

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

1. **APPLICATION:** [Z24-002](#)
Location: **5432 N. HAMILTON RD. (43054)**, being 1.55± acres located 300± feet east of North Hamilton Road, and 760± feet north of Thompson Road (010-295572; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: AR-2, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): ~~Homeport~~ **Hamilton Place Homes LLC**; c/o Laura M. Comek, Atty.; Comek Law; 17 South High Street, Suite 100; Columbus, OH 43026.
Property Owner(s): ~~EQ 5430 N. Hamilton LLC; 4653 Trueman Boulevard, Suite 100; Hilliard, OH 43026.~~ **Hamilton Place Homes LLC**; c/o **Laura M. Comek, Atty.; Comek Law; 17 South High Street, Suite 100; Columbus, OH 43026.**
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

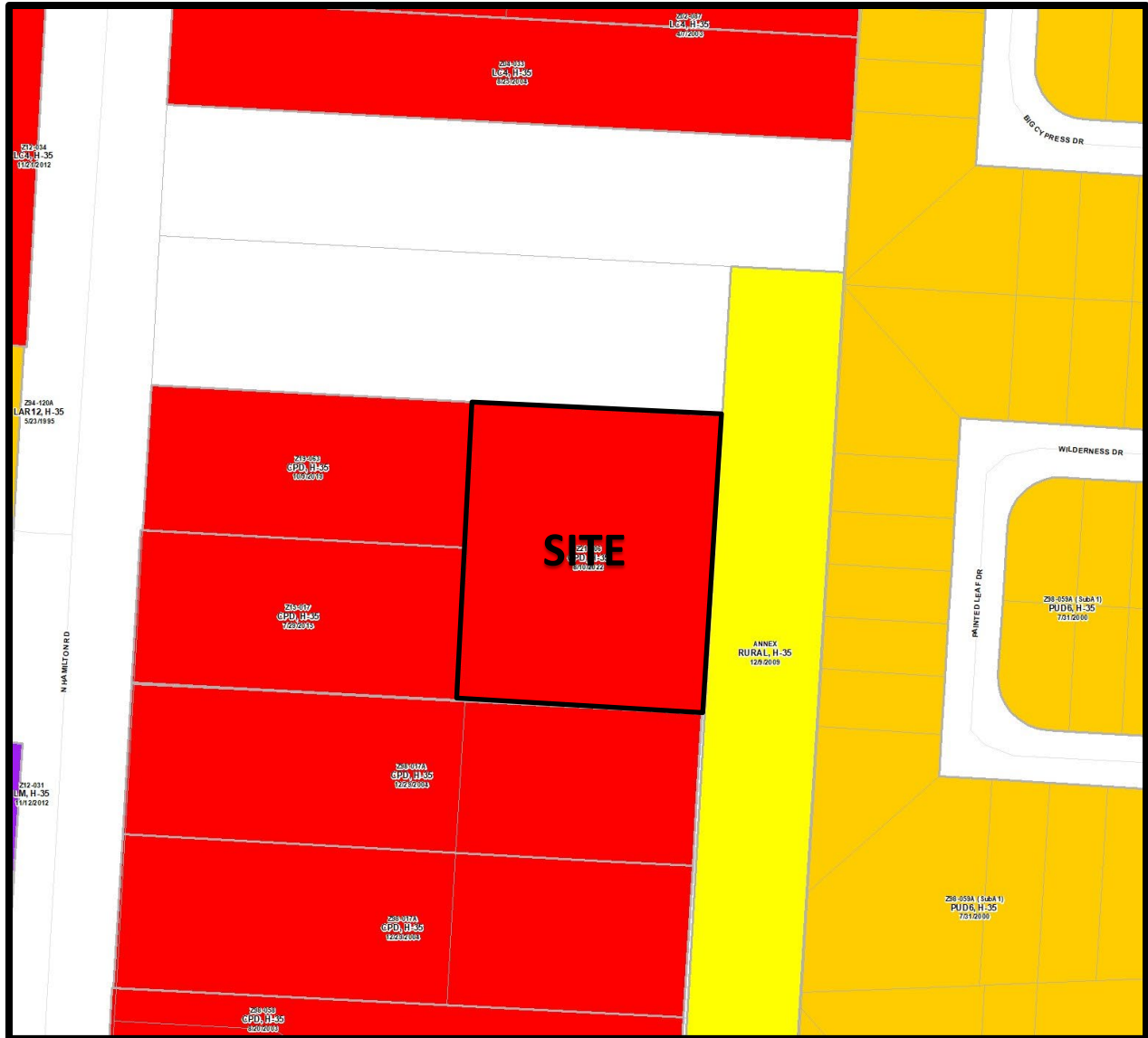
BACKGROUND:

- The 1.55± acre site consists of one undeveloped parcel in the CPD, Commercial Planned Development District. The applicant requests the AR-2, Apartment Residential District to allow a multi-unit residential development.
- To the north is a single-unit dwelling in Plain Township. To the east is a single-unit dwelling in the R, Rural District. To the south is commercial development in the CPD, Commercial Planned Development District. To the west is a bank and a gas station in the CPD, Commercial Planned Development District.
- Concurrent CV24-130 has been filed to vary building height, perimeter yard, required parking, parking lot shade trees, side and rear yard requirements, frontage requirements, and commits to a site plan. 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 *Northland Plan – Volume II* (2002), which recommends “Preserve District” land uses at this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for disapproval.
- The *Columbus Multimodal Thoroughfare Plan* (2018) identifies this portion of North Hamilton Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: ~~Conditional~~ Approval

The requested AR-2, Apartment Residential District will allow a multi-unit residential

development that is consistent with this recommendation and of a comparable intensity to residential uses to the east. The proposal is consistent with the *Northland Plan Volume II*'s land use recommendation of "Preserve District" which recommends continuing the residential development pattern on the east side of Hamilton Road. ~~At the time this staff report was finalized, the traffic access study was still under review. Additional commitments or access revisions may be necessary based on the results of the approved traffic access study. Upon completion of the comment above, City Departments' recommendation can be for full approval.~~



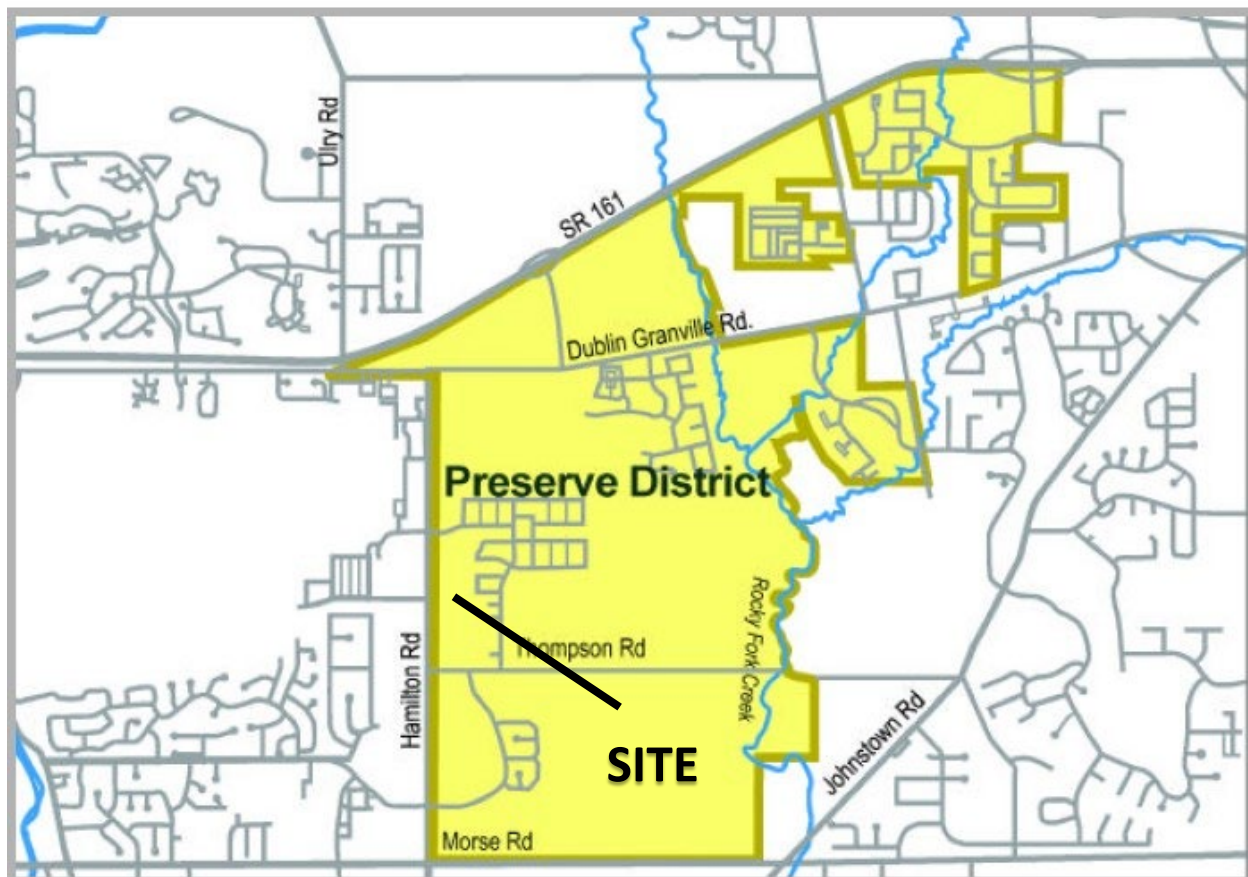
Z24-002
5438 N. Hamilton Rd.
Approximately 1.55 acres
CPD to AR-2

Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District

Z24-002
5438 N. Hamilton Rd.
Approximately 1.55 acres
CPD to AR-2





Z24-002
5438 N. Hamilton Rd.
Approximately 1.55 acres
CPD to AR-2



Northland Community Council
Development Committee

Report

October 30, 2024 6:00 PM
Columbus Metropolitan Library
5590 Karl Road (43229)

Meeting Called to Order: 6:00 pm by co-chairs Dave Paul and Bill Logan

Members represented:

Voting: (16): Albany Park (APHA), Blendon Chase (BCCA), Clinton Estates (CECA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

Case #1

Application #Z24-042 (Rezone 19.80 AC± from LC-4 to L-AR-1 to construct an apartment complex (“The Langham at Chestnut Hill”) consisting of 23 2- and 3-story buildings containing a total of 368 units and accessory uses with a planned density of 18.58 du/AC and a 45' mean building height in a 60' height district; *Look-see September 2024*) Ashear

Sean Mentel/Kooperman Mentel &
Matt Canterbury/The Daimler Group *representing*
The Daimler Group, Inc. (applicant)/Lurie Family LP (owner)
5295 N Hamilton Rd, 43230 (PID 545-257080)

- *The Committee approved (16-0) a motion (by APHA, second by NVHA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - That the applicant will attempt to engage with a majority of the adjacent residential property owners along the west perimeter of the site to explore mutually-agreeable options to install a fence, both for screening and to limit pedestrian traffic on to and off of the site via those properties; said engagement to be facilitated by and/or with the Asbury Ridge of New Albany HOA.

Case #2

Application #Z24-043 (Rezone 10.8 AC± from LC-4 to L-ARLD to construct an apartment complex (“Langham at Chestnut Hill Annex”) consisting of 17 2- and 3-story buildings containing a total of 188 units and accessory uses with a planned density of 17.4 du/AC and a 45' mean building height in a 60' height district; *Look-see September 2024*) Saltzman

Sean Mentel/Kooperman Mentel &
Matt Canterbury/The Daimler Group *representing*
The Daimler Group, Inc. (applicant)/C Krisiewicz, Trustee (owner)
5097 N Hamilton Rd, 43230 (PID 600-298791, 545-187777)

- *The Committee approved (16-0) a motion (by APHA, second by PCHA) to **RECOMMEND APPROVAL** of the application.*

Next and final meeting of 2024: Wednesday, December 4, 2024

First meeting of 2025: Wednesday, January 29, 2025

- Case #3** Application #Z24-002/CV24-130 (Rezone 1.55± AC from CPD to AR2 to construct up to 60 multifamily affordable housing units in a 4-story building at a density of 38.7 du/AC and a 50' height district; concurrent CV to vary from §3312.49 (parking reduction to 1 space/du), 3312.25 (reduce parking setback to 0; §3312.21(A) (eliminate parking lot island/tree requirements); §3333.24 and 3333.255 (reduce side and rear yard setbacks; reduce perimeter yard to 0); §3333.26 increase mean building height to 50'); The Committee *did not support CV23-131 in December 2023 prior to OHFA funding*) Saltzman
- Laura M. Comek/Comek Law and Aaron Wasserman/Homeport
representing
Homeport
5432 N Hamilton Rd, 43230 (PID 010-295572)
- *The Committee approved (15-0 w/ 1 abstention) a motion (by NVHA, second by PCHA) to **RECOMMEND DISAPPROVAL** of the application.*¹

