

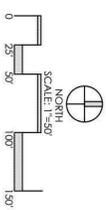


SITE DATA	
TOTAL ACREAGE	1.42(01) ACRES
TOTAL UNITS	312 UNITS
TOTAL DENSITY	4.15/59 D.U./AC.
TOTAL PARKING	573 SPACES
GARAGE PARKING	40 SPACES
SURFACE PARKING	513 SPACES

SITE PLAN

ALKIRE WEST SIDE
PREPARED FOR FAIRWAY REALTY

Jeffrey T. Bowman
1-23-25



Z25-031 FINAL RECEIVED 1/23/2026 PAGE 1 OF 2



"Building Separation"
Apply to front
14-23-26

**STAFF REPORT
DEVELOPMENT COMMISSION
CITY OF COLUMBUS, OHIO
NOVEMBER 13, 2025**

- 6. APPLICATION:** [Z25-031](#)
- Location:** **2219 HOLT RD. (43123)**, being 20.02± acres located on the west side of Holt Road, at the terminus of Knoll Crest Drive (570-199533 and three others; Westland Area Commission).
- Existing Zoning:** R, Rural District.
- Request:** L-AR-1, Limited Apartment Residential District (H-60).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Fairway Companies, c/o Jeffrey L. Brown, Atty.; 37 West Broad Street STE 460; Columbus, OH 43215.
- Property Owner(s):** Augustine J Macioce II and Teresa E. Macioce; 2219 Holt Road; Grove City, OH 43123.
- Planner:** Joe Rose; 614-645-3526; JMRose@Columbus.gov

BACKGROUND:

- This case was previously recommended for disapproval at the September Development Commission meeting. The proposal has since been altered with a new site plan that has not been received at the time of writing this report and a reduction in the number of proposed dwelling units from 384 to 312.
- The 20.02± acre site consists of four parcels, each developed with a single-unit dwelling and zoned in the R, Rural District. The applicant requests the L-AR-1, Limited Apartment Residential District to allow for 312-unit apartment complex. The limitation text includes use restrictions, a maximum of 312 dwellings units, and includes a commitment to develop the site in accordance with the submitted site plan and building elevations.
- North of the site are single-unit dwellings in the R, Rural District. South of the site are single unit dwellings in the R, Rural and L-R-2, Limited Residential Districts. To the west are single-unit dwellings in the R, Rural District and undeveloped land in the M, Manufacturing District. East of the site are single-unit dwellings in the L-R-2, Limited Residential District and the PUD-6, Planned Unit Development District.
- The site is within the planning boundaries of *The Westland Plan* (1994), which recommends “Residential, 3-5 units per acre” land uses at this location. The site is also subject to early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for disapproval.
- ~~The Division of Traffic Management has indicated that it can support a recommendation of conditional approval for application Z25-031 at the Development Commission hearing with satisfactory resolution of the following comments to be completed and any necessary additional comments, traffic commitments, or access revisions from the final version of the traffic impact study to be addressed prior to application Z25-031~~

