

SITE LIGHTING DATA

TYPICAL LIGHTING - LED DOWN LIGHT - 20' HEIGHT MAXIMUM
ALL LIGHTS TO BE SHIELDED & PROJECTING DOWNWARD

SITE DATA - TRACT 1 - 4.246 ACRES

TOTAL UNITS	84 UNITS
TOTAL PARKING SPACES PROVIDED	157 SPACES
SURFACE PARKING SPACES	47-188 SPACES
GARAGE PARKING SPACES	145 SPACES
LOT COVERAGE	68%



D-Series Size 1
LED Area Luminaire

Specifications	Value
Size	18" x 18"
Height	20"
Weight	15 lbs
Material	Aluminum
Finish	White
Beam Spread	120°
Light Output	1500 lumens
Power Consumption	15W
Life Span	50,000 hours

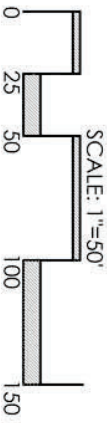
Introduction
The modern styling of the D-Series is striking statement piece as it blends seamlessly with its surroundings. The luminaire is designed with a high level of performance, high efficiency, long life luminaire. The outstanding performance, performance, and low power consumption, it is the perfect choice for your lighting application with typical energy savings of 20% and more depending on the application.

