

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 8, 2021**

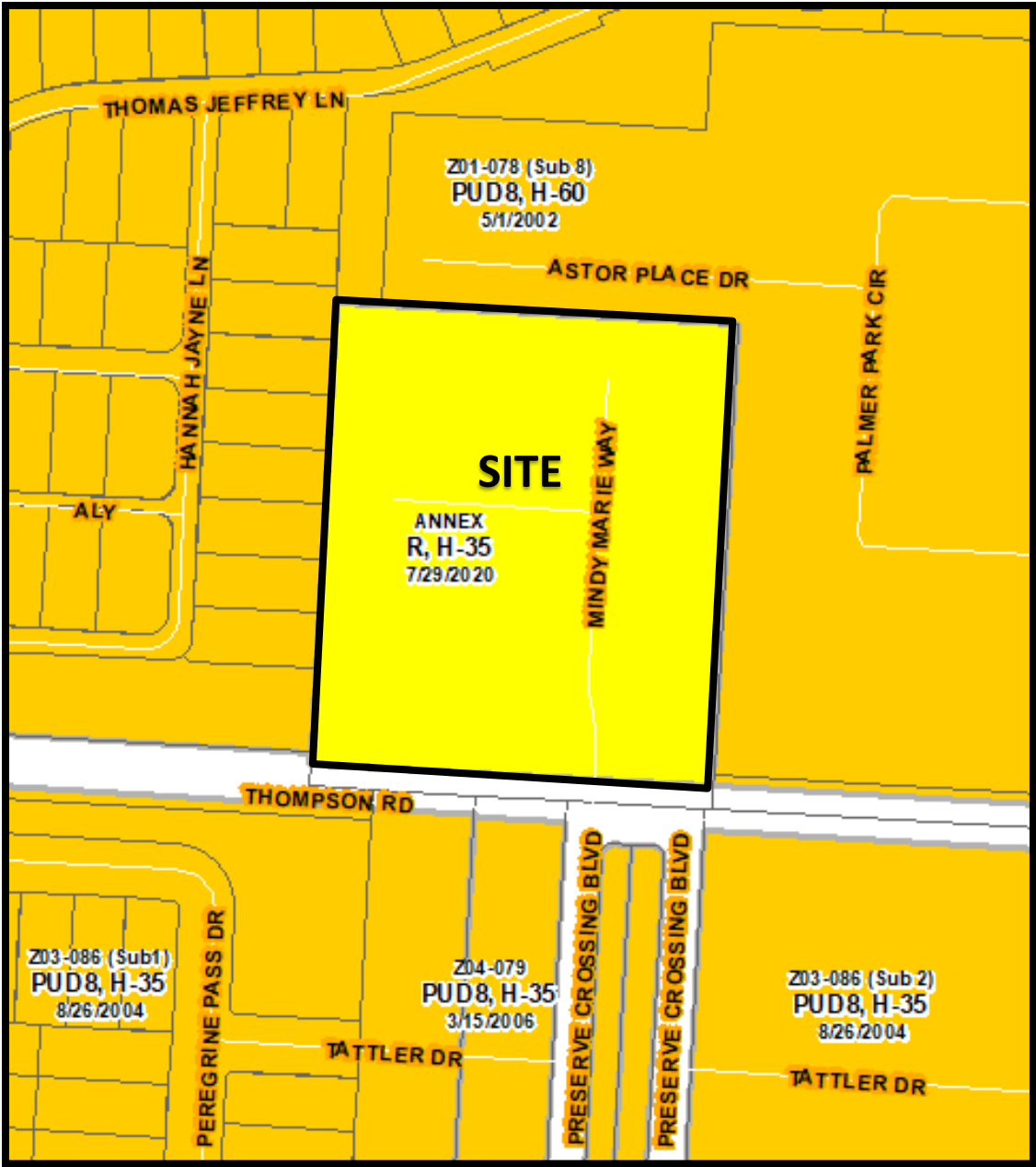
- 5. APPLICATION: Z20-017**  
**Location:** **5364 THOMPSON RD. (43230)**, being 3.84± acres located on the north side of Thompson Road, 390± feet east of Preservation Avenue (010-301705; Northland Community Council).  
**Existing Zoning:** R, Rural District.  
**Request:** AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** 5364 Thompson Road LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** The Applicant.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

