



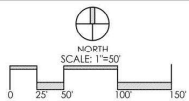
SITE PLAN

BRIGHTON RESERVE

PREPARED FOR METRO DEVELOPMENT

DATE: 7.02.25

Way Deedy
7-14-25



Faris Planning & Design

LAND PLANNING
4876 Cemetery Road
p (614) 487-1764
www.farisplanninganddesign.com

LANDSCAPE ARCHITECTURE
Hilliard, OH 43026
www.farisplanninganddesign.com



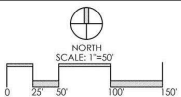
OPEN SPACE PLAN

BRIGHTON RESERVE

PREPARED FOR METRO DEVELOPMENT

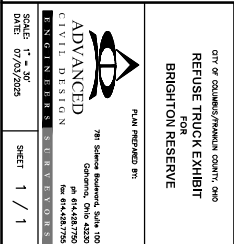
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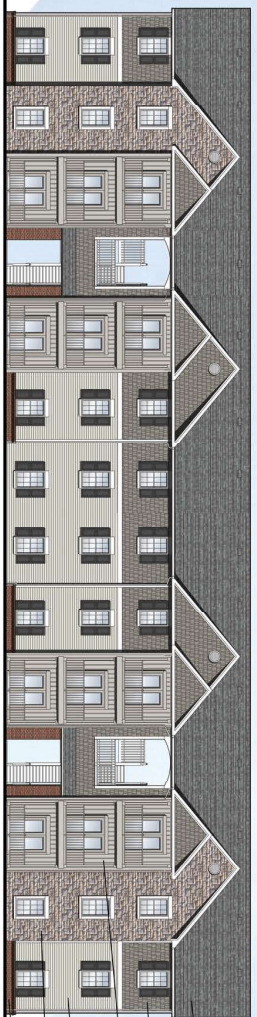
Way Kuehly
7-14-25



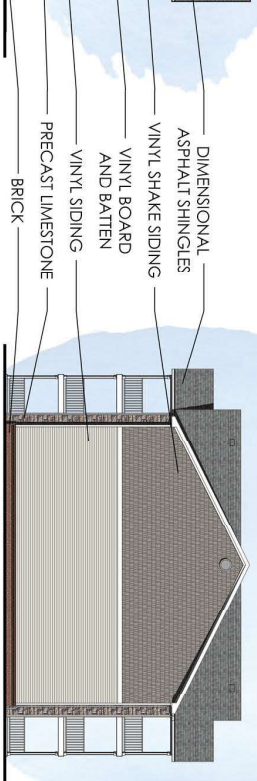
Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
4874 Quarryway Road, Highland, OH 43024
P (614) 487-1164 www.farisplanninganddesign.com





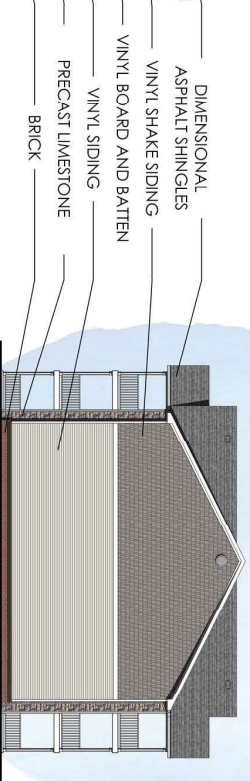
1 FRONT & REAR ELEVATION - TYPE G - BUILDINGS 3, 4, & 5
SCALE: 1"=10' * WEST SIDE OF BUILDING 5 TO USE HARDI PLANK INSTEAD OF VINYL



2 SIDE ELEVATION - TYPE G
SCALE: 1"=10' * SOUTH SIDE OF BUILDING 5 TO USE HARDI PLANK INSTEAD OF VINYL



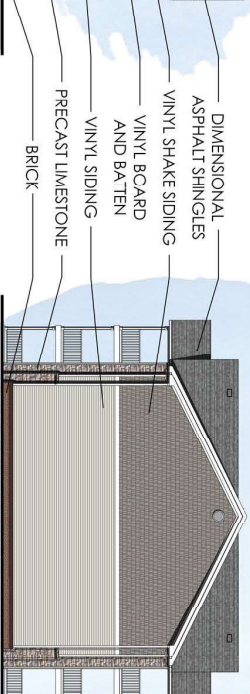
3 FRONT & REAR ELEVATION - TYPE J - BUILDINGS 1, 2, 8, 9, 10, & 11
SCALE: 1"=10' * WEST SIDE OF BUILDING 1 TO USE HARDI PLANK INSTEAD OF VINYL



