

TOTAL ACRES - PHASE 2	±2.98 AC
TOTAL UNITS	48 UNITS
SURFACE PARKING SPACES	57 SPACES
GARAGE PARKING SPACES	18 SPACES
TOTAL PARKING SPACES PROVIDED	75 SPACES ±1.56 SP/UNIT



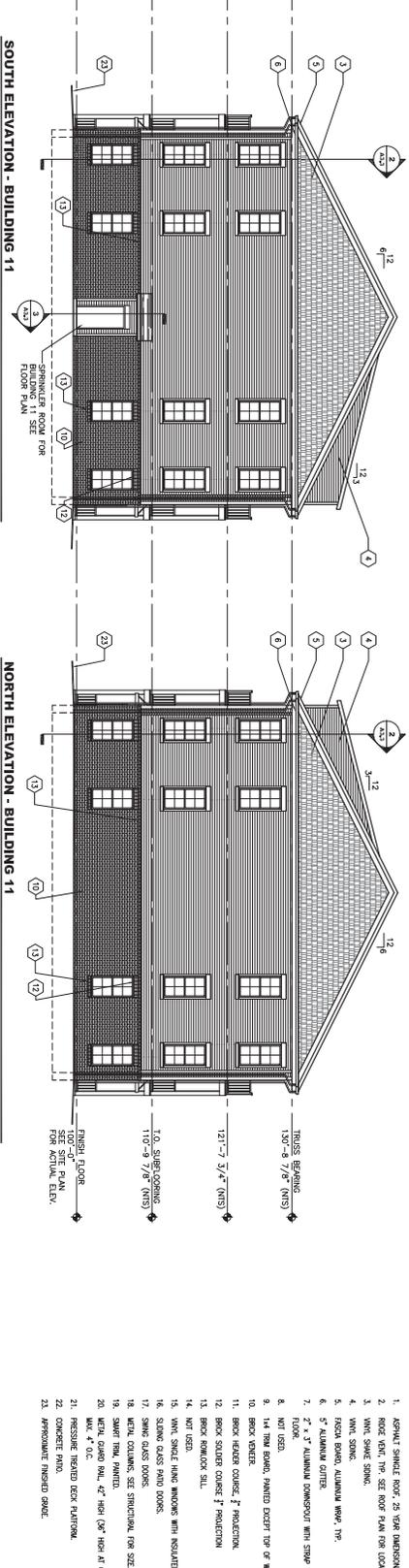
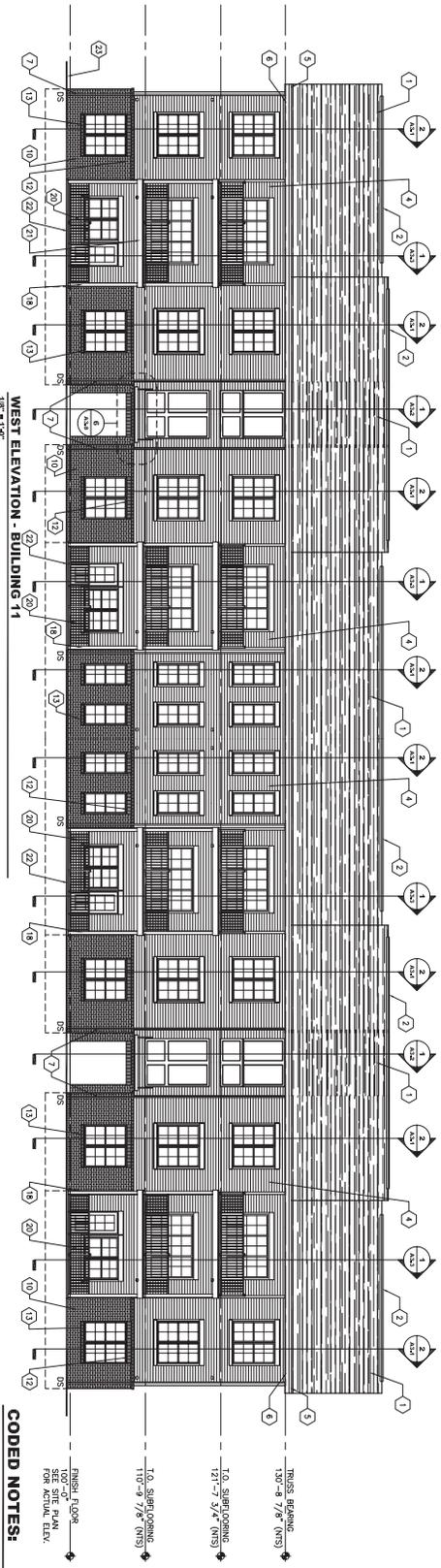
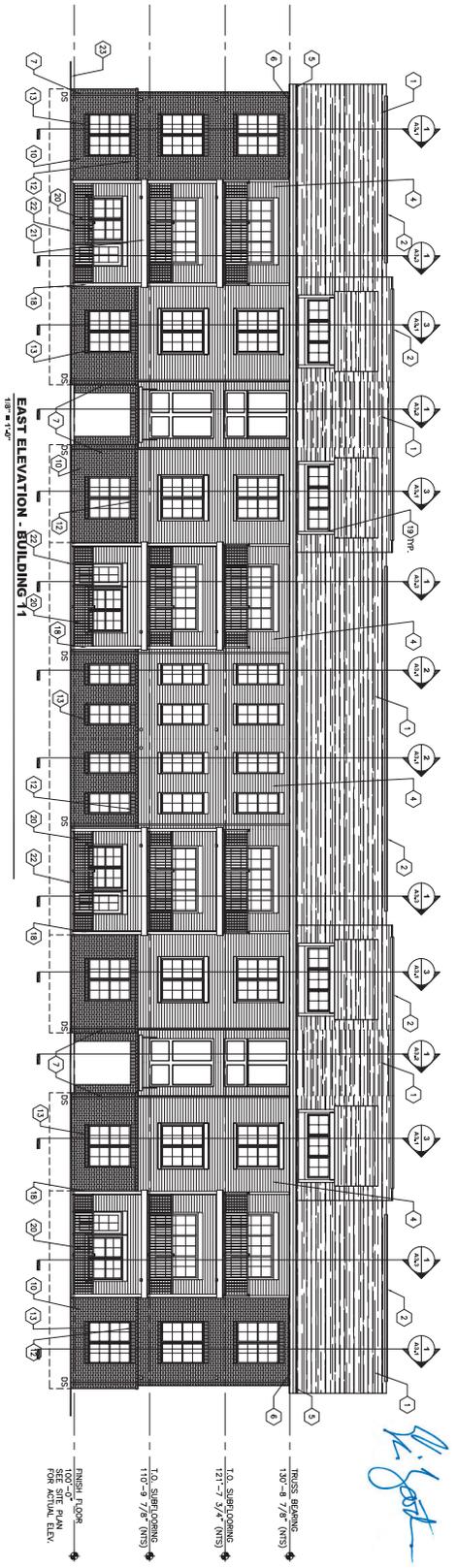
Final Site Plan Received 10.7.24 Sheet 1 of 1 Z24-022

