



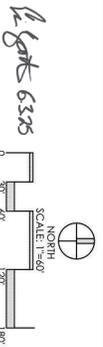
SITE DATA	
TOTAL UNITS	222
1-BED UNITS	72
2-BED UNITS	150
TOTAL PARKING	443 SPACES
GARAGE	53 SPACES
SURFACE	390 SPACES
PARKING RATIO	1.99 SPACES/UNIT

SITE DEVELOPMENT PLAN

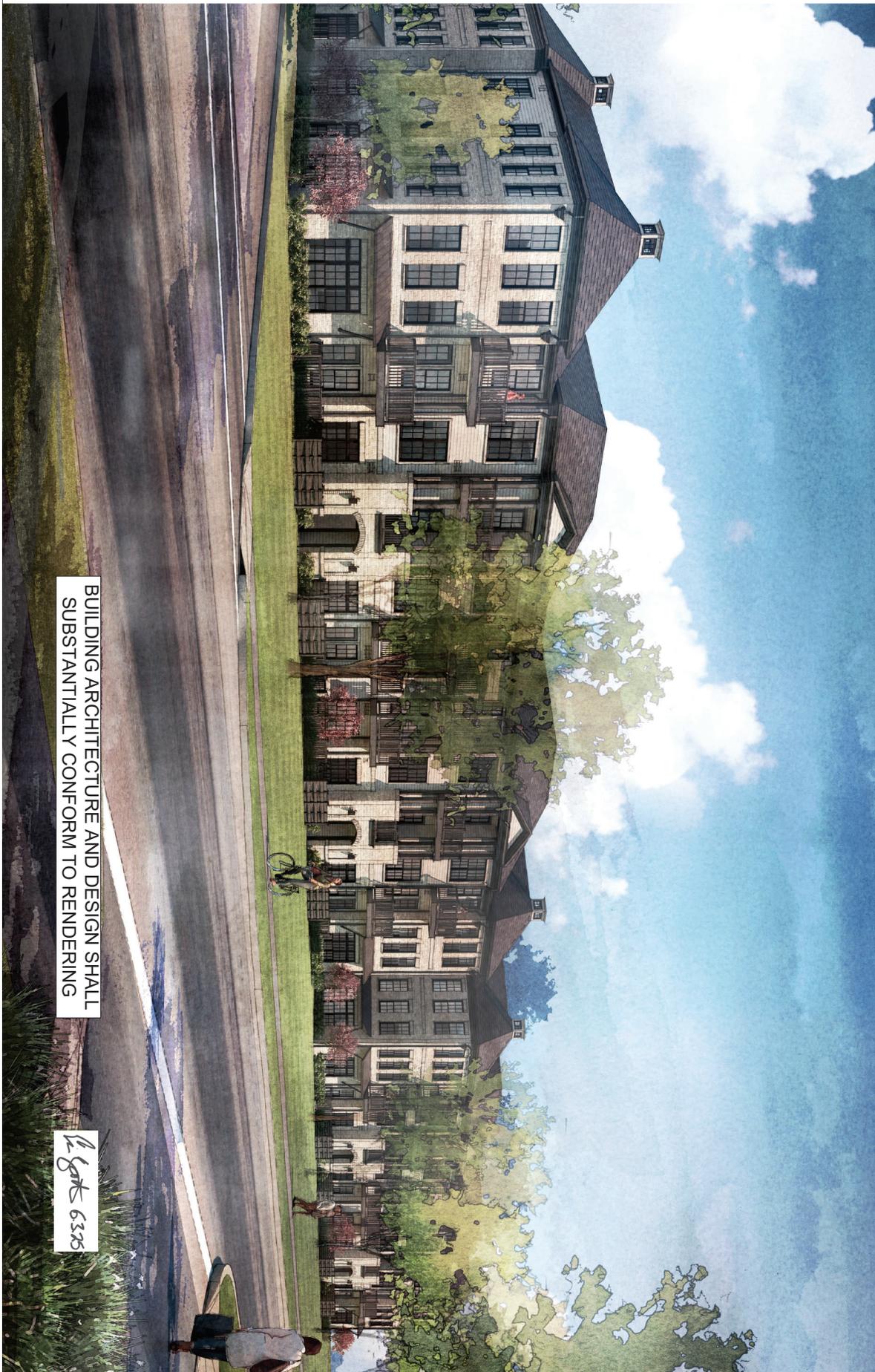
23 & LAZELLE
PREPARED FOR PREFERRED LIVING

DATE: 6.3.2025

- NOTES:
1. ANY POTENTIAL ACCESS TO NORTH HIGH STREET, EMERGENCY OR OTHERWISE, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE OHIO DEPARTMENT OF TRANSPORTATION. THE DEVELOPER SHALL OBTAIN ANY NECESSARY PERMIT FROM THE OHIO DEPARTMENT OF TRANSPORTATION RELATED TO SUCH POTENTIAL ACCESS.
 2. THE PROPOSED ACCESS POINT TO LAZELLE ROAD IS SUBJECT TO THE REVIEW AND APPROVAL OF THE DEPARTMENT OF PUBLIC SERVICE, WHICH MAY RESULT IN MODIFICATIONS TO THE LOCATION OF THE PROPOSED ACCESS POINT AND/OR LIMITATIONS TO THE PERMITTED TURNING MOVEMENTS AT THE PROPOSED ACCESS POINT.
 3. THE DEVELOPER SHALL IMPLEMENT ANY MITIGATION DETERMINED TO BE NECESSARY WITHIN NORTH HIGH STREET OR LAZELLE ROAD ASSOCIATED WITH ANY LIMITATION DETERMINED TO BE NECESSARY AT THE PROPOSED ACCESS POINT TO LAZELLE ROAD UPON APPLICABLE REVIEW BY THE DEPARTMENT OF PUBLIC SERVICE AND THE OHIO DEPARTMENT OF TRANSPORTATION.
 4. THE SITE PLAN MAY BE MODIFIED PURSUANT TO THESE NOTES.



Paris Planning & Design
LAND PLANNING
4673 Cornerley Road
Hillcrest, OH 43026
P (614) 487-1164
WWW.PARISPLANNINGANDDESIGN.COM



BUILDING ARCHITECTURE AND DESIGN SHALL
SUBSTANTIALLY CONFORM TO RENDERING

L. G. G. G.
6325

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV25-011
Location: 8570 N. HIGH ST. (43035), being 14.9± acres located on the east side of North High Street, 300± feet north of Lazelle Road (318-343-01-006-000 and 318-343-01-008-000; Far North Columbus Communities Coalition).
