

STRINGTOWN WEST PROPERTY
Project Narrative

Applicant's request is to amend the existing zoning text by deleting the language requiring a 40,000 sq. ft. signature office building in Subarea A.

The original 2002 zoning text anticipated some office use and the then property owner agreed to reserve a parcel for a 40,000 sq. ft. office building. Now, some fourteen (14) plus years later, the area has developed into a prime motel location, given its proximity and easy accessibility to downtown Columbus. Moreover, it is expected that the demand for temporary and extended-stay lodging at this location will increase due to the construction of the New Mount Carmel Hospital on Hoover Road and the anticipated construction of new medical facilities by OhioHealth on Stringtown Road. It is clear that the highest and best uses of the property are now hotel/motel type uses.

Applicant intends to develop the property for two (2) Hilton brand hotels consisting of a total of approximately 190 rooms. Preliminary elevations are included in the application to illustrate the quality of design of the hotels. Final design and engineering will be submitted for approval as part of the Development Plan application.





STRINGTOWN WEST PROPERTY

Grove City, Ohio

PLANNED UNIT DEVELOPMENT – COMMERCIAL (PUD-C)

And

PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)

Prior Applicants:

Lucas State Street Stringtown, Ltd. and
Columbus Corporate Centers, Inc.
209 East State Street
Columbus, Ohio 43215

Current Applicant:

Indus Companies, Inc. c/o Donald Plank
411 East Town Street
Columbus, Ohio 43215

ZONING STANDARDS TEXT

February 19, 2002

Revised Oct. 21, 2002

Revised as of June 2, 2003

Revised as of May 4, 2005

Requested Revisions as of August 29, 2016

INTRODUCTION

This Amendment pertains to Subarea A in the original February 19, 2002 zoning, Ordinance C-02-02. Although the amendment applies to Subarea A in its entirety, the property specifically affected by the amendment is a remaining 4.397± acre parcel, Tax Parcel No. 040-005957 (the "Property"). It is the intention of the applicant to develop the Property with hotel uses.

The subject original site consists-consisted of 45.66 acres located on the east side of I-71 between Stringtown Road and White Road and south of the ~~Bob Evans Restaurant~~Ramada Inn. A portion of the subject 45.66 acre property was part of an earlier PUD-C rezoning district, which included the 116-acre Younkin property to the east. On June 25, 2001, the entire PUD-C district reverted to R-1 zoning classification pursuant to the Grove City Code. The portion of the site along I-71 that was not part of the PUD-C remains-remained zoned C-2 until the PUD-C was established on or about February 19, 2002. The proposed development plan for the subject of the original site is includes a mixed of uses-use development, which will be complimentary to the development plan for the Younkin Property to the east and will consist of both PUD-C and PUD-R zoning classification uses. This multi-use development is divided into two (2) Subareas, A, and B. Access to this site from Stringtown Road is via an existing 50' easement Buckeye Place.

SUBAREA A

The subject area is located south of the ~~Ramada Inn~~Bob Evans Restaurant, pParcel No.number 040-005958 and west of the proposed-shopping center on the Younkin property, parcel number 040-009235012076. This sub-area will-permits a mixture of retail, restaurant, hotel/motel, and office uses-and at a minimum, one (1) 40,000 sq. ft. signature office building. This property-area will-accommodates more local service oriented uses and in-addition would-accommodate-quality freeway oriented uses. Parking shall be calculated in accordance with the code. Building height shall be limited to ninety (90) feet for the office or hotel/motel uses and limited to thirty-five (35) feet for any other uses. This area may contain up to seven (7) out-lots. Architecture, signage and landscaping elements will create a unified development appearance, which shall result in a high quality site. Out-lots may be combined resulting in fewer but larger out-lots.

SUBAREA B

This subject site is 28.65 acres located below subSub-area "A" and situated between Buckeye Place to the north and White Road to the south. The proposed use is for sale condominium units with a maximum number of 252 units. Each unit is to have two (2) or three (3) bedrooms with square footages ranging between 1200 and 2050. Each unit will have an attached one or two car garage, accessible only from the unit which it serves, and at least 60 units will have a two car garage. The condominium development is a form of home ownership where the property owner owns the unit itself while the condominium association owns and maintains the grounds around the units.

GENERAL NOTES

Development of the Property will incorporate architectural focal points, visual landmarks, reasonable landscape setback buffers and open spaces to provide visual image, reference points and identity. This development must also accommodate street and pedestrian connections to unify each individual development and to minimize traffic.