**DEVELOPMENT PLAN - PHASE 2**

**MAISON**  
 PREPARED FOR PREFERRED LIVING  
 DATE: 05.22.24

*[Signature]* 10-7-24

**Faris Planning & Design**  
 LAND PLANNING      LANDSCAPE ARCHITECTURE  
 4874 Cemetery Road      Hilliard, OH 43026  
 p (614) 487-1964      www.farisplanninganddesign.com



*[Handwritten Signature]*  
10-7-24

**CODED NOTES:**

1. ASPHALT SHINGLE ROOF, 25 YEAR DURATION.
2. ROOF VENT, TYP. SEE ROOF PLAN FOR LOCATIONS AND UNITS, FOOT.
3. VINYL SHAKE SHINGLES.
4. VINYL SIDING.
5. FASCIA BOARD, ALUMINUM W/PAV. TYP.
6. 5" ALUMINUM GUTTER.
7. 2" x 2" ALUMINUM COMPOUND WITH STAMP TILES TO BUILDING EACH FLOOR.
8. NOTED.
9. 3/4" TYP. SPACING, FINISHED EXCEPT TOP OF WINDOW & DOOR LIG.
10. BRICK EXTERIOR.
11. BRICK FASCIA COURSE, 1" PROJECTION.
12. BRICK SQUARE CORNER, 1" PROJECTION.
13. BRICK WINDOW SILL.
14. NOTED.
15. VINYL SHAKE LINE WINDOW WITH INSULATED GLASS.
16. VINYL SHAKE DOOR DOORS.
17. VINYL SHAKE DOOR DOORS.
18. VINYL COLUMN, SET STRUCTURAL FOR SIZE.
19. SWARTZ TRIM, FINISHED.
20. WPC/CLIP GARD RAIL, 42" HIGH (48" HIGH IF GROUND UNITS), SPINDLES W/4" O.C.
21. FINISH FLOOR TYP. SEE FLOOR PLAN FOR ACTUAL ELEV.
22. CONCRETE PAVD.
23. APPROXIMATE FINISHED GRADE.



COLLABORATIVE BUILDING, LLC  
1401 SOUTH LEXINGTON BLVD., SUITE 200  
COLUMBUS, OHIO 43215  
614-799-5555  
collabuilding.com

