

FINAL SITE PLAN RECEIVED 2.17.26; Z25-063; Sheet 1 of 1



**SITE DATA**

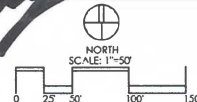
TOTAL UNITS	256
TOTAL PARKING	309 SPACES
GARAGE	66 SPACES
SURFACE	443 SPACES
PARKING RATIO	± 1.98 SP/UNIT

**SITE PLAN**

**STRATTON RESERVE**  
PREPARED FOR METRO DEVELOPMENT

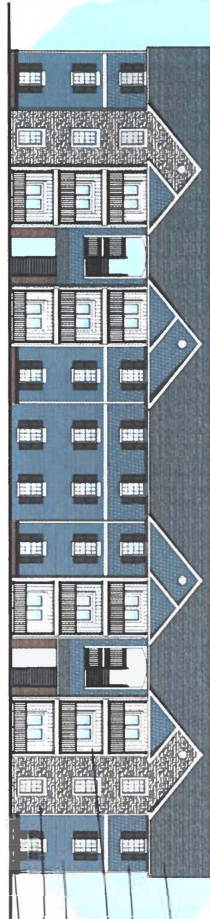
DATE: 2.3.26

*Handwritten signature and date: 2-17-26*



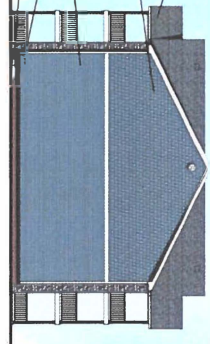
**Faris Planning & Design**

LAND PLANNING LANDSCAPE ARCHITECTURE  
4676 Liberty Road  
Boulder, CO 80504  
www.farisplanninganddesign.com



