

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 10, 2025**

- 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: Assisted living (rest home) 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

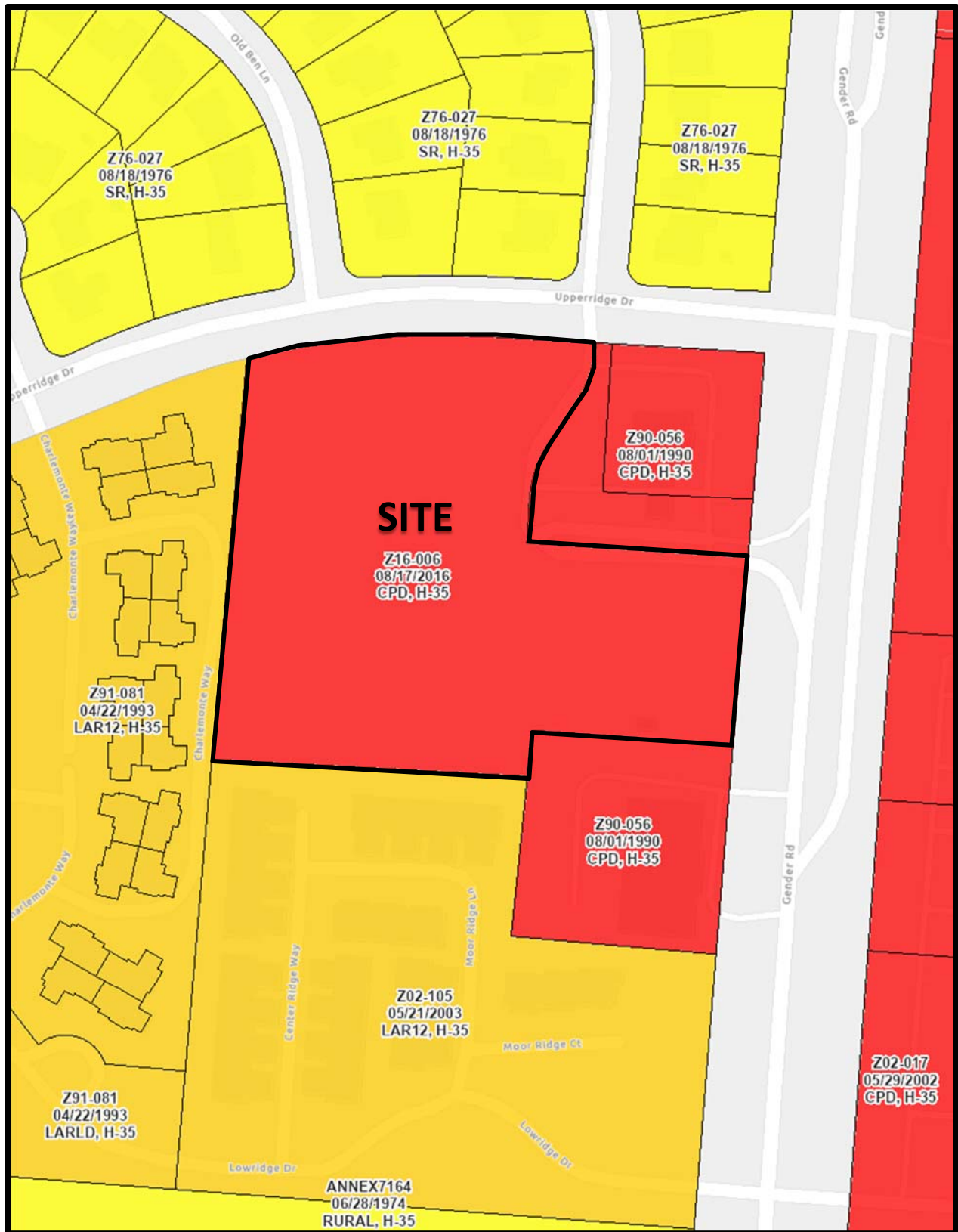
BACKGROUND:

- The 3.96± acre site consists of a single parcel developed with a telecommunications tower in the CPD, Commercial Planned Development District. The applicant requests the AR-3, Apartment Residential District to allow for an assisted living (rest home) development.
- North of the site are single-unit dwellings in the SR, Suburban Residential District and a health clinic in the CPD, Commercial Planned Development District. South of the site are multi-unit dwellings in the L-AR-12, Limited Apartment Residential District and a Columbus Fire station in the CPD, Commercial Planned Development District. East of the site is a fuel station in the CPD, Commercial Planned Development District. West of the site are multi-unit dwellings in the L-AR-12, Limited Apartment Residential District.
- Council Variance case CV24-168 was previously filed for this project in order to apply for OHFA funding and was passed by City Council with the condition that the applicant complete this rezoning application to rezone the property to an appropriate district for the proposed use. ~~The applicant may be required to file a concurrent Council Variance to address any area variances that cannot be obviated by compliant site design, as CV24-168 included a use variance but did not address any area variances.~~ The applicant has filed concurrent Council Variance case CV25-078 requesting variances to conform an existing monopole, and reduce the required rear yard and required number of parking spaces.
- The site is within the planning boundaries of the *South East Land Use Plan* (2018), which recommends the “Mixed Use 1 (16-24 du/acre)” land use at this location. The site is also subject to complete adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Greater South East Area Commission who recommended approval, with the recommendation that the fence along Gender Road be removed.

