

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 9, 2023**

- 7. APPLICATION:** [Z22-095](#)
- Location:** **6935 HARLEM RD. (43081)**, being 14.88± acres located on the west side of Harlem Road, 400± feet north of Central College Road (010-278014, 220-001878 & 220-001757; Rocky Fork Blacklick 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.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** Vincent & Karen Golden; 6935 Harlem Road; Westerville, OH 43081.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

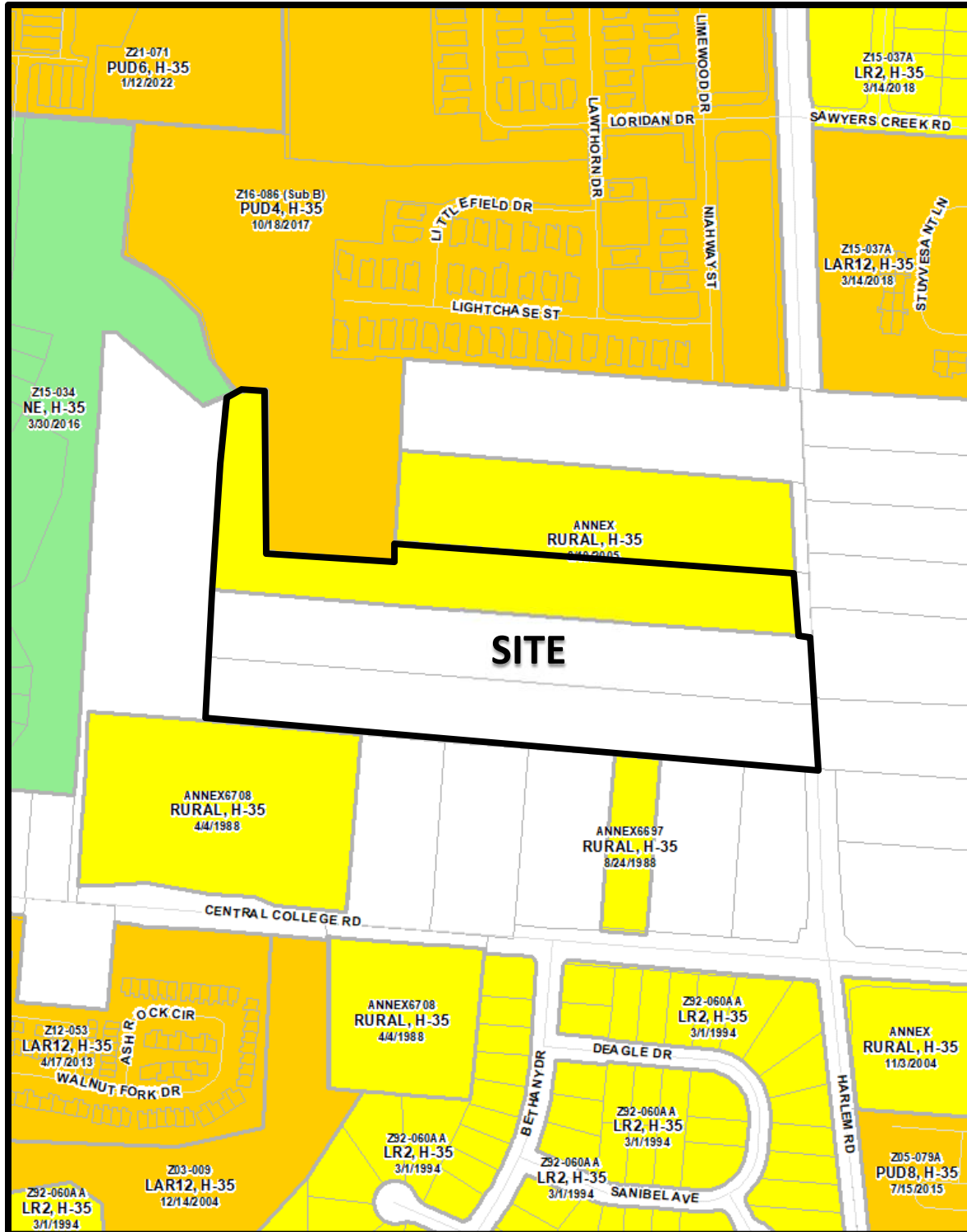
- The 14.88± acre site consists of three parcels each developed with a single-unit dwelling. The northern parcel is in the R, Rural District, and the southern two parcels are currently undergoing annexation into the City of Columbus from Plain Township. A small portion of the western side of the site is within the flood plain. The requested AR-1, Apartment Residential District will permit redevelopment of the site with a multi-unit residential development containing up to 36.3 dwelling units per acre.
- North of the site is a single-unit dwelling in the R, Rural District and undeveloped land in the PUD-4, Planned Unit Development District. South of the site are single-unit dwellings in the R, Rural District in the City of Columbus and Plain Township. East and west of the site are single-unit dwellings in the R, Rural District in Plain Township.
- Concurrent CV22-144 has been filed for a proposed 300-unit apartment complex with a reduced building setback along Harlem Road, and includes variances to parking, maneuvering, minimum parking spaces required, perimeter yard and area district requirements because the parcels will be in different taxing district and are unable to be combined. 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 “Village Residential” 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.
- A traffic access study is pending review in conjunction with this application. Additional commitments may need to be added upon review and approval of this study by the

Franklin County Engineer's Office and the City of Columbus, Division of Traffic Management.

