



SITE DATA

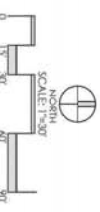
TOTAL ACRES	4.73, 3.713 ACRES
TOTAL UNITS	83 UNITS
DENSITY	17-22.35 D.U./AC.
REQUIRED PARKING RESIDENTIAL	1.5 SP/UNIT = 125 SPs.
PARKING PROVIDED	125 SURFACE SPACES 17 GARAGE SPACES
1&2 SPACES TOTAL	142 SPACES TOTAL

DEVELOPMENT PLAN

5121 WARNER ROAD

4/9/23 8:21:23

DATE: 8/28/23



ELEVATIONS



Mat 8-24-23

STATEMENT IN SUPPORT OF VARIANCES

Application: CV23-064

Location: 5121 WARNER ROAD (43081), being 3.53± acres
(220-001188 AND 220-000658; Rocky Fork Blacklick Accord Panel).

Existing Zoning: Annex-Rural.

Proposed Zoning: AR-1 (H-35).

Proposed Use: Multi-unit residential use.

Applicant(s): Preferred Living c/o Jared Smith, 750 Communications Parkway, Suite 200, Columbus, Ohio 43214; and David Hodge, Atty.; Underhill and Hodge; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

Property Owner(s): Michelle Copley and Michelle Shirzadian, and Jamie Helber

Date: August 29, 2023

The Applicant proposes development of the property for multi-unit residential use. The site is two parcels which total approximately 3.53± acres in area. The parcels are currently being annexed to Columbus. The properties are currently used for single-unit residential uses.

The site is bordered by City of Columbus zoned L-AR-12 on the west, south, and east and property zoned L-AR-1 on the north across Warner Road. This site is one of the last undeveloped sites along Warner Road between Ulry Road and North Hamilton Road.

The site is within the boundary of the Rocky Fork Blacklick Accord. The site is also within the boundary of the *Rocky Fork Blacklick Accord Community Plan* which recommends commercial use for this property.

The Applicant proposes development of the site with 82 dwelling units on 3.534± acres, a density of 23.2 du/a. The Applicant is committed to design standards set forth by the Rocky Fork Blacklick Accord Community Plan, the site plan, and general conformance to the submitted renderings.

To develop the property as proposed, the Applicant requests the following companion area variance:

3333.18 – Building lines. The Applicant requests a variance to allow a water meter and backflow enclosure within the front setback.

3333.255 – Perimeter yard. The Applicant requests a variance to reduce the minimum perimeter yard from 25 feet to 20 feet in the area adjacent to the south-west garage and to 10 feet in the area adjacent to the pool.

3333.35(G). The Applicant requests a variance to increase the maximum garage height from 15 feet to 20 feet.

City Council may permit a variation in the yard, height, or parking requirements of any district in conjunction with a change in zoning and where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions and providing such variance will not seriously affect any adjoining property or the general welfare.

The Applicant requests a companion area variance to reduce the minimum required perimeter yard from 25 feet to 20 feet in the area adjacent to the south-west garage. The south-west portion of this property is unique from the rest of the property because it is a nub that extends out from a normal rectangle. This means that there are far less opportunities to adjust the layout to accommodate every development standard. There are standards for parking space size, drive aisle width, landscaping, and perimeter. The requested 5 foot reduction next to the garage is minimal in scale and its impact on the neighborhood, but it is necessary to make sure all of the parking and internal circuitry safety measures are fulfilled. Further, this reduction is requested to the smallest extent possible to ensure that as many mature trees in the west perimeter are preserved to the greatest extent possible.

The Applicant requests a variance to allow the water meter and backflow enclosure within the front setback. The proposed location is placed in the most convenient location for utility services access and least disruptive for the site and its future residents. The location is also next to the proposed detention basin and will be screened with landscaping. It is common within the City for these enclosures to be located within the front setback and, therefore, the proposed placement will not seriously affect any adjoining property or the general welfare.

The Applicant requests a variance to increase the permitted garage height from 15 feet to 20 feet. This is not a variance that will seriously affect any adjoining property or the general welfare. The Applicant and developer is committed to a constructing a development which provides top notch design and aesthetic. The requested height increase of the garages will allow these garages to be aesthetically pleasing and complimentary to the rest of the development.

