

*As per sheet 1.1*



**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.250.3399

**Cincinnati**  
20 Village Square, Floor 3  
Cincinnati, Ohio 45246  
p 614.360.3066  
PODdesign.com

**Project Name**  
**HAGUE AVE. DEVELOPMENT**  
COLUMBUS, OH 43230

**Prepared For**  
Metropolitan Holdings  
1429 King Ave.  
Columbus, OH, 43212

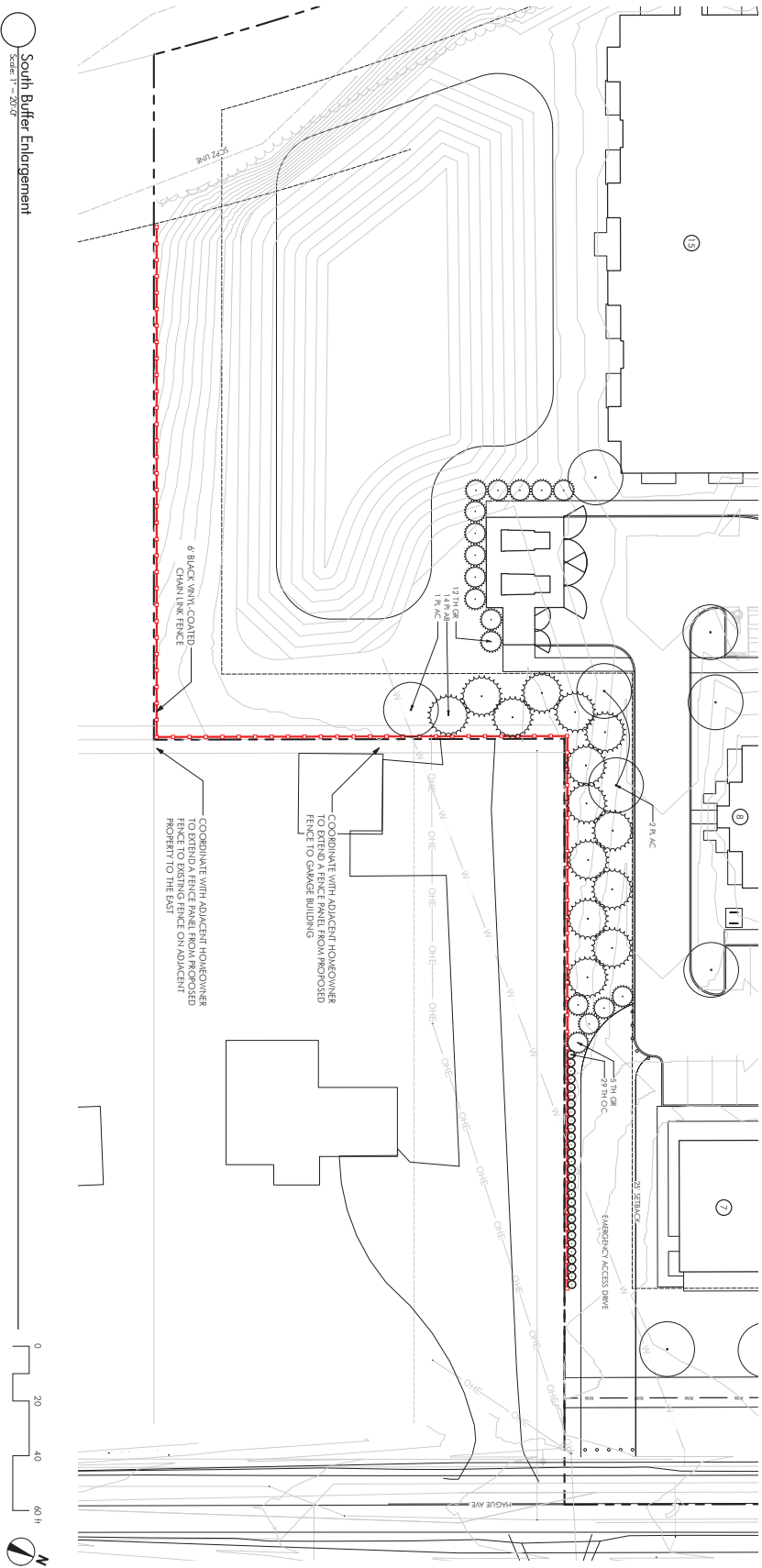


**Project Info**  
Project # 25025  
Date 05/18/26

**Revisions**

**Sheet Title**  
**Conceptual Landscape Plan**

**Sheet #**  
**L1.0**



○ South Buffer Enlargement  
Scale: 1" = 20'-0"

- PLANTING LEGEND**
- RIGHT-OF-WAY
  - - - PROPERTY LINE
  - 6 BLACK VINYL-COATED CHAIN LINK FENCE
  - PROPOSED DECIDUOUS TREES

NOTE: PROPOSED TREE LOCATIONS CONFINED TO FINAL PARKING LOT DESIGN AND UTILITY LOCATIONS

QTY	SYMBOL	MANUFACTURER & COMMON DIMENSIONS	SIZE	COMPOSITION	REMARKS
3	R-AC	Reynolds & Reynolds Irrigation Rebar	2" GAL	6x8	12'-0" TYP
<b>PLANTING LIST</b>					
<b>DECIDUOUS TREES</b>					
29	TH-OC	Thruo deciduous, Strong	3" HT	6x8	
17	TH-OC	Thruo deciduous, Moderate	3" HT	6x8	
14	PL-AB	Plum or other	3" HT	6x8	

