



SITE DATA

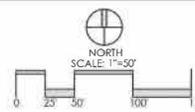
TOTAL ACRES	+/- 10.1 ACRES
TOTAL UNITS	152
DENSITY	+/- 14.96 D.U./AC.
TOTAL PARKING PROVIDED	286 (+/- 1.88 SP/UNIT)
GARAGE PARKING	53
SURFACE PARKING	233

SITE PLAN FINAL SITE PLAN RECEIVED 2.13.26 Z25-019 Page 1 of 1

4691 CENTRAL COLLEGE RD

PREPARED FOR PREFERRED LIVING

DATE: 12.30.2025



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
4576 Cemetery Road Hilliard, OH 43038
p (614) 457-1964 www.farisplanninganddesign.com



ARCHITECTURAL EXHIBIT

[Handwritten signature] 2-13-26

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 12, 2026**

- 6. APPLICATION:** [Z25-019](#)
- Location:** **4691 CENTRAL COLLEGE RD. (43081)**, being 10.1± acres located on the south side of Central College Road, 1,050± feet east of Lee Road (010-276207; Northland Community Council). R, Rural District.
- Existing Zoning:** R, Rural District.
- Request:** L-ARLD, 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 120, New Albany, OH 43054.
- Property Owner(s):** The Estate of Nancy M. Kemp; 4691 Central College Road, Columbus, OH 43081.
- Planner:** Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