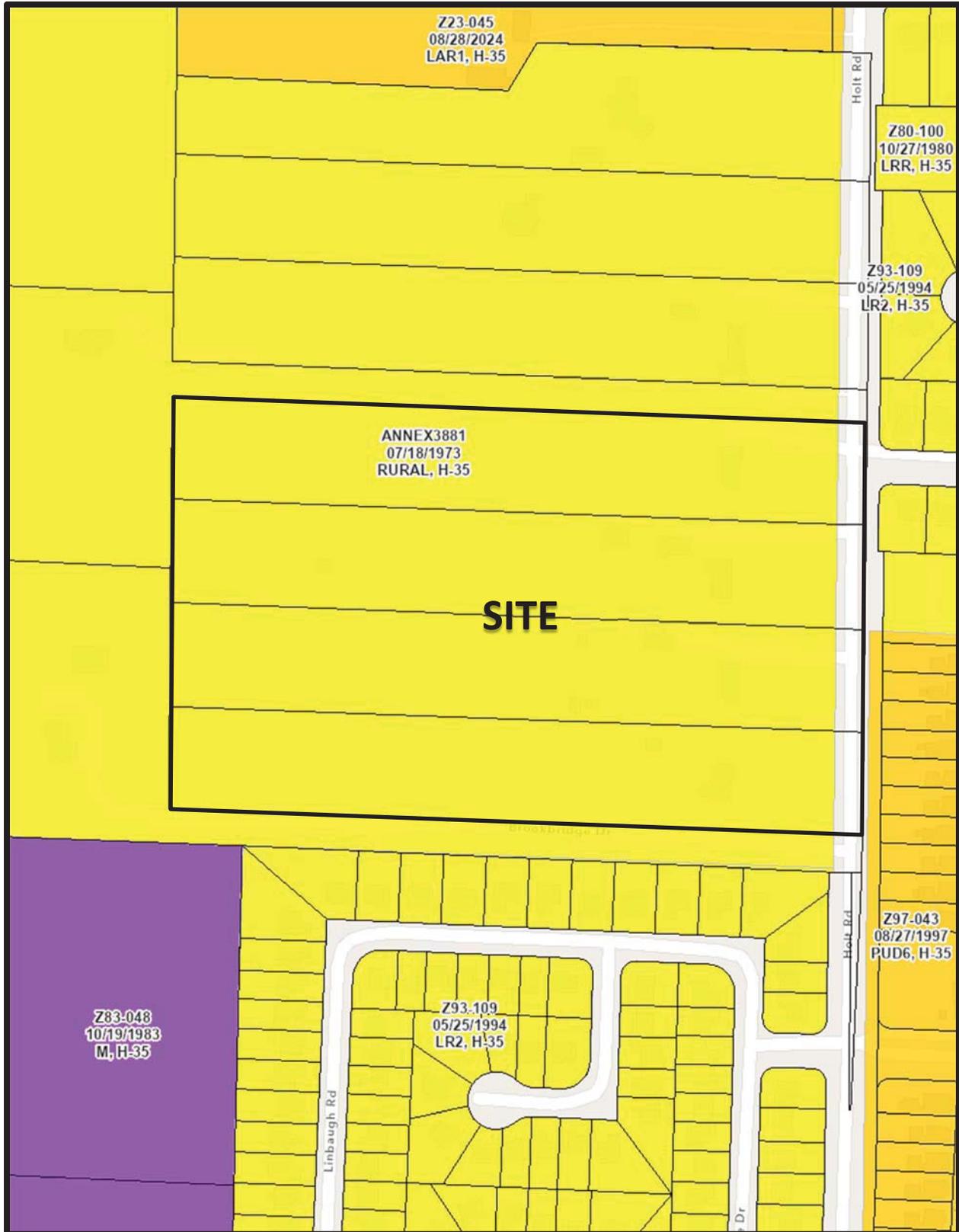
~~advancing to City Council:~~

- ~~○ Using the site percentage of 21.02% (251/1194) from page 27 of the traffic impact study and an estimate of \$5,853,86.60 for potential future improvements at the intersection of Holt Road and Alkire Road, the developer responsibility for a contribution toward these improvements would be \$1,230,580.39.~~

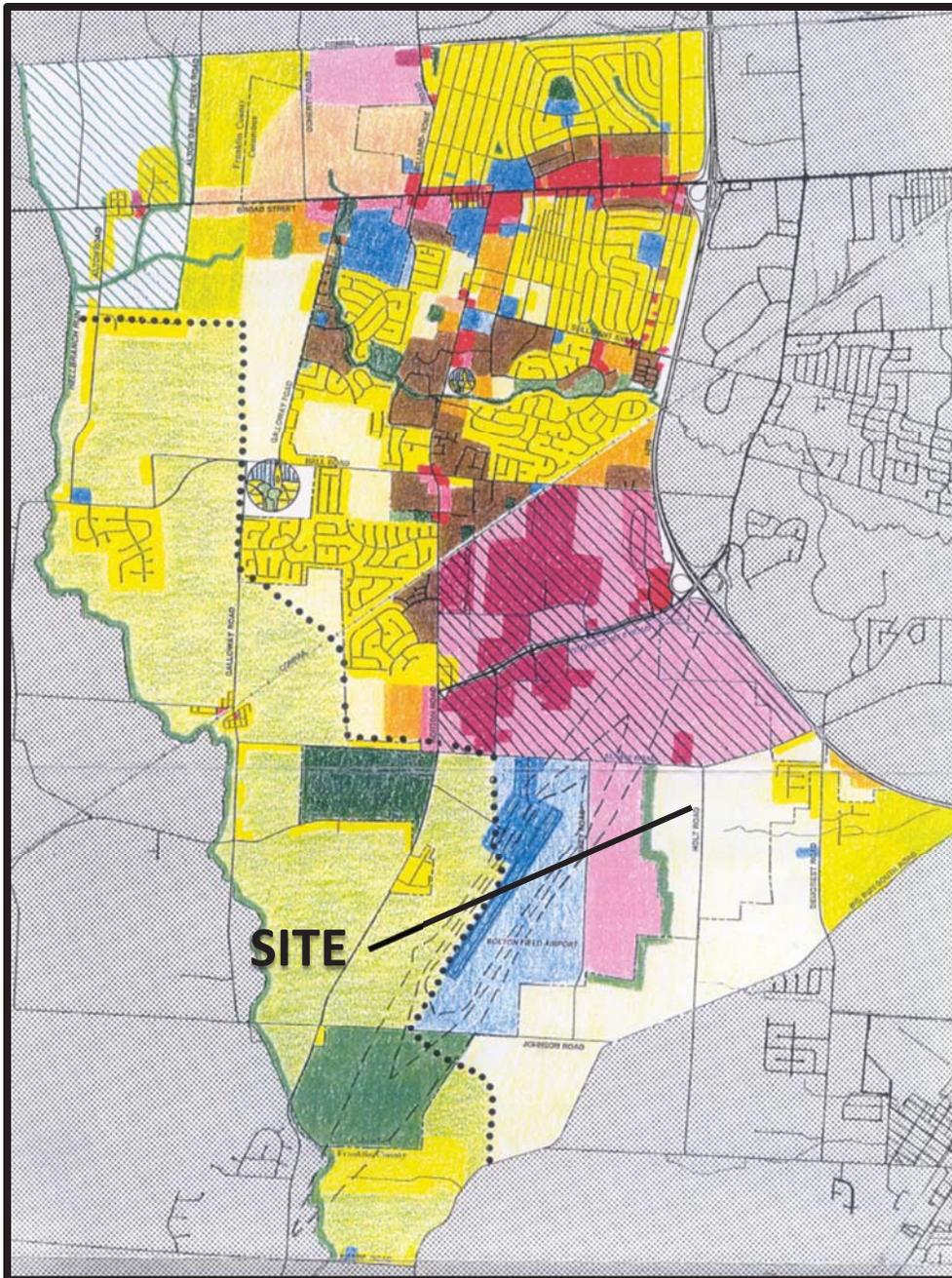
CITY DEPARTMENTS' RECOMMENDATION: ~~-Conditional~~ *Approval.

