



SITE LOCATION MAP
NOT TO SCALE

SHEET INDEX

1	SITE PLAN
2	UTILITY PLAN
3-4	DETAILS & TEXT

PARKING CALCULATIONS:

TOTAL UNITS: 282 UNITS
 TOTAL SPACES REQUIRED: 1,520 SPACES/UNIT = 423 SPACES
 TOTAL SPACES PROVIDED: 1,499 SURFACE SPACES + 21 GARAGE SPACES
 HCP SPACES REQUIRED: 14 SPACES (INCLUDES 3 VAN ACCESSIBLE & 11 GARAGE SPACES)
 HCP SPACES PROVIDED: 14 SPACES (INCLUDES 3 VAN ACCESSIBLE & 11 GARAGE SPACES)
 BICYCLE PARKING REQUIRED: 1 SPACE/20 VEHICULAR SPACES (W/ A MAX OF 20)
 BICYCLE PARKING PROVIDED: 26 BICYCLE SPACES (13 ON-TYPE BIKE RACKS & 13 OFF-TYPE BIKE RACKS)
 LANDSCAPE TREES REQUIRED: 1 PER 10 DWELLING UNITS = 282/10 = 29 TREES
 LANDSCAPE TREES PROVIDED: 29 TREES
 SHADE TREES REQUIRED: 1 PER 10 EXTERIOR PARKING SPACES = 46 TREES
 SHADE TREES PROVIDED: 46 TREES
 STREET TREES PROVIDED: 9 TREES

UNIT MIX / PPA	1-BEDROOM	2-BEDROOM	3-BEDROOM	TOTAL
1.5 PPD	75	15	10	100 PEOPLE
2.5 PPD	15	15	10	60 PEOPLE
3.5 PPD	15	15	10	60 PEOPLE
TOTAL	105	45	30	180 PEOPLE
				657 PEOPLE / 1,520 AC. = 43.56 PPA

SANITARY CAPACITY APPROVAL GRANTED BY COLUMBUS ON MAY 19, 2023

THE PROJECT COMPLETES THE FOLLOWING SECTIONS OF THE COLUMBUS ZONING CODES

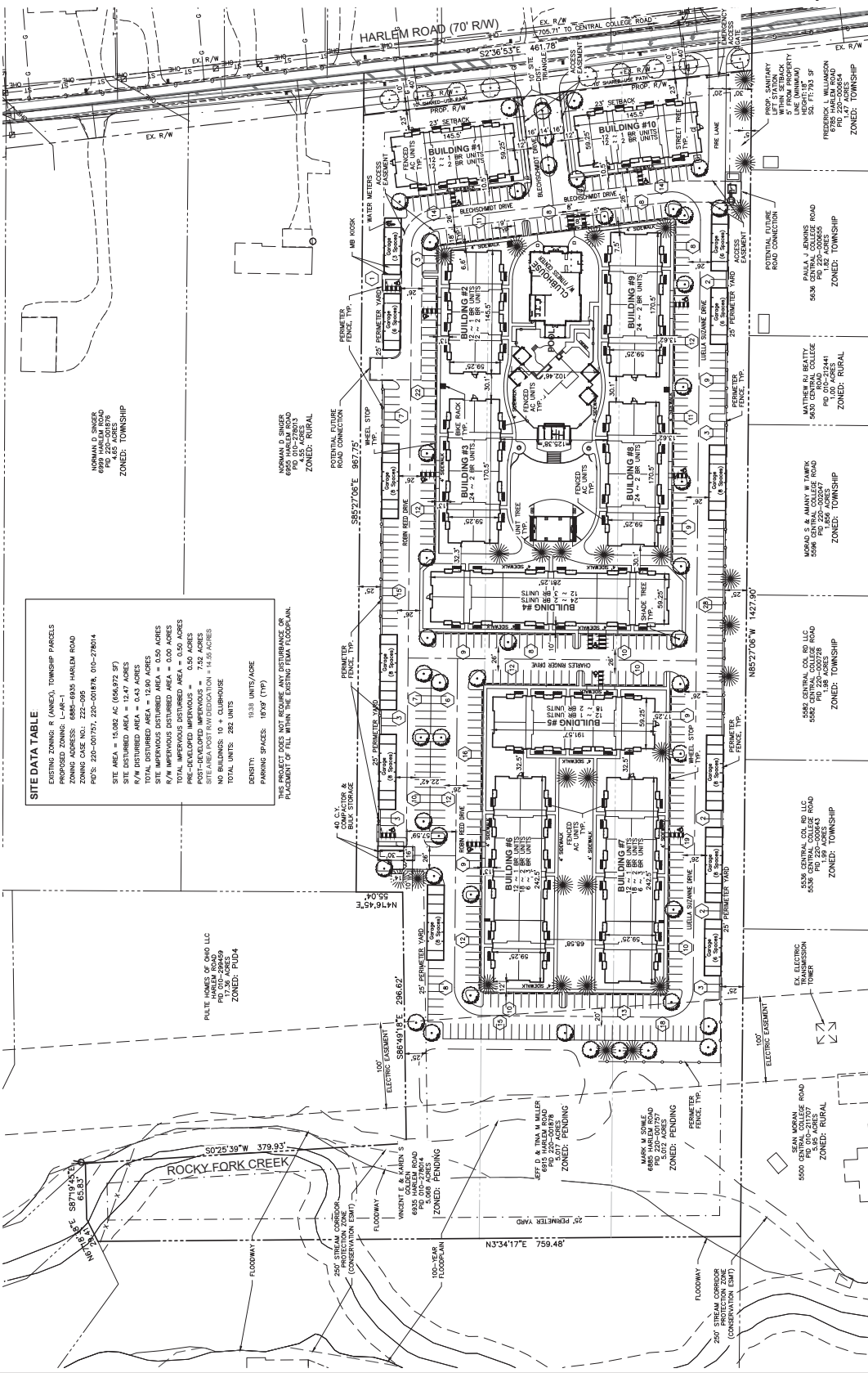
- 3312.21 SCREENS
- 3312.23 SURFACE
- 3312.25 ADJACENT STOPS/DRIVE
- 3312.41 ADJACENT STOPS/DRIVE
- 3312.63 LOADING



