

**AGENDA  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 14, 2026**

The Development Commission of the City of Columbus will hold a public hearing on the following zoning applications on **THURSDAY, MAY 14, 2026**, 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>.

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**.

**MEETING ACCOMODATIONS:** It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator Angie Wise at (614) 645-8029 or email [AMWise@columbus.gov](mailto:AMWise@columbus.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation

**THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 4:30PM AGENDA:**

- APPLICATION:** [Z26-009](#)  
**Location:** **274 E. 1ST AVE. (43201)**, being 6.94± at the northeast corner of East 1st Avenue and North 6th Street (010-255762; Italian Village Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** UCT, Urban Center District.  
**Proposed Use:** Urban center mixed-use development.  
**Applicant(s):** Merus RE LLC; c/o Eric Zartman, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.  
**Property Owner(s):** Wood Stone Columbus First Avenue II LLC; 447 East Main Street, Suite 200; Columbus, OH 43215.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

2. **APPLICATION:** [Z26-005](#)  
**Location:** **925 HILLIARD & ROME RD. (43228)**, being 2.0± acres at the southwest corner of Hilliard & Rome Road and Feder Road (010-234593 and 246-301326; Far West Side Area Commission).  
**Existing Zoning:** C-4, Commercial District and CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District (H-35)  
**Proposed Use:** Limited commercial uses.  
**Applicant(s):** I70 Rome Hilliard Rd Duchess LLC; c/o Laura MacGregor Comek, Atty.; 65 East State Street, Suite 850; Columbus, OH 43215.  
**Property Owner(s):** Zeebot LLC; 1040 Hilliard & Rome Road; Columbus, OH 43228.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)
3. **APPLICATION:** [Z25-030](#)  
**Location:** **2500 AIRPORT DR. (43219)**, being 5.5± acres located on the north side of Airport Drive, 900± east of North Nelson Road (010-062833 and 010-218054; Northeast Area Commission).  
**Existing Zoning:** R-1, Residential District.  
**Request:** CPD, Commercial Planned Development District (H-60).  
**Proposed Use:** Extended stay hotel.  
**Applicant(s):** Rocky Point Partners, LLC; c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.  
**Property Owner(s):** 2500 Airport, LLC; c/o c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
4. **APPLICATION:** [Z25-070](#)  
**Location:** **2006 E. 5TH AVE. (43119)**, being 0.44± acres located at the northwest corner of East 5th Avenue and Brentnell Avenue (010-027403; North Central Area Commission).  
**Existing Zoning:** AR-12, Apartment Residential District.  
**Request:** L-M-2, Limited Manufacturing District (H-35).  
**Proposed Use:** Limited less-objectionable manufacturing uses.  
**Applicant(s):** Custom Home Building Consultants; c/o Gary Dunn; 3060 Abbey Knoll Drive; Lewis Center, OH 43035.  
**Property Owner(s):** WJ3ENTERPRISES LTD; 694 Harmon Plaza; Columbus, OH 43223.  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

5. **APPLICATION:** [Z26-001](#)  
**Location:** **181 BUSINESS CENTER DR. (43004)**, being 2.76± acres located at the northwest corner of Business Center Drive and North Brice Road (010-299441; Far East Area Commission).  
**Existing Zoning:** M-2, Manufacturing District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Fuel sales and limited commercial development.  
**Applicant(s):** Elissa Gunsorek; c/o Sean Mentel; 250 East Town Street, Suite 200; Columbus, OH 43215.  
**Property Owner(s):** 225 Business Center Land Owner LLC; 17 State Street, Floor 34; New York, NY 10004.  
**Planner:** Brandon Carpenter;614-645-1574;[bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)
6. **APPLICATION:** [Z26-008](#)  
**Location:** **1258 OAK ST. (43205)**, being 0.36± acres located at the northwest corner of Oak Street and Wilson Avenue (010-043259 and 3 others; Near East Area Commission).  
**Existing Zoning:** L-P-1, Limited Private Parking District.  
**Request:** CPD, Commercial Planned Development District (H-60).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Kenneth Wilson c/o Shea Wilson; 1219 Oak Street; Columbus, OH 43205.  
**Property Owner(s):** Kenneth Wilson; 1219 Oak Street; Columbus, OH 43205.  
**Planner:** Brandon Carpenter;614-645-1574;[bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 5:00PM AGENDA:**

7. **APPLICATION:** [Z25-055](#)  
**Location:** **2345 DEMOREST RD. (43123)**, being 11.49± acres located on the west side of Demorest Road; 460± feet north of White Spruce Lane (part of 165-347107; Westland Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** L-AR-1, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Kittle Property Group Inc.; c/o Jackson B. Reynolds, III, Atty.; 172 East State Street, Suite 550; Columbus, OH 43215.  
**Property Owner(s):** Vida Nueva Wesleyan Church; 5930 Wilcox Place, Suite J; Dublin, OH 43017.  
**Planner:** Brandon Carpenter;614-645-1574;[bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

8. **APPLICATION:** [Z25-064](#) **\*\*\*TABLING REQUESTED\*\*\***
- Location:** **6335 ROBERTS RD. (43026)**, being 151.8± acres located approximately at the southeast corner of Roberts Road and Alton Darby Creek Road (203-347065 and seven others; Far West Side Area Commission and Big Darby Accord Advisory Panel).
- Existing Zoning:** R, Rural District.
- Request:** L-ARLD, Limited Apartment Residential District (H-35) and PUD-8, Planned Unit Development District (H-35).
- Applicant(s):** Metro Development, LLC; c/o Jeffrey L, Brown, Atty.; Smith and Hale, LLC; 172 East State Street, Suite 550; Columbus, OH 43215.
- Property Owner(s):** Anderson Farms, LTD, et al; c/o Jeffrey L, Brown, Atty.; Smith and Hale, LLC; 172 East State Street, Suite 550; Columbus, OH 43215.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)