

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

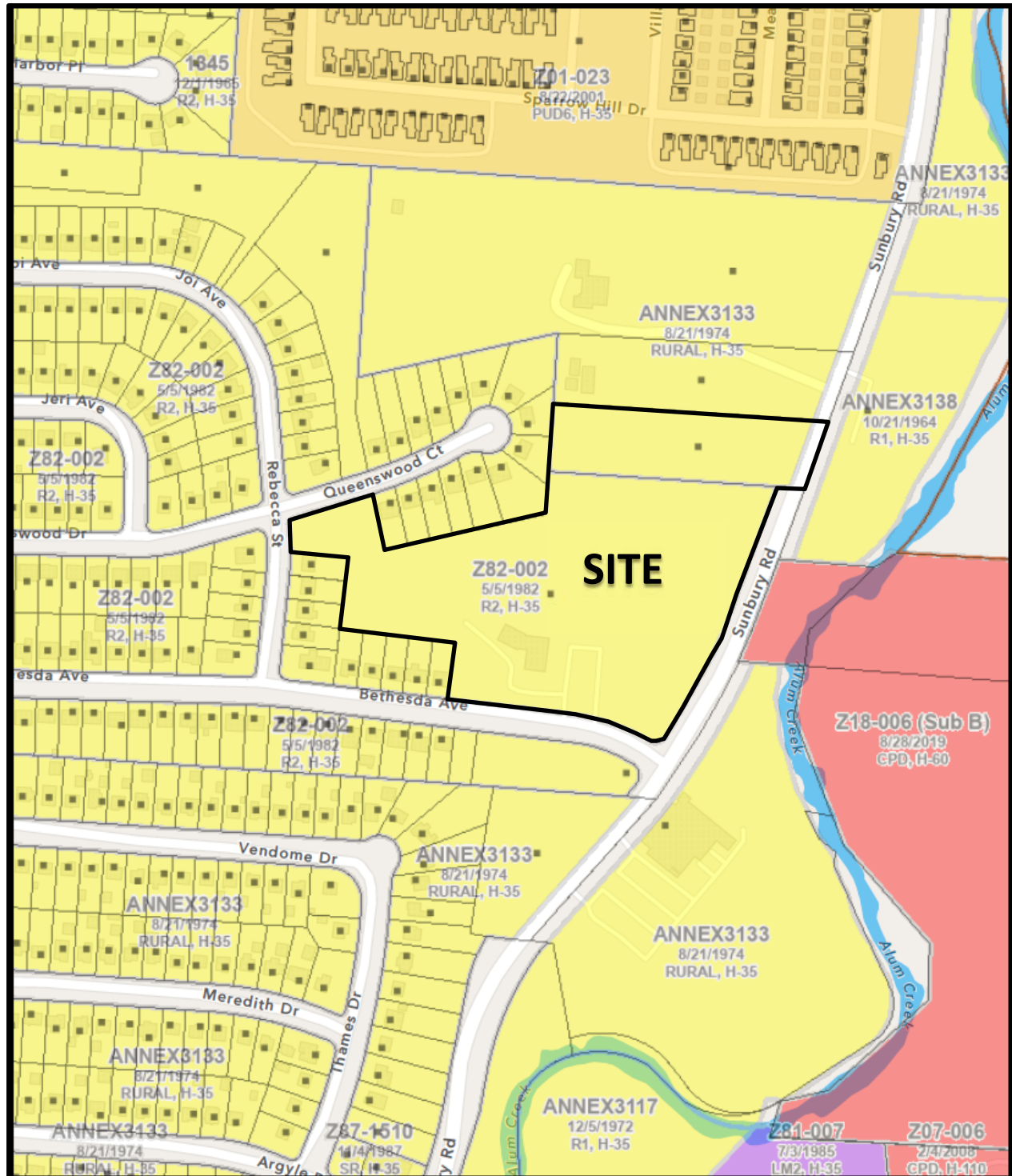
**APPLICATION:** Z24-070  
**Location:** 2618 BETHESDA AVE. (43219), being 10.18± acres located at the northwest corner of Bethesda Avenue and Sunbury Road (010-156433 and 010-166702; North Central Area Commission).  
**Existing Zoning:** R, Rural District and R-2, Residential District.  
**Request:** AR-1, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Elmington Capital, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.  
**Property Owner(s):** Praise Temple Community Church Inc.; 1159 Clinton Street, Columbus, OH 43221.  
**Planner:** Dane Kirk; 614-645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