4 SIDE ELEVATION - TYPE J
SCALE: 1"=10' * NORTH SIDE OF BUILDING 1 TO USE HARDI PLANK INSTEAD OF VINYL



5 FRONT & REAR ELEVATION - TYPE L - BUILDING 6 & 7
SCALE: 1"=10'



6 SIDE ELEVATION - TYPE L
SCALE: 1"=10'

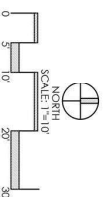
3-STORY BUILDING ELEVATIONS

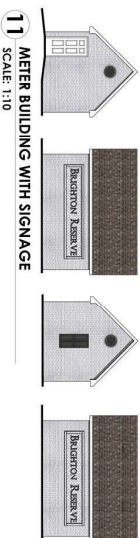
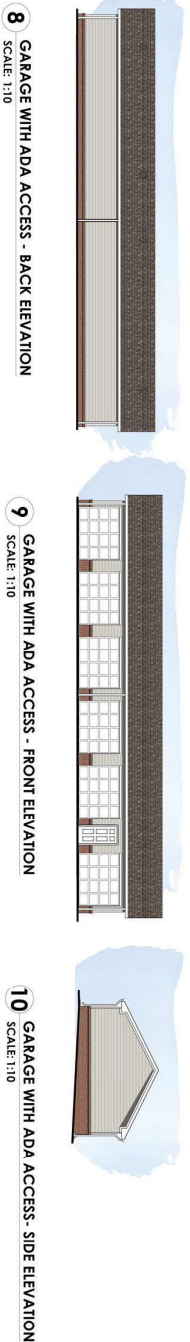
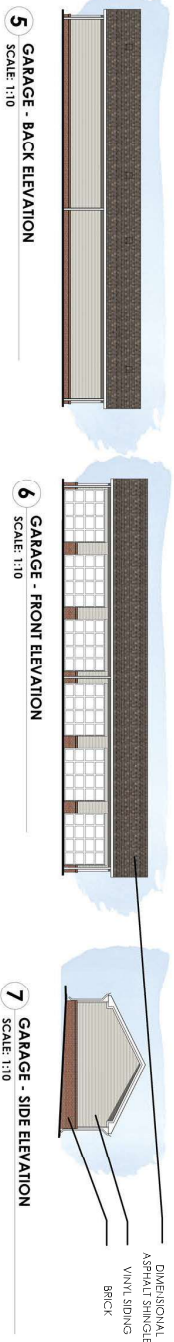
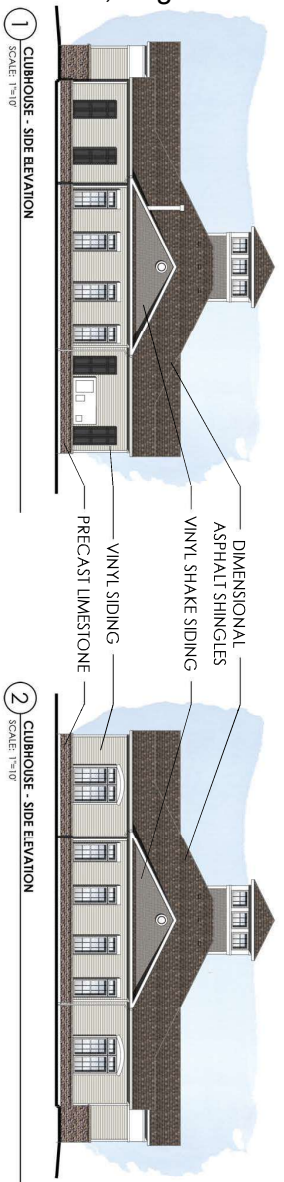
BRIGHTON RESERVE

