

Final Site Plan Received 4.27.2026; Z26-011; Sheet 1 of 1



SITE DATA

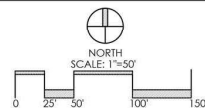
TOTAL ACRES	±14.85 AC
TOTAL UNITS	288
DENSITY	± 19.39 U/AC
TOTAL PARKING	548 SPACES
SURFACE	482 SPACES
GARAGE	66 SPACES
PARKING RATIO	± 1.9 S/UNIT

Jeffrey L. Brown
4-27-26

SITE PLAN

PORTMAN RESERVE
PREPARED FOR METRO DEVELOPMENT

DATE: 3.24.26



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road Hilliard, OH 43026
p (614) 487-1964 www.farisplanninganddesign.com



1 FRONT ELEVATION - TYPE G - BUILDINGS 2, 3 & 10
SCALE: 1"=10'

2 SIDE A ELEVATION - TYPE G
SCALE: 1"=10'

3 REAR ELEVATION - TYPE G
SCALE: 1"=10'

4 SIDE B ELEVATION - TYPE G
SCALE: 1"=10'

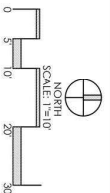
3-STORY BUILDING ELEVATION - TYPE G

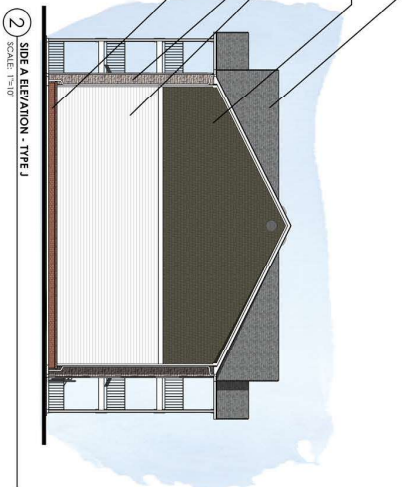
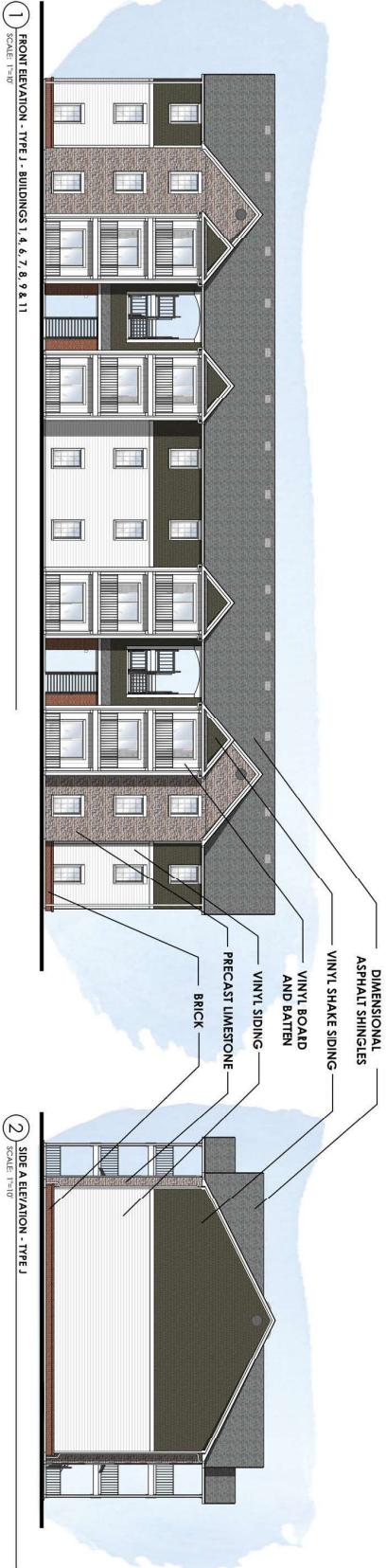
Jeffrey J. Brown 4.27.26

