

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 10, 2023**

- 1. APPLICATION: Z23-039**  
**Location:** **5121-5125 WARNER RD. (43081)**, being 3.53± acres located on the south side of Warner Road, 150± feet west of North Hamilton Road (220-001188 and 220-000658; Rocky Fork Blacklick Accord Panel).  
**Existing Zoning:** R, Rural District (upon annexation).  
**Request:** AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Jared Smith, Preferred Living; c/o David Hodge, Atty.; Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Michelle Copley and Michelle Shirazadian; 5121 Warner Road, Westerville, OH 43081.  
**Planner:** Jack Mangan; 614-645-3526; [jrmangan@columbus.gov](mailto:jrmangan@columbus.gov)

**BACKGROUND:**

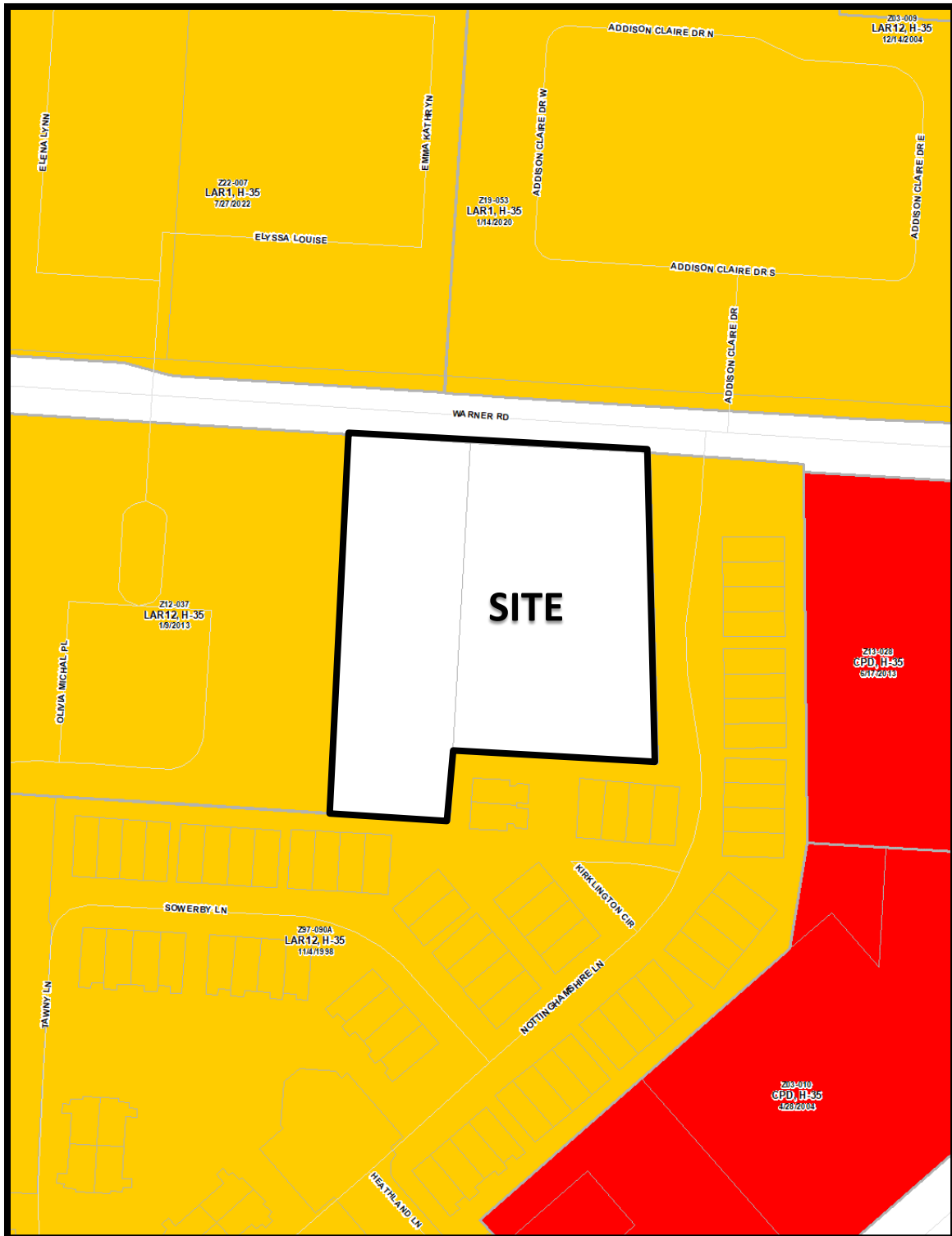
- The 3.53± acre site consists of two parcels each developed with a single-unit dwelling. The parcels are pending annexation into the city of Columbus, after which they will be assigned the R, Rural District. The requested rezoning to AR-1, Apartment Residential District will permit a multi-unit residential development allowing up to 36.2 dwelling units per acre.
- To the north of the site is a multi-unit residential development in the L-AR-1, Limited Apartment Residential District. To the south, east, and west are multi-unit residential developments in the L-AR-12, Limited Apartment Residential District.
- The site is within the planning boundaries of the *Rocky Fork-Blacklick Accord* (2003), which recommends “Commercial” land uses at this location.
- Concurrent CV23-064 has been filed and includes variances to reduce the required perimeter yard from 25 feet to 20 feet; to reduce the building line for the water meter and backflow enclosure; and to increase the maximum garage height from 15 to 20 feet. 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 Rocky Fork – Black Accord Implementation Panel whose recommendation is for approval.
- A traffic access study is in progress in conjunction with this proposed development. Any improvements that might be determined to be needed resulting from the study will be identified in the scope of work for the right-of-way improvements that will be required in

