

Rezoning Application

Z25-051

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bz

OFFICE USE ONLY

Application Number: Z25-051 Date Received: 9/30/25
Application Accepted by: ADS Fee: \$8,100
Assigned Planner: Alyssa Saltzman; ADSaltzman@columbus.gov; 614-345-9625

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 464 Rathmell Road Zip: 43137

Is this application being annexed into the City of Columbus? ☐ YES ☐ NO (select one)

If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Address or Zoning Number: 010-258025

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): R Rural Requested Zoning District(s): L-ARLD

Neighborhood Group: Far South Columbus Area Commission

Proposed Use or reason for request: Rezoning to allow for multi-family development

Proposed Height District: 35' Acreage: 17.1+/-

(Columbus City Code Section 3309.14)

APPLICANT:

Applicant Name: Metro Development III LLC c/o Joe Thomas Phone Number: 614-540-2400 Ext.: _____

Address: 470 Olde Worthington Road, Suite 100 City/State: Westerville, OH Zip: 43082

Email Address: jthomasjr@drkmetro.com

PROPERTY OWNER(S): ☐ Check here if listing additional property owners on a separate page

Name: Churches of Christ in Christian Union Phone Number: 614-409-9421 Ext.: _____

Address: 464 Rathmell Road City/State: Columbus, OH Zip: 43137

Email Address: jonathan@capcitychurch.live

ATTORNEY / AGENT: (Check one if applicable) ☐ Attorney ☐ Agent

Name: Elizabeth Seedorf, Esq. Phone Number: 614-464-6363 Ext.: _____

Address: 52 East Gay Street City/State: Columbus, OH Zip: 43215

Email Address: easeedorf@vorys.com

SIGNATURES:

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

LIMITATION TEXT

Property Location: 464 Rathmell Road
Parcel No.: Parcel No. 010258025
Owner: Churches of Christ In Christian Union
Applicant: Metro Development III LLC
Proposed District: L-ARLD
Date of Text: _____, 2025
Application No.: Z25-051

I. INTRODUCTION

The subject property consists of 17.1+/- acres (the “Site”) which is part of Franklin County Parcel No. 010258025 located at the corner of Rathmell Road and Parsons Avenue. The Site is contiguous to a single-family housing development in the R-2 zoning district to the north; a multi-family development in the AR-12 zoning district to the west; Parsons Avenue to the east; and a single-family housing development in the PUD6 zoning district to the south.

The applicant proposes to rezone the Site to L-ARLD to allow for the construction of a multi-family apartment community.

So long as the Site is developed as a multi-family apartment community, the Site will be developed in accordance with the Site Plan attached as Appendix 1 (the “Site Plan”).

II. PERMITTED USES

Uses in Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district uses of the City of Columbus Code.

III. DEVELOPMENT STANDARDS:

Unless otherwise indicated in this text or drawings, the applicable development standards are contained in Chapter 3333 of the Columbus City Code.

A. Density, Height, Lot and/or Setback Commitments

1. The maximum number of dwelling units shall be 216.
2. The height of the garages is increased from 15 to 16 feet (see CV25-_____).

B. Access, Loading, Parking, and/or Other Traffic Related Commitments

N/A

C. Buffering, Landscaping, Open Space and/or Screening Commitments

The perimeter yard will be landscaped in accordance with the submitted Site Plan.

D. Building Design and/or Interior-Exterior Treatment Commitments

The buildings will be constructed in accordance with the submitted building elevations. The building elevations may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development plan and when engineering and

architectural drawings are completed. Any slight adjustments to the building elevations shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments

N/A

F. Graphics and Signage Commitments

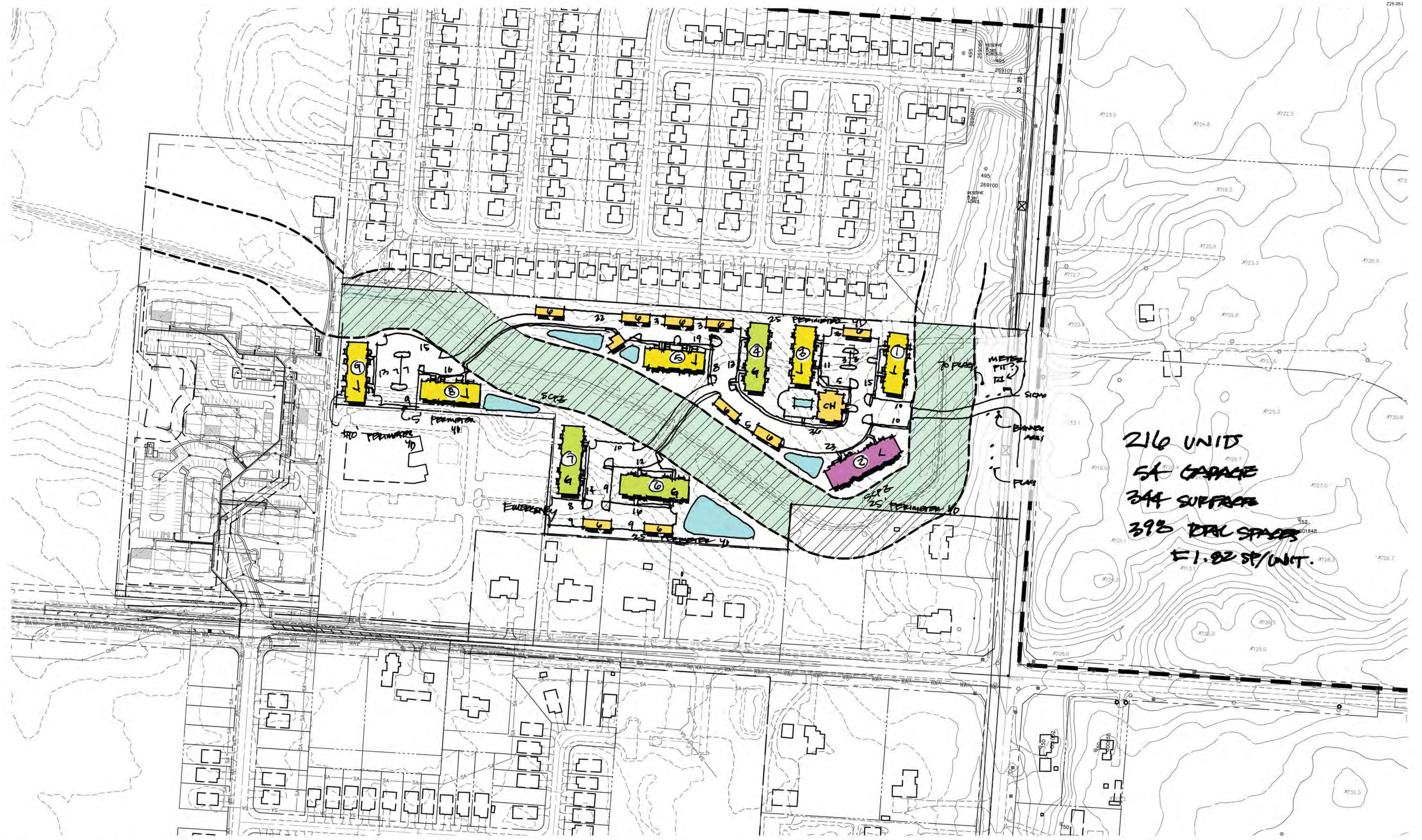
N/A

G. Miscellaneous

1. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.
2. The Site shall be developed in accordance with the Site Plan; however, the Site Plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner and the applicant or other authorized representative, does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that she fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

Elizabeth Seedorf, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
Columbus, Ohio 43215
Phone: 614-464-6363
Email: easeedorf@vorys.com

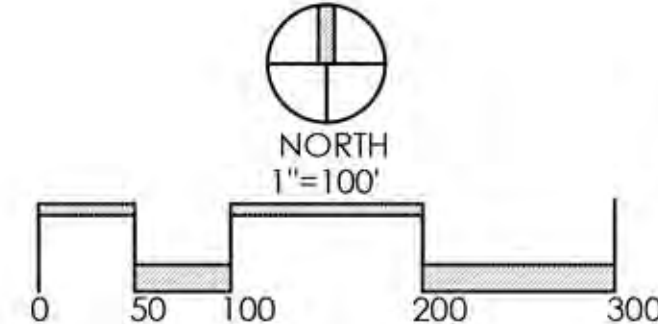


CONCEPT PLAN

RATHMELL/PARSONS

PREPARED FOR METRO DEVELOPMENT

DATE: 9.11.25



Faris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road Hilliard, OH 43026
p (614) 487-1964 www.farisplanninganddesign.com