ZONING SITE PLAN
 FOR
6885-6935 HARLEM ROAD

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
 781 SCIENCE BLVD, STE 100
 COLUMBUS, OH 43260
 PH: 614-468-7700
 WWW.ADVANCEDCIVILDESIGN.COM

DATE: 04/10/2023
 SHEET: 1/1



SITE DATA TABLE

EXISTING ZONING: R (RURAL), TOWNSHIP PARCELS
 PROPOSED ZONING: L-AR-1
 ZONING ADDRESS: 6885-6935 HARLEM ROAD
 ZONING CASE NO.: 222-0095
 PPS: 201-00751, 220-001878, 010-27814
 SITE AREA = 15.082 AC (656,972 SF)
 SITE DISTURBED AREA = 12.47 ACRES
 TOTAL DISTURBED AREA = 13.00 ACRES
 PRE-DEVELOPED IMPERVIOUS = 0.50 ACRES
 TOTAL IMPERVIOUS DISTURBED AREA = 0.50 ACRES
 PRE-DEVELOPED IMPERVIOUS = 0.50 ACRES
 POST-DEVELOPED IMPERVIOUS = 7.12 ACRES
 TOTAL IMPERVIOUS = 7.62 ACRES
 NO BUILDINGS TO BE DEMOLISHED
 TOTAL UNITS: 282 UNITS
 DENSITY: 18.68 UNITS/ACRE
 PARKING SPACES: 1874 (TP)

THIS PROJECT DOES NOT REQUIRE ANY DISTURBANCE OR PLACEMENT OF FILL WITHIN THE EXISTING FISH FLOODPLAIN.



FINAL SITE PLAN RECEIVED 11.24.23 SHEET 1 OF 1 CV22-144

THE UNDERSIGNED HAS REVIEWED THIS SITE PLAN AND METERS ALL OF THE 2022 CODE REQUIREMENTS REFLECTED THEREON.

REGISTERED ENGINEER
 MATT LAHAM
 6413
 04/10/2023
 DATE

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1124-23

SULLIVAN BRUCK ARCHITECTS
 ARCHITECT
 1000 N. HIGHWAY 101
 COLUMBUS, OH 43215
 PHONE: (614) 464-8800
 CONTACT: MATT LAHAM

FARIS PLANNING & DESIGN, LLC
 LANDSCAPE ARCHITECT
 1000 N. HIGHWAY 101
 HILLIARD, OH 43026
 PHONE: (614) 487-1864
 CONTACT: TODD FARIS

PREFERRED LIVING
 DEVELOPER / APPLICANT
 750 COMMUNITY CENTER PARKWAY
 COLUMBUS, OH 43214
 PHONE: (614) 464-8800
 CONTACT: JIM ELLOTT



STATEMENT IN SUPPORT OF VARIANCES

Application: CV22-095

Location: 6935 HARLEM ROAD (43081), being 14.55± acres (010-278014 and two others; Rocky Fork Blacklick Accord Panel).