*Handwritten signature: L. J. Smith*



**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

**Cincinnati**  
20 Village Square, Floor 3  
Cincinnati, Ohio 45246  
p 614.360.3066

PODdesign.com

**Project Name**  
**HAGUE AVE. DEVELOPMENT**  
COLUMBUS, OH 43230

**Prepared For**  
Metropolitan Holdings  
1429 King Ave.  
Columbus, OH, 43212

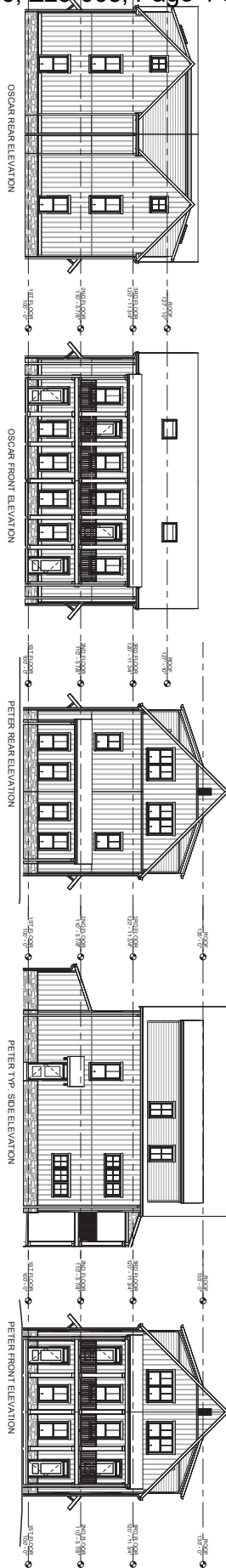


**Project Info**  
Project # 25025  
Date 05/18/26

**Revisions**

**Sheet Title**  
**South Buffer Enlargement**

**Sheet #**  
**L1.1**



*See page 5-19-26*

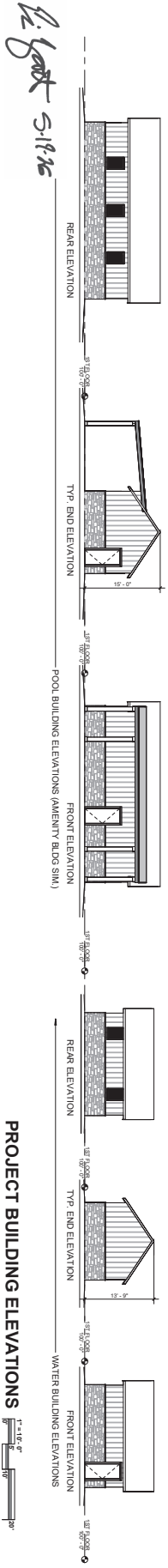
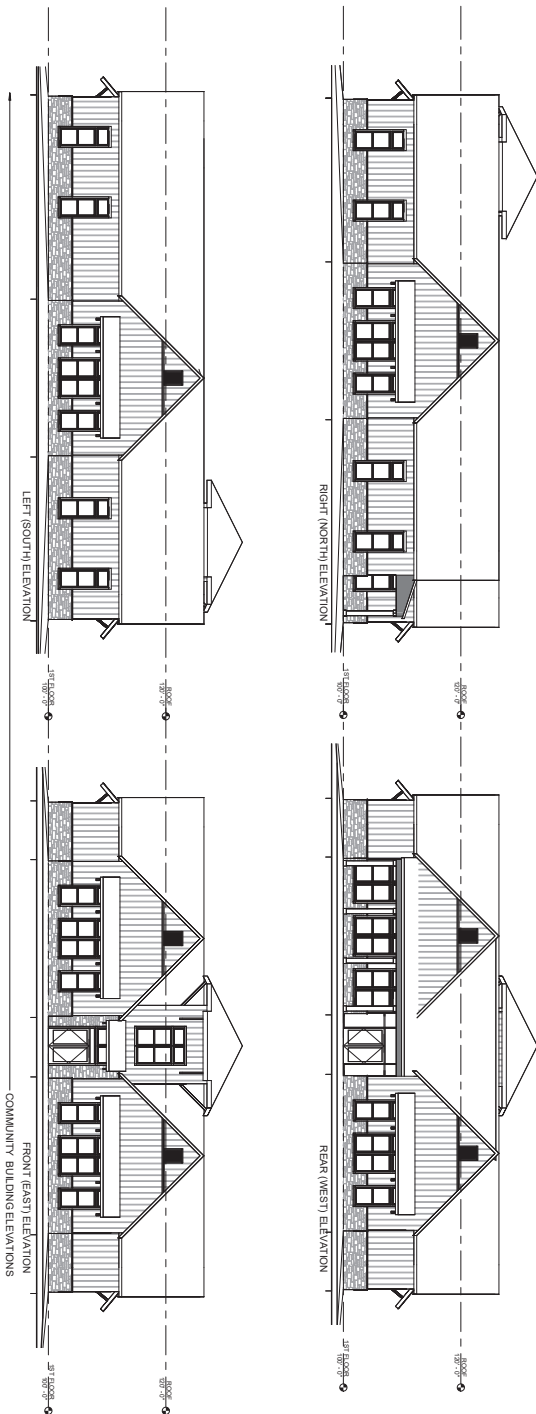
PROJECT BUILDING ELEVATIONS

DATE: 04/20/26  
 PROJECT #: 25 07 14  
 ZONING: 02  
 THE CORPORATION OF THE CITY OF COLUMBUS  
 114 ROXBOROUGH STREET, COLUMBUS, ONTARIO, CANADA N1M 1X8  
 TEL: 519-392-2200 FAX: 519-392-2201  
 WWW.COLUMBUSONLINE.CA

the columbus  
 design co  
 COLUMBUS DESIGN LLC  
 114 ROXBOROUGH STREET, SUITE 200  
 COLUMBUS, ONTARIO, CANADA N1M 1X8  
 TEL: 519-392-2200 FAX: 519-392-2201  
 WWW.COLUMBUSONLINE.CA

