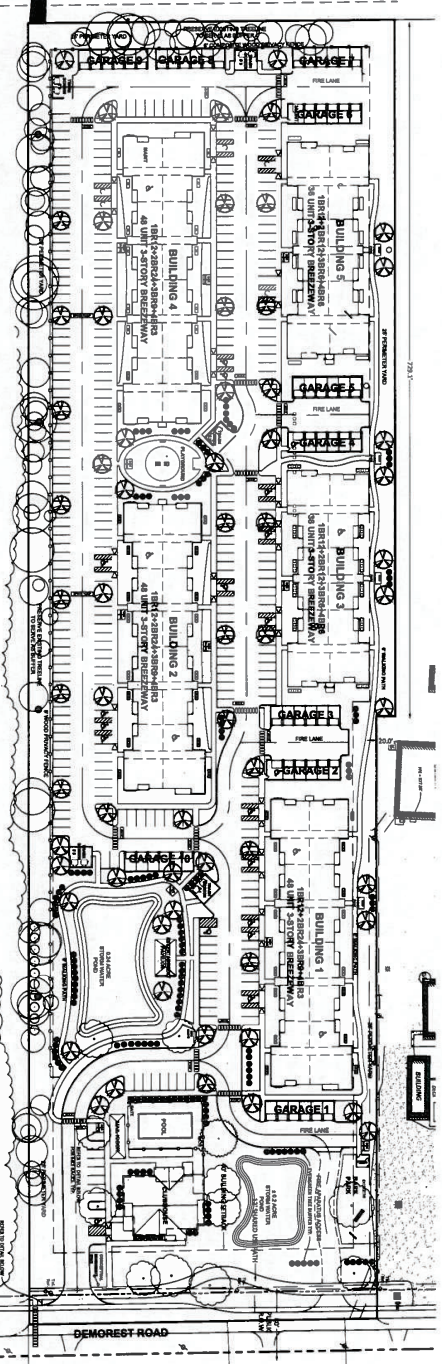


10/1 PROJECT: 2026-04-01 Grove City OH - 2345 Demorest Rd CAD and Rev(1.0 CAD)-1- SITE PLAN(20260407 ASP-1) mtd.dwg, ASP-1, 5/6/2025 2:24:30 PM, AutoCAD PDF (General Documentation).pc1, 1:1



SYCAMORE LANDING - FAMILY HOUSING
 2345 DEMOREST ROAD, GROVE CITY, OH 43123
SITE:
 ± 11.486 ACRES

ZONING: R-RURAL UPON ANNEXATION
PROPOSED - L-AR-1

PROPOSED DWELLING UNITS:
 216 DWELLING UNITS PER ACRES

PROJECT SCOPE:
 (1) 188 U+38R+4BR+3BR+4BR+3-48 UNIT BREEZEWAY
 (2) 188 U+28R+12-38R+4BR+6-36 UNIT BREEZEWAY

UNIT MIX:
 60 1BR UNITS (28%)
 96 2BR UNITS (44%)
 39 3BR UNITS (18%)
 21 4BR UNITS (10%)
216 TOTAL DWELLING UNITS

ACCESSIBILITY:
 22 TYPE-A ACCESSIBLE DWELLING UNITS (10% REQ.)

AMENITIES:
 CLUBHOUSE / LEASING OFFICE
 POOL
 MAIL KIOSK
 PLAYGROUND
 BARK PARK
 ENTERTAINMENT PAVILION WITH GRILLS AND FIXED SEATING
 MONUMENT SIGN
 PERIMETER FENCE AS NOTED ON PLAN
 10 BIKE RACKS TO BE PROVIDED AND DISPERSED AS NOTED - EACH BIKE RACK SHALL, AT A MINIMUM, PROVIDE SPACE FOR TWO BIKES (PER DETAIL THIS SHEET)
 2 DUMPSTER ENCLOSURES
 12 MILE WALKING PATH (6' WIDTH)
 MULTIPLE OPEN ACTIVITY AREAS
 POCKET PARKS WITH SEATING

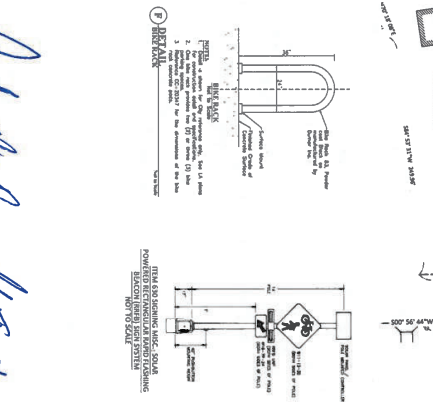
PARKING:
 REQUIRED: 1.5 SPACES / UNIT = 324 SPACES
 318 SURFACE SPACES PROVIDED
 1.47 SPACES / UNIT
 59 GARAGE SPACES (27%)
377 TOTAL PARKING COUNT
 1.75 SPACES PER UNIT