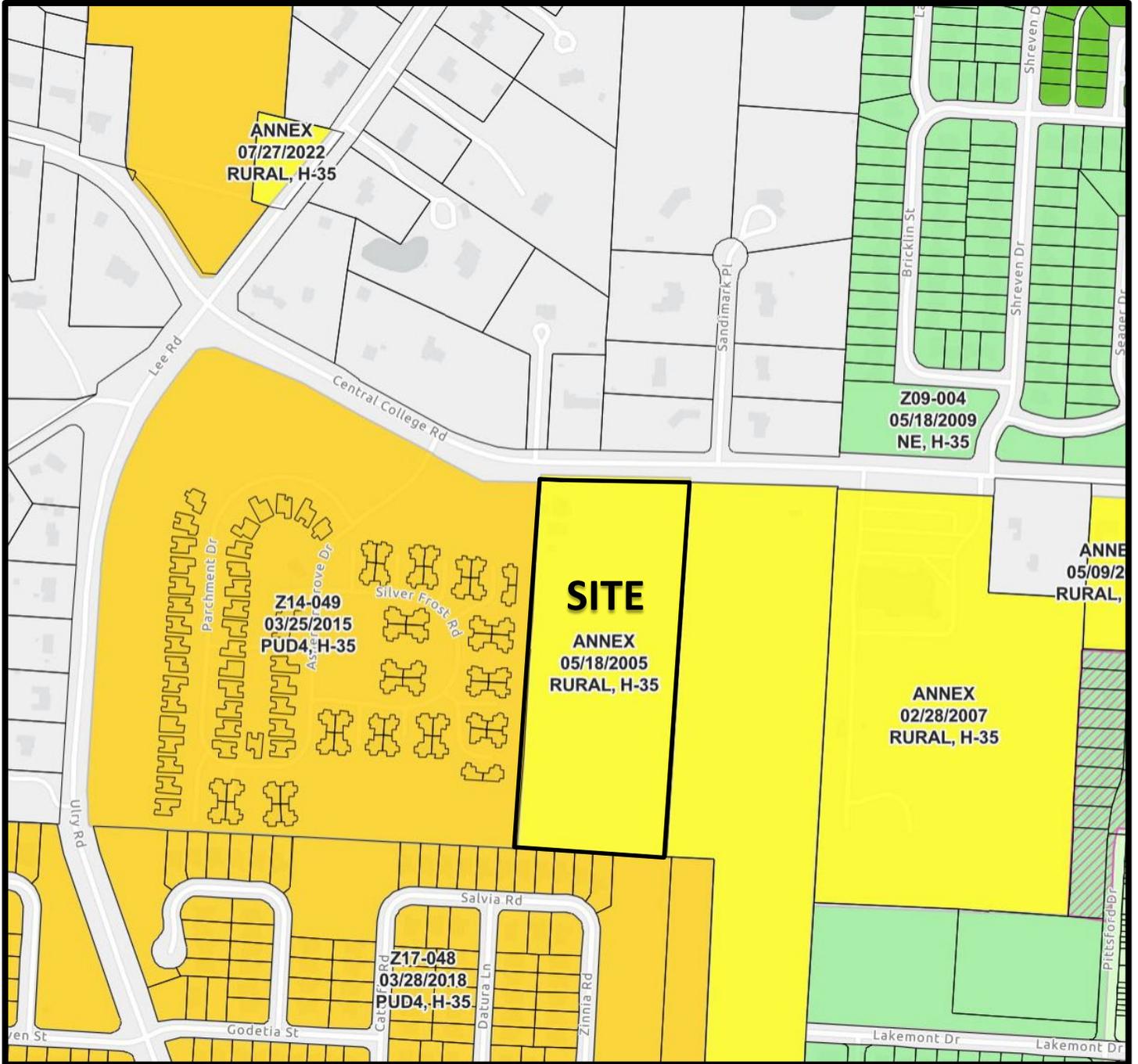
- This case received a recommendation of disapproval at the November 3, 2025 Development Commission meeting. At that meeting, the request was for an L-ARLD, Limited Apartment Residential District allowing up to 175 dwelling units (17.39 dwelling units per acre) within a mix of two- and three-story buildings. The request has been updated and limits the maximum number of dwellings units to 152 (15.05 dwelling units per acre), a reduction of 23 units, and also limits all buildings to a maximum height of two stories. Staff notes that the total number of residential buildings remains unchanged at nine.
- The 10.1 ± acre site consists of one parcel developed with a single-unit dwelling in the R, Rural District. The requested L-ARLD, Limited Apartment Residential District will allow an apartment complex with a maximum of 152 dwelling units within nine two-story buildings.
- North of the site are single-unit dwellings in the R-1, Restricted Suburban Residential District in Blendon Township. South and west of the site are single and multi-unit residential developments in the PUD-4, Planned Unit Development District. East of the site is a park in the R, Rural District.
- The site is located within the Little Turtle District of *The Northland Plan Volume II* (2002), which recommends single-unit residential development at a maximum density of three units per acre.
- The site is located within the boundaries of Northland Community Council (NCC), whose recommendation is for disapproval.
- The limitation text includes use restrictions, limiting the maximum number of dwellings units to 152, the building height to a maximum of two stories, and includes supplemental development standards addressing perimeter yard, landscaping and screening, and includes commitments to develop the site in accordance with the submitted site plan and

building elevations.

- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Central College Road as a Suburban Community Connector requiring 100 feet of right-of-way.

