone 0.296 acres of PID 600-103382 and all of PID 010-259856 to CPD, Commercial Planned Development for development of a hotel as depicted on the submitted site plan. The site plan for the hotel includes the 0.296 acre split. After rezoning is complete, there will be a split of the 0.296 acres. As a result of the development of Easton Town Center, commercial growth has expanded along Morse Road from the I-270 interchange to the west. Commercial zoning and uses are located along the Morse Road corridor. Development of the site with a hotel is supported by the Northland Plan. The site plan for the hotel development, titled "Site Plan, Holiday Inn Express, 4899 Sunbury Road, Columbus, OH", hereafter referred to as "Site Plan", is referenced in Section I., Miscellaneous commitments. The site landscape plan, titled "Site Landscape Plan, Holiday Inn Express 4899 Sunbury Road, Columbus, OH", hereafter referred to as "Site Landscape Plan", is referenced in Section I., Miscellaneous commitments. The building elevation plan, titled "Building Elevation Plan, Holiday Inn Express, 4899 Sunbury Road, Columbus, OH", hereafter referred to as "Building Elevation Plan", is referenced in Section I., Miscellaneous commitments.

1. **PERMITTED USES:** Permitted uses shall be a hotel and accessory uses related to a hotel, as permitted in 3356.03, of Columbus City Code.

2. **DEVELOPMENT STANDARDS:** Unless other wise specified in the following Development Standards, the Development Standards shall be as specified in Chapter 3356 of

Columbus City Code (C-4, Commercial District), Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards.

A. Density, Lot and/or Setback Commitments.

1. For structures and paved areas lot coverage shall not exceed eighty percent (80%).
2. Parking setback from Sunbury Road shall be 10 feet.
3. Building setback from Sunbury Road shall be 50 feet.
4. Height District shall be H-60, with a maximum absolute height, as defined (3303.08, Letter H., "Height") of sixty feet (60) feet.

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

1. There shall be a single, full-turning movement curbcut that will provide access to Sunbury Road for this site and the adjacent property to the south. Applicable easements for use and maintenance of the curbcut shall be provided between the property owners. Developer of 4899 Sunbury Road shall construct pavement to the south property line of PID 010-259856, as depicted on the Site Plan. Applicant has prepared an Access Study titled
2. Sunbury Road right of way totaling 50 feet from centerline shall be dedicated to the City of Columbus.

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

1. Street trees shall be provided along Sunbury Road at the rate of one (1) tree for every forty (40) lineal feet of street frontage, excepting the driveway pavement.
2. Site landscaping shall be provided as depicted on the plan titled "Site Landscape Plan, 4899 Sunbury Road, Columbus, OH", dated _____, as referenced in Section I, Miscellaneous.
3. All landscaping shall be maintained in a healthy state. Any dead material shall be removed and replaced with like materials within six months or the next available planting season, whichever occurs first. The size of the new material shall equal the size of the original material when it was installed.
4. The minimum size of all trees at installation shall be two (2) inch in caliper for deciduous trees, five (5) feet in height for evergreen trees, and one and one half (1 ½) inches in caliper for ornamental trees, Tree caliper shall be measured six (6) inches from the ground.
5. The developer shall establish a conservation easement a minimum of 120 feet in width along Alum Creek, measured from top of bank, subject to crossing the conservation easement for utilities and for compliance with the City's stormwater management requirements, as may be applicable. At applicant's option, applicant may elect to deed the conservation easement

area to the City of Columbus or may elect to deed property greater than the conservation easement area to the City of Columbus, subject to the City accepting same.

6. Parkland Dedication Ordinance fees of \$400/acre shall be paid in conjunction with the Site Plan Compliance Review process.

7. The on-site wetland area shall be restored based on a wetland restoration plan approved by the Columbus Recreation and Parks Department prior to or in conjunction with the Site Plan Compliance Review process.

