

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 12, 2023**

2.    **APPLICATION:**                    **Z23-049**  
      **Location:**                      **919 OLD HENDERSON RD. (43220)**, being 2.07± acres located at the southeast corner of Old Henderson Road and Midwest Drive (010-129788; Northwest Civic Association).  
      **Existing Zoning:**                CPD, Commercial Planned Development 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 260; New Albany, OH 43054.  
      **Property Owner(s):**            Infodepot, LLC; 919 Old Henderson Road; Columbus, OH 43220.  
      **Planner:**                        Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

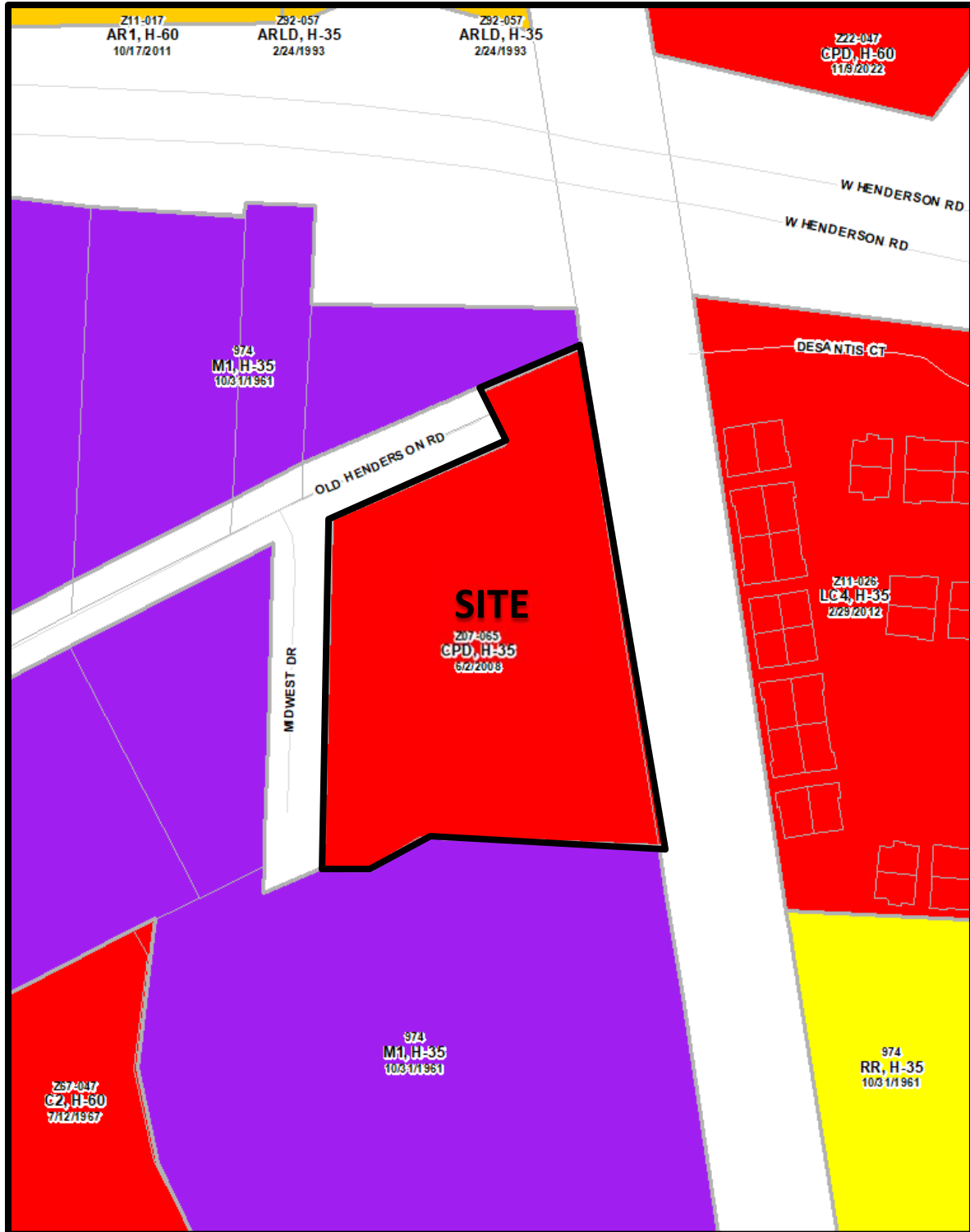
**BACKGROUND:**

- The 2.07± acre site is comprised of one parcel developed with an office/conference center in the CPD, Commercial Planned Development District. The requested AR-1, Apartment Residential District permits multi-unit residential uses. A previous Council variance was submitted in 2019 to permit multi-unit residential development at this location but was never approved by City Council.
