



Elevations - Sheet 1

Central College  
Multifamily  
Columbus, Ohio



① Front Elevation 1  
1/8" = 1'-0"



② Left Side Elevation 1  
1/8" = 1'-0"

November 9, 2022

DEAN A. WENZ

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4/19/23

Elevations - Sheet 2

Central College  
Multifamily  
Columbus, Ohio



① Front Perspective

November 9, 2022

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4/19/23

# Elevations - Sheet 3

Central College  
Multifamily  
Columbus, Ohio



Front Elevation 1  
1/8" = 1'-0"



Left Side Elevation 1  
1/8" = 1'-0"

November 9, 2022

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Elevations - Sheet 4

Central College  
Apartments  
Columbus, Ohio



November 9, 2022

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Wenz

Elevations - Sheet 5

Central College  
Multifamily  
Columbus, Ohio



Ⓐ Clubhouse Front Elevation  
3/16" = 1'-0"



Ⓑ Clubhouse Rear Elevation  
3/16" = 1'-0"

November 9, 2022

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*Handwritten signature and date:*  
4/19/23

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 13, 2023**

- 5. APPLICATION:** [Z22-092](#)  
**Location:** **5142 CENTRAL COLLEGE RD. (43081)**, being ~~Four~~ <sup>Four</sup> acres located on the north side of Central College Road, 440± feet east of Course Drive (220-002126, 010-266123, and 220-000183; Rocky Fork - Blacklick Accord Panel).  
**Existing Zoning:** R, Rural District (Annexation Pending).  
**Request:** L-AR-1, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** David Ruma; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Aleks and Natasha Babamovski; 5142 Central College Road; Westerville, OH 43081.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