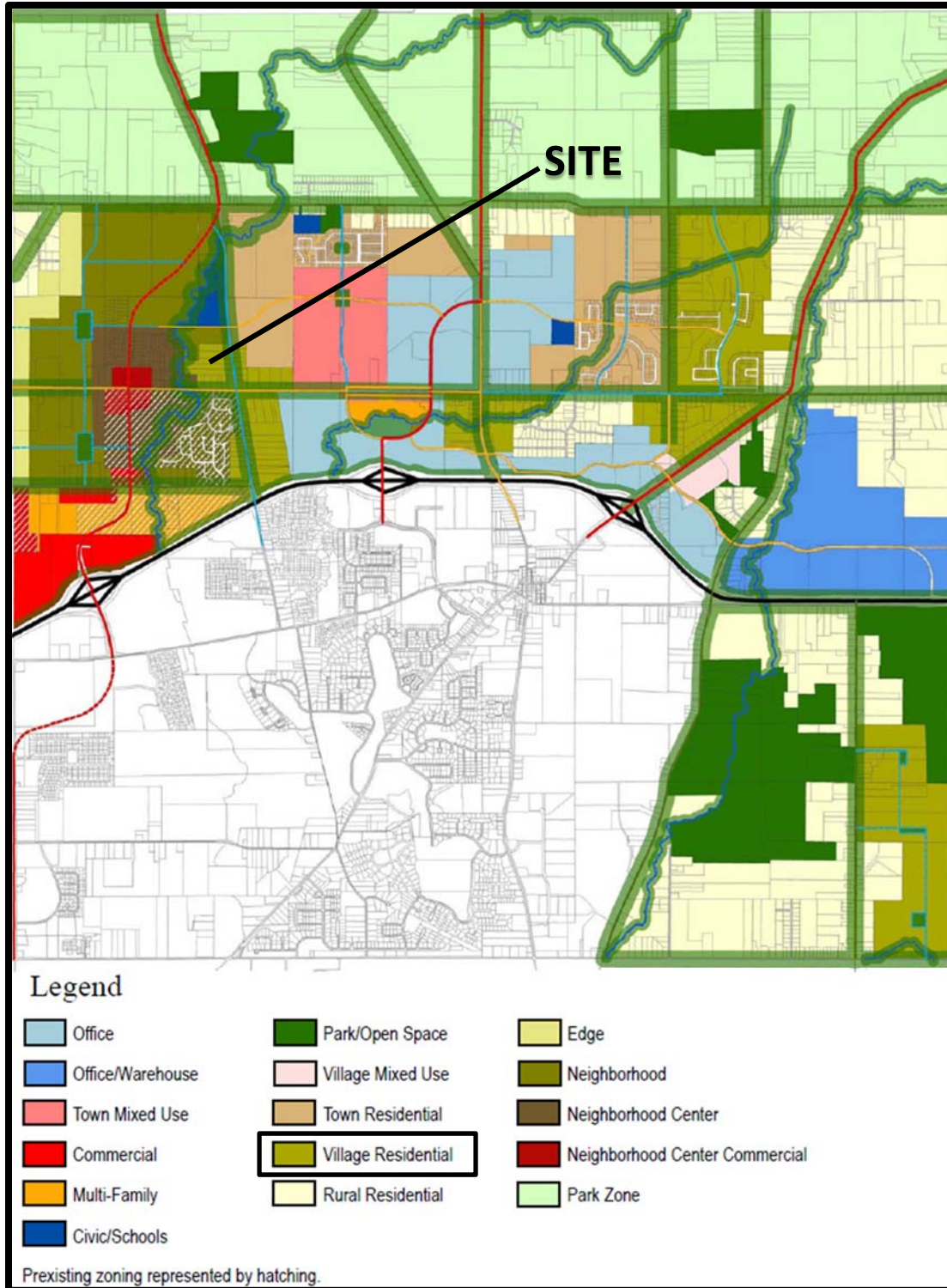
- The *Columbus Multimodal Thoroughfare Plan* (2018) identifies Harlem Road as a Suburban Community Connector requiring 80 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional approval~~ **Approval.**