Requested Zoning: ARLD, 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): Ronald H. Rice, Successor Trustee; P.O. Box 65; Grove City, OH 43123.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

- The 14.9± acre site consists of one undeveloped parcel and one parcel developed with a single unit dwelling, a cell tower and a garage, in the C-2, Commercial District of Orange Township. Both parcels are pending annexation into the City of Columbus, after which they will be assigned the R, Rural District. The applicant requests the ARLD, Apartment Residential District to allow for a multi-unit residential development with up to 17.4 dwelling units per acre.
- To the north and east are multi-unit dwellings in the L-C-4, Limited Commercial District, and L-ARLD, Limited Apartment Residential District. To the south is a gas station in the CPD, Commercial Planned Development District. To the west are auto repair shops and a gas station in the PC, Planned Commercial and Office District of Orange Township.
- The site is located within the planning area of the *Far North Area Plan* (2014) which recommends “Mixed Use (Community)” land uses at this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of North High Street as a Suburban Commuter Corridor requiring 160 feet of right-of-way from centerline.
- Staff recognizes that there are practical difficulties with the reduction of building lines and perimeter yard included in the request.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested Council variances will support the City’s objective of creating more housing and is compatible with the *Far North Area Plan* as the proposed site plan preserves mature trees in the northeastern and southeastern corners of the site and is consistent with the Plan’s design guidelines.