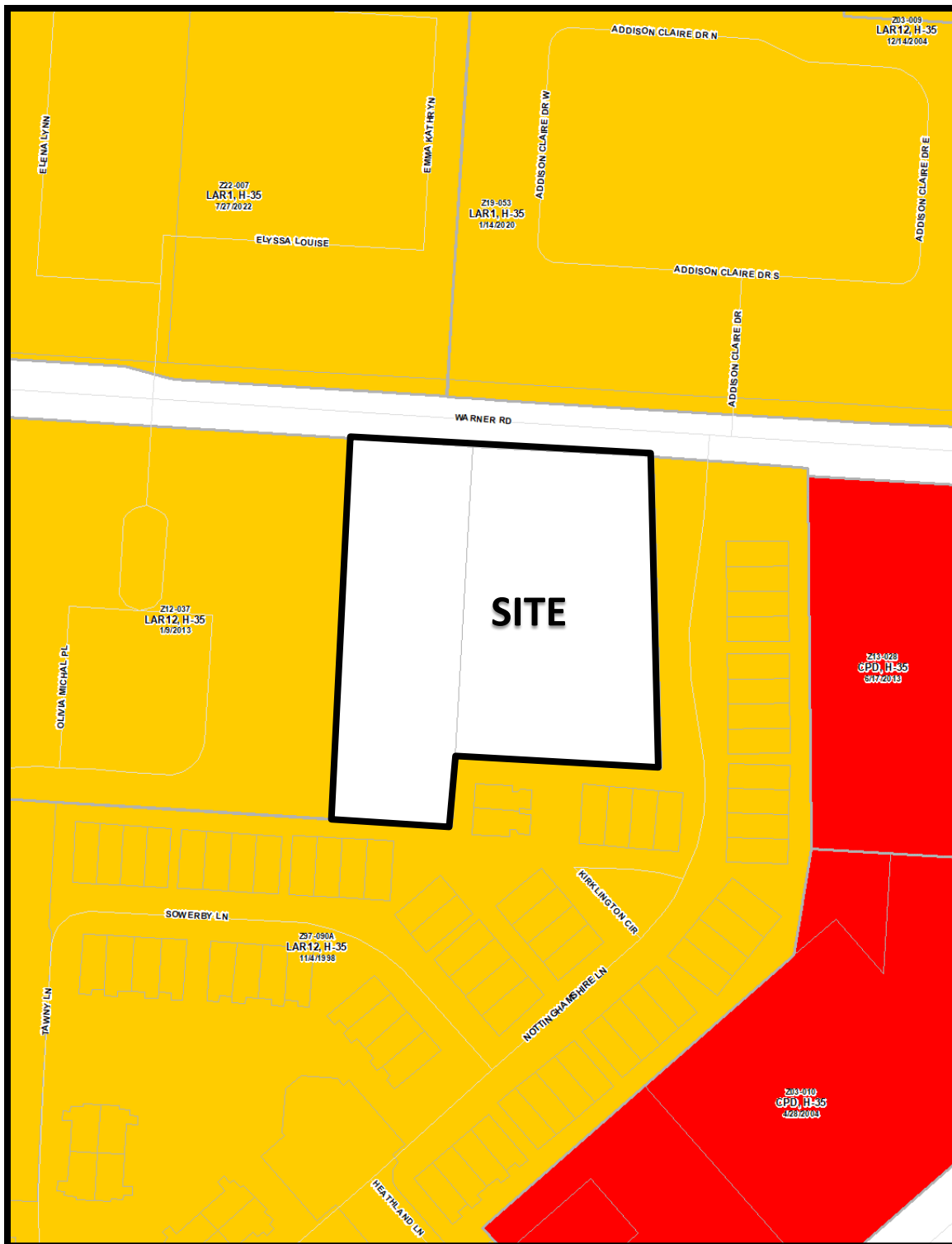
The requested variances will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

The Applicant respectfully requests the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. This variance will not seriously affect any adjoining property or the general welfare. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully submitted,



David Hodge



CV23-064
5121-5125 Warner Rd.
Approximately 3.53 acres
R to AR-1



CV23-064
5121-5125 Warner Rd.
Approximately 3.53 acres
R to AR-1

**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.

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

Council Variance Application

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 #: CV23-064

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.

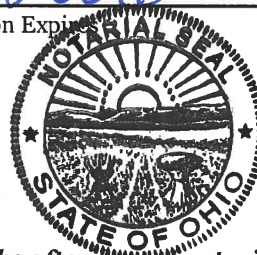
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 21th day of June, in the year 2023

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

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.