



## STATEMENT IN SUPPORT

**Application No.: CV23- 119**

**Location: 7450 HUNTINGTON PARK DRIVE (43235), located west of Huntington Park Drive, south of East Campus View Boulevard (610-211630 and 610-205680); Far North Columbus Communities Coalition; +/- 7.376 acres**

**Existing Zoning: CPD**

**Proposed Zoning: ARO**

**Proposed Height: H-60**

**Request: Variances concurrent with rezoning to accommodate redevelopment with site plan commitments.**

**Proposal: Multi-unit residential redevelopment**

**Applicant(s): Preferred Living**

**Attorney/Agent: David Hodge, Underhill and Hodge LLC**

**Property Owners(s): OH14 Columbus LLC c/o Judy Carter**

**Date of Text: November 8, 2023**

The Applicant submits this statement in support of its companion council variance application. The Applicant submitted a rezoning application to rezone the site from CPD to ARO to allow redevelopment of the site with a 204-unit residential development. The Applicant submits this companion council variance application to request area variances to allow the development to be developed as proposed.

The subject site was a portion of Subarea 6 as described in Zoning Case Z81-115. In 1993, Subarea 6 was rezoned and divided into two new Subareas – Subareas 6A and 6B (Z92-067). The subject site and adjacent properties to the south and west (across Huntington Park Drive) are located within Subarea 6A of that ordinance and zoned CPD. The adjacent property to the north is located within Subarea 6B of that ordinance and zoned CPD. The property to the east, across rail road tracks, are zoned M2.

The subject site is located within the Crosswoods neighborhood on the north side of Columbus. The subject site is also located within the boundary of the Far North Columbus Communities Coalition and the Far North Area Plan. The Far North Plan recommends employment center uses for this property. This area is generally comprised of a mix of commercial uses including office, retail, restaurant, and hotel. However, the Crosswoods Residential Community Reinvestment Area was recently established to spur residential development within the neighborhood and create a mixed-use community.

The Applicant proposes development of the site with a number of apartment buildings providing approximately 204 dwelling units on the 7.376 acre site, for a density of 27.657 dwelling units per acre. The site will provide at least the minimum number of code required parking spaces. The Applicant submits a conceptual rendering which this application to reinforce the developer's commitment to high-quality building design, materials, and aesthetics. The development will also provide residential amenities such as swimming pool and clubhouse.

To develop the project as proposed, the Applicant respectfully requests the following companion area variances:

1. Section 3333.255 – Perimeter Yard. The Applicant requests a variance to reduce the minimum perimeter yard from 25 feet to 3 feet from the north perimeter, to 9 feet from the east perimeter, and to 5 feet from the south perimeter.

The Applicant submits that the requested variances are the result of unusual and practical difficulties due to an irregular shape of lot and other conditions and that such variances will not seriously affect any adjoining property or the general welfare. First, the site is not a typical rectangle but, rather, is an irregular shape. The irregular shape of the lot creates unusual and practical difficulties to provide a site layout pursuant to the underlying development standards.

Accordingly, the Applicant request a variance to reduce the perimeter yard. While the buildings generally provide a substantial setback from perimeter lot lines, it was necessary to locate parking areas closer to the perimeter line in order to provide sufficient parking for the residents. Notably, this reduced perimeter yard is requested to accommodate parking area in the rear of the site. This parking area is generally consistent with the existing parking area on the property today, however, the site's existing zoning district does not require a 25 foot perimeter yard. The perimeter yard is a requirement resulting from the requested change in zoning district, but the practical parking area will not change much with respect to separation from the east property line.

The requested variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of Columbus residents.

The Applicant's goal is to redevelop the site in a manner that is consistent with the quality described by the Plan's development standards. The unusual and practical difficulty in carrying out the zoning district provisions with respect to building line and perimeter yard is a condition which warrants approval of variance concurrent to the rezoning request. Further, the requested variance is not substantial, nor will it cause substantial detriment to the neighborhood nor adjoining properties. The variance will not adversely affect the delivery of governmental services. Applicant respectfully submits that the intent behind the zoning requirements would be observed and substantial justice done by granting the requested variance.