Unified elements, character and general design must be coordinated and compatible throughout the property and should be complimentary to the development on ~~parcel~~ Parcel No. number 040-012076009235, Younkin property. The proposed road system, designed to serve this development, will consist of improvements to an existing north/south right in, right out access road owned by BP, the extension of the West Road north of Subarea B of the Younkin Development and one (1) curb cut along White Road subject to the approval of the City Engineer and extensive landscaping complimentary to the I-71 interchange landscaping. Building and parking ~~Set set~~ backs along White Road shall be a minimum of seventy (70) feet. There shall be a 30 foot parking setback and a 50 foot building setback on Buckeye Place. One curb cut for ~~Proposed-proposed~~ subSub-area "B" will be permitted on Buckeye Place and one curb cut will be permitted on White Road. The ~~Location-location~~ for each curb cut for subSub-area "B" will be approved by the engineering department during the development plan process. Right-of-way and easements will be dedicated by the property owner for the new north/south roadway, and all other streets within the development will remain private. The proposed and existing road systems provide logical boundaries of the Subareas, which are considered independent district for zoning and development purposes.

A landscaping plan will be filed as part of each Development Plan submittal for each subarea or portions thereof.

SUBAREA A (16.49 acres)

The subject area is located south of the Ramada Inn, and west of the ~~proposed~~ shopping center on the Younkin property. This sub-area will permit a mixture of retail, restaurant, hotel/motel, and office uses, and at a minimum, one (1) 40,000 sq. ft. signature office building. This property will accommodate more local service oriented users, and in addition would accommodate quality freeway oriented uses. Parking shall be calculated in accordance with the prevailing city ~~City~~ code. Building height shall be limited to ninety (90) feet for the office or hotel/motel uses and limited to thirty-five (35) feet for any other uses. This area may contain up to seven (7) out-lots that may be more local service oriented ~~with a provision that at a minimum, one (1) parcel will be reserved for a signature office site~~. Architecture, signage and landscaping elements will create a unified development appearance, which shall result in a high quality site. Out-lots may be combined resulting in fewer but larger subareas. ~~When the developer has developed all but one (1) out lot in Subarea A, the developer shall reserve, at a minimum, a four (4) acre site to accommodate at a minimum a 40,000 sq. ft. signature office building with adequate parking and~~

~~landscaping. If any of the out-lots have already developed with at a minimum 40,000 sq. ft. office building, then the above usage restriction shall not apply.~~

SUBAREA A (PUD-C)

A. **PERMITTED USES:** The following uses shall be permitted:

- (1). Those uses permitted by Section 1135.09(b), (1), (1.5), (2), (3) excluding 726X Crematories and 0722 Office of Veterinarians and Animal Hospitals, (5), (6), (7) and (8), of the Codified Ordinance of Grove City;
- (2). Those uses listed in Section 1135.09(b) (12) A, 5, 6, 11 and 17 subject to obtaining a special use permit.
- (3). Permitted uses with ancillary drive-in windows or drive-thru facilities, and shall be limited to three (3).
- (4). Uses with outdoor seating to be shown, and approved as part of the approval of the Development Plan, and not to exceed three (3) such establishments unless otherwise approved by City Council.
- (5). Fast food restaurants with drive-thru windows to be limited to one (1) along I-71 freeway frontage. Any additional fast food restaurants with drive-thru windows along I-71 freeway frontage will require a special use permit per Section 1135.09(12)A.10 of the Codified Ordinances.

SUBAREA B (28.65 acres)

This subject site is located below Subarea A, south of Buckeye Place and north of White Road. This sub-area may be used as for-sale condominium housing with a maximum number of 252 units. Each unit will have two (2) or three (3) bedrooms with square footages ranging from 1200 to 2050 square feet. All units shall have a one or two car attached garage, accessible only from the unit which it serves, and at least 60 units will have a two car garage. Within a condominium form of ownership all streets are private and all services such as trash pick-up, snow removal, exterior building maintenance, and lawn care are provided by the condominium association. This translates into less demand on public services. Within a condominium development, the homebuyers will be purchasing individual dwellings. Individual lots, as in the traditional single-family subdivisions, do not exist. After a unit has been purchased, the condominium resident's association must approve any changes to the exterior of that unit, including additions or alterations to any buildings and any significant changes to the common areas. All buildings will have a unified, residential scale appearance and consistent with approved elevations. Setback from White Road is to be a minimum of seventy (70) feet, setbacks from Buckeye Place shall be 30 feet for parking and 50 feet for building. One (1) full curb cut will be permitted along White Road and one full curb cut shall be permitted on Buckeye Place. The location of each curb cut

shall be approved by the engineering department during the development plan process. Architecture of the buildings is to be compatible with Sub-area A development in its general design, materials and overall quality. Exterior architectural materials will feature any combination of upgraded, brick, stone or wood as approved by the city during the development plan process.