**BACKGROUND:**

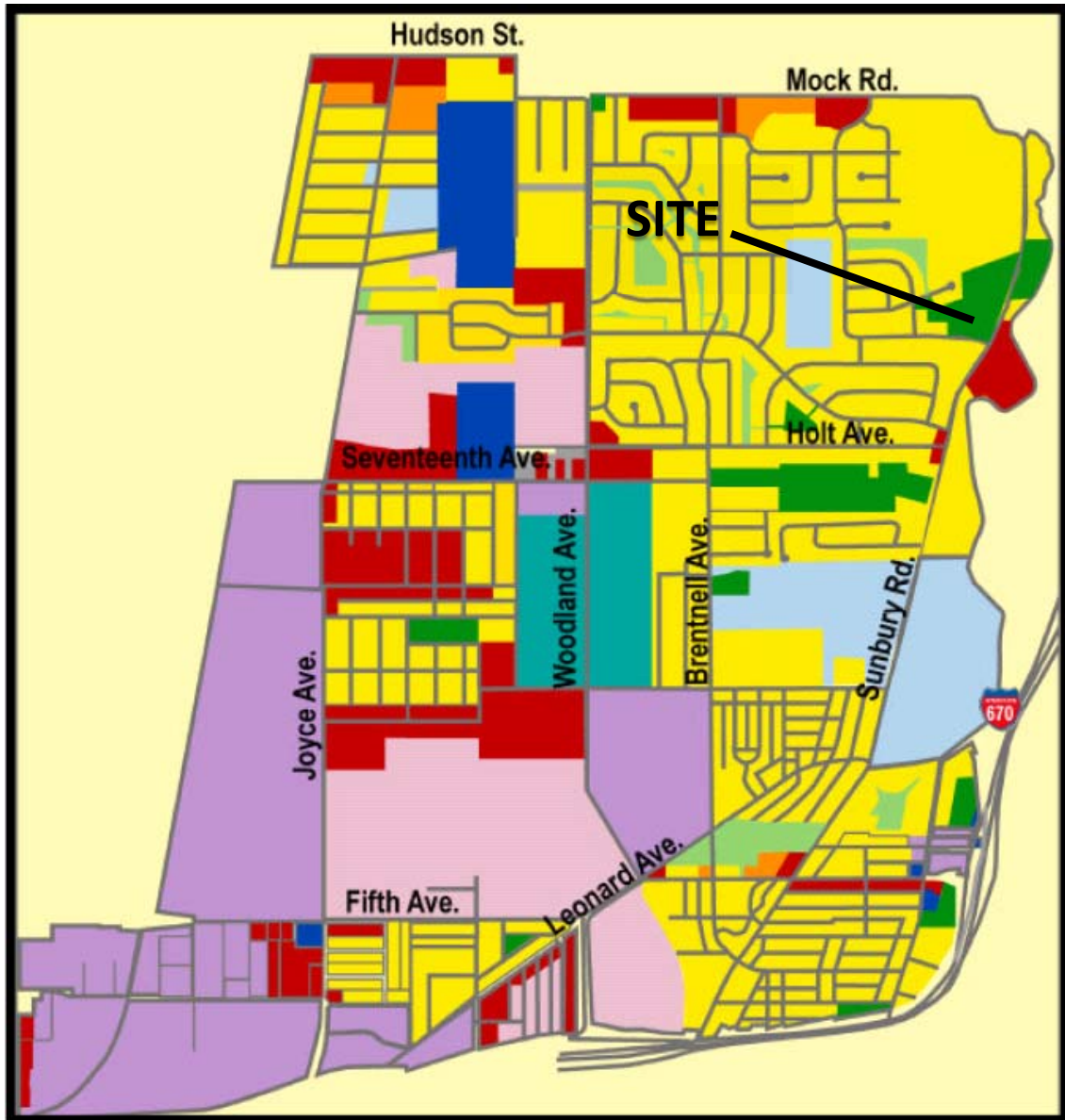
- The 10.18± acre site consists of two parcels. The southern parcel is developed with a religious facility in the R-2, Residential District. The northern parcel is undeveloped in the R, Rural District. The applicant requests the AR-1, Apartment Residential District to allow for a multi-unit residential development consisting of 196 apartment units across three buildings.
- North of the site are single-unit dwellings in the R, Rural District. South and west of the site are single-unit dwellings in the R-2, Residential District. East of the site is a nature trail in the CPD, Commercial Planned Development District.
- The site is within the planning boundaries of *The North Central Plan* (2002), which recommends the “Parkland” land uses at this location.
- The site is located within the boundaries of the North Central Area Commission, whose recommendation is that of approval, voting unanimously.
- Concurrent Council variance CV24-158 has been filed which includes variances to reduce the required building lines and perimeter yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The proposed AR-1, Apartment Residential District will allow a multi-unit residential development that is inconsistent with Plan recommendations. Staff recognizes, however, that the building elevations and site plan’s high quality, including sensitivity to natural features, connectivity to the Alum Creek Trail, and the Plan’s recommendation that housing for all economic levels be promoted throughout the neighborhood, as mitigating factors for support of the use.