MAISON APARTMENTS  
PHASE 2  
COLUMBUS, OHIO

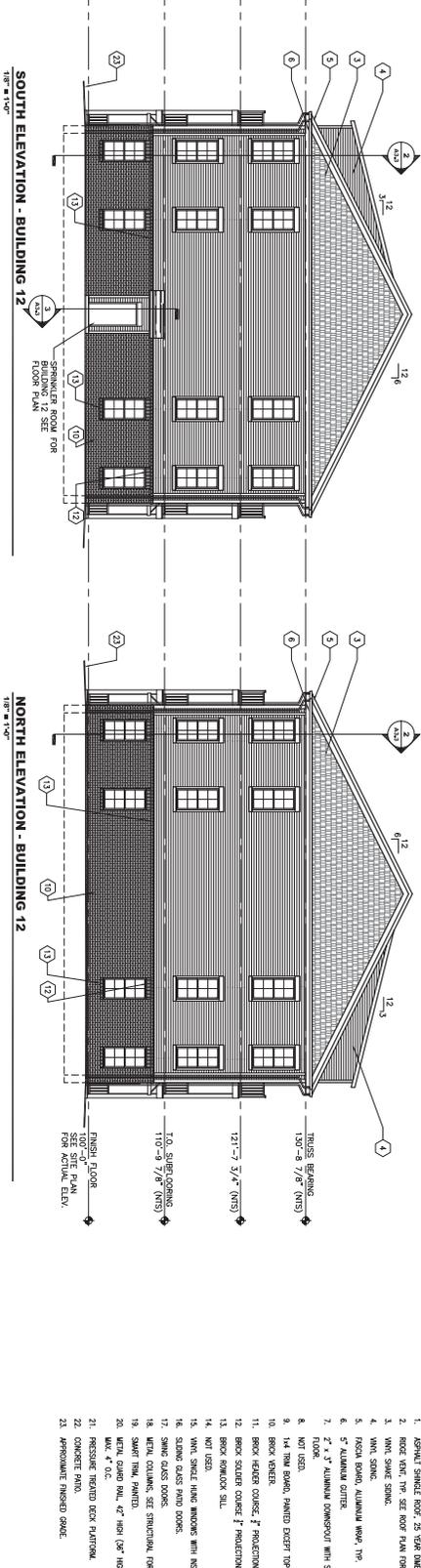
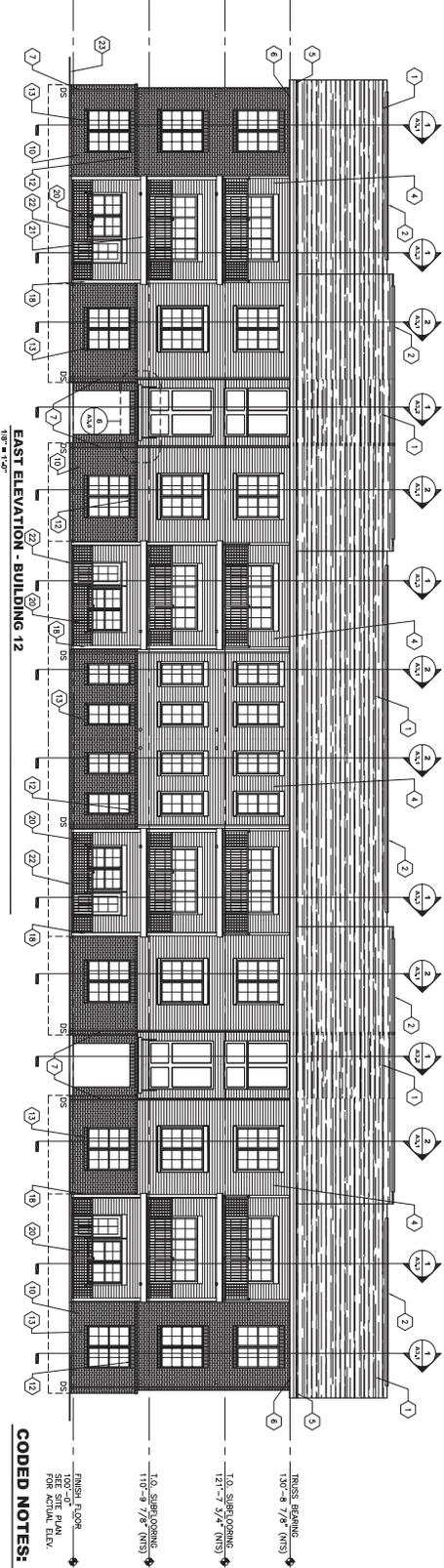
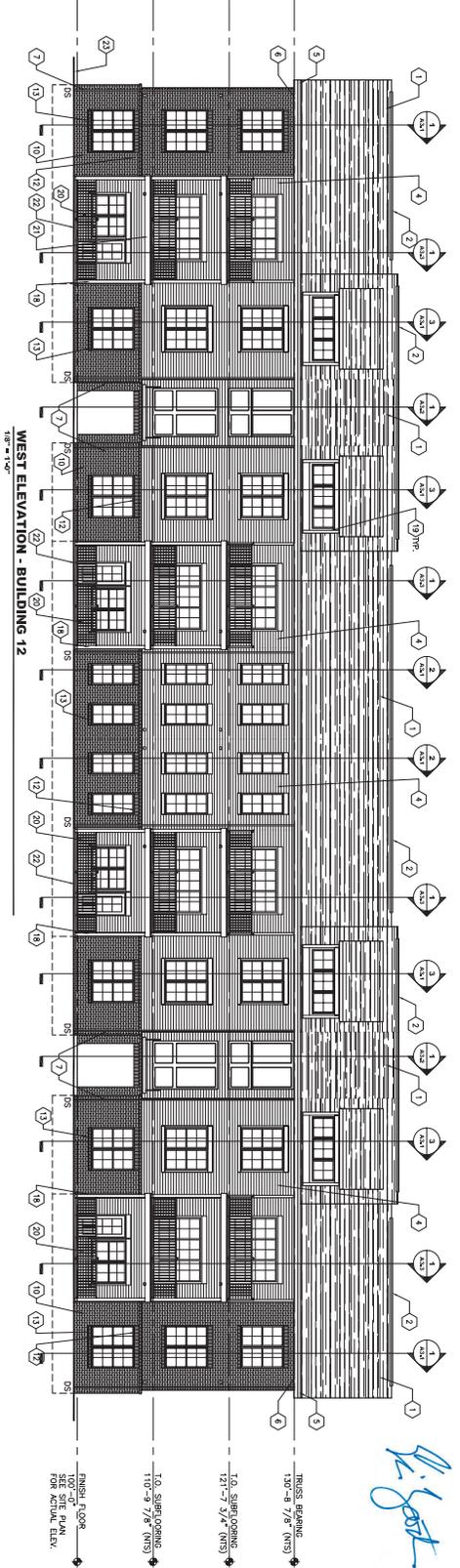
REGISTERED ARCHITECT  
MICHAEL J. BRYDEN  
No. 10000  
8/28/24

STATE OF OHIO  
REGISTERED ARCHITECT  
MICHAEL J. BRYDEN  
No. 10000  
8/28/24

PROJECT NUMBER: 24015  
DATE: 8/28/24  
SCALE:  
FILE NAME:  
DRAWING TITLE:  
DRAWING NUMBER:  
DRAWING SHEET:

BUILDING 11  
ELEVATIONS

A2.1



*[Handwritten Signature]*  
10-7-24

- CODED NOTES:**
1. SPURF FINISH FLOOR 25' FROM BOUNDARY.
  2. BRICK VENEER SEE FLOOR PLAN FOR CONDITIONS AND DETAIL FOOT.
  3. VINYL SIDING.
  4. VINYL SIDING.
  5. FINISH BOARD, ALUMINUM W/ 1/8" P/S.
  6. 5" ALUMINUM COLLIER.
  7. 2" x 4" ALUMINUM COMPOSITE WITH STAIR TIES TO BUILDING EACH FLOOR.
  8. NOT USED.
  9. 1/4" BRICK BANNER PAINTED EXCEPT TOP OF WINDOW & DOOR 1/8".
  10. BRICK VENEER.
  11. BRICK HEAVY COURSE 1" PROJECTION.
  12. BRICK SOLIDER COURSE 1" PROJECTION.
  13. BRICK RAINCOP SIL.
  14. NOT USED.
  15. VINYL SHEET HANG WINDOW WITH INSULATED GLASS.
  16. SLANG GLASS PAINT DOORS.
  17. SLANG GLASS PAINT DOORS.
  18. METAL COLUMNS SEE STRUCTURAL FOR SIZE.
  19. SMART TRAIL PAINTED.
  20. METAL CORO PAUL 42" HIGH (TOP HIGH AT GROUND UNITS), SPINDLES.
  21. PRESSURE TREATED EXOS PARTIAL.
  22. CONCRETE PAINT.
  23. APPROPRIATE FINISH BOARD.

COLLABORATIVE BUILDING SOLUTIONS, INC.  
10750 SOUTHWEST DR. SUITE 200  
COLUMBUS, OH 43240  
614-796-5555  
collabbuild.com

MAISON APARTMENTS  
PHASE 2  
COLUMBUS, OHIO

REGISTERED ARCHITECT  
MICHAEL J. BRYDEN  
No. 10000  
8/28/24

STATE OF OHIO  
REGISTERED ARCHITECT  
MICHAEL J. BRYDEN  
No. 10000  
8/28/24

Building 12  
ELEVATIONS

A2.2

**STAFF REPORT  
DEVELOPMENT COMMISSION  
CITY OF COLUMBUS, OHIO  
JULY 11, 2024**

1. **APPLICATION:** [Z24-022](#)  
**Location:** **6955 HARLEM RD. (43081)**, being 3.00± acres located on the west side of Harlem Road, 400± feet north of Central College Road (part of 010-278013 and part of 220-001876; Rocky Fork Blacklick Accord Panel).  
**Existing Zoning:** R, Rural District (pending annexation).  
**Request:** L-AR-1, Limited Apartment Residential District (H-35).  
**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):** Norman Singer; 5918 Wyndale Drive, Westerville, OH 43081.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