PORTMAN RESERVE
PREPARED FOR METRO DEVELOPMENT

DATE: 4/27/26

Final Building Elevations Received 4.27.2026; Z26-011; Sheet 1 of 4





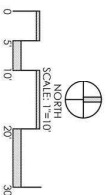
3-STORY BUILDING ELEVATION - TYPE J

Jeffrey K. Brown 4-27-26

PORTMAN RESERVE

PREPARED FOR METRO DEVELOPMENT

DATE: 4/27/26



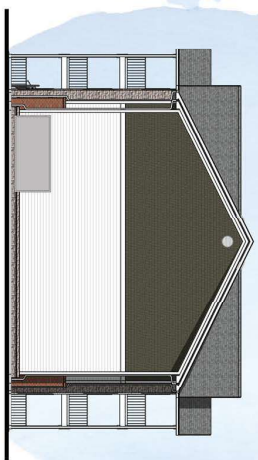
Paris Planning & Design
 LANDSCAPE ARCHITECTURE
 4874 Glenview Road
 P.O. Box 4874
 Highland Park, IL 60038
 www.parisplanninganddesign.com



1 FRONT ELEVATION - TYPE 1 - BUILDINGS 2 & 12
SCALE: 1"=10'



3 REAR ELEVATION - TYPE 1
SCALE: 1"=10'



4 SIDE B ELEVATION - TYPE 1
SCALE: 1"=10'

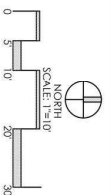
3-STORY BUILDING ELEVATION - TYPE 1

Shirley K. Brannen 9-27-26

PORTMAN RESERVE

PREPARED FOR METRO DEVELOPMENT

DATE: 4/27/26



Paris Planning & Design
 LANDSCAPE ARCHITECTURE
 4874 Glenview Road
 P.O. Box 4874
 Hilliard, OH 43026
 www.parisplanninganddesign.com

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 9, 2026**

- 3. APPLICATION:** [Z26-011](#)
- Location:** **7210 LONG RD. (43110)**, being 14.8± acres located at the northeast corner of Long Road and Abbie Trails Drive (530-137733 and 4 others; Greater South East Area Commission).
- Existing Zoning:** R, Rural District, RRR, Restricted Rural Residential District and PUD-6, Planned Unit Development District.
- Request:** L-AR-1, Limited Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Metro Development LLC c/o Jeffrey L. Brown, Atty.; 172 East State Street, Suite 550; Columbus, OH 43215.
- Property Owner(s):** James and Christine Beaty; 7210 Long Road; Canal Winchester, OH 43110; Tamara Carey and Robert Martin; 7200 Long Road; Canal Winchester, OH 43110; and James and Shanda DeLong; 7260 Long Road; Canal Winchester, OH 43110.
- Planner:** Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

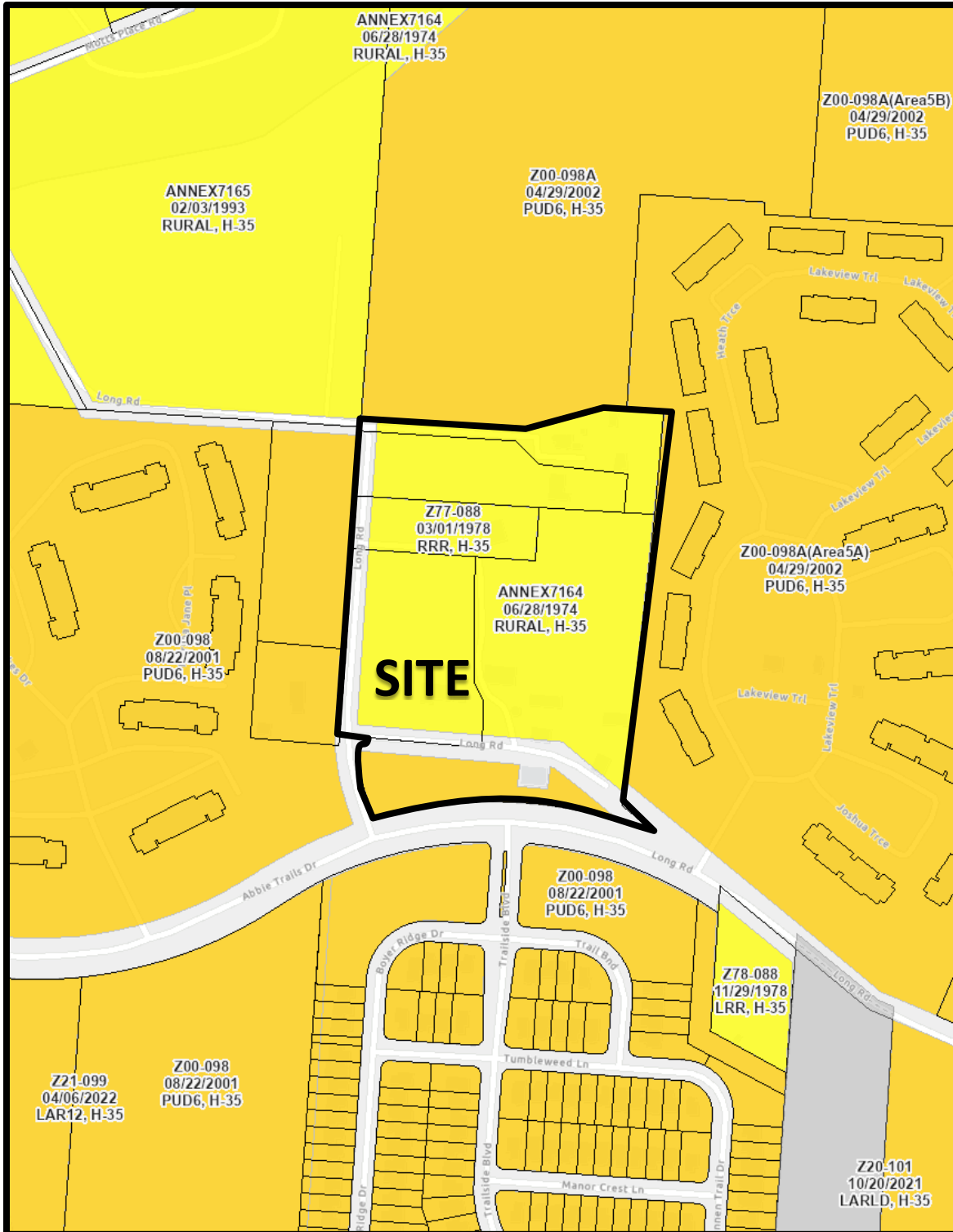
BACKGROUND:

- The 14.8± acre site consists of five parcels developed with single-unit dwellings and multiple detached garages in the R, Rural District, RRR, Restricted Rural Residential District, and PUD-6, Planned Unit Development District. The requested L-AR-1, Limited Apartment Residential District will allow multi-unit residential development.
- North, south and west of the site are undeveloped parcels in the PUD-6, Planned Unit Development District. East of the site is a multi-unit residential development in the PUD-6, Planned Unit Development District. West of the site is a single-unit dwelling in the PUD-6, Planned Unit Development District.
- Concurrent CV26-026 has been filed to reduce the building setback along Long Road from 40 feet to five feet. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning area of the *South East Land Use Plan* (2018), which recommends “Very Low Density Residential (<4 du/ac)” land uses for this location. Additionally, the site is subject to *Columbus Growth Strategy* (CGS) Design Guidelines (2026).
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- The limitation text establishes use restrictions, and supplemental development standards addressing maximum unit count, roadway improvements, site connectivity, landscaping, and building design. The text includes commitments to develop the site in accordance with the submitted site plan and building elevations.

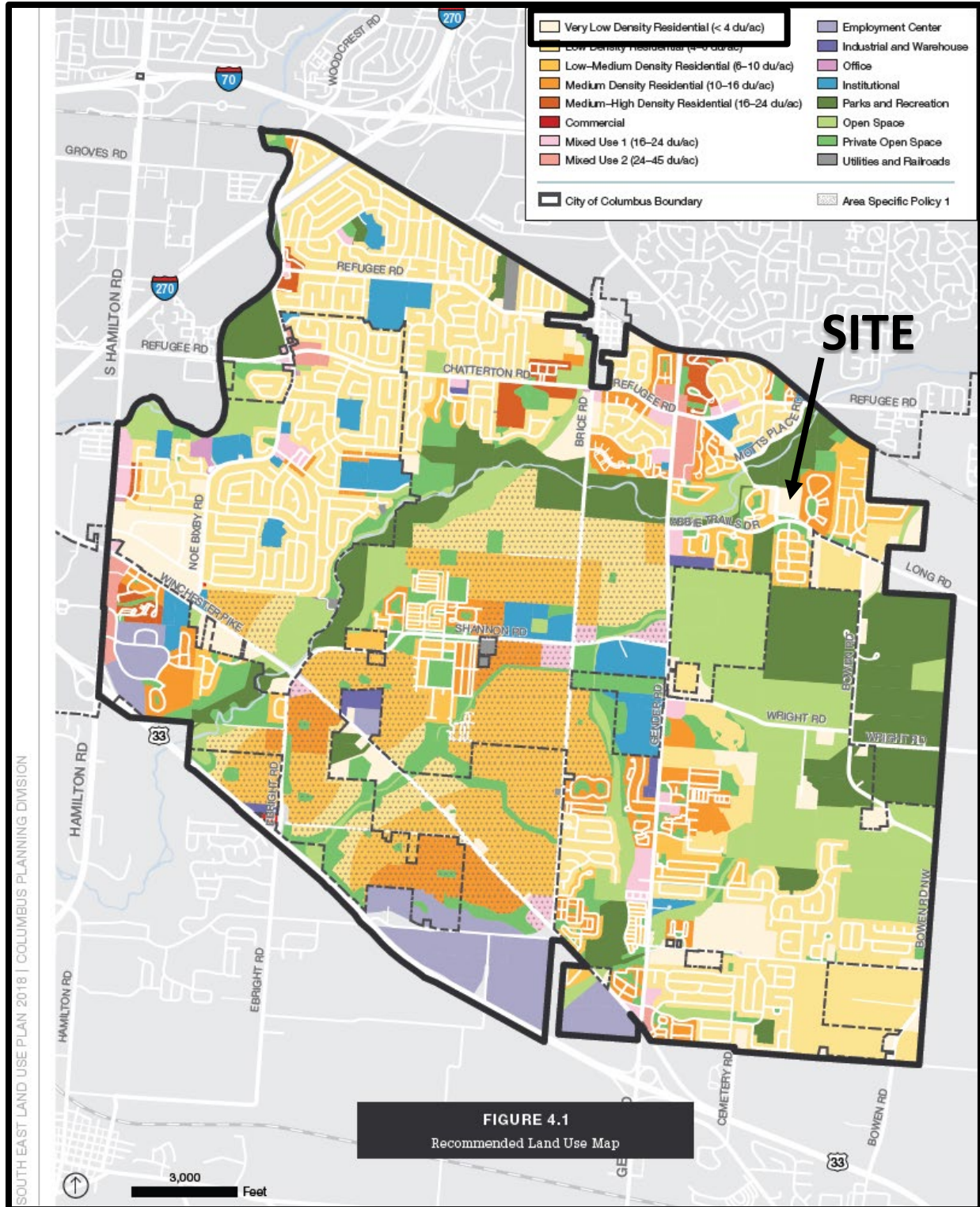
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Long Road as a Suburban Community Connector requiring 80 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional Approval~~ **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. Although the proposal exceeds the *South East Land Use Plan's* land use recommendation, Staff notes the proposal is consistent with *Columbus Growth Strategy's* Guiding Principles regarding providing a variety of housing types to support mixed-income communities. Staff also notes the proposal is compatible with existing