HAGUE AVE

HAGUE AVE



PROJECT BUILDING ELEVATIONS

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 9, 2026**

- 6. APPLICATION: Z25-068**  
**Location:** 1753 N. HAGUE AVE. (43204), being 15.19± acres located on the east side of North Hague Avenue, 879± feet south of Trabue Road (140-002384 and 4 others; West Scioto Area Commission).  
**Existing Zoning:** R, Rural District (Pending Annexation).  
**Request:** L-AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Metropolitan Holdings Acquisitions LLC c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.  
**Property Owner(s):** Eric Steinman; 981 West Market Street; Akron, OH 44313. David Thomas Clark; 3175 Cherokee Street; Columbus, OH 43204. Bradley A. Wilkinson; 1725 North Hague Avenue; Columbus, OH 43204. Joseph Sofio; 1695 North Hague Avenue; Columbus, OH 43204.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

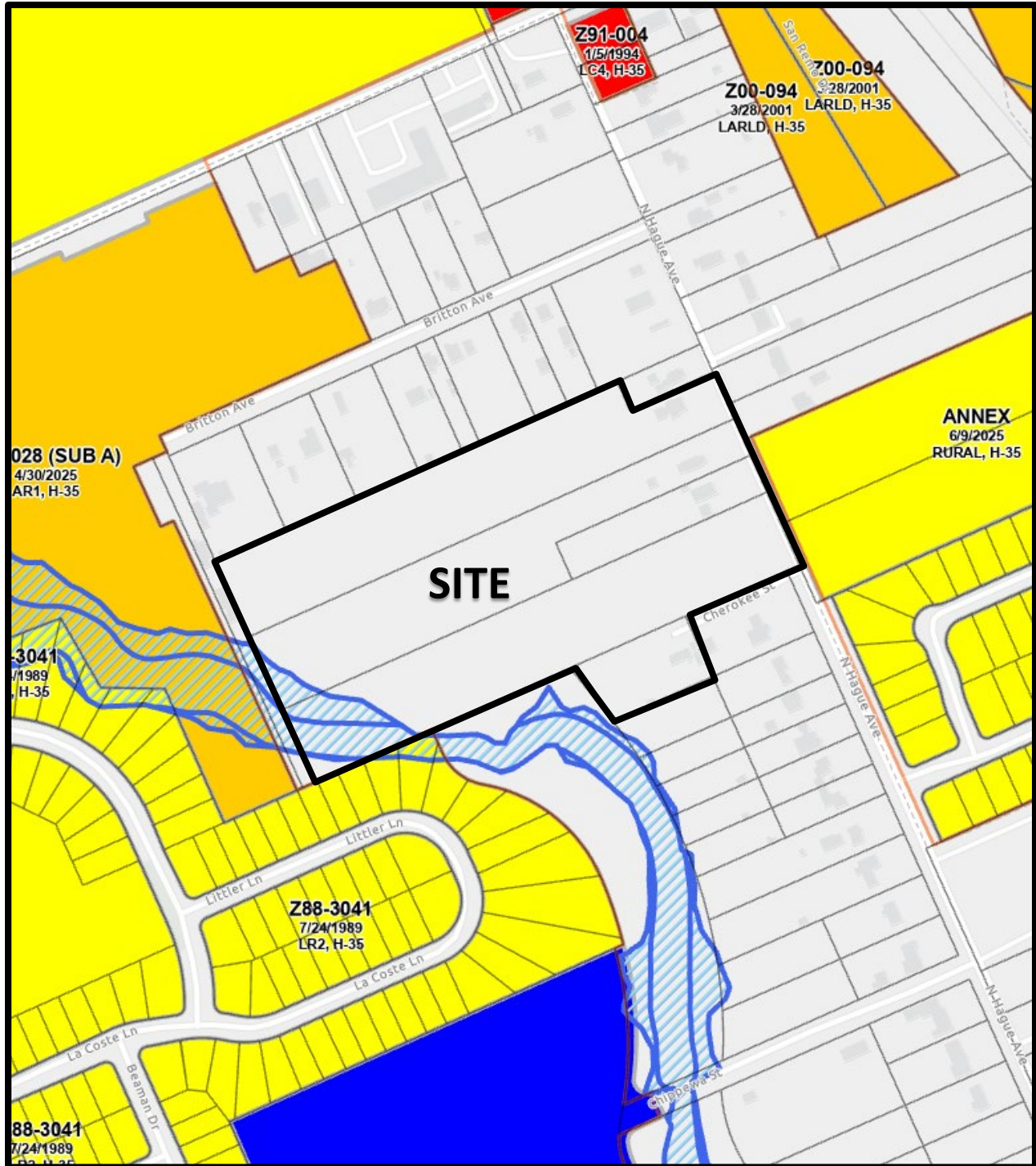
**BACKGROUND:**

- The 15.19± acre site consists of one undeveloped parcel and four parcels developed with a single-family dwelling, all pending annexation into the City of Columbus, at which time they will be assigned to the R, Rural District. The requested L-AR-1, Limited Apartment Residential District to allow for a 296-unit multi-unit residential development.
- To the north and west of the site are single unit dwellings in the R, Rural District of Franklin County, to the south and southwest are single unit dwellings in the L-R-2, Limited Residential District and the R, Rural District of Franklin Township. To the east there are single unit dwellings in the R, Rural and L-I, Limited Industrial Districts of Franklin Township and a pending rezoning (Z25-011) from the R, Rural District to the AR-1, Apartment Residential District.
- The site is within the planning boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends “Very Low Density Residential” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for disapproval.
- The limitation text establishes appropriate uses and supplemental development standards addressing maximum unit count, density, building setback, perimeter yard, open space, and includes a commitment to develop the site in accordance with the submitted site plan and open space plan.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Hague Avenue as an

