

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 8, 2022**

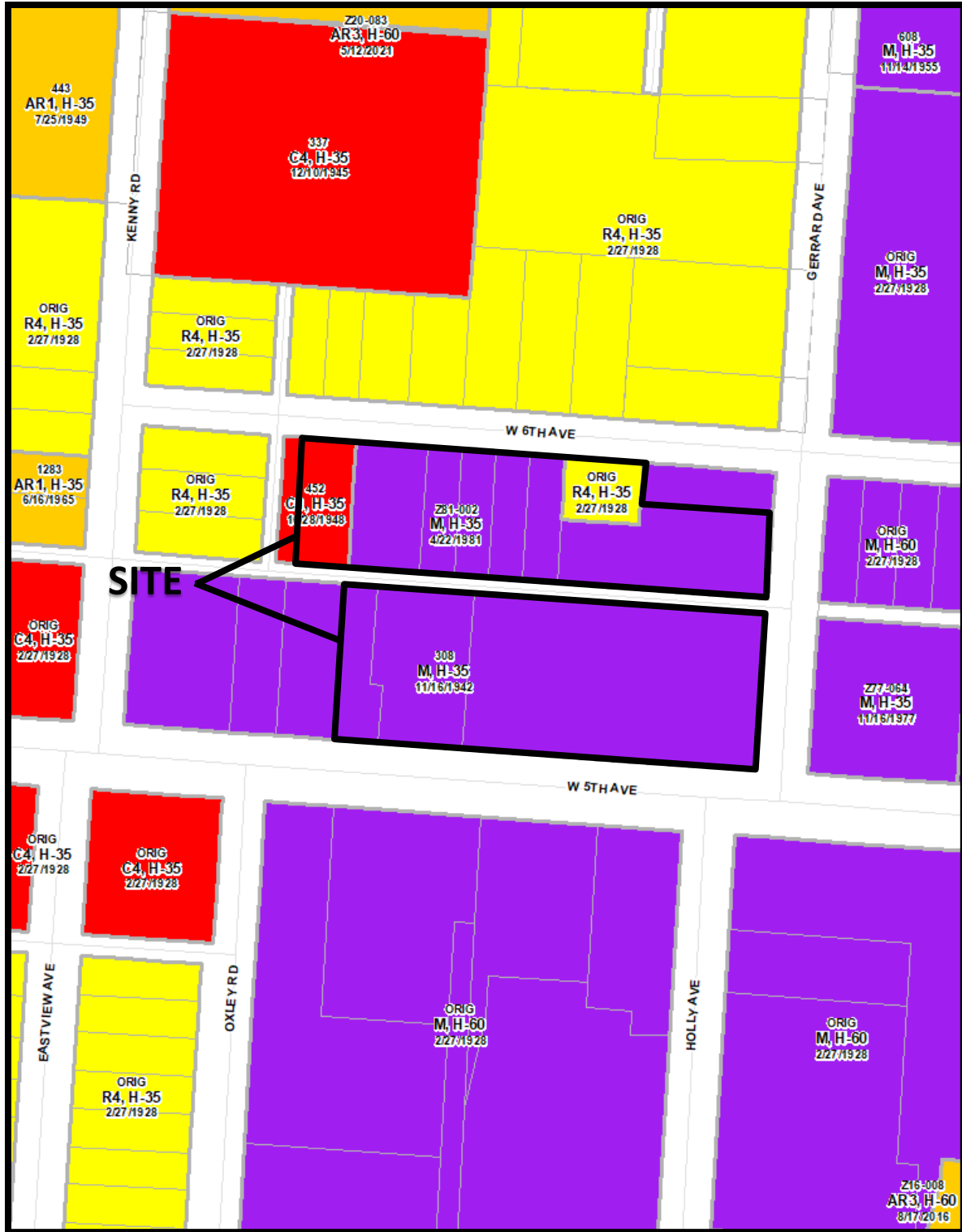
- 2. APPLICATION:** [Z22-049](#)
- Location:** **1010 W. 5<sup>TH</sup> AVE. (43212)**, being 2.52± acres located at the northwest corner of West 5th Avenue and Gerrard Avenue (010-061801 and 10 others; 5<sup>th</sup> by Northwest Area Commission).
- Existing Zoning:** C-1, Commercial, R-4, Residential, and M, Manufacturing Districts.
- Request:** AR-3, Apartment Residential District (H-60).
- Proposed Use:** Mixed-use development.
- Applicant(s):** Preferred Living; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** 1020 Fifth II LLC; 1480 Dublin Road; Columbus, OH 43215.
- Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

