

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 8, 2026**

- 2. APPLICATION: Z25-054**  
**Location:** **6955-6999 HARLEM RD. (43081)**, being 4.40± acres located on the west side of Harlem Road, 882± feet south of Central College Road (010-278013 and part of 220-001876; Rocky Fork-Blacklick Accord Panel).  
**Existing Zoning:** L-M, Limited Manufacturing 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; Columbus, OH 43215.  
**Property Owner(s):** Norman Singer; 5918 Wyndale Drive; Westerville, OH 43081.  
**Planner:** Brandon Carpenter; bmcarpenter@columbus.gov; 614-645-1574

**BACKGROUND:**

- The 4.40± acre site consists of two undeveloped parcels within the L-M, Limited Manufacturing District. The requested AR-1, Apartment Residential District allows for the development of a multi-unit residential development.
- At the January 13<sup>th</sup>, 2025 Development Commission meeting, the site received a recommendation of approval to rezone from the R, Rural District to L-M, Limited Manufacturing District. However, that project was never developed and the applicant now proposes to incorporate this property as phase III of the Maison multi-unit residential development, ensuring continuity of design, circulation, and amenities with the previously approved phases on parcels to the south and west of the site (Z22-095 and Z24-022, respectively).
- To the north of the site are single-unit dwellings in the PUD-4, Planned Unit Development District. To the south is a multi-unit residential development under construction in the AR-1, Apartment Residential District. To the east are single-unit dwellings in the R, Rural District located within Plain Township. To the west are a multi-unit residential development under construction in the L-AR-1, Limited Apartment Residential District.
- Concurrent CV25-099 has been filed and includes variances to reduce the building line from 40 feet to 25 feet and to eliminate parking lot screening, both along the southern property line. 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 *Rocky Fork Blacklick Accord (2003)*, which recommends “Village Residential” and “Natural/Rural Corridor” land uses at this location.

- The site is located within the boundaries of the Rocky Fork Blacklick Accord Panel, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Harlem Road as a Suburban Commuter Corridor requiring 80 feet of right-of-way.

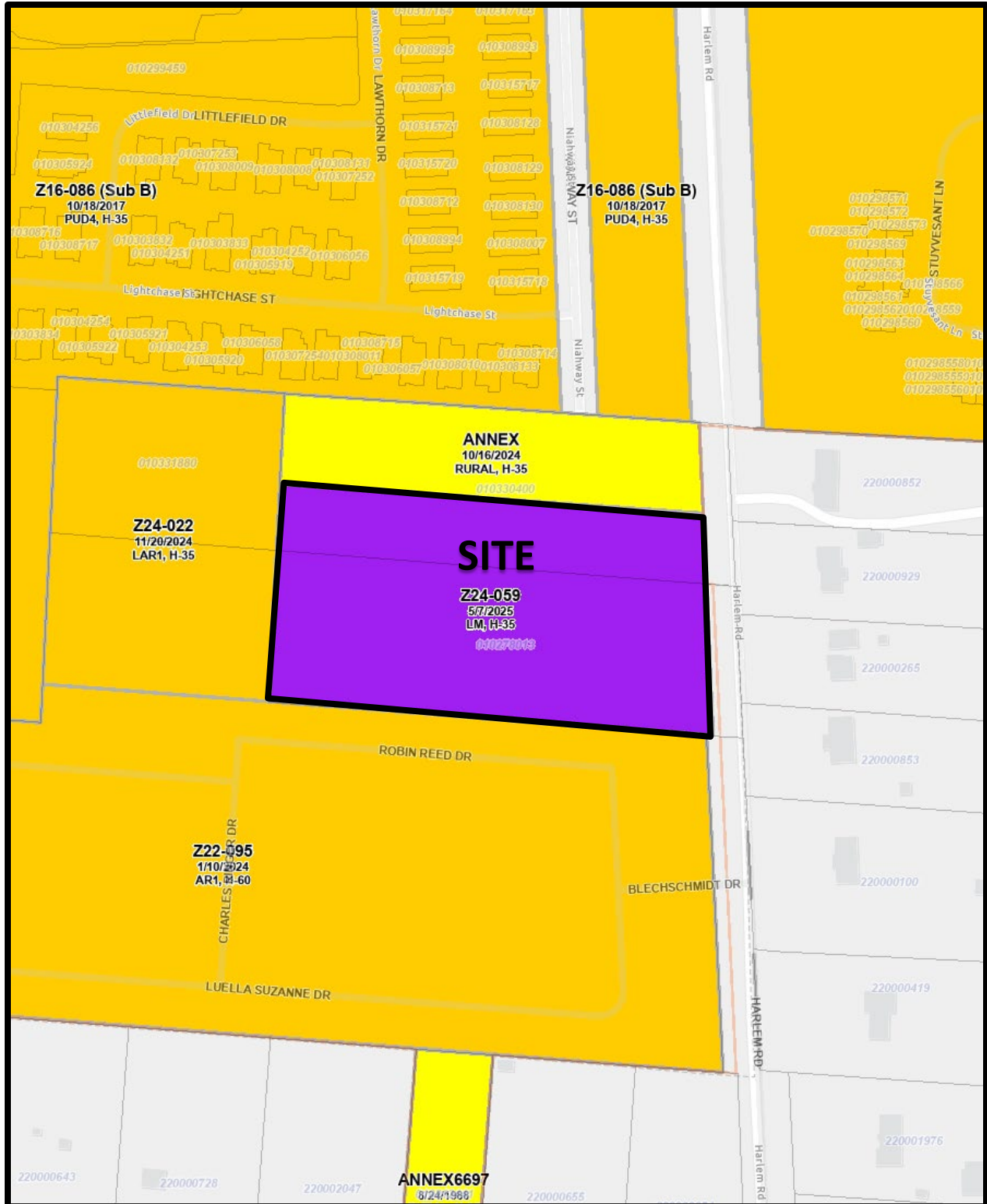
**CITY DEPARTMENTS' RECOMMENDATION:** ~~Conditional Approval.~~ **Approval.**