- Case #4** Application #BZA24-132 (Public presentation concerning the proposed operation of an Adult-Use Cannabis retail dispensary under the Ohio Medical Marijuana Control Program (OMMCP) as required under §3389.151 to qualify for a BZA special permit for such operation) Friesen
- Jacob Hicks/Tenax Strategies and Daniel Kessler/RC Retail 2
representing
RC Retail 2/Riviera Creek
(West Albany Crossing Lot 2) 6500-6550 N Hamilton Rd, 43081 (PID 010-298433)
- *The applicant provided a presentation to the Committee and guests that fulfilled the requirements of §3389.151.*²

Executive Session 8:20 pm

Meeting Adjourned 8:40 pm

¹ While the Committee recognized improvements to the current application and site plan versus those presented for CV23.131 (of which it recommended disapproval), particularly with regard to parking, and recognized the need for affordable/attainable housing in the area, the Committee felt that the proposed density of this project at 38.7 du/AC was still much too high to be compatible with this parcel and its location.

² The Committee's primary concerns about this application pertained not to the use, but to traffic impact and issues connected with the roundabout planned to be constructed on North Hamilton Road immediately adjacent to the site. The applicant acknowledged their understanding of this and confirmed that they continue to discuss with the City.

MEETING DATE: JANUARY 9, 2025

Application #: Z24-002	Requested District: AR-2 (H-35)	Address: 5432 N. HAMILTON RD. (43054)
Length of Testimony: <u>20</u> 4:30 → 4:50	Motion to Vote: <u>17</u> Second: <u>14</u>	Staff _____ Approval _____ Disapproval _____ Position: <u>X</u> Conditional Approval
# Speakers _____ Support: _____ Opposition: <u>2</u>	Development Commission Vote: <u>5</u> Yes <u>1</u> No <u>0</u> Abstain	Area Comm/ _____ Approval <u>X</u> Disapproval _____ Civic Assoc: _____ Conditional Approval
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Y Fitzpatrick	Y Ingwersen
	Y Keyes-Shanklin	ABSENT Golden
	ND Conroy	Y Onwukwe
	Y Carey	
+ = Positive or Proper - = Negative or Improper		
Land Use	+	+
Use Controls		
Density or Number of Units		-
Lot Size		
Scale	+	+
Environmental Considerations		
Emissions		
Landscaping or Site Plans	+	+
Buffering or Setbacks	+	+
Traffic Related Commitments	+	+
Other Infrastructure Commitments		
Compliance with City Plans		
Timeliness of Text Submission		
Area or Civic Assoc. Recommendation		-
Governmental or Public Input		
MEMBER COMMENTS:		
FITZPATRICK: REQUESTED USE IS LESS INTENSE THAN IT'S EXISTING ZONING DESIGNATION. APPLICANT HAS CLARIFIED "BUFFERING" QUESTIONS AND SIDEWALK CONNECTION TO NEAREST BUS SERVICE.		
INGWERSEN: THIS IS A DOWNGRADING OF COMMERCIAL TO RESIDENTIAL. DEVELOPER HAS EXTENSIVE EXPERIENCE IN AFFORDABLE HOUSING AND HAS GEARED THIS DEVELOPMENT TO THAT MARKET WHICH MAKES FOR A SUCCESSFUL HOUSING MIX.		
KEYES-SHANKLIN: The density of this development is a vast increase; however it does meet land use.		
GOLDEN: (ABSENT)		
CONROY: Use is good but density/height remains problematic - there is nothing of that scale w/in a mile of the site. They are also relying on the buffering of a private parcel btw the development + nearest single homes (single-family) - There is no guarantee that remains undeveloped.		
ONWUKWE: Appropriate land use even though it is setting precedence with 4-story structure.		
CAREY: Appropriate land use; density is high but compensated for by appropriate screening, pedestrian access, and public transit access.		

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 #: Z24-002

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)

of (COMPLETE ADDRESS)

Laura MacGregor Comek, Esq

17 S. High St. Cols, Oh 43215

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. <u>Homeport</u> <u>3443 Agler Rd</u> <u>Cols, Oh 43219</u> <u>35 ees</u>	2. <u>Hamilton Place Homes LLC</u> <u>3443 Agler Rd</u> <u>Cols, Oh 43219</u> <u>0 ees</u>
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 7th day of February, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



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