

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 9, 2026**

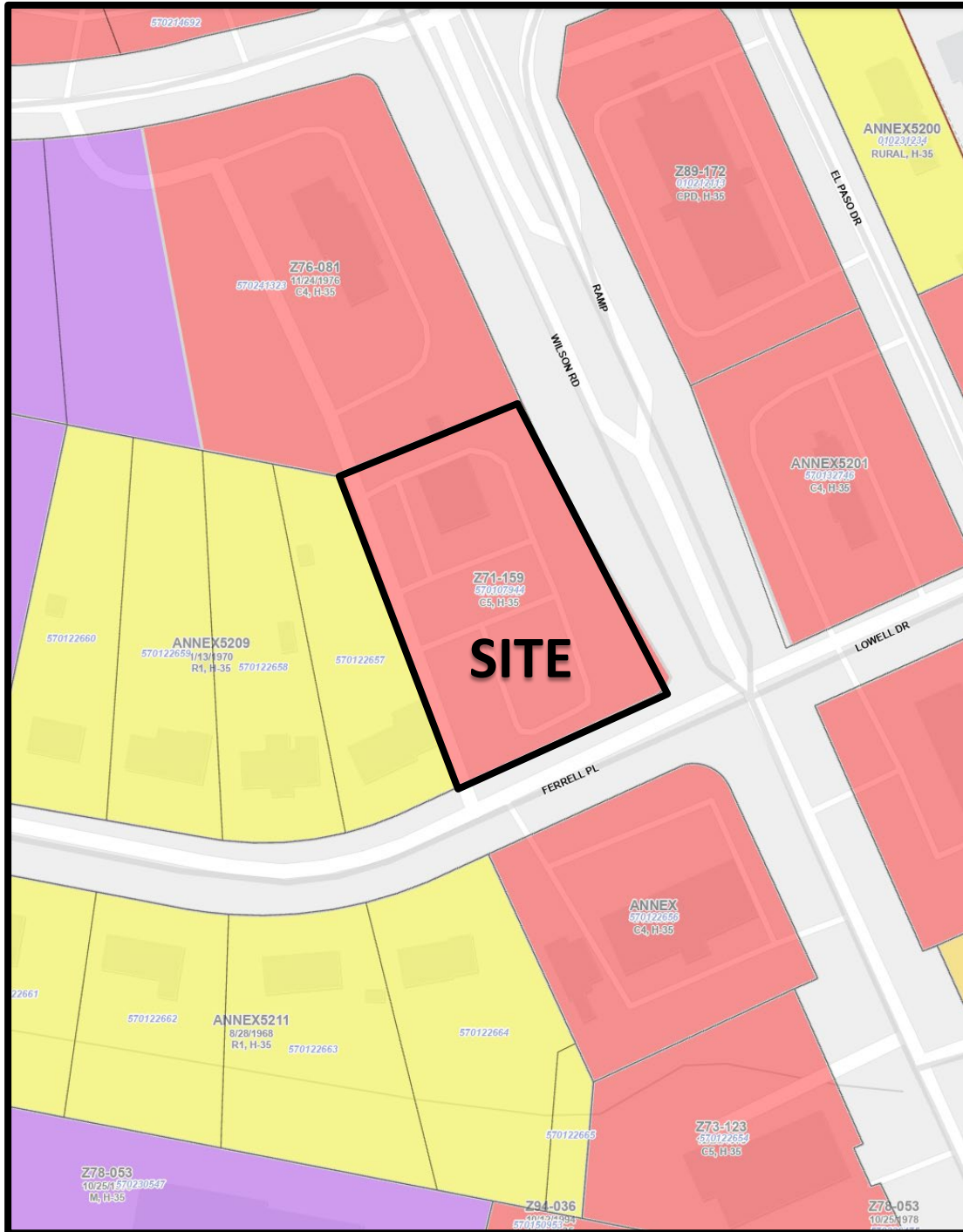
1. **APPLICATION:** [Z26-019](#)
Location: **865 N. WILSON RD. (43204)**, being 1.05± acres located at the northwest corner of North Wilson Road and Ferrell Place (570-107944; Greater Hilltop Area Commission).
Existing Zoning: C-5, Commercial District.
Request: C-4, Commercial District (H-35).
Proposed Use: Commercial development.
Applicant(s): SLH Grove City, LLC; c/o Greg Gorospe, Atty.; 250 West State Street, Suite 700; Columbus, OH 43215
Owner(s): KOSMOS REALTY LLC; 4525 Coach Road; Columbus, OH 43220
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The 1.05± acre site consists of one parcel developed with an automotive sales facility in the C-5, Commercial District. The requested C-4, Commercial District will allow for regional-scale commercial development.
- North and east of the site are eating and drinking establishments in the C-4, Commercial District. South of the site is a former fuel sales business in the C-4, Commercial District. West and south of the site are single-unit dwellings in the R-1, Residential District.
- The site is within the planning boundaries of the *Columbus Growth Strategy* (2026), which recommends “Mixed Use 2” land uses at this location.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation ~~had not been received when this staff report was finalized~~ **is for approval**.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Wilson Road as Suburban Community Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested C-4, Commercial District will allow regional scale commercial uses. The requested C-4 district is consistent with both the *Columbus Growth Strategy* land use recommendation, and the existing development and zoning pattern along this section of Wilson Road.



Z26-019
865 N. Wilson Rd.
Approximately 1.05 acres
C-5 to C-4



Columbus Growth Strategy (2026)

Z26-019
865 N. Wilson Rd.
Approximately 1.05 acres
C-5 to C-4



Z26-019
865 N. Wilson Rd.
Approximately 1.05 acres
C-5 to C-4

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 _____

Address _____

Group Name _____

Meeting Date 7/7/2026

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:

Vote _____

Signature of Authorized Representative 

Recommending Group Title _____

Daytime Phone Number _____

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N. Front St., Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z26-019

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) Greg Gorospe
of (COMPLETE ADDRESS) Ice Miller LLP, 250 West Street, Suite 700, 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. Shangri-La Cleveland LLC Nevil Patel 3514 I-70 Drive Southeast, Columbia MO 65203 Number of Columbus-based employees: O (23 in Cleveland)	2. Shangri-La Cleveland LLC Kepal Patel 3514 I-70 Drive Southeast, Columbia MO 65203 Number of Columbus-based employees: O (23 in Cleveland)
3. Shangri-La Cleveland LLC Varun Patel 3514 I-70 Drive Southeast, Columbia MO 65203 Number of Columbus-based employees: O (23 in Cleveland)	4. Shangri-La Cleveland LLC Sweta Patel 3514 I-70 Drive Southeast, Columbia MO 65203 Number of Columbus-based employees: O (23 in Cleveland)

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

SIGNATURE OF AFFIANT

[Handwritten Signature: Greg Gorospe]

Sworn to before me and signed in my presence this 28th day of April, in the year 2026

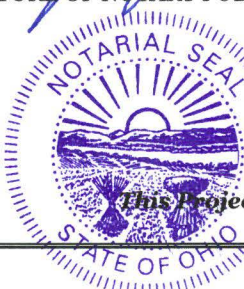
SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature: Heather Lang]

My Commission Expires

9/25/2030

Notary Seal Here



HEATHER LANG
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
09-25-2030

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