



# REZONING APPLICATION SUMMARY



<b>File Number</b>	Z-25-2
<b>Property Address</b>	4530 N HAMILTON RD GAHANNA, OH 43230
<b>Parcel ID</b>	027-000002
<b>Acreage</b>	2.26
<b>Current Zoning District</b>	NC - Neighborhood Commercial
<b>Proposed Zoning District(s)</b>	L-Limited Overlay: GC - General Commercial
<b>Project/Business Name</b>	Hotel Development
<b>Applicant</b>	[REDACTED]
<b>Description of the Request</b>	The request for a rezoning to the General Commercial District is to develop and construct a hotel on the property.



## AUTHORIZATION CONSENT FORM

If you are filling out more than one application for the same project & address, you may submit a copy of this form with each additional application.

As the owner or acting agent for the subject property, I have reviewed the application and hereby authorize the listed applicant to make decisions that may affect my property as it pertains to this application.

Tijen Incorporated LLC  
c/o [Signature]  
(property owner/acting agent signature)

Elias Nduati  
(printed name)

11/12/25  
(date)

Plank Law Firm, LPA  
c/o [Signature]  
(applicant signature)

Rebecca Mott  
(printed name)

11/12/25  
(date)

<b>Parcel ID</b>	<b>Owner Name</b>	<b>Owner Address</b>	<b>Parcel Address</b>	<b>Tax Mailing Address</b>
025-004366-00	Tracey L. Mulbarger TR	4525 N. Hamilton Rd., Columbus, OH 43230	4529 N. Hamilton Rd., Columbus, OH 43230	4525 N. Hamilton Rd., Columbus, OH 43230
025-004390-00	Tracey L. Mulbarger TR	4525 N. Hamilton Rd., Columbus, OH 43230	4525 N. Hamilton Rd., Columbus, OH 43230	4525 N. Hamilton Rd., Columbus, OH 43230
025-010281-00	4550 Gray Gables Realty LLC	960 Morse Rd., Columbus, OH 43229	4550 N. Hamilton Rd., Columbus, OH 43230	960 Morse Rd., Columbus, OH 43229
025-011080-00	Vista Plaza LP	250 Civic Center Dr., Ste 500, Columbus, OH 43215	1113-1177 N. Hamilton Rd., Columbus, OH 43230	CASTO, 250 Civic Center Dr., Ste 500, Columbus, OH 43215
025-012337-00	Fuchsia D. Beers-Saiz TTEE	1168 Shagbark Rd., #18, Columbus, OH 43230	1168 Shagbark Rd, #18, Columbus, OH 43230	Corelogic, PO Box 9202, Coppell, TX 75019
025-013441-00	Kristin M. Polenchar	1193 Shagbark Rd., #20, Columbus, OH 43230	1193 Shagbark Rd., #20, Columbus, OH 43230	Corelogic, PO Box 9202, Coppell, TX 75019
025-013442-00	Matthew Laroche TR	1195 Shagbark Rd., #20, Columbus, OH 43230	1195 Shagbark Rd., #20, Columbus, OH 43230	1195 Shagbark Rd., #20, Columbus, OH 43230
025-013443-00	Richard A. Martin & Tami Lee Snyder TTEE		1197 Shagbark Rd., #20, Columbus, OH 43230	20832 N. 76th Way, Scottsdale, AZ 85255
025-013444-00	William F. Koss TR	1199 Shagbark Rd., #20, Gahanna, OH 43230	1199 Shagbark Rd., #20, Gahanna, OH 43230	Corelogic, PO Box 9202, Coppell, TX 75019
027-000002-00	Tijen Incorporated LLC	5945 Cooper Rd., Westerville, OH 43081	4530 N. Hamilton Rd., Columbus, OH 43230	5945 Cooper Rd., Westerville, OH 43081
027-000116-00	Platinum Holdings 1 LLC Platinum Holdings 2 LLC	1415 E. Moyamensing Ave., Philadelphia, PA 19147	1154 Hamilton Rd., Columbus, OH 43230	Platinum Holdings 1 LLC, 1415 E. Moyamensing Ave., Philadelphia, PA 19147
027-000117-00	HC Shagbark Real Estate LLC	170 N. Sunbury Rd., Westerville, OH 43081	5061 Shagbark Rd., Columbus, OH 43230	170 N. Sunbury Rd., Westerville, OH 43081

## Zoning Summary

The subject property comprising of 2.26 acres located at 4530 North Hamilton Road, Gahanna, Ohio 43230, commonly known as Franklin County Auditor Tax Parcel Number 027-000002-00 (the “Property”) is currently zoned Neighborhood Commercial. [The bold items below are standards to be addressed by applicants to a rezoning. The verbiage below the bold language is our response.]