**BACKGROUND:**

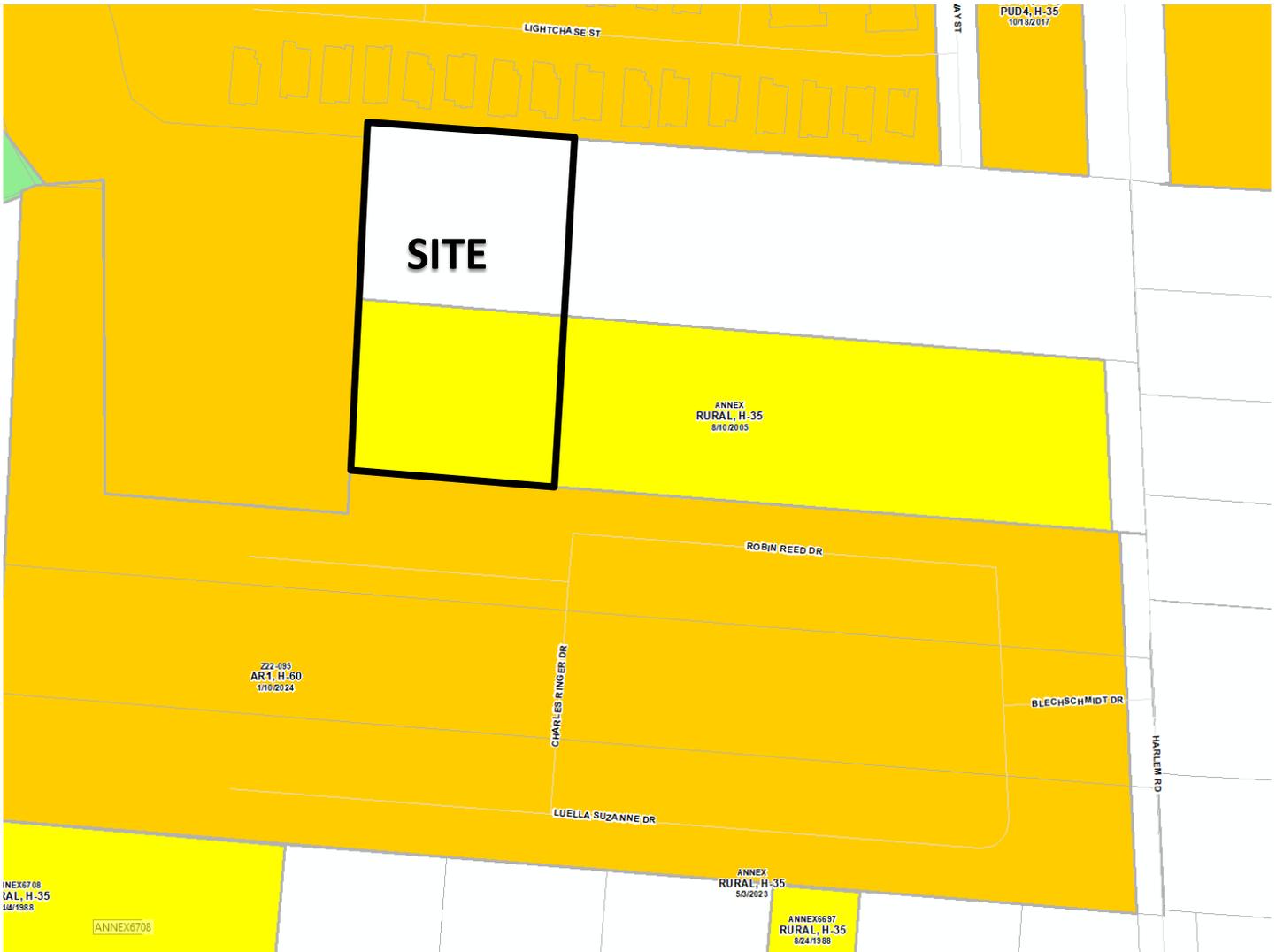
- The 3.00± acre site consists of the western portions of two parcels, each developed with a single-family dwelling, one parcel is pending annexation into the city of Columbus and the other is in the R, Rural District. The applicant requests the L-AR-1, Limited Apartment Residential District which will allow the second phase of an existing multi-unit residential development to the south, consisting of a maximum of 48 units.
- North and west of the site are condominiums in the PUD-4, Planned Unit Development District. South of the site is the first phase of this multi-unit residential development in the AR-1, Apartment Residential District. East of the site are two parcels developed with single family dwellings, one is in the R, Rural District and the other parcel will be in the R, Rural District pending annexation.
- The site is within the planning boundaries of the *Rocky Fork Blacklick Accord (2003)*, which recommends “Village Residential” and “Neighborhood” land uses at this location.
- The site is located within the boundaries of the Rocky Fork Blacklick Accord Panel, whose recommendation is for conditional approval (see recommendation form).
- The limitation text includes appropriate use restrictions, a maximum of 48 units, and supplemental development standards addressing landscaping, building design, and includes a commitment to develop the site in accordance with the submitted site plan.
- Concurrent Council variance CV24-064 has been filed with a variance to reduce the minimum required lot area in the R, Rural District. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Multimodal Thoroughfare Plan (2019)* identifies Harlem Road as a Suburban Community Connector requiring 80 feet of right-of-way from centerline.