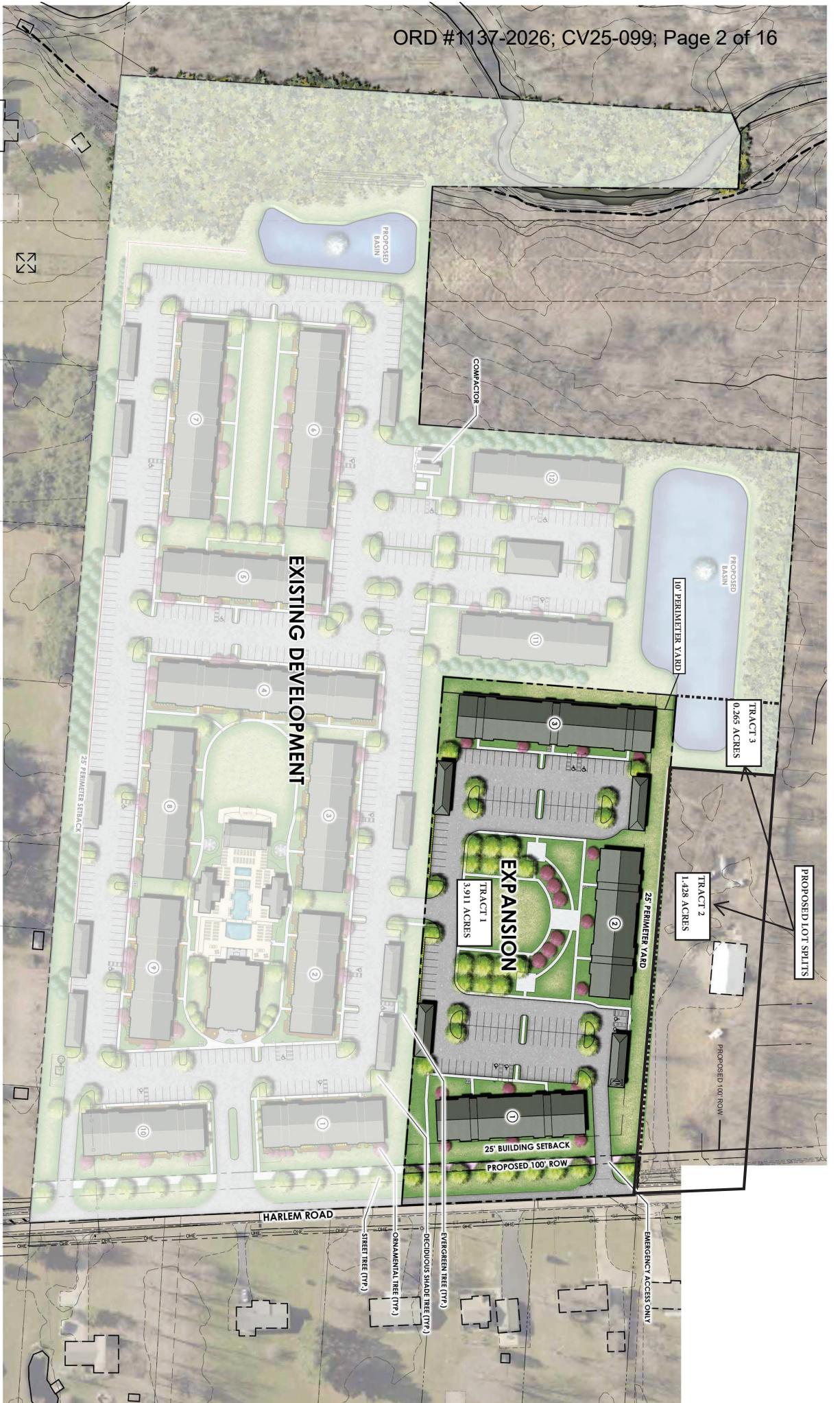
DEVELOPMENT PLAN - EXPANSION

MAISON EXPANSION

PREPARED FOR PREFERRED LIVING
DATE: 12/2024

A. J. Park 4.22.26



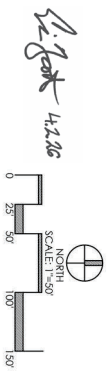


ILLUSTRATIVE SITE PLAN

MAISON EXPANSION
PREPARED FOR PREFERRED LIVING

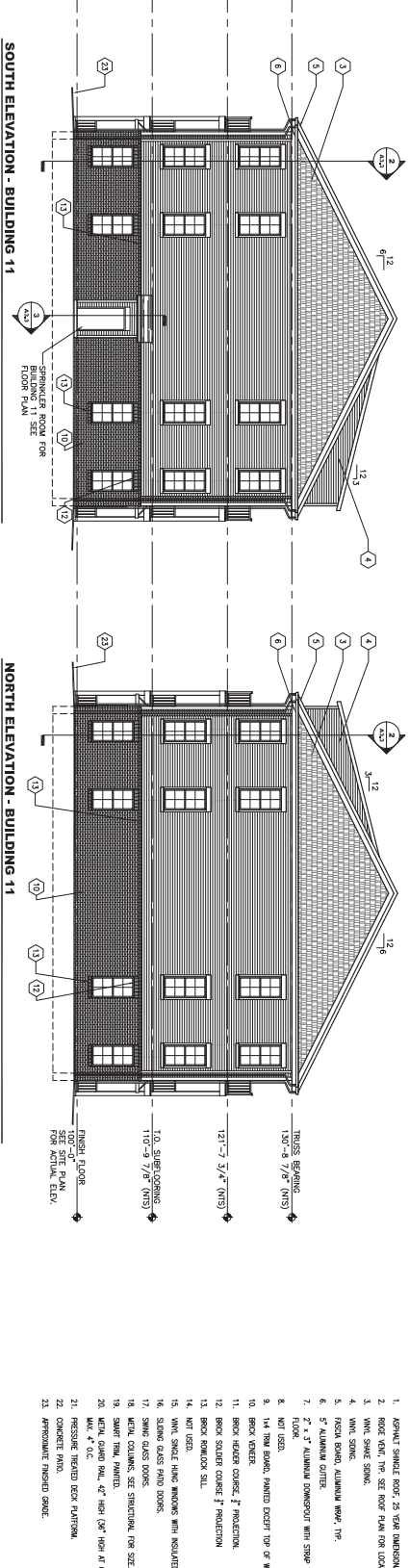
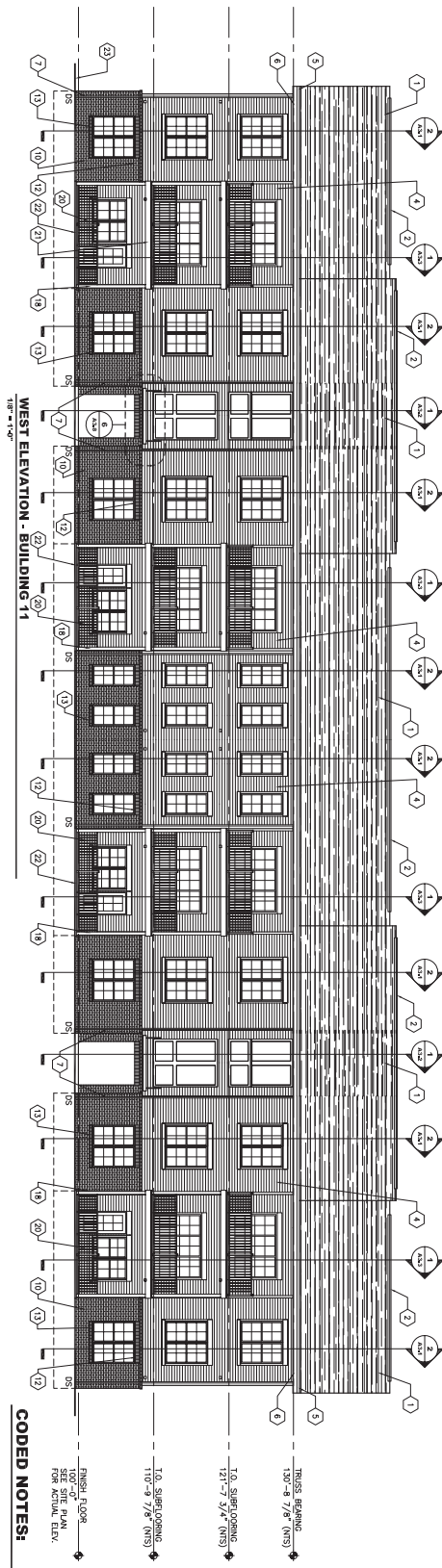
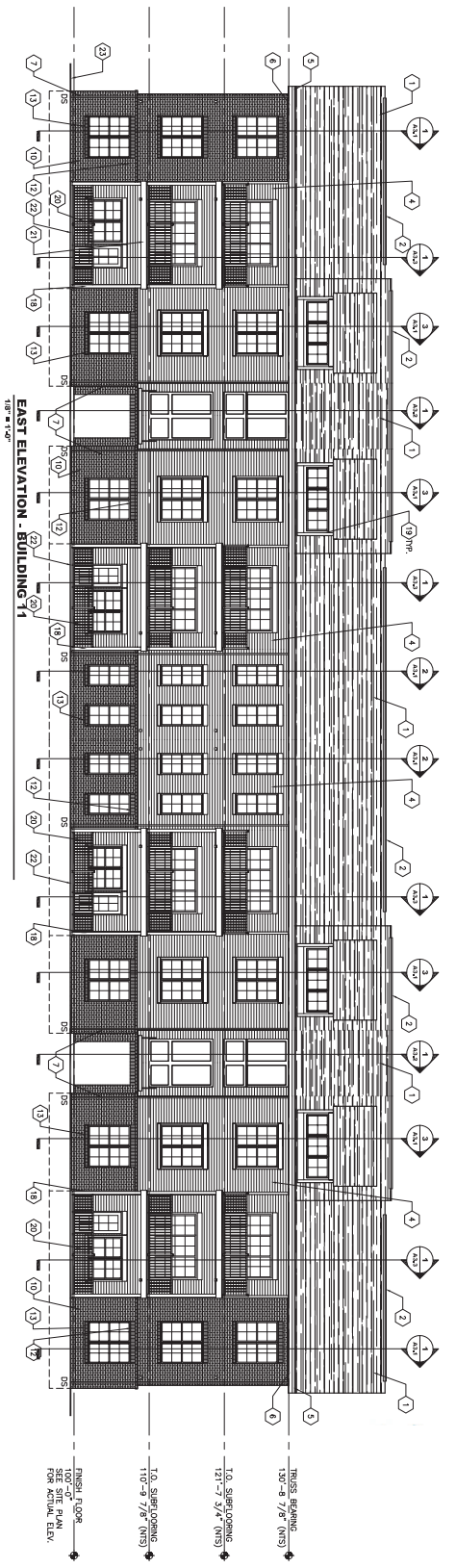
DATE: 12.05.25