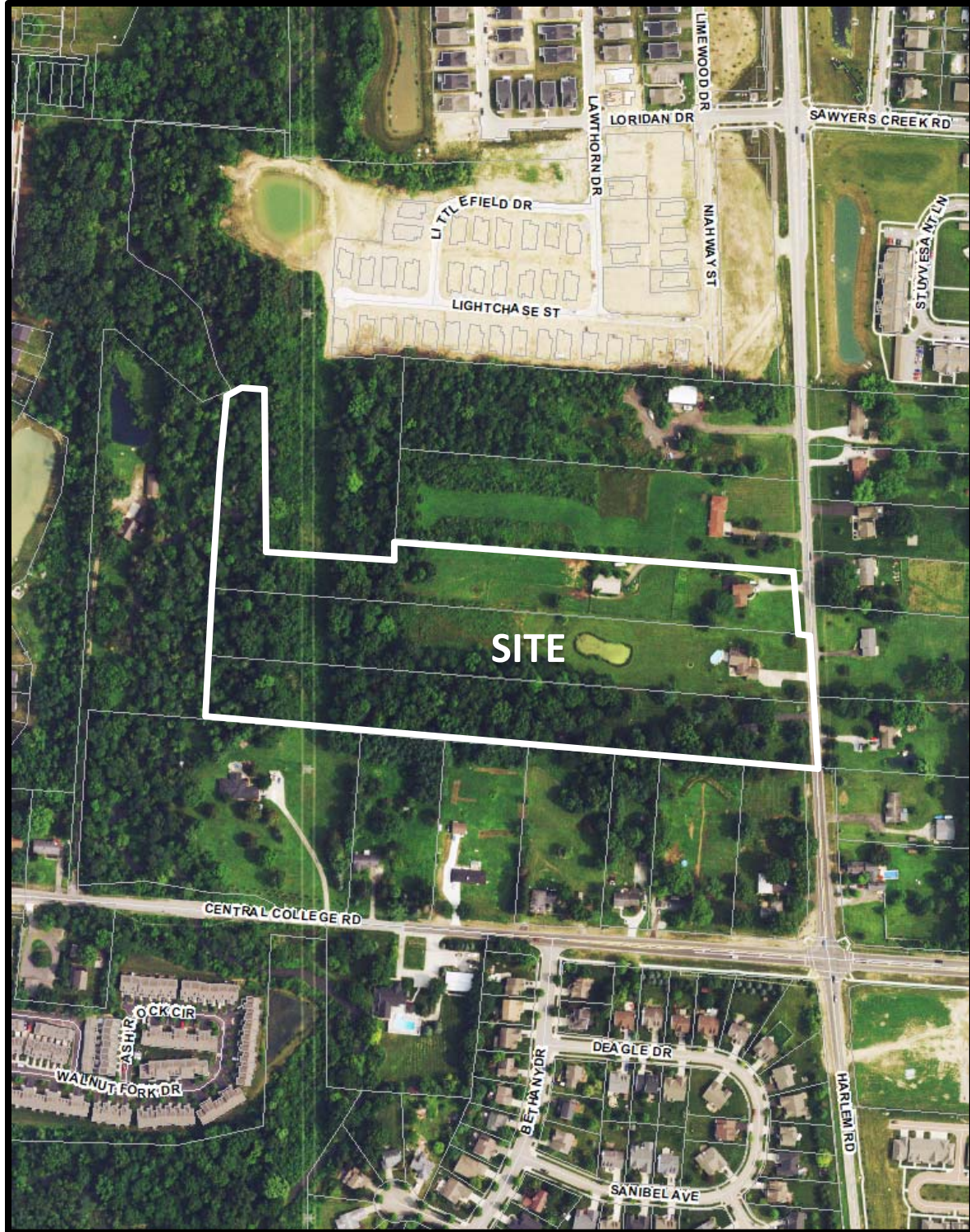
The proposed AR-1, Apartment Residential District will permit the redevelopment of the site with a multi-unit residential development. The concurrent Council variance includes a site plan demonstrating 300 apartment units with a density of 20.16 dwelling units per acre. Although the proposed density is higher than the *Rocky Fork – Blacklick Accord* recommendation for this site, Staff supports the requested district as it is consistent with neighboring multi-unit residential developments. Planning Division staff requests the applicant explore opportunities to activate the open space along western portion the site with a multi-use trail that could potentially extend to future development to the north and south. ~~A traffic access study is pending and additional commitments may be required as the result of that study, which may necessitate the application incorporate a limitation text or conditions to the Council variance. Resolution of site plan details with the Planning Division and an approved traffic access study will result in an updated City Departments' recommendation to approval.~~ **Previous staff comments have been addressed in order for a recommendation of approval.**



Z22-095
6935 Harlem Rd.
Approximately 14.88 acres
R (pending annexation) to AR-1



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**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

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 #: Z22-095

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)

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

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

NA 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.