



SITE PLAN

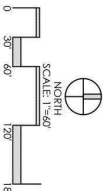
DEMOREST PARK

PREPARED FOR METRO DEVELOPMENT

DATE: 10/20/25

Final Site Plan Received 8.6.25; Sheet 1 of 4; Z25-012

Handwritten: Harris Brown 8/6/25



Harris Planning & Design
 LAND PLANNING
 4676 Gateway Road
 St. Louis, MO 63114
 www.harrisplanninganddesign.com
 LANDSCAPE ARCHITECTURE
 Wilson, OH 45326

SITE DATA

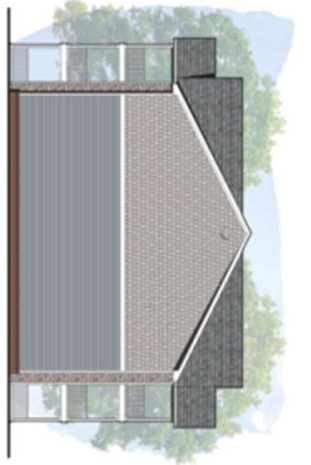
TOTAL ACRES	1.479 ACRES
TOTAL UNITS	224 UNITS
PARKING PROVIDED	513 SPACES (1-2 ST/10W)
GARAGE SPACES	64
SURFACE SPACES	449

3 EXAMPLE EMERGENCY ACCESS GATE W/ NO TRESPASSING SIGN
 SCALE: N.T.S.



2 FOR OWNER APPROVED EQUAL 6' COMPOSITE PRIVACY FENCE
 SCALE: N.T.S.





- HORIZONTAL SIDING (Nantucket - Westlake Royal Building Products)
- BOARD & BATTEN SIDING (Oceanside - Westlake Royal Building Products)
- SHAKE SIDING (Driftwood - Westlake Royal Building Products)
- BRICK (Portsmouth - Triangle Brick Company)
- STONE (Kentucky Blend Limestone - I-XL Building Products)

BUILDING TYPE 'G' ELEVATIONS
 COLOR SCHEME # 1
 PREPARED FOR METRO DEVELOPMENT
 DATE: 08/06/25

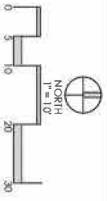
John J. Bruns 8/6/25



Jeffrey R. Bestman
 8/6/25

ARCHITECTURAL ELEVATIONS - BUILDING 1, 2 STORY
DEMOREST PARK

PREPARED FOR METRO DEVELOPMENT
 DATE: 10/20/25



Paris Planning & Design
 LANDSCAPE ARCHITECTURE
 500 N. 10th Street
 Columbus, OH 43215
 (614) 441-1144
 www.parisplanninganddesign.com

ARCHITECTURAL ELEVATIONS - ANCILLARY STRUCTURES
STANDARD ELEVATIONS
 PREPARED FOR METRO DEVELOPMENT
 DATE: 05/21/25

1 CLUBHOUSE - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

2 CLUBHOUSE - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

3 CLUBHOUSE - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

4 CLUBHOUSE - REAR ELEVATION
 SCALE: 1/8" = 1'-0"

5 GARAGE - BACK ELEVATION
 SCALE: 1/8" = 1'-0"

6 GARAGE - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

7 GARAGE - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

8 GARAGE WITH ADA ACCESS - BACK ELEVATION
 SCALE: 1/8" = 1'-0"

9 GARAGE WITH ADA ACCESS - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

10 GARAGE WITH ADA ACCESS - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

11 GARAGE - ALTERNATE BACK ELEVATION
 SCALE: 1/8" = 1'-0"

12 GARAGE - ALTERNATE FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

13 GARAGE - ALTERNATE SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

14 COMPACTOR - SIDE A ELEVATION
 SCALE: 1/8" = 1'-0"

15 COMPACTOR - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

16 COMPACTOR - SIDE B ELEVATION
 SCALE: 1/8" = 1'-0"

Labels for Clubhouse Elevations:
 DIMENSIONAL ASPHALT SHINGLES
 VINYL SHAKE SIDING
 VINYL SIDING
 PRECAST LIMESTONE

Labels for Garage Side Elevation (7):
 DIMENSIONAL ASPHALT SHINGLES
 VINYL SHAKE SIDING
 BRICK

Labels for Compactor Side B Elevation (16):
 STIFF FACE CURB

North Arrow
 SCALE: 1/8" = 1'-0"