D. Building Interior-Exterior commitments.

1. Mechanical equipment or other utility hardware on the roof of a building shall be screened to the height of the equipment, so the equipment isn't visible from the property lines of the site.
2. The primary exterior building materials shall be EIFS and cultured stone, or comparable, as depicted on the drawing titled "Building Elevation Plan, 4899 Sunbury Road, Columbus OH", as referenced in Section I, Miscellaneous Commitments

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. Wiring within the site shall be underground.
2. Refuse service shall be provided by private hauler.

F. 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 the sign requirements shall be submitted to the Columbus Graphics Commission for consideration. Any ground sign shall be monument style.

G). Other CPD Requirements.

1. Natural Environment: The natural environment of the site is flat at Sunbury Road with the grade declining to the west toward Alum Creek. The site is located north of the intersection of Morse Road and Sunbury Road. The site is undeveloped.

2. Existing Land Use: The site is undeveloped.

3. Circulation: Access to and from the site will be via a single shared full turning movement curbcut. The property to the south shall have access to the curbcut by easement.

4. Visual Form of the Environment: Commercial development exists on the east side of Sunbury Road, across from the site. Property at the northwest corner of Morse Road and Sunbury Road is zoned commercial. Abutting property to the south, while not zoned commercial, is undeveloped and designated for commercial development in the Northland Plan. Sunbury Road is a 4-2 arterial on the Thoroughfare Plan. A church is located on abutting property to the north. Alum Creek is to the west.

5. Visibility: The site is located on Sunbury Road, north of Morse Road.

6. Proposed Development: Rezoning to CPD to permit development of a hotel and accessory uses, as depicted on the submitted site plan.

7. Behavior Patterns: Vehicular access will be from Sunbury Road.

8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text for light levels, sounds and dust. There will be no objectionable emissions.

H). Modification of Code Standards.

1. Section 3312.53, Minimum Number of Loading Spaces, which Section requires one (1) Loading Space, as defined, while the largest trucks typically used for deliveries are 24 foot cube trucks with deliveries directly into the front entrance of the building.

2. The hotel site includes 0.296 acres located in Tax District 600 (Columbus/Westerville) while the remainder of the site is located in Tax District 010 (Columbus/Columbus). The total 4.1 +/- acre hotel site, as depicted on the Site Plan, shall be developed and function as depicted. The District 010 and District 600 property, while separate parcels due to the different tax districts, which cannot be combined, shall, at all times be owned by the same entity. A lot split of the 0.296 acre area in District 600 shall be approved based on the Site Plan. The Tax District line shall be disregarded for all purposes related to Site Compliance Plan Review and the 4.1 acre site shall be treated as a single parcel for regulatory purposes. Due to the tax district line, the following code variances are provided:

a. 3312.09, Aisle, to permit a tax district line to divide a parking lot aisle(s), while the total width of the parking lot aisle shall comply with minimum aisle width.

b. 3312.25, Maneuvering, to permit parking spaces to have maneuvering area divided by a tax district line and to maneuver across a tax district line, while total code required maneuvering area shall comply.

c. 3312.29, Parking Space, to permit a tax district line to divide parking spaces, while the total parking space shall comply with required dimensions.

3. 3312.21, Landscaping and Screening, B (3). Parking Setback and Perimeter

Landscaping, which Section requires screening of parking lots within 80 feet of residentially zoned property, while the south property line of the subject site is adjacent to a 2 acre parcel (PID 010-214655) zoned R, Rural. The parcel is undeveloped and is designated as appropriate for commercial development in the Northland Plan. Applicant requests a variance to screening along the south property line required by this section.

I.) Miscellaneous commitments.

