

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 8, 2018**

- 3. APPLICATION: Z18-048**  
**Location:** **5721 CHERRY BOTTOM ROAD (43230)**, being 13.3± acres located on the west side of Cherry Bottom Road, 25± feet south of Clancy Court (111-298102 and 4 others; Northland Community Council).  
**Existing Zoning:** R, Rural District.  
**Request:** AR-1, Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Oxford Circle LLC; c/o David Hodge, Atty.; Underhill & Hodge LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** BZ Management Partners, et al.; 4444 Llewellyn Road; Columbus, OH 43230.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

- The 13.3± acre site consists of five parcels, two of which are developed with single-unit dwellings zoned in the R, Rural District. The applicant proposes the AR-1, Apartment Residential District to permit a multi-unit residential development.
- The site is bordered to the north by a multi-unit residential development zoned AR-12, Apartment Residential District. To the south are single unit dwellings in various residential districts of the City of Columbus and Blendon Township. To the east is Blendon Woods Metro Park and to the west is Big Walnut Creek.
- Concurrent CV18-062 has been filed to reduce the building line along Cherry Bottom Road from 50 feet to 17 feet. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the *Northland Plan Volume II* (2002) “Blendon District” which recommends infill development that is compatible with surrounding land uses.
- The site is located within the boundaries of the Northland Community Council, whose recommendation was for approval of the rezoning (16-0). However, as shown on the attached recommendation form, they are in disapproval of the proposed setback variance within the Council variance application.
- The *Columbus Thoroughfare Plan* identifies Cherry Bottom Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

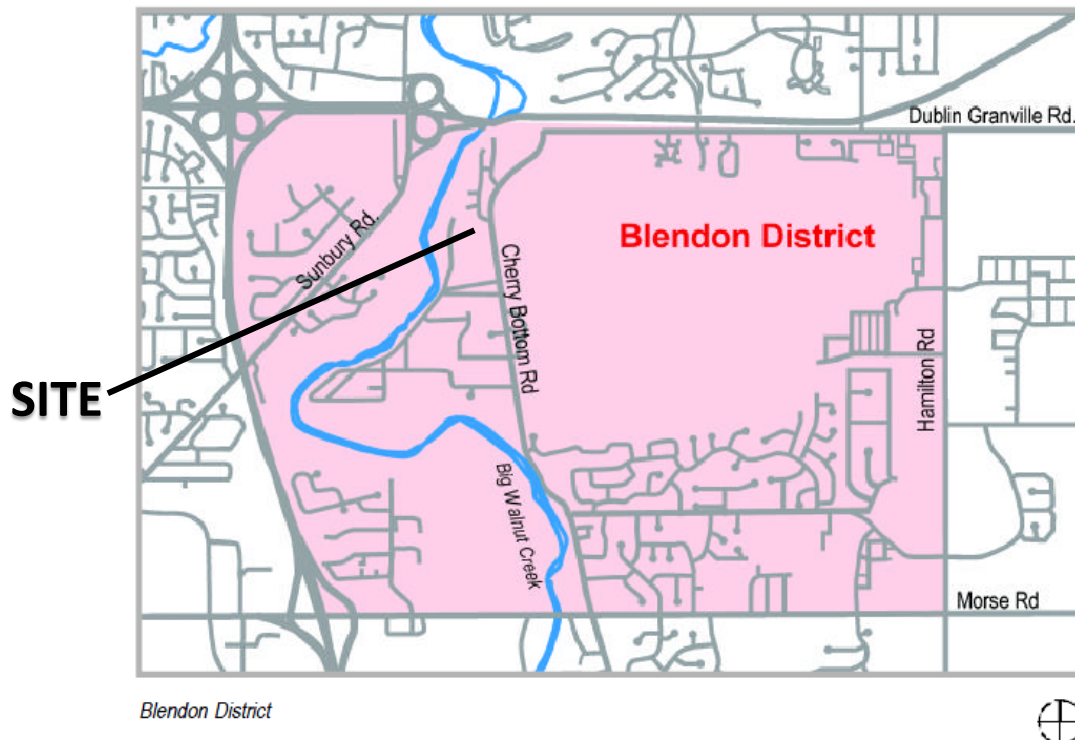
**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested AR-1, Apartment Residential District will allow a multi-unit residential development that exceeds typical density in this area. However, this is offset by a contribution of land towards a greenway corridor along Big Walnut Creek, protecting natural resources on the site, buffering and landscaping, and providing links from and through the site into a future trail network.