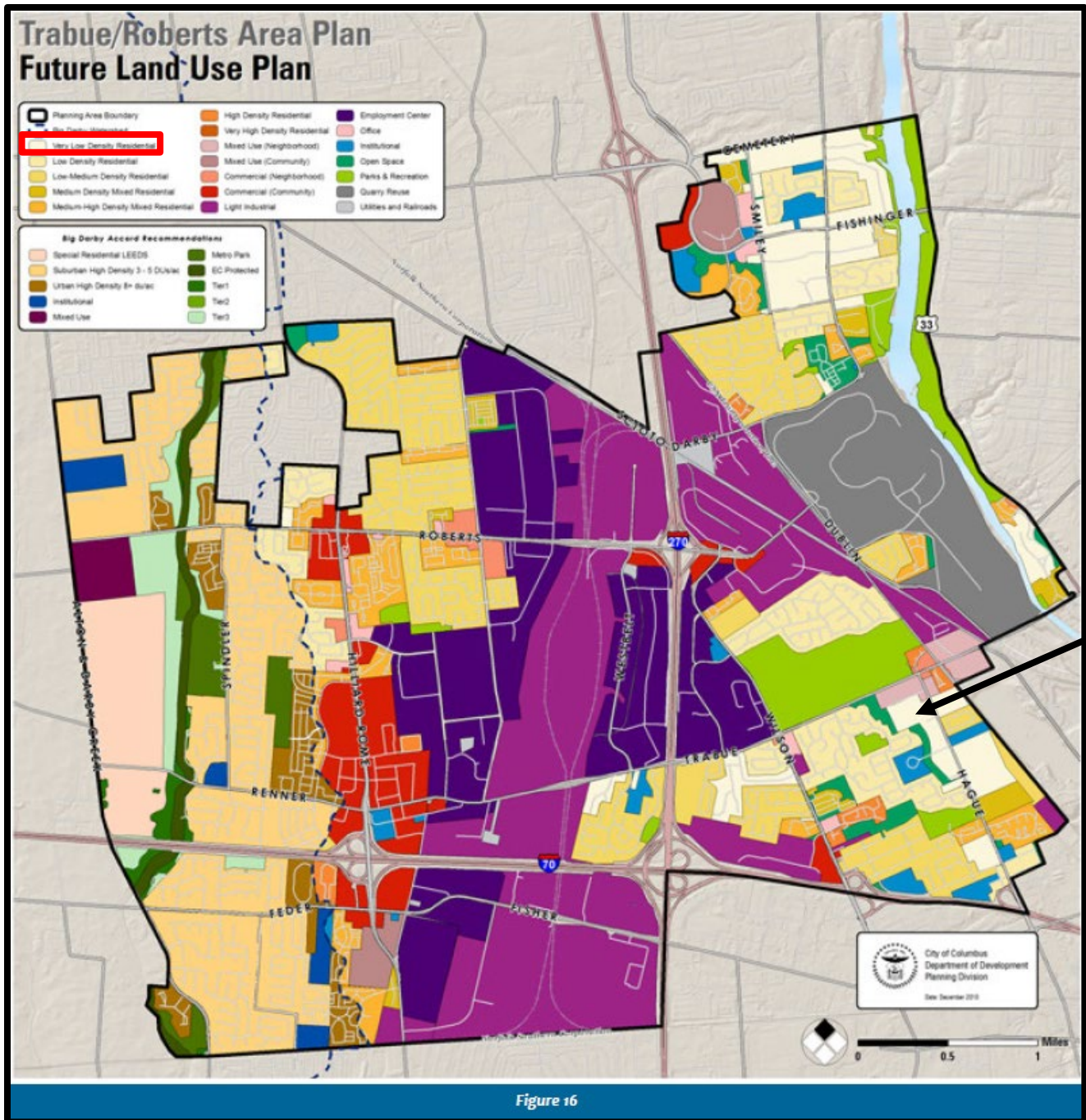
Urban Community Connector requiring 80 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-AR-1 District will allow a multi-unit residential development that is compatible with the density and development standards of adjacent multi-unit residential developments to the north and northeast of the subject site. Although the proposal exceeds the density of *Trabue Roberts Area Plan's* recommendation of "Very Low Density Residential", staff recognizes nearby multi-unit residential developments of similar densities to the northwest, northeast, and southeast of the subject site, as a mitigating factor for support of the proposed use. The proposal also meets the City's objective to provide more housing in all neighborhoods throughout Columbus.



Z25-068  
1753 N. Hague Ave.  
Approximately 15.19 acres  
R (pending annexation) to L-AR-1



**SITE**

Z25-068  
1753 N. Hague Ave.  
Approximately 15.19 acres  
R (pending annexation) to L-AR-1



Z25-068  
1753 N. Hague Ave.  
Approximately 15.19 acres  
R (pending annexation) to L-AR-1

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Case Number** Z25-068

**Address** 1753 Hague Avenue

**Group Name** West Scioto Area Commission

**Meeting Date** March 19, 2026

**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:**

The West Scioto Area Commission met on March 19, 2026. WSAC voted to disapprove this application by a vote of 6-1-0. The primary basis for disapproval is this projects density and lack of conformity to the surrounding area (both property and roadway). This application is for 296 units on 15 acres.

The existing current plan (which is submitted with this form) consists of 1 unit per 5 acres or 15 units per acre and is very low density, consisting of single family homes. This project is not in conformity with the adjacent residential properties. The current plan that is in existence is 15 units per acre. The Trabue Road plan is the plan that this applicant is pointing to in support of their application. However, the number of units per acre for this application does not align with the 15 units per acre called for in the plan.