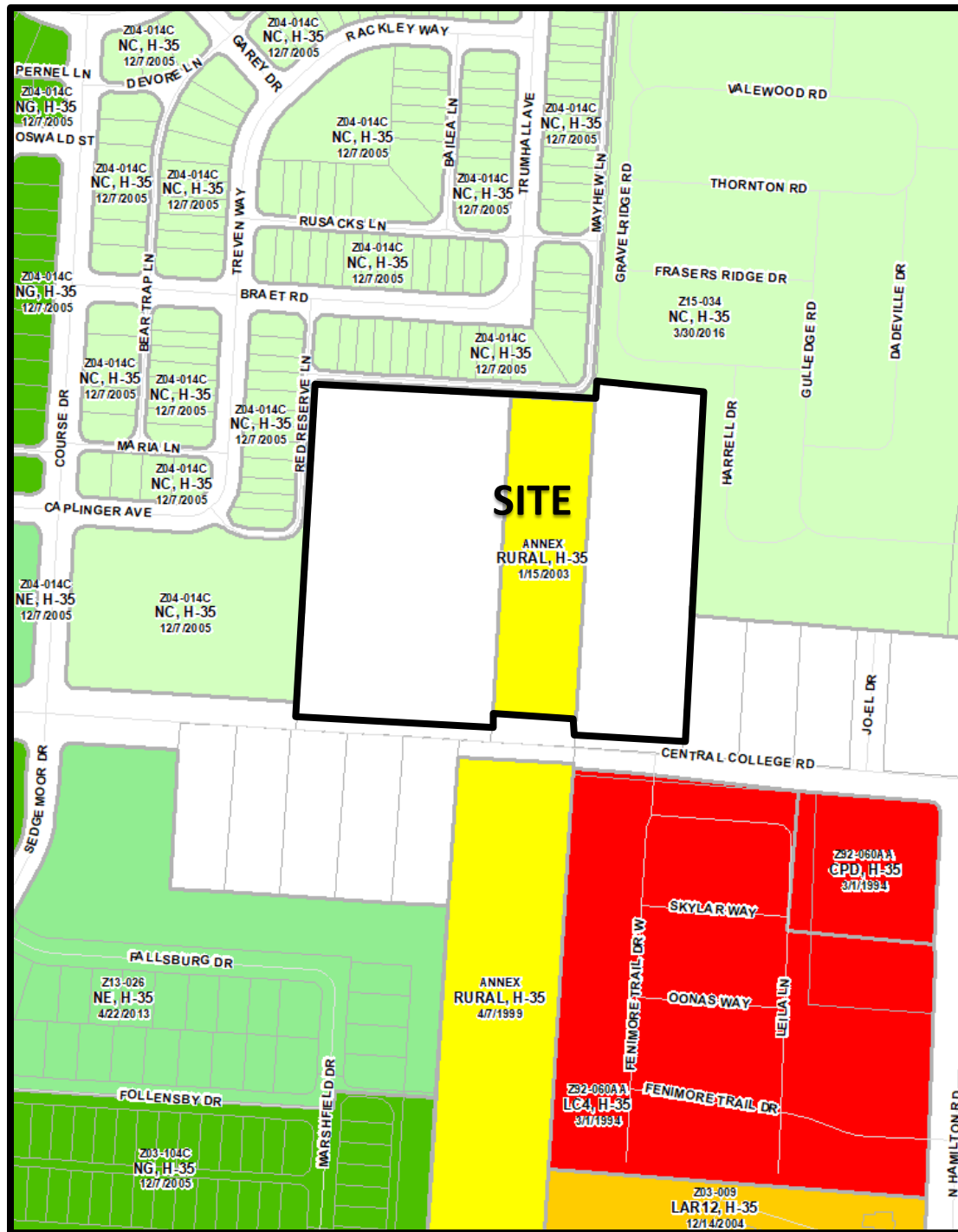
**BACKGROUND:**

- The site consists of three parcels, two of which are pending annexation from Plain Township, zoned in the R, Rural District and developed with single-unit dwellings. The applicant proposes to develop the site with a multi-unit residential development containing a maximum of 216 units in the L-AR-1, Limited Apartment Residential District (21.84 units per acre).
- To the north, east, and west of the site is a single- and multi-unit residential development in the NC, Neighborhood Center District. To the south, across Central College Road, are single-unit dwellings in Plain Township and multi-unit residential developments in the L-AR-1, Limited Apartment Residential District and L-C-4, Limited Commercial District.
- Concurrent CV22-141 has been filed to vary building height, maneuvering, parking space size, minimum number of parking spaces required, lot area, and perimeter yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the *Rocky Fork – Blacklick Accord Plan* (2003), which recommends “Neighborhood Center” land uses for this location. The Plan also recommends 5 units per acre with a bonus density of 8 units per acre at this location.
- The site is located within the boundaries of the Rocky Fork - Blacklick Accord Panel, whose recommendation is for approval.
- The limitation text commits to a site plan and includes development standards addressing setbacks, site access, landscaping, building design, and graphics provisions.

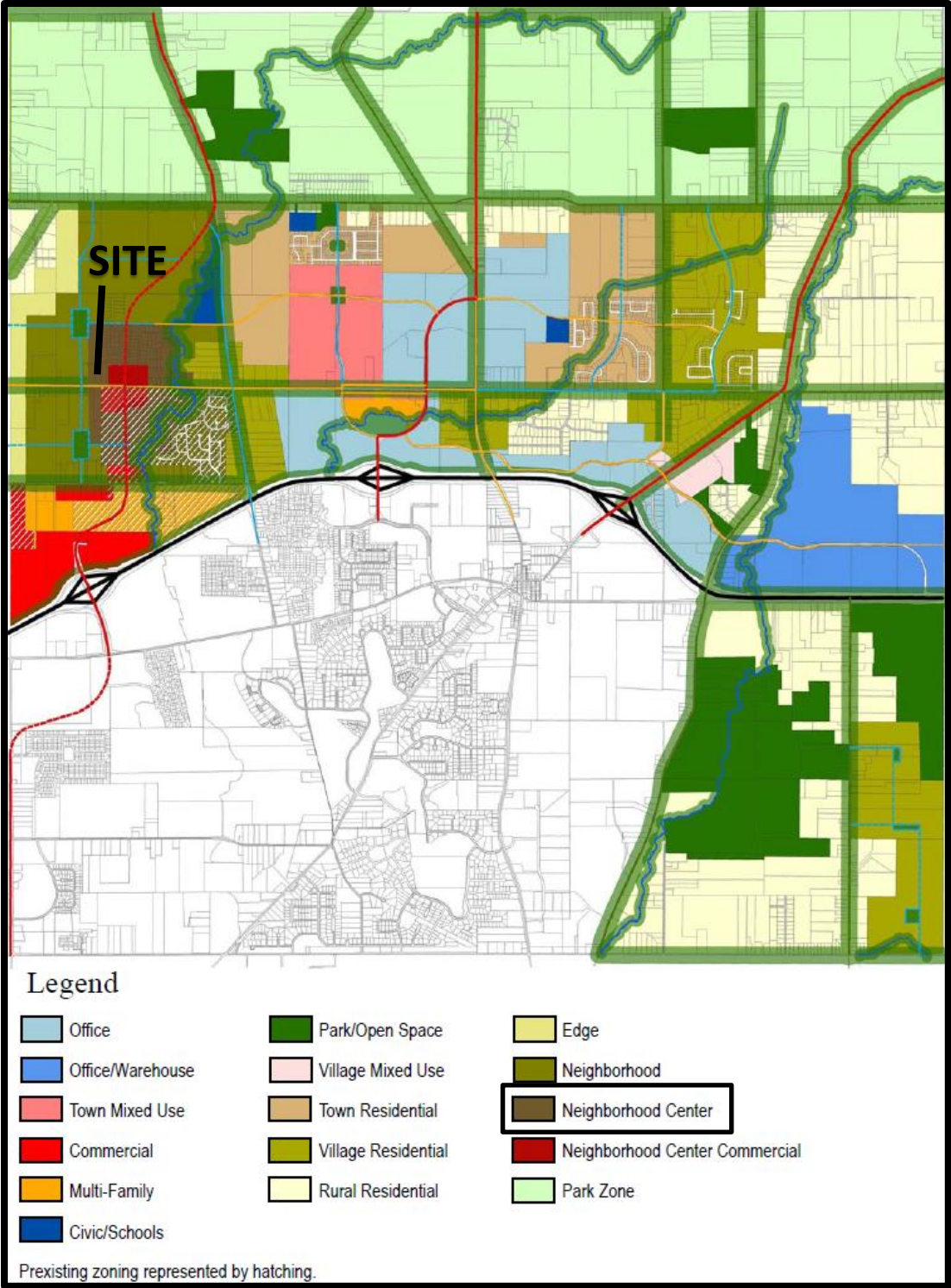
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Central College Road as a Suburban Community Connector requiring 100 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