PREPARED FOR METRO DEVELOPMENT

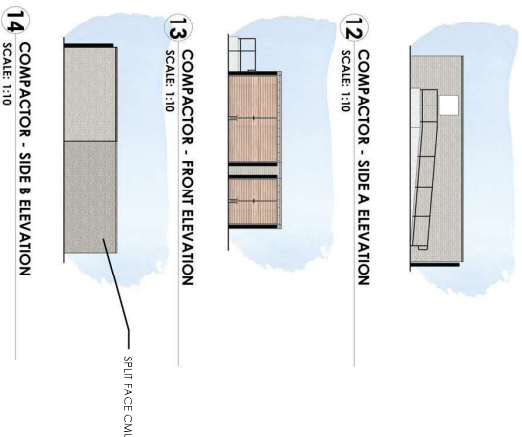
DATE: 06/11/25

City Audit
7-14-25





Shay-Luddy
7-14-25

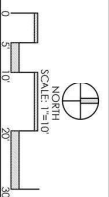


ARCHITECTURAL ELEVATIONS - ANCILLARY STRUCTURES

BRIGHTON RESERVE

PREPARED FOR METRO DEVELOPMENT

DATE: 06/12/25



Paris Planning & Design
LAND PLANNING
4873 Glenview
Evanston, IL 60204
www.parisplanninganddesign.com

LANDSCAPE ARCHITECTURE
Hoffman, IL 60131

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

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

BACKGROUND:

- The 14.00± site consists of five undeveloped parcels pending annexation into the City of Columbus, upon which they will be assigned the R, Rural District. The applicant requests the L-AR-1, Limited Apartment Residential District to allow for multi-unit residential development. The proposed apartment complex will also provide residential amenities including a pool, clubhouse, outdoor kitchen, fire pit, and a dog park as demonstrated with the submitted site plan and building elevations.
- North of the site are single unit dwellings as well as undeveloped platted lots in the R-12, Urban Residential District of Mifflin Township. East of the site is undeveloped land in the R, Rural District of Mifflin Township. West of the site are single unit dwellings in the R, Rural District of Mifflin Township. Further west of the site is a proposed self-storage facility in the L-M, Limited Manufacturing District, and a proposed apartment complex in the AR-1, Apartment Residential District.
- The site is within the planning boundaries of the *Northeast Area Plan* (2007), which recommends “Office-Light Industrial” land uses at this location.
- The site is located within the boundaries of Northeast Area whose recommendation is for approval.
- Concurrent Council variance CV25-043 has been filed to increase the garage building height, reduce building lines, and reduce the required perimeter yard. This request will be heard by City Council and will not be considered at this Development Commission Meeting.
- The limitation text includes use restrictions, a maximum of 264 dwellings units, and includes a commitment to develop the site in accordance with the submitted site plan and building elevations.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Stelzer Road as a Suburban Community Connector requiring 120 feet of right-of-way.

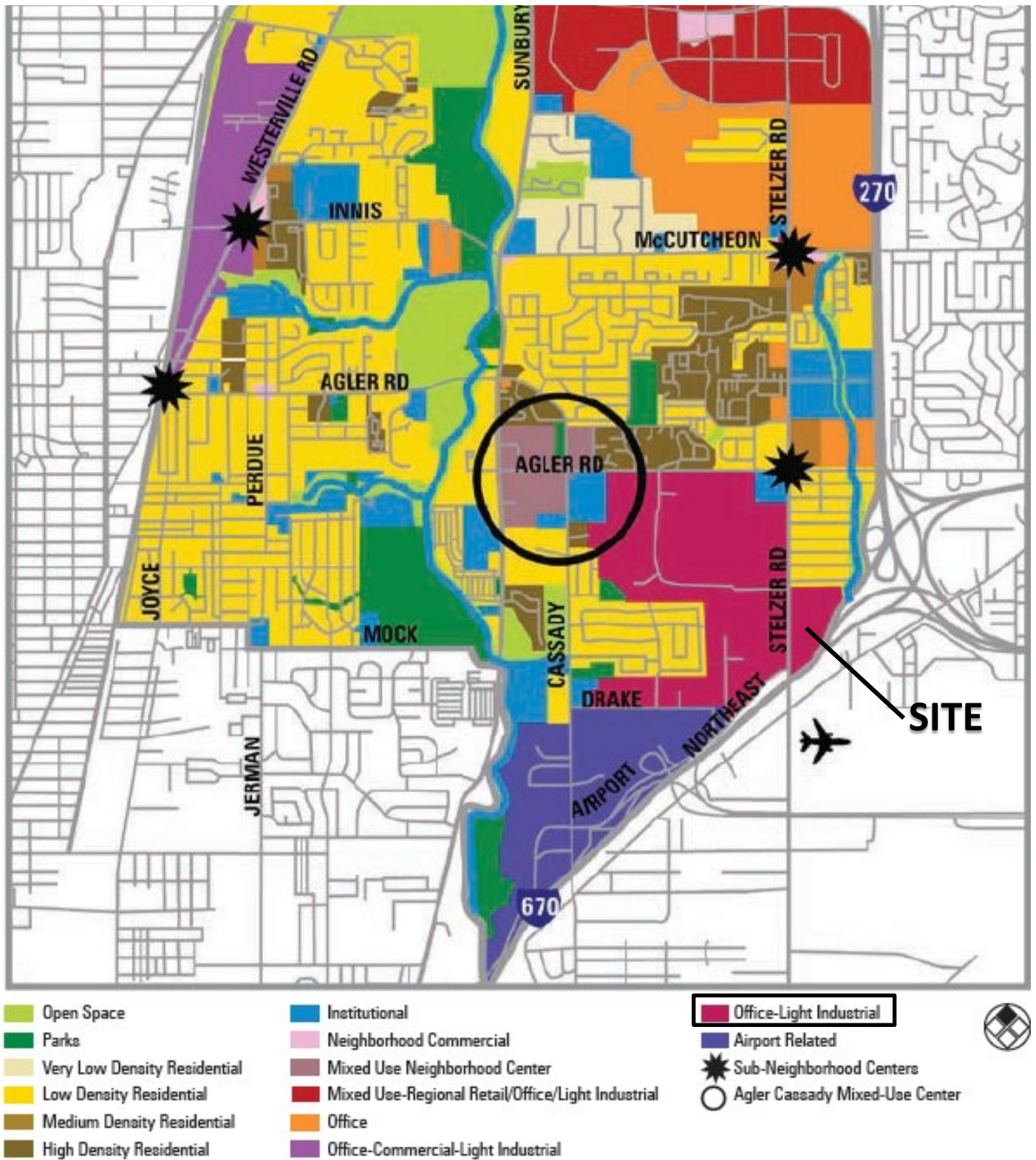
CITY DEPARTMENTS' RECOMMENDATION: Conditional Approval