LANDSCAPING:
 EXISTING TREES/TREE LINE
 MAINTAINED TO SERVE AS BUFFER ALONG WEST AND SOUTH, SUPPLEMENT WITH NEW EVERGREEN TREES FOR SCREENING
 REQUIRED SHADE TREES FOR PARKING
 LANDSCAPE SCREENING

PROPOSED SITE PLAN
 SCALE: 1"=50'-0"

ROADWAY IMPROVEMENTS AND CONTRIBUTIONS
 1. A 175' (INCLUDING A 50' DIVERGING TAPER) NORTHBOUND LEFT TURN LANE IS WARRANTED AT THE SITE ACCESS, ALONG WITH THIS IMPROVEMENT, A 3' SHOULDER WEST SIDE OF THE PROPOSED ROAD ALONG THE FRONTAGE OF THE SITE. IF A CURB AND GUTTER TYPICAL SECTION IS PROPOSED, THE 5' PAVED SHOULDER IS NOT NECESSARY. THESE ROADWAY IMPROVEMENTS SHALL BE CONSTRUCTED OR BONDED PRIOR TO THE DEVELOPER RECEIVING CONSTRUCTION PLAN APPROVAL FOR THE ACCESS.

2. UPON COORDINATION WITH THE FRANKLIN COUNTY ENGINEER'S OFFICE, DEVELOPER SHALL INSTALL PEDESTRIAN CROSSING WITH HIGH VISIBILITY CROSSWALK MARKINGS AND A RECTANGULAR RAPID FLASHING BEACON (PER DETAIL ON THIS SHEET)



REVISIONS

NO.	DATE	DESCRIPTION

NO NOT SCALE PRINTS - USE RAISED DIMENSIONS ONLY
 PROJECT NO. 24-014

SHEET TITLE
 PRELIMINARY ARCHITECTURAL SITE PLAN

SHEET NUMBER
 ASP-1

John A. Reynolds III
 5/20/26

Final Site Plan Received 5.20.2026; Z25-055; Sheet 1 of 1

KITTLE
 PROPERTY GROUP, INC.
 1110 East 9th Street, Suite 400
 Columbus, OH 43214
 www.kittleproperty.com

PROJECT TITLE
 SYCAMORE LANDING
 2345 DEMOREST ROAD
 GROVE CITY, OH 43123

CONTRACT NUMBER
 2026-04-01

DATE
 5/6/2025

SCALE
 1"=50'-0"

