

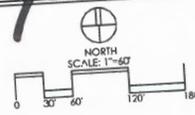


TREE PRESERVATION AREA - UTILITIES AND GRADES WILL AFFECT FINAL LOCATION OF AREAS TO BE PRESERVED, WHICH WILL BE DETERMINED DURING FINAL ENGINEERING. IF TREES ARE REMOVED, ADDITIONAL BUFFERING OF SHADE TREES AND EVERGREEN TREES WILL BE ADDED.

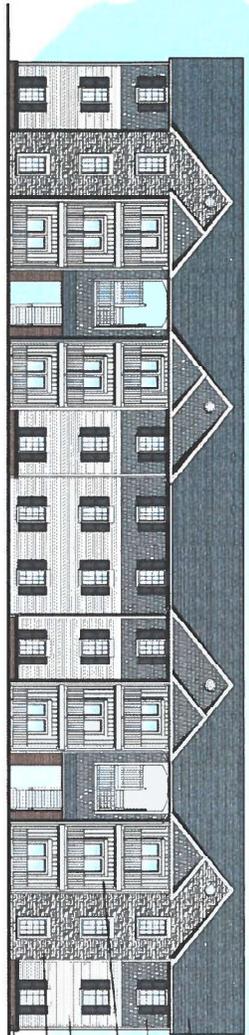
SITE DATA	
TOTAL UNITS	384
TOTAL PARKING	477 SPACES
GARAGE	74 SPACES
SURFACE PARKING	383 SPACES
PARKING RATIO	47.76 SPACES/UNIT

Gly Study 2-11-26

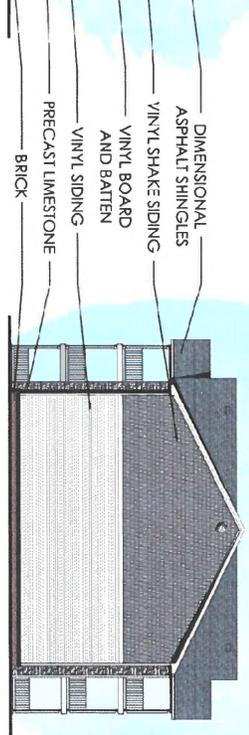
SITE PLAN
BRIGHTON RESERVE
 PREPARED FOR METRO DEVELOPMENT
 DATE: 11.14.25



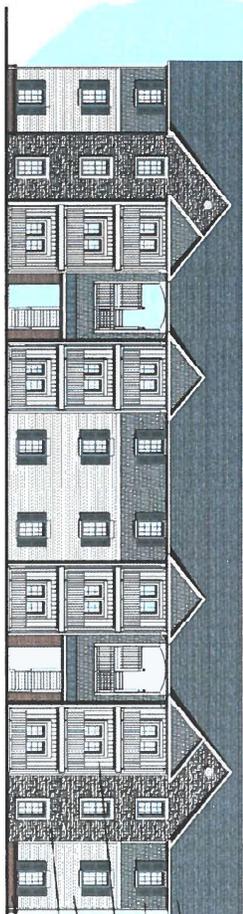
Faris Planning & Design
 LANDSCAPE ARCHITECTURE
 4876 Leimberg Road
 Dallas, TX 75243
 972.441.1944
 www.farisplanninganddesign.com



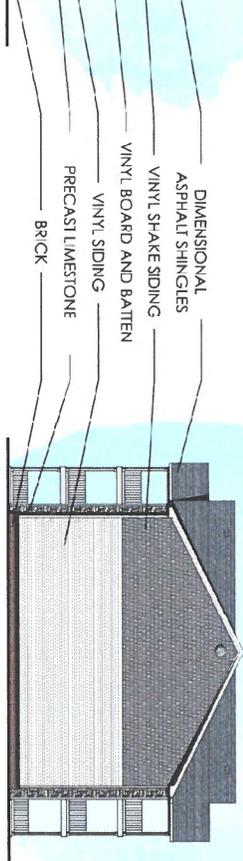
1 FRONT & REAR ELEVATION - TYPE G - BUILDINGS 1, 5, 7 & 13
SCALE: 1"=10' * WEST SIDE OF BUILDING 1 TO USE HARDI PLANK INSTEAD OF VINYL