Farris Planning & Design
 1000 S. Main Street
 Suite 100
 Salt Lake City, UT 84143
 Phone: 801.487.1234
 Fax: 801.487.1235
 www.farrisplanning.com

Handwritten signature: Kelly Z. Brown
Handwritten date: 5/21/25

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

- 7. APPLICATION: Z25-012**
Location: **2410 DEMOREST RD. (43123)**, being 14.07± acres located on the east side of Demorest Road, 800± feet north of Black Pine Drive (160-002858 and 160-002870; Westland Area Commission).
Existing Zoning: R, Rural District (pending annexation).
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Apartment complex.
Applicant(s): Metro Development LLC., c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460, Columbus, OH 43215.
Property Owner(s): James E. and Karen L. Ruggles; 2410 Demorest Road, Grove City, OH 43123; and Hank W. and Patricia Schreck; 2380 Demorest Road, Grove City, OH 43123.
Planner: Dane Kirk; 614-645-7973; DEKirk@Columbus.gov

BACKGROUND:

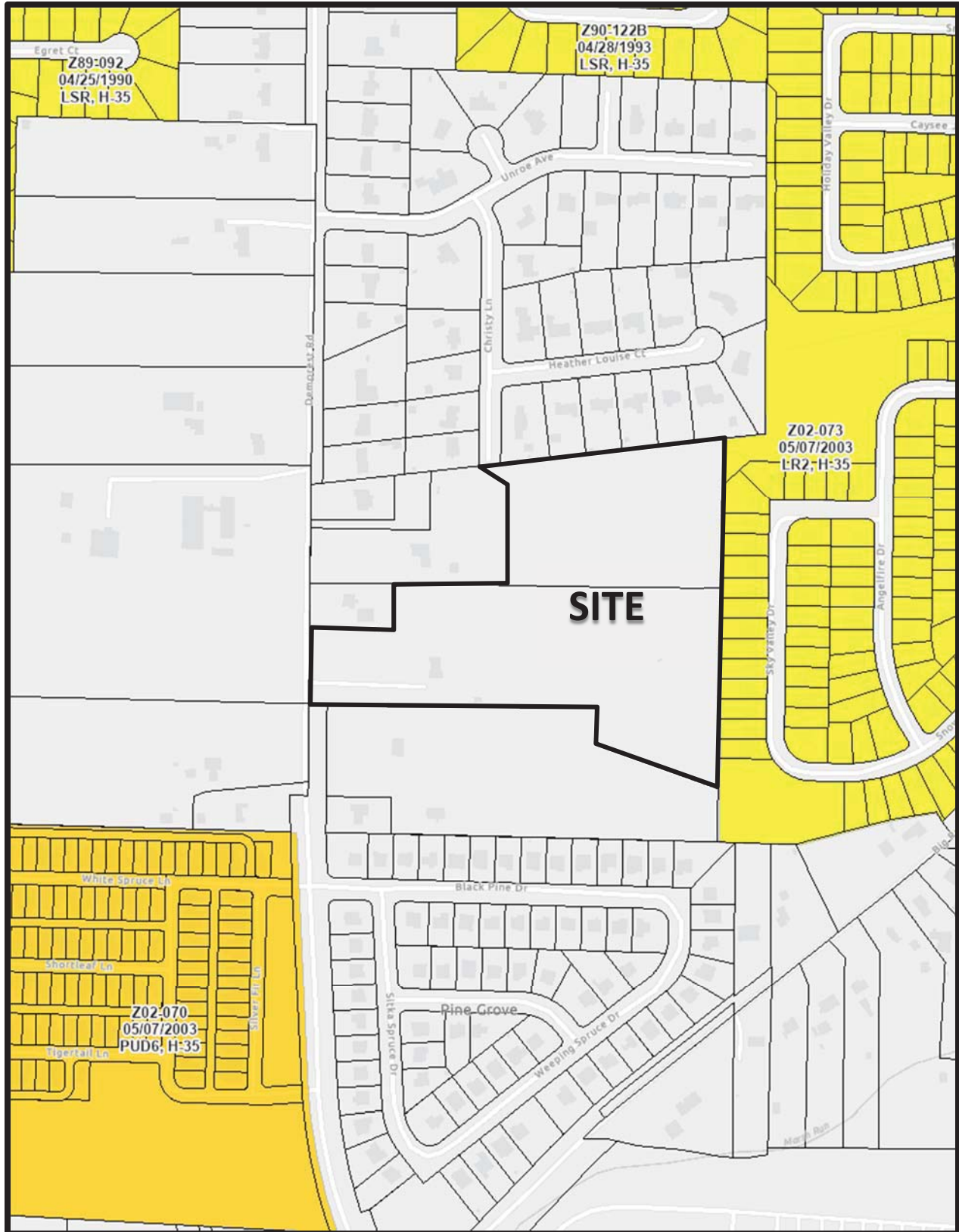
- The 14.07± acre site consists of two parcels, each developed with a single-unit dwelling. Both parcels are pending annexation into the city of Columbus and will be assigned the R, Rural District. The applicant requests the L-AR-1, Limited Apartment Residential District to allow for a multi-unit residential development.
- North and south of the site are single-unit dwellings in the SR, Semi-Residential District under the jurisdiction of Jackson Township. East of the site are single-unit dwellings in the L-R-2, Limited Residential District. West of the site is a religious facility in the SR, Semi-Residential District under the jurisdiction of Jackson Township.
- Concurrent Council variance CV25-025 has been filed requesting a variance to increase the maximum allowed garage height from 15 feet to 16.
- The site is within the planning boundaries of *The Westland Plan* (1994), which recommends “Low density residential, 1-2 units per acre” land uses at this location. The site is also subject to early adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Westland Area Commission who recommended disapproval.
- The limitation text includes use restrictions, a maximum of 256 dwellings units, height restrictions, and includes a commitment to develop the site in accordance with the submitted site plan and building elevations.
- ~~The Division of Traffic Management has indicated that discussions and further review are in progress regarding whether or not a pedestrian connection to the existing trail on the neighboring property to the southeast shall be required. Staff has also indicated that~~