Final Site Plan Received April 2, 2026; CV25-099; Sheet 2 of 2



Paris Planning & Design
 LAND PLANNING
 4873 Glenview Road
 P (616) 487-1544
 www.parisplanninganddesign.com

LANDSCAPE ARCHITECTURE
 Hilliard, OH 43026
 P (614) 487-1544
 www.parisplanninganddesign.com



CODED NOTES:

1. ASPHALT SHINGLE ROOF, 25 YEAR DURATION.
2. ROOF VENT, TP. SEE ROOF PLAN FOR LOCATIONS AND UNITS, FOOT.
3. VINYL SHANK SHINGLES.
4. VINYL SHINGLES.
5. FASCIA BOARD, ALUMINUM W/PAV. TP.
6. 5\"/>

Handwritten signature and date: 4.2.26

A2.1

**BUILDING 11
ELEVATIONS**

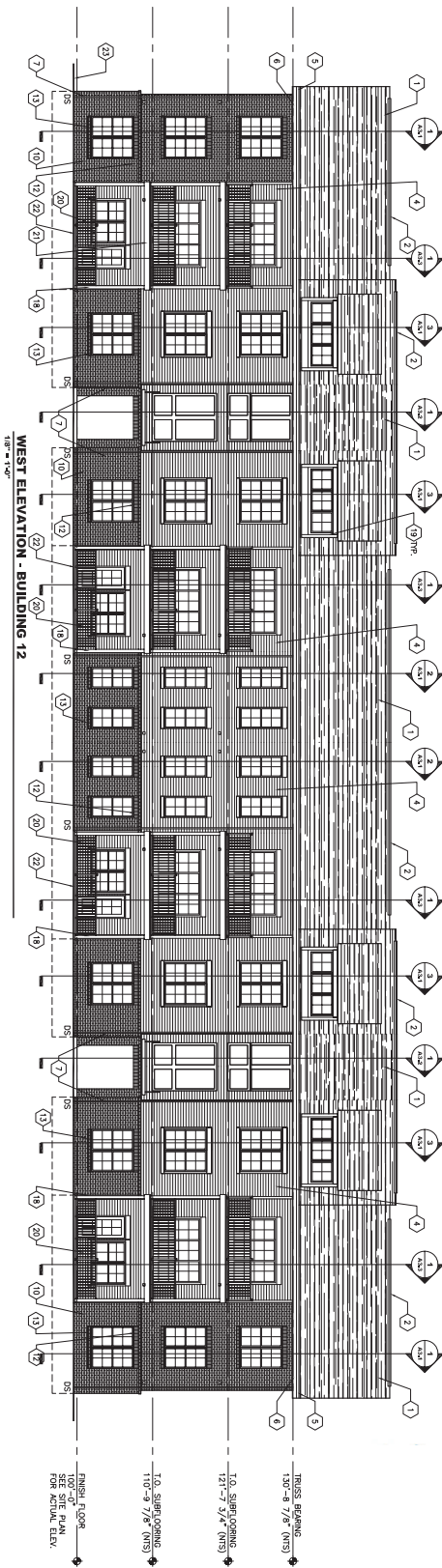
State of Ohio
 REGISTERED ARCHITECT
 License No. 000000
 Project No. 246115
 Date: 8/28/24
 Scale: As Shown
 Drawing No. 000000

COLLABORATIVE DESIGN, LTD.
 4075 Southpark Dr., Suite 200
 Columbus, OH 43232
 614-299-8555
 www.collaborativedesign.com