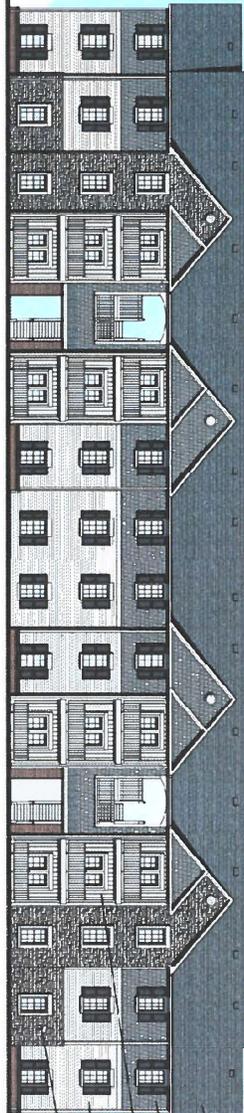
2 SIDE ELEVATION - TYPE G
SCALE: 1"=10' * SOUTH SIDE OF BUILDING 1 TO USE HARDI PLANK INSTEAD OF VINYL



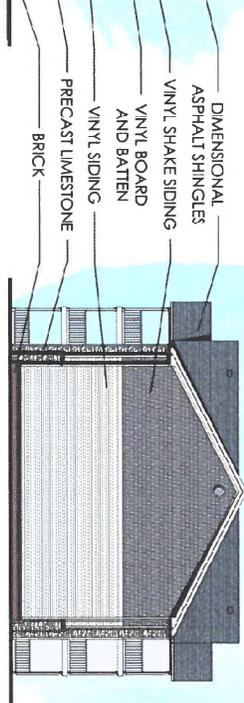
3 FRONT & REAR ELEVATION - TYPE J - BUILDINGS 2, 3, 4, 6, 10, 11, 14, 15 & 16
SCALE: 1"=10'



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



5 FRONT & REAR ELEVATION - TYPE I - BUILDINGS 8, 9 & 12
SCALE: 1"=10' * WEST SIDE OF BUILDING 9 TO USE HARDI PLANK INSTEAD OF VINYL



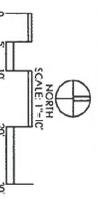
6 SIDE ELEVATION - TYPE I
SCALE: 1"=10' * NORTH SIDE OF BUILDING 9 TO USE HARDI PLANK INSTEAD OF VINYL