(continued onto second page, attached hereto)

**Vote** 6-1-0

**Signature of Authorized Representative** 

**Recommending Group Title** West Scioto Area Commission

**Daytime Phone Number** 614-404-9220

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.

### San Margherita Subarea

The San Margherita Subarea is located in the southeastern portion of the planning area, and home to the unincorporated village of San Margherita. Although most of the businesses in San Margherita have been demolished, some of the residential housing still remains on deep, 1-acre lots and retain their original character. The subarea consists of portions of Franklin Township and encompasses a substantial amount of residential development at varying densities. Zoning is primarily residential, rural, and multi-family. Future residential development should be consistent with the recommended densities indicated on the Future Land Use Plan. Neighborhood-scale commercial and mixed use development is recommended in this subarea. Several city of Columbus parks are within this subarea, including the Raymond Memorial Golf Course.

### Additional Guidelines/Strategies:

- Large-scale commercial development is discouraged on Trabue Road east of Wilson Road.
- Additional residential infill is supported.

- A number of areas on the land use map depict very low density residential. These areas are generally large lot single-family residential uses within the Township. Should these areas be annexed, residential should remain the preferred land use. Future redevelopment of these areas should be at density levels compatible and consistent with existing surrounding residential density patterns. In addition, techniques such as sensitive site design and cluster development should be utilized to preserve open space, natural resources, and other ecologically sensitive areas. **15 UNITS / ACRE**
- Large lot, single-family home sites on Hague Avenue south of Trabue Road should not be converted to non-residential uses.
- Pedestrian and bicycle connections should be promoted.
- New development and redevelopment and expansion proposals should be consistent with the subarea's proposed land use map.

Note: Other portions of this plan contain development-related policy guidance which apply to project proposals.

Area Commission Recommendation Continued



Trabue Road facing east between Hague Avenue and Wilson Road

### San Margherita

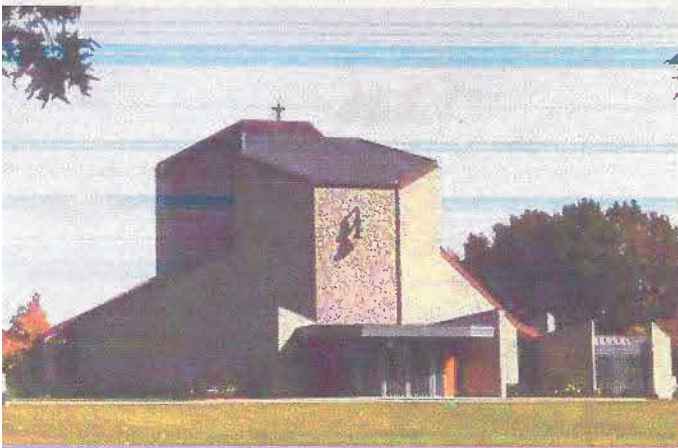
Located within the city of Columbus, Franklin Township, and Norwich Township, lies the unincorporated community of San Margherita. San Margherita dates back to the turn of the twentieth century. Residential properties resembled small farms with large rear yards that contained vineyards, vegetable gardens, and small livestock such as pigs, chickens, and ducks. While most businesses today are non-existent, the residential lots and character reflect this past, and still retain its agricultural identity. The method in which the Trabue/Roberts Area Plan will influence redevelopment is through the plan's land use and urban design recommendations. These are the overall guidelines concerning the future use and form of whatever may be built in this area. In recognition of the significance and history of San Margherita, the plan outlines criteria and recommendations as redevelopment proposals are evaluated. The Guidelines/Strategies comprise these criteria and recommendations and should serve as a reference for governmental agencies, potential developers, and the public.

### Guidelines/Strategies:

- Commercial development should be neighborhood-scale, mixed use development.
- Auto-oriented uses such as auto repair, drive-through commercial, and vehicle sales should be discouraged to preserve this as a neighborhood-focused area.
- The area east of the railroad tracks on Trabue Road is a gateway to the Trabue/Roberts Area. Neighborhood-scale mixed use including retail, office, and residential should be the focus of redevelopment.
- The Urban Commercial Overlay design standards should be applied to the San Margherita Area.
- An attractive gateway should be created on Trabue Road identifying San Margherita.