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### **1. Consistency with the goals, policies, and comprehensive land use plan of the City of Gahanna, including any corridor plans or subarea plan**

The Applicant desires to re-zone the Property to the General Commercial Zoning District to construct a hotel. The Zoning Code states that the aim of the General Commercial Zoning District is to designate areas of Gahanna for commercial, services, and office uses that serve the broader City’s residents. The Zoning Code goes on to state that the General Commercial Zoning District encourages future development of small- and medium-scale commercial developments that serve a larger citywide or regional need. The proposed hotel will serve a larger citywide or regional need.

The Land Use Plan for the City of Gahanna (“Land Use Plan”) identifies this property for mixed-use and as part of the North Gateway (Focus Area #3).

The two properties to the north of the Property are zoned Neighborhood Commercial. North of that, the Giant Eagle site is General Commercial.

The properties to the south are Neighborhood Commercial and Multi-Unit Residential (R-4).

The properties to the east are also R-4. Properties to the west are Neighborhood Commercial and zoned in the R-4 District.

Therefore, the general character of this neighborhood is mixed-use, and the proposed hotel complies with this designation.

In fact, the mixed-use designation blends complementary uses including retail, office, and residential in urban or semi-urban development styles. The proposed hotel blends well with the other variety of uses in the neighborhood providing for a true mixed-use environment.

The Land Use Plan expresses the goal to orient buildings towards the street with parking to the side/rear and screened from view. The proposed hotel is oriented towards the street, and although there is some parking to the front of the building, it is screened from view from the public right-of-way of North Hamilton Road. Applicant will seek a variance for showing parking in front of the building.

The Land Use Plan states that the development character of buildings can be consistent with the following:

- 60-70 feet in height\*. The proposed hotel is 60 feet in height.
- Building coverage of 30-70%\*\* . The proposed hotel site has a building coverage percentage of 12.3% after right of way dedication. The proposed hotel site has an impervious coverage at 66%.
- Front setback of 0-20 feet\*\*\*. The proposed hotel is setback up to 43 feet from the proposed right of way dedication line. This meets the Zoning Code standard for minimum front building setback.
- Parking is varied by use type and mix of uses. The proposed hotel has a one parking space per unit count and orients a majority of the parking to the side, which will be screened with ample landscaping. Applicant will seek a variance for the parking in front of the building.

\*The Zoning Code specifies a height limitation of 50 feet. A variance will be requested for exceeding the height limitation.

\*\*The Zoning Code specifies impervious coverage at a maximum of 75%.

\*\*\*The Zoning Code provides that the front setback be a minimum of 20 feet.

This Focus Area acts as an entry way into Gahanna for many traveling east, west, and south from surrounding communities. The hotel is the perfect amenity for those traveling to the community accommodating overnight stays for the traveling public.

The area is frequented by many, but lacks a sense of place, walkability, and does not have a central organizing element or character. With the dynamic mix of uses along North Hamilton Road, including the development of this hotel project, these integrated uses will collectively create a sense of place within the northern district of the City.

One recommendation for this area is the aim to increase connectivity between developments and increase density with the goal of growing economic opportunities within the City. The existing sidewalk along the North Hamilton Road frontage offers walkability and connectivity with the parcels to the north and south. The hotel project promotes economic opportunities by hiring personnel from the local community and through income taxation of those who work in the City.

The future vision for this area is a well-connected commercial and multi-family area with nodes of more intense development with an urban form to allow for increased density and walkability. The proposed hotel provides a commercial use that not only offers connectivity

and walkability but also encourages a sense of place by its amenities such as a pool and patio.

