

**AGENDA RESULTS
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 14, 2025**

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **THURSDAY, AUGUST 14, 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:** [Z25-027](#)
Location: **4612 S. HIGH ST. (43207)**, being 17.6± acres located on the east side of South High Street, 600± feet north of Rathmell Road (510-181566; Far South Columbus Area Commission).
Existing Zoning: M-2, Manufacturing District.
Request: ARLD, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Oxford Circle Development, LLC, c/o David Hodge, Atty.; 800 Walton Parkway, Suite 120; New Albany, OH 43054.
Property Owner(s): PFK Company II, LLC, c/o Carter H. Finnell; 17724 Edison Avenue; Chesterfield, MO 63005.
Planner: Phil Ashear; 614-645-1719; PJAshear@columbus.gov
APPROVAL (6-0) motion to vote by Onwukwe, seconded by Keyes-Shanklin
- 2. APPLICATION:** [Z25-032](#)
Location: **3654 OLENTANGY RIVER RD. (43214)**, being 3.5± acres located on the east side of Olentangy River Road, 150± feet north of Colonial Parkway (010-126692; No Group).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-AR-3, Limited Apartment Residential District (H-110).
Proposed Use: Apartment complex.
Applicant(s): CAG Riverside Flats Acquisitions LLC., c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Spectrum Acquisition Columbus LLC.; 4600 South Syracuse Street, FL. 11; Denver, CO 80237.
Planner: Dane Kirk; 614-645-7973; DEKirk@Columbus.gov
APPROVAL (6-0) motion to vote by Onwukwe, seconded by Ferdelman

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

4. **APPLICATION:** [Z25-022](#)
Location: **1156 OAKLAND PARK AVE. (43224)**, being 9.1± acres located at the northeast corner of Oakland Park Avenue and Atwood Terrace (010-082045; North Linden Area Commission).
Existing Zoning: CPD, Commercial Planned Development District, C-1, Commercial District, and R-3, Residential District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Commercial and institutional development.
Applicant(s): Chris Vallette; 72 Mill Street; Gahanna, OH 43230.
Property Owner(s): REINER INVESTMENTS LP; 1156 Oakland Park Avenue; Columbus, OH 43224.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov
APPROVAL (6-0) motion to vote by Ingwersen, seconded by Onwukwe



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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