



Northland Community Council
Development Committee

Report

September 24, 2025 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: (12): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA).

Case #1

Application #Z25-019 (Rezone 10.1 AC± from R-Rural to L-AR-1 to permit the construction of an apartment complex consisting of 9 two- and three-story buildings containing a total of 176 units at ~17.49 du/AC; *revised from May 2025 hearing*)

Saltzman

David Hodge/Underhill & Hodge *representing*
Preferred Living/Jared Smith
4691 Central College Rd, 43081 (PID 010-276207)

- *The Committee approved (12-0) a motion (by AGCA, second by PCHA) to **RECOMMEND DISAPPROVAL** of the application.*¹
-

Executive Session

7:50 pm

Meeting Adjourned

8:10 pm

¹ Approximately 60 members of communities surrounding the proposed project site attended the Committee's hearing, of which 7 were permitted to speak with the applicant and the Committee. All were opposed to the project. The consensus of the Committee was that, considered alone, the design of the proposed community is attractive, and the current design is an improvement versus the one presented in May 2025. However, it is still being proposed at entirely the wrong location. The high density of the project at more than 17 du/AC continues to be incompatible with respect to surrounding developments, which average 3 du/AC in keeping with the recommendations of the Northland Plan II for this district, and the project lacks any transition between the proposed high-density project and surrounding low-density residential and park uses. Concerns remain with regard to the impact of apartment residents and twice-daily school transportation on local traffic, lack of any nearby mass transit services, potential for vandalism and theft of numerous ungaraged vehicles, and reduction of quality of life for existing property owners and residents within the district.