

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 8, 2023**

- 8. APPLICATION:** [Z23-023](#)
Location: **4975 WARNER RD. (43081)**, being 5.41± acres located on the south side of Warner Road, 2,000 feet± west of North Hamilton Road (200-000617 & 200-000620; Rocky Fork-Black Accord).
Existing Zoning: R, Rural District (pending annexation).
Request: AR-1, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Living; c/o David Hodge, Atty.; Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Edward Hock, et al; 4975 Warner Road; Columbus, OH 43081.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

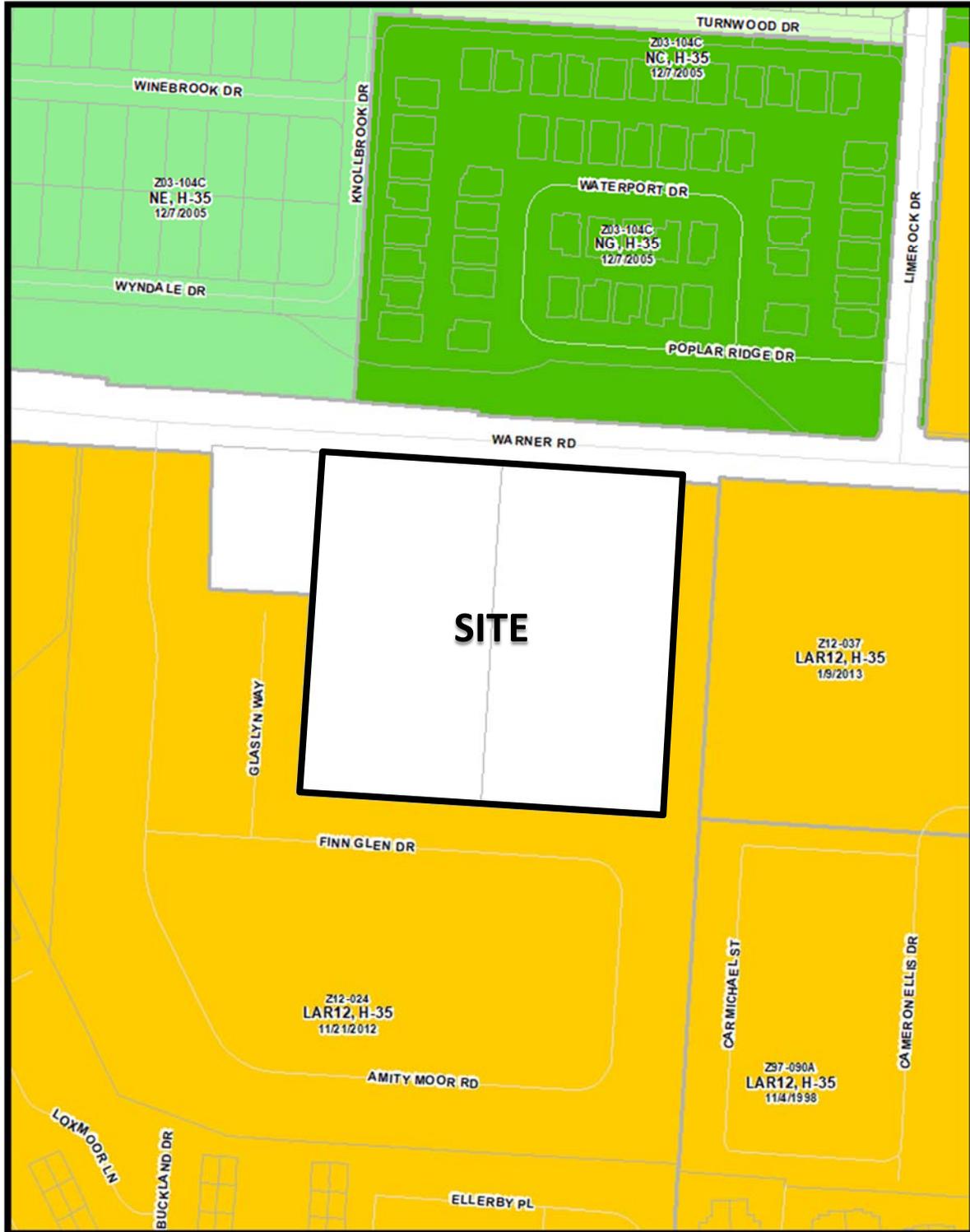
BACKGROUND:

- The 5.41± acre site consists of two parcels, each developed with a single-unit dwelling, and both pending annexation into the City of Columbus (ANX-08-23) after which they will be assigned the R, Rural District. The applicant requests the AR-1, Apartment Residential District to permit a multi-unit residential development.
- North of the site are single-unit dwellings in the NG, Neighborhood General District. South and east of the site are multi-unit residential developments in the L-AR-12, Limited Apartment Residential District. West of the site is a single-unit dwelling in the R, Rural District in Plain Township and multi-unit residential development in the L-AR-12, Limited Apartment Residential District.
- Concurrent Council variance CV23-035 has been filed demonstrating a 140-unit apartment complex and includes a variance to reduce the required perimeter yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Rocky Fork – Blacklick Accord* (2003), which recommends “Multi-family” land uses at this location.
- The site is located within the boundaries of the Rocky Fork – Black Accord Implementation Panel whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* (2018) identifies Warner Road as a Suburban Community Connector requiring 100 feet of right-of-way.

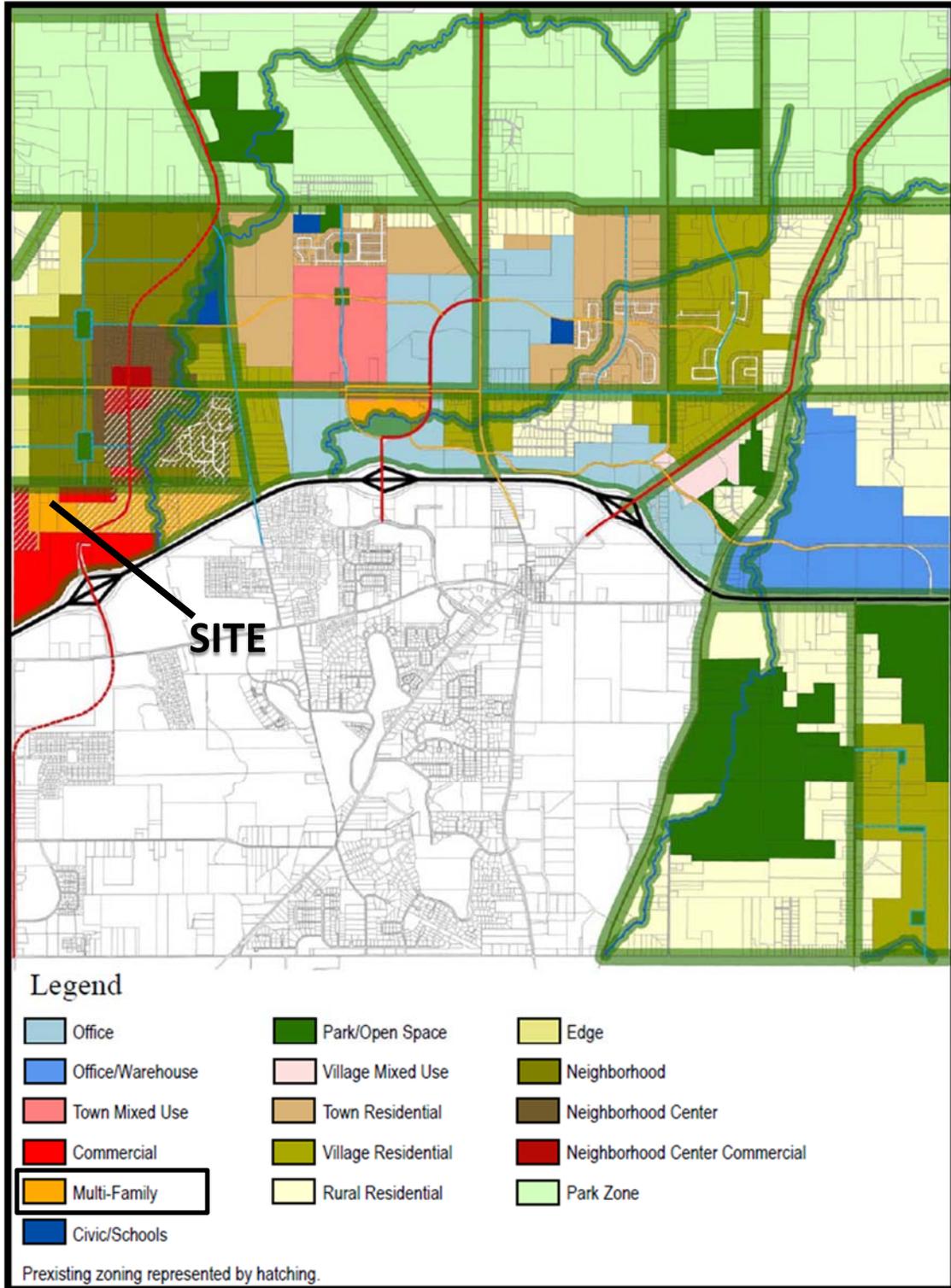
CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The proposed AR-1, Apartment Residential District will permit the redevelopment of the site with a

