City of Hilliard
3800 Municipal Way
Hilliard, Ohio 43026
Telephone (614) 876-7361
Fax: (614) 529-6017
www.hilliardohio.gov

APPLICATION #
16-0265LC

2016 PLANNING AND ZONING COMMISSION APPLICATION

CHECK THE TYPE OF APPLICATION WITH CORRESPONDING FEE:

- [ ] Old Hilliard District Plan ($250)
- [ ] Limited Overlay ($750)
- [ ] Rezoning
  - ☐ Single Family <5 acres ($1000)
  - ☐ PUD/ HCD/ Old Hilliard District ($2000)
  - ☐ All other zoning districts ($3000)
- [ ] PUD Final Development Plan ($1000)
- [X] Modification of PUD Zoning/Final Development Plan
  - ☐ Residential ($250)
  - ☒ Commercial ($500)
- [ ] Level "B" Site Plan ($1000)
- [ ] Level "B" Site Plan Minor Changes
  - ☐ Residential ($250)
  - ☐ Commercial ($500)
- [ ] Conditional Use (Specify Use Below)
  - ☐ Residential ($400)
  - ☐ Commercial including Special Use for Wireless Communication Facilities ($600)
- [ ] Preliminary Plat
  - ☐ Residential ($650 plus $20 for each lot greater than 100 lots)
  - ☐ Commercial / Industrial ($1500 plus $20 per acre)
- [ ] Final Plat
  - ☐ Residential ($900 plus $20 for each lot greater than 50 lots)
  - ☐ Commercial / Industrial ($1500 plus $20 per acre)
- [ ] Lot Split or Deed Transfer
  - ☐ Residential ($300)
  - ☐ Commercial / Industrial ($750)
- [ ] Graphics Variance Application - List **ALL** Code Sections that apply and describe in Section I:
  - ☐ Within Old Hilliard District - one sign ($150) Section(s):_____
  - ☐ Single Sign Variance (not in Old Hilliard) ($200) Section(s):_____
  - ☐ Graphics Plan or Package - 2-3 signs, any district ($300) Section(s):_____
  - ☐ Graphics Package - 4 or more signs, any district ($750) Section(s):_____
- [ ] All Other Reviews - Describe Below ($100)

	Within Old Hilliard	Existing Single Family	All Others
First	$100	$100	Same as original fee
Second	$200	$200	1.5 times original application fee
Third	$300	$300	2.0 times original application fee

SUBMISSION REQUIREMENTS:

a. Required application fee (see above).
b. One original complete application **with original signed and notarized property owner's signature.**
c. **One copy** of all required plans to scale on paper not larger than 22-inch-by-34-inch.
d. **One** reproducible **electronic copy** of all required plans to scale AND all application materials via compact disc (CD) media.
e. Plot plan **to scale** showing property lines, easements, building footprint, and other information associated with the site.
f. Legal description and all other documents required for the application.
g. The names and mailing addresses of all property owners within 200 feet of the subject property **on mailing labels.**

I. PROPERTY INFORMATION

Applicant/Business is known as: Homewood Suites	Property Address: 3841 Park Mill Run Drive
Tax ID Number/District Parcel Number: 050-007272-00	Parcel Size (Acres): 1.684 Current Zoning District: PUD
Property Location (if property address is not listed above): 3841 Park Mill Run Drive	
Specify Conditional Use or Describe Requested Review: Modification of PUD to allow extended-stay hotel	

FOR OFFICE USE ONLY		
Amount Received: $500.00	Receipt Number: 409-82548	Date Received: May 23, 2016

II. PROPERTY OWNER INFORMATION

Name of Current **Property Owner(s)**: H.S. Heritage Inn of Columbus, L.P.		
Mailing Address (Street, City, State, Zip Code) P.O. Box 9118, Fargo, ND 58106		
Daytime Telephone Number: 701-235-1060	Fax Number: 701-639-5222	e-mail Address: license.permit@tmihospitality.com

III. CONTACT INFORMATION FOR OWNER'S AUTHORIZED REPRESENTATIVE

Name of Contact Person (Ex. Attorney, Architect, etc.) Jim Petrone		
Mailing Address (Street, City, State, Zip Code) 3841 Park Mill Run Drive, Hilliard, OH 43026		
Daytime Telephone Number: 614-296-8968	Fax Number:	e-mail Address: jim.petrone@tmihospitality.com

IV. AUTHORIZATION TO VISIT THE PROPERTY

Site visits to the property are necessary by City representatives in order to process this application. By completing and submitting this application, the Property Owner/Applicant hereby authorizes City representatives to visit, photograph, and post a notice on the property described in this application.

