





"CONCEPTUAL BUILDING RENDERING"

FINAL ELEVATION PLAN RECEIVED 6.28.23 SHEET 1 OF 1 CV23-035

STATEMENT IN SUPPORT OF VARIANCES

Application: CV23-035

Location: 4975 WARNER ROAD (43081), being 5.413± acres
(220-000617 AND 220-000620; Rocky Fork Blacklick Accord Panel).

Existing Zoning: Annex-Rural.

Proposed Zoning: AR-1 (H-60).

Proposed Use: Multi-unit residential use.

Applicant(s): Preferred Living c/o Jared Smith, 750 Communications Parkway, Suite 200, Columbus, Ohio 43214; and David Hodge, Atty.; Underhill and Hodge; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

Property Owner(s): Edward Hock, 4975 Warner Road, Westerville, Ohio 43081

Date: June 28, 2023

The Applicant proposes development of the property for multi-unit residential use. The site is two parcels which total approximately 5.431± acres in area. The parcels are currently being annexed to Columbus. The properties are used for single-unit residential uses.

The site is bordered by City of Columbus property and one Plain Township parcel. The City of Columbus property is zoned L-AR-12 on the west, south, and east and property zoned NG on the north across Warner Road. on the north, NE, on the west, and R on the south. This site is one of the last undeveloped sites along Warner Road between Ulry Road and North Hamilton Road.

The site is within the boundary the Rocky Fork Blacklick Accord. The site is also within the boundary of the *Rocky Fork Blacklick Accord Community Plan* which recommends multi-family residential uses and rural corridor.

The Applicant proposes development of the site with 144 dwelling units on 5.413± acres, a density of 26.62 du/a. The Applicant is committed to design standards set forth by the Rocky Fork Blacklick Accord Community Plan, the site plan, and general conformance to the submitted renderings.

To develop the property as proposed, the Applicant requests the following companion area variance:

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 in conjunction with a change in zoning and 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 and providing such variance will not seriously affect any adjoining property or the general welfare.

The Applicant requests a companion area variance to reduce the minimum required perimeter yard from 25 feet to 10 feet. This variance is not a substantial deviation from the code requirement and it will not seriously affect any adjoining property owners or the general welfare.

The zoning code requires a building setback line of 50 feet from the post-dedication Warner Road right-of-way. Further, the RFBLA Plan recommends a rural corridor along Warner Road. These factors combine to render a significant portion of the property undevelopable and squeezes the proposed layout. In the interest of providing safe and efficient internal circuitry, drive aisles, and parking spaces per zoning code standards, the perimeter yard was the least detrimental and unsubstantial option development standard reduction to make the site work.

The adjacent property has already developed. It is important to recognize that its site is laid out in such a way that its surface parking lots and garages surround the subject site. This is significant because the adjacent properties dwelling units are on the other side of those parking areas. Therefore, the reduction requested here will not cause substantial detriment to the neighbors' living areas.