~~the final limitation text will need to include commitments determined by the Franklin County Engineer's Office.~~

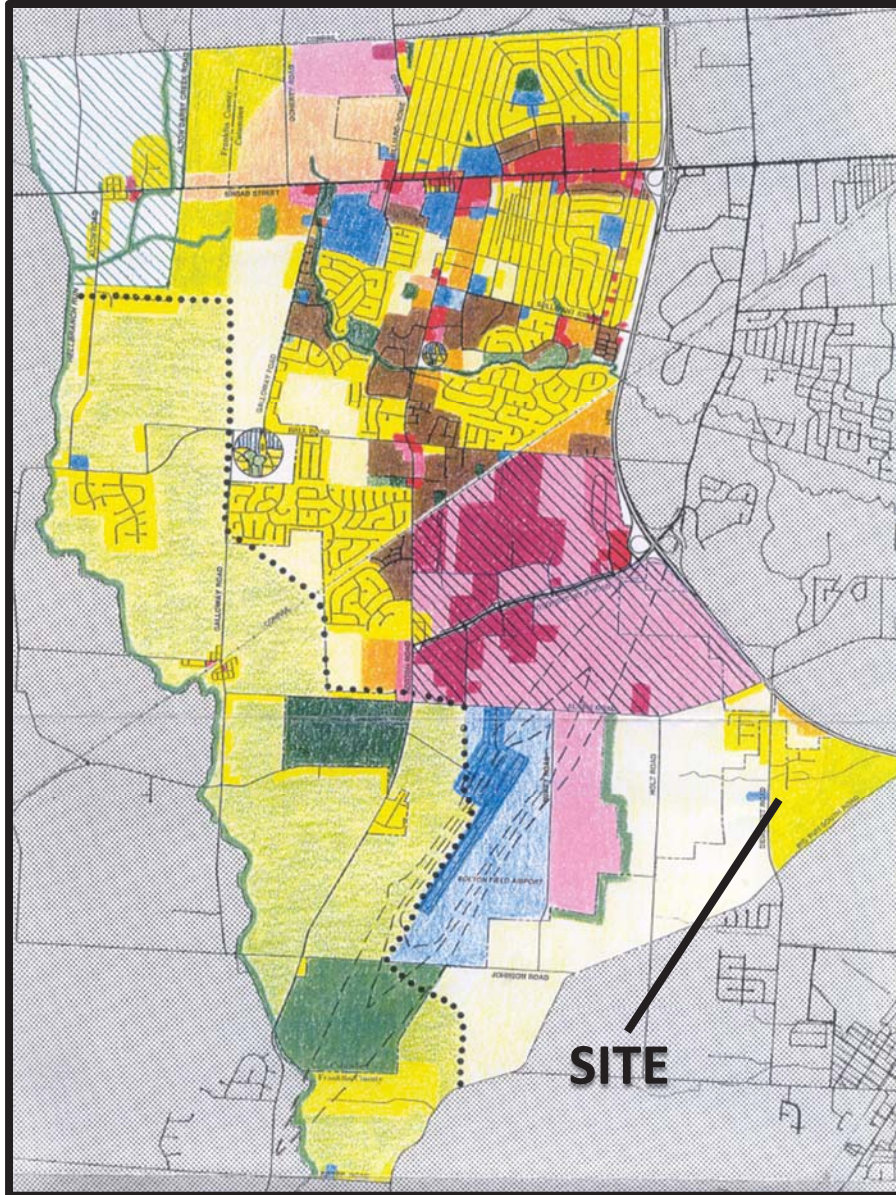
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Demorest Road as a Suburban Community Connector, requiring a right of way width of 80 feet.