Existing Zoning: R, Rural District.

Proposed Zoning: AR-1 (H-60).

Proposed Use: Multi-unit residential use.

Applicant(s): Preferred Living c/o Jared Smith, 750 Communications Parkway, Suite 200, Columbus, Ohio 43214; and David Hodge, Atty.; Underhill and Hodge; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

Property Owner(s): Vincent and Karen Golden, 6935 Harlem Road, Westerville, Ohio 43081, and two others.

Date: October 4, 2023

The Applicant proposes development of the property for multi-unit residential use. The site is three parcels which total approximately 14.55± acres in area. Part of the site is currently zoned R, Rural District and the other two parcels are currently being annexed to Columbus. The properties are used for single-unit residential uses.

The site is bordered by a mix of City of Columbus property and Plain Township property. The City of Columbus property is zoned PUD-4 on the north, NE, on the west, and R on the south.

The site is within the boundary of the Rocky Fork Blacklick Accord. The site is also within the boundary of the *Rocky Fork Blacklick Accord Community Plan* which recommends village residential uses.

The Applicant proposes development of the site with 282 dwelling units on 14.55± acres, a density of 19.38 du/a. The Applicant is committed to design standards set forth by the Rocky Fork Blacklick Accord Community Plan design standards.

To develop the property as proposed, the Applicant requests the following companion area variance:

1. 3333.255 – Perimeter yard. The Applicant requests a variance to reduce the minimum perimeter yard from 25 feet to 5 feet on the south perimeter to allow a lift station, as depicted on the site plan.
2. 3333.18 – Building Line. The Columbus Thoroughfare Plan designates Harlem Road as an 80 – Suburban Community Connector with a right-of-way width of 80 feet. The code requires a building line equal to one-half of the designated right-of-way width of the frontage street as shown on the Columbus Thoroughfare Plan. The Applicant requests a variance to reduce the building line from 40 feet to 23 feet and to allow above-ground hot box and/or water vault within the front setback.

City Council may permit a variation in the yard, height, or parking requirements of any district in conjunction with a change in zoning and where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions and providing such variance will not seriously affect any adjoining property or the general welfare.

The Applicant requests companion area variances to reduce the Harlem Road building line by 17 feet. The site is subject to topography and other conditions which warrant granting of the requested variance. The rear of this site is subject to a 100 year floodplain which significantly reduces the developable area on the west side of the property. As a result, the site needed to be shifted slightly east to accommodate the floodplain. This variance is not a substantial deviation from the code requirement and it will not seriously affect any adjoining property owners or the general welfare.