The requested AR-1, Apartment Residential District to allow for an 84-unit multi-unit residential development. Although the proposal is inconsistent with the Rocky-Fork Blacklick Accord's land use recommendation, staff recognize this request is an extension of an existing and approved multi-unit residential development directly adjacent to the site. ~~The applicant has not yet addressed all staff review comments from the Division of Traffic Management regarding the following:~~

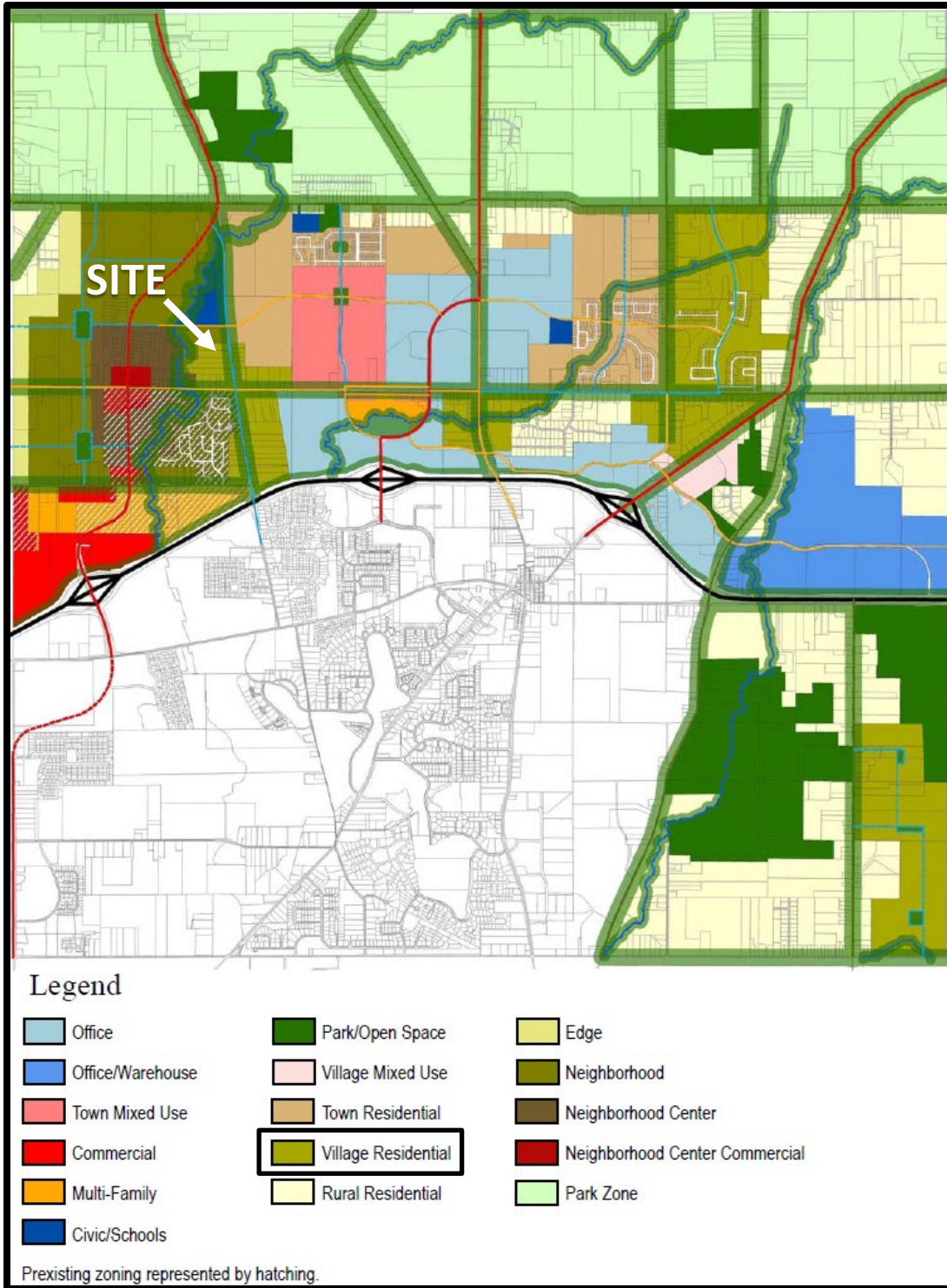
- ~~A. In Right of way dedication of 40 feet from the centerline of Harlem Road will be required per CCC 4309.17.~~
  - ~~B. Access to Harlem Road is under the jurisdiction of the Franklin County Engineer's Office. This application will be forwarded for their review, and additional comments may be forthcoming.~~
  - ~~C. With the proposed building construction, shared use path will be required to be constructed along the Harlem Road frontage of the site per the Department of Public Service Sidewalk and Shared Use Path Requirements Rules and Regulations.~~
  - ~~D. Offsite shared-use path will be required to be constructed along the west side of Harlem Road between the site and the southern terminus of the existing shared-use path approximately 125 feet north of the site per CCC 4309.08 and consistent with the existing commitments in the limitation text and committed site plan for rezoning application Z24-059.~~
  - ~~E. The proposed sidewalk connection through the property to the south appears to be obstructed by parking spaces. If this connection is intended to be the primary sidewalk connection to the right of way for proposed building #2 and building #3, an unobstructed connection will need to be provided. Please also verify that the sidewalk for the property to the south will connect to the shared-use path along Harlem Road as final site compliance plans 23345-00356 and 24345-00688 show this sidewalk as terminating at the site property line without making this connection.~~
  - ~~F. Please add a direct sidewalk connection between building #1 and the necessary shared-use path to be constructed along the Harlem Road frontage of the site.~~
- ~~A. Offsite shared-use path will be required to be constructed along the west side of Harlem Road between the site and the southern terminus of the existing shared-use path approximately 125 feet north of the site per CCC 4309.08 and consistent with the existing commitments in the limitation text and committed site plan for rezoning application Z24-059. The applicant is investigating the feasibility of implementing this offsite shared-use path within the existing right-of-way. Either the applicant will need to commit to constructing this offsite shared-use path or the Department of Public Service would need to determine upon review of the applicant's investigation that the offsite shared-use path will not be required.~~

