



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

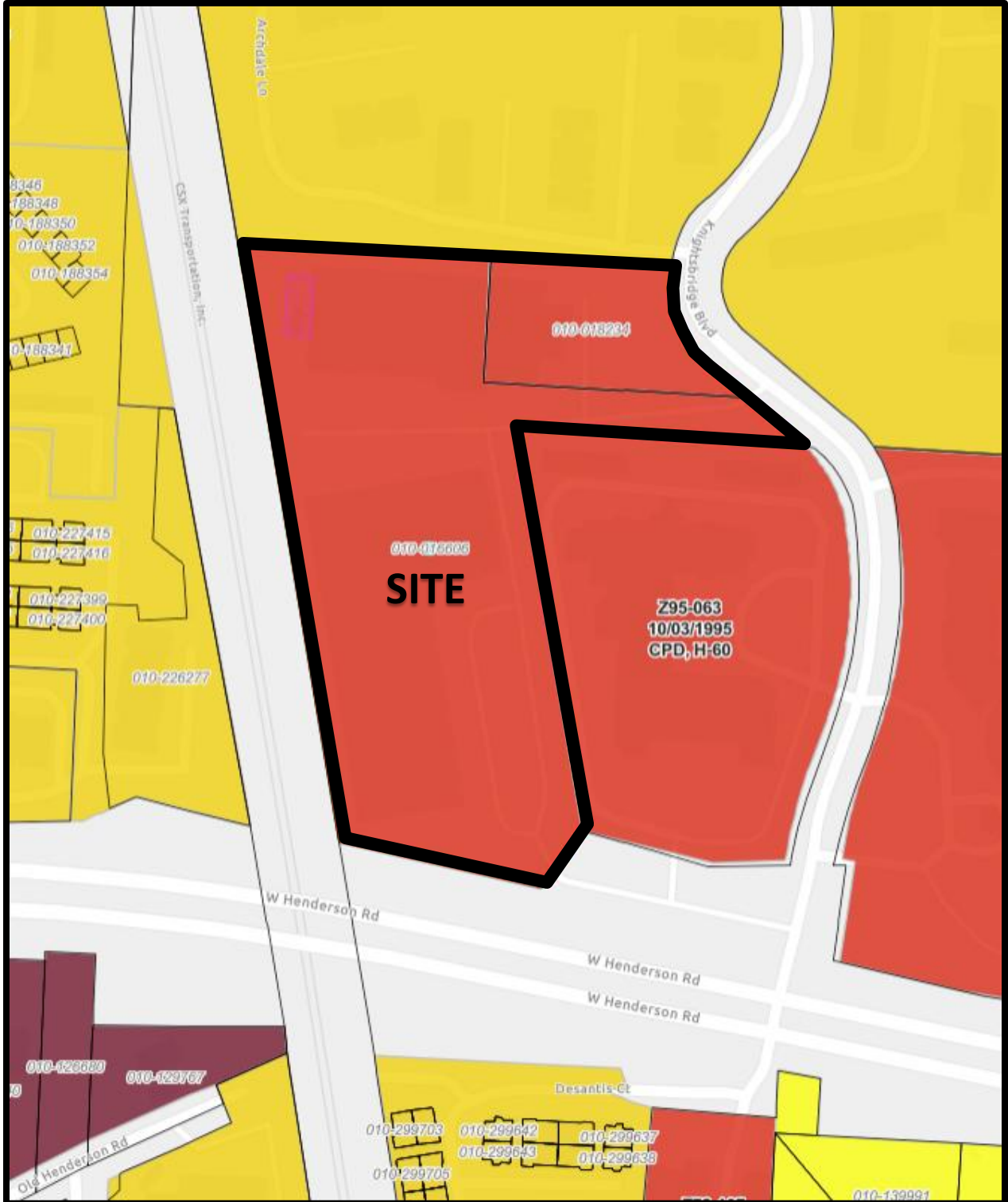
- 5. APPLICATION: Z26-003**  
**Location:** **4559 KNIGHTSBRIDGE BLVD. (43214)**, being 6.03± acres on the north side of West Henderson Road, 300± feet west of Knightsbridge Boulevard (010-016606 and 010-018234; Northwest Civic Association).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District (H-60)  
**Proposed Use:** Limited commercial uses.  
**Applicant(s):** Tennis Ohio LLC; c/o Jefferey L. Brown. Atty.; 172 East State Street, Suite 550; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

