

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 8, 2025**

1. **APPLICATION:** [Z25-005](#)  
**Location:** **8570 N. HIGH ST. (43035)**, being 14.9± acres located on the east side of North High Street, 300± feet north of Lazelle Road (318-343-01-006-000 and 318-343-01-008-000; Far North Columbus Communities Coalition).  
**Existing Zoning:** R, Rural District (pending annexation).  
**Request:** ARLD, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Preferred Living, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.  
**Property Owner(s):** Ronald H. Rice, Successor Trustee; P.O. Box 65; Grove City, OH 43123.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

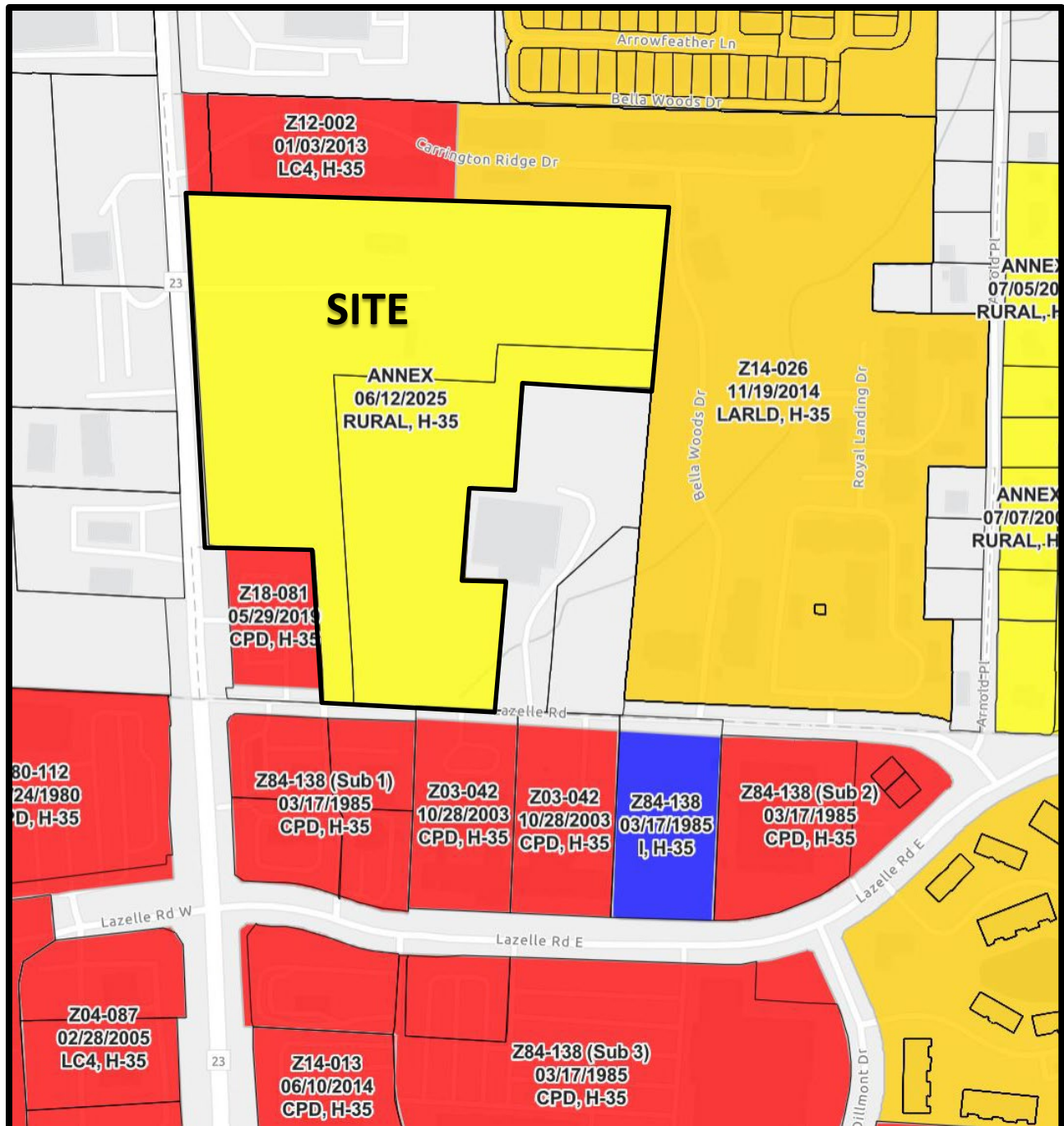
**BACKGROUND:**

- The 14.9± acre site consists of one undeveloped parcel and one parcel developed with a single unit dwelling, a cell tower and a garage, in the C-2, Commercial District of Orange Township. Both parcels are pending annexation into the City of Columbus, after which they will be assigned the R, Rural District. The applicant requests the ARLD, Apartment Residential District to allow for a multi-unit residential development with up to 17.4 dwelling units per acre.
- To the north and east are multi-unit dwellings in the L-C-4, Limited Commercial District, and L-ARLD, Limited Apartment Residential District. To the south is a gas station in the CPD, Commercial Planned Development District. To the west are auto repair shops and a gas station in the PC, Planned Commercial and Office District of Orange Township.
- Concurrent Council Variance CV25-011 has been filed to reduce the required building line and perimeter yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the planning area of the *Far North Area Plan* (2014) which recommends “Mixed Use (Community)” land uses at this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of North High Street as a Suburban Commuter Corridor requiring 160 feet of right-of-way from centerline.

