

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 12, 2026**

- 1. APPLICATION: Z25-065**
Location: **7500 LONG RD. (43110)**, being 2.25± acres located on the north side of Long Road; 150± feet east of Winding Path Drive (530-138083 and 530-115547; Greater South East Area Commission).
Existing Zoning: R, Rural District.
Request: L-ARLD, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Palmer Estates, LLC c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Palmer Estates, LLC c/o Mukkala Murali; 6488 Potters Way; Powell, OH 43065.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

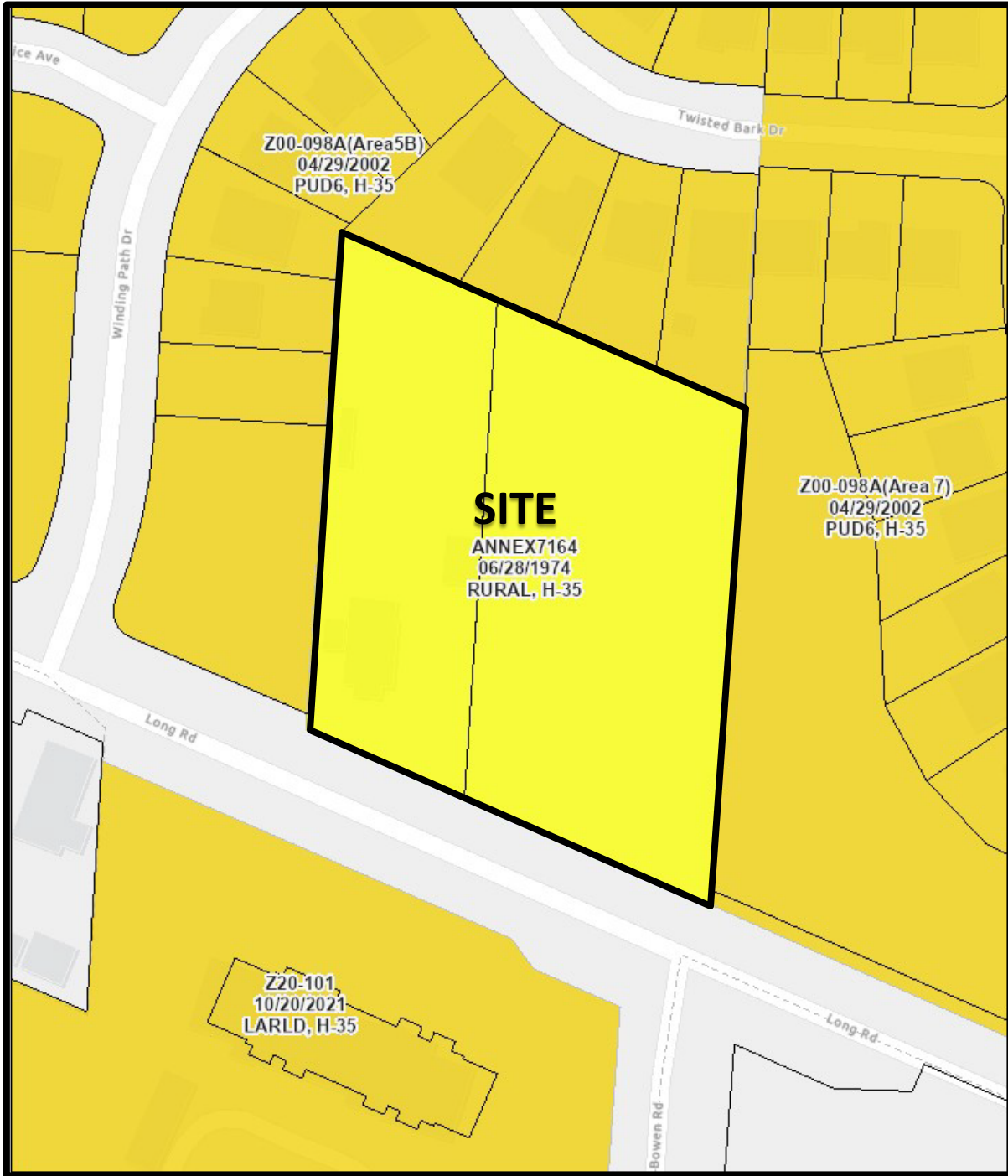
BACKGROUND:

- The 2.25± acre site consists of two parcels, one developed with a single-unit dwelling, and the other is undeveloped, both in the R, Rural District. The requested L-ARLD, Limited Apartment Residential District will allow multi-unit residential development with a maximum of 32 dwelling-units.
- North, east, and west of the site are single-unit dwellings in the PUD-6, Planned Unit Development District. West of the site are two undeveloped parcels in the PUD-6, Planned Unit Development District. South of the site is a multi-unit residential development in the L-ARLD, Apartment Residential District.
- The site is within the planning area of the *South East Land Use Plan (2018)*, which recommends “Very Low Density Residential (<4 du/ac)” land uses for this location. Additionally, the site is subject to *Columbus Growth Strategy (CGS) Design Guidelines (2026)*.
- Concurrent CV25-123 has been filed to reduce the building setback along Long Road from 40 feet to 30 feet and to reduce the eastern perimeter yard from 25 feet to nine 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 Greater South East Area Commission, whose recommendation is for approval.
- The limitation text establishes use restrictions, and supplemental development standards addressing maximum unit count, building setbacks, perimeter yard, site access, and landscaping. The text includes a commitment to develop the site in accordance with the submitted site plan.

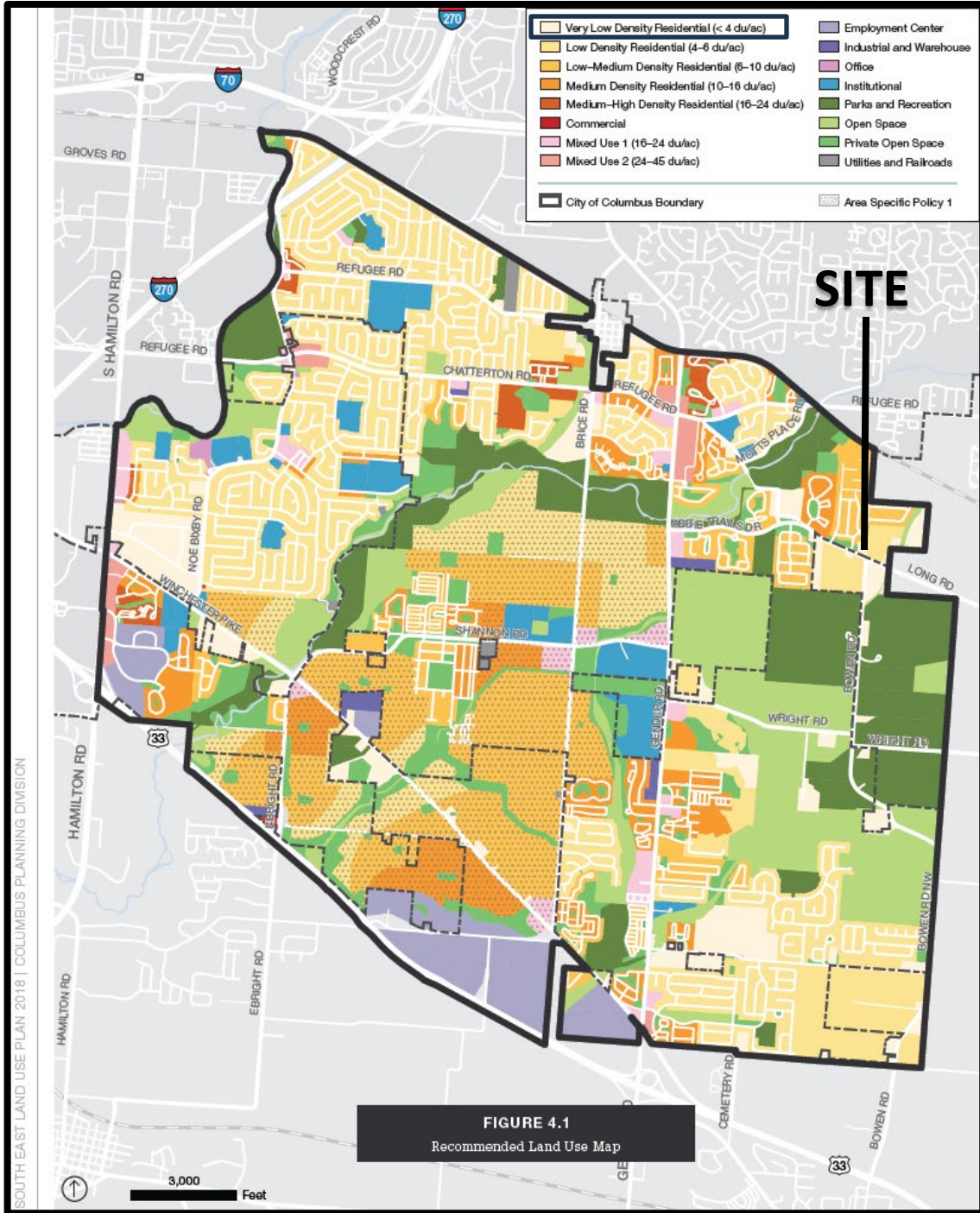
- ~~There is an outstanding comment from the Department of Public Service in coordination with the Franklin County Engineer's Office related to the location of the site access point.~~
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Long Road as a Suburban Community Connector requiring 80 feet of right-of-way.

