

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 9, 2025**

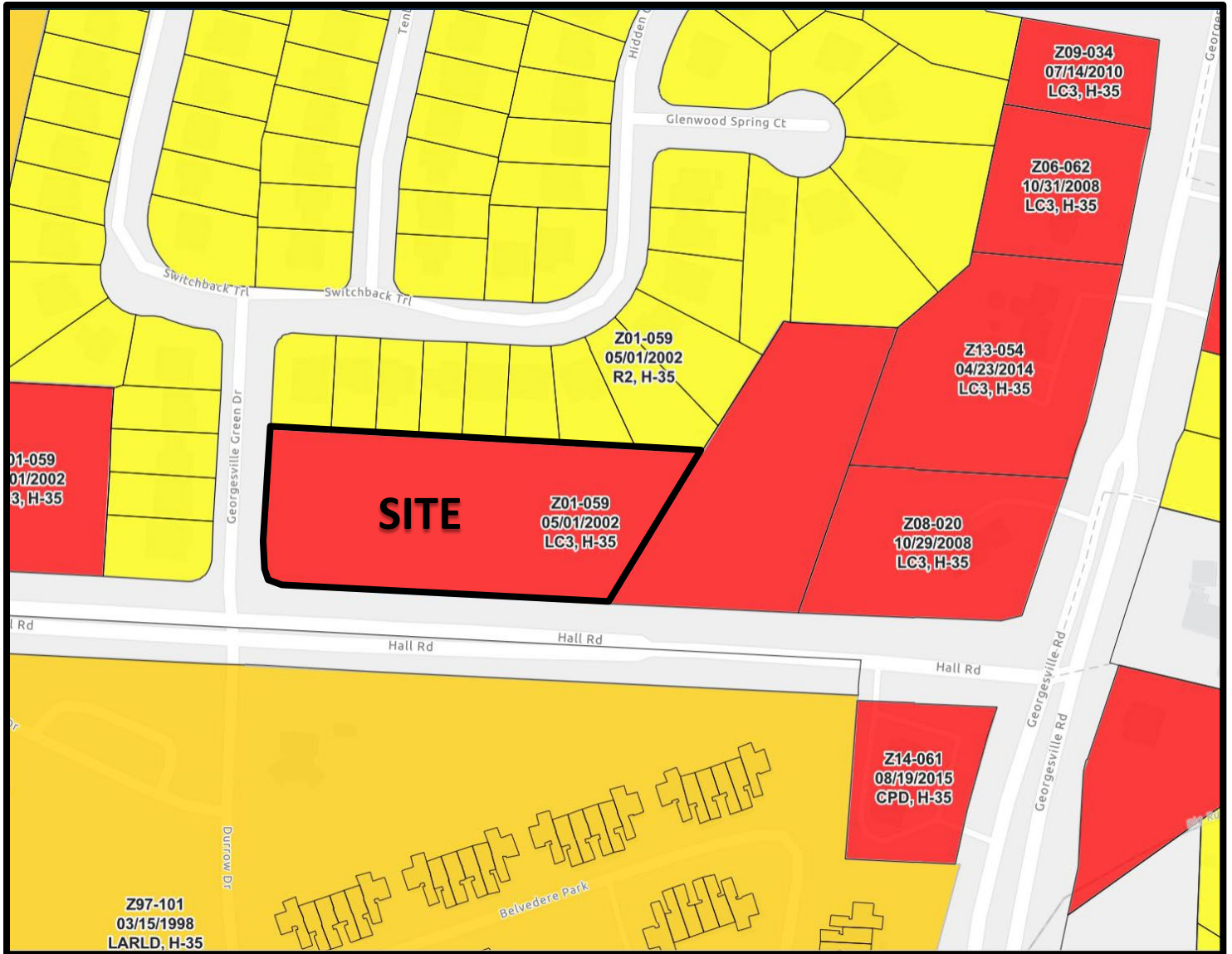
1. **APPLICATION:** [Z25-028](#)
Location: **1100 GEORGESVILLE GREEN DR. (43228)**, being 1.87± acres located at the northeast corner of Georgesville Green Drive and Hall Road (570-300141; Greater Hilltop Area Commission).
Existing Zoning: L-C-3, Limited Commercial District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): HAMM Holdings, LLC, c/o Hayden Meyers, Agent; 6012 Placid Place; Lewis Center, OH 43035, and David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
Property Owner(s): Trembly Family Limited Partnership Two; 1315 Fountaine Drive; Columbus, OH 43035.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

