

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 12, 2023**

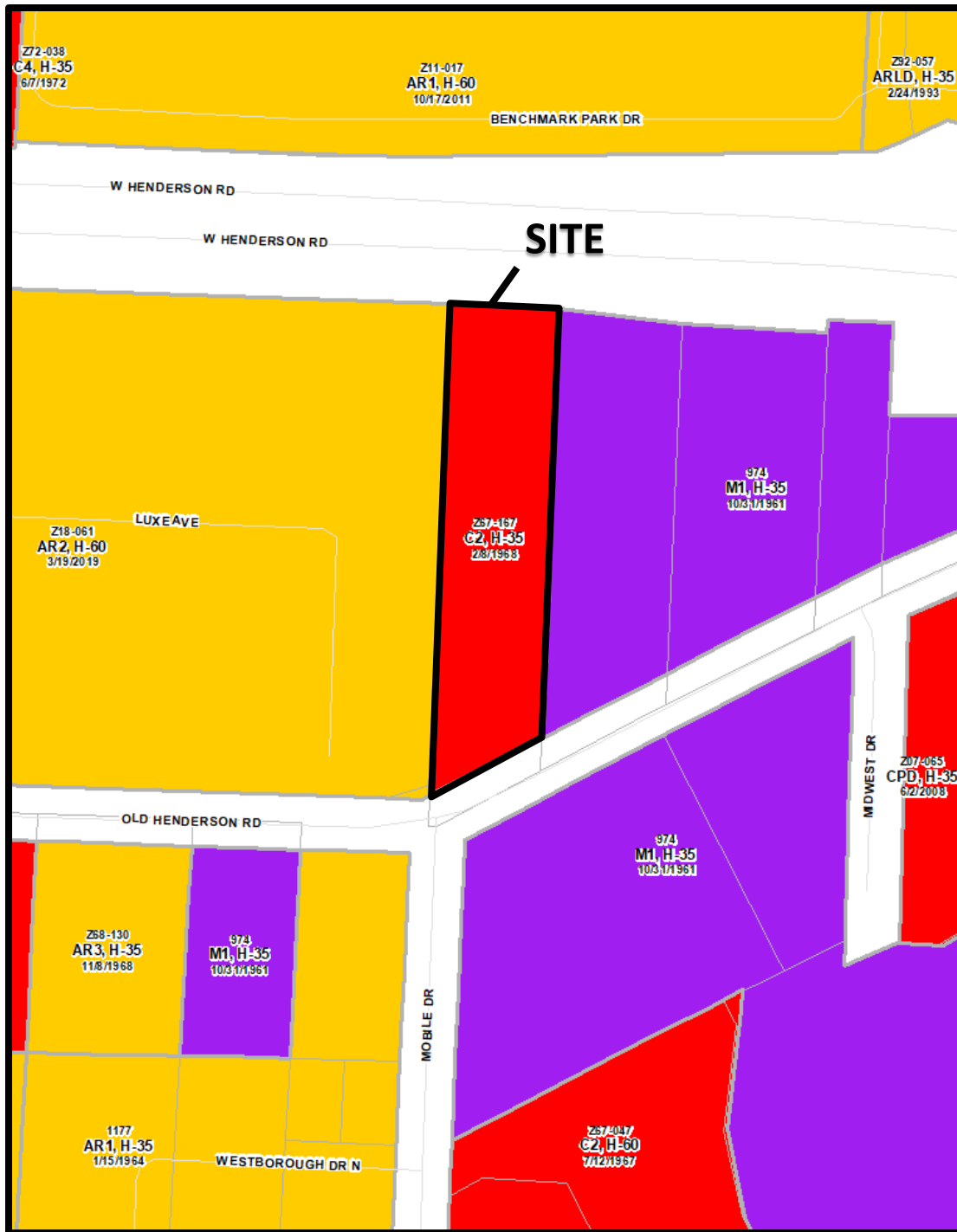
- 3. APPLICATION: Z22-094**  
**Location:** 980 OLD HENDERSON RD. (43220), being 0.97± acres located on the north side of Old Henderson Road, 845± feet east of Kenny Road (010-129821; Northwest Civic Association).  
**Existing Zoning:** C-2, Commercial District.  
**Request:** AR-3, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Old Henderson Holdings LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** The Applicant.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