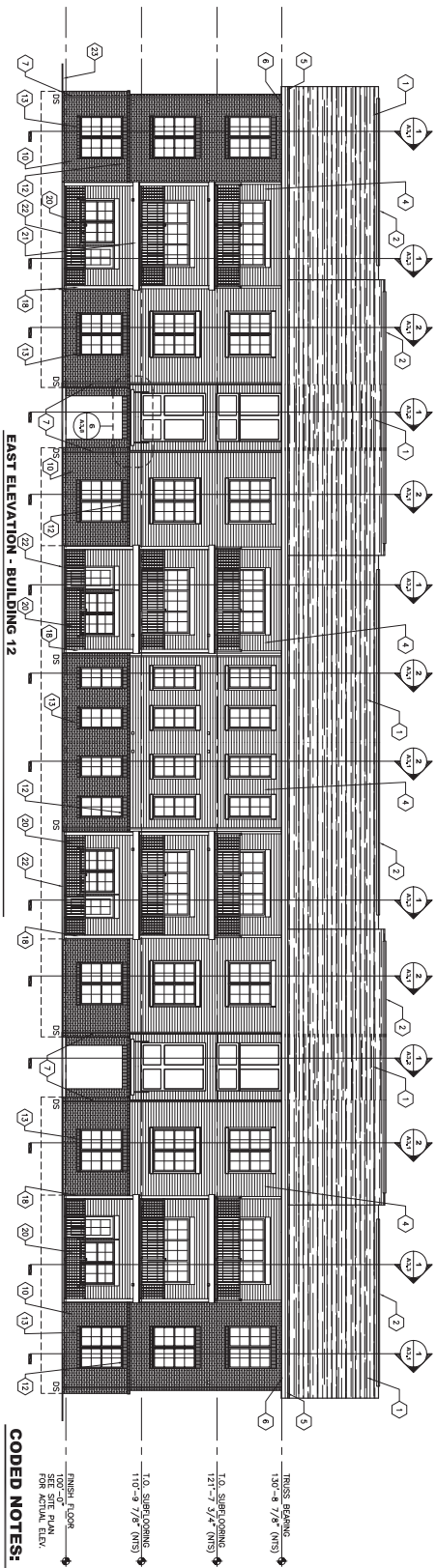


MAISON APARTMENTS
 PHASE 2
 COLUMBUS, OHIO

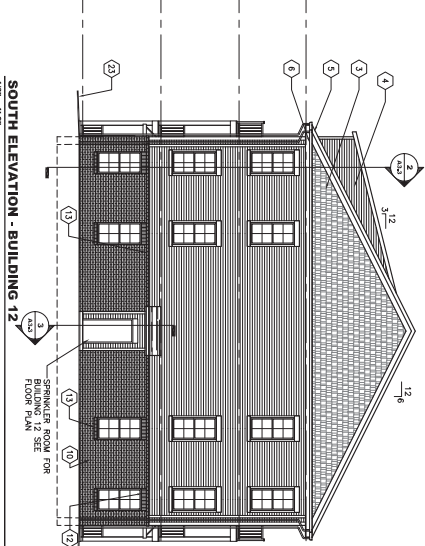
Revision	Date



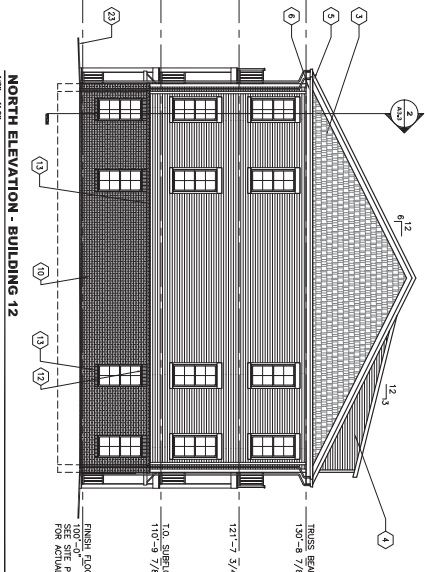
- 1. SPURF FINISH FLOOR - SEE FLOOR PLAN FOR CONDITIONS AND LEVEL FOOT.
- 2. BRICK VENEER
- 3. VINYL SIDING
- 4. VINYL SIDING
- 5. BRICK VENEER, ALUMINUM W/FR. FINS
- 6. 5\"/>



- 1. SPURF FINISH FLOOR - SEE FLOOR PLAN FOR CONDITIONS AND LEVEL FOOT.
- 2. BRICK VENEER
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CODED NOTES:

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- 2. BRICK VENEER
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- 6. 5\"/>



MAISON APARTMENTS
PHASE 2
COLUMBUS, OHIO



Project Number: 24815
Date: 8/28/24
Scale: As Shown

A2.2

Handwritten signature and date: G. J. G... 4.2.26

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV25-099
Location: 6955-6999 HARLEM RD. (43081), being 5.60± acres located on the west side of Harlem Road, 880± feet north of Central College Road (010-278013 and 220-001876; Rocky Fork-Blacklick Accord Panel).
Pending Zoning: AR-1, Apartment Residential District and R, Rural District.
Proposed Use: Apartment complex.
Applicant(s): Preferred Living c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; Columbus, OH 43215.
Property Owner(s): Norman Singer; 5918 Wyndale Drive; Westerville, OH 43081.
Planner: Brandon Carpenter; bmcarpenter@columbus.gov; 614-645-1574

BACKGROUND:

- The Applicant has received a recommendation of approval from Staff and from the Development Commission for a concurrent rezoning request (Z25-054) to the AR-1, Apartment Residential District. The requested Council variance will allow reduced development standards for an 84-unit apartment complex located on Tract 1, and reduced lot sizes in the R, Rural District for Tract 2 and Tract 3 after a future lot split as shown on the submitted site plan. Tract 2, currently developed with a pole barn structure, is to remain under current ownership, and Tract 3, proposed for drainage basin expansion for existing and proposed apartment complex properties, is to be combined with the existing apartment complex property to the west. Variances are required because the proposed development and lot splits cannot meet all development standards of the AR-1, Apartment Residential District and R, Rural District.
- Variances to increase building height from 35 feet to 39 feet in Tract 1; reduce parking lot screening width from four feet to zero feet; reduce lot areas from five acres to 1.428 acres for Tract 2 and to 0.265 acres for Tract 3; reduce the building setback line from 40 feet to 25 feet along Harlem Road; and reduce perimeter yards from 25 feet to zero feet along the south perimeter and to 10 feet along the west perimeter are also included in the request.
- A Council variance is required because the proposed development and future lots splits cannot meet the development standards of the AR-1, Apartment Residential District or R, Rural District.
- North of the site are single-unit dwellings in the PUD-4, Planned Unit Development District. South is a multi-unit residential development under construction in the AR-1, Apartment Residential District. East are single-unit dwellings in the R, Rural District located within Plain Township. West is a multi-unit residential development under construction in the L-AR-1, Limited Apartment Residential District.
- The site is within the planning boundaries of the *Rocky Fork Blacklick Accord* (2003), which recommends “Village Residential” and “Natural/Rural Corridor” land uses at this location.

- The site is located within the boundaries of the Rocky Fork Blacklick Accord Panel, whose recommendation is for approval.
- Staff concurs with the applicant's analysis of the seven practical difficulties in achieving this proposed development and lot split.

CITY DEPARTMENTS' RECOMMENDATION: Approval

Staff finds the proposal consistent with the *Rocky Fork-Blacklick Accord* guidelines which include the delineation of street trees along Harlem Road and centralized open space as an organizing element of the proposed apartment complex.

STATEMENT IN SUPPORT OF VARIANCES

APPLICATION: CV25-099

Location: 6955 Harlem Road (43081), being 5.604± acres located on the west side of Harlem Road, approximately 882 feet north of Central College Road.

Parcel Numbers: 010-278013 and 010-330400

Existing Zoning: L-M, Limited Manufacturing District.

Proposed Use: Multi-unit residential development (Phase III of Maison Apartments).

Applicant: Preferred Living; 750 Communications Parkway, Suite 200; Columbus, OH 43214.

Property Owner: Norman D. Singer; 5918 Wyndale Drive; Westerville, OH 43081.

Attorney/Agent: David Hodge; Underhill & Hodge LLC; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.

Area Commission / Accord Panel: Rocky Fork–Blacklick Accord Panel.

Planner: Brandon Carpenter

Date: April 8, 2026

I. INTRODUCTION:

The subject property consists of 5.604 acres located on the west side of Harlem Road, approximately 882 feet north of Central College Road. The site lies within the Rocky Fork–Blacklick Accord planning area and has a distinctive zoning history that reflects both changing market conditions and consistent community planning goals.

In 2022, Preferred Living secured zoning approval for Phase I of the Maison apartment community on property immediately south of the subject tract. In 2024, approvals were granted for Phase II, located directly to the west. Together, those rezonings established the framework for a high-quality, multi-phase residential community centered on Harlem Road, with a cohesive architectural and amenity system.

In early 2025, a different development group obtained rezoning of the subject property to L-M, Limited Manufacturing District, intending to develop a warehouse or industrial facility. That project was never developed, leaving the site vacant.

Preferred Living now proposes to incorporate the property as Phase III of the Maison community, ensuring continuity of design, circulation, and amenities with the previously approved phases. The proposed development will be located on Tract 1, consisting of 3.911 acres, with the remaining land subdivided into Tracts 2 and 3 as part of a coordinated lot split and recombination process. Tract 2, consisting of 1.428 acres, will remain as a separate parcel within the R, Rural District, and Tract 3, consisting of 0.265 acres, will be combined with an adjacent parcel. This parcel reconfiguration is necessary to create a conforming development tract while rationalizing the remaining land consistent with existing zoning district boundaries and approved development plans.

II. VARIANCES REQUESTED:

Tract 1:

1. Section 3333.18 – Building line. The Applicant requests a variance to reduce the minimum building line from 40 feet to 25 feet along Harlem Road.
2. Section 3333.255 – Perimeter yard. The Applicant requests a variance to reduce the minimum perimeter yard along the south perimeter to zero feet and along the west perimeter to 10 feet.
3. Section 3312.21(D) – Perimeter parking lot screening. The Applicant requests a variance to reduce the minimum parking lot perimeter landscaping from 4 feet to zero feet.
4. Section 3309.14 – Height. The Applicant requests a variance to increase the maximum building height from 35 feet to 39 feet.

Tract 2:

5. Section 3332.06 – R-rural area district requirements. The Applicant requests a variance to reduce the minimum permitted lot area in the R, rural district to 1.428 acres.

Tract 3:

6. Section 3332.06 – R-rural area district requirements. The Applicant requests a variance to reduce the minimum permitted lot area in the R, rural district to 0.265 acres.