3-STORY BUILDING ELEVATIONS

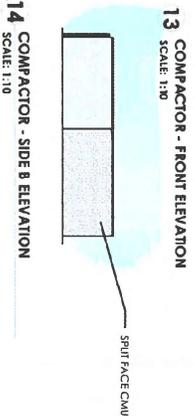
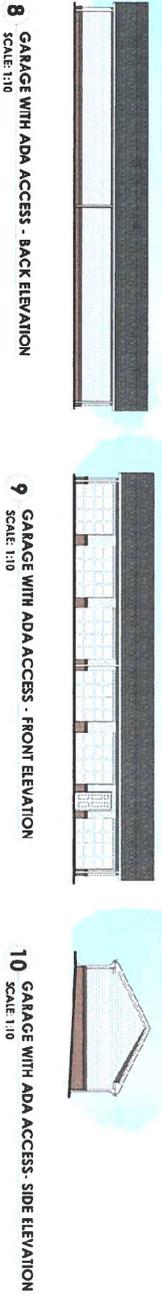
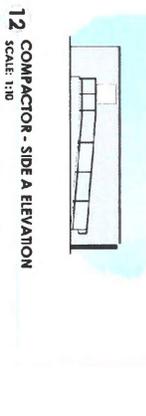
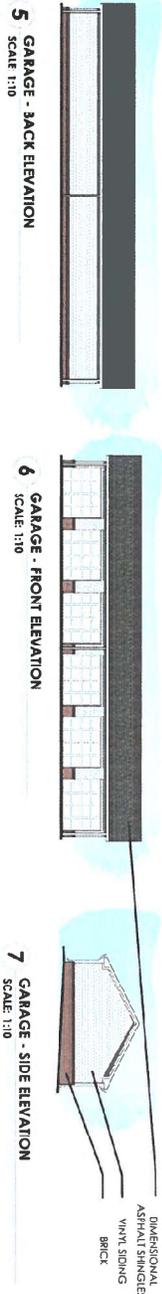
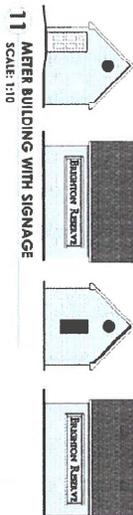
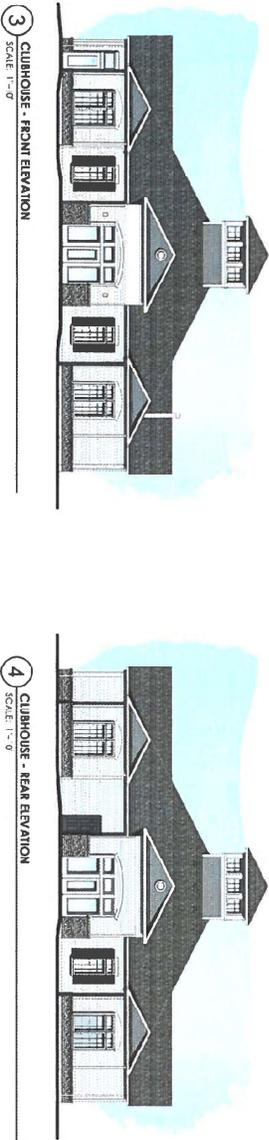
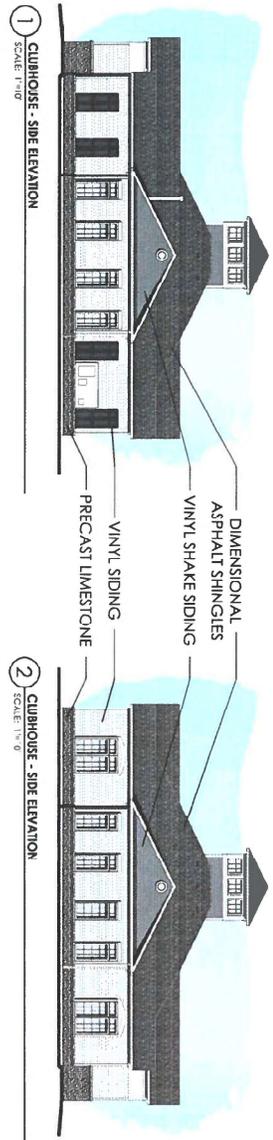
BRIGHTON RESERVE
PREPARED FOR METRO DEVELOPMENT

DATE: 11/14/25

Handwritten signature and date:
2-11-26



Harris Planning & Design
LANDSCAPE ARCHITECTURE
4691 Camino Real, Suite 100
San Diego, CA 92108
www.harrisplanninganddesign.com

