

- HORIZONTAL SIDING (Nantucket) - Westlake Royal Building Products)
- BOARD & BATTEN SIDING (Oceanside - Westlake Royal Building Products)
- SHAKE SIDING (Driftwood - Westlake Royal Building Products)
- BRICK (Portsmouth - Triangle Brick Company)
- STONE (Kentucky Blend Limestone - I-XL Building Products)

BUILDING TYPE 'G' ELEVATIONS
COLOR SCHEME #1

DATE: 10/20/25

July 1 Bands 0/6/25

1 CLUBHOUSE - SIDE ELEVATION
SCALE 1/8"

2 CLUBHOUSE - SIDE ELEVATION
SCALE 1/8"

3 CLUBHOUSE - FRONT ELEVATION
SCALE 1/8"

4 CLUBHOUSE - REAR ELEVATION
SCALE 1/8"

5 GARAGE - BACK ELEVATION
SCALE 1/8"

6 GARAGE - FRONT ELEVATION
SCALE 1/8"

7 GARAGE - SIDE ELEVATION
SCALE 1/8"

8 GARAGE WITH ADA ACCESS - BACK ELEVATION
SCALE 1/8"

9 GARAGE WITH ADA ACCESS - FRONT ELEVATION
SCALE 1/8"

10 GARAGE WITH ADA ACCESS - SIDE ELEVATION
SCALE 1/8"

11 GARAGE - ALTERNATE BACK ELEVATION
SCALE 1/8"

12 GARAGE - ALTERNATE FRONT ELEVATION
SCALE 1/8"

13 GARAGE - ALTERNATE SIDE ELEVATION
SCALE 1/8"

14 COMPACTOR - SIDE A ELEVATION
SCALE 1/8"

15 COMPACTOR - FRONT ELEVATION
SCALE 1/8"

16 COMPACTOR - SIDE B ELEVATION
SCALE 1/8"

ARCHITECTURAL ELEVATIONS - ANCILLARY STRUCTURES

STANDARD ELEVATIONS

PREPARED FOR METRO DEVELOPMENT

DATE: 05/15/25

Kelly Z. Brown

SCALE: 1/8"

DATE: 05/15/25

BY: Kelly Z. Brown

FOR: METRO DEVELOPMENT

Farris Planning & Design

1000 S. JENSEN AVE. SUITE 100

SPRINGFIELD, IL 62761

TEL: 618.382.1234

WWW.FARRISPLANNING.COM

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 10, 2025**

- 7. APPLICATION: Z25-012**
Location: **2410 DEMOREST RD. (43123)**, being 14.07± acres located on the east side of Demorest Road, 800± feet north of Black Pine Drive (160-002858 and 160-002870; Westland Area Commission).
Existing Zoning: R, Rural District (pending annexation).
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Apartment complex.
Applicant(s): Metro Development LLC., c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460, Columbus, OH 43215.
Property Owner(s): James E. and Karen L. Ruggles; 2410 Demorest Road, Grove City, OH 43123; and Hank W. and Patricia Schreck; 2380 Demorest Road, Grove City, OH 43123.
Planner: Dane Kirk; 614-645-7973; DEKirk@Columbus.gov

BACKGROUND:

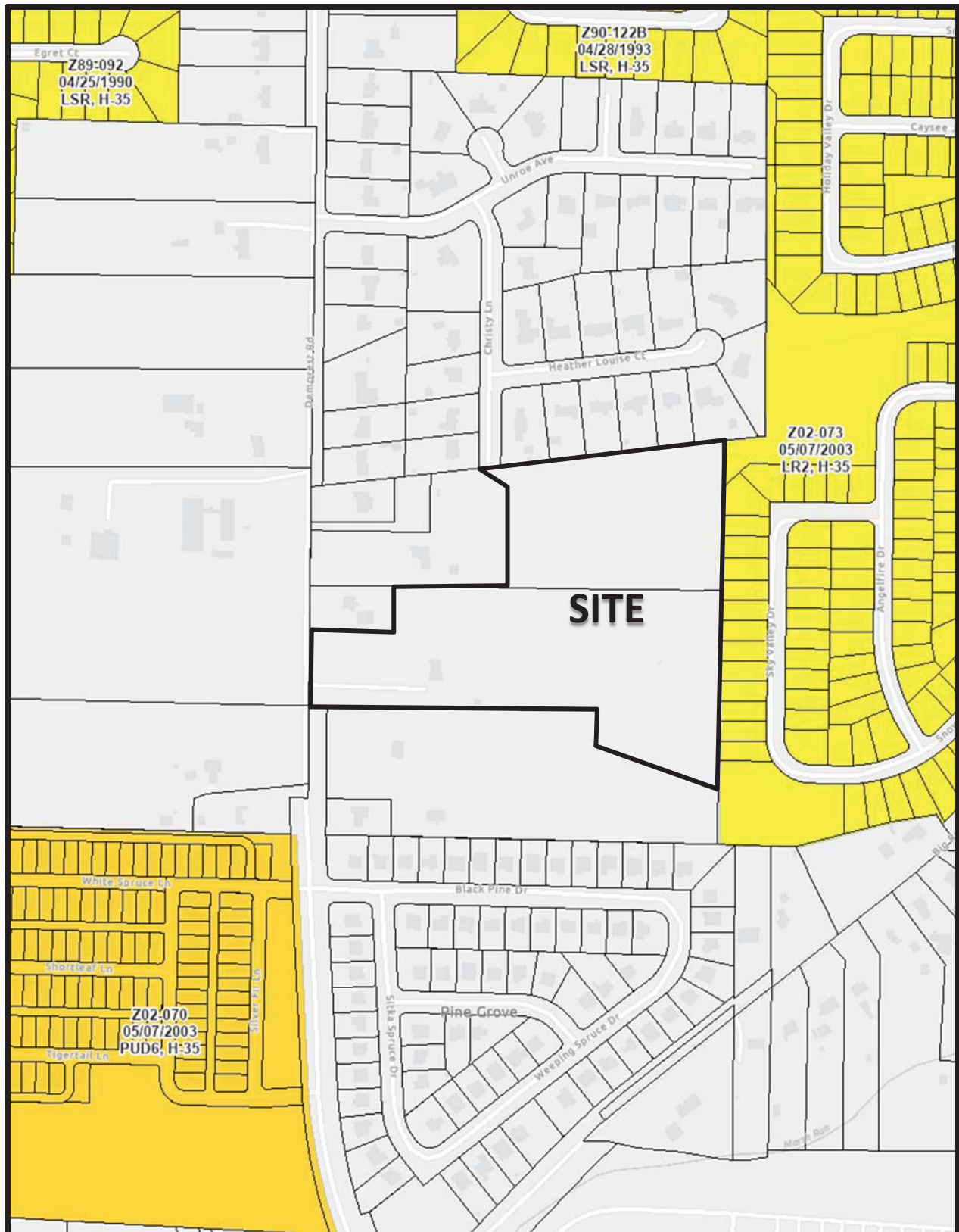
- The 14.07± acre site consists of two parcels, each developed with a single-unit dwelling. Both parcels are pending annexation into the city of Columbus and will be assigned the R, Rural District. The applicant requests the L-AR-1, Limited Apartment Residential District to allow for a multi-unit residential development.
- North and south of the site are single-unit dwellings in the SR, Semi-Residential District under the jurisdiction of Jackson Township. East of the site are single-unit dwellings in the L-R-2, Limited Residential District. West of the site is a religious facility in the SR, Semi-Residential District under the jurisdiction of Jackson Township.
- Concurrent Council variance CV25-025 has been filed requesting a variance to increase the maximum allowed garage height from 15 feet to 16.
- The site is within the planning boundaries of *The Westland Plan* (1994), which recommends “Low density residential, 1-2 units per acre” 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 Westland Area Commission who recommended disapproval.
- The limitation text includes use restrictions, a maximum of 264 dwellings units, and includes a commitment to develop the site in accordance with the submitted site plan and building elevations.
- ~~The Division of Traffic Management has indicated that discussions and further review are in progress regarding whether or not a pedestrian connection to the existing trail on the neighboring property to the southeast shall be required. Staff has also indicated that~~

~~the final limitation text will need to include commitments determined by the Franklin County Engineer's Office.~~