The proposed L-AR-1, Limited Apartment Residential District will allow a multi-unit residential development with up to 312 dwelling units. Although the proposal is a higher density than recommended by the Plan, design guidelines note that projects that are proposed at a density higher than the recommended land use may be supported if they include a high level of site and architectural design (P. 22). Staff notes the proposed site plan includes activation of central open space and around the proposed basin and includes evergreen trees to screen the southern property line, consistent with the Plan and C2P2 design guidelines. With all traffic related issues being resolved Staff is therefore supportive of this rezoning. ~~with the condition that any necessary commitments identified by the Division of Traffic Management be included in the final limitation text.~~

*Traffic-related issues have been resolved to the satisfaction of the Division of Traffic Management.



Z25-031
R to L-AR-1
2219 Holt Rd.
Approximately 20.02 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
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/ Park/ Buffer	Open space/ Park/ Buffer

- Columbus corporate boundary
- Sewer facilities planning area
- - - Bolton Field noise contours

- Environmental Conservation District
- Industrial/ Office District
- Village Center



THE
WESTLAND
PLAN

Z25-031
R to L-AR-1
2219 Holt Rd.
Approximately 20.02 acres



Z25-031
R to L-AR-1
2219 Holt Rd.
Approximately 20.02 acres

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)

Case Number Z25-031

Address 2219 Holt Road

Group Name Westland Area Commission

Meeting Date August 20, 2025

Specify Case Type

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

Recommendation (Check only one)

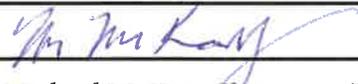
- Approval
- Disapproval

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 current Westland Area Plan calls for the site to be developed as residential at 3-5 units per acre. The proposed development is for 384 units on 20.02 acres, at a density of 19.19 units per acre. The site is bordered on the north, west and south by four, 5-acre, single-family residential properties, and across Holt Road to the east by nine single-family residential properties on parcels ranging from .14 to .20 acres. The Area Commission believes the proposed plan is too intense for the site. This site is not appropriate for the intensity of this proposed development.

Vote 0-10

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 #: Z25-031

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. Fairway Companies Mark Catalano 614-273-0553 3100 Tremont Road STE 200 Columbus, OH 43221 No Columbus based employees.	2. Augustine J. Macioce II +Tersa E. Macioce 614-327-5544 2219 Holt Road Grove City, OH 43123 No Columbus based employees.
3. Nancy M. Weatherington 614-282-7866 2221 Holt Road Grove City, OH 43123 No Columbus based employees.	4. Daniel A. Shea + Jean M. Shea Trs. 614-214-1023 2225 Holt Road Grove City, OH 43123 No Columbus based employees.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 12th day of February, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires 9/4/2030



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.