Z24-070  
 R'UbX'R-2 to AR-1  
 .....2618 Bethesda Ave.  
 Approximately 10.18 acres



**Proposed Land Use**

- Neighborhood Commercial Services
- Light Manufacturing
- Multi-family Residential
- Public/Institutional
- Single-family Residential
- Open Space
- Office/Light Manufacturing
- **Parkland**
- Cemetery
- School

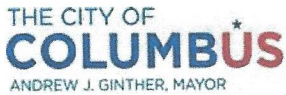


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DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## 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 Z24-070 & CV24-158

Address 2618 Bethesda Ave.

Group Name North Central Area Commission

Meeting Date 5/1/2025

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

**LIST BASIS FOR RECOMMENDATION:**

The North Central Area Commission met with a quorum there was a presentation with new <sup>architectural</sup> ~~architurtural~~ renderings showing that the buildings will be closer to Sunbury Rd and the entrance and exit will be off Sunbury Rd. The building on Bethesda Avenue unit numbers was reduced to 24 bringing the total number to 194. Building 1 consist of 111 units, building 2 consists of 59 units and building 3 consists of 24 units . The Brittany Hills sign will be preserved. The Brittany Hills community will enter into a Good Neighbor Agreement (Community Benefits Agreement). Although we do not have staff report, the body is confident that if any changes to design or entrance will be made, the North Central Area Commission will be advised.

Vote 5-0-1

Signature of Authorized Representative *Amara Williams*

Recommending Group Title North Central Area Commission

Daytime Phone Number 614 570 5369

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

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-070

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. Elmgton Capital c/o Joe Horowitz 1030 16th Avenue South, Suite 500 Nashville, Tennessee 37212 (Zero Columbus-based employees)	2. Praise Temple Community Church Inc. 1159 Clinton Street Columbus, Ohio 43221 (Zero Columbus-based employees)
3. Michael Patterson, Jr. 5711 Echo Road Columbus, Ohio 43230 (Zero Columbus-based employees)	4.

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

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 13<sup>th</sup> day of December, in the year 2024

  
SIGNATURE OF NOTARY PUBLIC

N/A  
My Commission Expires

Notary Seal Here



AARON L. UNDERHILL  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

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