In terms of the Zoning Code, Applicant is complying with the specific standards located in Section 1103.13, Table 9, except for the height standard for which Applicant will seek a variance. In addition, Applicant is complying with the landscape standards found in Section 1109.04 and Section 914.05. Applicant is providing the requisite number of required parking spaces for the hotel (one parking space per hotel room) at 86, as delineated under Section 1109.01(c), Table 16 and complies with other parking requirements found in Sections 1109.01(e), (f), (g), (h), and (i).

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**2. The capacity of City infrastructure and services to accommodate the uses permitted in the requested zoning district without compromising the “health, safety, and welfare” of the City’s citizens**

The project will have no adverse effect or impact on the delivery of governmental services such as utilities, fire and police responders, delivery of mail, refuse collection, etc.

The City of Gahanna has sufficient infrastructure to support an 86-key hotel, including:

Roads and traffic control: Hamilton Road and nearby intersections are designed to handle commercial traffic, and improvements, such as turning lanes will be implemented as needed.

Utilities: Water, sewer, and electrical systems have adequate capacity for hotel operations.

Emergency services: Police, fire, and medical services in Gahanna are fully capable of serving the Property without compromising the health, safety, and welfare of residents.

The hotel will meet all municipal codes for fire protection, safety, and accessibility, ensuring no negative impact on City services.

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**3. The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence (a five percent or more material reduction) in the value of existing abutting lands or approved developments**

The surrounding area consists of mixed-use commercial properties along Hamilton Road, with residential developments, including the Woods at Shagbark, adjacent to the Property. The proposed hotel is compatible with the neighborhood for the following reasons:

Land suitability & nature of use: Hotels are permitted uses in the commercial zoning district. The project will utilize the lot efficiently while adhering to zoning setbacks, landscaping requirements, and building height limitations.

Density: An 86-key hotel is within typical commercial density ranges and will not exceed reasonable building coverage.

Traffic impacts: A traffic study has been submitted and finalized for this project and the conclusions specify that the hotel will have one right-in and right-out only restricted driveway on Hamilton Road as its only access point. The driveway is located such that the existing median restricts left turns into and out of the driveway. Turn lane warrants are not met due to projected traffic volumes on Hamilton Road and for the proposed hotel. Capacity analysis indicates that the proposed site driveway will operate effectively with a LOS B for drivers turning right out of the site onto Hamilton Road. The proposed hotel driveway was approved by the City of Gahanna with approval of the traffic study.

Aesthetics: The building façade, lighting, landscaping, and signage will be designed to complement surrounding developments and maintain the upscale character of the area.

Infrastructure: Existing utilities – including water, sewer, and electrical – are sufficient to accommodate the hotel without adversely affecting neighboring properties.

Impact on property values: Based on market trends and comparable developments, the hotel is not expected materially reduce the value of abutting residential properties. Hotels along major corridors are commonly compatible with nearby residential communities when buffered by landscaping and setbacks, as planned here.

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#### **4. Compatibility of the area's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district**

The Property is currently zoned for commercial use and is well-suited for a hotel development. The physical and geological conditions of the Property are appropriate for construction: The land is relatively flat, allowing for an 86-key hotel with surface parking and outdoor pool. Soil tests and geotechnical surveys (if required) indicate standard conditions suitable for typical commercial foundations.

Hydrologically, the Property is not within a floodplain or wetland area, and stormwater management plans will comply with City of Gahanna requirements to ensure proper drainage, mitigate runoff, and protect neighboring properties from erosion or flooding.

Environmental features such as existing vegetation buffers along the property perimeter will be maintained where feasible to enhance site aesthetics and reduce impact on adjacent residential areas.

An environmental assessment was completed for the Property, and it has revealed no recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the Property. The proposed development supports the physical, geological, and hydrological features of the neighborhood. The Applicant will adhere to all stormwater design requirements of the City of Gahanna's Stormwater Design Manual.

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**5. The apparent demand for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand**

The demand for a hotel use at this location is noted, and this mixed-use neighborhood in the northern gateway or entry into the City is the perfect location to provide lodging services to the traveling public (traveling through the area from other communities).