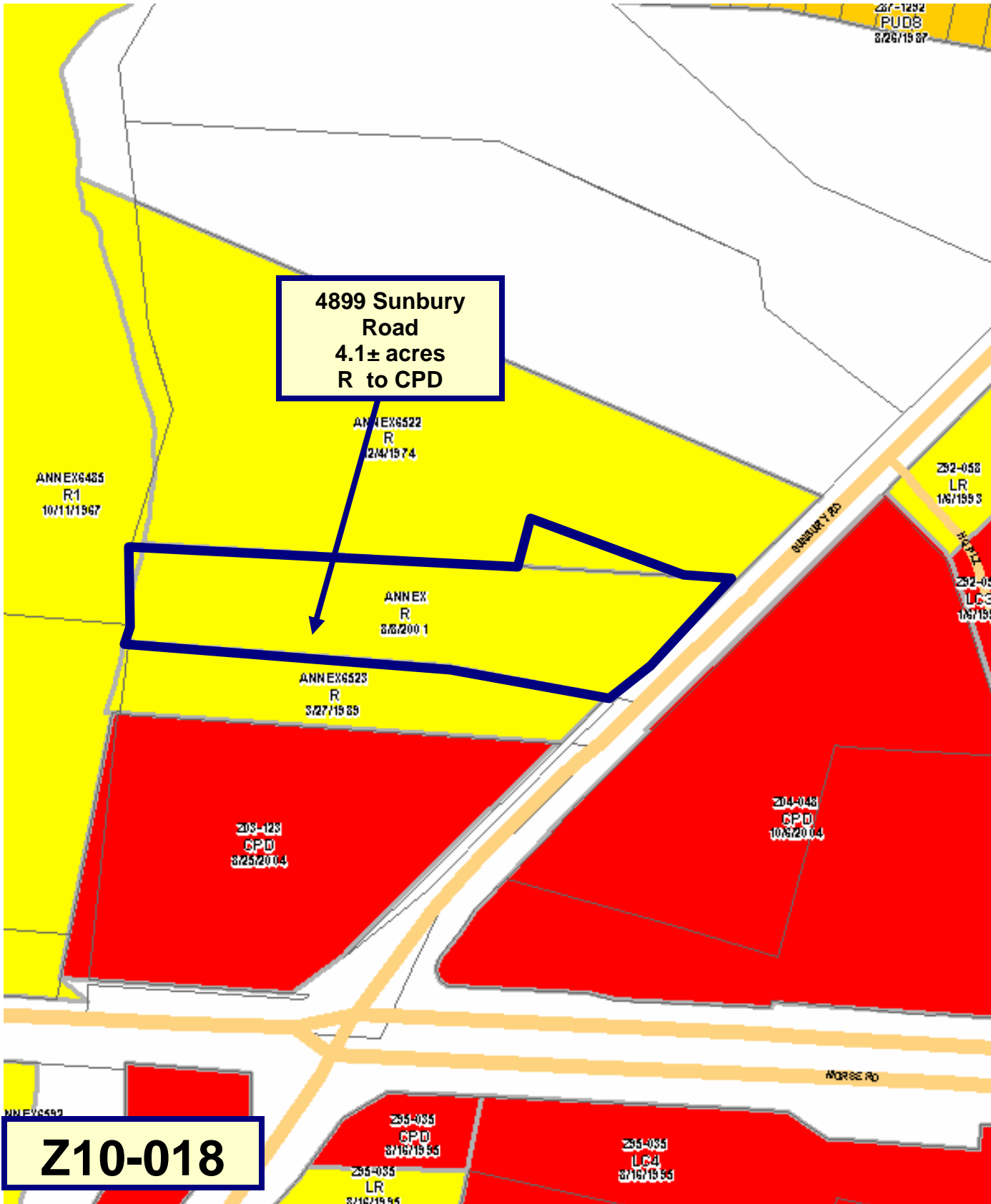
1. Development of the site shall be in accordance with the Site Plan, Site Landscape Plan and Building Elevation Plan, titled “Site Plan, Holiday Inn Express, 4899 Sunbury Road, Columbus, OH”, “Site Landscape Plan, 4899 Sunbury Road, Columbus, OH”, and “Building Elevation Plan, 4899 Sunbury Road, Columbus OH”, all dated _____ and signed _____ by Kal Patel, Developer, David B. Perry, Agent, and Donald Plank, Attorney. The site plan, landscape plan and building elevation plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to any of the drawings shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