Examples of neighborhood-scale mixed-use development



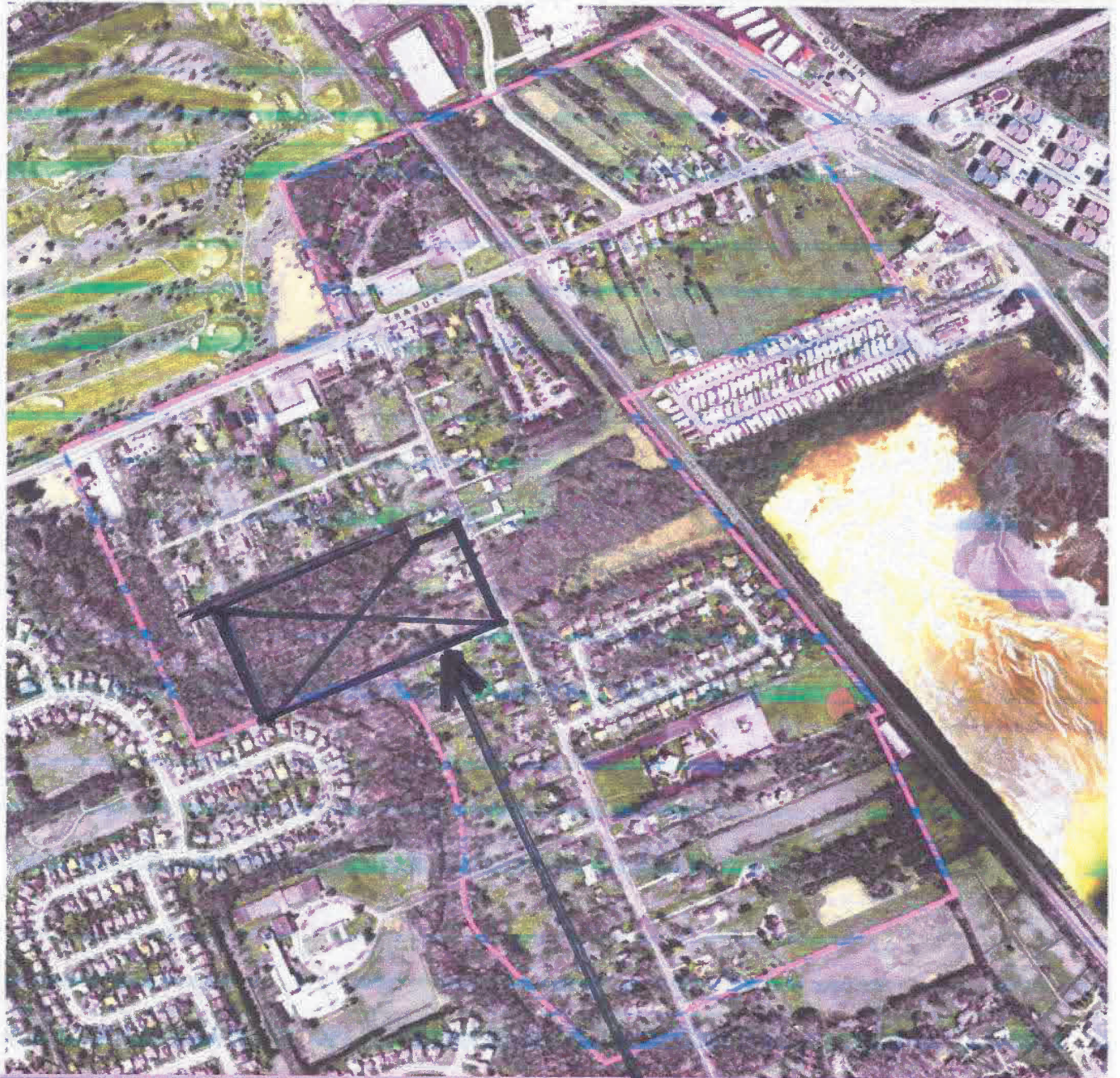
St. Margaret of Cortona Church



Local business on Trabue Road facing northeast

Area Commission Recommendation Continued



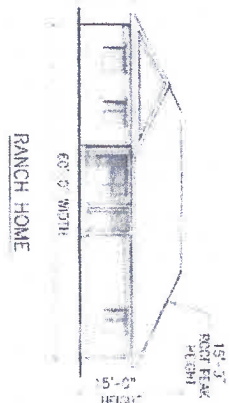


Area Commission Recommendation Continued

Figure 22: San Margherita

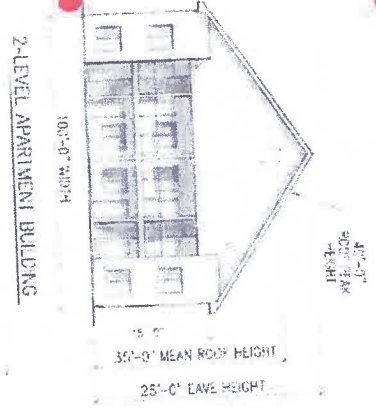
1753 N. HAGUE

15'



15'4"

25'

