

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 10, 2022**

1. **APPLICATION:** **Z21-088**  
**Location:** **5719 W. BROAD ST. (43228)**, being 3.96± acres located at the southeast corner of West Broad Street and Galloway Road (570-255270 and 570-255269; Westland Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Senior housing planned development.  
**Applicant(s):** National Church Residences; c/o Matthew Bierlein; 2335 North Bank Drive; Columbus, OH 43220.  
**Property Owner(s):** Columbus Housing Partnership, Inc. dba Homeport; 3443 Agler Road; Columbus, OH 43219.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

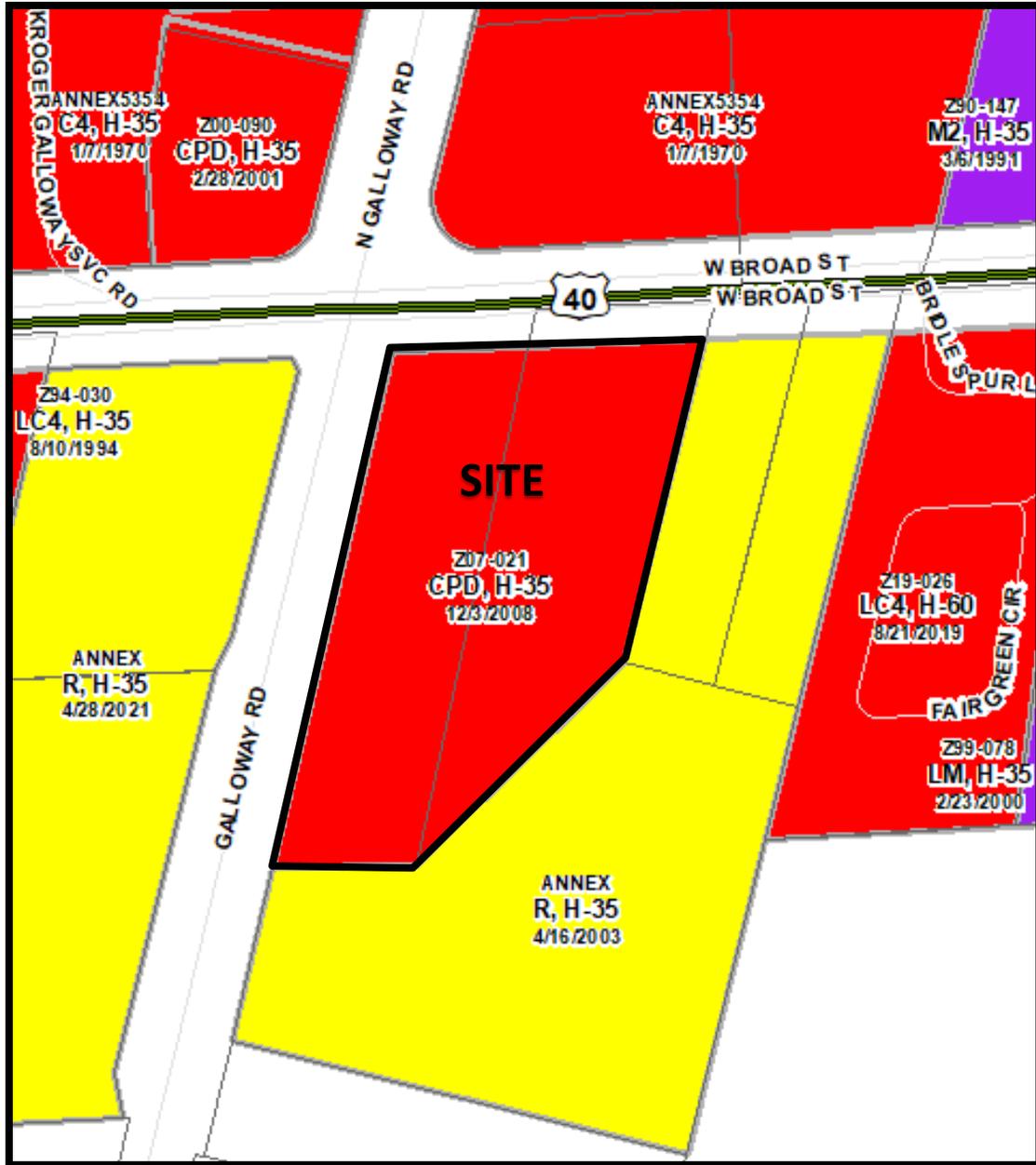
**BACKGROUND:**

- The site consists of two undeveloped parcels in the CPD, Commercial Planned Development District. ORD #3101-2019 (CV19-096), has been approved for this site which permits a multi-unit residential development. That ordinance was filed to help facilitate funding for an affordable housing project, and was conditioned on no Certificate of Zoning Clearance being granted until a follow-up rezoning to an appropriate apartment residential zoning district has been completed. The applicant is requesting the AR-1, Apartment Residential District, to permit a 92-unit senior housing facility.
- To the north across Broad Street is a retail pharmacy in the C-4, Commercial District, and to the northwest is a grocery store in the C-4, Commercial District with accessory fuel sales and a car wash in the CPD, Commercial Planned Development District. To the east is vacant land in the R, Rural District. To the west across Galloway Road is a trailer sales company in Prairie Township. To the south is a single-family dwelling in the R, Rural District.