CITY DEPARTMENTS' RECOMMENDATION: Conditional Approval

The requested L-AR-1, Limited Apartment Residential District will allow the site to be developed with an apartment complex with up to 256 dwelling units. While the proposal is inconsistent with *The Westland Plan's* recommendation of "Low density residential, 1-2 units per acre" land uses at this location, staff recognizes existing medium density residential (10-16 du/ac) to the southwest, and the proposal's high level of consistency with C2P2 Design Guidelines, including buffering/screening of adjacent low density residential, preservation of existing mature trees along the southern edge, and activation of open space with walking paths, as mitigating factors for support, with the condition that any commitments required by the Division of Traffic Management and the Franklin County Engineer's Office are included in the final limitation text.



Z25-012
R to L-AR-1
2410 Demorest Rd.
Approximately 14.07 acres



PROPOSED LAND USE

Existing	Proposed
Agricultural / Very low density residential	Agricultural / Very low density residential
Low density residential 1-2 units per acre	Low density residential 1-2 units per acre
Residential 3-5 units per acre	Residential 3-5 units per acre
High density residential 6 units per acre +	High density residential 6 units per acre +
Commercial	Commercial
Office	Office
Industrial/ Manufacturing	Industrial/ Manufacturing
Institutional	Institutional
Open space/ Parks/ Buffer	Open space/ Parks/ Buffer

- Columbus corporate boundary
- Sewer facilities planning area
- Bolton Field noise contours
- Environmental Conservation District
- Industrial/ Office District
- Village Center



THE
WESTLAND
PLAN

Z25-012
R to L-AR-1
2410 Demorest Rd.
Approximately 14.07 acres



Z25-012
R to L-AR-1
2410 Demorest Rd.
Approximately 14.07 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 Z25-012

Address 2410 Demorest Road

Group Name Westland Area Commission

Meeting Date June 18, 2025

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

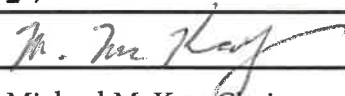
- Approval
- Disapproval

LIST BASIS FOR RECOMMENDATION:

The Westland Area Commission denied a motion to approve the request to re-zone the property from the R, rural district to L-AR-1 to allow for the development of multi-family residential.

The primary basis for the denial was density and traffic. The Westland Area Plan calls for the site to be developed as residential at 1-2 units per acre. The proposed development is for 264 units on 14.07 acres, at a density of 18.76 units per acre. The site is bordered by single-family residential properties, between 0.16 and 0.64 acres each, as well as a 19.9 acre property across Demorest Road. The Commission felt the proposed plan was too intense for the site. Members also had concerns with traffic on Demorest Road. Demorest is a two-lane road, with the nearest access to I-270 requiring traveling through a single-lane roundabout at Alkire Road, and then passing under I-270, which is also two-lane and has no room for widening. This site is not appropriate for the intensity of this proposed development.

Vote 2-7

Signature of Authorized Representative 

Recommending Group Title Michael McKay, Chairman, Zoning Committee

Daytime Phone Number 614-745-5452

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; 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 #: Z25-012

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) Jeffrey L. Brown of (COMPLETE ADDRESS) 37 West Broad Street STE. 460 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

Table with 2 columns and 2 rows containing party information: 1. Metro Development LLC, 2. James E. and Karen L. Ruggles, 3. Hank W. and Patrica Schreck, 4. (empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Jeffrey L. Brown

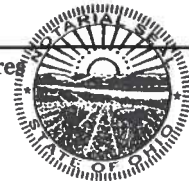
Sworn to before me and signed in my presence this 19th day of March, in the year 2025

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Notary Public

My Commission Expires

9/4/25



Notary Seal Here Natalie C. Timmons Notary Public, State of Ohio My Commission Expires 09-04-2025

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