SUBAREA BC (PUD-R)

A. PERMITTED USE:

Condominium units shall not exceed 252 total units. The open space, landscape buffer and other **exterior** features shall be owned by a condominium association as common property. Maintenance and repair of common area including landscaping, an entry feature, roadways, and mounding. Building walls shall not be permitted within the required setbacks, however, screened in porches may be permitted within the setback area. Interior private roads shall be a minimum of 22' wide or wider as engineering dictates.

Signature of Applicant

Date

Signature of Owner

Date

Approved:

City Administrator

Date

16.49 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey Number 8231, being described as follows:

Beginning, for reference, at the southeasterly corner of said Virginia Military Survey Number 8231;

thence North $14^{\circ}20'11''$ East, with the easterly line of said Virginia Military Survey Number 8231, a distance of 1077.34 feet to a point;

thence North $75^{\circ}39'48''$ West, leaving said easterly line a distance of 883.44 feet to the True Point of Beginning;

thence North $77^{\circ}06'40''$ West, a distance of 293.51 feet to a point;

thence North $80^{\circ}20'00''$ West, a distance of 64.08 feet to a point;

thence North $86^{\circ}46'40''$ West, a distance of 64.08 feet to a point;

thence North $90^{\circ}00'00''$ West, a distance of 268.47 feet to a point of curvature of a curve to the left;

thence southwesterly, with the arc of said curve having a radius of 23.00 feet, a central angle of $53^{\circ}28'13''$ and a chord that bears South $63^{\circ}15'53''$ West, a chord distance of 20.69 feet to a point of reverse curvature;

thence northwesterly, with the arc of said curve having a radius of 59.24 feet, a central angle of $111^{\circ}35'22''$ and a chord that bears North $85^{\circ}29'10''$ West, a chord distance of 97.99 feet to a point;

thence southwesterly, with the arc of a curve to the left having a radius of 120.00 feet, a central angle of $42^{\circ}23'52''$ and a chord that bears South $78^{\circ}09'37''$ West, a chord distance of 86.79 feet to a point;

thence South $57^{\circ}01'02''$ West, a distance of 150.18 feet to a point;

thence South $34^{\circ}11'30''$ West, a distance of 390.58 feet to a point;

thence North $59^{\circ}12'24''$ West, a distance of 269.95 feet to a point;

thence North $30^{\circ}47'36''$ East, a distance of 289.84 feet to a point;

thence North $34^{\circ}22'49''$ East, a distance of 269.35 feet to a point;

thence North $54^{\circ}46'47''$ East, a distance of 605.75 feet to a point;

RECEIVED

AUG 29 2016

GC PLANNING COMMISSION

16.49 ACRES

-2-

thence South $88^{\circ}12'17''$ East, a distance of 800.12 feet to a point;

thence South $12^{\circ}53'20''$ West, a distance of 604.59 feet to the True Point of Beginning and containing 16.49 acres of land, more or less.

This description is based on existing record and is for zoning purposes only.