multi-unit residential development permitting up to 36.2 dwelling units per acre. The concurrent Council variance includes a site plan demonstrating 140 apartment units with a density of 25.88 dwelling units per acre. The *Rocky Fork – Blacklick Accord* recommends “Multi-family” land uses, consistent with the proposed AR-1 district. While the proposed density is higher than what is recommended, Staff notes that the proposed density is comparable to neighboring multi-unit residential developments in the area.



Z23-023
4975 Warner Rd.
Approximately 5.41 acres
R (pending annexation) to AR-1



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**THE ROCKY FORK BLACKLICK ACCORD
IMPLEMENTATION PANEL
May 18, 2023
RECORD OF PROCEEDINGS**

Z23-023 and CV23-035 4975 Warner Rd.

Conceptual review regarding a Columbus application to rezone, with variances, a site generally located west of Hamilton Rd and east of Lee Rd.

Acreage: 5.413ac +/-

Current Zoning: R, Rural (Annexation Pending)

RFBA District: Multi-Family

Proposed Zoning: AR-1(H-60)

Applicant(s): Preferred Living c/o Jared Smith

Property Owner(s): Edward Hock

STAFF COMMENTS:

The proposal was considered for conceptual review at the May 18, 2023 meeting, where panel comments surrounding traffic and density were noted. The panel motioned and unanimously recommended this application be moved to “For Action” during the meeting so it could be voted on.

Staff find the site design to be generally appropriate based on the Rocky Fork Blacklick Accord design standards. The applicant has taken steps to strictly adhere to the accord design standards by including active open space toward the center of the development, headlight screening around the entirety of the parking lot area, and street trees/landscaping throughout the site.

MOTION:

To recommend approval of a City of Columbus rezoning and council variance application within the Accord study area with condition that lighting be shown on the site plan and that the applicant provide a list building materials to staff.

RESULT:

This motion was approved (8-0-0)

Ms. Boni	Yes
Mr. Brubaker	Yes
Mr. Chappellear	Yes
Mr. Gupta	Yes
Mr. Herskowitz	Yes
Mr. Harper	Yes
Mr. Paul	Yes
Mr. Smithers	Yes
Mr. Sellers	Yes

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 #: Z23-023

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 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. Edward Hock 4975 Warner Road Westerville, OH 43081</p>	<p>2. Michael and Linda Lee 5009 Warner Road Westerville, OH 43081</p>
<p>3. Preferred Living 750 Communications Parkway, Suite 200 Columbus, Ohio 43214</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 11th day of April, in the year 2023

[Signature]
SIGNATURE OF NOTARY PUBLIC

1-11-2026
My Commission Expires

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 notarization.