Market analysis indicates strong demand for hotels in this area due to:

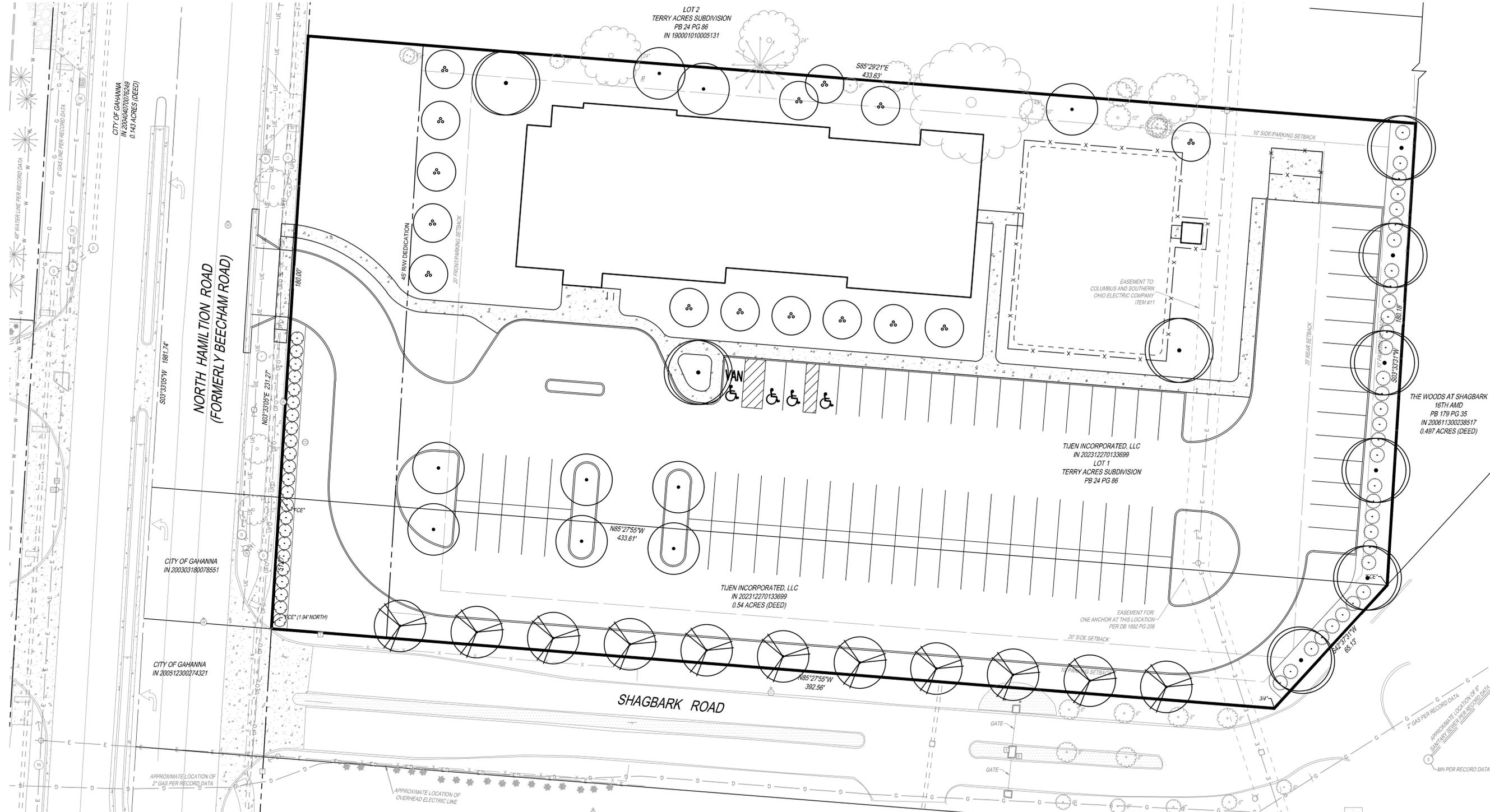
- Proximity to John Glenn Columbus International Airport, Easton Town Center, and major corporate offices.
- Growth in business and leisure travel to Gahanna and surrounding Franklin County.
- Limited availability of hotels directly along the North Hamilton Road corridor with full-service amenities, including an outdoor pool.

The proposed hotel will meet this demand without oversaturating the market, complementing existing lodging options while serving visitors and businesses.

**Summary:** The proposed 86-key Comfort Inn with an outdoor pool is compatible with the existing environmental conditions, surrounding land uses, infrastructure, and market demand. It has been designed to minimize impacts on traffic, aesthetics, and property values, while providing necessary services to guests and supporting local economic growth. The project aligns with the City of Gahanna's zoning and planning objectives.