**BACKGROUND:**

- The 6.03± acre site consists of two parcels developed with a recreational facility in the CPD, Commercial Planned Development District, as allowed by Z22-047 and Z75-093. The newly requested CPD, Commercial Planned Development District will bring both parcels under one CPD district and incorporate an updated development text and site plan. The proposal includes demolition of the existing building, subject to Z75-093, and incorporating the lot into the overall development of the site.
- To the north is an apartment complex in the AR12, Apartment Residential District. To the south across Henderson Road is a condominium development in the AR-O, Apartment Office District. To the east is a nursing home in the CPD, Commercial Planned Development District, and an apartment complex in the AR12, Apartment Residential District. To the west is a condominium development in the ARLD, Apartment Residential District.
- The site is within the planning boundaries of the *Columbus Growth Strategy (2026)*, which recommends “Mixed Use 2” land uses at this location.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation had not been received at the time this staff report was finalized.
- The CPD text establishes appropriate uses and includes supplemental development standards addressing building and parking setbacks, access and landscaping, with a commitment to develop the site in accordance with the submitted site plan. Modifications to Code Standards for interior and perimeter parking lot landscaping, lighting height, color and shielding, aisle width, building setbacks along Henderson Road, and a reduction in required parking for spectator sports from 91 to zero spaces are also included.
- The Columbus Multimodal Thoroughfare Plan identifies the portion of West Henderson Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will bring both parcels under one CPD district and incorporate an updated development text and site plan. Staff are supportive as the proposal will bring the entirety of the site under one zoning district and development text and is consistent with the *Columbus Growth Strategy's* recommendation of "Mixed Use 2" land uses.



Z26-003  
4559 Knightsbridge Blvd.  
Approximately 6.03 acres  
CPD to CPD

**Columbus Growth Strategy (2026)**



Z26-003  
4559 Knightsbridge Blvd.  
Approximately 6.03 acres  
CPD to CPD



Z26-003  
4559 Knightsbridge Blvd.  
Approximately 6.03 acres  
CPD to CPD

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

<b>Case Number</b>	<u>Z26-003</u>
<b>Address</b>	<u>4559 Knightsbridge Blvd</u>
<b>Group Name</b>	<u>NORTHWEST CIVIC ASSOCIATION</u>
<b>Meeting Date</b>	<u>1 APRIL 2026</u>
<b>Specify Case Type</b>	<input type="checkbox"/> <b>BZA Variance / Special Permit</b> <input type="checkbox"/> <b>Council Variance</b> <input checked="" type="checkbox"/> <b>Rezoning</b> <input type="checkbox"/> <b>Graphics Variance / Plan / Special Permit</b>
<b>Recommendation</b> (Check only one)	<input checked="" type="checkbox"/> <b>Approval</b> <input type="checkbox"/> <b>Disapproval</b>

**LIST BASIS FOR RECOMMENDATION:**

Trustees have concerns about the reduced building setback from Henderson (10' instead of 30') as well as the unshielded lighting on the building and height of the existing lighting.

Trustees ultimately voted to recommend approval with the modification that the parking setback along Knightsbridge be increased to 20' (from 10') and the minimum number of parking spaces be increased to 110 (from the 91 minimum requested in the CPD text). Trustees would still encourage Development Commission and/or City Council to work with the applicant to reduce the number of modifications from the existing zoning code.

<b>Vote</b>	<u>5-0 approval WITH CHANGES</u>
<b>Signature of Authorized Representative</b>	<u>Monica Tuttle</u> <small>Digitally signed by Monica Tuttle DN: cn=Monica Tuttle, o=NWCA, ou=Zoning Chair, email=nwcazoning@gmail.com, c=US Date: 2026.04.02 13:59:43 -04'00'</small>
<b>Recommending Group Title</b>	<u>Zoning Chair, Northwest Civic Association</u>
<b>Daytime Phone Number</b>	<u>614-565-2407</u>

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 Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z26-003

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 Street 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

1. Tennis Ohio LLC. Jason Hockstok 614-883-1007 150 East Broad Street STE. 800 Columbus, OH 43215 No Columbus based employees.	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 19th day of January, in the year 2024

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires N/A

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.

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