III. STATEMENT IN SUPPORT:

The requested variances are consistent with the intent and policies of the Rocky Fork–Blacklick Accord and are necessary to allow the site to be developed in a manner that complements Phases I and II of the Maison community. The Accord calls for compact development patterns within town and village clusters, with defined edges and transitions, rather than unnecessary sprawl. Allowing the building line to shift from forty feet to twenty-five feet provides the flexibility needed to cluster buildings efficiently along Harlem Road, while maintaining a unified frontage with existing development. This outcome is fully aligned with the Accord’s guiding principles of compact development, housing diversity, and integration of open space and amenities as organizing elements of site planning.

Equally important, the reduced building line directly aligns with the 25-foot building line already approved for Phase I of the Maison apartments to the south. Matching this established setback ensures continuity along Harlem Road, promotes a cohesive streetscape, and avoids the inconsistent or staggered appearance that would result if Phase III were required to observe a deeper setback. This coordinated frontage reflects thoughtful urban design and strengthens the visual and functional connection between all phases of the Maison community.

The perimeter yard and perimeter screening variances are similarly justified and limited in scope. The requested perimeter yard variances apply along the south property line, where the yard is reduced to zero feet, and along the west property line, where a 10-foot perimeter yard is provided. Both property lines effectively represent internal boundaries between Phase III and earlier phases of the same Maison apartment community. These reduced perimeter yards allow efficient integration of buildings, parking, circulation, and open space between phases while maintaining appropriate building separation and landscaping. Because these conditions exist solely between phases of the same development and do not affect unrelated adjoining properties, the variances do not adversely impact surrounding property owners or the general welfare.

The lot area variances requested for Tracts 2 and 3 are necessary to allow subdivision and reconfiguration of the subject property. The proposed development tract, Tract 1, must be created from the existing 5.604-acre parent parcels. This subdivision results in residual tracts that do not meet the minimum five-acre lot area required by Section 3332.06 for the R, Rural District. Tract 2 will remain as a 1.428-acre parcel, and Tract 3 will be combined with an adjacent parcel as part of a coordinated land assembly. Strict application of the minimum lot area requirement would prevent the orderly subdivision and recombination of property necessary to implement the approved development and rationalize parcel boundaries. These variances do not increase development intensity or introduce new incompatible uses, but instead allow the creation of logical parcel configurations consistent with sound planning and existing zoning approvals.

1. AREA VARIANCE CRITERIA:

Reasonable Return / Beneficial Use: Without the requested variances, the property cannot be subdivided and developed in a manner that allows the creation of the proposed development tract and integration with the existing Maison community. Strict application of the perimeter yard requirement along the south and west property lines would impose artificial separation between phases of the same unified development and prevent efficient site design. Relief is therefore necessary to allow beneficial use of the property consistent with the coordinated development plan.

Substantiality of the Variances: The requested variances are modest and reasonable in context. The 15-foot building line reduction aligns with the established setback of Phase I. The perimeter yard and screening variances apply only along an internal boundary between phases of the same development. The lot area variances for Tracts 2 and 3 result from the necessary subdivision of the parent parcel and are required solely to allow parcel reconfiguration. These adjustments are limited in scope and do not represent substantial deviations from the intent of the Code.

Character of the Neighborhood / Impact on Adjoining Properties: The variances will not alter the essential character of the area or adversely affect adjoining properties. The building line, yard, and screening variances integrate Phase III with the existing

Maison community. The lot area variances affect only residual parcels created through subdivision and do not introduce new development or incompatible uses. The character of the neighborhood will remain residential and consistent with surrounding development.

Delivery of Governmental Services: None of the requested variances will adversely affect the delivery of governmental services. Utilities, emergency access, and public services will continue to function normally. The area variances relate only to parcel configuration and do not affect infrastructure or service provision.

Knowledge of the Zoning Restrictions: While the Applicant was aware of the applicable zoning requirements, the requested variances arise from the necessity of subdividing the parent parcel to create the approved development tract and properly configure the remaining land. These conditions reflect practical realities of parcel geometry and zoning district boundaries rather than any attempt to circumvent zoning requirements.

Feasible Alternatives: No feasible alternative exists to achieve the approved development and parcel configuration without the requested variances. Strict compliance would prevent creation of the development tract and orderly reconfiguration of the remaining land. The requested variances represent the only practical means to implement the approved development and rationalize parcel boundaries.

Spirit and Intent of the Code / Substantial Justice: The spirit and intent of the zoning code are to promote orderly development and protect neighborhood character. The requested variances further these objectives by allowing integrated residential development consistent with prior approvals and facilitating logical parcel boundaries. Substantial justice is achieved by granting the variances, which enable appropriate development while maintaining compatibility with surrounding uses.

2. COLUMBUS CITY COUNCIL CRITERIA:

This request satisfies the standards set forth in Columbus City Code for City Council granting companion area variances. The property is uniquely situated as a parent parcel requiring subdivision to create the approved development tract and properly configure the remaining land. Strict application of the building line, yard, screening, and lot area requirements would create unnecessary impediments to orderly development and rational parcel configuration.

Approval of the variances will not adversely affect adjoining properties or the general welfare. The building line, yard, and screening variances integrate Phase III with existing development, while the lot area variances facilitate necessary parcel reconfiguration without increasing development intensity or introducing incompatible uses. The result is a cohesive and well-planned residential community consistent with the Rocky Fork–Blacklick Accord and the character of the Harlem Road corridor.

IV. CONCLUSION:

This application represents the natural extension of a successful, multi-phase residential community fully consistent with the vision of the Rocky Fork–Blacklick Accord. The requested variances are modest, reasonable, and necessary to allow integrated development of Phase III and reconfiguration of the parent parcel.

