

**AGENDA RESULTS
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 10, 2025**

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **THURSDAY, JULY 10, 2025**, beginning at **4:30 P.M.** within the **FIRST FLOOR CONFERENCE ROOM** of the parking garage located at **141 N. FRONT ST.** 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 4:30 PM AGENDA:

1. **APPLICATION:** [Z25-024](#)
Location: **1854 STELZER RD. (43219)**, being 14.00± acres located on the east side of Stelzer Road, at the terminus of Citygate Drive (191-000047 and four others; Northeast Area Commission).
Existing Zoning: 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

APPROVAL (4-0) motion to vote by Golden, seconded by Ingwersen

2. **APPLICATION:** [Z25-003](#)
Location: **598 RHOADS AVE. (43205)**, being 0.11± acres located on the east side of Rhoads Avenue, 177± feet north of East Fulton Street (010-002618; Near East Area Commission).
Existing Zoning: R-3, Residential District.
Request: R-4, Residential District (H-35).
Proposed Use: Residential development.
Applicant(s): Robert Ellis; 485 Brickell Avenue, #2303; Miami, FL 33131.
Property Owner(s): Casa-Skani Properties LLC; P.O. Box 172; Brice, OH 43109.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

NO ACTION TAKEN

TABLING REQUESTED

3. **APPLICATION:** [Z25-018](#)
Location: **1815 WOODLAND AVE. (43219)**, being 2.31± acres located on the west side of Woodland Avenue, 331± north of Argyle Drive (part of 010-108671; North Central Area Commission).
Existing Zoning: R-2, Residential District.
Request: L-C-4, Limited Commercial District (H-35).
Proposed Use: Limited commercial.
Applicant(s): NJEH Real Estate LLC, c/o Jackson B. Reynolds, Atty.; 37 West Broad Street, Suite 460; Columbus, Ohio 43215.
Property Owner(s): The Applicant.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

NO ACTION TAKEN

4. **APPLICATION:** [Z25-020](#)
Location: **753 HARMON AVE. (43223)**, being 1.59± acres located at the southwest corner of Harmon Avenue and Griggs Avenue (010-015710, 010-016990, and 010-016989; Franklinton Area Commission).
Existing Zoning: C-4, Commercial District.
Request: M, Manufacturing District (H-35).
Proposed Use: Storage warehouse.
Applicant(s): Elizabeth Leidy, c/o Sidney M. Fimiani; 500 South Front Street, Suite 1200; Columbus, Ohio 43215.
Property Owner(s): Vicinity Bricklayers Ltd; 503 Wilson Avenue; Columbus, Ohio 43205.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

APPROVAL (4-0) motion to vote by Golden, seconded by Ingwersen

5. **APPLICATION:** [Z24-078](#)
Location: **3639 GENDER RD. (43110)**, being 3.96± acres located on the west side of Gender Road, 200± feet south of Upperridge Drive (530-225024; Greater South East Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: AR-3, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): EREG Housing Preservation LLC, c/o Thaddeus M. Boggs, Atty.; 10 West Broad Street, Fl. 23; Columbus, OH 43215.
Property Owner(s): T&R Development, Inc.; 3895 Stoneridge Lane; Dublin, OH 43017.
Planner: Dane Kirk; 614-645-7973; DEKirk@Columbus.gov

APPROVAL (4-0) motion to vote by Golden, seconded by Ferdelman

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

6. **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-AR-1, 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
TABLED (4-0) motion to vote by Golden, seconded by Ingwersen

7. **APPLICATION:** [Z25-012](#)
Location: **2410 DEMOREST RD. (43123)**, being 14.07± acres located on the east side of Demorest Road, 800± feet north of Black Pine Drive (160-002858 and 160-002870; Westland Area Commission).
Existing Zoning: R, Rural District (pending annexation).
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Apartment complex.
Applicant(s): Metro Development LLC., c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460, Columbus, OH 43215.
Property Owner(s): James E. and Karen L. Ruggles; 2410 Demorest Road, Grove City, OH 43123; and Hank W. and Patricia Schreck; 2380 Demorest Road, Grove City, OH 43123.
Planner: Dane Kirk; 614-645-7973; DEKirk@Columbus.gov
APPROVAL (4-0) motion to vote by Ingwersen, seconded by Ferdelman



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

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