V. OWNER AUTHORIZATION FOR REPRESENTATIVE

I, H.S. Heritage Inn of Columbus, L.P., the Property Owner listed above, hereby authorize Jim Petrone to act as my representative and agent in all matters pertaining to the processing and approval of this application including modifying the project, and I agree to be bound by all representations and agreements made by the designated agent.

Signature of Current Property Owner (listed above): Robert McConn, Jr., Secretary of the General Partner	Date: 5/13/16
Subscribed and sworn to before me this 13 day of May, 20 16. Notary Public Mckenna Tysdal	MCKENNA TYSDAL Notary Public State of North Dakota My Commission Expires Dec. 12, 2019

VI. APPLICANT'S AFFIDAVIT – (PLEASE PRINT)

STATE OF North Dakota **COUNTY OF** Cass

I, H.S. Heritage Inn of Columbus, L.P., the applicant or the authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the beste of my knowledge and belief.

Signature of Applicant or Authorized Representative: Robert McConn, Jr., Secretary of the General Partner	Date: 5/13/16
Subscribed and sworn to before me this 13 day of May, 20 16. Notary Public Mckenna Tysdal	MCKENNA TYSDAL Notary Public State of North Dakota My Commission Expires Dec. 12, 2019

VII. TRAFFIC IMPACTS

Which of the following conditions applies to this application (One box must be checked):

☒ **A.** This application has no impact on traffic, safety, or congestion in the area. Example applications include sign variances, architectural changes, setback variances, etc.
No traffic analysis is required.

☐ **B.** A traffic analysis was conducted for this site previously, and this application is consistent with the development assumed in the previous study.
No additional traffic analysis is required.
List the title and date of the previous study and include two copies with this application.

_____

☐ **C.** A traffic analysis was conducted for this site previously, but this application deviates from the assumptions in the previous study.
An update to the previous analysis is required.
List the title and date of the previous study and include two copies with this application.

_____

☐ **D.** This application does not significantly change the trip generation or access of the site as it is currently being used, and the site is located away from areas of congestion. Example applications include modifying an existing use to a less intense or equally intense use from a traffic-generation standpoint with no need to change existing traffic control devices.
A "before" and "after" trip generation comparison or a brief narrative describing the trip-generating nature of the old and new use is required to support the claim that the proposed development generates an equal or less amount of traffic.

☐ **E.** This application has an impact on traffic in the area. Example applications include a change in use, change in size of existing use, change in access, or rezoning to a more intense land use from a traffic-generation standpoint.
A traffic operations analysis (minor traffic study) is required in accordance with the "Applicant's Guide for Traffic Access and Impact Studies for Proposed Development".

☐ **F.** This application has an impact on traffic in the area. Example applications include a new development of a significant size and traffic impact (rezoning, major modification to zoning, or development plan approval) or development of a site in a location that is currently experiencing nearby congestion.
A complete transportation study (major traffic impact study) is required in accordance with the "Applicant's Guide for Traffic Access and Impact Studies for Proposed Development".

One paper copy **and** one electronic copy (all appendices in both) **OF THE TRAFFIC ANALYSIS CONDUCTED FOR THE SITE AS REQUIRED IN ACCORDANCE WITH THE** "APPLICANT'S GUIDE FOR TRAFFIC ACCESS AND IMPACT STUDIES FOR PROPOSED DEVELOPMENT".
A traffic analysis is required if C, E, or F was checked in Section III above. A "before" and "after" comparison of traffic generated by the development is required if D was checked in Section III above.

