

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 11, 2025**

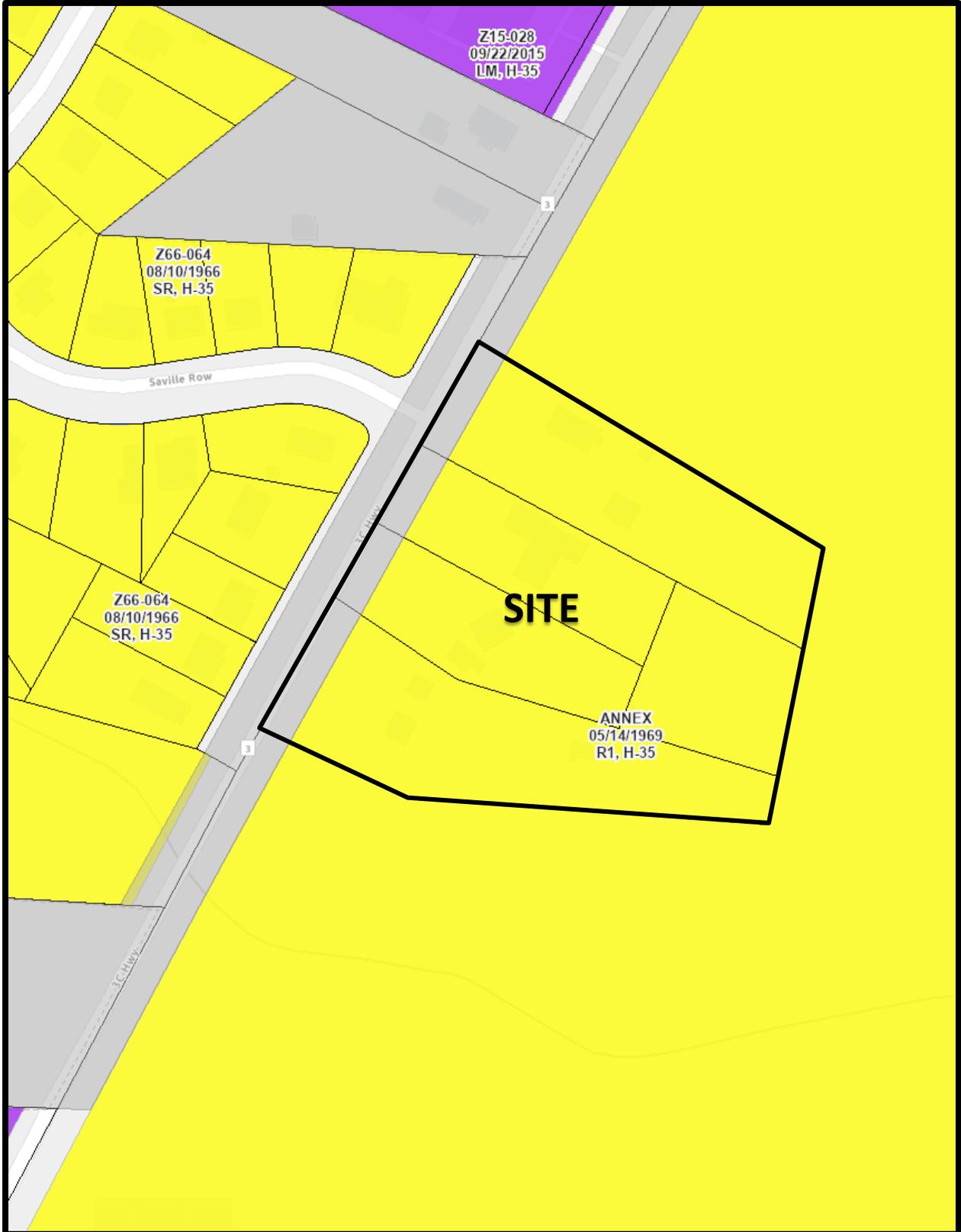
- 3. APPLICATION: Z25-058**
Location: **4000-4022 WESTERVILLE RD. (43224)**, being 4.32± acres located on the east side of Westerville Road, 1,476± feet north of Ferris Road (010-104571 and four others; Northeast Area Commission).
Existing Zoning: R-1, Residential District.
Request: AR-3, Apartment Residential District (H-60).
Proposed Use: Multi-unit senior assisted living facility.
Applicant(s): Ereg Housing Preservation LLC c/o Thaddeus M. Boggs, Atty.; 10 West Broad Street, 23rd Floor; Columbus, OH 43215.
Property Owner(s): Joseph Reichert; 4014 Westerville Road; Columbus, OH 43224. Megan N. Vo; 4022 Westerville Road; Columbus, OH 43224.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