**BACKGROUND:**

- The 0.97± acre site consists of one parcel developed with an office building in the C-2, Commercial District. The applicant is requesting the AR-3, Apartment Residential District to permit a multi-unit residential development with a maximum density of 41.4 units per acre.
- To north of the site is a multi-unit residential development in the AR-1, Apartment Residential District. To the east is a cleaning establishment in the M-1, Manufacturing District. To the south is a residential construction establishment in the M-1, Manufacturing District. To the west is a multi-unit residential development in the AR-2, Apartment Residential District.
- Concurrent CV22-142 has been filed to vary perimeter parking lot landscaping, parking setback lines, minimum number of parking spaces, building lines, maximum side yard requirements, and minimum side yard permitted. 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 boundaries of the *Olentangy West Area Plan* (2013), which recommends “Community Mixed Use” land uses at this location.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Henderson Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way from centerline.

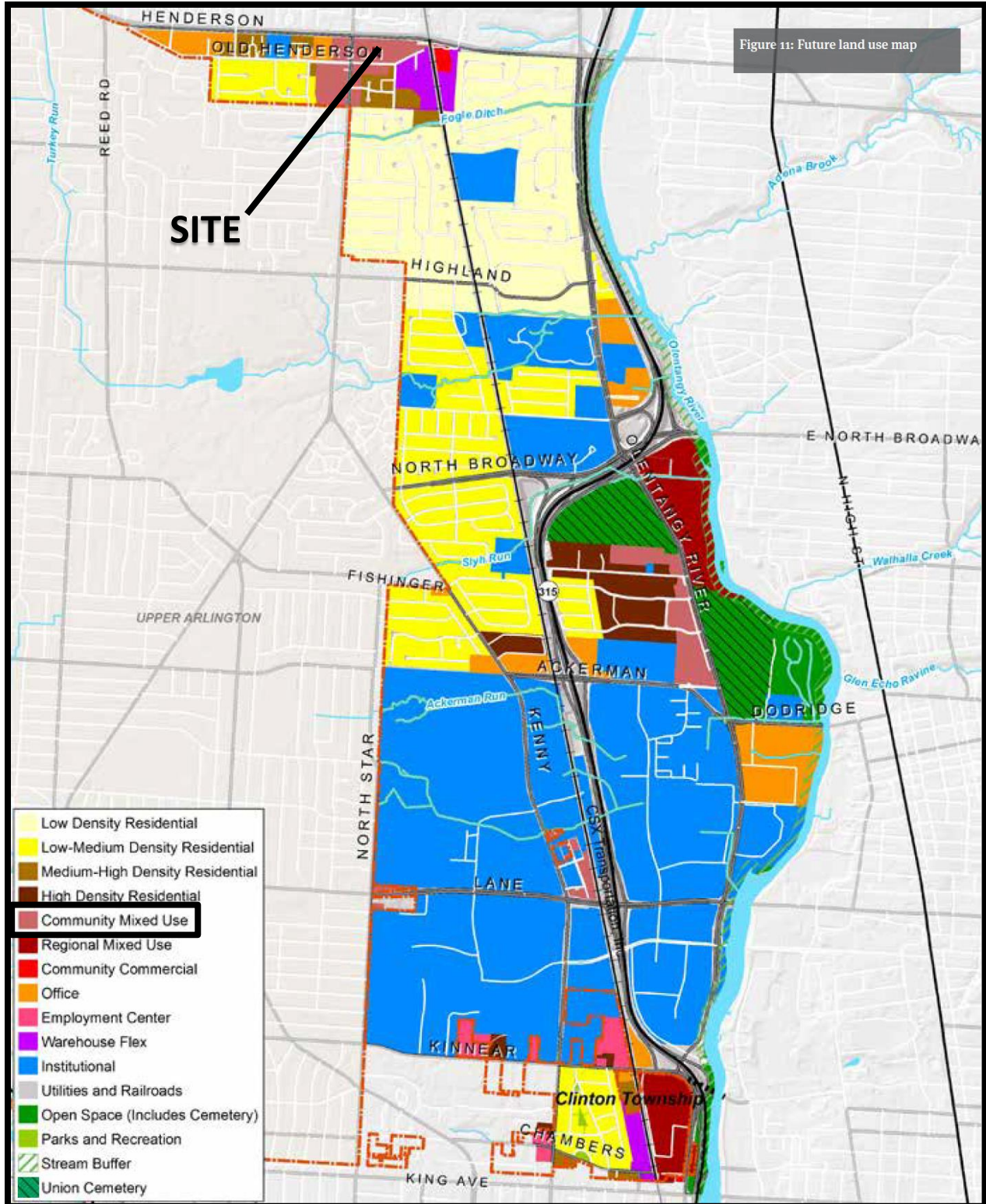
**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested AR-3, Apartment Residential District will allow multi-unit residential development. The request is consistent with both the *Olentangy West Area Plan’s* land use recommendation, and with adjacent residential uses. The requested AR-3 district will not add incompatible uses to the area, and meets the City’s objective for an increase in housing development.