1 FRONT & REAR ELEVATION - TYPE G - BUILDINGS 4, 6, 7
SCALE: 1"=10'

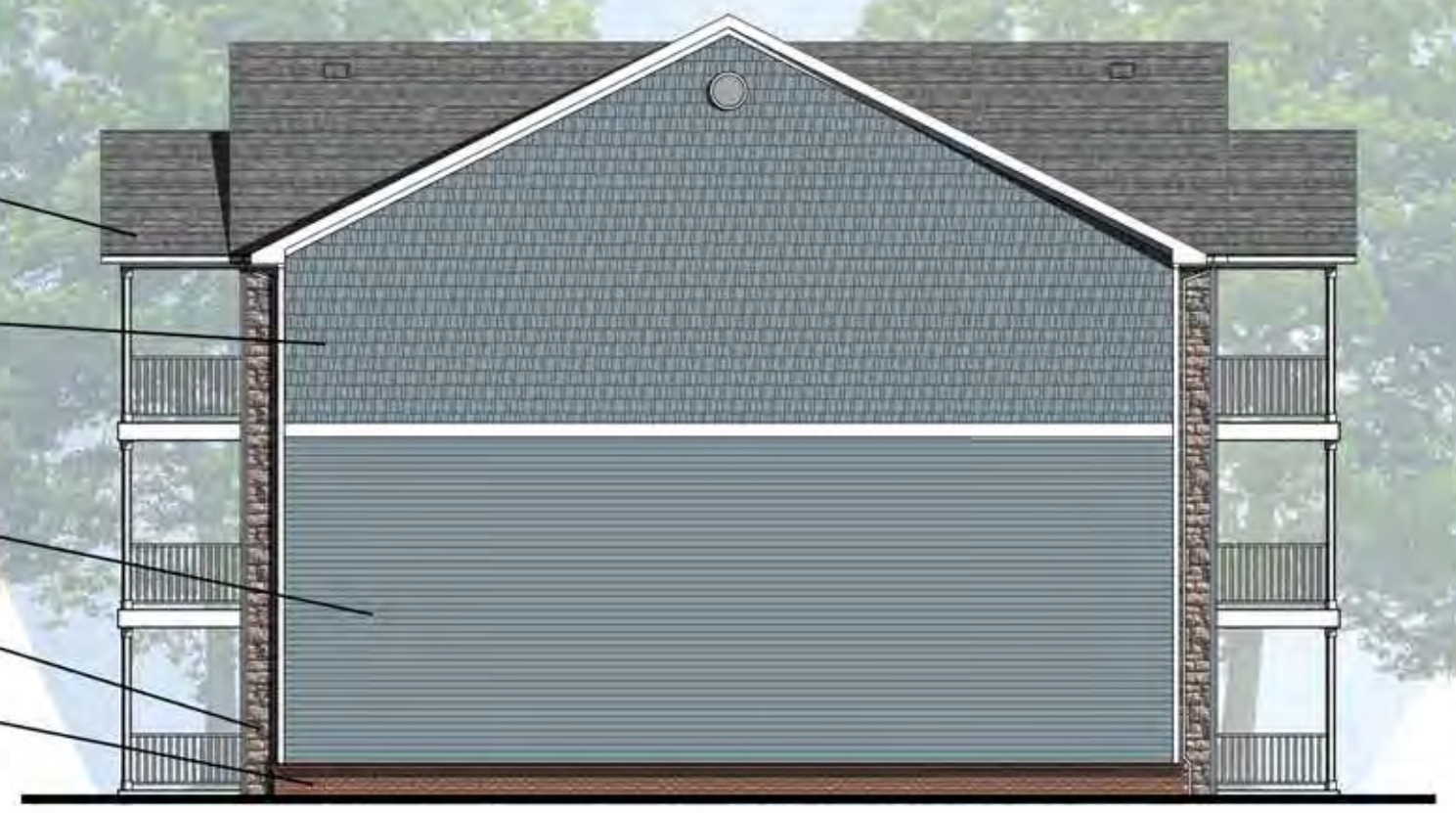


2 SIDE ELEVATION - TYPE G
SCALE: 1"=10'

- DIMENSIONAL ASPHALT SHINGLES
- VINYL SHAKE SIDING
- VINYL BOARD AND BATTEN
- VINYL SIDING
- PRECAST LIMESTONE
- BRICK



3 FRONT & REAR ELEVATION - TYPE J - BUILDINGS 1, 3, 5, 8, 9