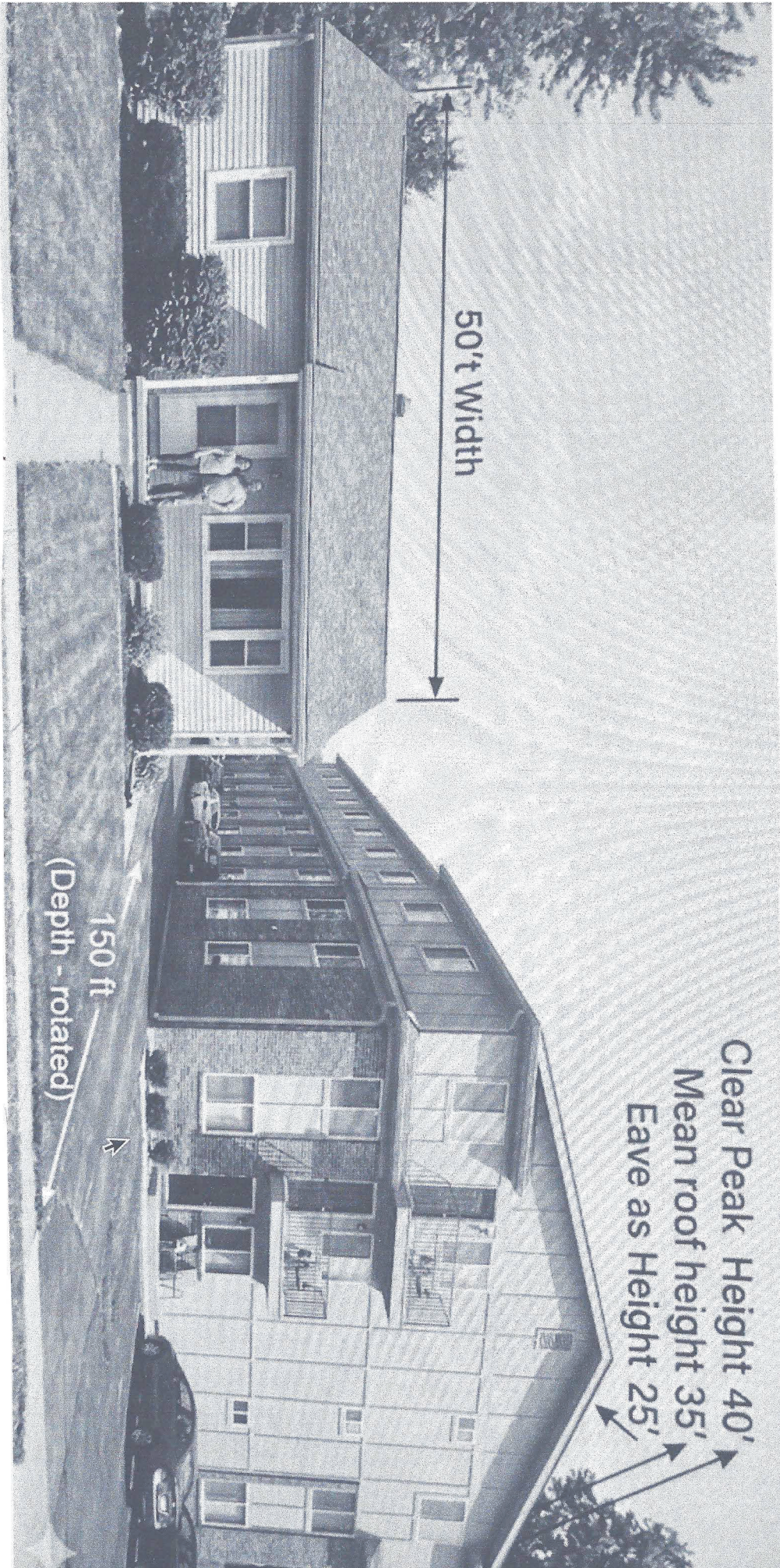


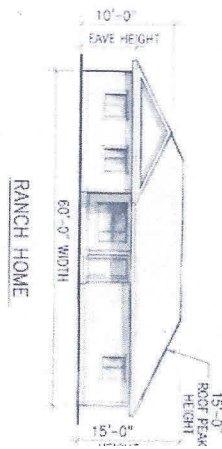
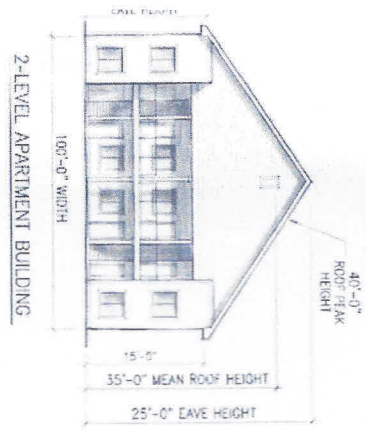
40'4"