- The site consists of 11 parcels and is developed with a mix of commercial, residential, and manufacturing uses in the C-1, Commercial, R-4, Residential, and M, Manufacturing Districts. The applicant is requesting the AR-3, Apartment Residential District to permit a mixed-use development with up to 7,400 square feet of commercial space and up to 208 dwelling units.
- To the north of the site are single- and multi-unit dwellings in the R-4, Residential District. To the south and east is commercial development in the M, Manufacturing District. To the west is a commercial development in the M, Manufacturing District and single-unit dwellings in the R-4, Residential District.
- Concurrent CV22-059 has been filed to vary the height district, interior parking landscaping, maneuvering, parking space, minimum number of parking spaces, vision clearance, building coverage, building lines, and rear yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located in the West Fifth Avenue Urban Commercial Overlay (UCO) and within the boundaries of the *5<sup>th</sup> by Northwest Area Plan* (2009), which recommends “Mixed Use” and “Medium Density Mixed Residential” land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- The site is located within the boundaries of the 5<sup>th</sup> by Northwest Area Commission, whose recommendation has not been received at the time this report was finalized.
- The *Columbus Multimodal Thoroughfare Plan* identifies West Fifth Avenue as an Urban Commuter Corridor requiring 100 feet of right-of-way.

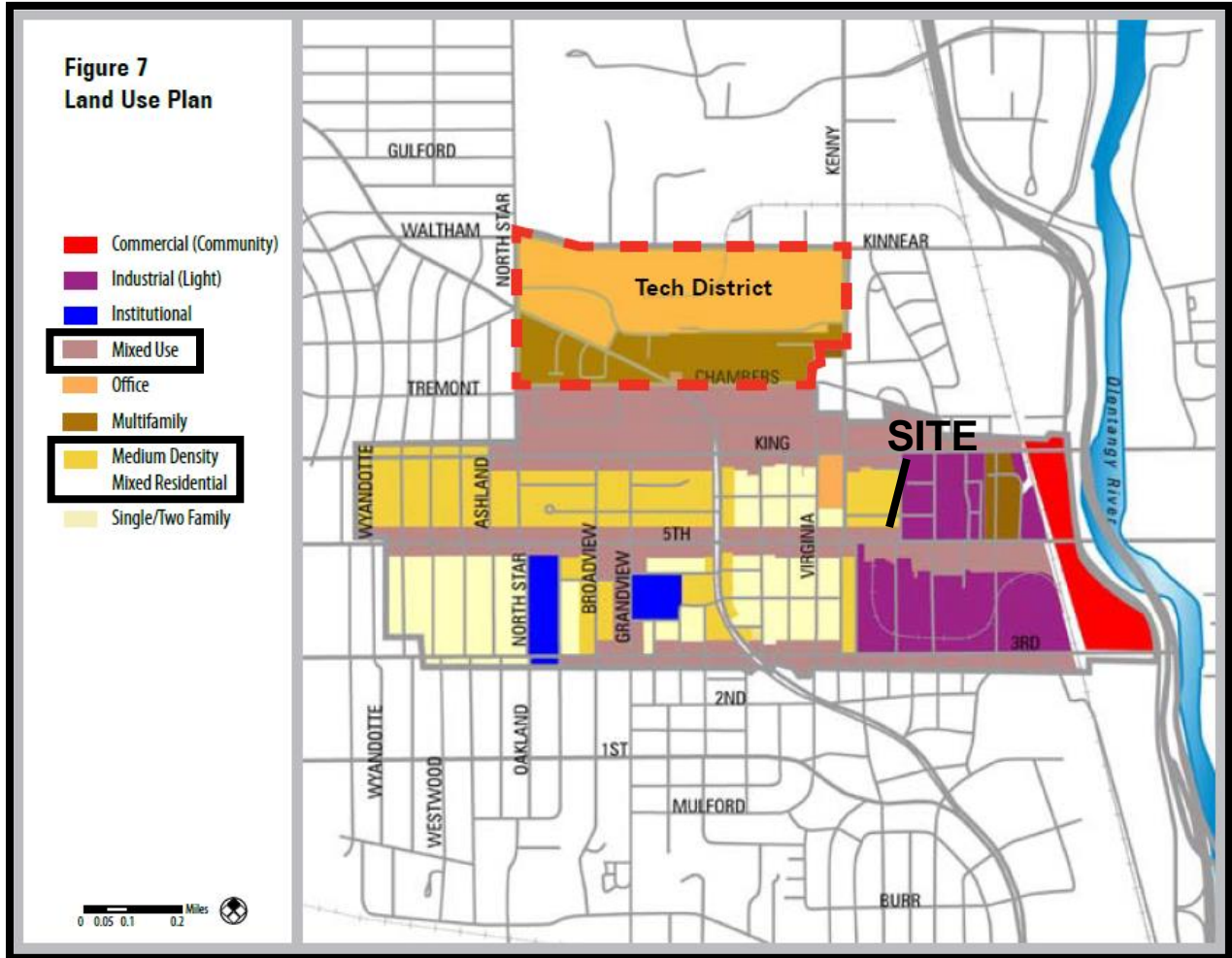
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested AR-3, Apartment Residential District will allow a mixed-use development that is compatible with adjacent apartment residential and light industrial uses. The proposal is also consistent with the land use recommendations of the 5<sup>th</sup> by *Northwest Area Plan* and the design recommendations of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines*.