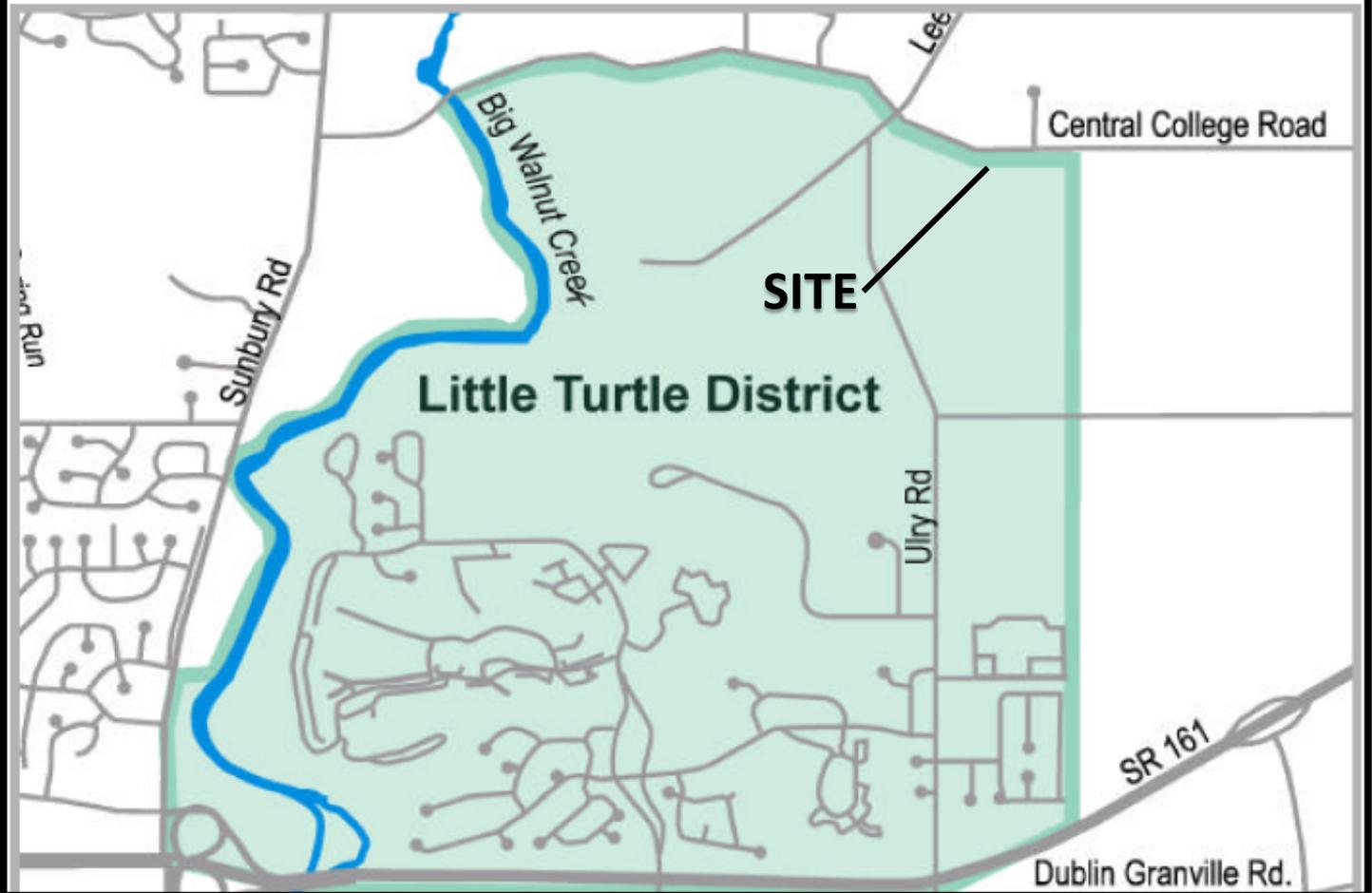
CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-ARLD, Limited Apartment Residential District will allow an apartment complex containing up to 152 dwelling units, contained within two-story buildings, in accordance with the submitted site plan. Although the proposal is higher than the recommended density of the *Northland Plan Volume II*, the Plan does note that if an alternative development pattern be sought for this area, this plan recommends that consideration be given to the surrounding rural setting and land uses. Staff notes that the proposal is adjacent to multi-unit residential developments to the west and townhome developments to the southeast, and that the proposed site plan includes adequate buffering from Central College Road and adjacent uses.

