



Northland Community Council
Development Committee

Report

October 30, 2024 6:00 PM
Columbus Metropolitan Library
5590 Karl Road (43229)

Meeting Called to Order: 6:00 pm by co-chairs **Dave Paul and Bill Logan**

Members represented:

Voting: (16): Albany Park (APHA), Blendon Chase (BCCA), Clinton Estates (CECA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

Case #1

Application #Z24-042 (Rezone 19.80 AC± from LC-4 to L-AR-1 to construct an apartment complex (“The Langham at Chestnut Hill”) consisting of 23 2- and 3-story buildings containing a total of 368 units and accessory uses with a planned density of 18.58 du/AC and a 45' mean building height in a 60' height district; *Look-see September 2024*) Ashear

Sean Mentel/Kooperman Mentel &
Matt Canterbury/The Daimler Group *representing*
The Daimler Group, Inc. (applicant)/Lurie Family LP (owner)
5295 N Hamilton Rd, 43230 (PID 545-257080)

- *The Committee approved (16-0) a motion (by APHA, second by NVHA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - That the applicant will attempt to engage with a majority of the adjacent residential property owners along the west perimeter of the site to explore mutually-agreeable options to install a fence, both for screening and to limit pedestrian traffic on to and off of the site via those properties; said engagement to be facilitated by and/or with the Asbury Ridge of New Albany HOA.

Case #2

Application #Z24-043 (Rezone 10.8 AC± from LC-4 to L-ARLD to construct an apartment complex (“Langham at Chestnut Hill Annex”) consisting of 17 2- and 3-story buildings containing a total of 188 units and accessory uses with a planned density of 17.4 du/AC and a 45' mean building height in a 60' height district; *Look-see September 2024*) Saltzman

Sean Mentel/Kooperman Mentel &
Matt Canterbury/The Daimler Group *representing*
The Daimler Group, Inc. (applicant)/C Krisiewicz, Trustee (owner)
5097 N Hamilton Rd, 43230 (PID 600-298791, 545-187777)

- *The Committee approved (16-0) a motion (by APHA, second by PCHA) to **RECOMMEND APPROVAL** of the application.*
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Next and final meeting of 2024: Wednesday, December 4, 2024

First meeting of 2025: Wednesday, January 29, 2025

Case #3 Application #Z24-002/CV24-130 (Rezone 1.55± AC from CPD to AR2 to construct up to 60 multifamily affordable housing units in a 4-story building at a density of 38.7 du/AC and a 50' height district; concurrent CV to vary from §3312.49 (parking reduction to 1 space/du), 3312.25 (reduce parking setback to 0; §3312.21(A) (eliminate parking lot island/tree requirements); §3333.24 and 3333.255 (reduce side and rear yard setbacks; reduce perimeter yard to 0); §3333.26 increase mean building height to 50'); The Committee *did not support CV23-131 in December 2023 prior to OHFA funding*) Saltzman
Laura M. Comek/Comek Law and Aaron Wasserman/Homeport
representing
Homeport
5432 N Hamilton Rd, 43230 (PID 010-295572)

- *The Committee approved (15-0 w/ 1 abstention) a motion (by NVHA, second by PCHA) to **RECOMMEND DISAPPROVAL** of the application.*¹

Case #4 Application #BZA24-132 (Public presentation concerning the proposed operation of an Adult-Use Cannabis retail dispensary under the Ohio Medical Marijuana Control Program (OMMCP) as required under §3389.151 to qualify for a BZA special permit for such operation) Friese
Jacob Hicks/Tenax Strategies and Daniel Kessler/RC Retail 2
representing
RC Retail 2/Riviera Creek
(West Albany Crossing Lot 2) 6500-6550 N Hamilton Rd, 43081 (PID 010-298433)

- *The applicant provided a presentation to the Committee and guests that fulfilled the requirements of §3389.151.*²

Executive Session 8:20 pm

Meeting Adjourned 8:40 pm

¹ While the Committee recognized improvements to the current application and site plan versus those presented for CV23.131 (of which it recommended disapproval), particularly with regard to parking, and recognized the need for affordable/attainable housing in the area, the Committee felt that the proposed density of this project at 38.7 du/AC was still much too high to be compatible with this parcel and its location.

² The Committee's primary concerns about this application pertained not to the use, but to traffic impact and issues connected with the roundabout planned to be constructed on North Hamilton Road immediately adjacent to the site. The applicant acknowledged their understanding of this and confirmed that they continue to discuss with the City.