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

The requested L-ARLD, Limited Apartment Residential District will allow the site to be developed with multi-unit residential development with a maximum of 32 dwelling-units. The limitation text includes appropriate use restrictions and supplemental development standards as well as a commitment to develop the site in accordance with the submitted site plan. Although the proposal exceeds the "Very Low Density" (less than 4 units/acre) land use recommendation of the *South East Land Use Plan* (2018), Staff notes the proposal is consistent with *Columbus Growth Strategy's* (2026) Guiding Principles regarding providing a variety of housing types to support mixed-income communities. Staff also notes the proposal is compatible with existing multi-unit residential developments that surround the site. Furthermore, the request aligns with the City's objective of providing more housing in all neighborhoods. ~~Once the site access comment is resolved to the satisfaction of the Department of Public Service, the City Departments' recommendation will be for full approval.~~ **All comments have been resolved to the satisfaction of the Department of Public Service. Conditions have been met to receive the City Departments' recommendation of full approval.**



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Approximately 2.25 acres
R to L-ARLD



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Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 **Approval**
(Check only one) **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.

Rezoning Application

Address: 111 N. Front St., Columbus, Ohio 43215

Email: zoninginfo@columbus.gov

Website: www.columbus.gov/bzs

Phone: 614-645-4522

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Application # Z25-065

Project Disclosure Statement

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) Donald Plank

of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Fl. 2, Columbus, OH 43215

deposes and states that he 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:

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. Long Road Townhomes, LLC; 2861 Basil Drive, Delaware, OH 43015 Number of Columbus-based employees: Zero (0) Contact: Manoj Pokola, (614) 668-8313	2. <hr/>
3. <hr/>	4. <hr/>

Check here if listing additional parties on a separate page.

Signature of Affiant Donald Plank

Sworn to before me and signed in the presence this 6th day of May, in the year 2026

Signature of Notary Public: MaryAlice Wolf My Commission Expires: _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

Notary Seal Here

This affidavit expires six (6) months after date of notarization.