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.

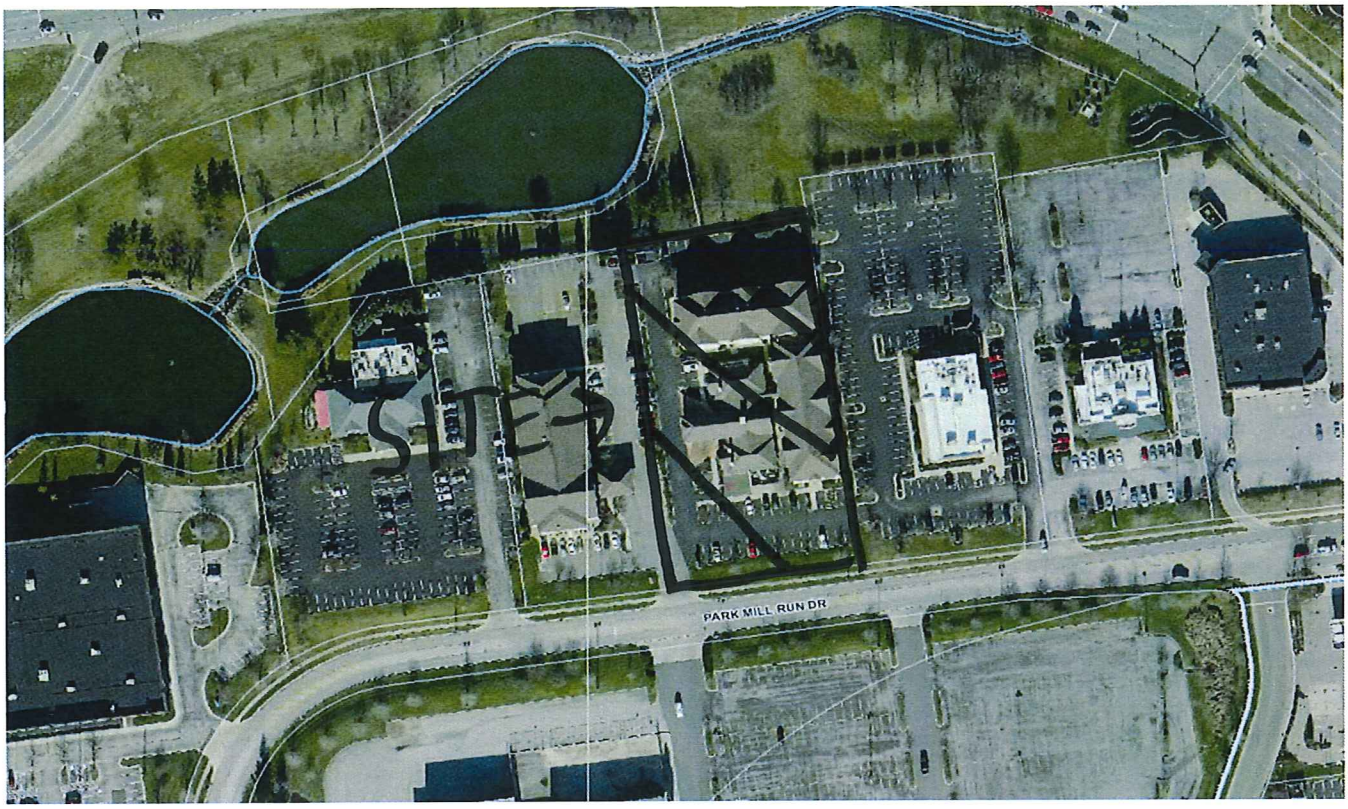
BACKGROUND:
The site is 1.684 acres within the Mill Run PUD located on the north side of Park Mill Run Drive approximately 800 feet west of Fishinger Boulevard. It has been used as a hotel since 1994. On April 15, 1994, Council approved a resolution (#94-C-12) modifying the Mill Run PUD to accommodate 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.

COMMISSION ROLE:
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 RECOMMENDATION:
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.

CONSIDERATIONS:
- The site has an existing 3-story hotel building. The approved plans show the existing building is set back approximately 101 feet from the Park Mill Run Drive right-of-way line, 10 feet from the east property line, 73 feet from the north property line, and 38 feet from the west property line. The approved plans show the existing parking lots is set back 30 feet from the Park Mill Run Drive right-of-way line, 7 feet from the east property line, 2.5 feet from the north property line, and 5 feet from the west property line. The approved plans show the site has 71 parking spaces including 4 handicap accessible spaces.
- "Hotels" is the approved permitted use for this site. The proposal is to add "extended-stay hotels" as a permitted use. No other changes are proposed.

Case 3: 16-0265LC - Homewood Suites



N

Resolution No.: 94-C-12
Passed: April 25, 1994

A RESOLUTION APPROVING A MODIFICATION OF THE DEVELOPMENT PLAN FOR A 3.013 +/- ACRE PARCEL IN THE NORTH PORTION OF THE MILL RUN SUBDIVISION FOR HOTEL/MOTEL USE

WHEREAS the Park Mill Run Limited Partnership applied to develop 3.013 +/- acres of land in the north portion of the Mill Run Subdivision; and

WHEREAS the proposed development plan provides for two hotel/motel users to be operated as Homewood & Comfort Suites Hotels; and

WHEREAS the Planning Commission at a regularly scheduled, advertised meeting recommended that the proposed development plan be approved; and

WHEREAS Hilliard City Code Section 150.103 (I) allows Council to modify a PUD upon recommendation of the Planning Commission and providing it is not in conflict with the general health, safety, and welfare of the public or the development standards of the Planned Unit Development District.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Hilliard that:

SECTION 1. The development plan for 3.013 +/- acres of land in the north portion of the Mill Run Subdivision is hereby modified to provide for two hotel/motel users as approved by the Planning Commission during its regularly scheduled meeting on April 14, 1994.

ATTEST

Deborah L. Wells
City Clerk

SIGNED

Deverre B. Knickel
President of Council

APPROVED AS TO FORM

Charles A. Schneider
Law Director

APPROVED

Roger A. Reynolds
Mayor