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

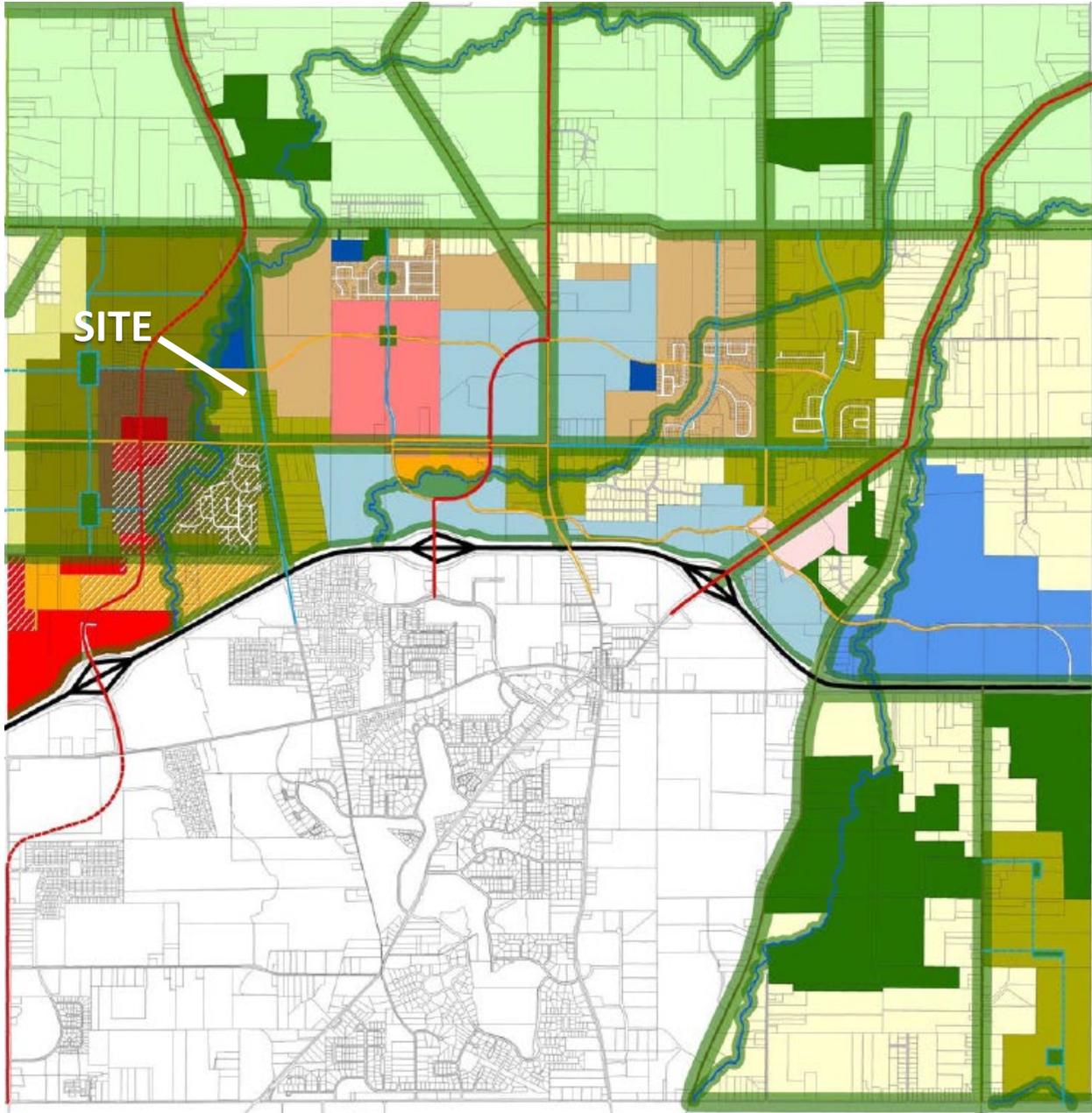
The proposed L-AR-1, Limited Apartment Residential District will allow for phase two of this multi-unit residential development; 48 units with a density of 16.0 du/ac. The *Rocky Fork-Blacklick Accord* (2003) recommends "Village Residential" at this site with a density of 1 unit/acre with a bonus density of 2 units/acre at this location. Although proposed at a higher density than recommended, staff notes that the density is comparable to other existing multi-unit residential developments in the area. Additionally, staff note the land use and site design to be generally appropriate but request elevations and a revised site plan indicating proposed lot coverage, lighting, and building materials. Planning Division encourages the applicant increase connectivity to the Rocky Fork Creek stream corridor to the west and surrounding areas via walking/bicycle paths. ~~The Department of Public Service, Division of Traffic Management has the following outstanding comments:~~