multi-unit residential developments to the east and west of the site. Furthermore, the request aligns with the City's objective of providing more housing in all neighborhoods. ~~There is a pending traffic impact study with the Department of Public Service. Once any resulting comments are resolved to the satisfaction of the Department of Public Service, the City Departments' recommendation will be for full approval.~~ **The traffic impact study has been approved, and necessary commitments have been included in the limitation text. Conditions have been met to receive Staff's recommendation of full approval.**



Z26-011
7210 Long Rd.
Approximately 14.8 acres
R, RRR, and PUD-6 to L-AR-1



Z26-011
 7210 Long Rd.
 Approximately 14.8 acres
 R, RRR, and PUD-6 to L-AR-1



Z26-011
7210 Long Rd.
Approximately 14.8 acres
R, RRR, and PUD-6 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 _____

Address _____

Group Name _____

Meeting Date _____

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:

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z26-011

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) 172 East State STE 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

<p>1. Metro Development LLC. Joe Thomas 614-540-2400 470 Olde Worthington Road Westerville, OH 43082 87 Columbus based employees.</p>	<p>2. James W. + Christine A. Beaty 614-332-7248 7210 Long Road Canal Winchester, OH 43110 No Columbus based employees.</p>
<p>3. Tamara Carey and Robert W. Martin 614-595-9413 7200 Long Road Canal Winchester, OH 43110 No Columbus based employees.</p>	<p>4. James A. + Shandra M. DeLong 614-736-3722 7260 Long Road Canal Winchester, OH 43110 No Columbus based employees.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 24th day of February, in the year 2026

SIGNATURE OF NOTARY PUBLIC _____

My Commission Expires _____

Notary Seal Here



Jackson B. Reynolds, III, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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