

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



DEMOREST PARK
PREPARED FOR METRO DEVELOPMENT

ARCHITECTURAL ELEVATIONS -BUILDING



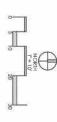


BRICK

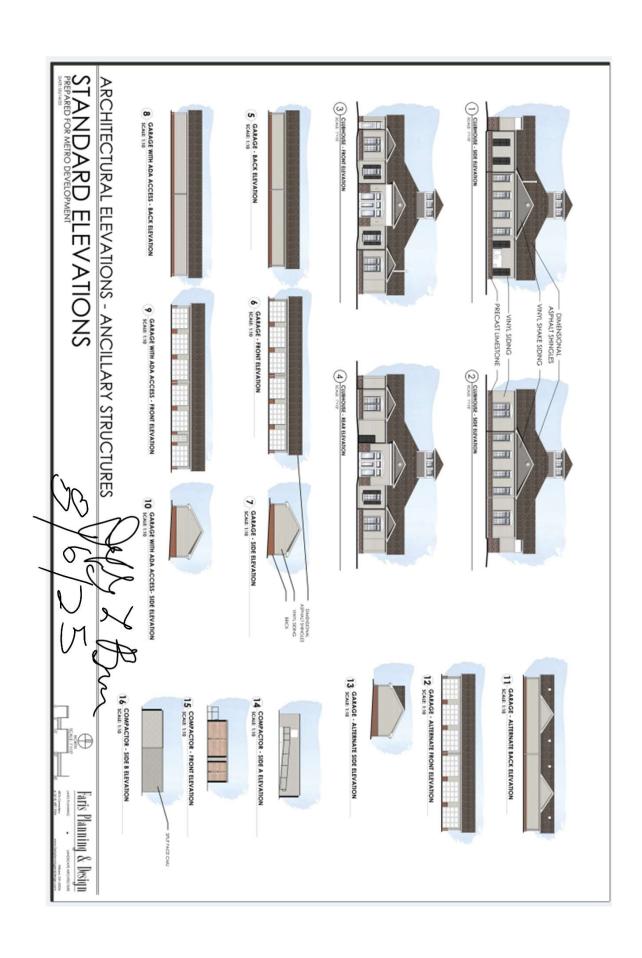
VINYL SHAKE SIDING

ASPHALT SHINGLES





Faris Planning & Design



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.

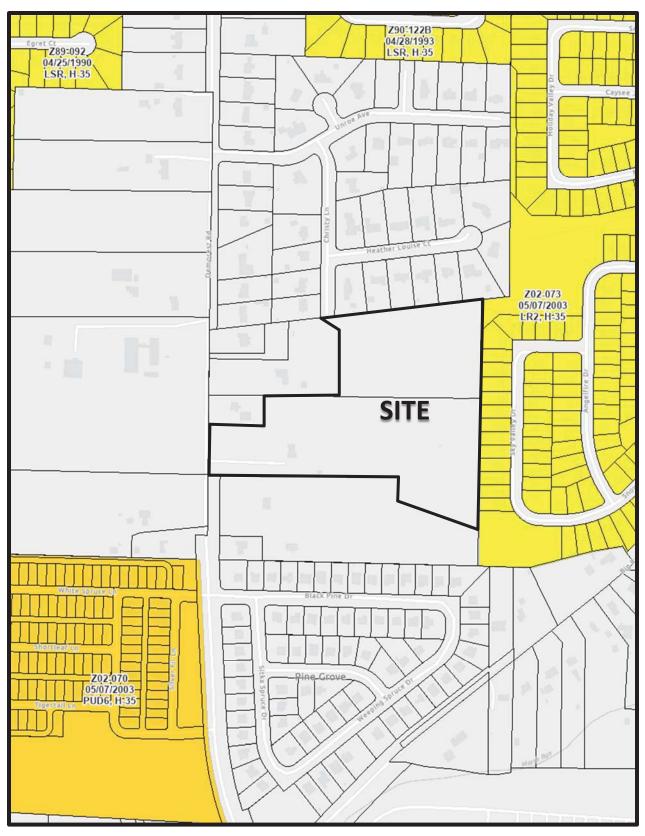
- North and south of the site are single-unit dwellings in the SR, Semi-Residential District under the jurisdiction of Jackson Township. East of the site are single-unit dwellings in the L-R-2, Limited Residential District. West of the site is a religious facility in the SR, Semi-Residential District under the jurisdiction of Jackson Township.
- o 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.

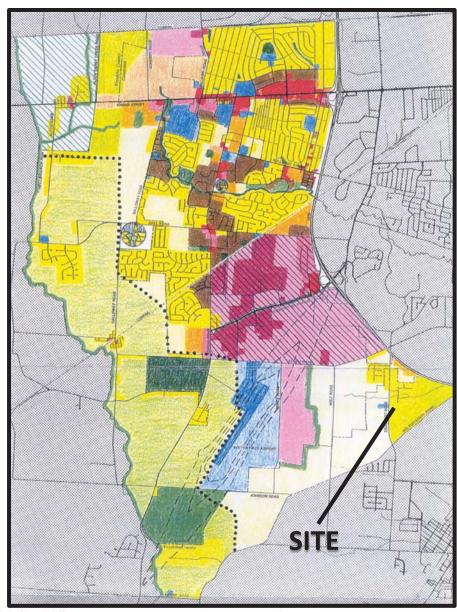
 The Columbus Multimodal Thoroughfare Plan (2019) identifies Demorest Road as a Suburban Community Connector, requiring a right of way width of 80 feet.

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



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



Daytime Phone Number

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)

| (PLEASE PRINT) | | | | |
|---|--------------------------|---|--|--|
| Case Number | Z25-012 | | | |
| Address | 2410 Demorest Road | | | |
| Group Name | Westland Area Commission | | | |
| Meeting Date | June 18, 2025 | | | |
| Specify Case Type | Council Variand Rezoning | / Special Permit ace ance / 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 Authorize | d Representative | M. Mr Kaf | | |
| Recommending Group | Title | Michael McKay, Chairman, Zoning Committee | | |

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.

614-745-5452



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

The Office of the

Number of Columbus-based employees

| 1. Metro Development LLC. Joe Thomas 614-540-2400 470 Olde Worthington Road STE 100 Westerville, OH 43082 67 Columbus based employees. | 2. James E. and Karen L. Ruggles 614-530-4402 2410 Demorest Road Grove City,OH 43123 No Columbus based employees. |
|--|---|
| 3. Hank W. and Patrica Schreck 614-871-3856 2380 Demorest Road Grove City, OH 43123 No Columbus based employees. | 4. |
| Check here if listing additional parties on a separate page. SIGNATURE OF AFFIANT | |
| Sworn to before me and signed in my presence thisday | of March, in the year 2025 |
| Valatio C# | 9/4/25 Notary Seal Here |
| SIGNATURE OF NOTARY PUBLIC | My Commission Expirer Notary Public, State of Ohio My Commission Expires 09-04-2025 |

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

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