

CASE 3: 16-0265LC – Homewood Suites – 3841 Park Mill Run Drive

PARCEL NUMBER: 050-007272

APPLICANT: H.S. Heritage Inn of Columbus, L.P. c/o Jim Petrone, 3841 Park Mill Run Drive, Hilliard, Ohio 43026.

REQUEST: Review & approval of a modification of the Mill Run PUD under the provisions of Code Section 1117.08 to permit an extended-stay hotel.

Mr. Talentino presented the staff report with power point slides of the site.

The site is 1.684 acres within the Mill Run PUD located on the north side of Park Mill Run Drive approximately 800 feet west of Fishinger Boulevard. It has been used as a hotel since 1994. On April 15, 1994, Council approved a resolution (#94-C-12) modifying the Mill Run PUD to accommodate a hotel on this site. On October 27, 2014, Council approved an ordinance (#14-29) adopting a new zoning code which distinguishes between “hotels” and “extended-stay hotels”. The applicant is now requesting approval of a modification of the Mill Run PUD to specifically permit extended-stay hotel uses.

The Commission is to review the proposal for conformance to the provisions of Code Section 1117.08. Following approval by the Commission, a resolution for the proposed PUD modification will be forwarded to City Council for review and approval.

Staff finds that the proposed PUD modification is consistent with the approved PUD Concept Plan. Staff finds that such modification is not in conflict with the general health, safety and welfare of the public or the development standards of the PUD district. Based on these findings, staff recommends approval of the proposed PUD modification as proposed.

Chairman Lewie asked if there were questions for staff.

Chairman Lewie asked if the applicant would like to speak.

Mr. Jim Petrone, TMI Hospitality, was present and stated nothing materially is changing with the hotel. It’s been operating for 22 years as an extended-stay hotel. The difference between that and a limited-service hotel is that the rooms are outfitted with refrigerators, microwaves, sinks, etc. The intent is for this to be permitted as an extended-stay hotel to meet the provisions.

Mayor Schonhardt asked so I’m clear, you don’t intend to change the way you’re operating the hotel going forward and continue to operate it as you have in the last 22 years?

Mr. Petrone replied yes.

Chairman Lewie asked for public comments, hearing none he called for a motion.

MOTION: Mr. Muether made a motion to approve CASE 3: 16-0265LC – Homewood Suites – 3841 Park Mill Run Drive for a modification of the Mill Run PUD under the provisions of Code Section 1117.08 to permit an extended-stay hotel as proposed.

Mr. Movshin seconded the motion.

VOTE: Ms. Nixon, Yes; Mr. Muether, Yes; Mr. Movshin, Yes; Chairman Lewie, Yes; Mr. Robertson, Yes; Mayor Schonhardt, Yes.

STATUS: The motion passed 6-0 and CASE 3: 16-0265LC – Homewood Suites – 3841 Park Mill Run Drive was approved for a modification of the Mill Run PUD under the provisions of Code Section 1117.08 to permit an extended-stay hotel as proposed.