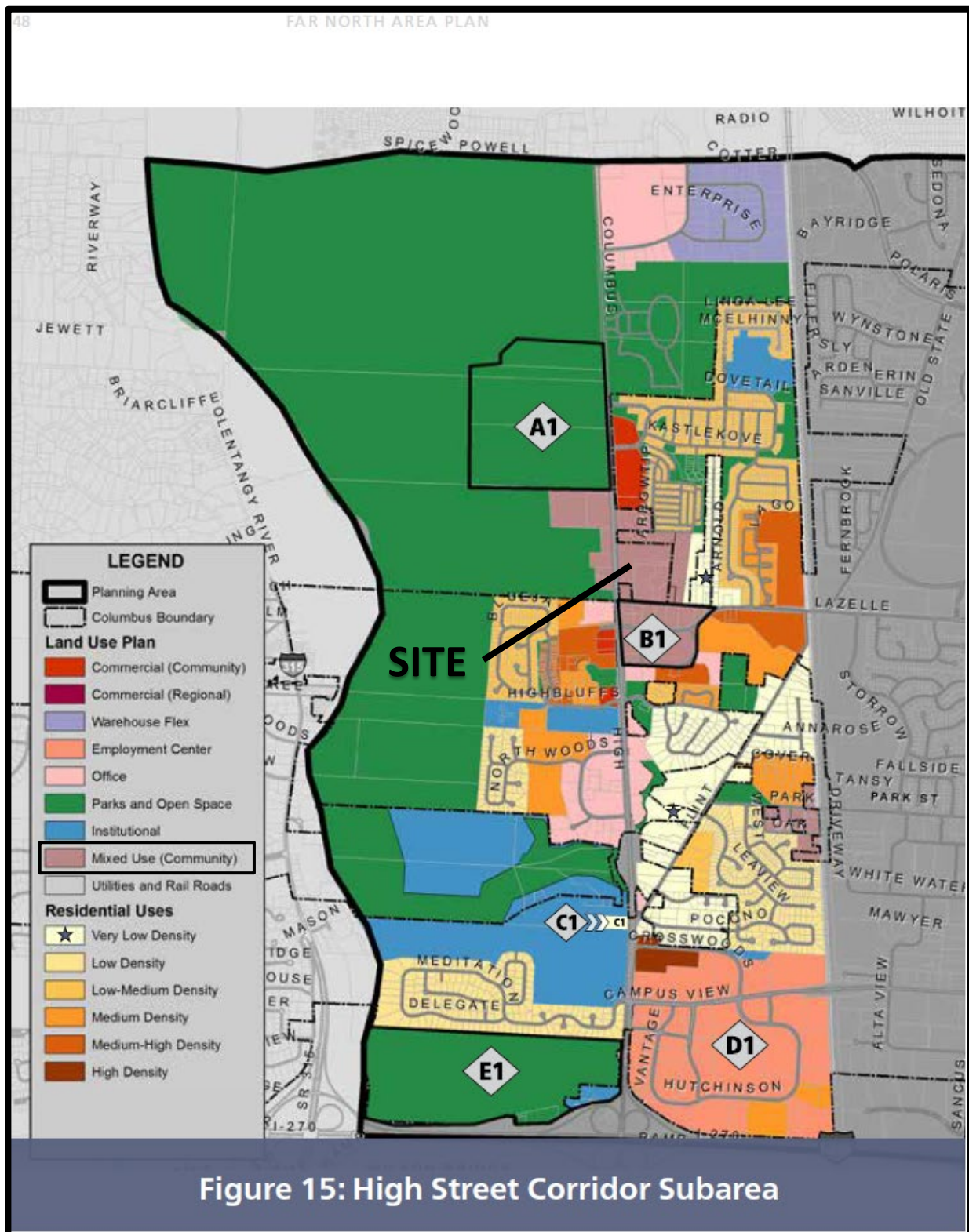
**CITY DEPARTMENTS' RECOMMENDATION:** ~~Conditional~~ Approval.\*

The requested ARLD, Apartment Residential District will allow a multi-unit residential development with up to 17.4 dwelling units per acre. The proposal is generally consistent with the land use recommendations of the *Far North Area Plan* of "Mixed Use (Community)" land uses, which includes residential uses at a density of 10-16 du/acre. ~~At the time this staff report was finalized, the traffic impact study was still under review. Additional commitments or access revisions may be necessary based on the results of the approved traffic impact study. Upon the resolution of any traffic comments and with approval of the pending traffic impact study, City Departments' recommendation can be for full approval.~~

\*Traffic-related commitments have been added to concurrent CV25-011 to the satisfaction of the Division of Traffic Management.



Z25-005 & CV25-011  
R to ARLD  
8570 N. High St.  
Approximately 14.9 acres



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## Standardized Recommendation Form

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** Z25-005 & CV25-011

**Address** 8570 N HIGH STREET

**Group Name** FNCCC

**Meeting Date** April 1, 2025

**Specify Case Type**

<input type="checkbox"/>	<b>BZA Variance / Special Permit</b>
<input checked="" type="checkbox"/>	<b>Council Variance</b>
<input checked="" type="checkbox"/>	<b>Rezoning</b>
<input type="checkbox"/>	<b>Graphics Variance / Plan / Special Permit</b>

**Recommendation** (Check only one)

<input checked="" type="checkbox"/>	<b>Approval</b>
<input type="checkbox"/>	<b>Disapproval</b>

**LIST BASIS FOR RECOMMENDATION:**

Location is difficult - this project is a good fit for this property. No surrounding single family homes.

**Vote** 8-0

**Signature of Authorized Representative** James Palmisano

**Recommending Group Title** FNCCC President

**Daytime Phone Number** 614/795-5877

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

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-005

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. Ronald H. Rice, Successor Trustee P.O. Box 65 Grove City, Ohio 43123	2. Preferred Living 750 Communications Parkway Columbus, Ohio 43214
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 4th day of February, in the year 2025

*Elizabeth Caron*  
SIGNATURE OF NOTARY PUBLIC

January 26, 2030  
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.*