The requested L-AR-1 District will allow an apartment complex with 264 dwelling units with residential amenities. Although the proposed use is inconsistent with the *Northeast Area Plan* recommendation of "Office-Light Industrial" land uses at this location, the Plan recommends a mix of housing price points within all neighborhoods to provide housing opportunities throughout the Northeast Area, ensuring the availability of housing near jobs. As such, staff recognize the proposal's location on a corridor with transit, and compatibility with existing apartment residential to the west, as mitigating factors for support of the use. ~~At the time this staff report was finalized, the Department of Public Service noted the following outstanding traffic comments:~~

- ~~• A traffic access study is in progress in conjunction with this application. Additional commitments or access revisions may be required based on the results of the approved traffic access study.~~
- ~~• Both the illustrative site plan and the refuse truck exhibit show a single entering and exiting lane at the proposed access point to Stelzer Road. However, the pending traffic access study under review states that two exiting lanes will be necessary.~~
- ~~• The location of the proposed emergency access point to Stelzer Road remains subject to review with the pending Traffic Access Study.~~

~~Upon the resolution of any traffic comments and with approval of the pending traffic access study, City Departments' recommendation can be for full approval.~~

Z25-024
R to L-AR-1
1854 Stelzer Rd.
Approximately 14.0 acres



Z25-024
R to L-AR-1
1854 Stelzer Rd.
Approximately 14.0 acres



Z25-024
R to L-AR-1
1854 Stelzer Rd.
Approximately 14.0 acres

Standardized Recommendation Form

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 Z25-024 & CV25-043

Address 1854, 1930, 1936, 1942, 1968 STELZER RD

Group Name NORTHEAST AREA COMMISSION

Meeting Date June 12, 2025

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation ☒ Approval

(Check only one) ☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

The commission has no objections and recommend approval.

Vote 6 yes, 0 no

Signature of Authorized Representative Commissioner Donna Moore

Recommending Group Title Northeast Area Commission

Daytime Phone Number 614-519-2195

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

111 N Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-024

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) Elizabeth Seedorf, Esq.

of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, Ohio 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. Metro Development III LLC Joe Thomas 614-206-0823 470 Olde Worthington Road, Suite 100 Westerville, Ohio 43082 67 Columbus-based employees	2.
3.	4.

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

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 15th day of May, in the year 2025


SIGNATURE OF NOTARY PUBLIC

N/A
My Commission Expires

Notary Seal Here



NICKLAUS J. REIS, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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