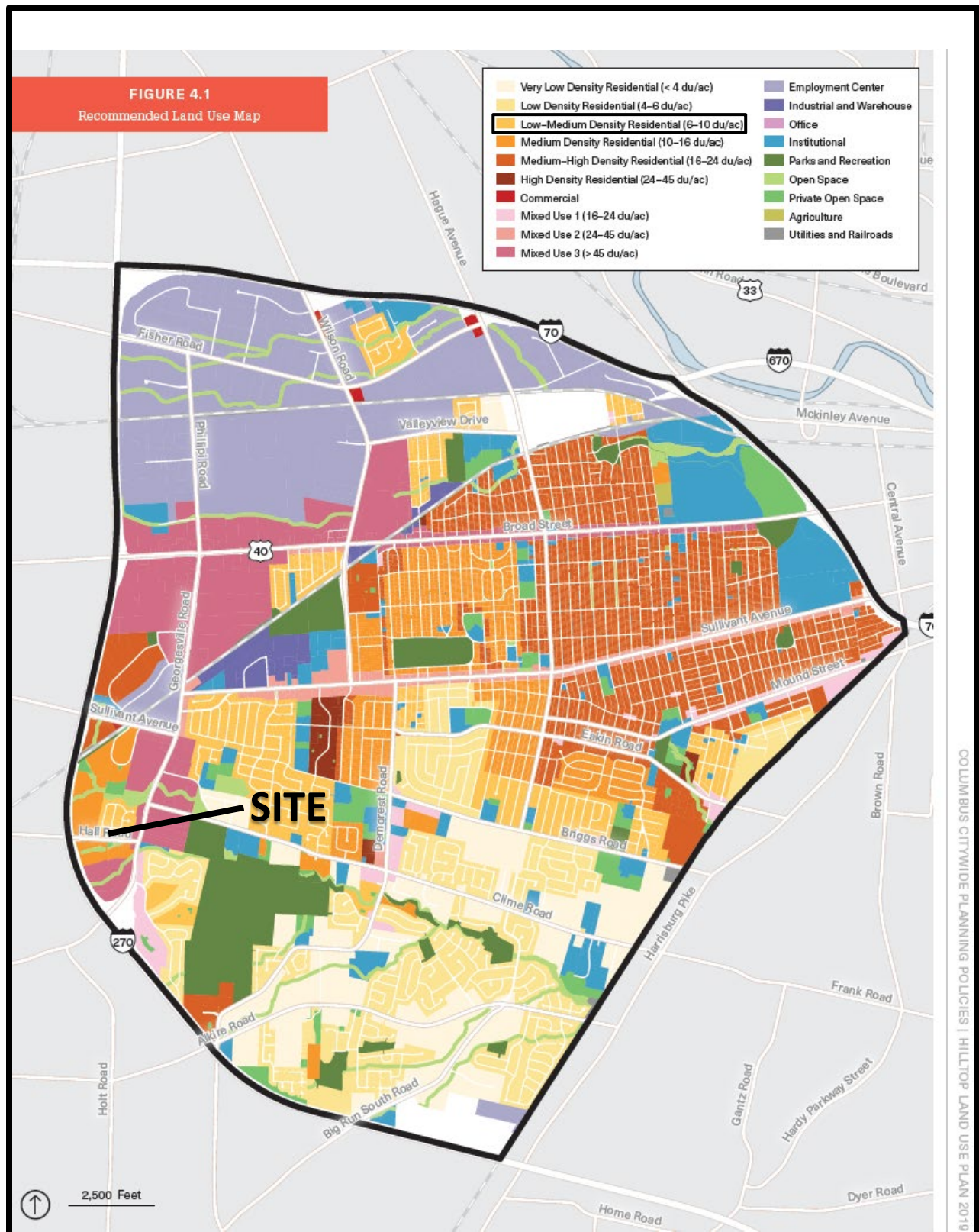
- The 1.87± acre site consists of one undeveloped parcel in the L-C-3, Limited Commercial District. The applicant requests the AR-1, Apartment Residential District to allow for a multi-unit residential development.
- North and west of the site are single-unit dwellings in the R-2, Residential District. East of the site are undeveloped parcels in the L-C-3, Limited Commercial District. South of the site are condominiums in the L-ARLD, Limited Apartment Residential District.
- Companion CV25-054 has been filed to vary the minimum building line along Hall Road, to allow water vaults/hotboxes within the building setback, and commits to a site plan with up to 48 dwelling units. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Hilltop Land Use Plan* (2019), which recommends “Low-Medium Density Residential” land uses at this location. The site is also subject to complete adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation has not yet been received when this report was finalized.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Hall Road as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested AR-1 District will allow a multi-unit residential development that is compatible with the density and development standards of adjacent multi-unit developments to the west and south of the site. Although the proposal exceeds the density of the *Columbus Citywide Planning Policies, Hilltop Land Use Plan's* recommendation of Low-Medium Density Residential (6-10 du/ac), staff recognize the proposal's consistency with the Plan's residential recommendation.