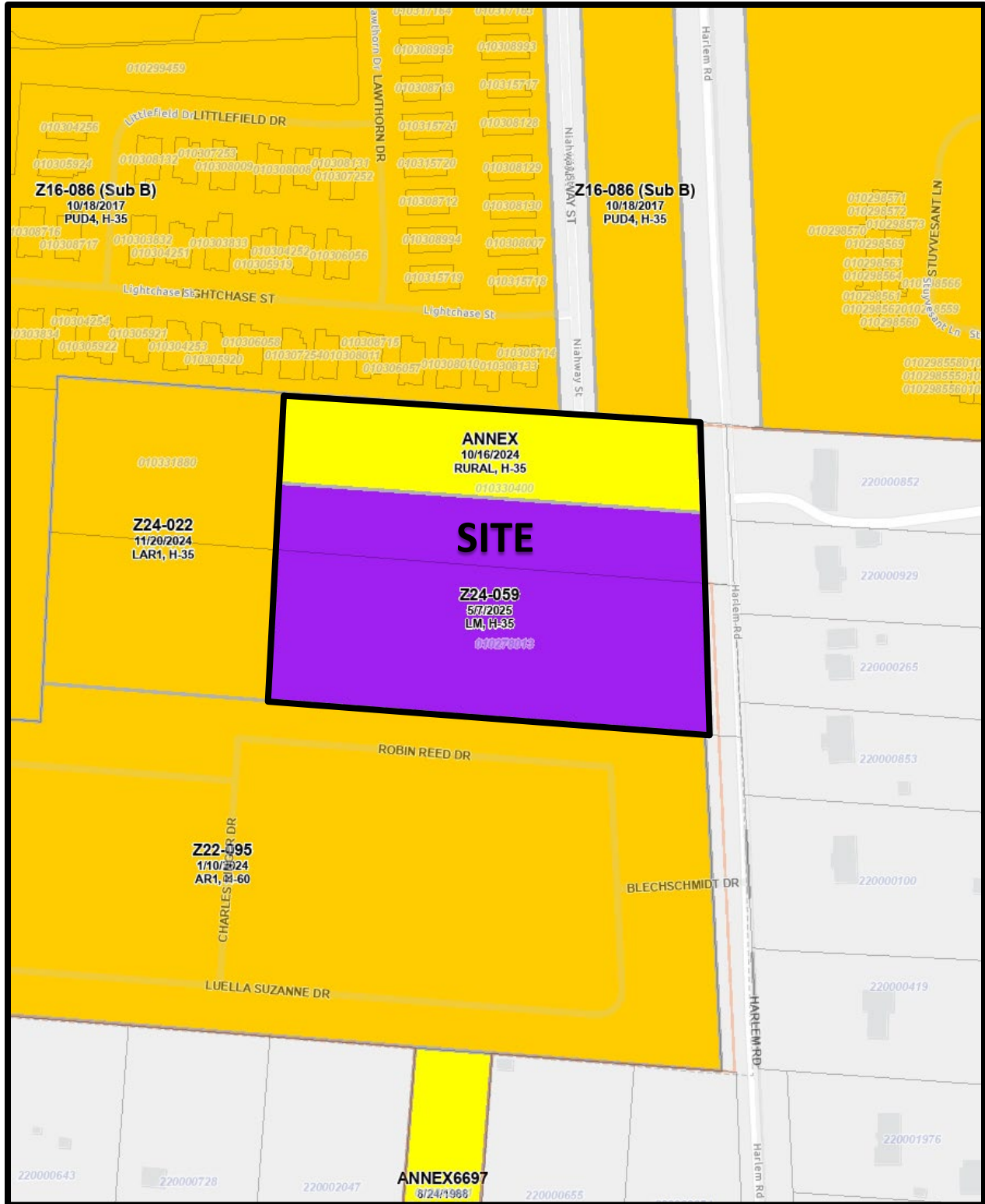
By reducing the building line, eliminating internal perimeter yard and screening requirements, and permitting appropriate lot area variances to facilitate subdivision and recombination of land, the requested relief allows orderly development consistent with sound planning principles and existing approvals. The variances meet the applicable legal standards and will not adversely affect surrounding properties or the general welfare.

For these reasons, the Applicant respectfully requests that the Columbus City Council approve the requested variances