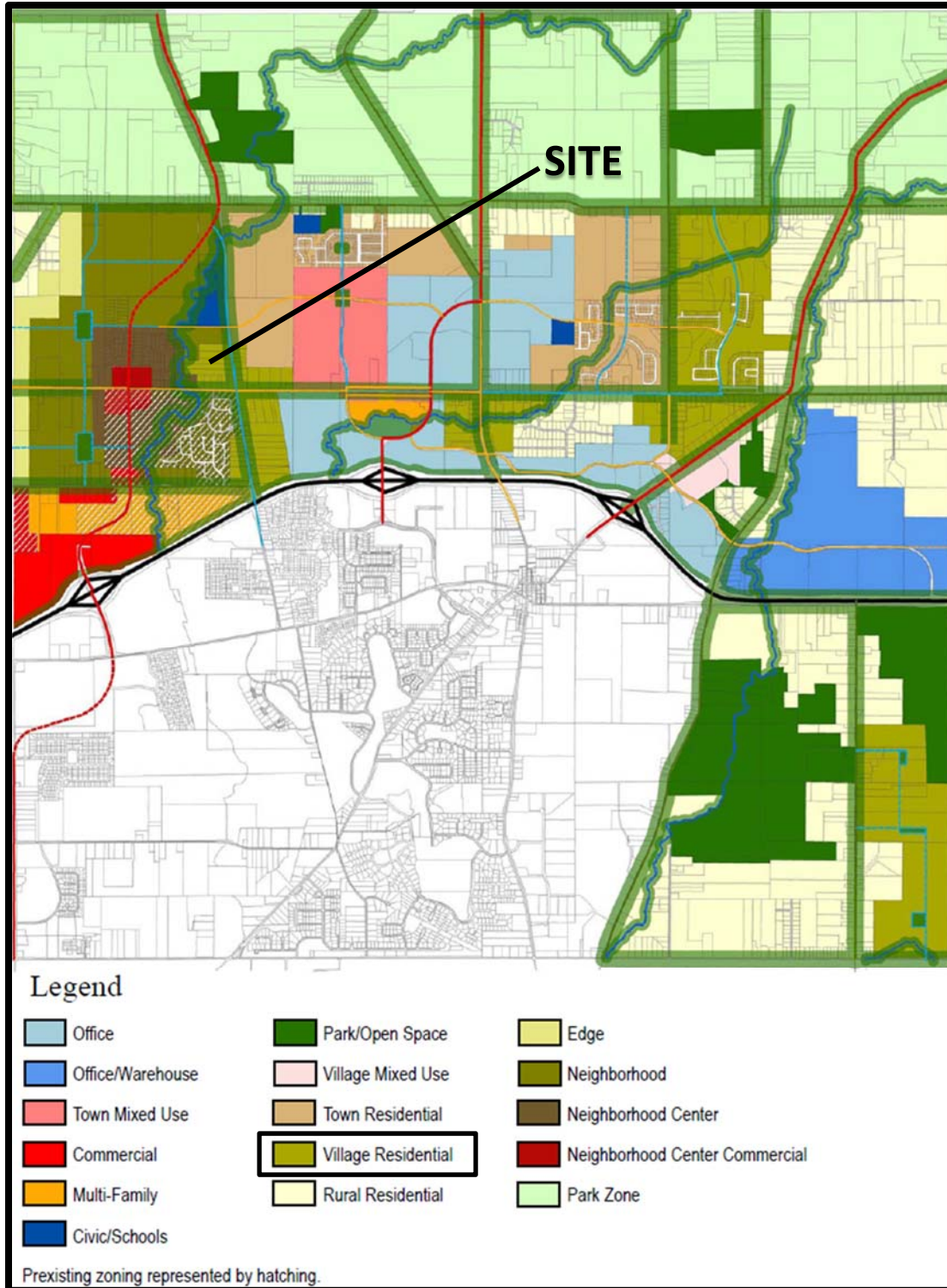
The requested variances will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area,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

The Applicant respectfully requests the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. This variance will not seriously affect any adjoining property or the general welfare. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

