

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

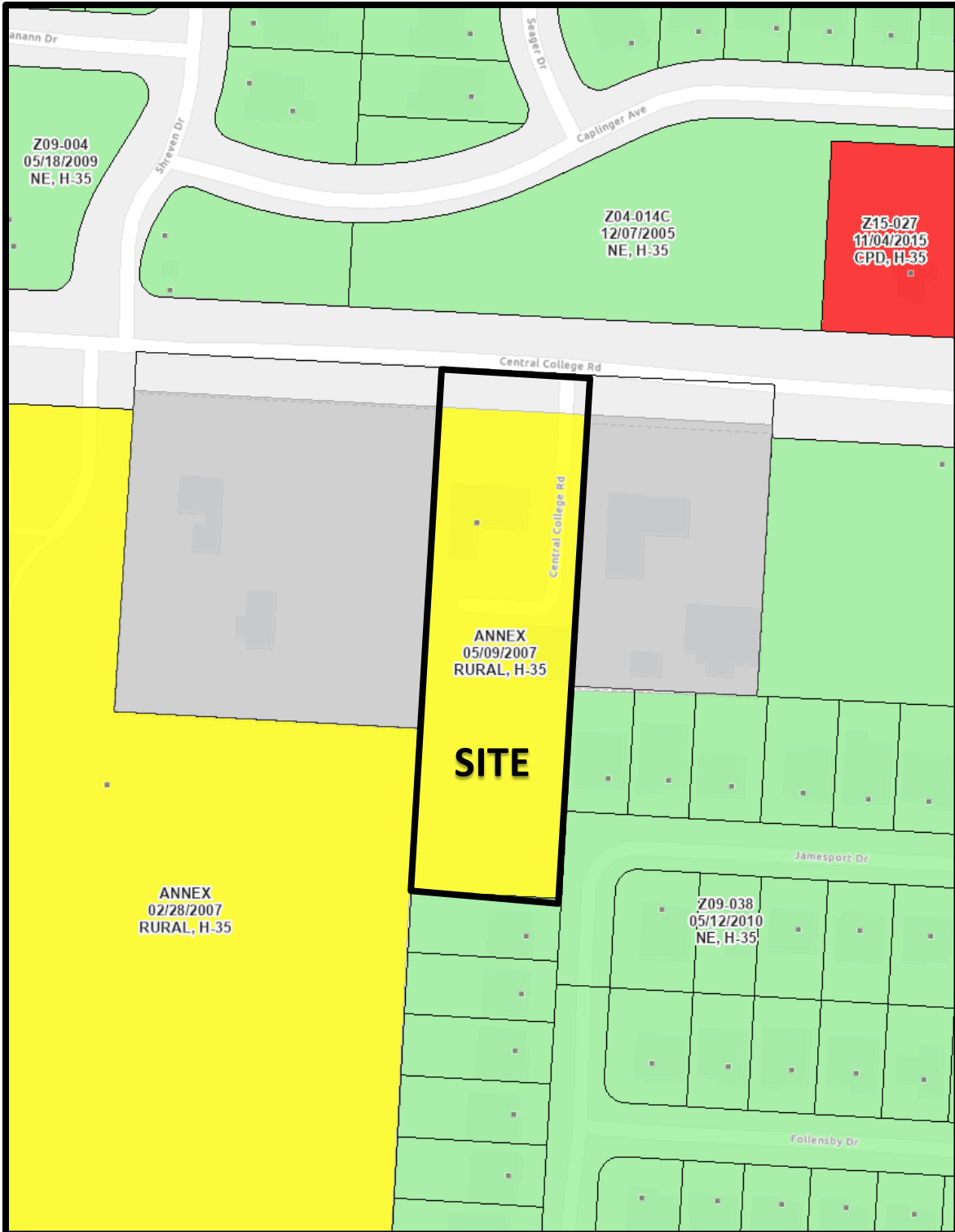
1. **APPLICATION:** **Z25-029**
Location: **4901 CENTRAL COLLEGE RD.**, being 1.45± acres located on the south side of Central College Road; 275± feet east of Shreven Drive (010-285008; Rocky Fork-Blacklick Accord Panel).
Existing Zoning: R, Rural District.
Request: C-2, Commercial District (H-35).
Proposed Use: Office development.
Applicant(s): Ross Adelman; 5500 Grenadier Court; Columbus, OH 43230.
Owner(s): Quest Community Church; 4901 Central College Road; Westerville, OH 43081.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