- North of the site is a City of Columbus utility building in the M-1, Manufacturing District. South and west of the site are warehouse/manufacturing uses in the M-1, Manufacturing District. East of the site is railroad right-of-way.
- Concurrent CV23-088 has been filed demonstrating a 69-unit apartment complex with variances to building and parking setbacks, parking space size, 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 *Olentangy West Area Plan* (2013), which recommends “Warehouse flex” land uses at this location.
- The site is located within the boundaries of the Northwest Civic Association whose recommendation had not been received when this report was written.

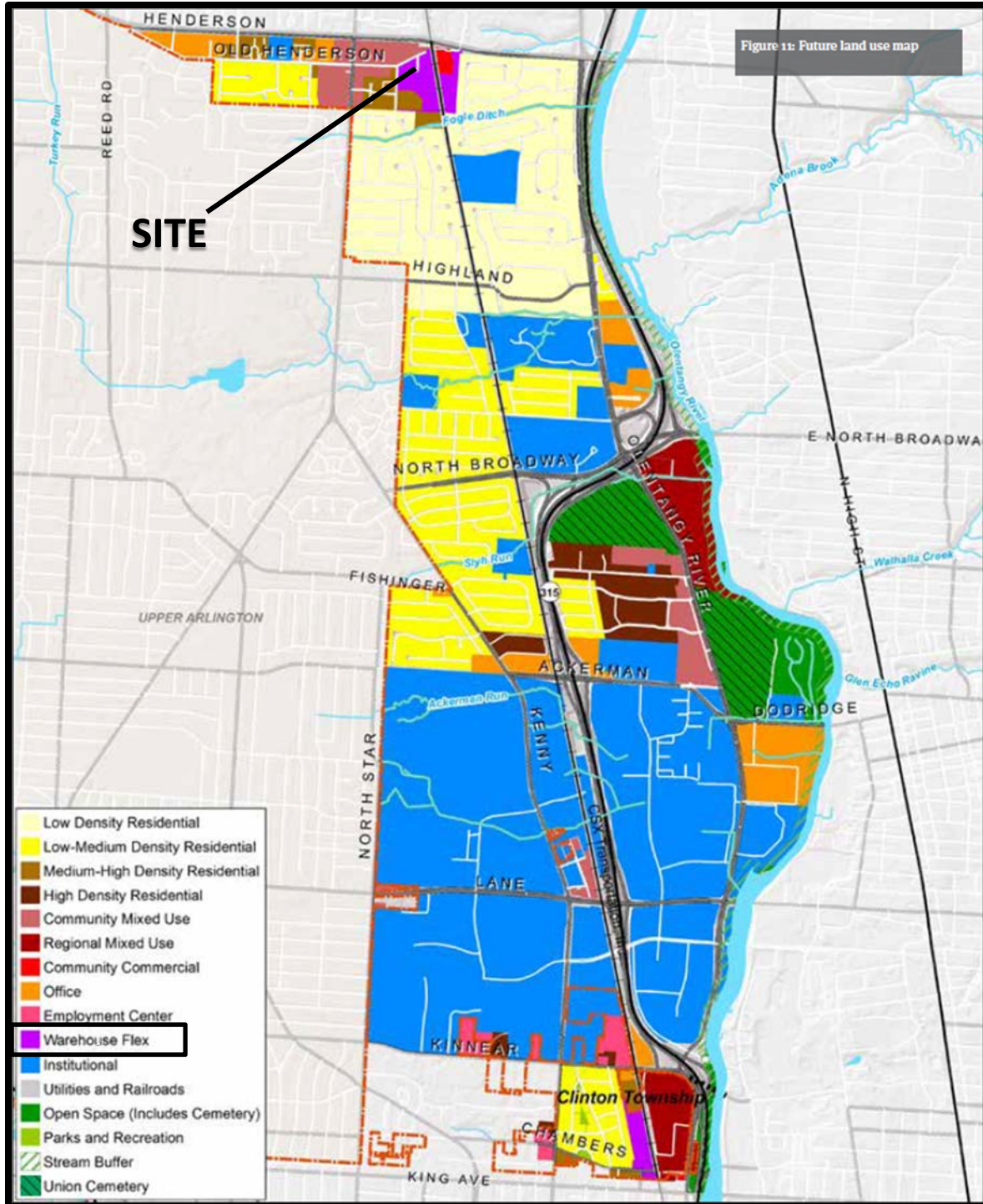
**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The proposed AR-1, Apartment Residential District will permit redevelopment of the site with a multi-unit residential uses. A concurrent Council variance includes a site plan demonstrating 69 apartment units with a density of 33.33 dwelling units per acre. Although the proposed use is inconsistent with the *Olentangy West Area Plan’s* land use recommendation of “Warehouse Flex”