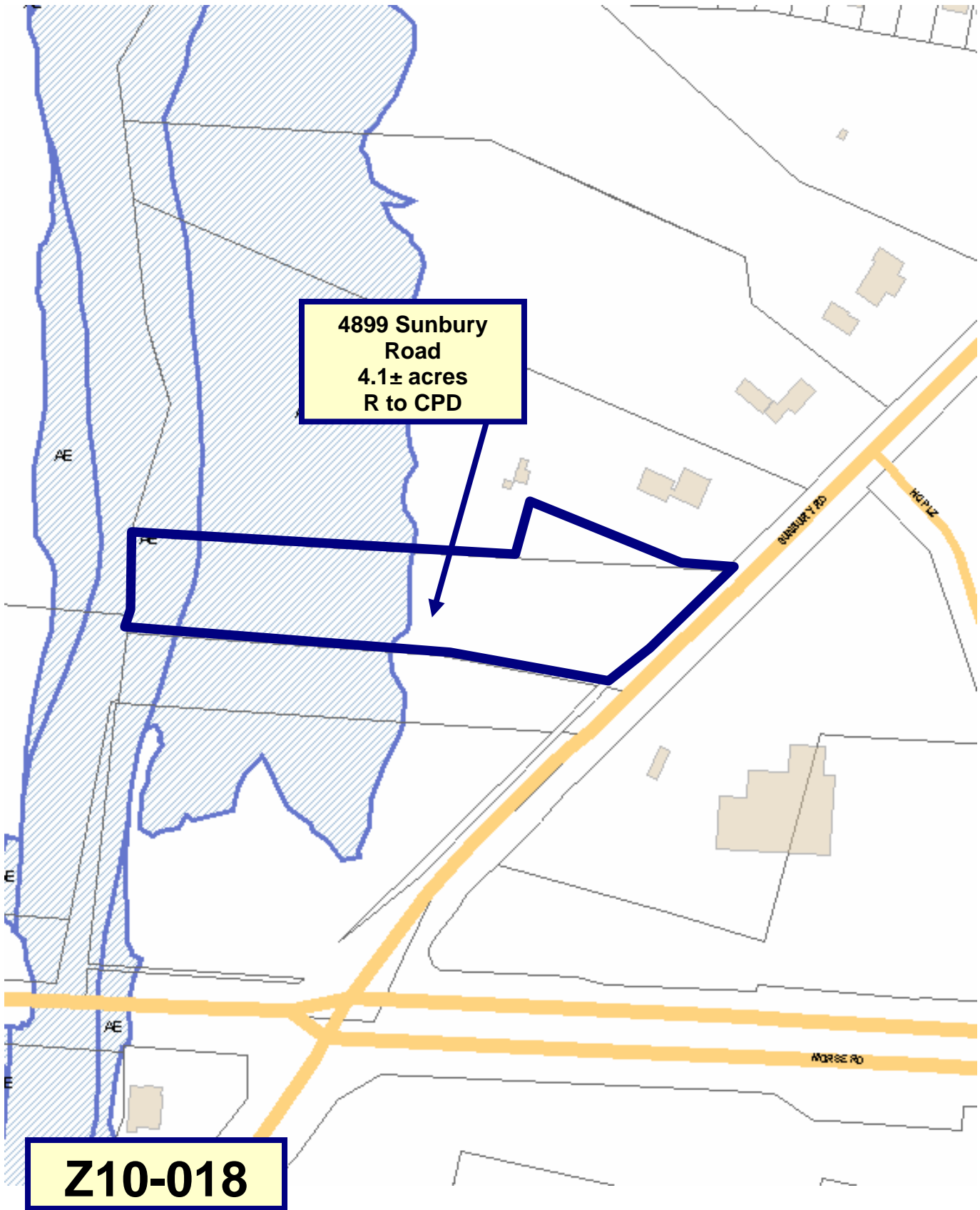
The undersigned, being the owner and/or applicant in the subject application, does hereby agree singularly and collectively for himself, his heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each 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, except as noted herein.