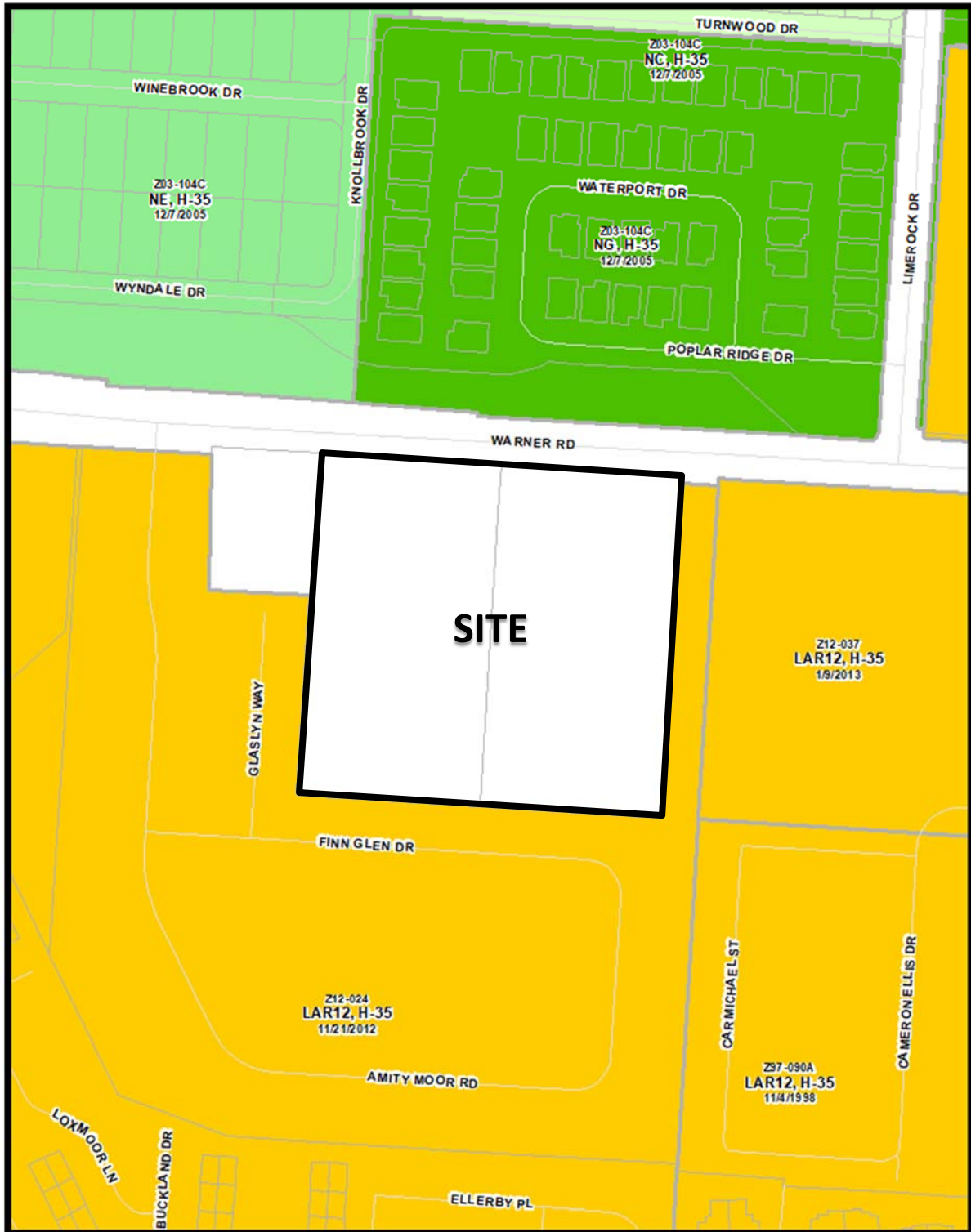
The requested variances will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

The Applicant respectfully requests the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. This variance will not seriously affect any adjoining property or the general welfare. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

