

SITE DATA	
TOTAL UNITS	216
TOTAL PARKING	404 SPACES
GARAGE	54 SPACES
SURFACE PARKING	352 SPACES
PARKING RATIO	1.87 SPACES/UNIT

SITE PLAN

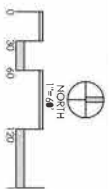
MILLCREEK LANDINGS

PREPARED FOR MEIKO DEVELOPMENT

OFF-SITE PEDESTRIAN INFRASTRUCTURE SHALL BE PROVIDED ALONG THE WEST SIDE OF PARSONS AVENUE TO CONNECT BETWEEN THE SITE AND WYNDHAM RIDGE DRIVE UNLESS OTHERWISE DETERMINED BY THE DEPARTMENT OF PUBLIC SAFETY PURSUANT TO CCC 4309.08 (D).



Wm. Leaf 11-24-25



Paris Planning & Design
LAND PLANNING
4815 Cemetery Road
P.O. Box 1144
Hilland, OH 43026
www.parisplanninganddesign.com



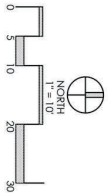
3-STORY BUILDING ELEVATIONS

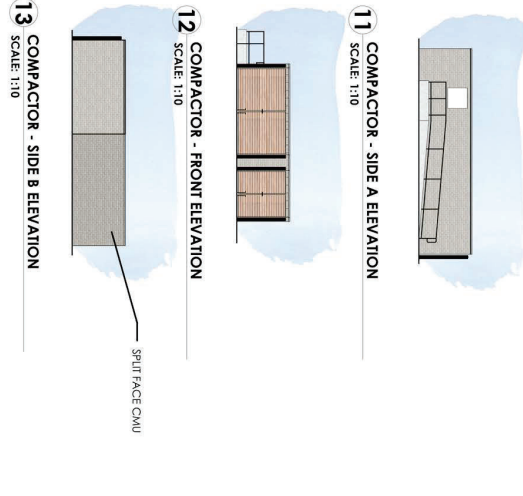
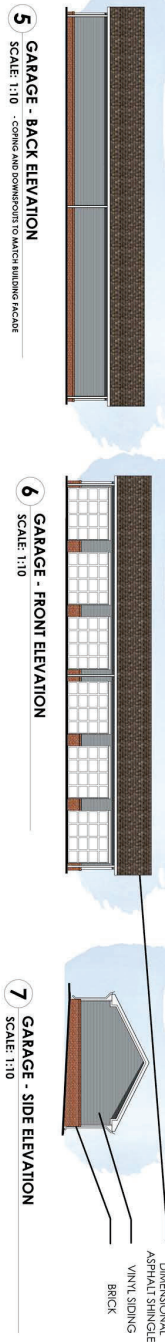
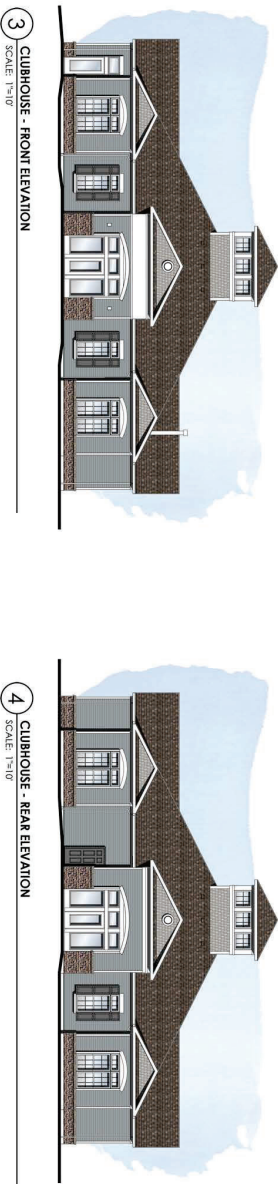
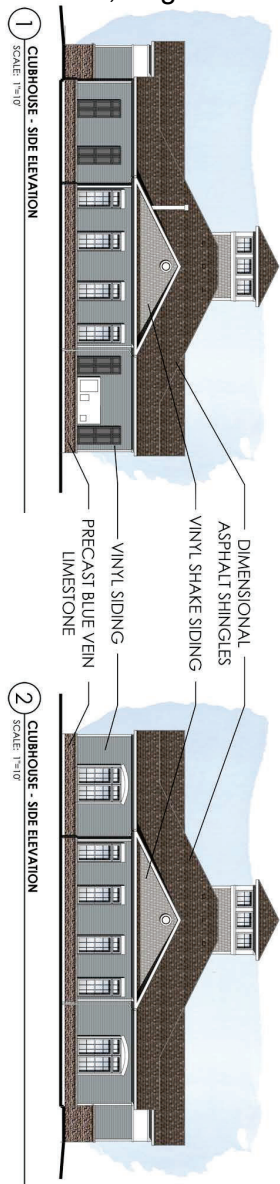
EXHIBIT F-2

MILLCREEK LANDINGS
PREPARED FOR METRO DEVELOPMENT

DATE: 07/30/25

Shirley Hall 11-24-25





ARCHITECTURAL ELEVATIONS - ANCILARY STRUCTURES

MILLCREEK LANDINGS
PREPARED FOR METRO DEVELOPMENT

DATE: 9.30.25

Wayside 11-24-25

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

- 7. APPLICATION:** [Z25-051](#)
- Location:** **464 RATHMELL RD. (43137)**, being 17.1± acres located on the north side of Rathmell Road, 260± feet east of Fosterson Drive (010-258025; Far South Columbus Area Commission).
- Existing Zoning:** R, Rural District.
- Request:** L-ARLD, Limited Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Metro Development III LLC, c/o Elizabeth Seedorf, Atty.; 52 East Gay Street, Columbus, OH 43215.
- Property Owner(s):** Churches of Christ in Christian Union; 464 Rathmell Road, Columbus, OH 43137.
- Planner:** Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

- The 17.1± acre site consists of one parcel developed with a religious facility in the R, Rural District. The applicant requests the L-ARLD, Limited Apartment Residential District to allow for the development of a multi-unit residential development with 216 dwelling units.
- North of the site are single-unit dwellings in the R-2, Residential District. West of the site is an apartment complex in the AR-12, Apartment Residential District. East of the site is a religious facility in the PUD, Planned Unit Development in the City of Obetz. South of the site are single-unit dwellings in the R, Rural District in Hamilton Township.
- Concurrent CV25-097 has been filed to increase garage building height. 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 *South Central Accord* (2000), which recommends “Low-Density Residential” 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 Far South Columbus Area Commission, whose recommendation has not yet been received when this report was finalized.
- The limitation text includes use restrictions, a maximum of 216 dwelling units, and includes supplemental development standards addressing perimeter yards, side and rear yards, pedestrian connectivity, and landscaping. Commitments to develop the site in accordance with the submitted site plan and building elevations are also included in the text.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Parsons Avenue as a Suburban Community Connector Corridor requiring 100 feet of right-of-way.

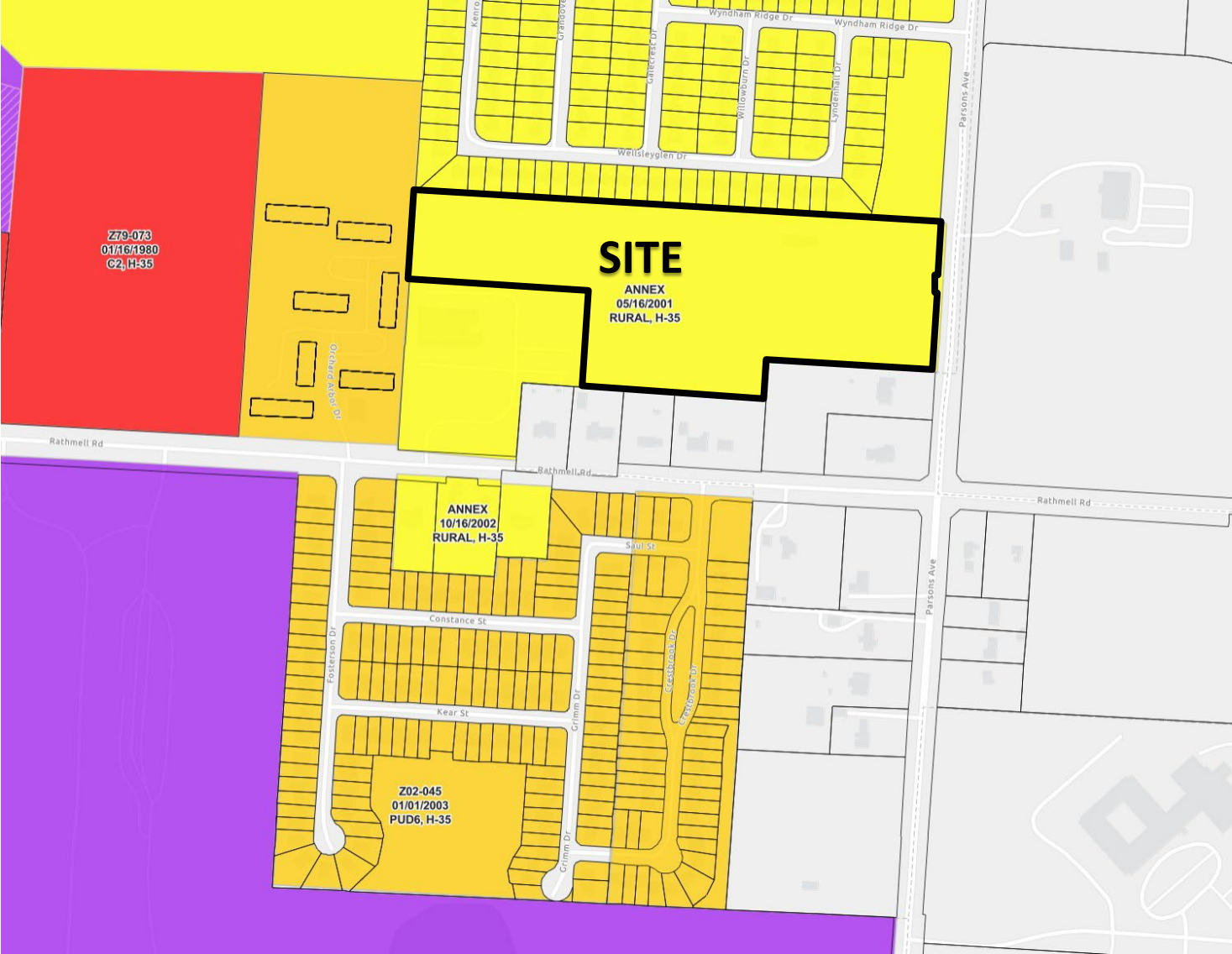
CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional~~ Approval

The requested L-ARLD District will allow a multi-unit residential development that is compatible with the density and development standards of adjacent multi-unit residential developments. Although the proposed density exceeds the *South Central Accord* recommendation of "Low-Density Residential", C2P2 design guidelines recommends 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. ~~The Department of Public Service, Division of Traffic Management has the following outstanding comments:~~

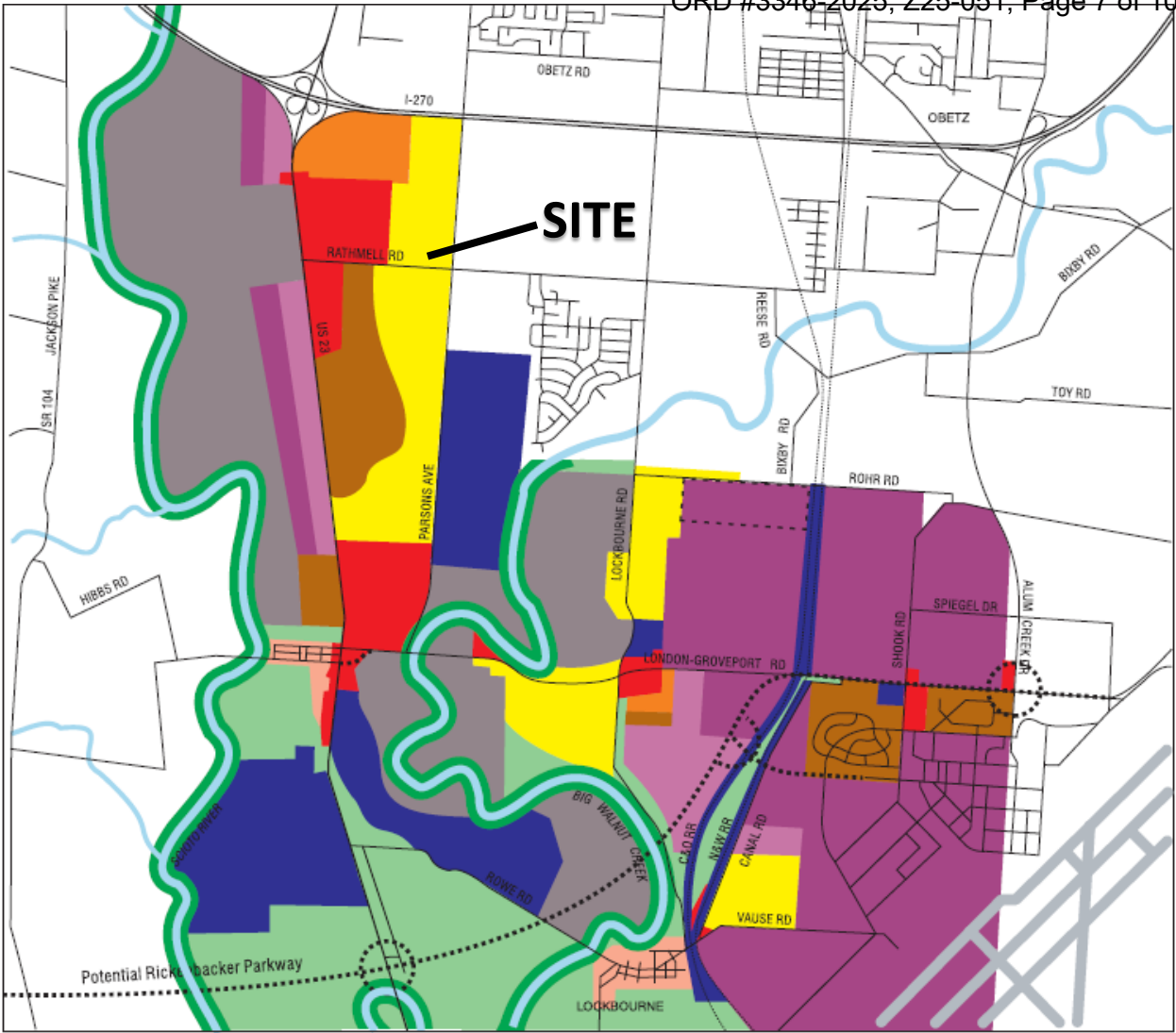
- ~~• A traffic impact study is in progress in conjunction with this application. Additional commitments or access revisions may be needed based on the results of the approved traffic impact study.~~
- ~~• Based on the current limits of these applications, additional off site pedestrian infrastructure would be required per CCC 4309.08. Further review and discussion will be needed to determine the necessary off site pedestrian infrastructure to satisfy this requirement.~~

~~Upon resolution of these comments, City Departments recommendation will be for full approval.~~

All outstanding traffic-related comments have been resolved.









Z25-051
R to L-ARLD
464 Rathmell Rd.
Approximately 17.1 acres









South Central Accord

1 1/2 miles

Future Land Use

	Low-Density Residential
	High-Density Residential
	Office
	Commercial
	Light Industrial
	Industrial

	Public / Semi-Public
	Greenway
	Agricultural / Open Space
	Water
	Mixed-Use Village
	Excavation / Quarrying



Z25-051
R to L-ARLD
464 Rathmell Rd.
Approximately 17.1 acres



Z25-051
R to L-ARLD
464 Rathmell Rd.
Approximately 17.1 acres


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

Case Number	<u>Z25-051 & CV25-097</u>
Address	<u>464 RATHMELL ROAD</u>
Group Name	<u>FAR SOUTH COLUMBUS AREA COMM.</u>
Meeting Date	<u>November 6th, 2025</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

The FSCAC agrees that this development will be beneficial for the overall housing crisis in the Columbus metro area. Per full completion of the staffing review notes from the city the commission approves this development.

The FSCAC would like to make its concern known though that with all of the new development opportunities and multi-unit developments coming to the area there is a major concern with traffic, transportation, & schools capacity to handle all of these properties..

Vote	<u>4 Yeas 1 Nays 3 Abstentions</u>
Signature of Authorized Representative	<u></u>
Recommending Group Title	<u>Far South Columbus Area Comission</u>
Daytime Phone Number	<u>614-390-6687</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

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

DEPARTMENT OF BUILDING
AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-051

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 Seedorf, Esq.

of (COMPLETE ADDRESS) 52 East Gay Street, 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. Metro Development III LLC c/o Joe Thomas 614-540-2400 470 Olde Worthington Road, Suite 100, Westerville OH 43082 0 Columbus Employees	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 30 day of September, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

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.