1 FRONT & REAR ELEVATION - TYPE G - BUILDINGS 5, 7 & 11  
SCALE: 1"=10'

DIMENSIONAL ASPHALT SHINGLES  
VINYL SHAKE SIDING  
VINYL BOARD AND BATTEN  
VINYL SIDING  
PRECAST LIMESTONE BRICK

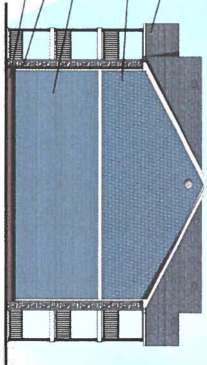


2 SIDE ELEVATION - TYPE G  
SCALE: 1"=10'

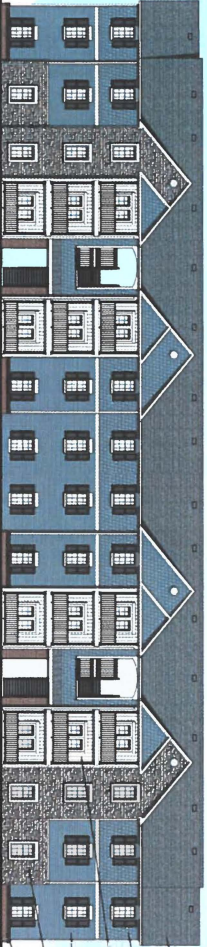


3 FRONT & REAR ELEVATION - TYPE J - BUILDINGS 1, 2, 3, 4, 6 & 8  
SCALE: 1"=10'

DIMENSIONAL ASPHALT SHINGLES  
VINYL SHAKE SIDING  
VINYL BOARD AND BATTEN  
VINYL SIDING  
PRECAST LIMESTONE BRICK

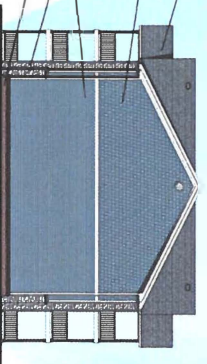


4 SIDE ELEVATION - TYPE J  
SCALE: 1"=10'



5 FRONT & REAR ELEVATION - TYPE L - BUILDINGS 9 & 10  
SCALE: 1"=10'

DIMENSIONAL ASPHALT SHINGLES  
VINYL SHAKE SIDING  
VINYL BOARD AND BATTEN  
VINYL SIDING  
PRECAST LIMESTONE BRICK



6 SIDE ELEVATION - TYPE L  
SCALE: 1"=10'

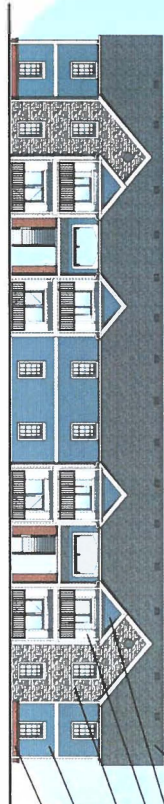
3-STORY BUILDING ELEVATIONS  
STRATTON RESERVE  
PREPARED FOR METRO DEVELOPMENT  
DATE: 11/17/22

FINAL BUILDING ELEVATIONS RECEIVED 2.17.26; Z25-063; Sheet 1 of 3

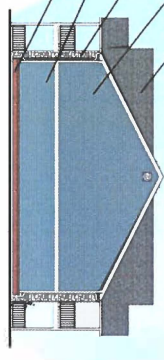
LAND PREPARED BY: **Larris Planning & Design**  
LARRIS PLANNING & DESIGN  
1111 CANTON ST., SUITE 100  
ANN ARBOR, MI 48106  
www.larrisplanning.com

*Larry Larris*  
2-17-26

1 FRONT REAR ELEVATION - TYPE J - BUILDING 1 OR 6  
SCALE: 1"=10'



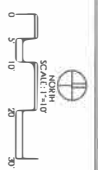
2 SIDE ELEVATION - TYPE J  
SCALE: 1"=10'



- DIMENSIONAL ASPHALT SHINGLES
- VINYL SHAKE SIDING
- VINYL BOARD AND BATTEN
- PRECAST LIMESTONE
- VINYL SIDING
- BRICK

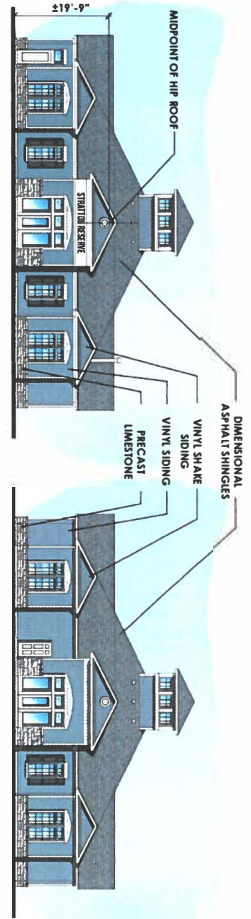
2-STORY BUILDING ELEVATION - BLDG 1 OR 6  
**STRATTON RESERVE**  
 PREPARED FOR METRO DEVELOPMENT  
 DATE: 1/27/18

FINAL BUILDING ELEVATIONS RECEIVED 2.17.26; Z25-063; Sheet 2 of 3



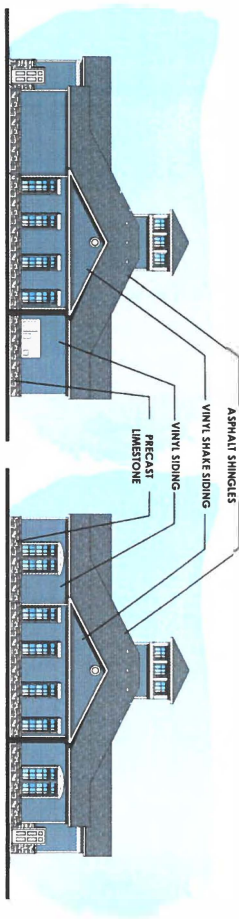
**Farris Planning & Design**  
 ARCHITECTS  
 4817 Glenhurst  
 St. Louis, MO 63114  
 www.farrisplanning.com

*File July 2-17-26*



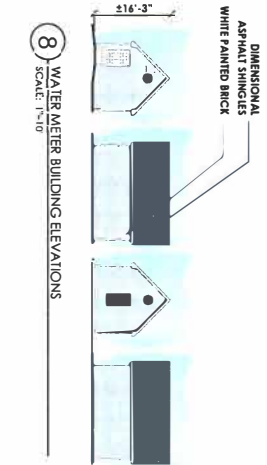
1 CLUBHOUSE - FRONT ELEVATION  
SCALE: 1"=10'

2 CLUBHOUSE - REAR ELEVATION  
SCALE: 1"=10'

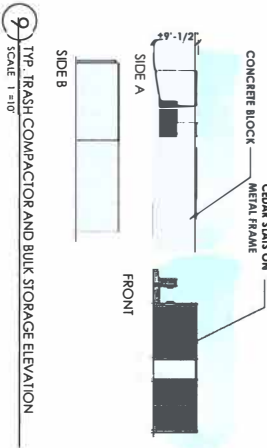


3 CLUBHOUSE - SIDE ELEVATION  
SCALE: 1"=10'

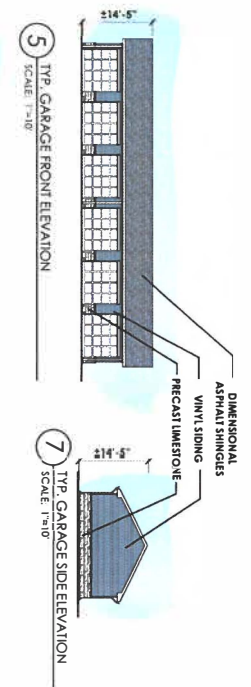
4 CLUBHOUSE - SIDE ELEVATION  
SCALE: 1"=10'



8 WATER METER BUILDING ELEVATIONS  
SCALE: 1"=10'



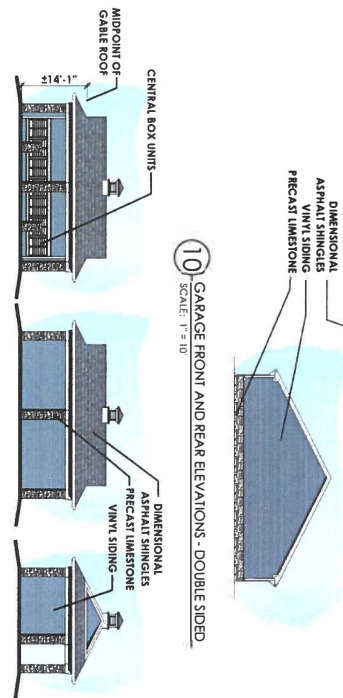
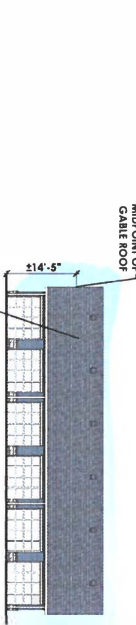
9 TYP. TRASH COMPACTOR AND BULK STORAGE ELEVATION  
SCALE: 1"=10'



5 TYP. GARAGE FRONT ELEVATION  
SCALE: 1"=10'

7 TYP. GARAGE SIDE ELEVATION  
SCALE: 1"=10'

6 TYP. ADA GARAGE FRONT ELEVATION  
SCALE: 1"=10'

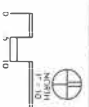


10 GARAGE FRONT AND REAR ELEVATIONS - DOUBLE SIDED  
SCALE: 1"=10'

11 MAIL KIOSK ELEVATIONS  
SCALE: 1"=10'

CLUBHOUSE & MISCELLANEOUS ELEVATIONS  
STRATTON RESERVE  
PREPARED FOR METRO DEVELOPMENT  
DATE: 11/2025

FINAL BUILDING ELEVATIONS RECEIVED 2.17.26; Z25-063; Sheet 3 of 3



*Handwritten signature*

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 12, 2026**

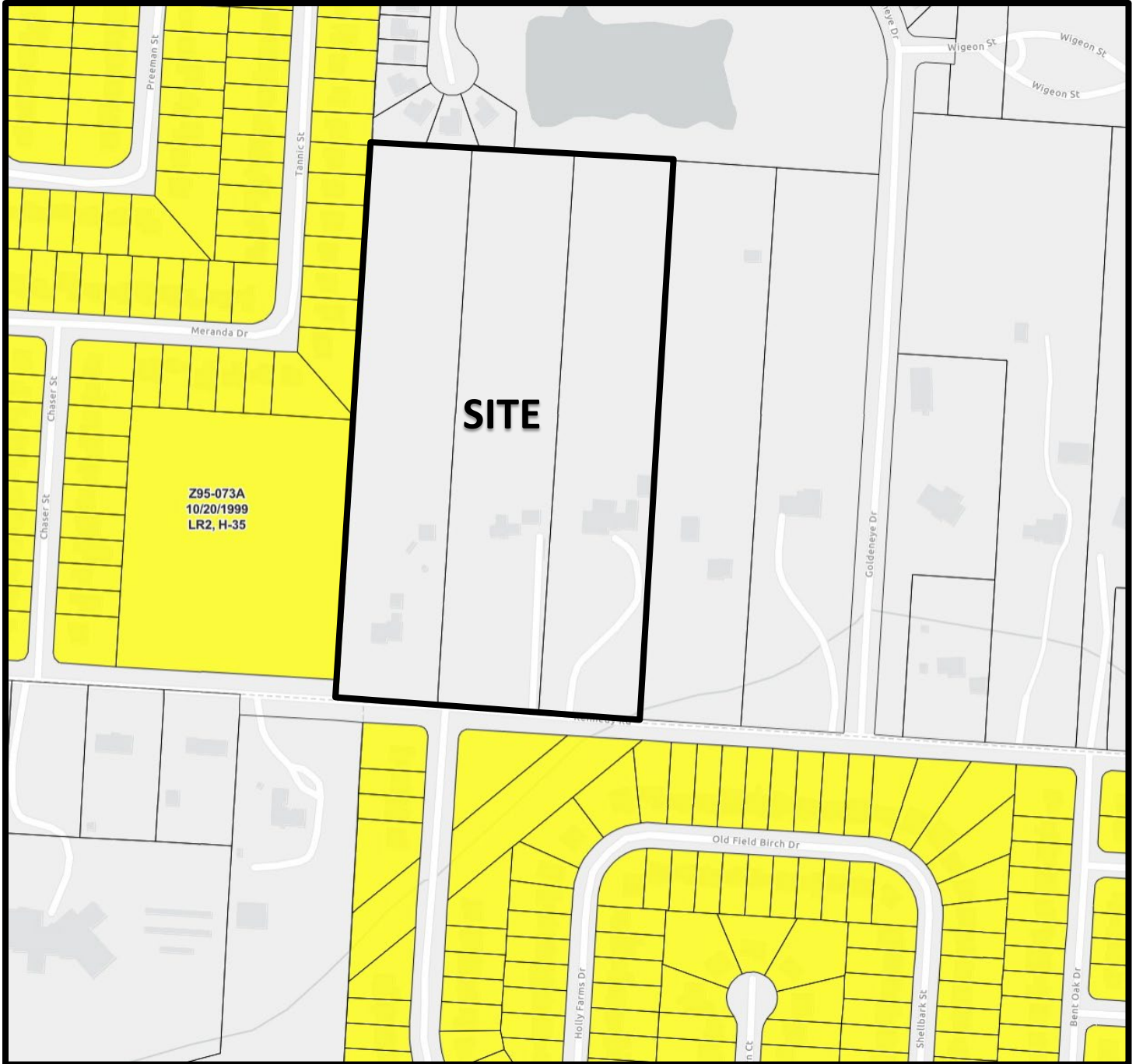
5. **APPLICATION:** [Z25-063](#)  
**Location:** **8032 KENNEDY RD. (43004)**, being 15.15± acres located on the north side of Kennedy Road, 550± feet east of Chaser Street (171-000125, 171-000121, and 171-000115; Far East Area Commission).  
**Existing Zoning:** R, Rural District (~~pending annexation~~).  
**Request:** L-AR-1, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Metro Development III LLC, c/o Elizabeth A. Seedorf, Atty.; 52 East Gay Street, Columbus, OH 43215.  
**Property Owner(s):** Richard C. Wolf *et al*; 8032 Kennedy Road, Blacklick, OH 43004.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

**BACKGROUND:**

- The 15.15± acre site consists of three parcels each developed with a single-unit dwelling, all pending annexation into the city of Columbus, upon which time they will be assigned the R, Rural District. The applicant requests the L-AR-1, Limited Apartment Residential District to allow a multi-unit residential development with up to 256 dwelling units.
- North of the site are single unit dwellings in the Suburban Periphery Residential District of Jefferson Township. East of the site are single unit dwellings in the Countryside Residential District of Jefferson Township. South of the site are single unit dwellings in the R-2, Limited Residential District. West of the site are single unit dwellings in the L-R-2, Limited Residential District.
- The site is within the planning boundaries of the *Far East Land Use Plan* (2018), which recommends “Low Density Residential” land uses at this location. The site is also subject to full adoption of *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for disapproval.
- The limitation text includes use restrictions, a maximum of 256 dwellings units, and includes supplemental development standards addressing traffic improvements, pedestrian connectivity, landscaping, fencing, and tree preservation. Additionally, the text includes commitments to develop the site in accordance with the submitted site plan and building elevations.

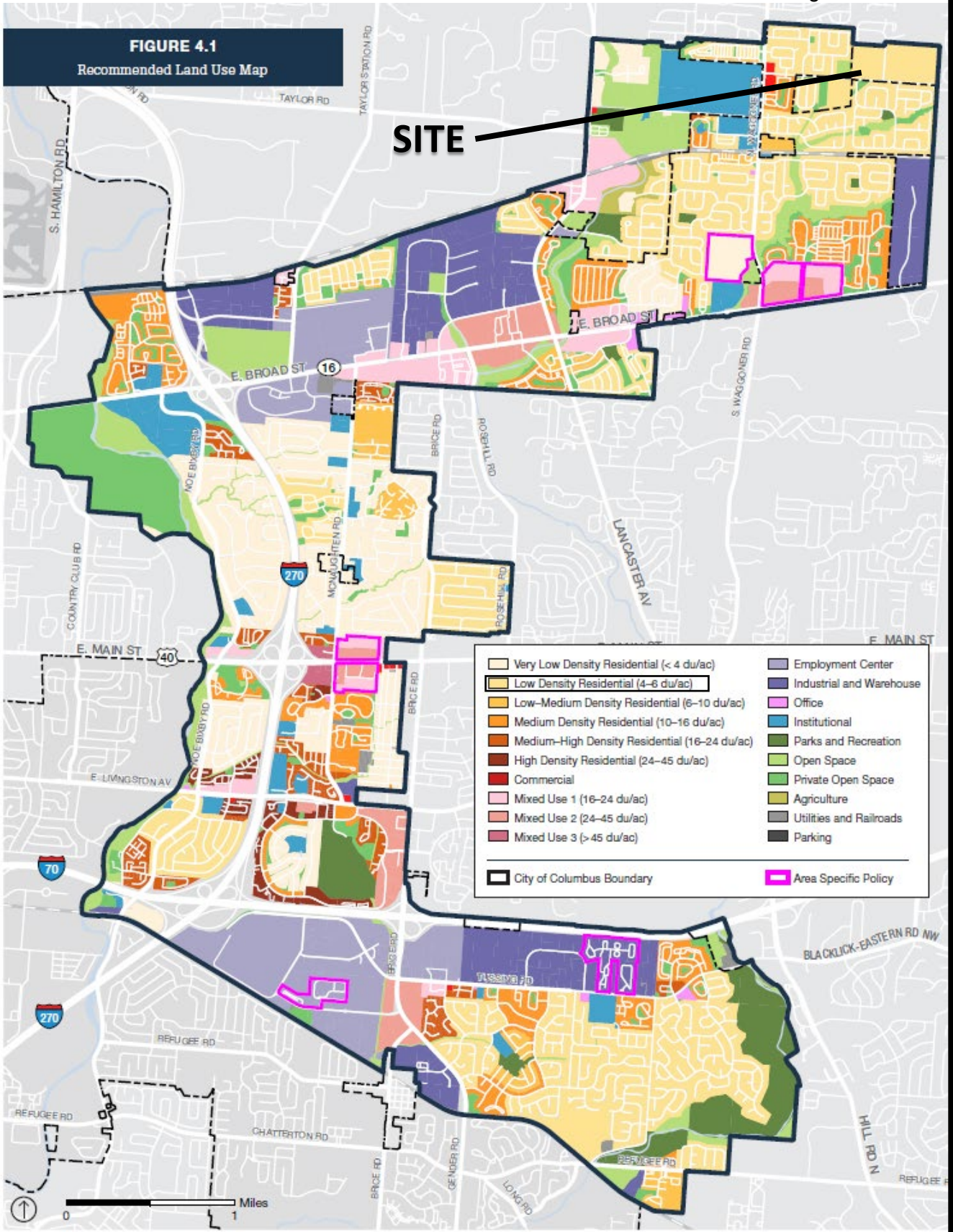
**CITY DEPARTMENTS' RECOMMENDATION:** Conditional Approval

The requested L-AR-1, Limited Apartment Residential District will allow a multi-unit residential development with a maximum of 256 dwelling units. Although the proposal exceeds the density of the *Far East Land Use Plan's* recommendation of "Low Density Residential", the C2P2 states that projects proposed at a density higher than the recommended land use may be supported if they include a high level of design and when significant natural resource preservation is provided. The submitted site plan and building elevations are consistent with these design guidelines. At the time this staff report was finalized, a traffic impact study was still under review by the Department of Public Service. Additional commitments or revisions may be necessary based on the results of the approved traffic access study. Upon completion of the comment above, City Departments' recommendation can be for full approval.



Z25-063  
R TO L-AR-1  
8032 Kennedy RD. (43004)  
Approximately 15.15 acres

**FIGURE 4.1**  
Recommended Land Use Map



FAR EAST LAND USE PLAN 2018 | COLUMBUS PLANNING DIVISION

Z25-063

R TO L-AR-1

8032 Kennedy RD. (43004)

Approximately 15.15 acres



Z25-063  
R TO L-AR-1  
8032 Kennedy RD. (43004)  
Approximately 15.15 acres

# 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** Z25-063

**Address** 8032 Kennedy Rd

**Group Name** FAR EAST AREA COMMISSION

**Meeting Date** Feb 3, 2026

**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:**  
CORRECTED COPY REZONING, NOT COUNCIL VARIANCE

Disapproved 0 Yes, 8 No

The community overwhelmingly disapproved of this development. They recommend affordable single-family homes. The case number was tabled in Feb 2026 for updates from the Area Commission, for community.

**Vote** Disapproved

**Signature of Authorized Representative** 

**Recommending Group Title** Zone Chair

**Daytime Phone Number** 614-301-3104

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

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 #: Z25-063

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) Elizabeth A. Seedorf, Esq.  
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, Ohio 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 III LLC Joe Thomas, (614) 206-0823 470 Olde Worthington Road, Suite 100, Westerville, OH 43082 Columbus-based employees: 67</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Elizabeth A. Seedorf*

Sworn to before me and signed in my presence this 13 day of November, in the year 2025

SIGNATURE OF NOTARY PUBLIC *John David Nevergall*      My Commission Expires N/A      Notary Seal Here



**John David Nevergall**  
Attorney At Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Sec. 147.03 R.C.

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