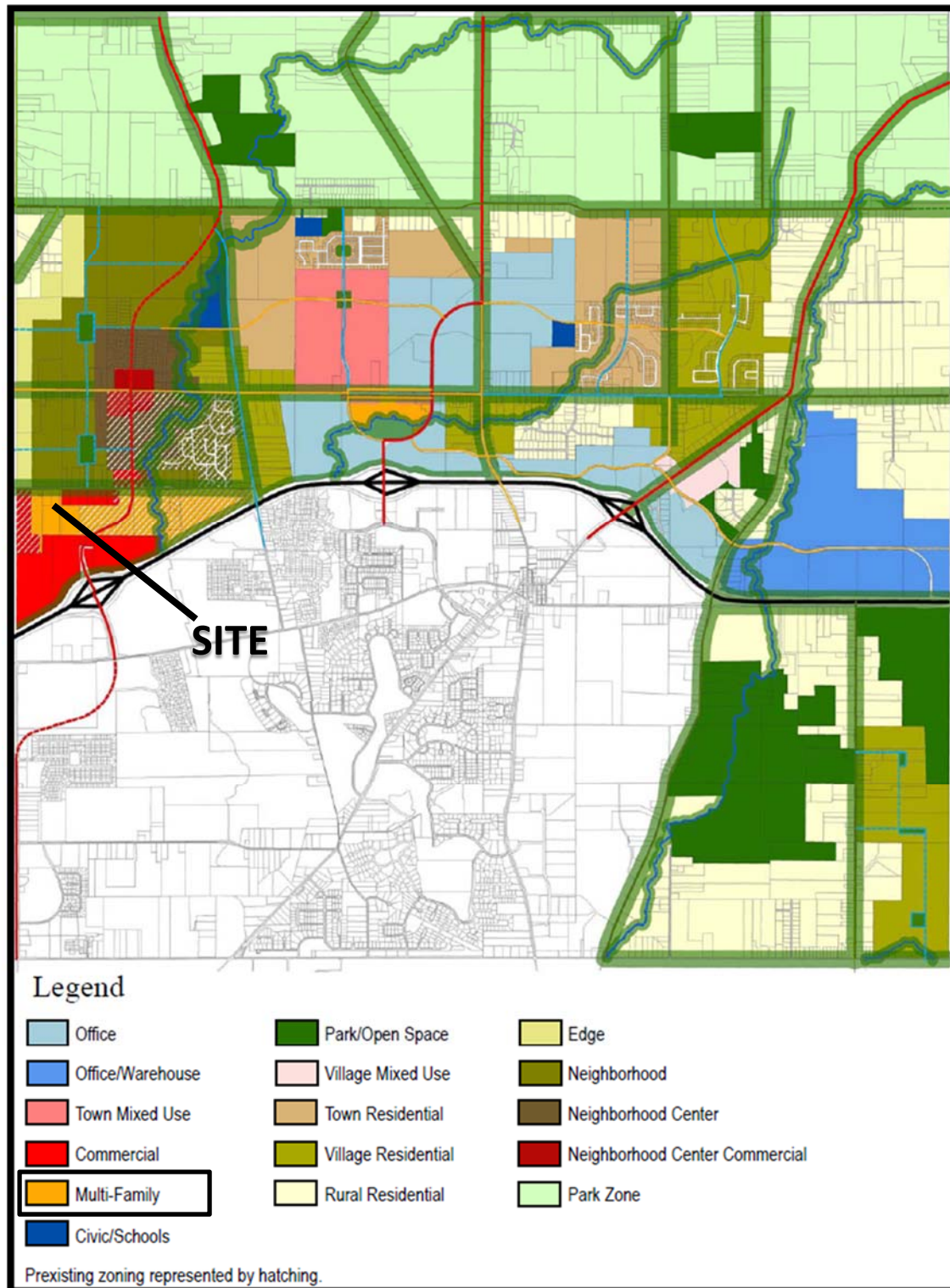
Respectfully submitted,



David Hodge



CV23-035
4975 Warner Rd.
Approximately 5.41 acres



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**THE ROCKY FORK BLACKCLICK ACCORD
IMPLEMENTATION PANEL
May 18, 2023
RECORD OF PROCEEDINGS**

Z23-023 and CV23-035 4975 Warner Rd.

Conceptual review regarding a Columbus application to rezone, with variances, a site generally located west of Hamilton Rd and east of Lee Rd.

Acreage: 5.413ac +/-

Current Zoning: R, Rural (Annexation Pending)

RFBA District: Multi-Family

Proposed Zoning: AR-1(H-60)

Applicant(s): Preferred Living c/o Jared Smith

Property Owner(s): Edward Hock

STAFF COMMENTS:

The proposal was considered for conceptual review at the May 18, 2023 meeting, where panel comments surrounding traffic and density were noted. The panel motioned and unanimously recommended this application be moved to “For Action” during the meeting so it could be voted on.

Staff find the site design to be generally appropriate based on the Rocky Fork Blacklick Accord design standards. The applicant has taken steps to strictly adhere to the accord design standards by including active open space toward the center of the development, headlight screening around the entirety of the parking lot area, and street trees/landscaping throughout the site.

MOTION:

To recommend approval of a City of Columbus rezoning and council variance application within the Accord study area with condition that lighting be shown on the site plan and that the applicant provide a list building materials to staff.

RESULT:

This motion was approved (8-0-0)

Ms. Boni	Yes
Mr. Brubaker	Yes
Mr. Chappellear	Yes
Mr. Gupta	Yes
Mr. Herskowitz	Yes
Mr. Harper	Yes
Mr. Paul	Yes
Mr. Smithers	Yes
Mr. Sellers	Yes

Council Variance 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 #: CV23-035

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:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Edward Hock 4975 Warner Road Westerville, OH 43081	2. Michael and Linda Lee 5009 Warner Road Westerville, OH 43081
3. Preferred Living 750 Communications Parkway, Suite 200 Columbus, Ohio 43214	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 11th day of April, in the year 2023

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 1-11-2026

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.