conjunction with this development. Additionally, a sidewalk connection on the east side of the proposed access drive to Warner Road to connect Building 2 to the existing sidewalk without requiring pedestrians traveling to or from the east to cross the main access drive twice is requested.

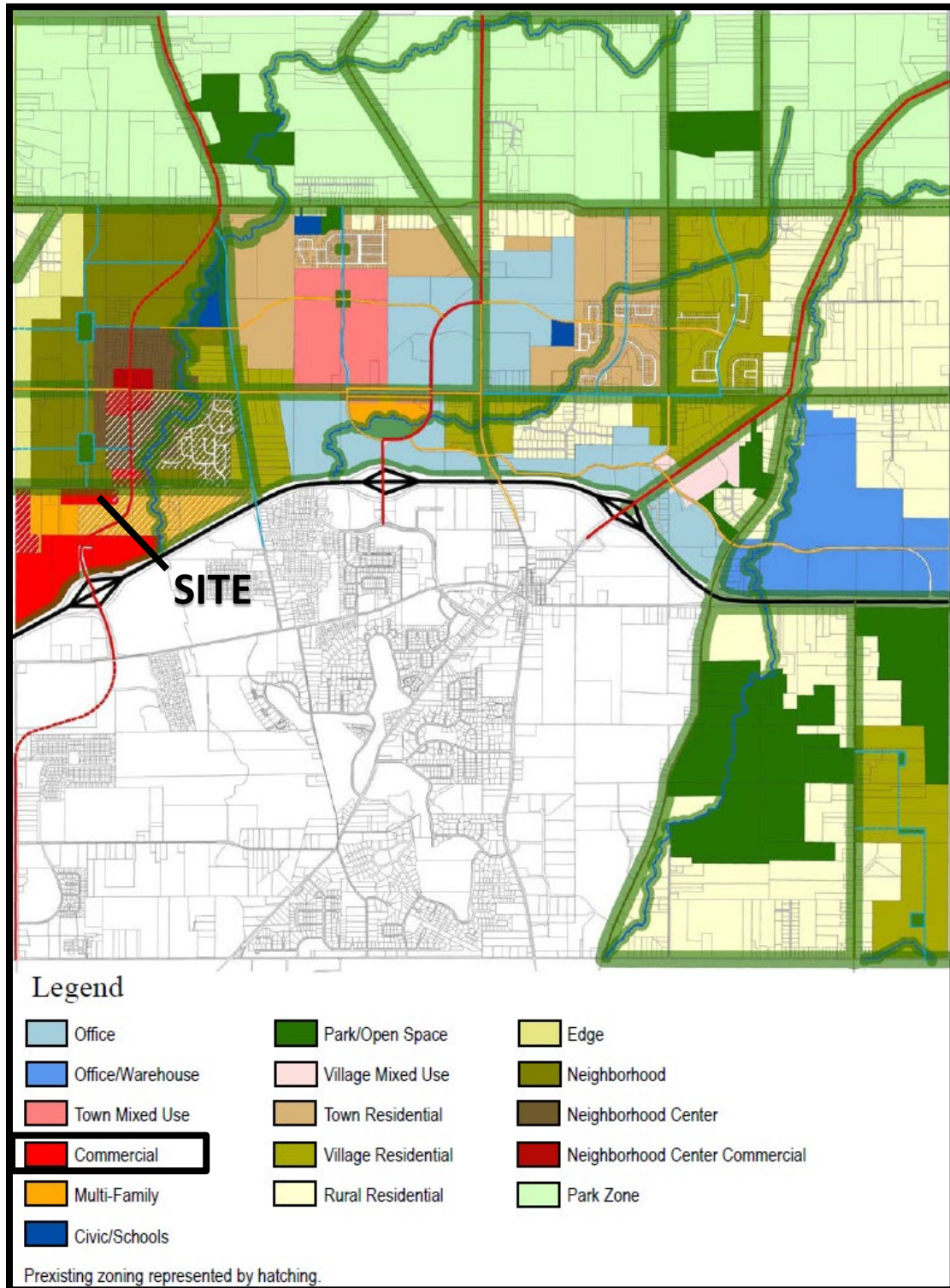
- The *Columbus Multimodal Thoroughfare Plan* (2018) identifies Warner Road as a Suburban Community Connector requiring 100 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional~~\* Approval.**