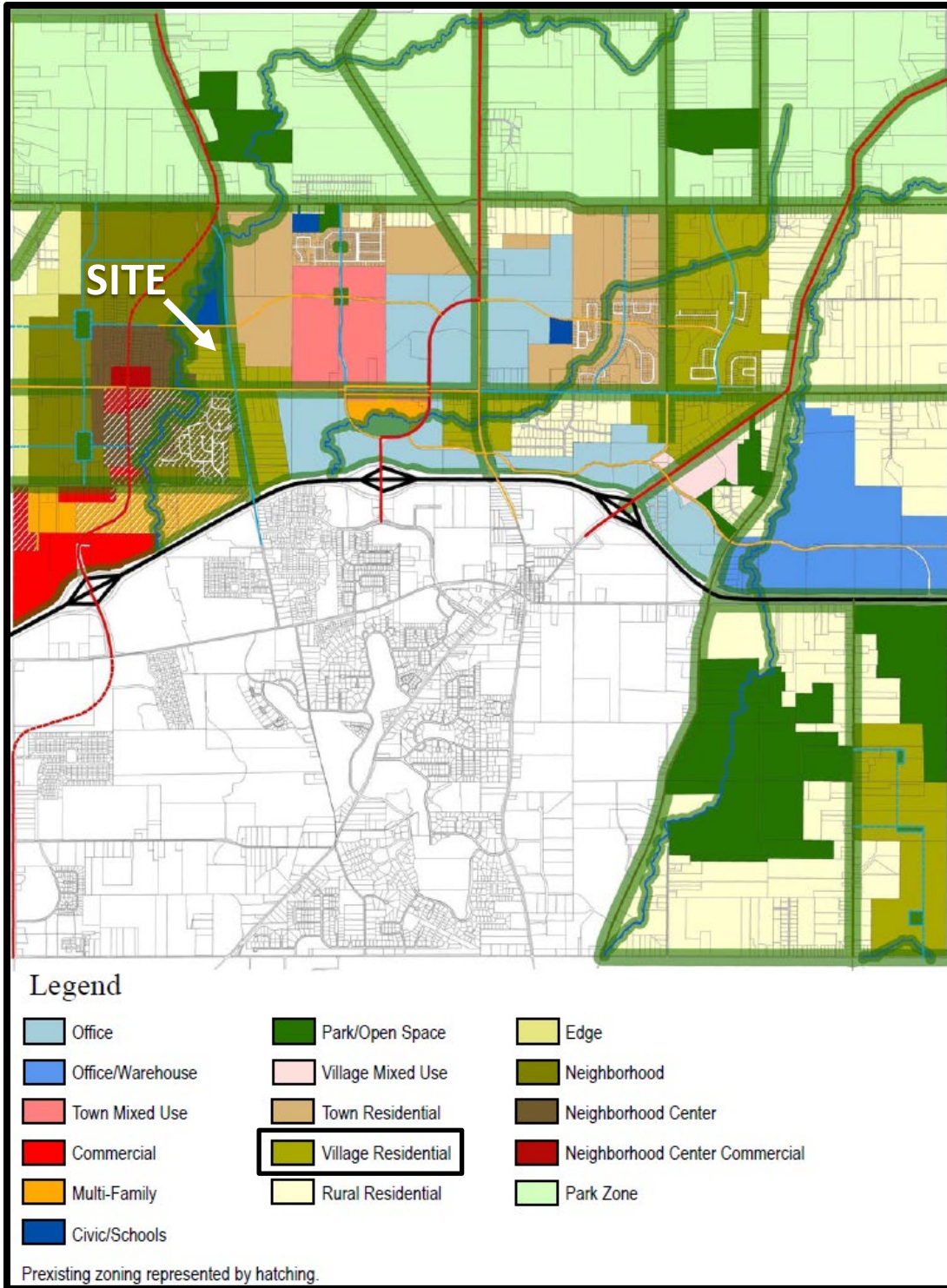
Respectfully submitted,



David Hodge
Underhill & Hodge LLC
Attorney for the Applicant



CV25-099
6955 Harlem Rd.
Approximately 5.6 acres



CV25-099
6955 Harlem Rd.
Approximately 5.6 acres

**THE ROCKY FORK BLACKLICK ACCORD
IMPLEMENTATION PANEL
December 18th, 2025
RECORD OF PROCEEDINGS**

6955 Harlem Rd (Z25-054 & CV25-099)

Review and action regarding a Columbus application to rezone 4.4 acres from L-M Limited Manufacturing to AR-1 Apartment Residential District (H-35)

Acreage: 4.4

Current Zoning: L-M Limited Manufacturing

RFBA District: Village Residential

Proposed Zoning: AR-1 Apartment Residential District (H-35)

Applicant(s): Preferred Living c/o David Hodge

Property Owner(s): Norman Singer

STAFF COMMENTS:

Planning supports the application as presented. The Rocky Fork Blacklick Accord plan (2003) recommends “Village Residential” uses at this location. Staff finds the proposal consistent with RFBA guidelines including the delineation of street trees along Harlem Road, centralized open space as an organizing element, and lighting plan consistent with the RFBA plan.

Staff finds the proposed uses/densities to be appropriate based on location and surrounding development patterns along Harlem Road. The proposed site is a continued phase of the preferred living development on the adjacent parcels to the south.

MOTION:

To recommend approval of the City of Columbus rezoning and council variance applications Z25-054 and CV25-099 within the Accord study area as presented.

RESULT:

This motion was unanimously approved (6-0-0)

Mr. Brubaker	Yes
Mr. Chappellear	Yes
Mr. Harper	Yes
Mr. Billman	Yes
Mr. Paul	Yes
Mr. Smithers	Yes

Council Variance Application - Online

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-099

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:

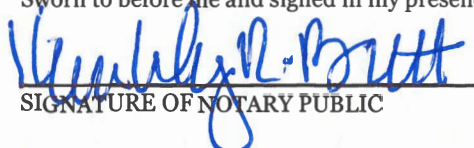
For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

<p>1. Norman and Lois Singer 5918 Wyndale Drive Westerville, Ohio 43081 (Zero Columbus-based employees)</p>	<p>2. Preferred Living 750 Communications Parkway, Suite 200 Columbus, Ohio, 43214 (78 Columbus-based employees)</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 8th day of April, in the year 2020


SIGNATURE OF NOTARY PUBLIC

1-11-2031
My Commission Expires

Notary Seal Here



Kimberly R Butt
Notary Public, State of Ohio
My Commission Expires 01-11-2031

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