Kal Patel, Easton Hotel Holdings LLC Date

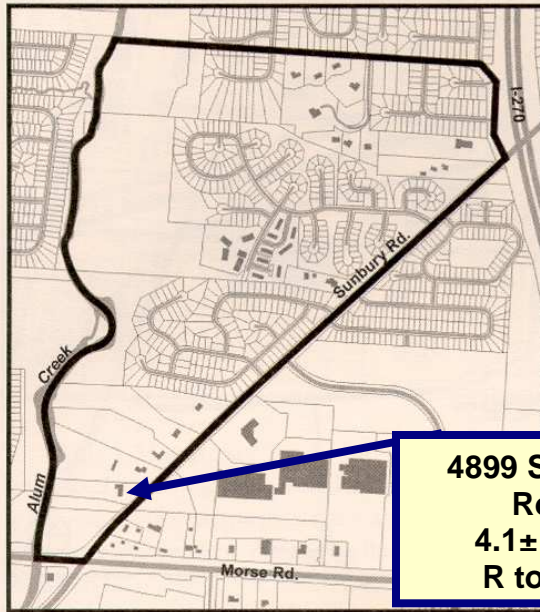
David B. Perry, Agent Date

Donald Plank, Attorney Date



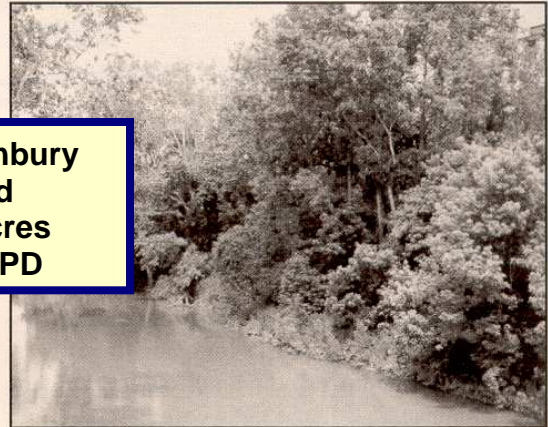


Area 8
Residential area east of Alum Creek and north of Sunbury Road



4899 Sunbury Road
4.1± acres
R to CPD

- trail development and public parkland be priority uses for the stream corridor.
- commercial development along Sunbury Road, north of the parcel at the northwest corner of the Sunbury Road and Morse Road intersection, be discouraged. Commercial development of this parcel should be limited directly to the Morse and Sunbury Road intersection with frontage along Morse Road. Residential use is encouraged for the remainder of the parcel in order to establish an appropriate transition to the north.



This large area is used and zoned (R, LRR, SR, PUD6, and PUD8) residentially. Two portions of the area remain in the township and are occupied by large-lot single-family homes. Several subdivisions and some parkland occupy the remaining portions of the area. As high-intensity commercial development continues to develop on Morse Road to the south, the area is likely to come under increasing redevelopment pressure.

It is the recommendation of the Northland Plan that:

- single-family residential or low-density multi-family (5 units per acre maximum) be supported as the most appropriate land-use for the corridor.
- Alum Creek and its floodplain be protected from development and alteration through conservation easements, land dedication, or other means.



NCC Development Committee Response

Application #Z10-018
Address 4899 Sunbury Rd.
Agent/Applicant Dave Perry
Email dave@daveperryco.net

Mr. Perry,

Our committee feels we could support your proposal with the following conditions:

1. No semi truck or large truck parking that will take up more than 2 standard parking spaces.
2. New access study completed and approved by Columbus Department of Transportation.
3. Work with Friends of Alum Creek to ensure that Alum Creek is protected from any sediment during the Construction phase.

Please add these items in current text.

If there are any questions, you can contact me at 614-855-5456

Sincerely,

Robert Thurman
Development Chairman
Northland Community Council
4493 Flower Garden Dr.
New Albany, Ohio 43054
(614) 855-5456
rthurman@insight.rr.com



4899 Sunbury
Road
4.1± acres
R to CPD

Z10-018