Z25-028
L-C-3 to AR-1
1100 GEORGESVILLE GREEN DR. (43228)
Approximately 1.87 acres



Z25-028
L-C-3 to AR-1
1100 GEORGESVILLE GREEN DR. (43228)
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Z25-028
L-C-3 to AR-1
1100 GEORGESVILLE GREEN DR. (43228)
Approximately 1.87 acres

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number

Address

Group Name

Meeting Date

Specify Case Type

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation

(Check only one)

Approval

Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

COLUMBUS DEVELOPMENT COMMISSION
BASIS OF RECOMMENDATION FORM

DEPARTMENT OF BUILDING
AND ZONING SERVICES

MEETING DATE: OCTOBER 9TH, 2025

Application #: Z25-028	Requested District: AR-1 (H-35)	Address: 1100 GEORGESVILLE GREEN DR. (43228)						
Length of Testimony: <u>25 mins</u>	Motion to Vote: <u>NO</u> Second: <u>MC</u>	Staff Position: <u>X</u> Approval <u> </u> Disapproval <u> </u>	Conditional Approval <u> </u>					
# Speakers Support: <u> </u> Opposition: <u>2</u>	Development Commission Vote: <u>4</u> Yes <u>1</u> No <u> </u> Abstain	Area Comm/ Civic Assoc: <u> </u> Approval <u>X</u> Disapproval <u> </u>	Conditional Approval <u> </u>					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Fitzpatrick	YES Ingwersen	YES Keyes-Shanklin	Golden	NO Conroy	YES Onwukwe	YES Ferdelman	
+ = Positive or Proper - = Negative or Improper		<u>+</u>				<u>+</u>	<u>+</u>	
Land Use		<u>+</u>				<u>+</u>	<u>+</u>	
Use Controls		<u>+</u>				<u>+</u>		
Density or Number of Units		<u>+</u>				<u>+</u>	<u>+</u>	
Lot Size		<u>+</u>				<u>+</u>		
Scale		<u>+</u>				<u>+</u>	<u>+</u>	
Environmental Considerations								
Emissions								
Landscaping or Site Plans		<u>+</u>						
Buffering or Setbacks		<u>+</u>					<u>+</u>	
Traffic Related Commitments								
Other Infrastructure Commitments		<u>+</u>						
Compliance with City Plans		<u>+</u>			<u>-</u>			
Timeliness of Text Submission								
Area or Civic Assoc. Recommendation		<u>-</u>			<u>-</u>			
Governmental or Public Input		<u>+</u>					<u>+</u>	
MEMBER COMMENTS:								
FITZPATRICK:								
INGWERSEN: <u>APPROPRIATE SCALE & A DOWNSIZING OF THE CURRENT LC-3</u>								
KEYES-SHANKLIN: <u>This plan is of proper scale for this site.</u>								
GOLDEN:								
CONROY: <u>The issues raised by the AC in conjunction w/ a recent plan are incommensurate w/ the plan.</u>								
ONWUKWE: <u>Too overwhelming structure. Does not fit into the existing neighborhood.</u>								
FERDELMAN: <u>THE SITE PLAN IS A GOOD INCREMENTAL DEVELOPMENT FOR TRADING AT THIS LOCATION, IS EFFECTIVELY A DOWN ZONING FROM COMMERCIAL</u>								

Rezoning 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 #: Z25-028

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 120, New Albany, Ohio 43054

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Trembly Family Limited Partnership Two 1315 Fountaine Drive Columbus, OH 43221 (Zero Columbus-based employees)	2. HAMM Holdings, LLC c/o Hayden Meyers 6012 Placid Place Lewis Center, OH 43035 (Zero Columbus-based employees)
3.	4.

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

SIGNATURE OF AFFIANT *Eric Zartman*

Sworn to before me and signed in my presence this 17 day of June, in the year 2025

Elizabeth Caron

SIGNATURE OF NOTARY PUBLIC

1-26-30
My Commission Expires

Notary Seal Here



ELIZABETH CARON
Notary Public, State of Ohio
My Commission Expires
January 26, 2030

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