

**AGENDA RESULTS
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 13, 2025**

DEPARTMENT OF BUILDING
AND ZONING SERVICES

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **THURSDAY, NOVEMBER 13, 2025**, beginning at **4:30 P.M.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** located at 111 North Front Street, Columbus, OH 43215 in the **2ND FLOOR HEARING ROOM**. You can also monitor the hearing through the City of Columbus YouTube channel at the following link: <http://www.youtube.com/cityofcolumbus>.

SIGN LANGUAGE INTERPRETER: A Sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Department of Building & Zoning Services is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time.

To schedule an interpreter, please call 614-645-6373 or TDD 614-645-3293. Further information may be obtained by visiting the City of Columbus Zoning Office website at <https://www.columbus.gov/Business-Development/Building-Zoning-Services/Boards-and-Commissions/Development-Commission> or by calling the Department of Building and Zoning Services, Council Activities Section at 614-645-4522.

THE FOLLOWING POLICY ITEM WAS HEARD ON THE 4:30 P.M. AGENDA:

Columbus Growth Strategy – Draft Columbus Land Use Plan
Luis Teba; Zone-In Columbus Project Manager, Department of Development;
zoningupdate@columbus.gov

APPROVAL (6-0) motion to vote by Ferdelman, seconded by Conroy

THE FOLLOWING APPLICATIONS WERE HEARD FOLLOWING THE POLICY ITEM:

1. **APPLICATION:** [Z25-041](#)
Location: **5311-5313 RENNER RD. (43228)**, being 0.35± acres located on the south side of Renner Road; 275± feet east of Atlas Street (560-172413; Far West Side Area Commission).
Existing Zoning: ARLD, Apartment Residential District.
Request: L-I, Limited Institutional District (H-35).
Proposed Use: Limited institutional uses.
Applicant(s): Henry Glaneman; c/o Joshua N. Diaz, Agent; 180 White Oaks Boulevard, Suite 110; Bridgeport, WV 26330.
Property Owner(s): Columbia Gas of Ohio Inc.; 290 Nationwide Boulevard; Columbus, OH 43215.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

APPROVAL (6-0) motion to vote by Ingwersen, seconded by Onwukwe

2. **APPLICATION:** [Z24-063](#)
Location: **1037 RIDGE ST. (43215)**, being 1.04± acres located on the south side of Ridge Street, 200± feet west of Waterman Avenue (010-129630 & 010-29634 West Scioto Area Commission).
Existing Zoning: AR-O, Apartment Office District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Limited manufacturing and storage uses.
Applicant(s): Scioto Landscaping; c/o David Hodge, Atty. 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
Property Owner(s): Chesapeake Properties LLC; 1037 Ridge Street; Columbus, OH 43215.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

APPROVAL (6-0) motion to vote by Ingwersen, seconded by Onwukwe

3. **APPLICATION:** [Z25-039](#)
Location: **3812 E. POWELL RD. (43035)**, being 1.49± acres on the west side of East Powell Road, 320± feet east of Worthington Road (31844104007000 & 31844104006000; Far North Columbus Communities Coalition).
Existing Zoning: R, Rural District (Pending Annexation).
Request: C-4, Commercial District (H-35).
Proposed Use: Commercial uses.
Applicant(s): 3812 Powell Road LLC; c/o Molly Gwin, Atty.; 250 West Street, Suite 700; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Joe Rose; 614-645-3526; JMRose@columbus.gov

APPROVAL (5-1) motion to vote by Ingwersen, seconded by Onwukwe

4. **APPLICATION:** [Z25-040](#)
Location: **2644 OLE COUNTRY LN. (43219)**, being 5.91± acres located on the north side of Ole Country Lane, 731± feet west of Sterling Avenue (010-213817; Northeast Area Commission).
Existing Zoning: R, Rural District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Bus garage and repair shop.
Applicant(s): 2734 Ole Country Lane, LLC c/o Catherine A. Cunningham, Atty.; 65 East State Street, Suite 1800; Columbus, Ohio 43215.
Property Owner(s): Columbus Regional Airport Authority; 4600 International Gateway; Columbus, Ohio 43219.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

THE FOLLOWING APPLICATIONS WERE HEARD ON THE 5:00PM AGENDA:

5. **APPLICATION:** [Z25-019](#)
Location: **4691 CENTRAL COLLEGE RD. (43081)**, being 10.1± acres located on the south side of Central College Road, 1,050± feet east of Lee Road (010-276207; Northland Community Council).
Existing Zoning: R, Rural District.
Request: L-ARLD, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Living, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120, New Albany, OH 43054.
Property Owner(s): The Estate of Nancy M. Kemp; 4691 Central College Road, Columbus, OH 43081.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

DISAPPROVAL (2-4) motion to vote by Keyes-Shanklin, seconded by Ferdelman

6. **APPLICATION:** [Z25-031](#)
Location: **2219 HOLT RD. (43123)**, being 20.02± acres located on the west side of Holt Road, at the terminus of Knoll Crest Drive (570-199533 and three others; Westland Area Commission).
Existing Zoning: R, Rural District.
Request: L-AR-1, Limited Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Fairway Companies, c/o Jeffrey L. Brown, Atty.; 37 West Broad Street STE 460; Columbus, OH 43215.
Property Owner(s): Augustine J Macioce II and Teresa E. Macioce; 2219 Holt Road; Grove City, OH 43123.
Planner: Joe Rose; 614-645-3526; JMRose@Columbus.gov

APPROVAL (4-2) motion to vote by Onwukwe, seconded by Keyes-Shanklin



Main Offices: 111 North Front Street | Columbus, Ohio 43215 | **P:** (614) 645-7433 | **F:** (614) 645-0082 | columbus.gov/bzs
License, Weights & Measures Offices: 4252 Groves Road | Columbus, Ohio 43232 | **P:** (614) 645-8366 | **F:** (614) 645-8912

Building Compliance Section
Building Plan Review
Code Enforcement
Customer Service Center
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Director's Office
Engineering Plan Review
License Section
Research/Records Center
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Weights & Measures Section
Zoning Clearance
Zoning Confirmation Letters
Zoning Public Hearings
(614) 645-7397
(614) 645-8637
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(614) 645-4522

7. **APPLICATION:** [Z25-051](#)
Location: **464 RATHMELL RD. (43137)**, being 17.1± acres located on the north side of Rathmell Road, 260± feet east of Fosterson Drive (010-258025; Far South Columbus Area Commission).
Existing Zoning: R, Rural District.
Request: L-ARLD, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Metro Development III LLC, c/o Elizabeth Seedorf, Atty.; 52 East Gay Street, Columbus, OH 43215.
Property Owner(s): Churches of Christ in Christian Union; 464 Rathmell Road, Columbus, OH 43137.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

APPROVAL (6-0) motion to vote by Keyes-Shanklin, seconded by Conroy