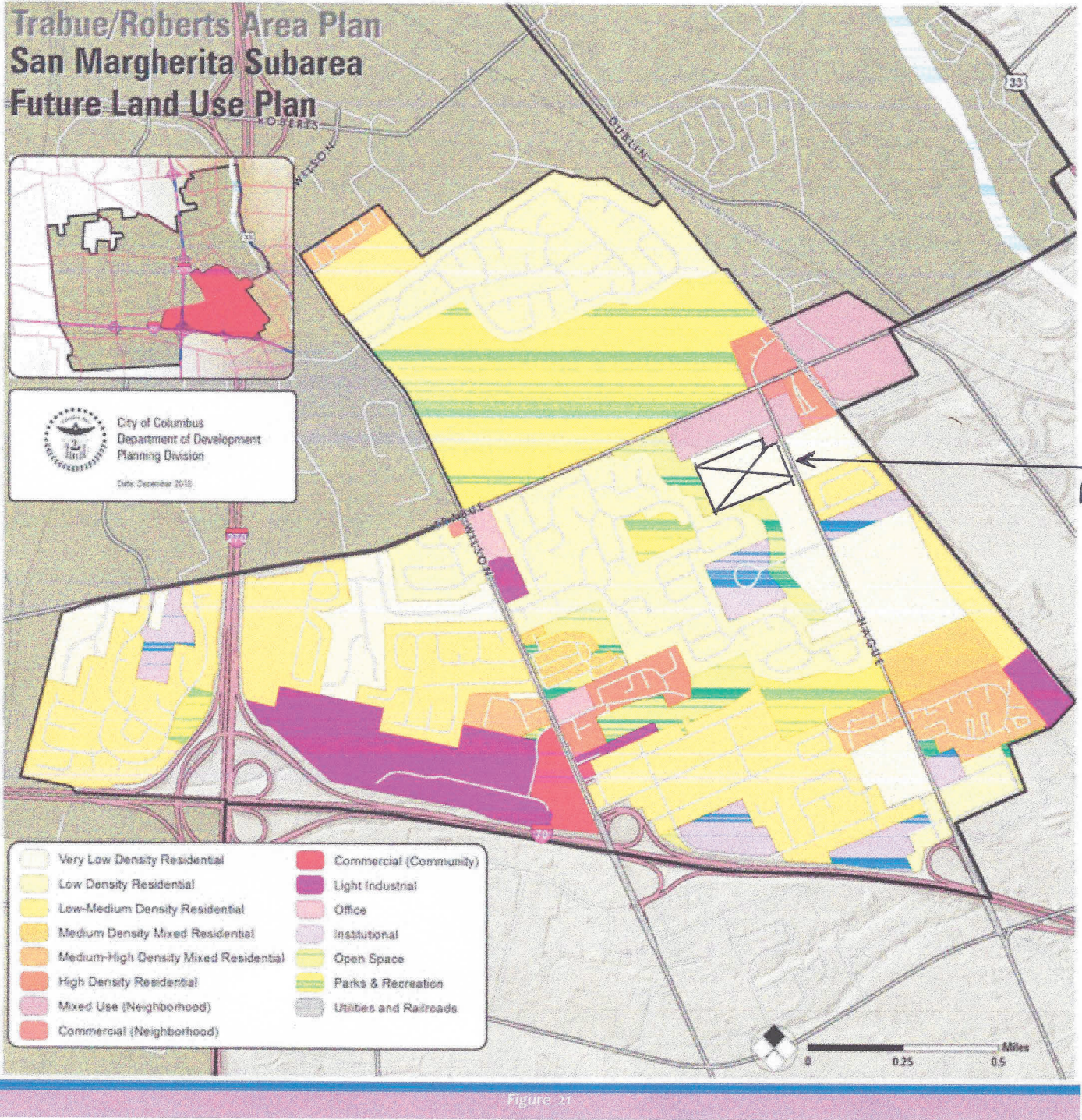


Area Commission Recommendation Continued

Area Commission Recommendation Continued







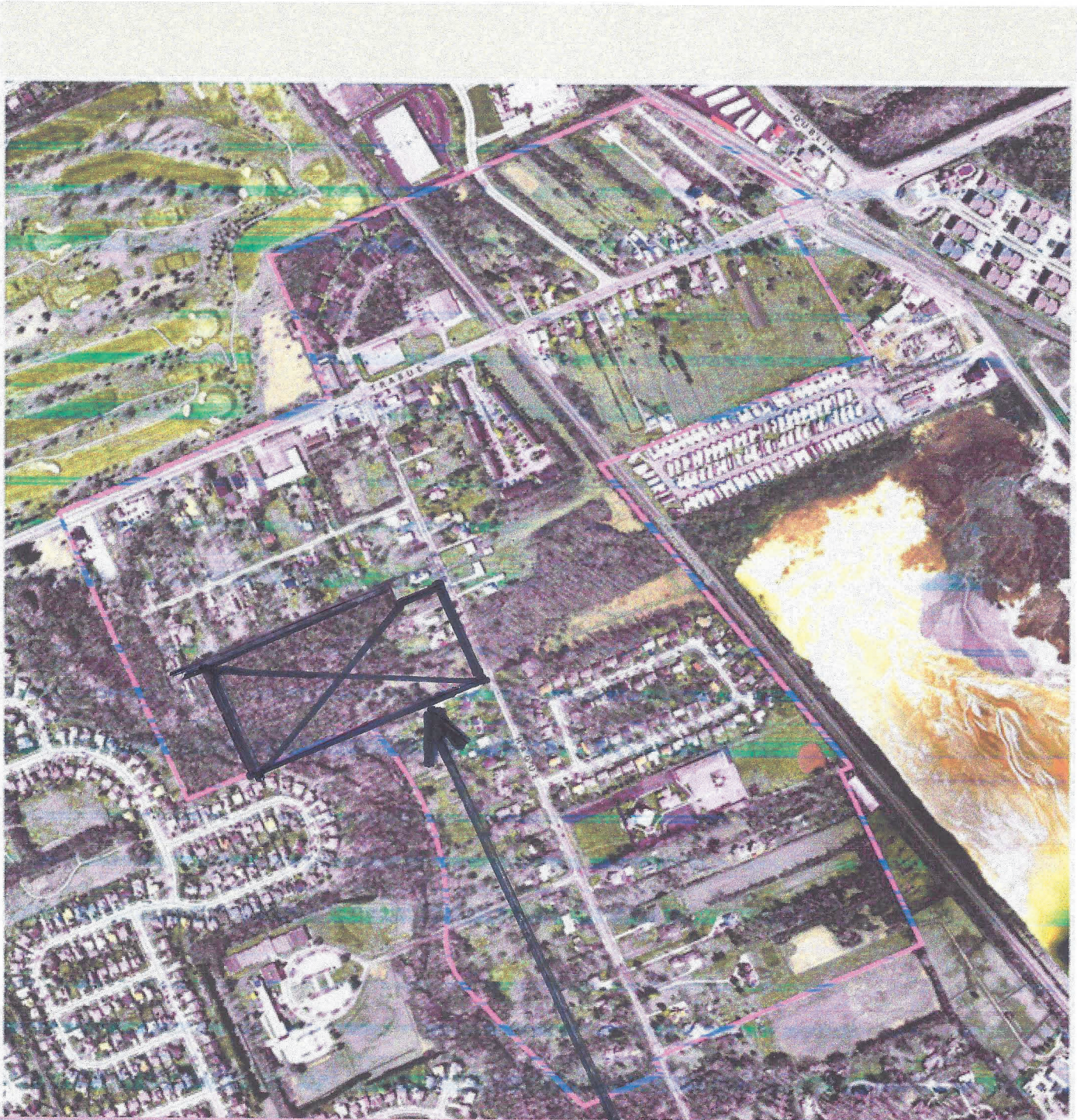


Figure 22: San Margherita

1753 N. HAGUE

Area Commission Recommendation Continued



# Online Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N. Front St., Columbus, Ohio 43215  
Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-068

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

<p>1. Metropolitan Holdings Acquisitions LLC 1429 King Avenue Columbus, Ohio 43212 38 Columbus based employ</p>	<p>2. Eric Steinmann 981 West Market Street Akron, Ohio 44313 0 Columbus based employees</p>
<p>3. David Clark 3175 Cherokee Street Columbus, Ohio 43204 0 Columbus based employees</p>	<p>4. Bradley Wilkison 1725 North Hague Avenue Columbus, Ohio 43204 0 Columbus based employees</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 11<sup>th</sup> day of December, in the year 2025

SIGNATURE OF NOTARY PUBLIC [Signature]

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.**