R to AR-1

*Northland Plan Volume II (2002) – “Blendon District”***Blendon District**

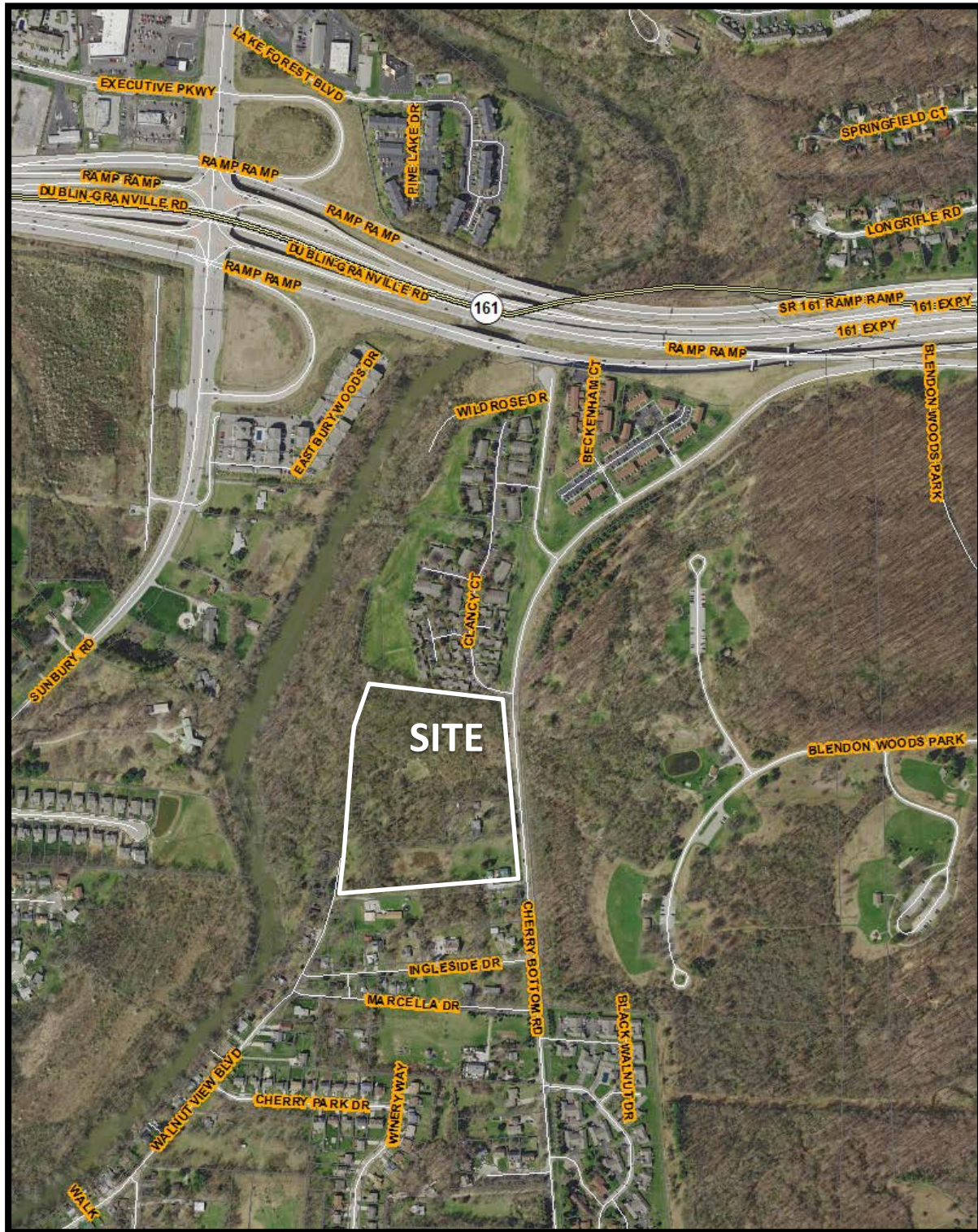
This district is almost completely annexed and zoned in the city of Columbus. The district stretches from Hamilton Road to I-270 (east to west), and SR-161 to Morse Road (north to south). The predominant land-uses are the Blendon Woods Metro Park, Hap Cremean Water Plant (Columbus), detached single-family subdivisions, some condominium and apartment units, and burgeoning commercial uses along Hamilton Road. Additional roadways in this district include Sunbury and Broadview roads.

***It is the recommendation of Northland Plan – Volume II that:***

- *Future redevelopment or rezoning of parcels currently zoned in Columbus adhere to the Northland Development Standards*
- *Future development of the prime opportunity site at the southeast corner of SR-161 and I-270 take into consideration views from the freeway and buffer the residential areas to the south. Recreation and Parks consideration of this site for future recreation purposes is encouraged, however it is acknowledged that the site currently is zoned CPD, commercial planned development.*
- *Infill development that is compatible with surrounding land-uses be encouraged.*
- *Adequate buffering of any development adjacent to the Blendon Woods Metro Park be provided in consultation with Metro Parks.*

