

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

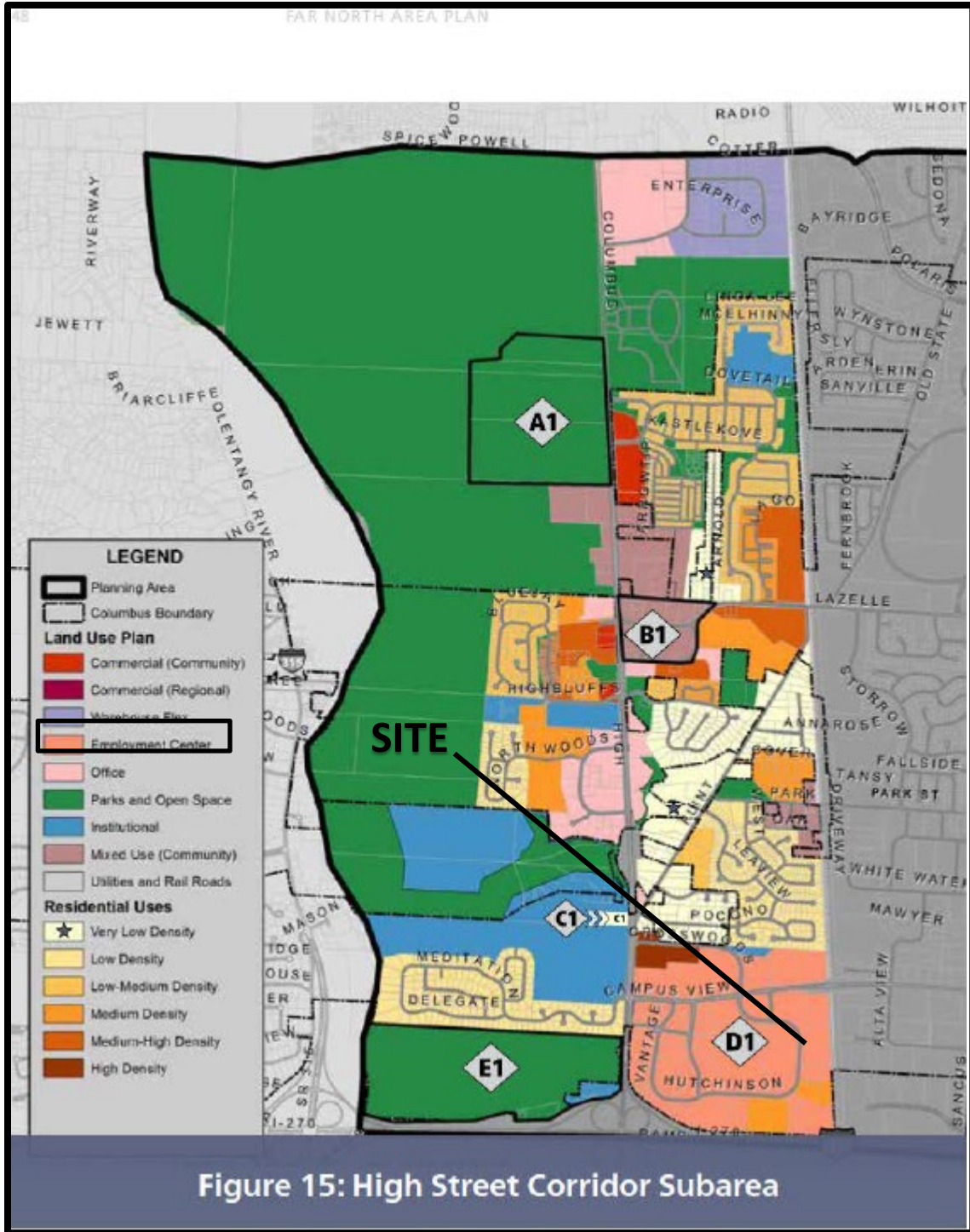
- 9. APPLICATION:** [Z23-059](#)
Location: **7450 HUNTINGTON PARK DR. (43235)**, being 7.38± acres located on the east side of Huntington Park Drive, 480± feet south of Horizon Drive (610-211630 and 610-205680; Far North Columbus Communities Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Request: AR-O, Apartment Office District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Living; c/o David Hodge, Atty.; Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): OH14 Columbus LLC, c/o Judy Carter.; 1521 Westbranch Drive, Suite 100; McLean, VA 22102.
Planner: Jack Mangan; 614-645-8661; jrmangan@columbus.gov

BACKGROUND:

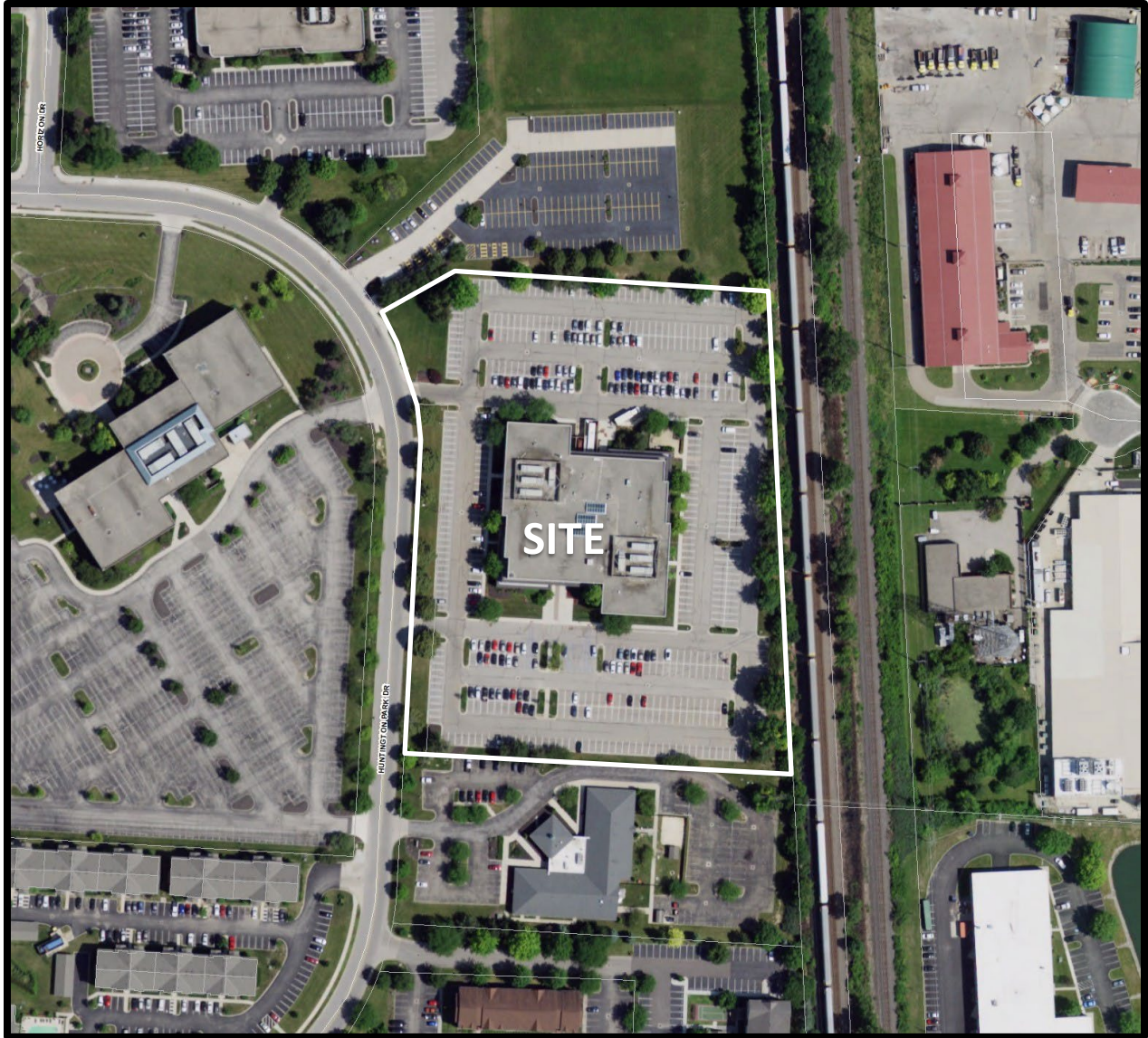
- The 7.38± acre site consists of two parcels, one of which is developed with a commercial building. The requested AR-O, Apartment Office District will allow multi-unit residential development uses and limited commercial and office uses.
- To the south and west of the site are commercial developments in the CPD, Commercial Planned Development District. To the north of the site is an undeveloped parcel in the CPD, Commercial Planned Development District. To the west of the site is railroad right-of-way.
- The site is within the planning boundaries of the *Far North Area Plan* (2014), which recommends “Employment Center” land uses at this location.
- Concurrent CV23-119 has been filed and includes a variance to reduce the required perimeter yard for an apartment complex with up to 204 units. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the Far North Columbus Communities Coalition which reviewed this case on November 7, 2023 and recommended approval.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The proposed AR-O, Apartment Office District will allow redevelopment of the site with multi-unit residential development uses and limited commercial and office uses. The requested AR-O district is generally consistent with the *Far North Area Plan* with regards to land use recommendation, and is consistent with the surrounding zoning and development patterns along this portion of Huntington Park Drive. This request does not represent the addition of an incompatible use to the area.



.....Z23-059
7450 Huntington Park Dr.
Approximately 7.39 acres
CPD to ARO



.....Z23-059
7450 Huntington Park Dr.
Approximately 7.39 acres
CPD to ARO

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)

Case Number Z23-059 & CV23-119

Address 7450 Huntington Park Dr.

Group Name Far North Columbus Communities Coalition

Meeting Date 11-7-2023

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Agreed that this was a good use of the property, pleased that the number of units was decreased.

Note that our recommendation is for the updated version of the application and site plan that we received 11-7-2023.

The documents of this updated application and site plan are included on the email bearing this recommendation.

Vote 9-0

Signature of Authorized Representative *James G. Palmisano*

Recommending Group Title FNCCC President

Daytime Phone Number 614/795-5877

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 #: Z23-059

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, Underhill and Hodge LLC
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. Preferred Living 750 Communications Parkway, Suite 200 Columbus, Ohio 43214</p>	<p>2. OH14 Columbus LLC c/o Judy Carter 1521 Westbranch Drive, Suite #100 McLean, Virginia 22102</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 4th day of October in the year 2023

[Signature] My Commission Expires 1-11-2026 Notary Seal Here

SIGNATURE OF NOTARY PUBLIC



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.