Respectfully Submitted,



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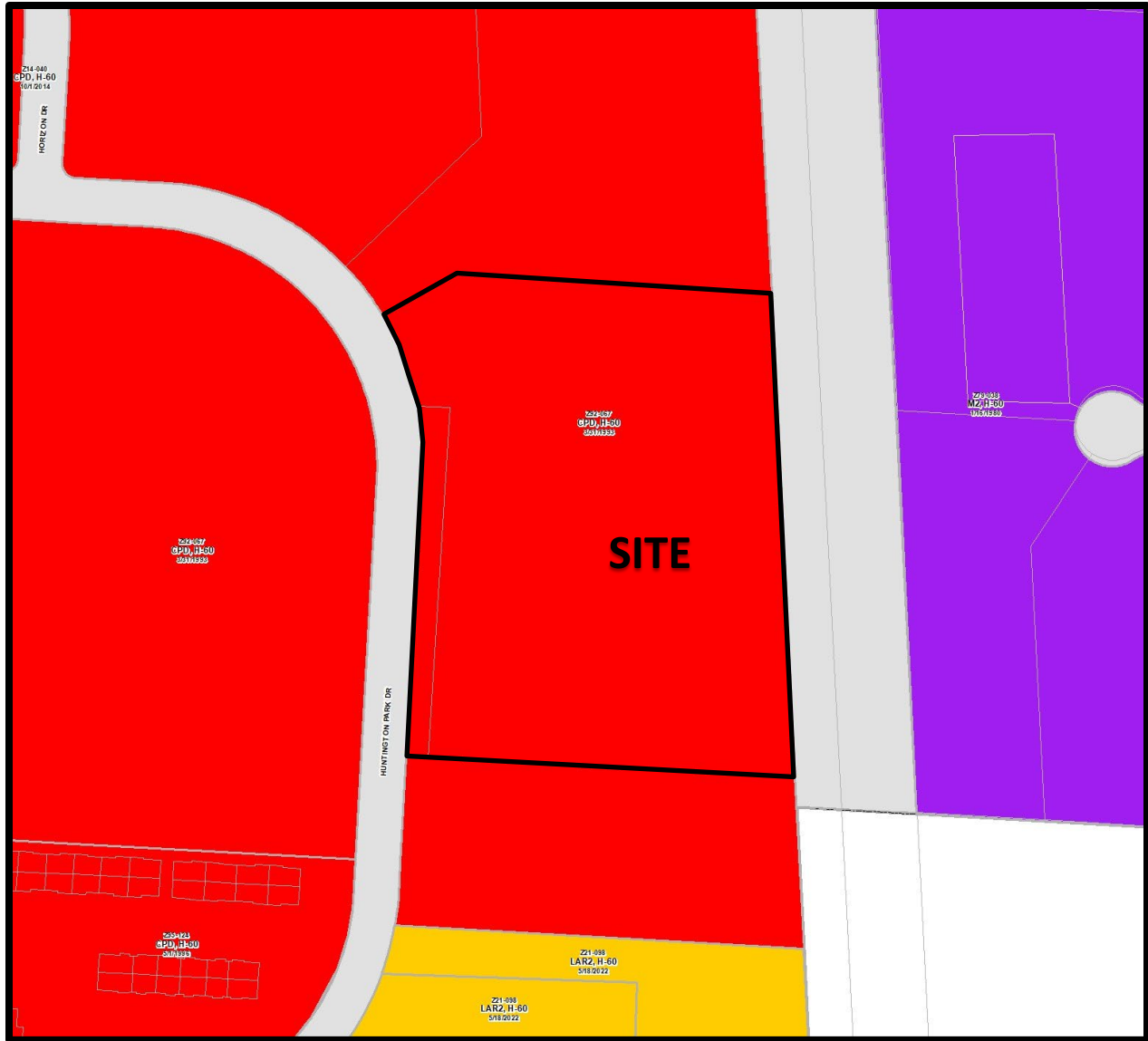
David Hodge  
Attorney for Applicant