- Concurrent CV21-107 has been filed to increase the building height and reduce the minimum numbers of parking spaces required and building lines. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the *Westland Area Plan* (1994), which recommends “Open Space/Park/Buffer” land uses for this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018). C2P2 further states that landscape installations should enhance buildings, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits.
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for approval.

- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of West Broad Street as a Suburban Commuter Corridor requiring 160 feet of right-of-way and this portion of Galloway Road as a Suburban Commuter Corridor requiring 120 feet of right-of way.

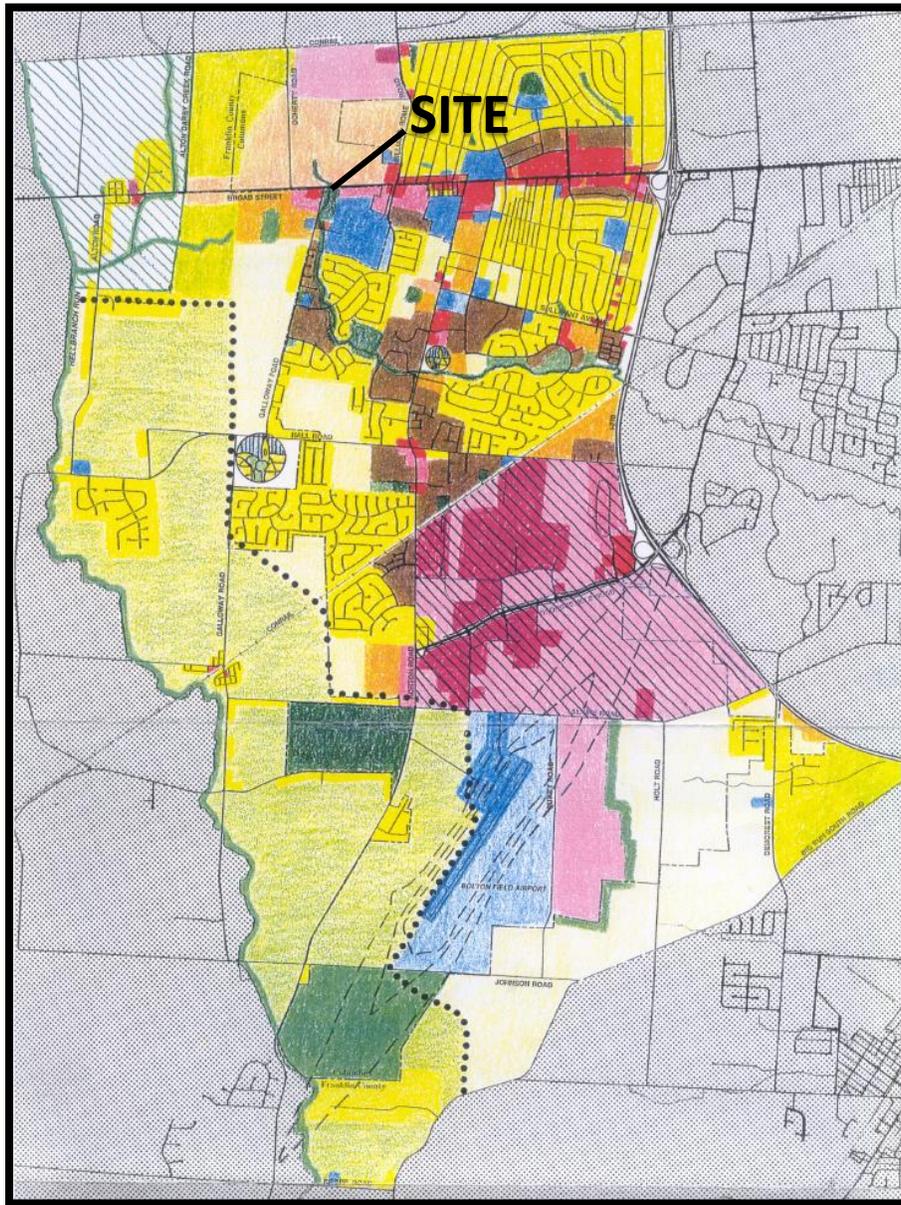
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested AR-1, Apartment Residential District will allow a senior housing development. The site plan includes additional landscaping and screening, both internal to the site, and street trees separating the sidewalk from Galloway Road, consistent with *Columbus Citywide Planning Policies (C2P2)* Design Guidelines. While not a condition of support for the rezoning request, Planning Division staff notes the walkway between the parking lot and stream has been removed in the most recent site plan, and encourage consultation with the Department of Recreation and Parks on it being re-included in the site plan included with concurrent CV21-107 for greater consistency with C2P2 guidelines for open space and connectivity.