EJM:bjk/Nov01

RECEIVED

AUG 29 2016

Contiguous Property Owner Information

<u>Owner Name</u>	<u>Owner Address</u>	<u>Tax Bill Mailing</u>	<u>Parcel ID No(s).</u>
1 Ascent Hospitality GC, Inc.	3564 Hintocks Cir. Carmel, IN 46032	1601 N. Roosevelt Ave. Burlington, IA 52601	040-014583-00 & 040-014457-00
2 Spirit SPE Loan Portfolio 2013-3 LLC	1335 Dublin Rd., Suite 202C Columbus, OH 43215	1335 Dublin Rd., Suite 202C Columbus, OH 43215	040-014313-00
3 Lucas State Street Stringtown LTD	191 W. Nationwide Bl. # 200 Columbus, OH 43215	250 Civic Center Dr., Ste. 500 Columbus, OH 43215	040-015106-00
4 SS Realty LLC	132 Sheppard Ave. W. # 100, N. York Ontario, CA M2N1M5	132 Sheppard Ave. W. # 100, N. York Ontario, CA M2N1M5	040-013649-00
5 DDC Hotels Inc.	721 Emerson Rd., Suite 200 Saint Louis, MO 63141	721 Emerson Rd., Suite 200 Saint Louis, MO 63141	040-012310-00
6 Schulz Grove City LLC	PO Box 2786 Arlington, VA 22202	4130 23rd St. N. Arlington, VA 22207	040-015110-00
7 Stringtown South LLC		Reef America REIT E Property Tax Dept 207 PO Box 4900 Dept. 207 Scottsdale, AZ 45261	040-012076-00
8 Richard & Esther Willing		3149 Mary Ave. Columbus, OH 43204	040-008037-00 I-71 ROW
9 Philip & Georgia Wright			160-002915-00 I-71 ROW
10 Richard & Marna Jeffries	1796 White Rd. Grove City, OH 43123	1796 White Rd. Grove City, OH 43123	160-001508-00
11 Columbus Southern Power Co.	PO BOX 16428 Columbus, OH 43216	Tax Dept. 27th FL PO BOX 16428 Columbus, OH 43216	160-001013-00 & 160-000170-00
12 Kenneth & Anne Hoffman	1776 Epic Way Grove City, OH 43123	First Service FCU 100 Main St. Groveport, OH 43215	040-014816-00
13 Craig & Stephanie Rapp	1722 Epic Way Grove City, OH 43123	Huntington Mortgage Corp. PO BOX 182661 Columbus, OH 43218	040-014815-00

GC PLANNING COMMISSION

14	Patrick & Peggy Lewis	1760 Epic Way Grove City, OH 43123	Wells Fargo Real Estate MAC X2302-04D 1 Home Campus Des Moines, IA 50328 Fifth Third Bank DFW4-2	040-014582-00
15	Donald & Joan Gilbert	1756 Epic Way Grove City, OH 43123	1500 Solona Blvd. Bldg. 1 Roanoke, TX 76262	040-014581-00
16	Mark & Diane Allton	1752 Epic Way Grove City, OH 43123	Homeselect Monitoring Srv. 1500 Solona Blvd. Bldg. 1 Roanoke, TX 76262	040-014580-00
17	Jacqueline Nash	1744 Epic Way Grove City, OH 43123	Capital Real Estate Tax 316 1/2 S. Main St., STE 201 Royal Oak, MI 48067	040-014789-00
18	Cindy Malloy	1738 Epic Way Unit 43 Grove City, OH 43123	1738 Epic Way Unit 43 Grove City, OH 43123	040-014788-00
19	Ronald Dillon	1732 Epic Way Grove City, OH 43123	Wells Fargo Real Estate MAC X2302-04D 1 Home Campus Des Moines, IA 50328	040-014787-00
20	Gayla Childers	1724 Epic Way Grove City, OH 43123	Wells Fargo Real Estate MAC X2302-04D 1 Home Campus Des Moines, IA 50328	040-014852-00
21	Debby Crow	1718 Epic Way Grove City, OH 43123	Capital Real Estate Tax 316 1/2 S. Main St., STE 201 Royal Oak, MI 48067	040-014853-00
22	Sarah Hines	1712 Epic Way Grove City, OH 43123	Corelogic 2500 Westfield Dr., Ste. 120 Elgin, IL 60124	040-014854-00

			Wells Fargo Real Estate MAC X2302-04D 1 Home Campus Des Moines, IA 50328	040-014793-00
23	Ronald Danks	1696 Epic Way Grove City, OH 43123	8256 259th St. Glen Oaks, NY 11004-1450	040-014792-00
24	Harmesh Kumar & Veena Bhatia	1684 Epic Way Grove City, OH 43123	Wells Fargo Real Estate MAC X2302-04D 1 Home Campus Des Moines, IA 50328	040-014791-00
25	Thomas & Kimberly McDonald	1678 Epic Way Grove City, OH 43123	1678 Epic Way Grove City, OH 43123	040-014790-00
26	Kay Farley	1664 Epic Way Grove City, OH 43123	1664 Epic Way Grove City, OH 43123	040-014797-00
27	Nancy Johnson	1658 Epic Way Grove City, OH 43123	PNC Mortgage 3232 Newmark Dr. Miamisburg, OH 45342	040-014796-00
28	Andrea Moore	1652 Epic Way Grove City, OH 43123	PHH Mortgage Corp 95 Methodist Hill Dr. Ste. 100 Rochester, NY 14623	040-014795
29	Laura Boyden	1646 Epic Way Grove City, OH 43123	BMI Federal Credit Union 760 Kinnear Rd. Columbus, OH 43212	040-014794-00
30	Cameron & Lisa Gott	4254 Parkway Centre Dr. Grove City, OH 43123	Wells Fargo Real Estate MAC X2302-04D 1 Home Campus Des Moines, IA 50328	040-014330-00
31	Jeff & Roberta Moore		K&C Service Corp. 470 Olde Worthington Road Suite 460 Columbus, OH 43082	
32	Parkway Crossing Condominium Association			