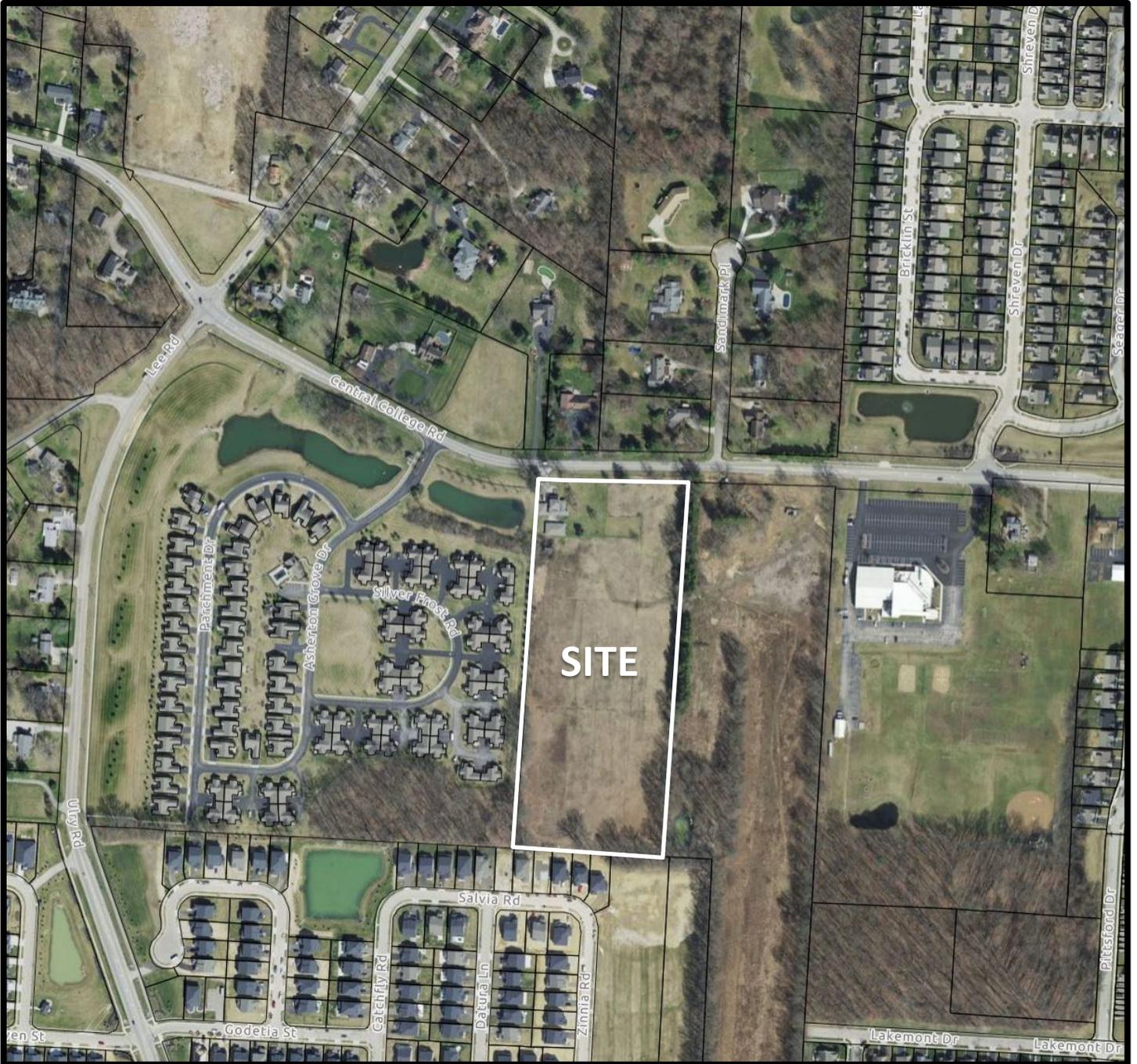


Z25-019
R to L-ARLD
4691 CENTRAL COLLEGE RD.
Approximately 10.1 acres

Predominant land-uses include the Little Turtle Subdivision, which is zoned PC, Planned Community, and has condominium and single-family residential units with a private golf course. There is a city of Columbus police substation and fire facility located in this district. Unincorporated parcels include estate residential lots, parcels used for agriculture, and un-platted residential lots in Blendon Township. The city of Westerville is located to the north and west, and Plain Township is located to the immediate east. Land-use recommendations for parcels to the east that are in the city of Columbus are provided in *The Rocky Fork-Blacklick Accord*.