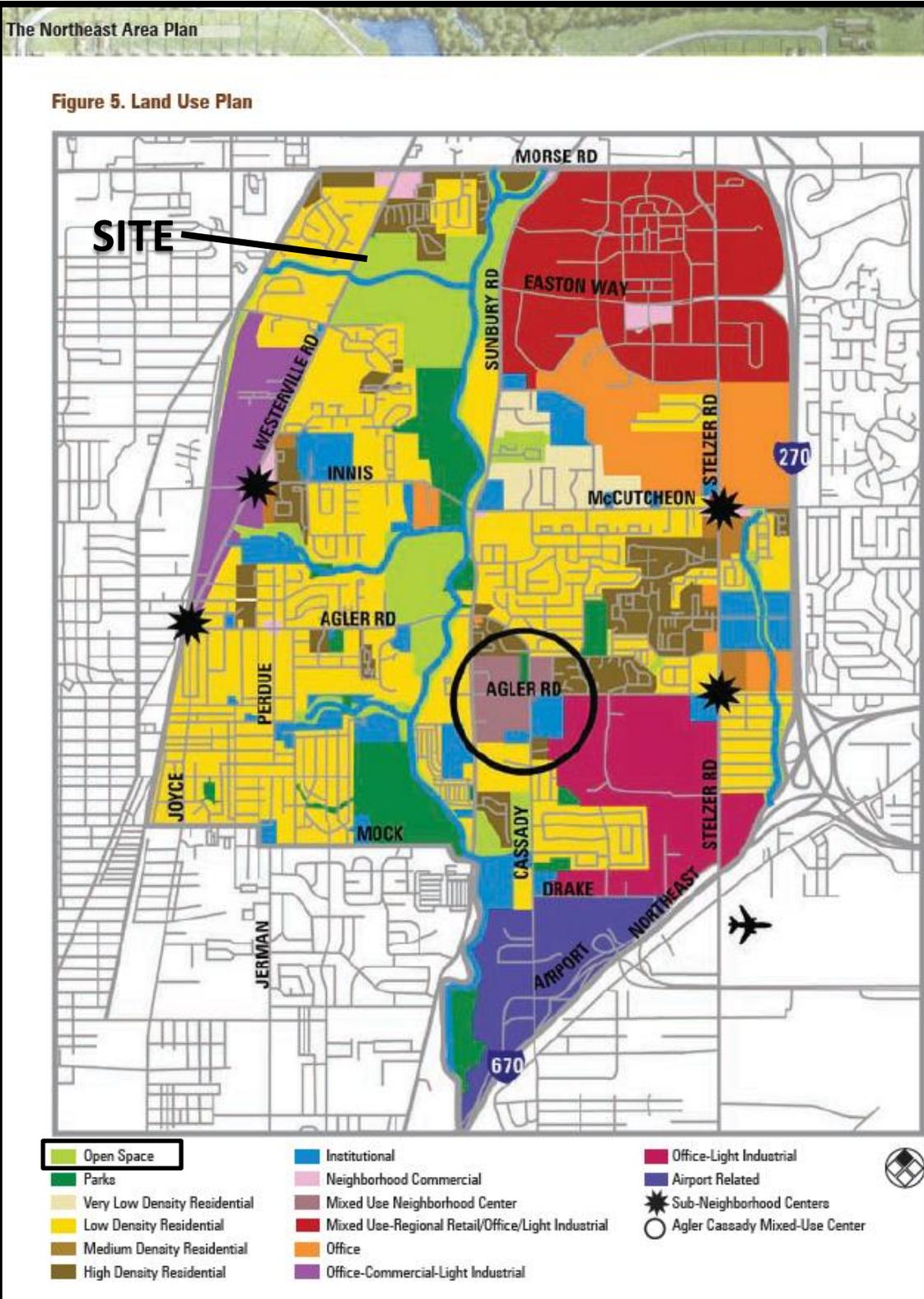
- The 4.32± acre site consists of one undeveloped parcel and four parcels developed with single-unit dwellings within the R-1, Residential District. The requested AR-3, Apartment Residential District to allow for a 120-unit senior-assisted living facility.
- To the north, south, and east of the site is a golf course in the R-1, Residential District. To the west are single-unit dwellings in the SR, Suburban Residential District.
- Concurrent CV25-101 has been filed to pursue competitive funding through the Ohio Housing Finance Agency (OHFA) and demonstrates a 120-unit senior-assisted living facility and includes a variance to reduce parking requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Northeast Area Plan (2007)*, which recommends “Open Space/Stream Buffer” 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 Northeast Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan (2019)* identifies this portion of Westerville Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-3, Apartment Residential District to allow for a 120-unit senior-assisted living facility. Although the proposal is inconsistent with the *Northeast Area Plan's* land use recommendation, it is consistent with the Plan's goal of providing a mix of housing opportunities and price points throughout the Northeast Area. In addition, Staff support the proposal as the site plan with concurrent CV25-101 is consistent with C2P2 design guidelines and the proposed use is compatible with existing residential uses in the area.



