

**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 **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>.

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 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

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
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
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

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
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

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 (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.; 37 West Broad Street, Suite 460; 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

8. **APPLICATION:** [Z25-064](#)
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