

Preferred Living planning 222 apartments on site north of Worthington



A rendering of 23 & Lazelle, a new apartment complex proposed for a 15-acre site that is being annexed into the city of Columbus.
COURTESY OF THE CITY OF COLUMBUS

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Jul 2, 2025

Hundreds of apartments could be coming to a 15-acre property on North High Street after the developer's rezoning and variance requests were approved.

Columbus City Council's Zoning Committee authorized that the property at 8570 N. High St. be rezoned from rural district to apartment residential district. It also approved a pair of variances for the proposed apartment complex.

Both requests were approved at council's Monday meeting.



The project, proposed by Columbus apartment developer [Preferred Living](#), is set to include 222 units on two parcels, both of which are being annexed into Columbus from Orange Township. One parcel is undeveloped and the other has a single-unit dwelling, a cell tower and a garage, city documents show.

A site plan shows seven apartment buildings, as well as a pool, clubhouse and two ponds. Limited garage parking is included along with surface lots.

The project is dubbed 23 & Lazelle due to its location along the Route 23/North High Street corridor at Lazelle Road.

The site is within the planning area of the Far North Area Plan, which recommends mixed-use community land uses. It is also within the boundaries of the Far North Columbus Communities Coalition, which recommended approval.

The variances would lessen the required building setback lines from 80 feet to 25 feet, and reduce the perimeter yard from 25 feet to 10 feet.

The variances are needed due to the property's "irregular shape," which prohibits a typical apartment complex layout, according to city documents. In addition, two stream corridor protection zones run along portions of the property, making it more difficult to develop.