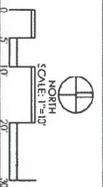


ARCHITECTURAL ELEVATIONS - ANCILLARY STRUCTURES

BRIGHTON RESERVE

PREPARED FOR METRO DEVELOPMENT

DATE: 03/19/25



Farris Planning & Design

LABORNA SWING LANDSCAPE ARCHITECTURE
4639 CAROLAN BLVD. SUITE 1114
HOUSTON, TX 77040
WWW.FARRISPLANNINGANDDESIGN.COM

Wg Study - 2-11-26

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

- 2. APPLICATION:** [Z25-050](#)
- Location:** **1854 STELZER RD. (43219)**, being 18.60± acres located on the east side at the terminus of Citygate Drive (191-000047 and five others; Northeast Area Commission).
- Existing Zoning:** L-AR-1, Limited Apartment Residential District, and 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 Seedorf, Atty.; 52 East Gay Street, Columbus, OH 43215.
- Property Owner(s):** Mifflin Township *et al*; PO BOX 307630, Gahanna, OH 43230.
- Planner:** Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

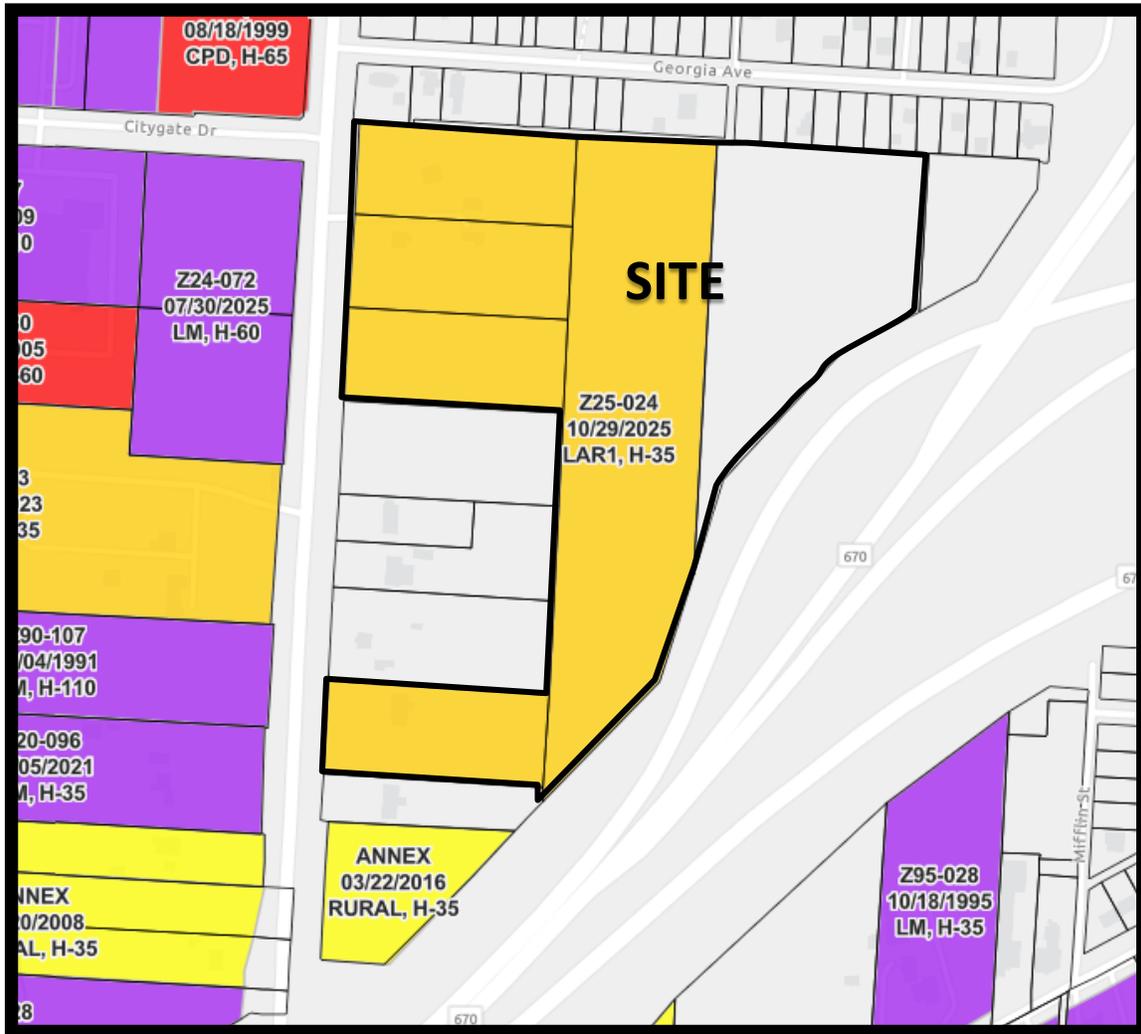
BACKGROUND:

- The 18.60± acre site consists of five undeveloped parcels in the L-AR-1, Limited Apartment Residential District, and one recently annexed into the City of Columbus, and assigned the R, Rural District. Five of the six parcels were recently rezoned from the R District to the L-AR-1 District as part of rezoning and concurrent Council variance cases Z25-024 (ORD# 2516-2025) and CV25-043 (ORD# 2517-2025). The applicant recently acquired the sixth parcel to the east; this proposal incorporates that parcel into the previously approved multi-unit residential development.
- North of the site are single-unit dwellings as well as undeveloped platted lots in the R-12, Urban Residential District of Mifflin Township. East of the site is undeveloped land in the R, Rural District of Mifflin Township. West of the site are single-unit dwellings in the R, Rural District of Mifflin Township. Further west of the site is a proposed self-storage facility in the L-M, Limited Manufacturing District, and a proposed apartment complex in the AR-1, Apartment Residential District.
- The site is within the planning boundaries of the *Northeast Area Plan (2007)*, which recommends “Office-Light Industrial” land uses at this location.
- The site is located within the boundaries of Northeast Area Commission whose recommendation is for approval.
- Concurrent Council variance CV25-096 has been filed to ~~increase the garage building height,~~ reduce building and parking setback lines, and reduce the required perimeter yard. This request will be heard by City Council and will not be considered at this Development Commission Meeting.
- The limitation text establishes appropriate uses and supplemental development standards addressing maximum unit count, garage height, building setbacks and parking setbacks, and includes a commitment to develop the site in accordance with the submitted site plan and building elevations.