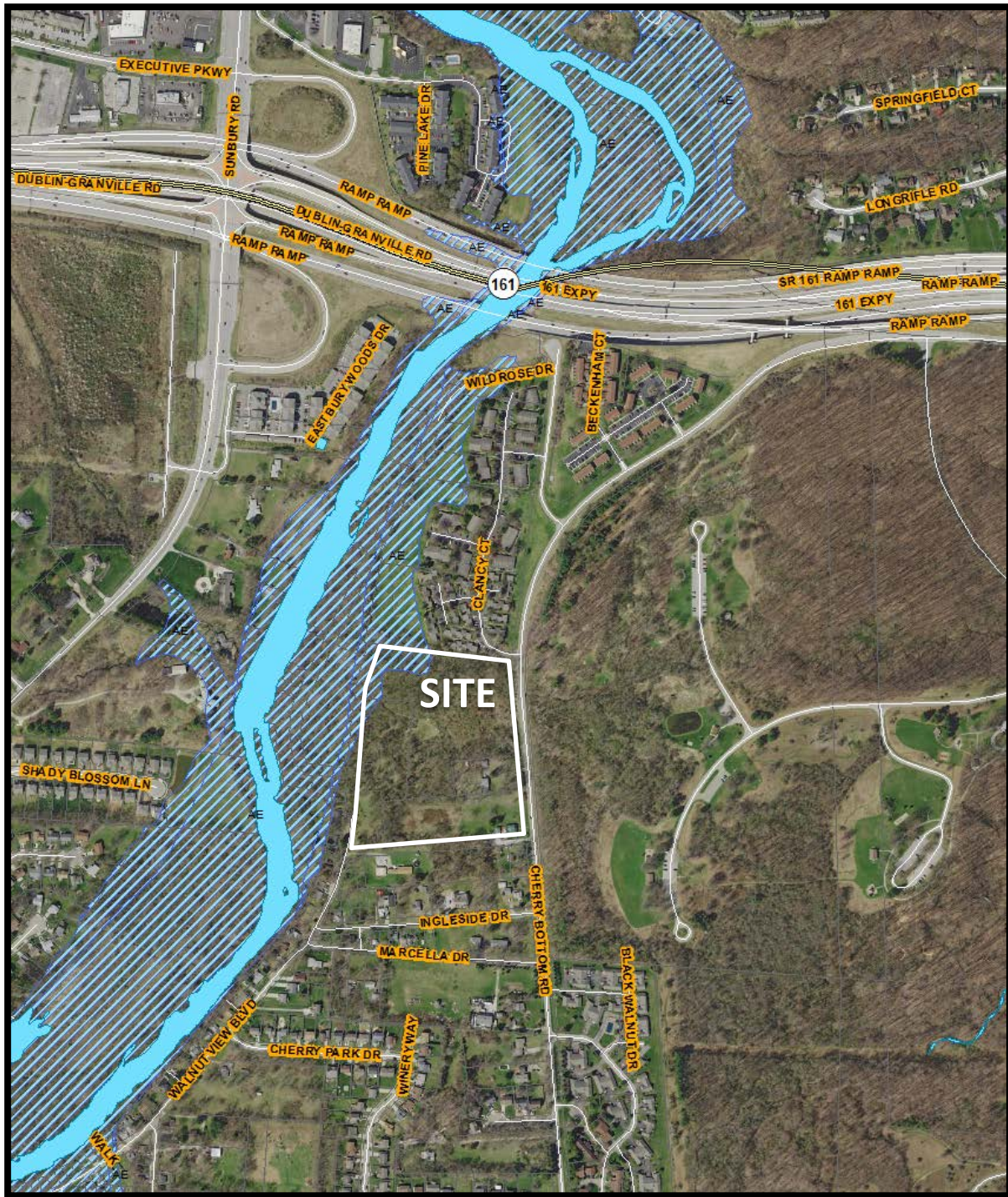
Z18-048  
5721 Cherry Bottom Road  
Approximately 13.3 acres  
R to AR-1





Z18-048  
5721 Cherry Bottom Road  
Approximately 13.3 acres  
R to AR-1





Z18-048  
5721 Cherry Bottom Road  
Approximately 13.3 acres  
R to AR-1



Northland Community Council  
Development Committee

Report

August 29, 2018 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

*Voting: (18):* Albany Park (APHA), Asherton Grove (AGCA), Clinton Estates (CECA), Cooper Woods (CWCA), Devonshire (DCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize/Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPW), Woodstream East (WECA).

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**Case #3:** Application #Z18-048/CV18-062 (Rezone 13.3 AC± from R Residential to AR-1 for a new 240-unit multi-family development (±18 du/acre); concurrent Council variance from §3333.18(B) to reduce building line on Cherry Bottom Road from 50 feet to 25 feet)

David Hodge/Underhill and Hodge LLC *representing*  
Oxford Circle LLC  
5721 Cherry Bottom Road, 43230 (111-298102 *et al*)

- *The Committee approved (16-0 w/ 2 abstentions) a motion (by WECA, second by PCHA) to:*

**RECOMMEND APPROVAL** of the application for rezoning Z18-048;  
*and to:*

**RECOMMEND DISAPPROVAL** of a variance from §3333.18(B) as requested in CV18-062.

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DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

## PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: 218-048

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge Eric Zartman  
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Jurisprudent Holdings LLC 8000 Walton Parkway, Suite 260 New Albany, Ohio 43054	2. Oxford Circle LLC 470 Olde Worthington Road, Suite 101 Westerville, Ohio 43082
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24th day of July, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



KIMBERLY R. GRAYSON

Notary Public, State of Ohio

My Commission Expires

January 11, 2021

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

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

**Please make all checks payable to the Columbus City Treasurer**