The proposed AR-1, Apartment Residential District will permit redevelopment of the site with a multi-unit residential development permitting up to 36.2 dwelling units per acre. The concurrent Council variance includes a site plan demonstrating 82 apartment units with a density of 23.2 dwelling units per acre. The requested AR-1 district is generally consistent with the *Rocky Fork Blacklick Accord Plan* with regards to design, and is consistent with the surrounding zoning and development patterns along this portion of Wagner Road. This request does not represent the addition of an incompatible use to the area. Upon resolution of the outstanding comments from the Department of Public Service, City Departments' recommendation will be revised to full approval. **\*City Departments' recommendation has been updated to approval.**



.....Z23-039  
5121-5125 Warner Rd.  
Approximately 3.53 acres  
R to AR-1



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**THE ROCKY FORK BLACKCLICK ACCORD  
IMPLEMENTATION PANEL  
July 20, 2023  
RECORD OF PROCEEDINGS**

**Z23-039 and CV23-064 5121-5125 Warner Rd.**

Review and action regarding a Columbus application to rezone, with variances, a site generally located west of Hamilton Rd and east of Ulry Rd.

<b><i>Acreage:</i></b>	<i>3.53 ac +/-</i>
<b><i>Current Zoning:</i></b>	<i>R, Rural (Annexation Pending)</i>
<b><i>RFBA District:</i></b>	<i>West Village-Neighborhood</i>
<b><i>Proposed Zoning:</i></b>	<i>AR-1, (H-35)</i>
<b><i>Applicant(s):</i></b>	<i>Preferred Living c/o Jared Smith</i>
<b><i>Property Owner(s):</i></b>	<i>Michelle Copley and Michelle Shirzadian; Jamie Helber</i>

**STAFF COMMENTS:**

The proposal was considered for conceptual review at the July 20, 2023 meeting, where panel comments surrounding vehicular traffic, connectivity within the development and to metro parks and Rocky Fork Creek as well as the impact on the school district were noted. The panel motioned and unanimously recommended this application be moved to “For Action” during the meeting so it could be voted on.

Staff finds the proposed use and density to be appropriate based on location and surrounding development patterns along Hamilton and Warner Roads. Additionally, staff finds the site design to be generally appropriate as the applicant has taken steps to adhere to the accord design standards by including active open space and street trees/landscaping throughout the site.

**MOTION:**

To recommend approval of a City of Columbus rezoning and council variance application within the Accord study area as presented.

**RESULT:**

This motion was approved (6-0-0)

Ms. Boni	Yes
Mr. Brubaker	Yes
Mr. Chappellear	Yes
Mr. Gupta	Yes
Mr. Herskowitz	Yes
Mr. Smithers	Yes

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z23-039 \_\_\_\_\_

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) Eric Zartman

of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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)

1.  
Preferred Living  
750 Communications Parkway, Suite 200  
Columbus, Ohio 43214

2.  
Michelle Copley and Michelle Shirzadian  
5121 Warner Road  
Westerville, Ohio 43081

3.  
Jamie Helber  
5125 Warner Road  
Westerville, Ohio

4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 20th day of June, in the year 2023

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 1-11-2026

Notary Seal Here



**KIMBERLY R. GRAYSON**  
Notary Public, State of Ohio  
My Commission Expires  
01-11-2026

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