The zoning classification of the General Commercial District is appropriate for this Property as a property close to a gateway into the City of Gahanna attracting regional traffic to the area in need of a variety of commercial services, such as the hotel use that is proposed. The Neighborhood Commercial District does not permit hotel uses, but for reasons already discussed a hotel use is compatible and appropriate for this Property. In sum, the General

Commercial District is more appropriate as the zoning classification for the Property than that of the Neighborhood Commercial District.



**GAHANNA, OHIO LANDSCAPE ZONING REQUIREMENTS**

	REQUIRED	PROPOSED
<b>TREES (SECTION 914.05)</b>		
TREES REQUIRED	1 INCH CALIPER OF TREE PER 1,000 SF OF ADDITIONAL IMPERVIOUS SURFACE  6,719 SF IMPERVIOUS DEMOLISHED 10,923 SF BUILDING 39,683 SF PARKING LOT 3,443 SF WALKS 47,330 SF ADDITIONAL IMPERVIOUS SURFACE = 48 INCH CALIPER OF TREE	16 TREES (3" CALIPER)
<b>PARKING AREA SCREENING (SECTION 1109.01(e))</b>		
SCREENING	PARKING AREAS SHALL BE SCREENED FROM PUBLIC RIGHT-OF-WAY BY A CONTINUOUS 3' HIGH SCREEN CONSISTING OF OPAQUE EVERGREEN HEDGES, AN OPAQUE FENCE, AN OPAQUE WALL, OR A COMBINATION OF SCREENING TYPES	HEDGE PROVIDED
LANDSCAPING AREA	5% OF THE TOTAL PARKING AREA IS REQUIRED TO BE LANDSCAPED  42,902 SF PARKING AREA = 2,145 SF LANDSCAPE AREA	2,388 SF OF LANDSCAPE AREA PROVIDED
TREES	PROVIDE 1 TREE PER 100 SF OF REQUIRED LANDSCAPE AREA OR PORTION THEREOF  2,145 SF LANDSCAPE AREA = 22 TREES	22 TREES PROVIDED
<b>BUFFERS AND SCREENING (1109.04)</b>		
BUFFER 'A'	10' WIDE BUFFER EASEMENT ALONG SHARED BOUNDARY WHICH CONSISTS OF 1 TREE PER 40 LF OF BOUNDARY + A CONTINUOUS 6' HIGH SCREEN (80% OPAQUENESS)  BUFFER TYPE 'A' REQUIRED ALONG EAST PROPERTY LINE 246 LF = 6 TREES	PROVIDED

**PLANTING NOTES**

- EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES PRIOR TO PLANTING. IF ADVERSE PLANTING CONDITIONS ARE OBSERVED, CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY.
- ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
- SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
- ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
- THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
- ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF AMERICANHORT.
- PRIOR TO ORDERING PLANT MATERIAL, THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLAN, LABELS, AND PLANT SCHEDULE.

**LEGEND**

- PROPERTY LINE
- DECIDUOUS TREE, TYP.
- ORNAMENTAL TREE, TYP.
- EVERGREEN TREE, TYP.
- SHRUBS, PERENNIALS & ORNAMENTAL GRASSES, TYP.
- EXISTING TREES TO REMAIN, PROTECT IN PLACE

**GAHANNA COMFORT INN**  
4530 N HAMILTON RD  
COLUMBUS, OHIO 43230

PROJECT NO: 240338.000  
DATE: 12/05/2025  
SCALE:

SHEET NAME: **ZONING PLANTING PLAN**  
SHEET NO: **1/1**



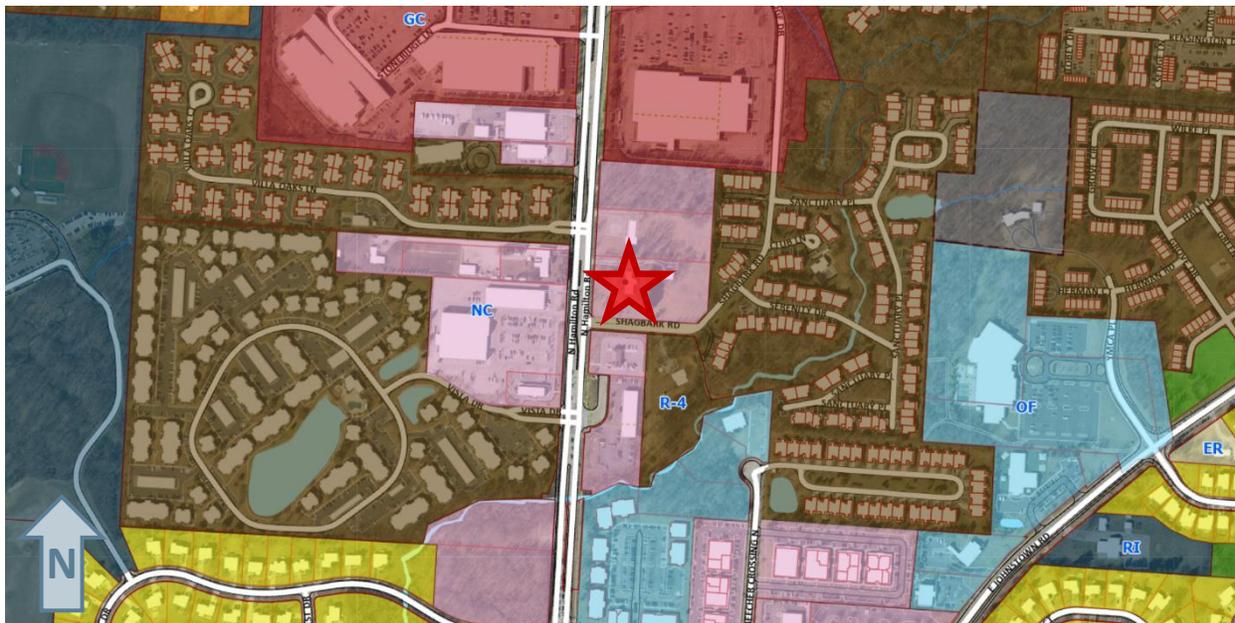
## PLANNING COMMISSION STAFF REPORT

### Project Summary – 4530 North Hamilton Road Rezoning

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- Meeting Date:** February 11, 2026
- Location:** Parcel #027-000002, north of Shagbark Road, east of Hamilton Road.
- Zoning:** Neighborhood Commercial (NC)
- Application Type(s):** Rezoning (Z)
- Staff Representative:** Maddie Capka, Planner II
- Recommendation:** Staff recommends disapproval of the Rezoning as submitted.

**Location Map:**



## History

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The site is currently zoned Neighborhood Commercial. This zoning district is designated for lots in commercial corridors that are immediately adjacent to residential zoning districts. It was formerly zoned Estate Residential and still contains one single-family home that was constructed in 1955. The site was rezoned to NC in May 2024 during the zoning code rewrite process since staff identified it as a commercial property that should be limited to lower intensity uses due to its proximity to multiple residential developments.

The neighborhood to the east, The Woods at Shagbark, began development in 2001. This neighborhood is zoned Multi-unit Residential (R-4) and contains attached condos and immediately abuts the subject site. The parcel south of the subject site was rezoned to L-R-4 (Multi-unit Residential with Limited Overlay) in June 2024 for the future development of more attached condos. This site remains undeveloped currently. There are two more R-4 neighborhoods to the west, across Hamilton Road.

The commercial properties north, south, and west of the subject site are zoned NC. The two NC properties to the south contain a Valvoline, approved in 2021, and a Firestone, approved in 2013. Both properties were rezoned to NC during the zoning code rewrite. This zoning district does not allow for auto-oriented uses, so when the sites are redeveloped in the future, they will contain lower-intensity uses. The properties farther north of the site that are closer to Morse Road contain Giant Eagle, Stoneridge Plaza, and other higher-intensity commercial uses. These are the closest parcels to the subject site that are zoned General Commercial (GC).

## Staff Review

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### **Overview**

The applicant is proposing to rezone the site at 4530 N Hamilton Road from Neighborhood Commercial (NC) to General Commercial (GC) for the future development of a hotel. Since NC is limited to lower intensity uses that are compatible with residential, it does not permit hotels. At present, hotels are only permitted in GC, Innovation and Manufacturing (IM), and Creekside Mixed-Use (CMU). They are conditional in Restricted Institutional (RI) and Conservation (CON). To construct a hotel on this site, a rezoning application is required.