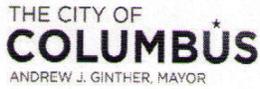
Z25-058
4000-4022 Westerville Rd.
Approximately 4.32 acres
R-1 to AR-3



Z25-058
4000-4022 Westerville Rd.
Approximately 4.32 acres
R-1 to AR-3



Z25-058
4000-4022 Westerville Rd.
Approximately 4.32 acres
R-1 to AR-3



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 Z25-058 & CV25-101

Address 4000-4022 WESTERVILLE RD

Group Name NORTHEASTAREA COMMISSION

Meeting Date November 13, 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:

This application is a continuation of a previous application that has come before us earlier in the year. The commission did not identify any significant issues that would negatively impact the community but this approval is conditional upon the fulfillment of the site plan comments and the planning commission recommendations in accordance with C2 P2 guidelines. The commission has significant discussion about the parking lot in the rear/front of the building. The impact of the golf course and parking in the rear may substantiate the need for front parking with this development. The commission has requested from the developer an updated site plan prior to the development commission.

Vote 8 yes, 0 no

Signature of Authorized Representative *Commissioner Elena Moore*

Recommending Group Title Northeast Area Commission

Daytime Phone Number 614-519-2195

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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-058

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) THADDEUS M. BOGGS
of (COMPLETE ADDRESS) 10 WEST BROAD ST., 23RD FL. COLUMBUS, OH 43215

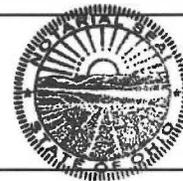
deposes and states that they are the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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. EREG HOUSING PRESERVATION LLC JARED ISENTHAL, 317-517-1498 566 WEST LAKE ST., #400, CHICAGO, IL 60661 COLUMBUS-BASED EMPLOYEES (04/22/2025): 0</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Thaddeus M. Boggs*



AUSTIN JAMES BROWN
Notary Public, State of Ohio
My Commission Expires 09/17/2029

Sworn to before me and signed in my presence this 16th day of October, in the year 2025

Austin James Brown
SIGNATURE OF NOTARY PUBLIC

9/17/2029
My Commission Expires

Notary Seal Here

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