at this location, staff recognizes that the AR-1 request is consistent with the emerging development and zoning pattern in this area. Additionally, staff recognizes that the request does not add an incompatible use to the area.



Z23-049  
919 Old Henderson Rd.  
Approximately 2.07 acres  
CPD to AR-1



Z23-049  
919 Old Henderson Rd.  
Approximately 2.07 acres  
CPD to AR-1



Z23-049  
919 Old Henderson Rd.  
Approximately 2.07 acres  
CPD to AR-1

# 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	<u>Z23-049 / CV23-088</u>
Address	<u>919 OLD HENDERSON RD</u>
Group Name	<u>NORTHWEST CIVIC ASSOCIATION</u>
Meeting Date	<u>6 September 2023</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Both the rezoning and the council variance passed with a 5-1 vote in support of recommendation with the specific requirement that the language of the Council Variance preclude the "decorative" open flames at the entry to the community.

The Trustees did not feel that this was the ideal development for this property but are supportive of additional housing units in the area and are encouraged by the developer's willingness to include 3-bedroom units in the plan.

The Trustees continue to have ongoing concerns about sewer and storm-water overload, specifically in the Knolls neighborhood.

We strongly encourage the developer to keep NWCA apprised of details as final decisions are made.

Vote	<u>5-1 in support</u>
Signature of Authorized Representative	<u>Monica Tuttle</u> <small>Digitally signed by Monica Tuttle DN: cn=Monica Tuttle, o=Northwest Civic Association, ou, email=NWCAZoning@gmail.com, c=US Date: 2023.10.06 15:39:07 -0400</small>
Recommending Group Title	<u>Northwest Civic Association (NWCA)</u>
Daytime Phone Number	<u>614-565-2407</u>

Please e-mail this form to **the assigned planner within 48 hours of meeting day**; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 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 #: Z23-049

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)

<p>1. Infodepot LLC 919 Old Henderson Road Columbus, Ohio 43220</p>	<p>2. Preferred Living 750 Communications Parkway, Suite 200 Columbus, Ohio 43214</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFILIANT [Signature]

Sworn to before me and signed in my presence this 4th day of August, in the year 2023

SIGNATURE OF NOTARY PUBLIC [Signature] 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.**