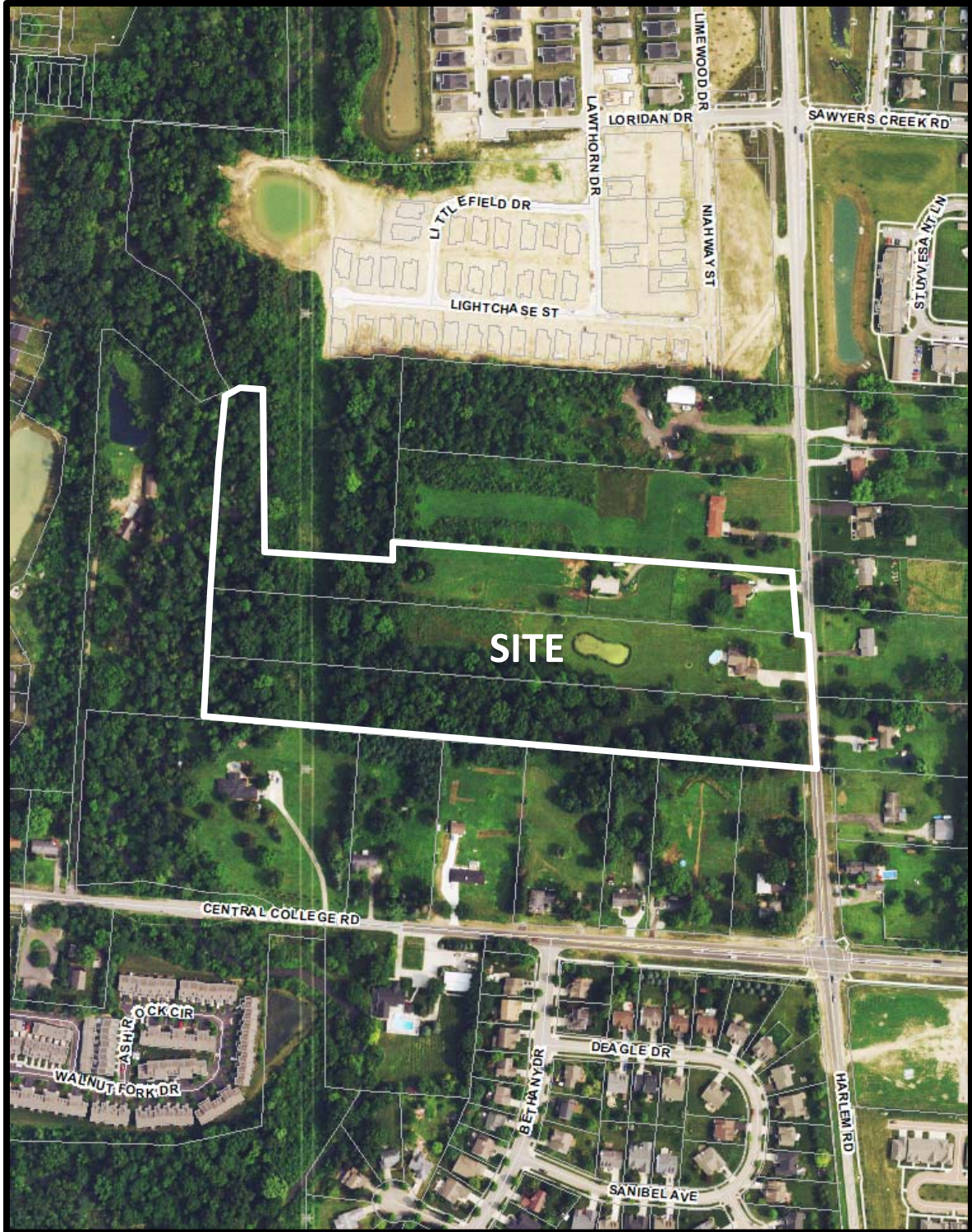
Respectfully submitted,



David Hodge



CV22-144
6935 Harlem Rd.
Approximately 14.88 acres



CV22-144
6935 Harlem Rd.
Approximately 14.88 acres

**THE ROCKY FORK BLACKLICK ACCORD
IMPLEMENTATION PANEL
February 16, 2023
RECORD OF PROCEEDINGS**

Z22-095 & CV22-144 (6935 Harlem Rd.):

Review and action regarding a Columbus application to rezone, with variances, a site generally located west of Hamilton Rd, north of Warner Rd, east of Lee Rd.

*Acreage: 14.88 ac +/-
Current Zoning: PUD-4 and R, Rural
RFBA District: West Village-Neighborhood Center
Proposed Zoning: AR-1 (H-60)
Applicant(s): Preferred Living C/O Jared Smith; David Hodge Atty
Property Owner(s): Vincent and Karen Golden*

STAFF COMMENTS:

The proposal was considered for conceptual review at the January 2023 meeting, where panel comments surrounding connectivity, traffic, and preservation of natural resources were noted. The applicant has taken steps to address this feedback in their revised site plan.

It is the opinion of staff that for reasons of a density appropriate for the area's emerging development pattern, the applicant's responsiveness to panel and staff feedback with site revisions, and a site design that generally adheres to the spirit of the Accord, this proposal is recommended for approval.

MOTION:

To recommend approval of a City of Columbus rezoning and council variance applications within the Accord study area as presented.

RESULT:

This motion was approved (7-0-1)

Ms. Boni	Yes
Mr. Brubaker	Yes
Mr. Chappellear	No
Mr. Gupta	Yes
Mr. Herskowitz	Yes
Mr. Harper	Yes
Mr. Smithers	Yes
Mr. Sellers	Yes

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 #: CV22-144

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) David Hodge, Underhill and Hodge
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)

1. Vincent and Karen Golden 6935 Harlem Road Westerville, Ohio 43081	2. Jeff and Tina Miller 6915 Harlem Road Westerville, Ohio 43081
3. Mark and Lesley Sowle 6885 Harlem Road Westerville, Ohio 43081	4. Preferred Living 750 Communications Parkway, Suite 200 Columbus, Ohio 43214

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT David Hodge

Sworn to before me and signed in my presence this 27th day of November, in the year 2023

[Signature]
SIGNATURE OF NOTARY PUBLIC

N/A Notary Seal Here
My Commission Expires

Eric J. Zartman, Attorney At Law
NOTARY PUBLIC-STATE OF OHIO
My Commission Has No Expiration Date
Sec. 147.03.R.C.



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