Z22-094  
980 Old Henderson Rd.  
Approximately 0.97 acres  
C-2 to AR-3

Olentangy West Area Plan (2013)



Z22-094  
980 Old Henderson Rd.  
Approximately 0.97 acres  
C-2 to AR-3



Z22-094  
980 Old Henderson Rd.  
Approximately 0.97 acres  
C-2 to AR-3

# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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)

<b>Case Number</b>	<u>Z22-094 &amp; CV22-142</u>
<b>Address</b>	<u>980 Old Henderson Road</u>
<b>Group Name</b>	<u>Northwest Civic Association</u>
<b>Meeting Date</b>	<u>4 October 2023</u>
<b>Specify Case Type</b>	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
<b>Recommendation</b> (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Both the rezoning and the council variance passed with a 4-3 vote in support of recommendation contingent upon the language of the Council Variance precluding the "decorative" open flames at the entry to the community.

- \* NWCA has concerns about the lack of pedestrian connection to the sister development at 919 Old Henderson Road (especially considering that the on-site amenities are located there).
- \* NWCA supports bringing additional housing units to the area and is pleased to see that there will be 3-bedroom units but is disappointed by the inclusion of so many 1 bedroom units, the minimal green space and the dramatically reduced setbacks and side yards.
- \* NWCA hopes that we are included in the discussion as the developer finalizes details such as tree selection, lighting, and signage.
- \* Community input did not indicate any preference between the 2 affordability options or pay-in-lieu.

<b>Vote</b>	<u>3-3 in support; President broke tie for 4-3 in support</u>
<b>Signature of Authorized Representative</b>	<u>Monica Tuttle</u> <small>Digitally signed by Monica Tuttle DN: cn=Monica Tuttle, o=Northwest Civic Association, ou, email=NWCAZoning@gmail.com, c=US Date: 2023.10.10 21:34:23 -0400</small>
<b>Recommending Group Title</b>	<u>Northwest Civic Association</u>
<b>Daytime Phone Number</b>	<u>614-565-2407</u>

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.

# 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 #: Z22-094

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. Old Henderson Holdings LLC 750 Communications Pkwy., Ste. 200 Columbus, OH 43214 (0 employees)</p>	<p>2. Preferred Living 750 Communications Pkwy., Ste. 200 Columbus, OH 43214 (85 employees)</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 2nd day of November 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 date of notarization.**