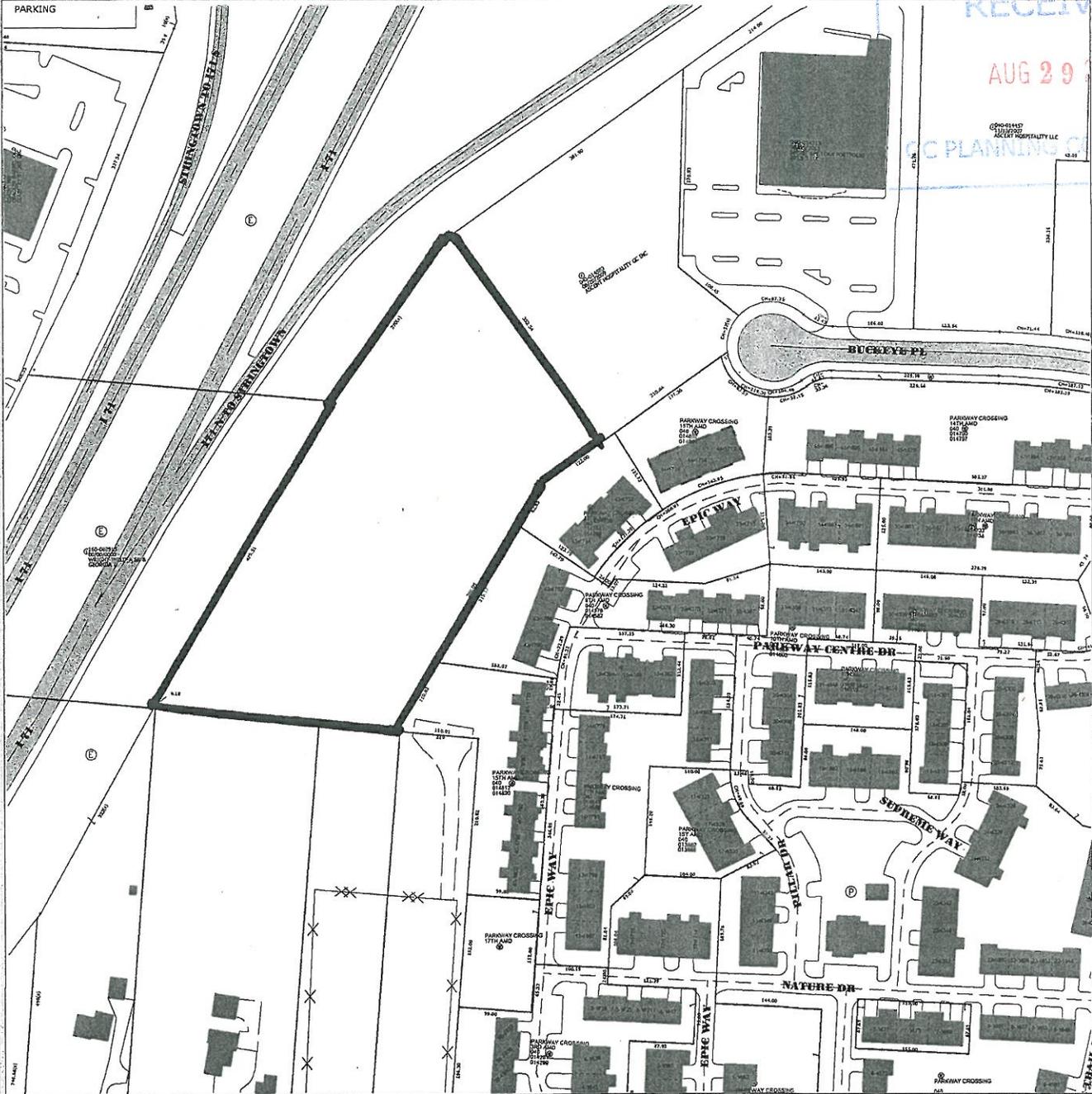
CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 8/22/16

RECEIVED

AUG 29 2016

PLANNING COMMISSION



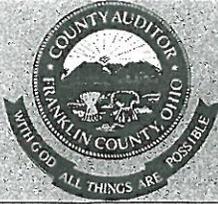
Disclaimer

Scale = 200



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.