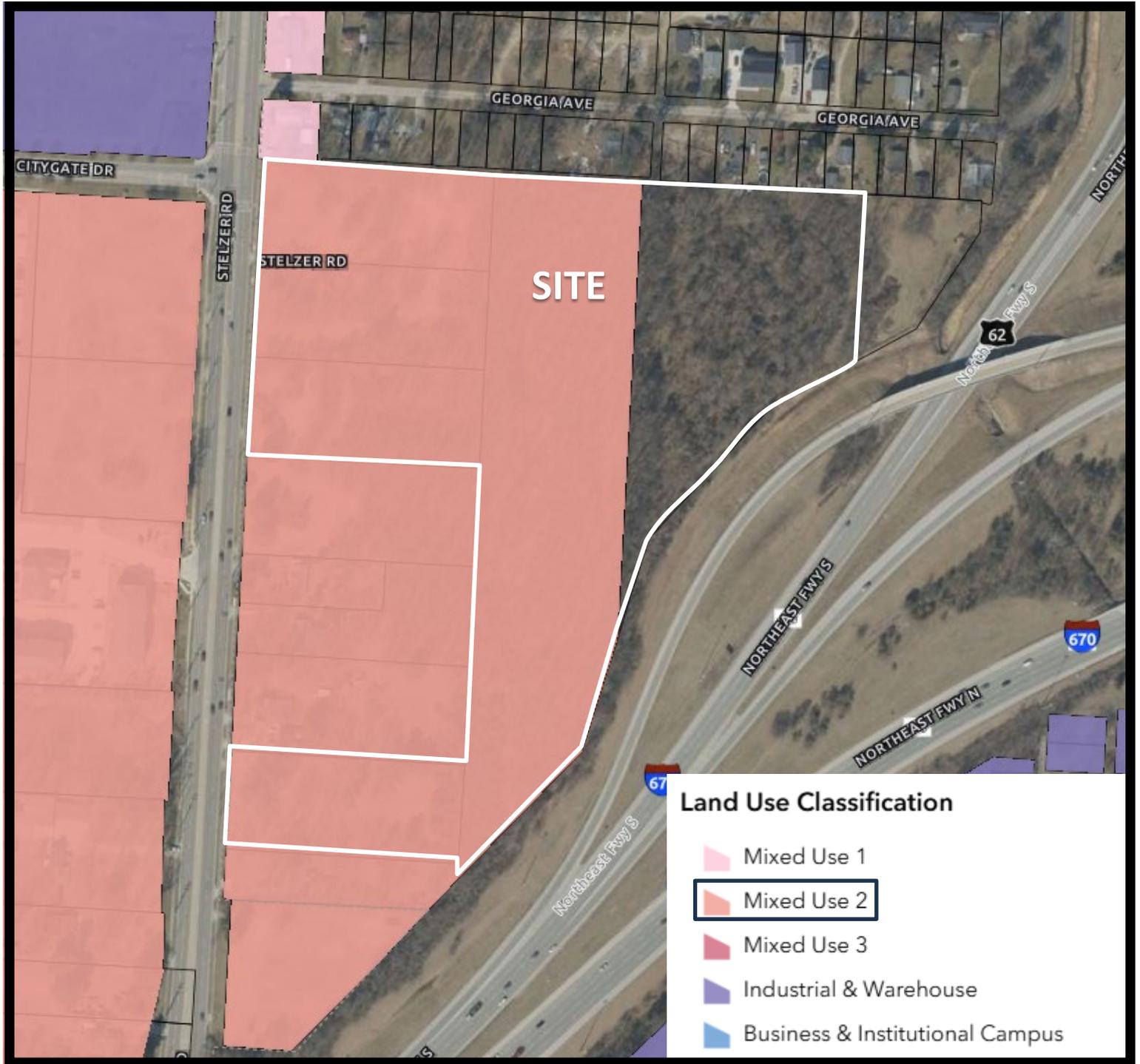
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Stelzer Road as a Suburban Community Connector requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-1 District will allow a multi-unit residential development with a maximum of 384 dwelling units with residential amenities. Although the proposed use is inconsistent with the *Northeast Area Plan's* recommendation of "Office-Light Industrial" land uses at this location, the Plan recommends a mix of housing price points within all neighborhoods to provide housing opportunities throughout the Northeast Area, ensuring the availability of housing near jobs. As such, staff recognize the proposal's location on a corridor with transit, and compatibility with existing apartment residential to the west, as mitigating factors for support of the use.



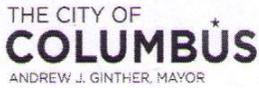
Z25-050
R and L-AR-1 to L-AR-1
1854 Stelzer Rd.
Approximately 18.6 acres



Z25-050
R and L-AR-1 to L-AR-1
1854 Stelzer Rd.
Approximately 18.6 acres



Z25-050
R and L-AR-1 to L-AR-1
1854 Stelzer Rd.
Approximately 18.6 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 Z25-050 & CV25-096

Address 1854 STELZER ROAD

Group Name NORTHEAST AREA 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 we approved earlier in the year. The commission did not identify any new additions that would negatively impact the community. Although, homeowners in the meeting who reside on Georgia avenue discussed the need for a privacy fence behind their homes as they are already experiencing intruders and trespassing. The applicant has agreed, upon the request of the neighbors on Georgia avenue to install a privacy fence along the northern property line of the development.

Natural materials will be used on the northside of buildings #1 and #9.

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.

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 #: Z25-050

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, Ohio 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 30 day of September, in the year 2025

John David Nevergall
SIGNATURE OF NOTARY PUBLIC

John David Nevergall Notary Seal Here
My Commission Expires



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.