

**STAFF REPORT
DEVELOPMENT COMMISSION
CITY OF COLUMBUS, OHIO
JUNE 12, 2025**

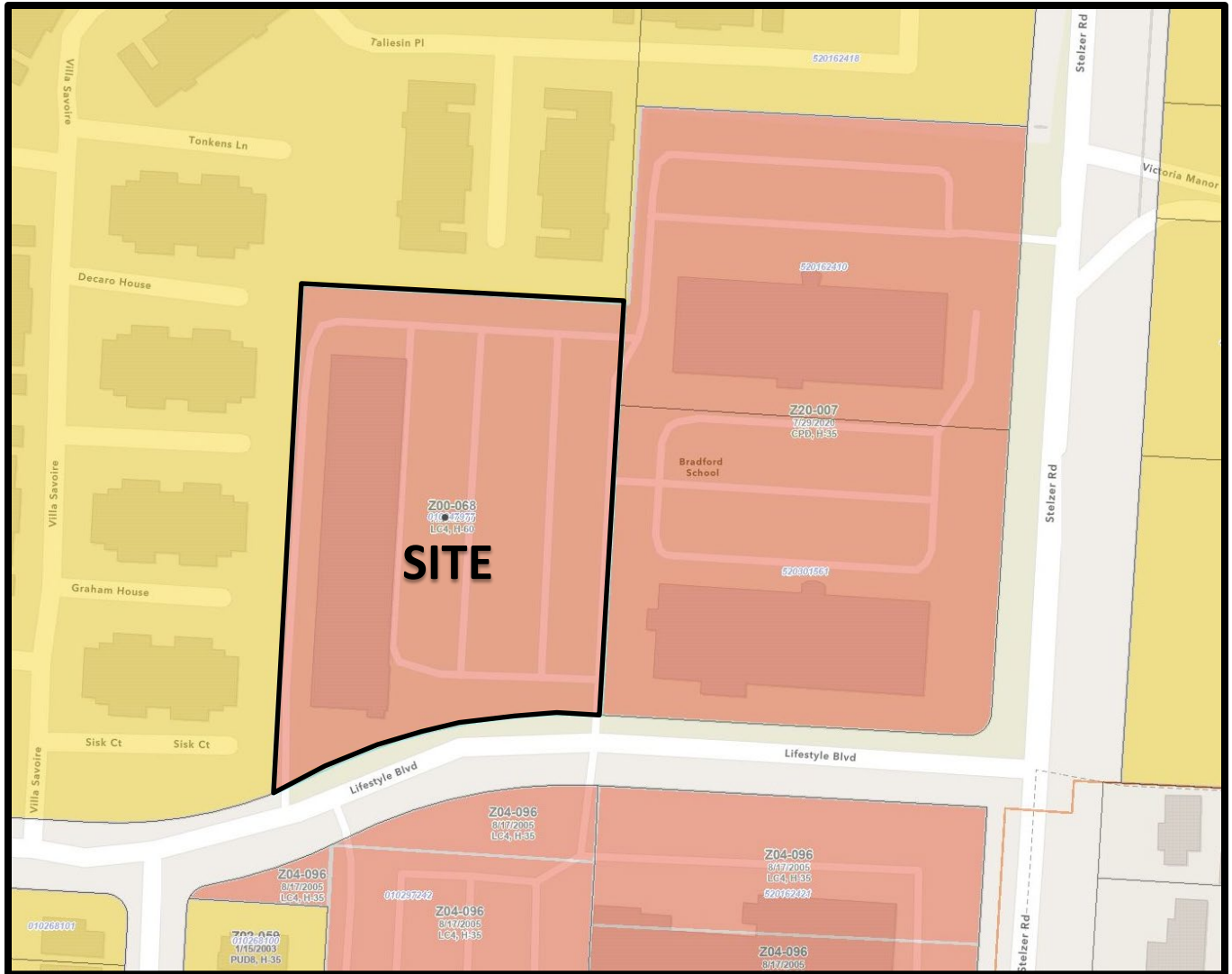
10. **APPLICATION:** [Z24-066](#)
Location: **3700 LIFESTYLE BLVD. (43212)**, being 2.43± acres located on the north side of Lifestyle Boulevard, 300± feet west of Stelzer Road (010-247977; Northeast Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: AR-O, Apartment Office District (H-60).
Proposed Use: Mixed-use development.
Applicant(s): Somerset Place Apts, LLC, c/o Daniel Mayer, Agent; 1250 Chambers Road, Suite 250; Columbus, OH 43212.
Property Owner(s): Somerset Place Apts, LLC; 6 Pine Drive South; Roslyn, NY 11576.
Planner: Phil Ashear; 614-645-1719; PJAshear@columbus.gov

BACKGROUND:

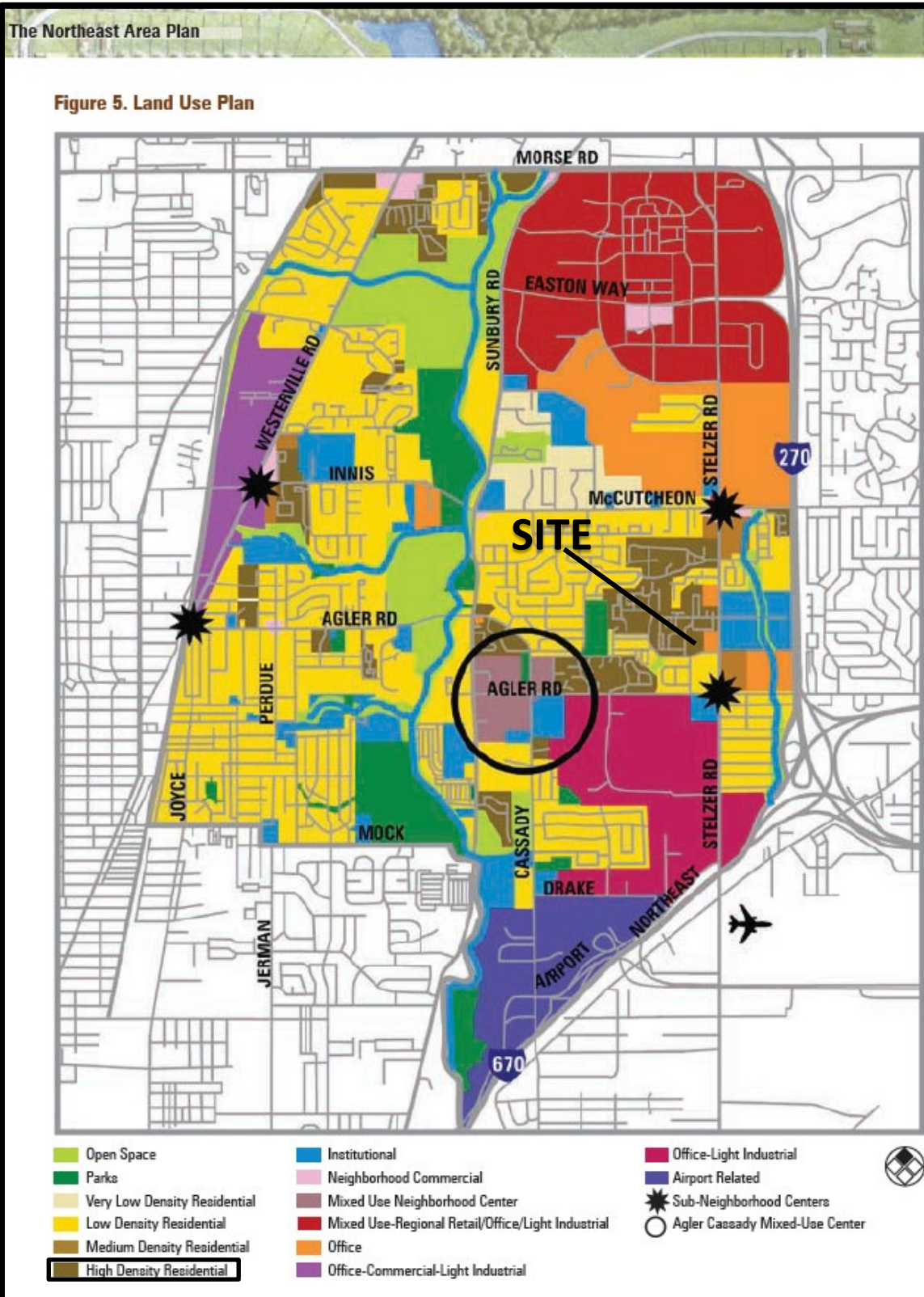
- The 2.43± acre site consists of one parcel developed with a day care in the L-C-4, Limited Commercial Districts. The applicant requests the AR-O, Apartment Office District to allow for a mixed-use development. This proposal would split the lot into two parcels. One retaining the existing daycare and multi-unit residential uses, the other would include new multi-unit residential development.
- North and west of the site are multi-unit residential uses in the L-AR-12, Limited Apartment Residential District. South and east of the site are mixed commercial uses in the CPD, Commercial Planned Development District and L-C-4, Limited Commercial District.
- The site is within the boundaries of the *Northeast Area Plan* (2007), which recommends “High Density Residential” land uses at this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- Concurrent Council variance CV24-158 has been filed which includes variances to reduce the required parking, parking setback, perimeter yard, and landscaping and screening. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The proposed AR-O, Apartment Office District will allow a multi-unit residential development that is consistent with the *Northeast Area Plan’s* recommendation for “High Density Residential” land uses at this location. The proposal is also consistent with the City’s objective of creating more housing in all areas of the city.



Z24-066
L-C-4 to AR-O
3700 Lifestyle Blvd.
Approximately 2.43 acres



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Standardized Recommendation Form

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 Z24-066 & CV24-153

Address 3700 Lifestyle Blvd

Group Name Northeast Area Commission

Meeting Date Thursday, May 8, 2025

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:

1. This multiunit building is consistent with the Northeast Area Plan.
2. Requested Material upgrades and material list were satisfied and in accordance with C2P2 guidelines
3. Inconsistencies with building elevations were satisfied with updated drawings

The Northeast Area Commission requests notification of any changes that are made after this recommendation.

Vote (7 yes) (0 no)

Signature of Authorized Representative Commissioner E. Moore

Recommending Group Title Northeast Area Commission

Daytime Phone Number 614-519-2195

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.

Rezoning Application

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-066

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) Daniel Mayer

of (COMPLETE ADDRESS) 1200 Chambers Road, Suite 110, Columbus, Ohio 43212

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. Doron Rice 76 Cedar Ct, Closter, New Jersey 07624 0 Employees; Individual Owner	2. Mike Konstantas 6 Pine Drive South, Roslyn, New York 11576 0 Employees; Individual Owner
3. Christopher Wiser 79 S. Hawthorne Hollow Cir., The Woodlands, Texas 77384 0 Employees; Individual Owner	4. Gwyneth Smith 63 Fleets Cove Rd, Huntington, New York 11743 0 Employees; Individual Owner

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 9th day of June, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Jillian Schmall
Notary Public, State of Ohio
My Commission Expires 12-19-2029

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