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 ▪ ZoningInfo@columbus.gov ▪ www.columbus.gov/bzs

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A.** Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B.** Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes No

2. Whether the variance is substantial.

Yes No

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes No

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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes No

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes No

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes No

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes No

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

Signature of Applicant _____

David Hooge

Date _____

STATEMENT IN SUPPORT OF VARIANCES

APPLICATION: CV25-011

Location: 8570 North High Street (43035), being 14.9± acres located on the east side of Columbus Pike 300± feet north of Lazelle Road (318-343- 01-006-000 and 318-343-01-008-000; Far North Columbus Communities Coalition).

Existing Zoning: Rural, Annex (H-35).

Requested Zoning: ARLD (H-35)

Request: The Applicant proposes development of the site with an apartment complex. The Applicant requests certain companion area variances to allow development of the site with multi-unit residential uses.

Applicant(s): Preferred Living, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.

Property Owner(s): Ronald H. Rice, Successor Trustee; P.O. Box 65, Grove City, OH 43123.

Planner: Alyssa Saltzman _____

Date: June 6, 2025

This statement is submitted in support of the Applicant's request for companion area variances to reduce the minimum building line and minimum perimeter yard.

The 2-parcel property is approximately 14.9 acres in area and mostly undeveloped. The property is currently being annexed from Orange Township to the City of Columbus.

The property is located within the boundary of the Far North Columbus Communities Coalition. The property is also located within the boundary of the Far North Plan which recommends Mixed Use (Community) uses.

The Applicant proposes rezoning the site to the ARLD zoning district to allow development of the site with multi-unit residential uses. Specifically, the Applicant proposes construction of several apartment buildings and providing approximately 222 dwelling units. The development will also provide residential amenities like a club house, pool, and limited garage parking.

The property is impacted by a number of constraints. Two stream corridor protection zones run along the south-west and north-east portions of the property. The property has an irregular shape which prohibits a typical apartment complex layout. In order to permit development of the property in light of these practical difficulties, the Applicant respectfully requests the following variances:

1. 3333.18 – Building lines. The Applicant requests a variance to reduce the minimum building line from 80 feet to 25 feet from North High Street.
2. 3333.255 – Perimeter yard. The Applicant requests a variance to reduce the minimum perimeter yard from 25 feet to 10 feet.

City Council may permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other

conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

The 14.9-acre property has an irregular shape and contains significant natural features, including two stream corridor protection zones. These features substantially limit the developable area of the site. Furthermore, the required 30-foot right-of-way dedication for the city further reduces the already constrained buildable space. Complying with the zoning district's building line and perimeter yard provisions under these conditions create practical difficulties that prevent the efficient and feasible development of the property.

The requested variances will not seriously affect adjoining properties or the general welfare. The property is bordered by multifamily residential uses to the north and natural buffers, such as trees and the stormwater protection zone, to the east. These features minimize any potential visual or functional impact of the reduced perimeter setbacks. Additionally, the proposed development is consistent with the surrounding land use patterns and will contribute positively to the neighborhood by providing needed housing options.

The irregular shape of the lot and the presence of stream corridor protection zones create unique challenges for site design. By reducing the building setback and perimeter yard requirements, the variances allow the Applicant to adapt the project layout to these natural and topographical constraints, ensuring that the site is developed in a manner that is both practical and respectful of its environmental features.