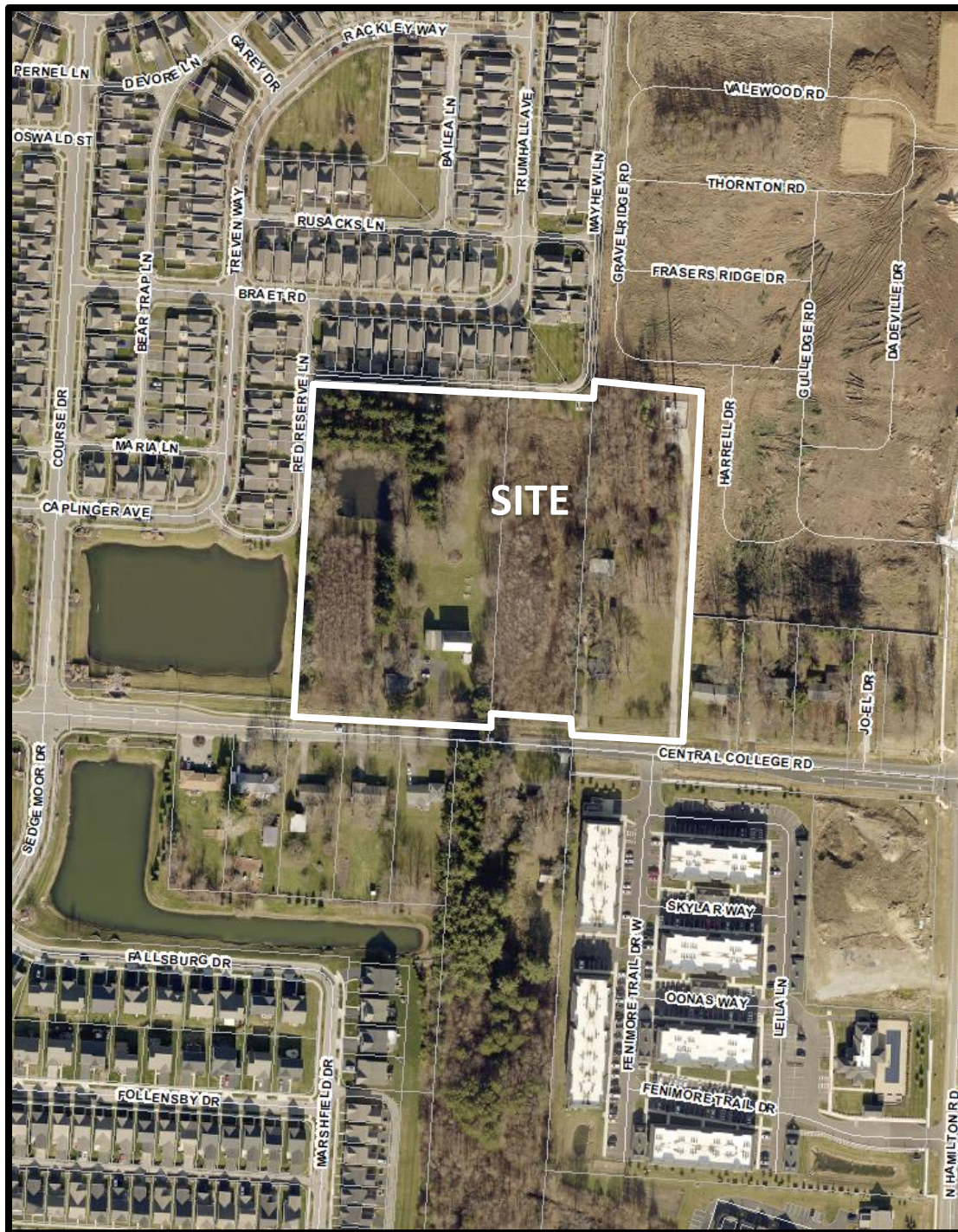
The requested L-AR-1, Limited Apartment Residential District will allow a multi-unit residential development containing up to 216 units. Although the proposed development is at a higher density than recommended by the *Rocky Fork – Blacklick Accord Plan*, Planning Division staff note that the density is comparable to other multi-unit residential developments in the vicinity. Additionally, staff note the site design to be generally appropriate but encourage the applicant to explore opportunities to activate the open space on the northwest portion of the site with walking paths, seating, and additional landscaping. The Division of Traffic Management notes that a traffic access study has been approved in conjunction with this application. Additionally, the angle of orientation of the access aisle to the trash compacter would appear to present challenges with providing service.