- The site consists of one parcel recently annexed from Blendon Township developed with a single-unit dwelling in the R, Rural District. The applicant is requesting the AR-1, Apartment Residential District to permit a multi-unit residential development.
- To the north and east of the site is a multi-unit residential development in the PUD-8, Planned Unit Development District. To the west are single-unit dwellings in the PUD-8, Planned Unit Development District. To the south, across Thompson Road, is undeveloped land in the PUD-8, Planned Unit Development District.
- Concurrent CV21-021, which commits to a site plan and has a maximum number of 88 dwelling units (22.92 du/ac), has been filed to vary the 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 area of the *Northland Plan Volume II (2002)*, which recommends “Preserve District” for this location, calling for a mix of single and multi-unit residential development with some commercial uses. No specific land use guidelines apply to this site.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for disapproval.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested AR-1, Apartment Residential District will allow a residential development that is compatible with the density and development standards of adjacent residential developments. The proposal is also consistent with the land use recommendations of the *Northland Plan Volume II*. Planning Division staff is supportive of the proposed site plan included with the concurrent Council variance which includes a central green space and provides pedestrian connectivity throughout the development.



Z20-017  
5364 Thompson Rd.  
Approximately 3.84 acres  
R to AR-1

Northland Plan Volume II (2002)

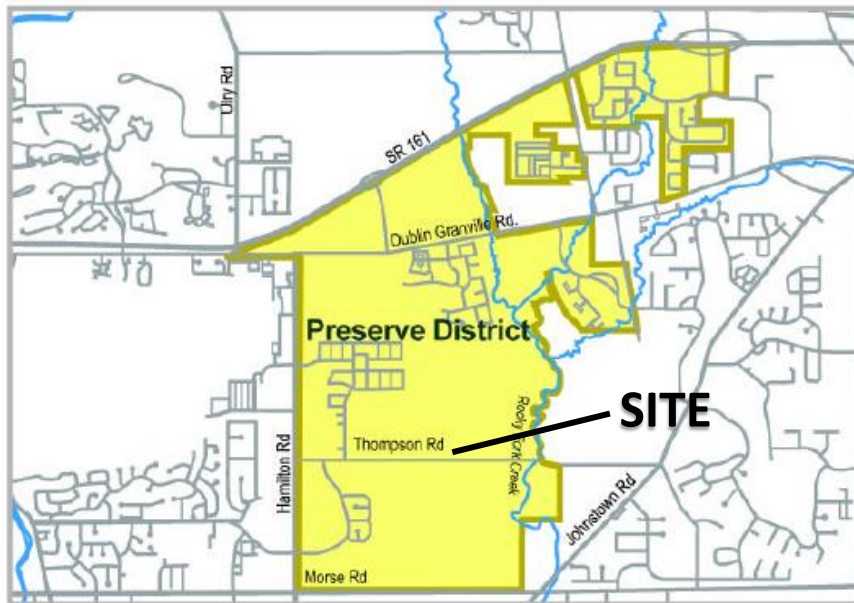
Proposed Land-use/Preserve District

**Preserve District**

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District

Z20-017  
5364 Thompson Rd.  
Approximately 3.84 acres  
R to AR-1



Z20-017  
5364 Thompson Rd.  
Approximately 3.84 acres  
R to AR-1  
5 - 2



Northland Community Council  
Development Committee

Report

September 30, 2020 6:30 PM  
via Zoom teleconference

**Meeting Called to Order:** **6:30 pm** by chair **Dave Paul**

Members represented:

*Voting: (16):* Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Cooperwoods (CWCA), Elevate Northland (EN), Forest Park (FPCA), Friendship Village (FVRA), Lee/Ulry (LUCA), Little Turtle (LTCA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA).

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**Case #1:** Application #BZA19-145 (BZA variances from §3312.11 bypass drive-through lane, §3312.49 required parking spaces, and §3361.49 from approved CPD zoning text for lot coverage and rear yard parking setback, for construction of a convenience store/fuel center/fast-food restaurant – *Tabled 8/26/2020*)  
Christopher Rinehart/Rinehart Legal Services *representing*  
TH Midwest LLC (Turkey Hill)  
6465 N Hamilton Rd, 43081 (PID 010-288950)

- *The Committee approved (13-0 w/ 3 abstentions) a motion (by APCA, second by FPCA) to **RECOMMEND APPROVAL** of the application.*

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**Case #2:** Application #Z20-017 (Rezone 3.84AC± from R-annex to AR-1 for **96 94** units of multi-family housing at ≤24.4 du/AC – *Tabled 4/29/2020*)

