

**AGENDA RESULTS  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 11, 2025**

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **THURSDAY, DECEMBER 11, 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 **2<sup>ND</sup> 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 APPLICATIONS WERE HEARD ON THE 4:30PM AGENDA:**

1.     **APPLICATION:**             **Z25-057**  
       **Location:**             **47 16TH AVE. (43201)**, being 2.49± acres located at the southeast corner of 16<sup>th</sup> Avenue and North Pearl Street (010-299024; University Area Commission and University Impact District Review Board).  
  
       **Existing Zoning:**       CPD, Commercial Planned Development District.  
       **Request:**               UCR, Urban Core District.  
       **Proposed Use:**       Urban core mixed-use development.  
       **Applicant(s):**       Campus Partners; c/o Matthew Hansen; 1534 North High Street; Columbus, OH 43201.  
  
       **Property Owner(s):**   Redstone Realty Company, LLC; 1534 North High Street; Columbus, OH 43201.  
  
       **Planner:**             Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

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

2.     **APPLICATION:**             **Z25-050**  
       **Location:**             **1854 STELZER RD. (43219)**, being 18.60± acres located on the east side at the terminus of Citygate Drive (191-000047 and five others; Northeast Area Commission).  
  
       **Existing Zoning:**       L-AR-1, Limited Apartment Residential District, and R, Rural District (pending annexation).  
       **Request:**               L-AR-1, 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):**   Mifflin Township *et al*; PO BOX 307630, Gahanna, OH 43230.  
       **Planner:**             Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

**APPROVAL (6-0) motion to vote by Keyes, seconded by Onukwe**

3. **APPLICATION:** [Z25-058](#)  
**Location:** **4000-4022 WESTERVILLE RD. (43224)**, being 4.32± acres located on the east side of Westerville Road, 1,476± feet north of Ferris Road (010-104571 and four others; Northeast Area Commission).  
**Existing Zoning:** R-1, Residential District.  
**Request:** AR-3, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit senior assisted living facility.  
**Applicant(s):** Ereg Housing Preservation LLC c/o Thaddeus M. Boggs, Atty.; 10 West Broad Street, 23<sup>rd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** Joseph Reichert; 4014 Westerville Road; Columbus, OH 43224.  
Megan N. Vo; 4022 Westerville Road; Columbus, OH 43224.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

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

4. **APPLICATION:** [Z23-011](#)  
**Location:** **5357 CLEVELAND AVE. (43231)**, being 0.30± acres located at the southwest corner of Cleveland Avenue and Teakwood Drive (010-294449; Northland Community Council).  
**Existing Zoning:** I, Institutional District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Commercial uses.  
**Applicant(s):** Abouseada Khaled, Zeinab Kassab; c/o Melva C. Williams-Argaw; 166 Mayfield Boulevard; Columbus, OH 43213.  
**Property Owner(s):** K & Z Property Investment LLC; 9236 Echo Hill Court; Columbus, OH 43240.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

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

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

5. **APPLICATION:** [Z25-038](#)  
**Location:** **7801 & 7089 OLENTANGY RIVER RD. (43235)**, being 5.24± acres located on the west side of Olentangy River Road, 370± feet south of Clubview Boulevard (610-101154 and 610-146455; Far Northwest Coalition).  
**Existing Zoning:** R-1, Residential District.  
**Request:** L-AR-12, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** 7809 Olentangy River Road LLC; c/o Molly Gwin, Atty.; 250 West Street, Suite 700, Columbus, OH 43215.  
**Property Owner(s):** 7809 Olentangy River Road LLC; 7220 Campus Lane, Columbus, OH 45242; and Charlene K. Fairman; 7801 Olentangy River Road, Columbus, OH 43235.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

**TABLED (6-0) motion to vote by Keyes, seconded by Onwuke**

6. **APPLICATION:** [Z25-042](#)  
**Location:** **3539 TRABUE RD. (43235)**, being 6.73± acres located on the south side of Trabue Road, 325± feet east of North Hague Avenue (010-213764 and three others; West Scioto Area Commission).  
**Existing Zoning:** L-ARLD, Limited Apartment Residential District and R, Rural District (pending annexation).  
**Request:** AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** San Remo Townhomes, LLC c/o Laura MacGregor Comek, Atty.; 17 South High Street, Suite 700, Columbus, OH 43215.  
**Property Owner(s):** San Remo Townhomes, LLC c/o Laura MacGregor Comek, Atty.; 17 South High Street, Suite 700, Columbus, OH 43215.  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**APPROVAL (5-0-1) motion to vote by Keyes, seconded by Ferdelman**

7. **APPLICATION:** [Z25-054](#)  
**Location:** **6955-6999 HARLEM RD. (43081)**, being 4.40± acres located on the west side of Harlem Road, 882± feet south of Central College Road (010-278013 and part of 220-001876; Rocky Fork-Blacklick Accord Panel).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** AR-1, 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; Columbus, OH 43215.  
**Property Owner(s):** Norman Singer; 5918 Wyndale Drive; Westerville, OH 43081.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

**NO ACTION TAKEN**

**THE FOLLOWING APPLICATIONS WERE HEARD ON THE 5:30PM AGENDA:**

8. **APPLICATION:** [Z25-044](#)  
**Location:** **2100 HARD RD. (43123)**, being 5.00± acres located on the north side of Hard Road, 150± feet west of Stoneford Drive (610-157048 and 610-189635; Far Northwest Coalition).  
**Existing Zoning:** L-RR, Limited Rural Residential District.  
**Request:** AR-1, 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):** Phillip and Deborah Agriesti; 2100 Hard Road, Columbus, OH 43235.  
**Planner:** Joe Rose; 614-645-3526; [JMRose@Columbus.gov](mailto:JMRose@Columbus.gov)

**NO ACTION TAKEN**

9. **APPLICATION:** [Z25-011](#)  
**Location:** **1696 N. HAGUE AVE. (43204)**, being 8.34± acres located on the east side of North Hague Avenue, 900± feet south of Trabue Road (140-000312 and 140-003344; West Scioto Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** LDG Development; c/o Michael Shannon, Atty.; 447 East Main Street, Suite 200-F; Columbus, OH 43201.  
**Property Owner(s):** Angelo Dallas; 6173 Sunny Vale Drive; Columbus, OH 43228.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

**DISAPPROVAL (5-1) motion to vote by Keyes, seconded by Ferdelman**



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

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