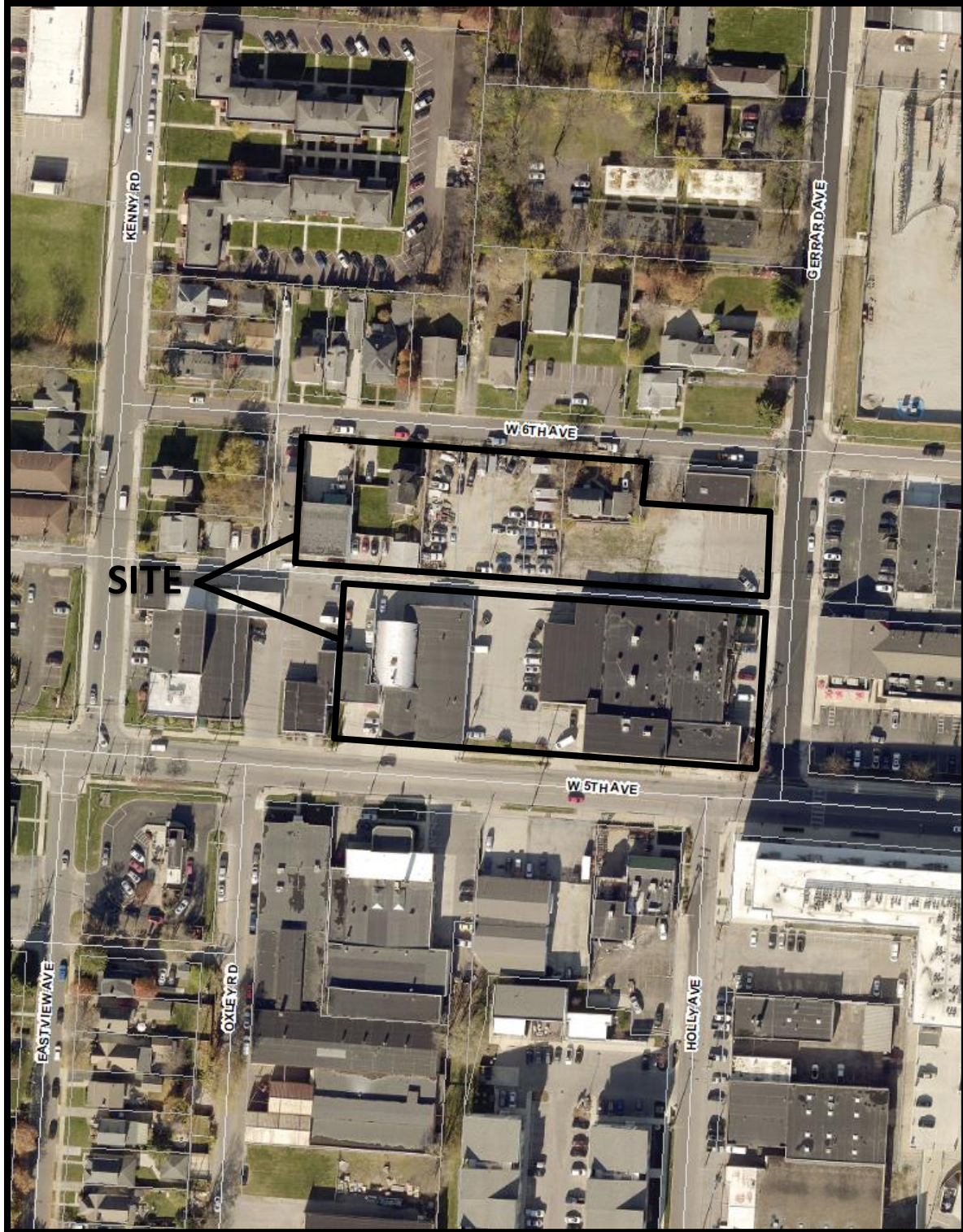
Z22-049  
1010 W. 5th Ave.  
Approximately 2.52 acres  
C-1, R-4, M to AR-3

5<sup>th</sup> by Northwest Area Plan (2009)



Z22-049  
1010 W. 5<sup>th</sup> Ave.  
Approximately 2.52 acres  
C-1, R-4, M to AR-3





Z22-049  
1010 W. 5th Ave.  
Approximately 2.52 acres  
C-1, R-4, M to AR-3

# 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** Z22-049 / CV22-059

**Address** 1010 W. 5th Avenue

**Group Name** 5th X Northwest Area Commission

**Meeting Date** 12/6/2022


**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:**

**Vote** 2-3

**Signature of Authorized Representative** 

**Recommending Group Title** Fifth by Northwest AC

**Daytime Phone Number** 215-740-2835

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 #: Z22-049

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 (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:

- |                                       |  |
|---------------------------------------|--|
| 5.                                    | Name of Business or individual (including contact name and number) |
| Preferred Living                      | Business or individual's address; City, State, Zip Code            |
| 750 Communications Parkway, Suite 200 | Number of Columbus-based employees                                 |
| Columbus, Ohio 43214                  | (Limited to 3 lines per box)                                       |

1. 1020 Fifth LLC 1480 Dublin Road Columbus, OH 43215	2. Katelyn Hansen 1027 West 6th Avenue Columbus, Ohio 43212
3. Brian and Neva Hoover 1058 W. 5th Avenue Columbus, OH 43212	4. Preferred Living 750 Communications Parkway, Suite 200 Columbus, Ohio 43214

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 19th day of January in the year 2023

[Signature]  
SIGNATURE OF NOTARY PUBLIC

1-11-2026  
My Commission Expires

Notary Seal Here



**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.**