- ~~● It is requested to provide shared-use path connectivity along Harlem Road between the shared-use path to be constructed with the initial phase of this development and the shared-use path that was constructed with the recent development to the north of this site.~~
- ~~● Franklin County Engineer's Office is requesting 40' of ROW from the centerline of Harlem Road be dedicated to the county.~~

~~Upon resolution of the comments above, City Departments' recommendation can be for approval.~~



Z24-022  
R (pending annexation) to L-AR1  
6955 Harlem Rd.  
Approximately 3.0 acres



Legend

- |                  |                     |                                |
|------------------|---------------------|--------------------------------|
| Office           | Park/Open Space     | Edge                           |
| Office/Warehouse | Village Mixed Use   | Neighborhood                   |
| Town Mixed Use   | Town Residential    | Neighborhood Center            |
| Commercial       | Village Residential | Neighborhood Center Commercial |
| Multi-Family     | Rural Residential   | Park Zone                      |
| Civic/Schools    |                     |                                |

Preexisting zoning represented by hatching.

Z24-022  
 R (pending annexation) to L-AR1  
 6955 Harlem Rd.  
 Approximately 3.0 acres



Z24-022  
R (pending annexation) to L-AR1  
6955 Harlem Rd.  
Approximately 3.0 acres

**THE ROCKY FORK-BLACKLICK ACCORD  
IMPLEMENTATION PANEL  
June 20, 2024  
RECORD OF PROCEEDINGS**

**Z24-022 and CV24-065 (6955 Harlem Road)**

Conceptual review regarding a Columbus application to rezone, with variance, parts of parcels 010-278013 and 220001876 generally located on the west side of Harlem Road and north of Central College Road.

**Acreage:** 3.0 +/-  
**Current Zoning:** Rural  
**RFBA District:** Village Residential  
**Proposed Zoning:** L-AR-1  
**Applicant(s):** Preferred Living, c/o Jared Smith  
**Property Owner(s):** Norman Singer

**STAFF COMMENTS:**

The proposal was considered for conceptual review at the June 20, 2024 meeting, where the staff and panel's comments surrounding lot coverage, lighting, building materials, landscaping, tree preservation, parking, and the maneuvering of emergency vehicles were noted. The panel motioned and unanimously recommended this application be moved to "For Action" during the meeting so it could be voted on.

Staff finds the proposed land use and density to be appropriate based on the location and surrounding development patterns along Harlem Road. Additionally, staff finds the site design to be generally appropriate as the applicant has taken steps to adhere to the Accord design standards.

**MOTION:**

To recommend approval of a City of Columbus rezoning and council variance application within the Accord study area with conditions listed in the staff report, that elevations for all sides as well as building materials be provided; that total lot coverage not exceed 70%; that a detailed site plan showing lighting types and locations consistent with plan guidelines be provided; that a landscaping plan be provided; and that there be a 25' minimum healthy tree preservation zone along the east, north, and west sides of the property.

**RESULT:**

This motion was approved (6-0-0)

Mr. Brubaker	Yes
Mr. Chappellear	Yes
Mr. Harper	Yes
Mr. Herskowitz	Yes
Mr. Paul	Yes
Mr. Smithers	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 #: Z24-022

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 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. Preferred Living 750 Communications Parkway Columbus, Ohio 43214 (85 employees)	2. Norman Singer 5918 Wyndale Drive Westerville, Ohio 43081 (0 employees)
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 23 day of May, in the year 2024

SIGNATURE OF NOTARY PUBLIC [Signature]

Notary Seal Here



My Commission Expires  
Justin M. Fox  
Attorney At Law  
Notary Public, State of Ohio  
My Commission Does Not Expire  
Sec.147.03 R.C.

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