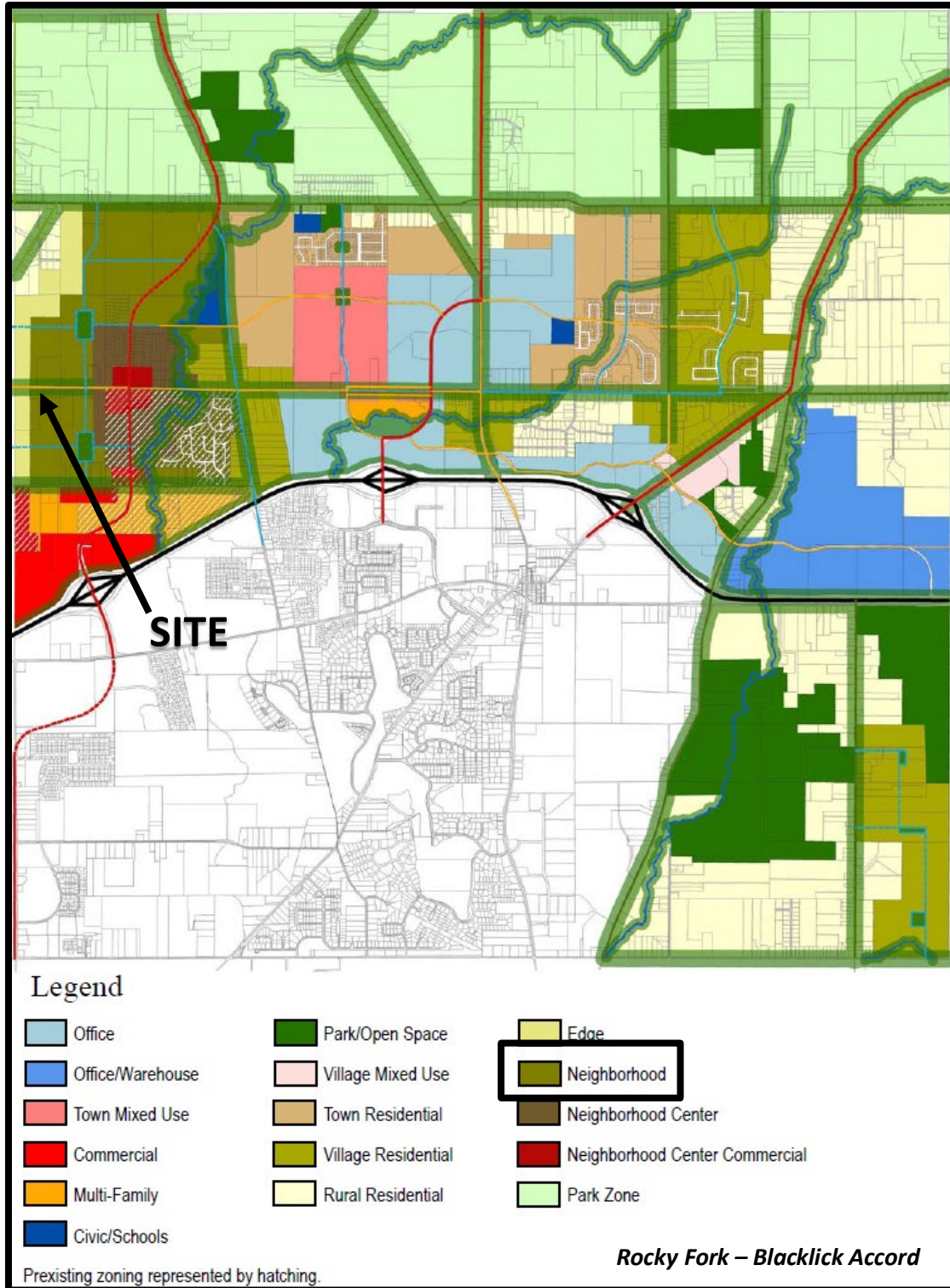
- The 1.45-acre site consists of one parcel developed with an office building in the R, Rural District. The requested C-2, Commercial District will allow for office development.
- North of the site is an undeveloped parcel in the NE, Neighborhood Edge District. South of the site are single-unit dwellings in the NE, Neighborhood Edge District. East and west of the site are single-unit dwellings in the Rural District within Plain Township. West of the site is a religious facility in the R, Rural District.
- The site is within the planning area of the *Rocky Fork-Blacklick Accord* (2003), which recommends both “Natural/Rural Corridor” and “Neighborhood” land uses for this location.
- The site is located within the boundaries of the Rocky Fork-Blacklick Accord Panel, whose recommendation **is for approval**. ~~has not been received. The Rocky Fork-Blacklick Accord Panel was scheduled to meet on August 21, 2025, but failed to reach quorum, so the meeting could not occur. This application has been rescheduled to be heard by the Panel at their September 18, 2025 meeting.~~
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Central College Road as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested C-2, Commercial District will allow office development. Although the proposal is inconsistent with the land use recommendations of the *Rocky Fork-Blacklick Accord*, Staff note that the request is to conform an existing use and is therefore supportive of the request.