VIII. FOR REZONING OR LIMITED OVERLAY APPLICATION ONLY

PREVIOUS APPLICATION: Has an application for rezoning the property been denied by the City Council within the last two years? ☐ Yes ☐ No If Yes, then state the basis of the reconsideration? N/A
Reason:
PLANNED DISTRICT REQUESTS: Submit one paper copy **and** one electronic copy of a dated proposed development plan & text.
LIMITED OVERLAY REQUESTS: Submit one paper copy **and** one electronic copy of a dated proposed development plan & text.

IX. STATEMENTS – (Please attach additional sheets as necessary to fully address the statement.)

Existing Land Use/Development Hotel
Proposed Land Use/Development: Extended-Stay Hotel
STATEMENT: State briefly how the proposed development relates to the existing and potential land use character of the vicinity. (Attach letter of intent if additional space is needed.) N/A
STATEMENT: State briefly how the proposed development relates to the Hilliard Comprehensive Plan. N/A
STATEMENT: State briefly how the proposed development addresses pedestrian mobility and access within the site and to/from the site. Existing hotel, no pedestrian changes

X. PLEASE INCLUDE THE FOLLOWING:

PLAN REQUIREMENTS:

(1) SET OF PLANS TO SCALE **on paper not larger than 22-inch-by-34-inch:**

a. The site and all land 500 feet beyond the boundaries
b. North arrow and bar scale
c. Existing conditions (Roads, buildings, vegetation, topography, jurisdictional boundaries, utilizes, etc.)
d. Proposed Uses (Regional transportation system, densities, number of dwellings, building/unit types, square footages, parkland/open space, utilities, etc.)
e. Existing zoning district boundaries
f. Size of the site in acres/square feet
g. All property lines, street rights-of-way, easements and other information related to the location of the proposed boundaries
h. Landscape plan (tree preservation, tree replacement and table identify existing and proposed plant material including botanical name, common name, installation size, and spacing
i. All building elevations to scale (dimensions, material colors, roof pitch, mechanicals including ground-and-roofing mounted, etc.)
j. Color rendering or color building elevations of proposed building or building addition
k. Storm water management plan and grading plan (conceptual plans may satisfy this requirement)
l. Site lighting plan (including location and types of fixtures and light sources)
m. Signage (including existing and proposed sign location and elevation drawing in color)

One sample board of exterior building material including colors name of manufacturer.

XI. NEIGHBORING PROPERTY OWNERS

Submit one complete list of all neighboring property owners within 400 feet from the perimeter of the subject property and their mailing addresses. Such list is to be in accordance with the County Auditor's current tax list. The list must be submitted either on labels or on a computer disk formatted for Avery 5160. **Applications lacking this information** WILL NOT BE ACCEPTED.