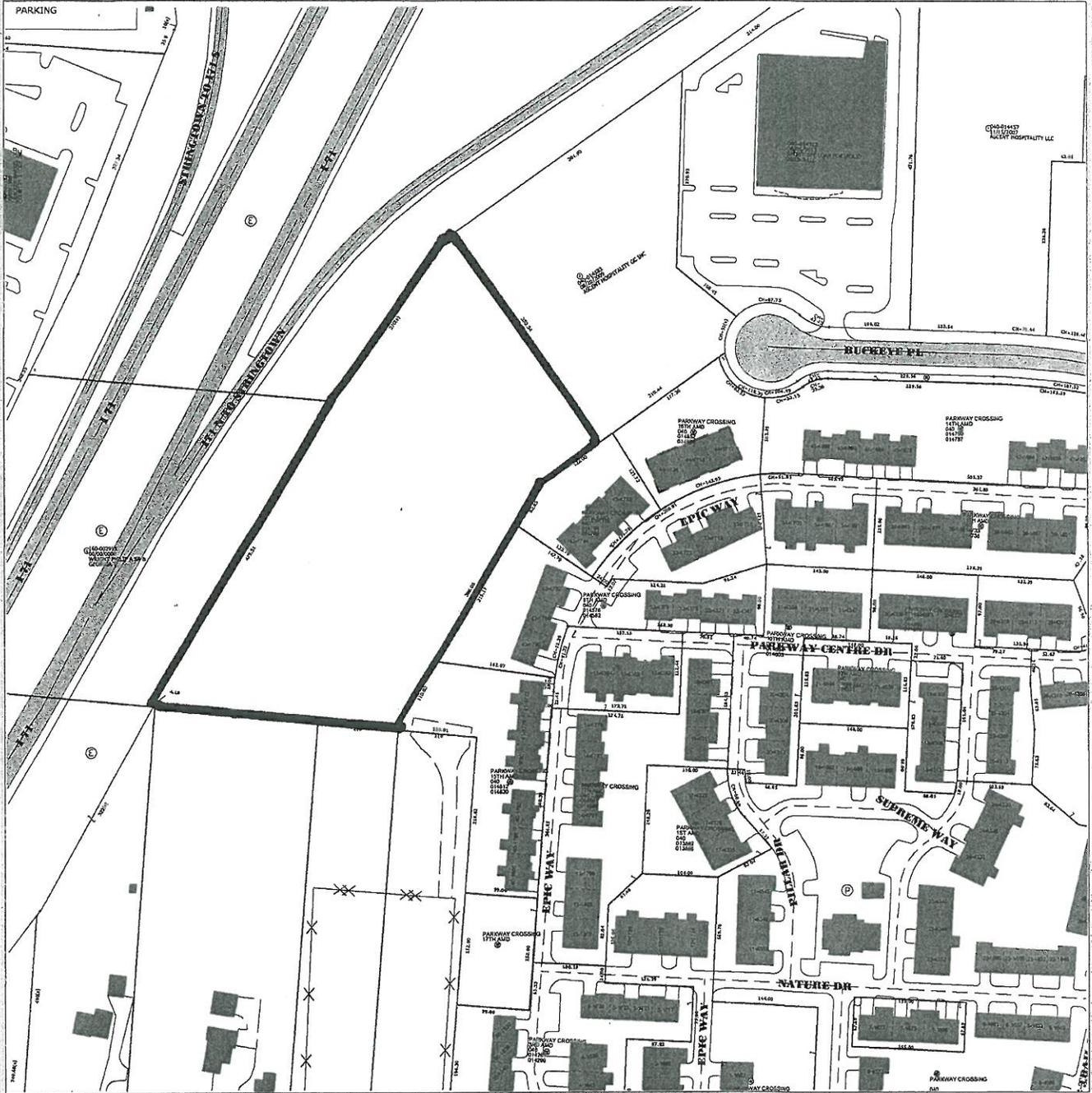
Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 8/22/16



Disclaimer

Scale = 200



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