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R to L-ARLD
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R to L-ARLD
4691 CENTRAL COLLEGE RD.
Approximately 10.1 acres

Saltzman, Alyssa D.

From: Dave Paul <dwpaul@fpcivic.org>
Sent: Wednesday, October 1, 2025 1:52 PM
To: David Hodge
Cc: Saltzman, Alyssa D.; Eric Zartman; William Logan
Subject: [EXTERNAL] Re: Z25-019 - Central College

Follow Up Flag: Follow up
Flag Status: Flagged

David and Alyssa,

Yes, the Committee and community members present last week understood that the application is being amended to request an L-AR-LD district rather than L-AR-1 as originally proposed, with a reduction in total units from 216 to 175. The revised application is the one concerning which the Committee made its recommendation this month.

I did not fully update the description of the application in the Committee's report (but can do so if you think necessary or helpful).

Dave

On Tue, Sep 30, 2025, 3:58 PM David Hodge <david@uhlawfirm.com> wrote:

Hi Alyssa-

Dave Paul is copied, spoke with Dave a bit ago. Northland was made aware of the unit reduction and the move to the L-ARLD district as a result.

Dave, if you wouldn't mind, please jump in and confirm that with Alyssa.

Thanks!

David Hodge

Underhill & Hodge LLC

[8000 Walton Pkwy., Ste. 120](#)

[New Albany, OH 43054](#)

MEETING DATE: FEBRUARY 12, 2026

Application #: Z25-019	Requested District: L-AR-D (H-35)	Address: 4691 CENTRAL COLLEGE RD. (43081)					
Length of Testimony: _____ 6:25 →	Motion to Vote: IK Second: _____	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
# Speakers Support: _____ Opposition: (3)	Development Commission Vote: _____ <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain	Area Comm/ Civic Assoc: <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Y Fitzpatrick	N Ingwersen	NO Keyes	ABSENT Golden	ABSENT Conroy	Y Onwukwe	Y FERDELMAN Conroy
+ = 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							
MEMBER COMMENTS:							
FITZPATRICK: APPROPRIATE LAND USE, WITH IMPROVED SITE FEATURES WHICH "SOFTEN" THE "PERCEIVED" DENSITY. APPLICANT SHOULD HAVE HAD FURTHER COMMUNICATION WITH CHANGES IN PLANNING.							
INGWERSEN: THIS PLAN IS A GREAT IMPROVEMENT FROM THE INITIAL PROPOSAL, HOWEVER THE APPLICANT PROTC MUST RETURN TO WORK WITH NORTHLAND COMMISSION. THIS SHOULD NOT BE THE WAY PROPOSALS ARE REVIEWED.							
KEYES: 3-5 du per acre development will increase to + 17 du per acre. While the design is great, eliminating the area commission the right to review new plans? to provide feedback discredit the creation of area COMMISSIONS.							
GOLDEN:							
CONROY:							
ONWUKWE: Appropriate land use. Building setbacks is very considerate to the neighbours.							
FERDELMAN: THE APPLICANTS MADE SIGNIFICANT MODIFICATIONS TO ADDRESS THE SITE. IT WILL NOT START A PATTERED AS SUGGESTED BY NEIGHBORS AS IT IS BOUNDARIED BETWEEN AN ERLON COMMISSION AND A CITY PARK							



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 #: Z25-019

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 120 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. The Estate of Nancy M. Kemp 4691 Central College Road Columbus, Ohio 43081 (Zero Columbus-based employees)	2. Preferred Living 750 Communications Parkway, Suite 200 Columbus, Ohio 43214 (70 Columbus-based employees)
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 21st day of November, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

no expiration

Notary Seal Here



DAVID L. HODGE, Esq.
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

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