Z22-092  
5142 Central College Rd.  
Approximately 10.0 acres  
R to L-AR-1



Z22-092  
5142 Central College Rd.  
Approximately 10.0 acres  
R to L-AR-1



Z22-092  
5142 Central College Rd.  
Approximately 10.0 acres  
R to L-AR-1

**THE ROCKY FORK BLACKLICK ACCORD  
IMPLEMENTATION PANEL  
March 16, 2023  
RECORD OF PROCEEDINGS**

**Z22-092& CV22-141 (5142 Central College Rd)**

Review and Action regarding a Columbus application to rezone, with variances, a site generally located west of Hamilton Rd, north of Warner Rd, east of Lee Rd.

*Acreage: 9.89 ac +/-*

*Current Zoning: R, Rural*

*RFBA District: West Village-Neighborhood Center*

*Proposed Zoning: L-AR-1 (H-35)*

*Applicant(s): David Ruma, Dc Building Company; c/o Michael Shannon, Atty.*

*Property Owner(s): Aleks and Natasha Babamovski*

**STAFF COMMENTS:**

The proposal was considered for conceptual review at the January 2023 meeting, where panel comments surrounding connectivity, traffic, and preservation of natural resources were noted. The applicant has taken steps to address this feedback in their revised site plan.

It is the opinion of staff that for reasons of a density appropriate for the area's emerging development pattern, the applicant's responsiveness to panel and staff feedback with site revisions, and a site design that generally adheres to the spirit of the Accord, this proposal is recommended for approval.

**MOTION:**

To recommend approval of a City of Columbus rezoning and council variance application within the Accord study area with conditions listed in staff report, the addition of bicycle parking on site, and that the westernmost windows of building 6 and the northernmost windows of building 5 be removed.

**RESULT:**

This motion was approved (6-0-2)

Ms. Boni	Yes
Mr. Brubaker	Yes
Mr. Chappellear	No
Mr. Herskowitz	No
Mr. Harper	Yes
Mr. Paul	Yes
Mr. Smithers	Yes
Mr. Sellers	Yes

## Rezoning Application

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-092

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, Underhill and Hodge

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. Aleks and Natasha Babmovski 5142 Central College Road Westerville, Ohio 43081	2. Christoff Land Development LLC 102 West Main Street, Suite 507 New Albany, Ohio 43054
3. Steven Dunbar and Cindy Ward 5180 Central College Road Westerville, Ohio 43081	4. David Ruma, DC Building Company 485 Metro Pl. S. Dublin, Ohio 43017

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

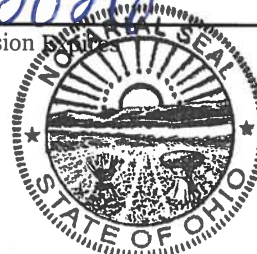
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 21<sup>st</sup> day of November in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

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.**