Application #CV20-021 (Concurrent Council variance from §3333.255 to reduce the required minimum perimeter yard from 25 to 15 feet along the north and east perimeter – *Tabled 4/29/2020*)  
David Hodge/Underhill & Hodge *representing*  
5364 Thompson Road LLC  
5364 Thompson Rd, 43230 (PID 220-000369)

- *The Committee approved (11-3 w/ 2 abstentions) a motion (by APCA, second by LTCA) to **RECOMMEND DISAPPROVAL** of both applications.*

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**Case #3:** Application #Z20-058 (Rezone 1.76 AC± from C-4 to CPD to permit construction of a convenience store/fuel center/restaurant – *“Looksee” 8/26/2020*)  
Eric Elizondo/Skilken Gold *representing*  
Skilken Gold Real Estate Development  
975 E Dublin Granville Rd (*fmr. Walgreens*), 43229  
(PID 010-274389)

- *The Committee approved (14-0 w/ 2 abstentions) a motion (by SCA, second by FPCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
  - *That the applicant will revise section 2, “Permitted Uses,” of the CPD text to add “Pawn Brokers” to the list of excluded C-4 uses on the site.*

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*Continued ...*



**COLUMBUS DEVELOPMENT COMMISSION**

**Basis for Recommendation**

DEPARTMENT OF BUILDING AND ZONING SERVICES

Meeting Date: 4/8/2021

Application #: Z20-017	Request: AR-1	Address: 5364 THOMPSON RD. (43230)				
# Hearings: <u>1</u>	Length-of Testimony: <u>45 minutes</u> 6:30 - 7:15 PM	Staff <u> X </u> Approval <u> </u> Disapproval Position: <u> </u> Conditional Approval				
# Speakers Support: <u> </u> Opposition: <u>3</u>	Development Commission Vote: <u>5</u> Yes <u>1</u> No <u> </u> Abstain	Area Comm/ <u> </u> Approval <u> X </u> Disapproval Civic Assoc: <u> </u> Conditional Approval				
<b>Position</b> Y=Yes N=No (type out ABSENT or ABSTAIN)	<b>Fitzpatrick</b> Y	<b>Ingwersen</b> Y	<b>Anderson</b> N	<b>Golden</b> Y	<b>Conroy</b> Y	<b>Onwukwe</b> Y
+ = Positive or Proper - = Negative or Improper						
Land Use	+	+	+	+	+	+
Use Controls		+				
Density or Number of Units	+	+	-	+	+/-	
Lot Size		+				
Scale		+	-	+		+
Environmental Considerations	+	+	-			
Emissions						
Landscaping or Site Plans	+	+		+	+	
Buffering or Setbacks	+	+			+	
Traffic Related Commitments		+	-			
Other Infrastructure Commitments						
Compliance with City Plans	+	+		+	+/-	+
Timeliness of Text Submission						
Area or Civic Assoc. Recommendation	-	-	-	-	-	-
Governmental or Public Input		+	-			
<b>MEMBER COMMENTS:</b>						

**FITZPATRICK:**

Appropriate use. West buffering commitments, site plan, building elevations, materials, are quite compatible with the area. This will be a high quality development.

**INGWERSEN:**

This is an appropriate infill project in the North East / Preserve area - on a left over site that was not developed during the initial residential development of the area. The applicant improved their initial proposal addressing staff feedback resulting in a site and massing plan that transitions between single family to the west and taller 3 story multi family development to the east. Additionally, no parking or setback variances are requested, so this touches all the bases.

**ANDERSON:**

Apparent conflict of applicant who manages neighboring HOA. Need for more screening and fencing. Northland Community Council comments adopted herein.

**GOLDEN:**

This proposed development is consistent with the density and development standards of surrounding developments as well as the Northland Plan.

**CONROY:**

The proposal attempts to transition from high density to east to lower density to west. The AC disapproval is of concern and seem founded on density as well as problematic interactions with the developer. While lower density would also be appropriate here, the proposed transition is appropriate. We cannot address the developer interactions.

**ONWUKWE:**

Appropriate land use.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-017

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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

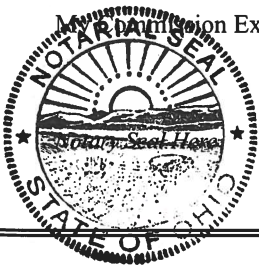
SIGNATURE OF AFFIANT

Handwritten signature of Eric Zartman

Subscribed to me in my presence and before me this 30th day of March, in the year 2021

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Kimberly P. Grayson



Kimberly P. Grayson
Notary Public, State of Ohio
My Commission Expires 01-11-2026
Disclosure Statement expires six months after date of notarization.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer