

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2025**

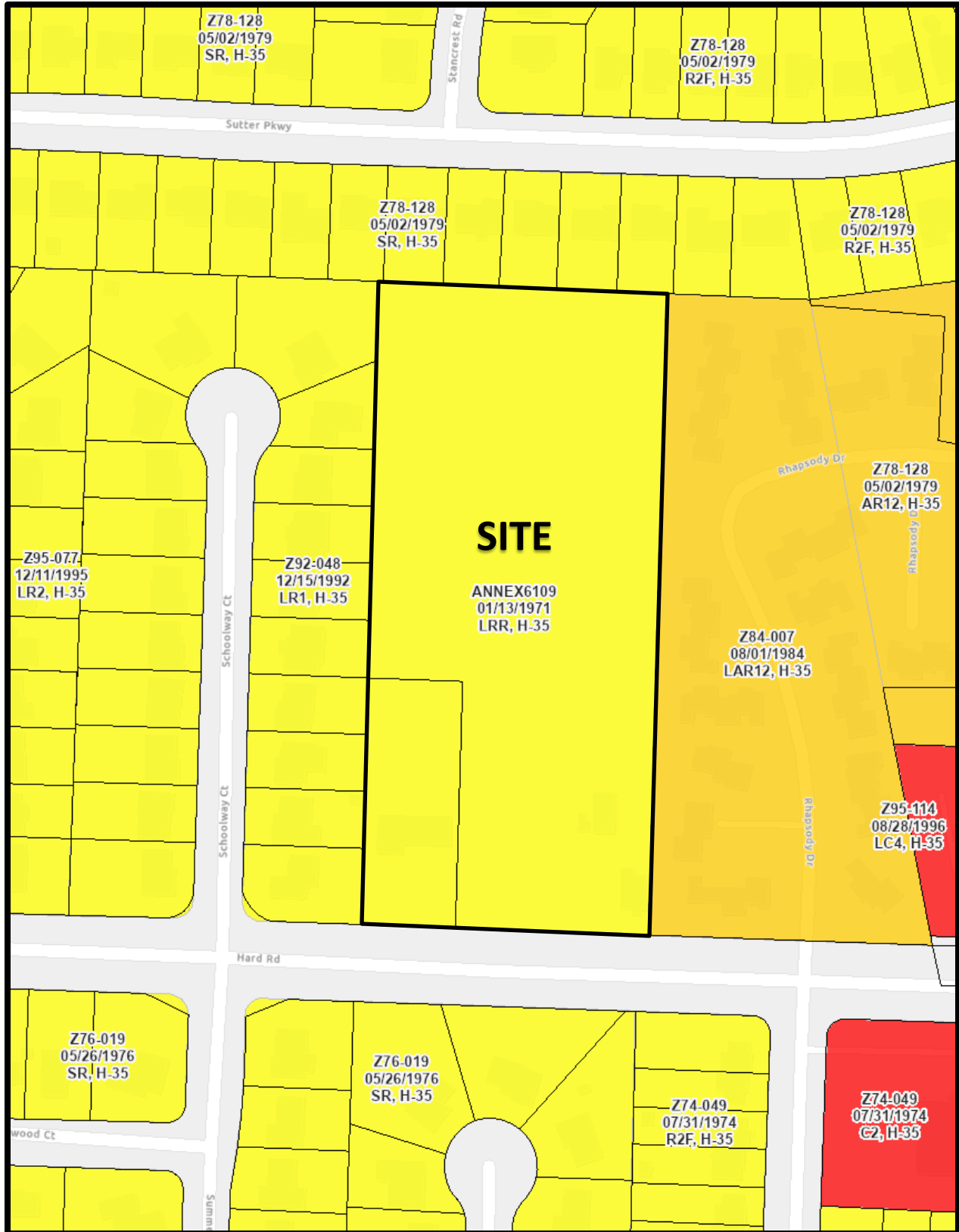
8. **APPLICATION:** [Z25-044](#)
Location: **2100 HARD RD. (43123)**, being 5.00± acres located on the north side of Hard Road, 150± feet west of Stoneford Drive (610-157048 and 610-189635; Far Northwest Coalition).
Existing Zoning: L-RR, Limited Rural Residential District.
Request: AR-1, Apartment Residential 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): Phillip and Deborah Agriesti; 2100 Hard Road, Columbus, OH 43235.
Planner: Joe Rose; 614-645-3526; JMRose@Columbus.gov

BACKGROUND:

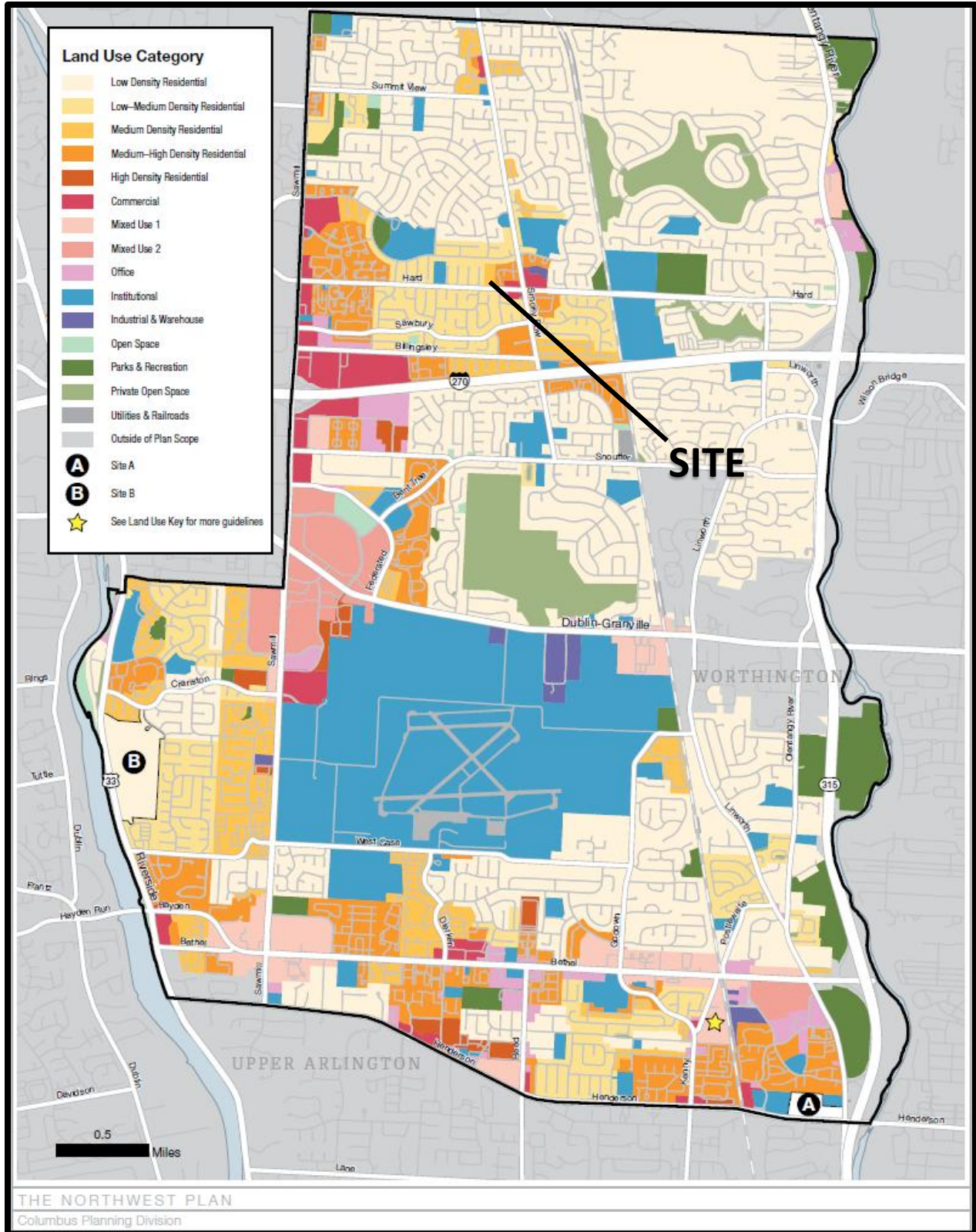
- The 5.00 acre sites consists of two parcels both developed with a single-unit dwelling in the L-RR, Limited Rural Residential District. The requested AR-1, Apartment Residential District will allow a multi-unit residential development at this location.
- To the north and south of the site are single-unit dwellings in the SR, Suburban Residential District. To the west are single-unit dwellings in the L-R-1, Limited Residential District. To the east is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District.
- Concurrent Council variance CV25-088 has been filed with a site plan that demonstrates a 112-unit apartment complex and includes variances for building setbacks, parking setbacks, and perimeter yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of *The Northwest Plan* (2016) which recommends “Medium Density Residential” land uses at this location.
- The site is located within the boundaries of the Far Northwest Coalition, whose recommendation is for disapproval.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Hard Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way from centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

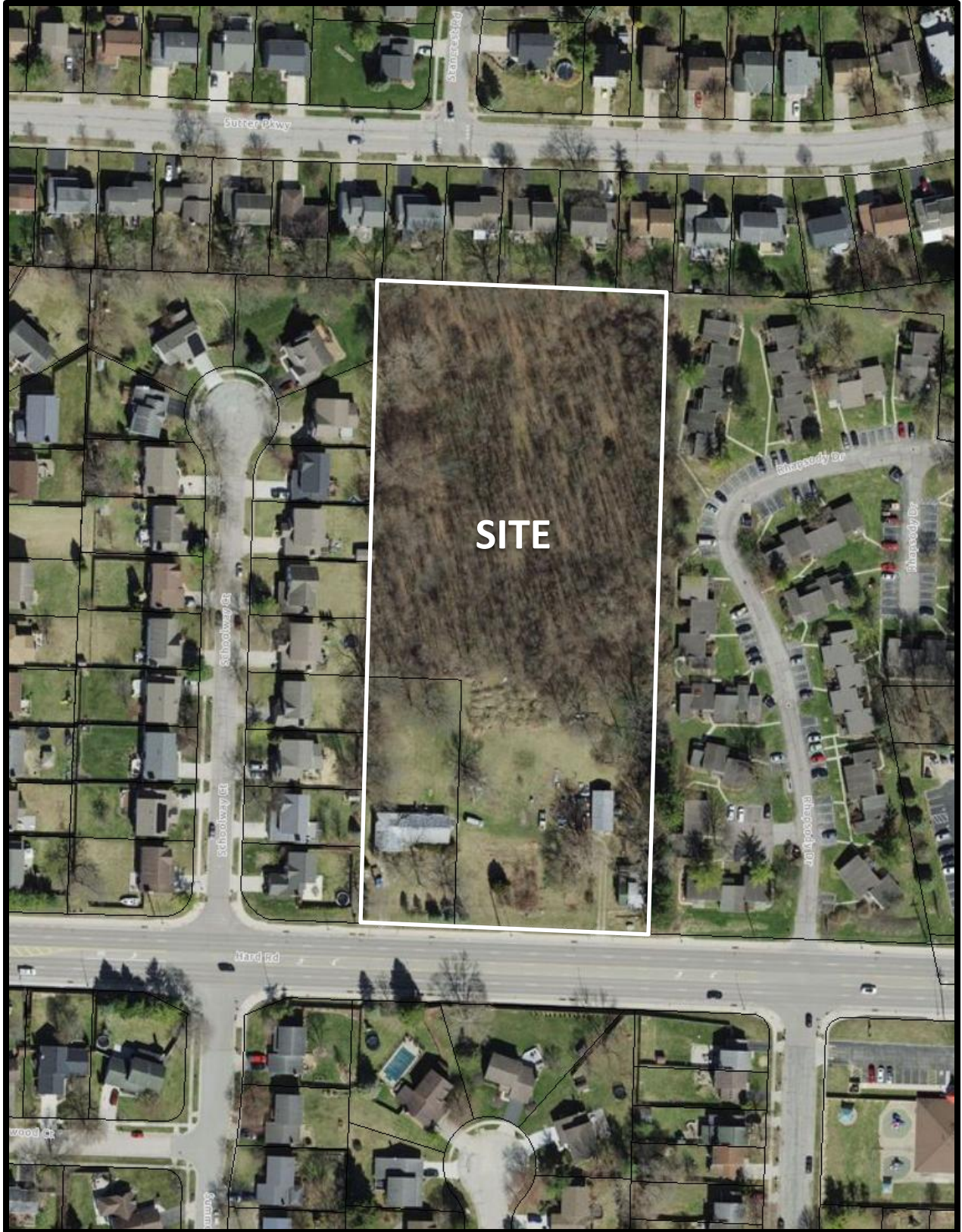
The requested AR-1, Apartment Residential District will allow a multi-unit residential development that is compatible with the density and development standards of adjacent multi-unit residential developments. The proposal is also consistent with *The Northeast Plan’s* recommendation for “Medium Density Residential” land uses. Additionally, the proposal also meets the City’s objectives for providing more housing to the area.