TMI HOSPITALITY®

May 17, 2016

City of Hilliard
3800 Municipal Way
Hilliard, OH 43026

RE: Modification of PUD Zoning Application

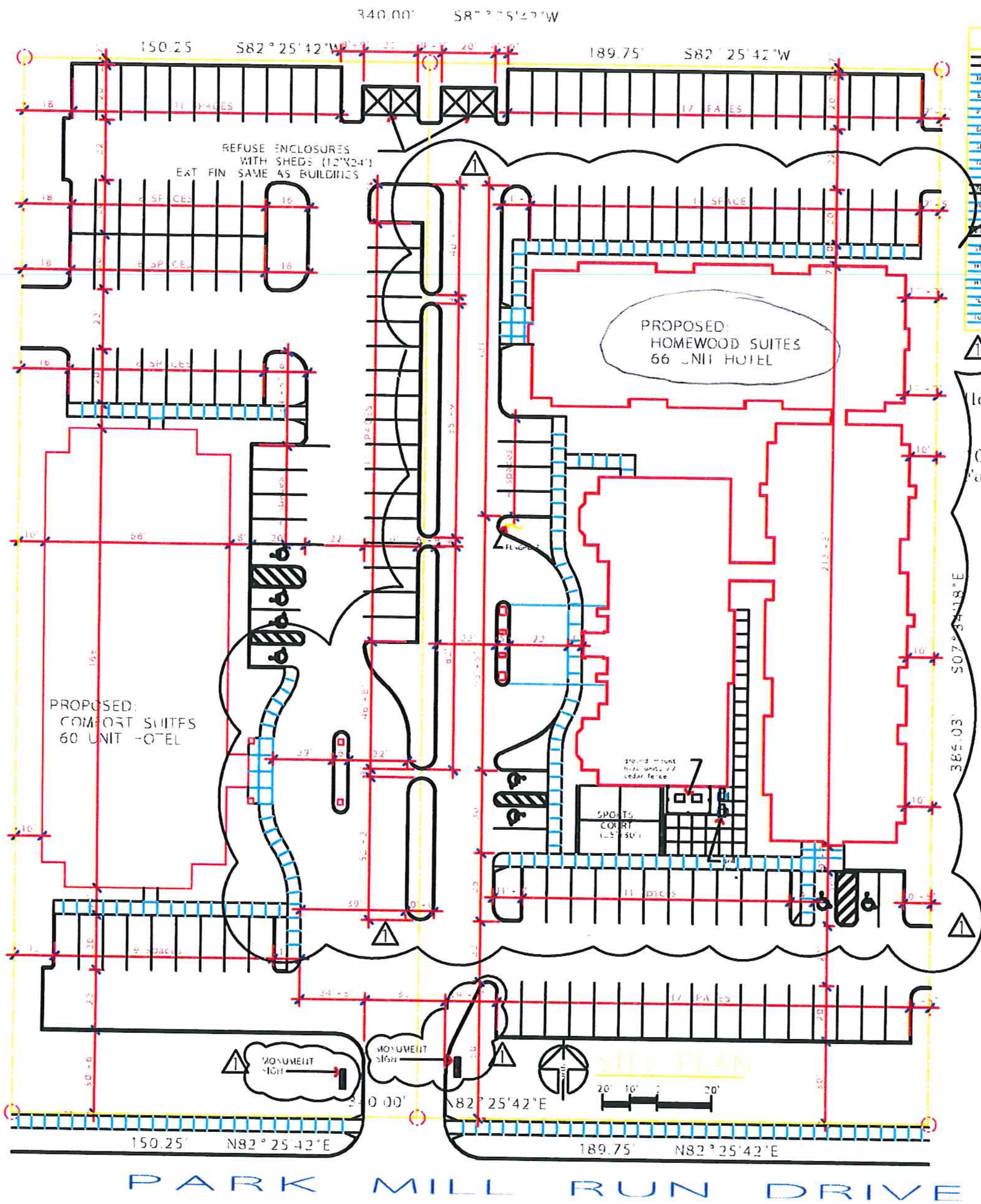
Enclosed please find the application to modify the PUD zoning for our hotel, the Homewood Suites located at 3841 Park Mill Run Drive, Hilliard, OH. This hotel has been open for 20 years and has always operated as an extended stay hotel. It was recently pointed out to us that the hotel is not zoned for extended stay so it does not conform to the current zoning. As a result we are applying to modify our hotel's zoning to allow extended stay. There are no changes to the hotel; we are just applying to modify the zoning so it will conform to the city zoning ordinances regarding extended stay hotels.

Thank you for your assistance in this matter. If you have any questions, please contact me at (701) 639-5739 or via email at license.permit@tmihospitality.com.

Sincerely Yours,

McKenna Tysdal
Contract Administrator & Legal Assistant

Encl.



SITE STATISTICS

SITE	AREA	COVERAGE
BUILDINGS	19,163.22	27%
PARKING/DRIVES	34,[illegible]	46%
GRASS/LANDSCAPING	20,525 [illegible]	26%
SIDEWALKS	1,444.00	3%
TOTAL	[illegible]	[illegible] ACRES

PARKING		
STANDARD SPACES	9'x20'	52 SPACES
HANDICAP SPACES	13'x20'	[illegible] SPACES
HANDICAP SPACES (VAN)	16'x20'	[illegible] SPACES
[illegible] SPACES	9'x20'	[illegible] SPACES
TOTAL SPACES		[illegible] SPACES

Homewood Suites Owner:

1020 36th Street S.W.
Fargo, North Dakota 58103

SHEET INDEX

L1	SITE PLAN, VICINITY MAP, SITE STATS, & SITE LEGEND
L2	[illegible] SITE PLAN, PROPOSED GRADING PLAN & EXISTING GRADING
L3	TOPOGRAPHY
L4	LANDSCAPE PLAN
[illegible]	SITE DETAILS
L5	[illegible]
A1	BUILDING SPECIFICATIONS
A2	BUILDING FIRST FLOOR PLAN & GENERAL NOTES
A3	BUILDING SECOND FLOOR PLAN
A4	BUILDING THIRD FLOOR PLAN
A5	[illegible] BUILDING ELEVATIONS
A5	LODGE ELEVATIONS
A	[illegible] TYPICAL UNIT FLOOR PLANS
A8	KITCHEN CABINET, DRESSING AREA & BATHROOM ELEVATIONS
A9	TYPICAL UNIT & BATHROOM ELEVATIONS
A10	TYPICAL UNIT [illegible] ELEVATIONS
A11	LODGE FLOOR PLAN
A12	FRONT DESK ELEVATIONS & DETAILS
A13	BUILDING [illegible]
A14	[illegible] SECTIONS
A15	[illegible] SECTIONS & DETAIL
A13	[illegible]
S1	BUILDING FOOTING, FOUNDATION PLAN & DETAILS
S2	BUILDING SECOND FLOOR FRAMING PLAN
S3	BUILDING THIRD FLOOR FRAMING PLAN & [illegible]
S4	BUILDING ROOF FRAMING PLAN & ROOF TRUSSES
S5	BUILDING [illegible] DETAILS
P1	BUILDING UNDERGROUND PLUMBING PLAN
P2	BUILDING WATER DISTRIBUTION PLUMBING PLAN
P3	BUILDING PLUMBING DIAGRAMS
P4	[illegible] PLAN & DETAILS
M1	FIRST FLOOR MECHANICAL PLAN
M2	SECOND FLOOR MECHANICAL PLAN
M3	THIRD FLOOR MECHANICAL PLAN
M4	TYPICAL UNIT MECHANICAL PLAN
E1	BUILDING FIRST FLOOR ELECTRICAL PLAN & PANELS
E2	BUILDING SECOND FLOOR ELECTRICAL PLAN & PANELS
E3	BUILDING THIRD FLOOR ELECTRICAL PLAN & PANELS
E4	[illegible] UNIT ELECTRICAL PLANS
E5	LODGE ELECTRICAL PLAN
E6	POWER RISER DIAGRAM & DETAILS
F1	FIRST FLOOR SPRINKLER
F2	SECOND FLOOR SPRINKLER
F3	THIRD FLOOR SPRINKLER
F4	SPRINKLER RISER DIAGRAMS

AUTHORITY HAVING JURISDICTION

NAME	ADDRESS	TELE NO. FAX NO.	CONTACT
[illegible]	[illegible]	[illegible]	ROBERT TUCKER
BUILDING DEPT	[illegible]	[illegible]	ROD FLETCH
[illegible]	[illegible]	[illegible]	[illegible]
FIRE DEPT	[illegible]	[illegible]	[illegible]
WATER DEPT	[illegible]	[illegible]	[illegible]
SANITARY SEWER DEPT	[illegible]	[illegible]	[illegible]
STORM SEWER DEPT	[illegible]	[illegible]	[illegible]
POWER CO	[illegible]	[illegible]	[illegible]
GAS CO	[illegible]	[illegible]	[illegible]
TELEPHONE CO	[illegible]	[illegible]	[illegible]
CABLE CO	[illegible]	[illegible]	[illegible]

DATE MARCH 1994
DRAWN BY CP / LB
PROJ NO 94-16

Ingvaldson Development
P.O. Box 10519
Fargo, ND 58106

HOMEWOOD SUITES HOTEL

REVISIONS
6/29/94

SITE PLAN

PLOT SCALE

PROJECT
HOMEWOOD SUITES ON
PARK MILL RUN DRIVE
[illegible]

DAN SMITH - ARCHITECT
205 NE 3 BOX
[illegible]

LAND