Upon the resolution of the outstanding traffic comments, City Departments' recommendation can be for full approval.

**All comments have been addressed. Conditions have been met to receive the City Departments' recommendation of approval.**



Z25-054  
6955 Harlem Rd.  
Approximately 4.40 acres  
L-M to AR-1



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**THE ROCKY FORK BLACKLICK ACCORD  
IMPLEMENTATION PANEL  
December 18<sup>th</sup>, 2025  
RECORD OF PROCEEDINGS**

**6955 Harlem Rd (Z25-054 & CV25-099)**

Review and action regarding a Columbus application to rezone 4.4 acres from L-M Limited Manufacturing to AR-1 Apartment Residential District (H-35)

*Acreage: 4.4*

*Current Zoning: L-M Limited Manufacturing*

*RFBA District: Village Residential*

*Proposed Zoning: AR-1 Apartment Residential District (H-35)*

*Applicant(s): Preferred Living c/o David Hodge*

*Property Owner(s): Norman Singer*

**STAFF COMMENTS:**

Planning supports the application as presented. The Rocky Fork Blacklick Accord plan (2003) recommends “Village Residential” uses at this location. Staff finds the proposal consistent with RFBA guidelines including the delineation of street trees along Harlem Road, centralized open space as an organizing element, and lighting plan consistent with the RFBA plan.

Staff finds the proposed uses/densities to be appropriate based on location and surrounding development patterns along Harlem Road. The proposed site is a continued phase of the preferred living development on the adjacent parcels to the south.

**MOTION:**

To recommend approval of the City of Columbus rezoning and council variance applications Z25-054 and CV25-099 within the Accord study area as presented.

**RESULT:**

This motion was unanimously approved (6-0-0)

Mr. Brubaker	Yes
Mr. Chappellear	Yes
Mr. Harper	Yes
Mr. Billman	Yes
Mr. Paul	Yes
Mr. Smithers	Yes



# Rezoning Application - Online

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)

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-054

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. Norman and Lois Singer 5918 Wyndale Drive Westerville, Ohio 43081 (Zero Columbus-based employees)</p>	<p>2. Preferred Living 750 Communications Parkway, Suite 200 Columbus, Ohio, 43214 (78 Columbus-based employees)</p>
<p>3.</p>	<p>4.</p>

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 April, in the year 2026

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

1-11-2031

Notary Seal Here



Kimberly R Butt  
Notary Public, State of Ohio  
My Commission Expires 01-11-2031

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