

**SITE DATA**

TOTAL ACRES	+/- 8.79
TOTAL UNITS	166
DENSITY	+/- 18.9 DU/AC
SURFACE PARKING	250
GARAGE PARKING	40
ADA PARKING	8
TOTAL PARKING	298
EV STATIONS AT 2% = 6 SPACES MIN. PROVIDED	6
EV CAPABLE PARKING AT 20% = 60 SPACES MIN. PROVIDED	60
PARKING PER UNIT	+/- 1.8



6' HEIGHT BUFF VINYL PRIVACY FENCE






**DEVELOPMENT PLAN**  
**DEMOREST RD**  
 PREPARED FOR: METRO DEVELOPMENT  
 DATE: 04.10.24

*Jeffery Brown 4/22/24*



*Jeffrey L. Row* 4/22/24




-  - HORIZONTAL SIDING (Summit Blue - LP Building Solutions)
-  - BOARD & BATTEN SIDING (Snowscape White - LP Building Solutions)
-  - SHAKE SIDING (Summit Blue - LP Building Solutions)
-  - BRICK (Portsmouth - Triangle Brick Company)
-  - STONE (Kentucky Blend Limestone - I-XL Building Products)

BUILDING TYPE 'G' ELEVATIONS

COLOR SCHEME #2

PREPARED FOR METRO DEVELOPMENT  
DATE: 11/09/23



-  - HORIZONTAL SIDING (Summit Blue - LP Building Solutions)
-  - SHAKE SIDING (Summit Blue - LP Building Solutions)
-  - STONE (Kentucky Blend Limestone - I-XL Building Products)

*Handwritten signature and date: [Signature] 4/22/24*

CLUBHOUSE ELEVATIONS

COLOR SCHEME #2

PREPARED FOR METRO DEVELOPMENT

DATE: 11/09/23

Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE

4874 Camerley Hilliard, OH 43025

p (614) 487-1944 www.farisplanninganddesign.com

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 11 2024**

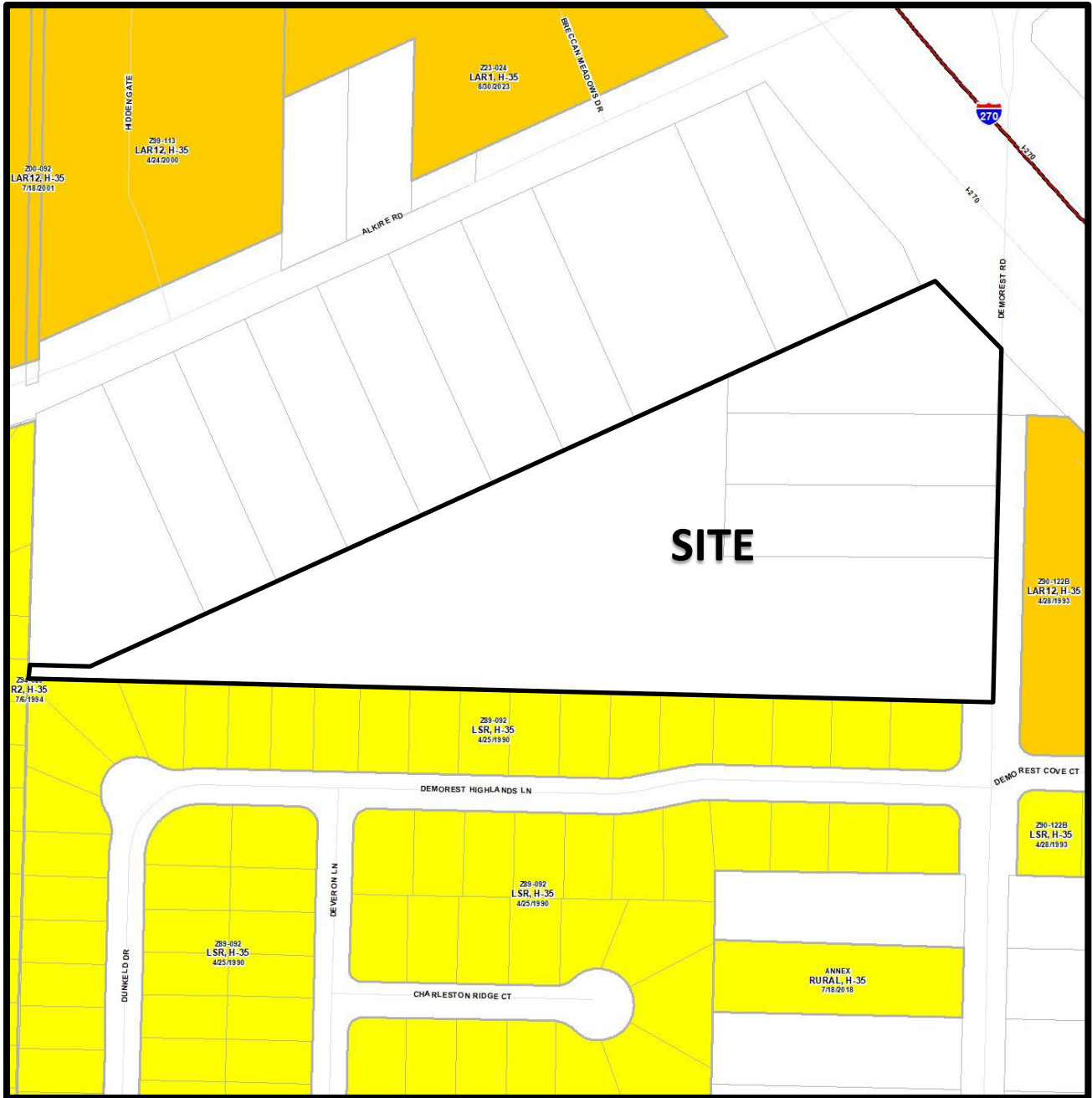
**APPLICATION:** Z24-001  
**Location:** 2005 DEMOREST RD. (43123), being 8.79± acres located on the west side of Demorest Road, 90± feet north of Demorest Highlands Lane (160-000126, 160-002175, 160-002146, and 160-000228; Westland Area Commission).  
**Existing Zoning:** R, Rural District (upon annexation)  
**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.; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Jackie Lee McNabb, c/o Gayle Penix; 2005 Demorest Road; Grove City, OH 43123.  
**Planner:** Jack Mangan; 614-645-8661; [jrmangan@columbus.gov](mailto:jrmangan@columbus.gov)

**BACKGROUND:**

- The 8.79 acre site consists of four parcels, developed with single-unit dwellings in Franklin Township. Upon annexation into the City of Columbus, the parcels will be assigned the R, Rural District. The requested L-AR-1, Limited Apartment Residential District will allow the site to be developed with an apartment complex containing a maximum of 166 dwelling units (18.89 units per acre).
- North and west of the site are single-unit dwellings in the R, Rural District in Jackson Township. South of the site are single-unit dwellings in the R, Residential District. East of the site are multi-unit residential development in the L-AR-12, Limited Apartment Residential District.
- Concurrent CV24-001 has been filed to reduce building setback, and increase garage 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 *Westland Area Plan* (1994), which recommends “Residential 3-5 Units Per Acre” land uses at this location. Additionally, the site is subject to early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions, and supplemental development standards addressing density, elevations, and setback commitments.
- Demorest is on the *Columbus Multimodal Thoroughfare Plan* (2019) so please add that language here

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested L-AR-1, Limited Apartment Residential District will allow the site to be developed with a 166-unit apartment complex in accordance with the submitted site plan. Although the proposed use is inconsistent with the *Westland Area Plan's* land use recommendation of "Residential 3-5 Units Per Acre" at this location, staff notes the presence of existing residential uses in the vicinity as a mitigating factor in considering support for this request. Additionally, this request will not add incompatible uses to the area.



Z24-001  
R to LAR1  
2005 Demorest Rd.  
Approximately 8.8 acres





Z24-001  
R to LAR1  
2005 Demorest Rd.  
Approximately 8.8 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)

<b>Case Number</b>	<u>Z24-001</u>
<b>Address</b>	<u>2005 Demorest Road</u>
<b>Group Name</b>	<u>Westland Area Commission</u>
<b>Meeting Date</b>	<u>February 21, 2024</u>
<b>Specify Case Type</b>	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
<b>Recommendation</b> (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

**LIST BASIS FOR RECOMMENDATION:**

While five members of the Westland Area Commission voted in favor of a motion to approve a request to re-zone the property from the R, rural district to L-AR-1 to allow for the development of multi-family residential, four members voted against.

The main reasons for opposition were density and traffic. The Westland Area Plan calls for the site to be developed as residential at 3-5 units per acre. The proposed development is for 166 units on 8.8 acres, at a density of 18.86 units per acre. The site is surrounded by single-family residential properties, between 0.17 and 1.77 acres each. Some members 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. The entrance to the proposed development is approximately 200 feet from Demorest Highlands Lane, and about 200 feet from a roundabout at Alkire Road. The addition of 166 to 250 vehicles onto this stretch of Demorest will create traffic backups and access issues.

<b>Vote</b>	<u>5-4</u>
<b>Signature of Authorized Representative</b>	<u></u>
<b>Recommending Group Title</b>	<u>Michael McKay, Chairman, Zoning Committee</u>
<b>Daytime Phone Number</b>	<u>614-745-5452</u>

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

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 #: Z24-001

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 (he/she) is 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:

Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

1. Jackie Lee McNabb c/o Gayle Penix 614-774-6378 2005 Demorest Road Grove City, OH 43123. No Columbus based employees.	2. Metro Development LLC Joe Thomas 614-540-2400 470 Olde Worthington Road Ste 100 Westerville, OH 43082. Columbus based employees 65.
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 4<sup>th</sup> day of January, in the year 2024

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Jackson B. Reynolds, III, 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.**