

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 10, 2024**

3. **APPLICATION:** [Z24-025](#)
Location: **5551 SHANNON RD. (43110)**, being 24.46± acres located on the south side of Shannon Road, 1,675± feet northeast of Winchester Pike (430-271216; Greater Southeast Area Commission).
Existing Zoning: R, Rural District.
Request: ARLD, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Vista Residential Partners, c/o David Hodge, Atty; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Man Land CW LLC; 77 West 2nd Avenue; Columbus, OH 43201.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

- The site consists of one undeveloped parcel in the R, Rural District. The applicant requests the ARLD, Apartment Residential Low Density District to allow a multi-unit residential development providing 312 dwelling units with a pool, clubhouse, and residential amenities.
- To the north there are single-unit dwellings in the R, Rural District of Madison Township. To the south is a truss manufacturer in the M, Manufacturing District. East of the site are single-unit dwellings in the PUD-8, Planned Unit Development District. To the west is farmland in the R, Rural District.
- The site is within the planning boundaries of the *South East Land Use Plan (2018)*, which recommends “Low-Medium Density Residential” and “Private Open Space” land uses at this location. **The Plan also includes complete adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.**
- The site is located within the boundaries of the Greater Southeast Area Commission whose recommendation is for approval.
- Concurrent Council variance CV24-076 has been filed which includes variances to reduce the minimum required lot area in the R, Rural District and reduce the minimum required perimeter yard. 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 Shannon Road as an Urban Community Connector requiring 80 feet of right-of-way from centerline.

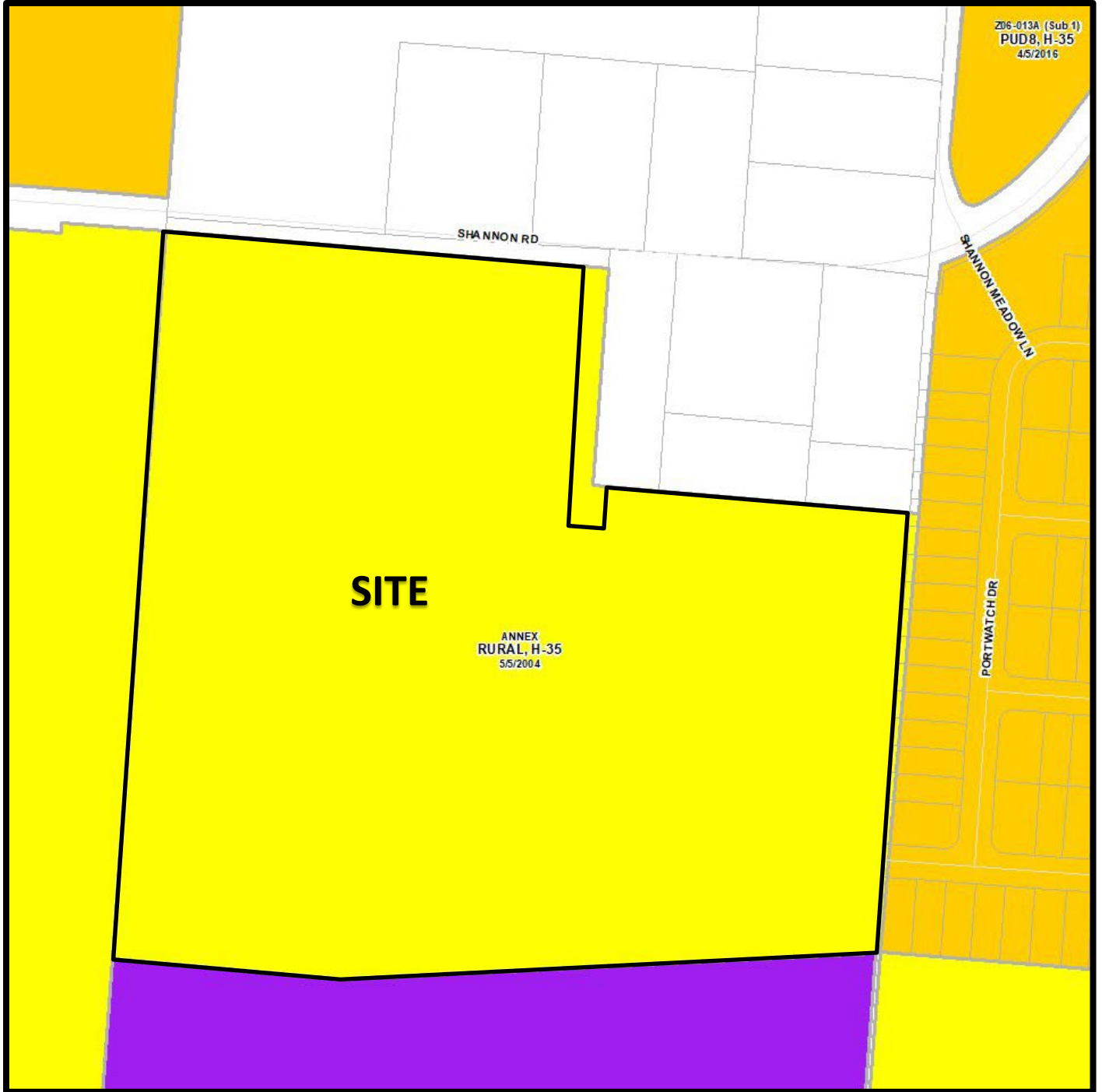
CITY DEPARTMENTS’ RECOMMENDATION: ~~Conditional~~ Approval.

The proposed ARLD, Apartment Residential District will allow the construction of apartment

uses on the site. The *South East Land Use Plan* (2018) recommends “Low-Medium Density Residential” which recommends a density of around 6-10 dwelling units per acre and “Private Open Space”. Although the density of the proposal exceeds the plan recommendation, Planning Staff notes that there are developments of similar intensity to the north of Shannon Road and therefore support the proposed use. ~~Below are the outstanding comments from the Division of Traffic Management:~~

- ~~△ A traffic access study has been approved in conjunction with this proposal.~~
- ~~△ Commitments representing the results of the following will need to be incorporated into the rezoning and concurrent council variance ordinances:~~
 - ~~⊖ A contribution of \$219,472.97 will be required toward potential future roadway improvements at the intersection of Brice Road and Shannon Road.~~
 - ~~⊖ Discussions are in progress regarding the extent to which turn lane improvements at the site access drive and active transportation connectivity to the Blacklick Creek Greenway Trail will be required due to limited right-of-way available along Shannon Road.~~
 - ~~⊖ No structures shall be permitted to be built on the residual “R” district parcel and direct access from the right-of-way shall be prohibited to that residual “R” district parcel.~~

~~Upon resolution of the comments above, City Departments’ recommendation can be for approval.~~ **All outstanding traffic comments have been addressed.**



Z24-025
R to ARLD
5551 SHANNON RD
Approximately 24.46 acres



Z24-025
R to ARLD
5551 SHANNON RD
Approximately 24.46 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number _____

Address _____

Group Name _____

Meeting Date _____

Specify Case Type
BZA Variance / Special Permit
Council Variance
Rezoning
Graphics Variance / Plan / Special Permit

Recommendation
(Check only one) **Approval**
 Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative *Mark Harper* _____

Recommending Group Title _____

Daytime Phone Number _____

Please e-mail this form to the assigned planner within 48 hours of meeting day; 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 #: Z24-025

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. Man Land CW LLC 77 West 2nd Avenue Columbus, Ohio 43201	2. Vista Residential Partners 2964 Peachtree Road, Suite 585 Atlanta, Georgia 30305
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 13th day of June, 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.