Z25-044
L-RR to AR-1
2100 Hard Rd.
Approximately 5.00 Acres



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COLUMBUS DEVELOPMENT COMMISSION
BASIS OF RECOMMENDATION FORM

#6
LAST CASE

DEPARTMENT OF BUILDING
AND ZONING SERVICES

MEETING DATE: JANUARY 8, 2026

Application #: Z25-044	Requested District: AR1 (H-35)	Address: 2100 HARD RD. (43123)					
Length of Testimony: 5:15 → 10:15 (60)	Motion to Vote: 3/4 Second: DE	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
# Speakers Support: 4 Opposition: 2	Development Commission Vote: 2 Yes 3 No 0 Abstain	Area Comm/ Civic Assoc: <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval 0-4 <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	YES Fitzpatrick	NO Ingwersen	NO Keyes	N Golden	N Conroy	YES Onwukwe	NO Ferdeman
+ = Positive or Proper - = Negative or Improper		+	+	+			
Land Use		+	+	+		+	+
Use Controls		-					
Density or Number of Units		-	-	-		+	+
Lot Size							-
Scale							-
Environmental Considerations							
Emissions							
Landscaping or Site Plans		-		-		+	-
Buffering or Setbacks		-	+	-		++	-
Traffic Related Commitments							+
Other Infrastructure Commitments							
Compliance with City Plans							+
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation							
Governmental or Public Input							

MEMBER COMMENTS:

FITZPATRICK: APPROPRIATE USE! SOMEWHAT HAND-HEALED, BUT WITHIN PRACTICAL.

INGWERSEN: NEEDS TO ADDRESS MASSING & PROPER ALIGNMENT FOR RESIDENTS. SHOULD NOT BE JUST BEDROOMS & PARKING. A MORE SENSITIVE USE OF THE SITE WOULD MAKE IT FIT IN THE SURROUNDING NEIGHBORHOOD.

KEYES: Please address massing/density

GOLDEN: Appropriate use and density, but needs further creativity in creating step down to single family homes. Massing is too large for this area.

CONROY: Housing + even the density is appropriate (nearly on density) but needs adjustment - too heavy handed for parcel.

ONWUKWE: Appropriate Land use. But need to work on MASSING.

FERDELMAN: OUT OF CONTEXT FOR LOCATION.

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

Case Number: Z25-044
Address: 2100 HARD ROAD
Group Name: FAR NORTHWEST COALITION OF COLUMBUS
Meeting Date: NOVEMBER 20, 2025

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

BASED ON THE APPLICATION, THE APPLICANT'S PRESENTATION AT THE PUBLIC HEARINGS, AND INPUT FROM NEIGHBORS AND SURROUNDING PROPERTY OWNERS, THE BOARD OF THE FAR NORTHWEST COALITION RECOMMENDS DISAPPROVAL OF THE APPLICATION.

Vote: 0 TO APPROVE - 4 TO DISAPPROVE

Signature of Authorized Representative:  A. NEUMANN
SIGNATURE

PRESIDENT
RECOMMENDING GROUP TITLE

202-631-3370
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 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 #: Z25-044

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. Phillip and Deborah Agriesti 2100 Hard Road Columbus, Ohio 43235 (Zero Columbus-based employees)	2. Preferred Living 750 Communications Parkway, Suite 200 Columbus, Ohio 43214 (70 Columbus-based employees)
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 11 day of SEP, in the year 2025

SIGNATURE OF NOTARY PUBLIC

1-26-30
My Commission Expires

Notary Seal Here



ELIZABETH CARON
Notary Public State of Ohio
My Commission Expires

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