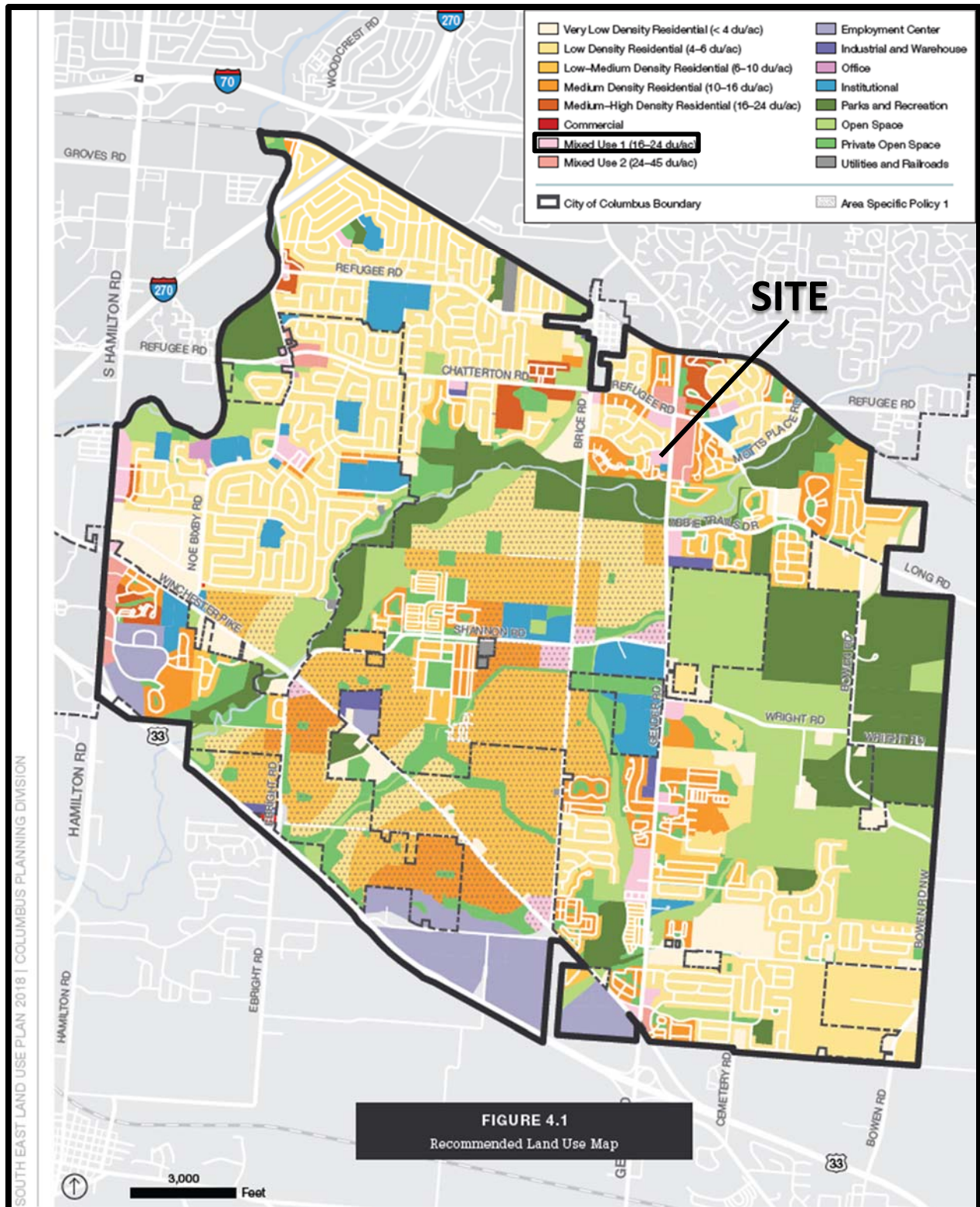
- The Division of Traffic Management has indicated that any traffic-related items can be addressed at Final Site Compliance or through a concurrent Council Variance.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Gender Road as a Suburban Commuter Corridor requiring 80 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested AR-3, Planned Unit Development District will allow the site to be developed with an assisted living (rest home) development. The proposal is consistent with the *South East Land Use Plan's* recommendation of "Mixed Use 1 (16-24 du/acre)" land use at this location. Staff also note that revisions to the proposed elevations and landscape plan are consistent with C2P2 Design Guidelines.



Z24-078
CPD to 5F!
.....3639 Gender Rd.
Approximately 3.96 acres



Z24-078
 CPD to AF!
3639 Gender Rd.
 Approximately 3.96 acres



Z24-078
CPD to AR!
.....3639 Gender Rd.
Approximately 3.96 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number _____

Address _____

Group Name _____

Meeting Date _____

Specify Case Type
BZA Variance / Special Permit
Council Variance
Rezoning
Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)
Approval
Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote

Signature of Authorized Representative



Recommending Group Title

Daytime Phone Number

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Rezoning Application

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-078

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) THADDEUS M. BOGGS

of (COMPLETE ADDRESS) 10 WEST BROAD ST., 23RD FL. COLUMBUS, OH 43215

deposes and states that they are the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. EREG HOUSING PRESERVATION LLC JARED ISENTHAL, 317-517-1498 566 WEST LAKE ST., #400, CHICAGO, IL 60661 COLUMBUS-BASED EMPLOYEES (08/22/2025): 0	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Thaddeus M. Boggs

Sworn to before me and signed in my presence this 22 day of August, in the year 2025

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires

04/03/2029



This Project Disclosure Statement expires six (6) months after date of notarization.