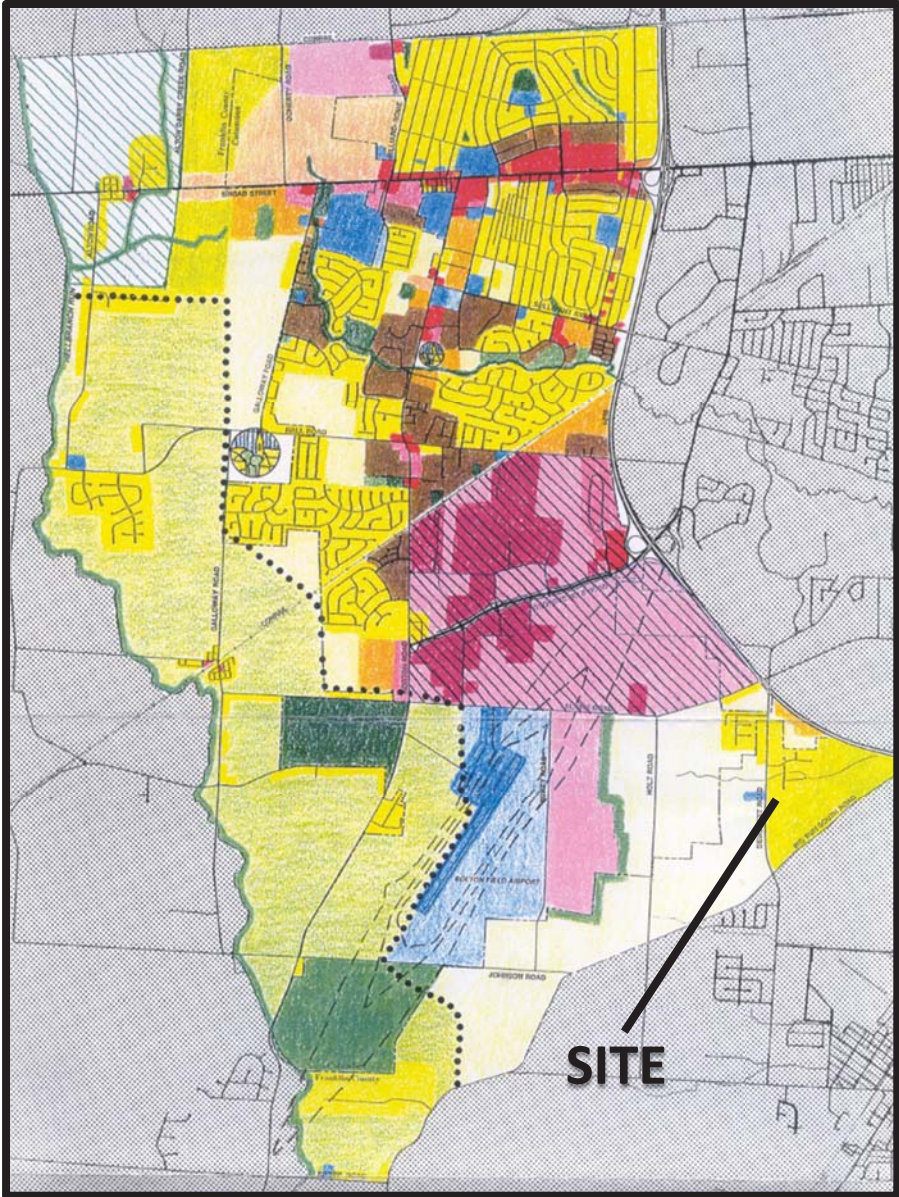
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Demorest Road as a Suburban Community Connector, requiring a right of way width of 80 feet.

CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional Approval~~

The requested L-AR-1, Limited Apartment Residential District will allow the site to be developed with an apartment complex with up to 264 dwelling units. While the proposal is inconsistent with *The Westland Plan's* recommendation of "Low density residential, 1-2 units per acre" land uses at this location, staff recognizes existing medium density residential (10-16 du/ac) to the southwest, and the proposal's high level of consistency with C2P2 Design Guidelines, including buffering/screening of adjacent low density residential, preservation of existing mature trees along the southern edge, and activation of open space with walking paths, as mitigating factors for support, ~~with the condition that any commitments required by the Division of Traffic Management and the Franklin County Engineer's Office are included in the final limitation text.~~



Z25-012
R to L-AR-1
2410 Demorest Rd.
Approximately 14.07 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 3-5 units per acre
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/ Parks/ Buffer	Open space/ Parks/ Buffer

- Columbus corporate boundary
- Sewer facilities planning area
- Bolton Field noise contours
- Environmental Conservation District
- Industrial/ Office District
- Village Center



THE
WESTLAND
PLAN

Z25-012
R to L-AR-1
2410 Demorest Rd.
Approximately 14.07 acres



Z25-012
R to L-AR-1
2410 Demorest Rd.
Approximately 14.07 acres



DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 Z25-012

Address 2410 Demorest Road

Group Name Westland Area Commission

Meeting Date June 18, 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 Westland Area Plan calls for the site to be developed as residential at 1-2 units per acre. The proposed development is for 264 units on 14.07 acres, at a density of 18.76 units per acre. The site is bordered by single-family residential properties, between 0.16 and 0.64 acres each, as well as a 19.9 acre property across Demorest Road. The Commission felt the proposed plan was too intense for the site. Members also had concerns with traffic on Demorest Road. Demorest is a two-lane road, with the nearest access to I-270 requiring traveling through a single-lane roundabout at Alkire Road, and then passing under I-270, which is also two-lane and has no room for widening. This site is not appropriate for the intensity of this proposed development.

Vote 2-7

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 #: Z25-012

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) 37 West Broad Street STE. 460 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 LLC. Joe Thomas 614-540-2400 470 Olde Worthington Road STE 100 Westerville, OH 43082 67 Columbus based employees.	2. James E. and Karen L. Ruggles 614-530-4402 2410 Demorest Road Grove City, OH 43123 No Columbus based employees.
3. Hank W. and Patrica Schreck 614-871-3856 2380 Demorest Road Grove City, OH 43123 No Columbus based employees.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

19th

day of

March

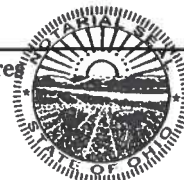
, in the year

2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

9/4/25



Notary Seal Here

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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