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 14, 2026**

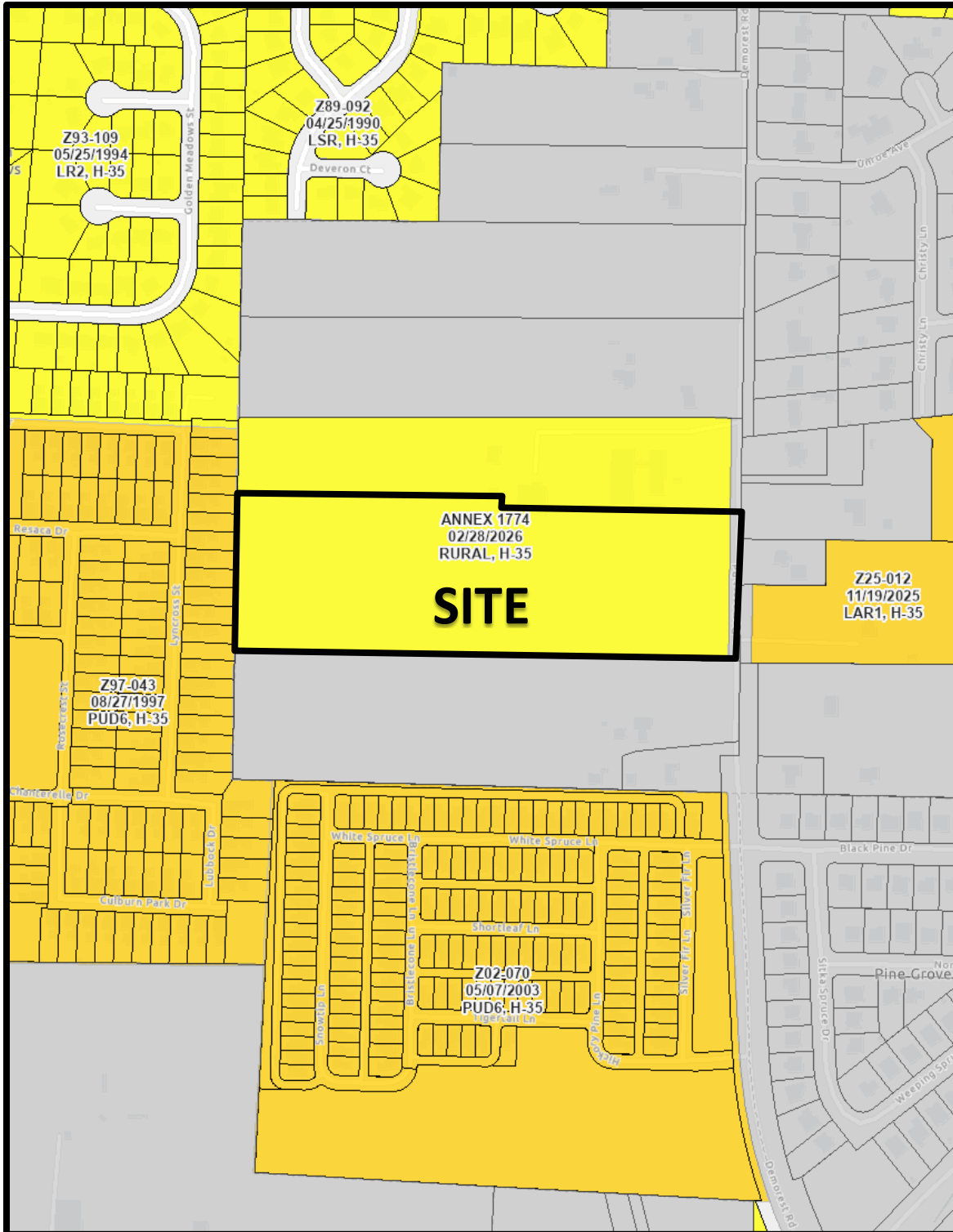
- 7. APPLICATION:** [Z25-055](#)
- Location:** **2345 DEMOREST RD. (43123)**, being 11.49± acres located on the west side of Demorest Road; 460± feet north of White Spruce Lane (part of 165-347107; Westland Area Commission).
- Existing Zoning:** R, Rural District.
- Request:** L-AR-1, Limited Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Kittle Property Group Inc.; c/o Jackson B. Reynolds, III, Atty.; 172 East State Street, Suite 550; 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

BACKGROUND:

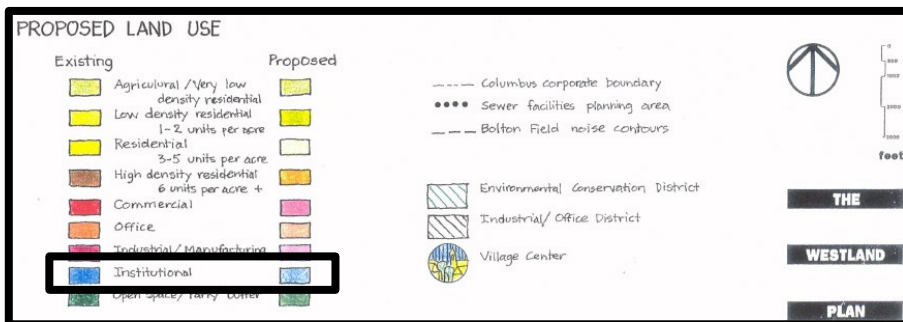
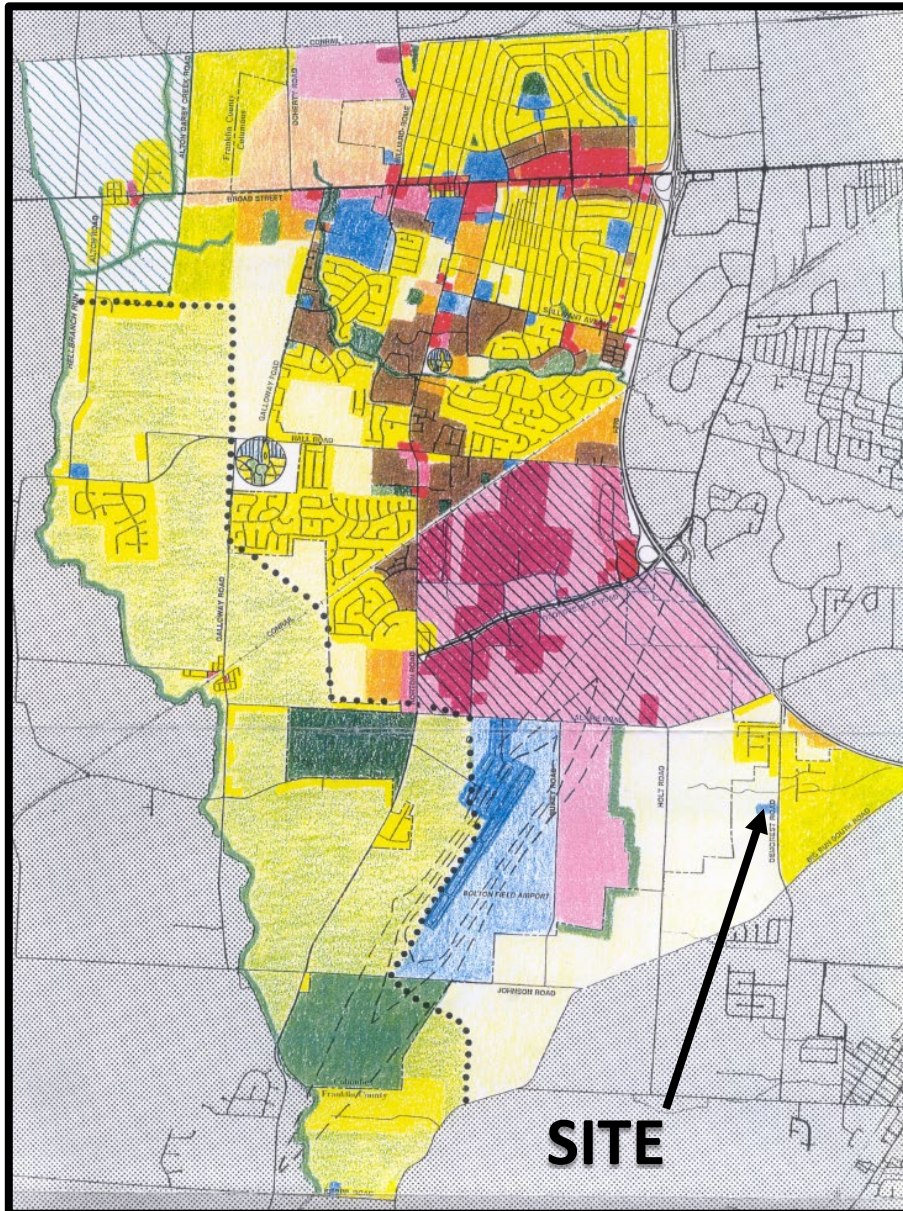
- This application was heard at the March 12, 2026 Development Commission meeting which resulted in tabling the application. Since that meeting, the applicant has expanded the northern boundary of the site by 0.1 acres, has added a limitation text and has removed the need for a concurrent Council variance. The 11.49± acre site consists of an undeveloped portion of one parcel in the R, Rural District after recent annexation into the City from Jackson Township. The requested L-AR-1, Limited Apartment Residential District will allow multi-unit residential development.
- West of the site are single-unit dwellings in the PUD-6, Planned Unit Development District. East of the site is an undeveloped parcel in the L-AR-1, Limited Apartment Residential District. North of the site is a religious facility in the R, Rural District. North, south, and east of the site are single-unit dwellings in the Semi-Residential District within Jackson Township.
- The site is within the planning area of the *Westland Area Plan* (1994), which recommends “Institutional” land uses for this location. Additionally, the site is subject to *Columbus Growth Strategy* Guiding Principles and Design Guidelines (2026).
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for disapproval.
- The limitation text establishes use restrictions, and supplemental development standards addressing maximum unit count, site access, and landscaping. Additionally, the text includes a commitment to develop the site in accordance with the submitted site plan.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Demorest Road as a Suburban Community Connector requiring 80 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-AR-1, Limited Apartment Residential District will allow multi-unit residential development. The text includes appropriate use restrictions and development standards, as well as a commitment to develop the site in accordance with the submitted site plan. While the proposed use is inconsistent with the *Westland Area Plan* (1994) recommendation of Institutional, staff note the proposed multiunit residential use is consistent with *Columbus Growth Strategy* (CGS) Guiding Principles recommending conversion of faith-based sites for housing, and the creation of a variety of housing types to support mixed-income communities is a priority for all neighborhoods and is encouraged based on needs identified by the Columbus Housing Strategy and related efforts (p.16, 18). As such, staff support the proposed use. Additionally, the request aligns with the City's objective of providing more housing in all neighborhoods.