Z25-029
4901 Central College Rd.
Approximately 1.45 acres
R to C-2



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**THE ROCKY FORK BLACKLICK ACCORD
IMPLEMENTATION PANEL
December 18th, 2025
RECORD OF PROCEEDINGS**

4901 Central College Road (Z25-029)

Review and action regarding a Columbus application to rezone the site located at 4901 Central College Road from R-Rural District to C-2 Commercial District.

Acreage: 1.45ac

Current Zoning: R, Rural District

RFBA District: Neighborhood - West Village

Proposed Zoning: C-2 Commercial District

Applicant(s): Ross Adelman

Property Owner(s): Quest Community Church, 4901 Central College Road; Westerville Ohio

STAFF COMMENTS:

Planning supports the application as presented. The proposed land use is inconsistent with the 2003 Rocky Fork Blacklick Accord Plan's recommendation for "Natural/Rural Corridor" and "Neighborhood" uses, however, staff notes the proposed zoning is to legitimize existing office uses as a mitigating factor for approval.

MOTION:

To recommend approval of the City of Columbus rezoning application Z25-029 within the Accord study area as presented.

RESULT:

This motion was unanimously approved (6-0-0)

Mr. Brubaker	Yes
Mr. Chappellear	Yes
Mr. Harper	Yes
Mr. Billman	Yes
Mr. Paul	Yes
Mr. Smithers	Yes



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 #: Z25-029

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) Ross Adelman, President and CEO
of (COMPLETE ADDRESS) 5500 Grenadier Ct, Columbus OH 43230

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. Quest Community Church dba Quest Vineyard Church Ross Adelman, 614-320-6423 c., 614-939-2100 o. 4901 Central College Rd Westerville, OH 43081	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 19 day of December, in the year 2025

[Signature]
SIGNATURE OF NOTARY PUBLIC

01/06/2030
My Commission Expires

Notary Seal Here



SAMUEL KENNEDY
Notary Public, State of Ohio
My Commission Expires
January 06, 2030

Project Disclosure Statement expires six (6) months after date of notarization.
COMMISSION: 2025-RE-885484