In addition to permitting hotels, some other uses permitted in GC include emergency medical care, large- and small-scale retail, bars, and car rentals. Automotive sales and light intensity automotive services are conditional in GC. Automotive uses are not permitted or conditional in NC.

### **Site Layout**

Although an exact site layout is not being approved with this application, Code still requires that the applicant provides a conceptual site plan to ensure that all setback, buffering, and other code requirements are met.

The proposed site layout includes a 60-foot-tall hotel with 86 rooms, 86 parking spaces, and an outdoor pool. All buffering, screening, and landscaping requirements are met. However, the current layout will require variances for building height, parking to the front of the building, and EV charging spaces. Additional variances may be identified if a Major Development Plan is submitted in the future.

### **Landscaping**

As it exists today, the site contains a few mature trees around the existing house. Based on the submitted landscape plan, it appears that the existing trees would be removed. 38 new trees would be planted, along with a hedge along the ROW and a 6-foot-high landscape screen between the hotel and the adjacent residential properties. 2,388 SF of landscape area within and around the parking lot would be provided.

### **Land Use Plan (LUP)**

Although the Land Use Plan is not regulatory, it provides guidelines and recommendations for development in the City. One of the criteria for approving a rezoning is “consistency with the goals, policies and land use plan of the City of Gahanna”. The LUP designates the site’s future land use as Mixed Use, which lists retail, office, and residential as permitted uses. It also states that sites under this designation that “buildings should be oriented towards the street with parking to the side/rear” and emphasizes public amenities and green space.

The only future land use category that lists hotels as a permitted use is Community Commercial, which is reserved for medium- and large-scale retail developments.

The site is in the “North Gateway” focus area. The desired vision for this focus area is a commercial and multifamily area with commercial and office uses oriented towards the street with parking to the rear. Like the Mixed Use category, it also emphasizes public spaces and plazas to create a sense of place.

### **Next Steps**

If Planning Commission recommends approval of the rezoning to City Council and Council approves the application, the next step is to submit Major Development Plan (MDP) and Variance applications. The MDP only requires Planning Commission approval. The MDP application will be reviewed for consistency with code and will include more details on building design, site layout, and landscaping.

## **Review Criteria**

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### **Rezoning (R)**

The proposed rezoning is from NC to GC. Please note that Planning Commission shall make a recommendation to City Council for this application. Planning Commission shall consider the following elements, among other criteria, when deciding on the proposed change:

1. Consistency with the goals, policies, and comprehensive land use plan of the City of Gahanna, including any corridor plans, or subarea plans.

- a. Rezoning the site to GC, specifically for a hotel use, does not align with the goals outlined in the LUP. Hotels are not listed as a permitted use in "Mixed Use", and the site layout does not match the recommendations in the LUP.*
2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.
3. Evidence the applicant cannot receive a reasonable return in investment through developing the property with one of the uses permitted under the current zoning.
4. Availability of sites elsewhere in the City that are already zoned for the proposed use.
  - a. There are many sites in the City that are zoned GC, IM, and CMU, which fully permit hotel uses. There are also many sites zoned RI and CON, in which hotels are a conditional use. There are sites ready for development in IM and some in GC, however, there are not many vacant sites under the other listed zoning districts.*
5. The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence in the value of existing abutting lands or approved developments.
  - a. The site was rezoned to NC due to its immediate proximity to multiple residential neighborhoods, especially The Woods at Shagbark to the rear. NC only includes uses that are compatible with residential properties, while GC permits (some conditionally) many uses that are higher intensity and not as compatible with residential. This includes large-scale retail and automotive uses.*
6. The capacity of City infrastructure and services to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of its citizens.
7. The apparent demand for the type of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.
  - a. Staff does not receive many requests for hotel developments.*

## Recommendation

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Staff recommends disapproval of the Rezoning application as submitted. Staff believes that not all the rezoning criteria is met, especially criteria one and five. The LUP only lists hotels as a permitted use under Community Commercial, not Mixed Use. Staff does not believe that the GC zoning district is compatible with the surrounding uses, which are primarily residential. The site was specifically rezoned to NC by the City in 2024, and staff believes this is a more appropriate zoning district than GC.