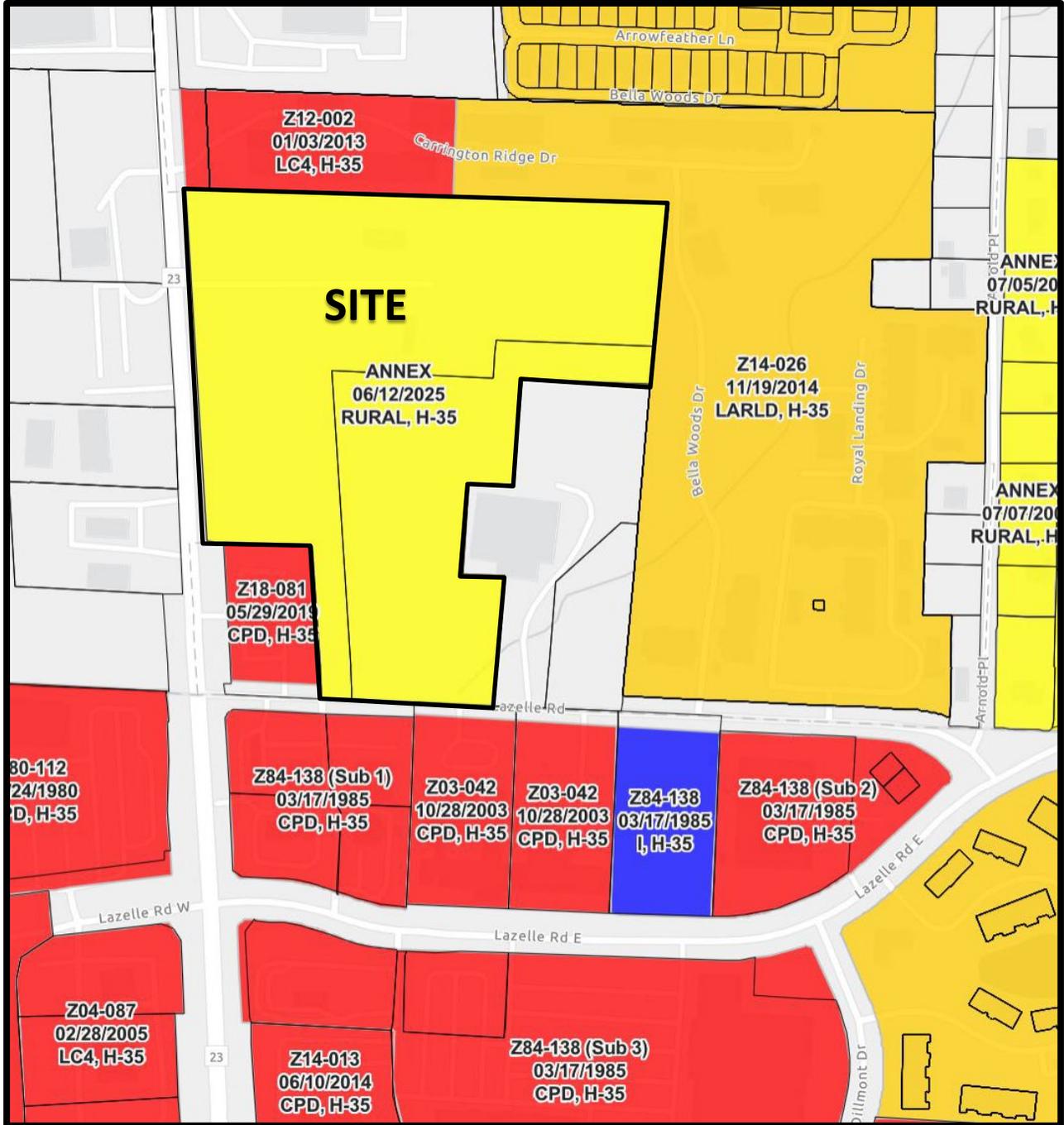
Granting the variances aligns with the intent of the zoning requirements by enabling development while addressing the practical difficulties posed by the property's unique characteristics. The variances ensure that the property can be used effectively without causing harm to neighboring properties or the broader community.

In light of these considerations, the Applicant respectfully requests approval of the variances to enable the construction of a thoughtfully designed residential development that balances regulatory compliance with the practical challenges of the site.