Conceptual Building Elevation Provided for Informational Purposes Only

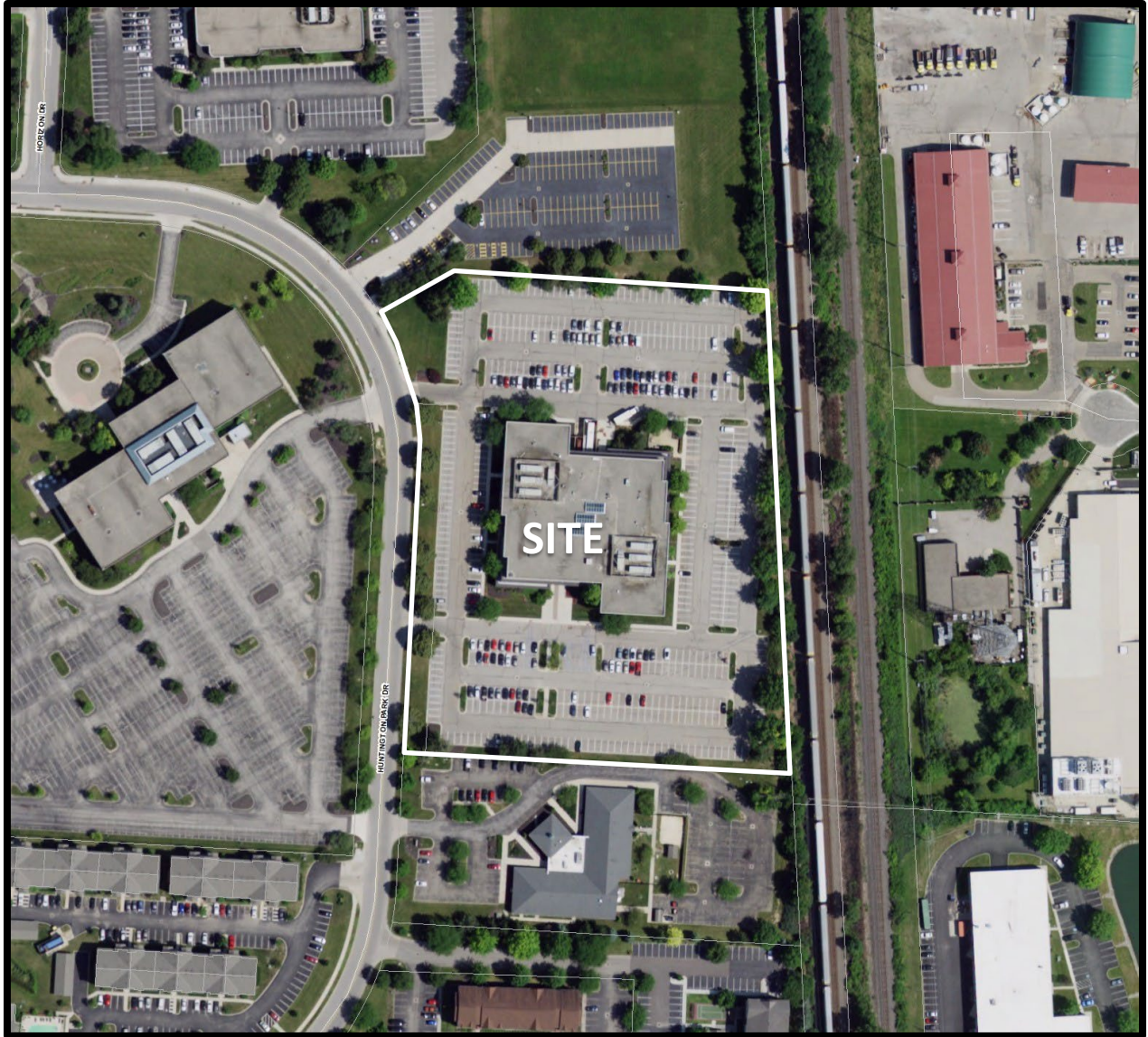


CONCEPTUAL RENDERING

E. York  
11-10-23



.....CV23-119  
7450 Huntington Park Dr.  
Approximately 7.39 acres



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7450 Huntington Park Dr.  
Approximately 7.39 acres

# 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** Z23-059 & CV23-119

**Address** 7450 Huntington Park Dr.

**Group Name** Far North Columbus Communities Coalition

**Meeting Date** 11-7-2023

**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:**

Agreed that this was a good use of the property, pleased that the number of units was decreased.

Note that our recommendation is for the updated version of the application and site plan that we received 11-7-2023.

The documents of this updated application and site plan are included on the email bearing this recommendation.

**Vote** 9-0

**Signature of Authorized Representative** *James G. 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 FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

# Council Variance 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 #: CV23-119

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, Underhill and Hodge LLC  
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054  
deposes and states that (he/she) 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:


Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

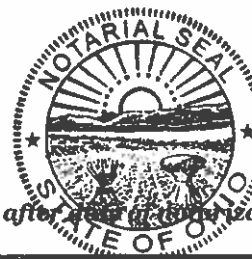
<p>1. Preferred Living 750 Communications Parkway, Suite 200 Columbus, Ohio 43214</p>	<p>2. OH14 Columbus LLC c/o Judy Carter 1521 Westbranch Drive, Suite #100 McLean, Virginia 22102</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 4th day of October, in the year 2023

 My Commission Expires 1-11-2026 Notary Seal Here



**KIMBERLY R. GRAYSON**  
Notary Public, State of Ohio  
My Commission Expires  
01-11-2026

*This Project Disclosure Statement expires six (6) months after the organization.*