Z21-088  
5719 W. Broad St.  
Approximately 3.96 acres  
CD8 to AR-1

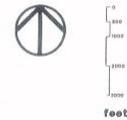
Westland Area Plan (1994)



PROPOSED LAND USE

Existing	Proposed
Agricultural /Very low density residential	Agricultural /Very low density residential
Low density residential 1-2 units per acre	Low density residential 1-2 units per acre
Residential 3-5 units per acre	Residential 3-5 units per acre
High density residential 6 units per acre +	High density residential 6 units per acre +
Commercial	Commercial
Office	Office
Industrial/ Manufacturing	Industrial/ Manufacturing
Industrial/ Manufacturing	Industrial/ Manufacturing
Open space/ Park/ Buffer	Open space/ Park/ Buffer

- Columbus corporate boundary
- Sewer facilities planning area
- Bolton Field noise contours
- Environmental Conservation District
- Industrial/ Office District
- Village Center



**THE**  
**WESTLAND**  
**PLAN**

Z21-088  
5719 W. Broad St.  
Approximately 3.96 acres  
CD8 to AR-1



Z21-088  
5719 W. Broad St.  
Approximately 3.96 acres  
CD8 to AR-1

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Case Number:** Z21-088

**Address:** 5719 West Broad Street

**Group Name:** Westland Area Commission

**Meeting Date:** February 16, 2022

**Specify Case Type:**

BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

**Recommendation:**  Approval  
(Check only one and list basis  Disapproval  
for recommendation below)

**NOTES:**

The Westland Area Commission's Zoning Committee met with the applicant on 11/17/2021 and again on 2/8/2022, at which time the Committee voted 3-1 to approve this request. On 2/16/2022, the full Westland Area Commission voted 8-4 in favor of the request to re-zone from C-4 to AR-1.

The property is at the southeast corner of West Broad Street and Galloway Road. The concern among members voting for disapproval is that the re-zoning would inappropriately place a residential zoning in an area that is totally zoned commercial. Also, a recently approved re-zoning for the nearby Blauser property (Z18-065; ORD #411-2021), included various traffic commitments in the amended text, two of which are directly relevant to this project: 1) Widen Galloway Road at West Broad Street to provide dual left turn lanes with a total length of 175 feet; and 2) Widen Galloway Road at West Broad Street to provide an eastbound right turn lane with a total length of 575 feet. The Commission remains concerned that the proposed site plan is not going to be adequate to accommodate those requirements.

**Vote:** 8-4

**Signature of Authorized Representative:** Michael McKay  
SIGNATURE

Chairman, Zoning Committee  
RECOMMENDING GROUP TITLE

614-745-5452  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of  
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z21-088

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew Bierlein

of (COMPLETE ADDRESS) 2335 N. Bank Dr., Columbus, OH 43220

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

<p>1. National Church Residences (Applicant) 2335 N. Bank Dr., Columbus, OH 43212 Appx. 225 Columbus-area employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Matthew Bierlein*

Sworn to before me and signed in my presence this 17th day of March, in the year 2022

*Corri Page*  
SIGNATURE OF NOTARY PUBLIC

November 9, 2025  
My Commission Expires

Notary Seal Here



**CORRI PAGE**  
Notary Public, State of Ohio  
My Commission Expires 11-09-2025

***This Project Disclosure Statement expires six (6) months after date of notarization.***