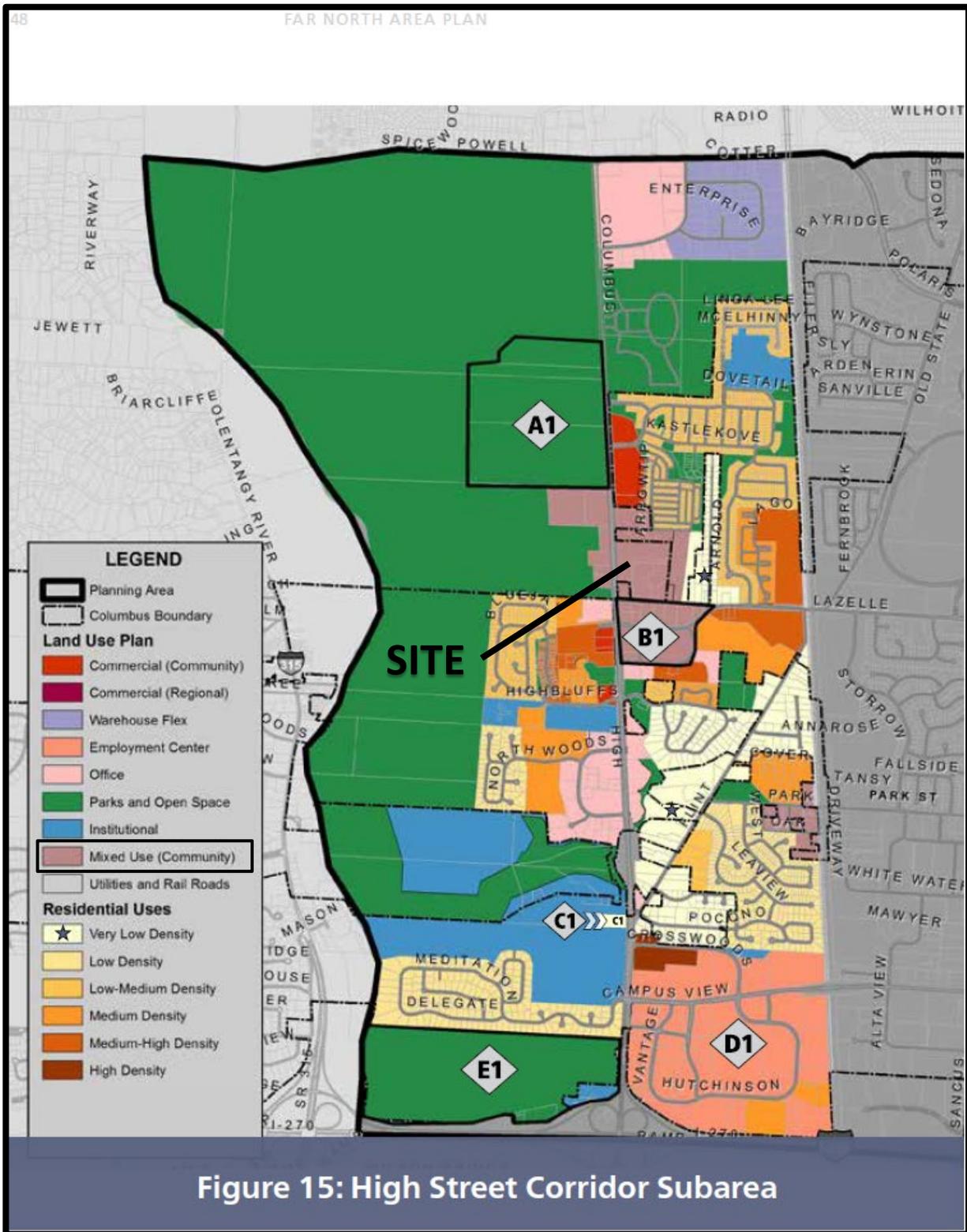
Respectfully submitted,



David Hodge, Attorney for Applicant



Z25-005 & CV25-011
R to ARLD
8570 N. High St.
Approximately 14.9 acres



Z25-005 & CV25-011
R to ARLD
8570 N. High St.
Approximately 14.9 acres



Z25-005 & CV25-011
R to ARLD
8570 N. High St.
Approximately 14.9 acres



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 Z25-005 & CV25-011

Address 8570 N HIGH STREET

Group Name FNCCC

Meeting Date April 1, 2025

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:

Location is difficult - this project is a good fit for this property. No surrounding single family homes.

Vote 8-0

Signature of Authorized Representative *James 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 MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-011

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. Ronald H. Rice, Successor Trustee P.O. Box 65 Grove City, Ohio 43123	2. Preferred Living 750 Communications Parkway Columbus, Ohio 43214
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Eric Zartman

Sworn to before me and signed in my presence this 4th day of February, in the year 2025

SIGNATURE OF NOTARY PUBLIC

Elizabeth Caron

Notary Seal Here
My Commission Expires January 26, 2030

ELIZABETH CARON
Notary Public, State of Ohio
My Commission Expires
January 26, 2030

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