Z25-055
2345 Demorest Rd.
Approximately 11.49 acres
R to L-AR-1



Z25-055
 2345 Demorest Rd.
 Approximately 11.49 acres
 R to L-AR-1



Z25-055
2345 Demorest Rd.
Approximately 11.49 acres
R to L-AR-1

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 Z25-055

Address 2345 Demorest Road

Group Name Westland Area Commission

Meeting Date December 17, 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 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 an apartment development.

The primary basis for the denial was density and traffic. The Westland Area Plan calls for the site to be developed as Institutional, however the neighboring parcels are Residential, 3-5 units per acre. The proposed development is for 216 units on 11.394 acres, at a density of 18.957 units per acre. The Commission feels the proposed plan is 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 0-8

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.

7

DEPARTMENT OF BUILDING
AND ZONING SERVICES

MEETING DATE: MAY 14, 2026

Application #: Z25-055		Requested District: L-AR-1 (H-35)		Address: 2345 DEMOREST RD. (43123)				
Length of Testimony: <u>4:5</u> <u>6:05 → 5:50</u>		Motion to Vote: <u>AY</u> Second: <u>DF</u>		Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval				
# Speakers Support: <u>2</u> Opposition: <u>2</u>		Development Commission Vote: <u>3</u> Yes <u>2</u> No <input type="checkbox"/> Abstain		Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval				
Position Y=Yes N=No (write out ABSENT or ABSTAIN)		Y Fitzpatrick	Y Ingwersen	ABSENT Keyes	NO Golden	ABSENT Conroy	NO Onwukwe	FERDELMAN Y
+ = Positive or Proper - = Negative or Improper								
Land Use		+			-			+
Use Controls								
Density or Number of Units		+/-			-			+/-
Lot Size								
Scale		+			-			-
Environmental Considerations								
Emissions								
Landscaping or Site Plans		+			+			+
Buffering or Setbacks		+			+			+
Traffic Related Commitments								+
Other Infrastructure Commitments								
Compliance with City Plans								-
Timeliness of Text Submission		+						
Area or Civic Assoc. Recommendation								
Governmental or Public Input								+
MEMBER COMMENTS:								
FITZPATRICK: APPROPRIATE LAND USE, WELL DESIGNED SITE PLAN & BUFFERING DETAILS. INFRASTRUCTURE MUST CATCH UP RAPIDLY FOR THE GOOD OF THE ENTIRE REGION.								
INGWERSEN: INFRASTRUCTURE LACKING & THE MORE GLOBAL LOAD ON THE DEMOREST CORRIDOR NEEDS TO BE ADDRESSED. GETTING TO THE POINT OF TOO MUCH OF THE SAME HOUSING COMPLETELY NEGATING THE UNITED CHARACTER OF THE SURROUNDING AREA								
KEYES:								
GOLDEN: Not appropriate for this area - infrastructure cannot support.								
CONROY:								
ONWUKWE: Appropriate land use. The precedent being set would continue to disadvantage the single family houses and over stretch the utilities								
FERDELMAN: I BASE MY APPROVAL ON STAFF'S RECOMMENDATION, I BELIEVE THE AREA MAY GET OVERDEVELOPED, BUT I'M NOT SURE.								

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N. Front St., Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-055

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) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 172 E. State Street, Suite 550, 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. Vida Nueva Wesleyan Church 5930 Wilcox Place, Suite J Dublin, OH 43017 Pastor David Lamus (614) 507-9864 0 employees	2. Kittle Property Group Inc. 310 E. 96th Street, Suite 400 Indianapolis, IN 46240 Brian Pozen (317) 846-3111 0 employees
3.	4.

Check here if listing additional parties on a separate page.

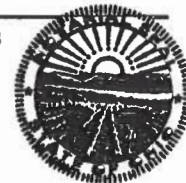
SIGNATURE OF AFFIANT Jackson B Reynolds III

Sworn to before me and signed in my presence this 10th day of MAY, in the year 2020

Natalie C Timmons
SIGNATURE OF NOTARY PUBLIC

9/4/2030
My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2030

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