SCALE: 1"=10'

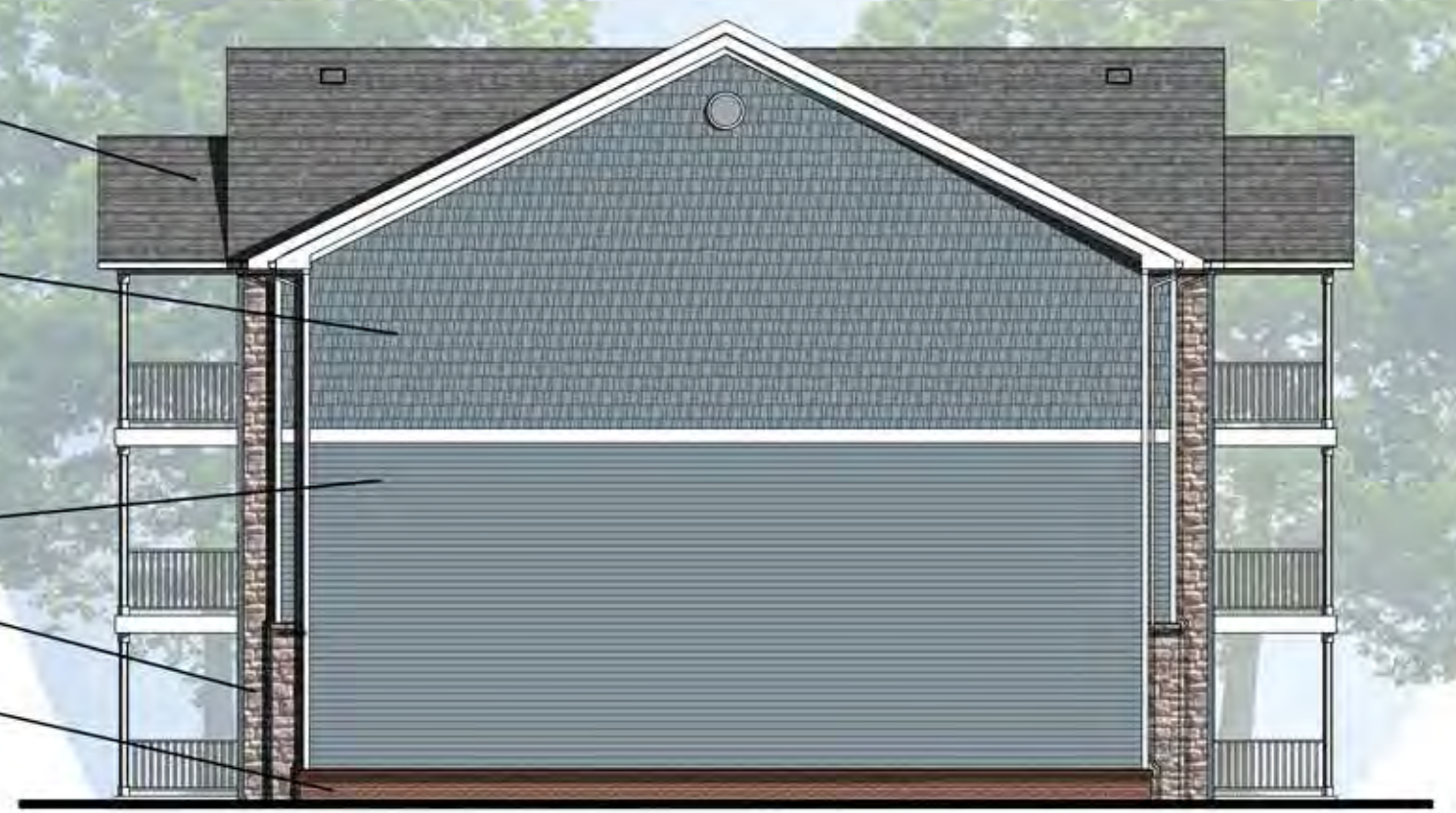


4 SIDE ELEVATION - TYPE J
SCALE: 1"=10'

- DIMENSIONAL ASPHALT SHINGLES
- VINYL SHAKE SIDING
- VINYL BOARD AND BATTEN
- VINYL SIDING
- PRECAST LIMESTONE
- BRICK



5 FRONT & REAR ELEVATION - TYPE L - BUILDING 2
SCALE: 1"=10'



6 SIDE ELEVATION - TYPE L
SCALE: 1"=10'

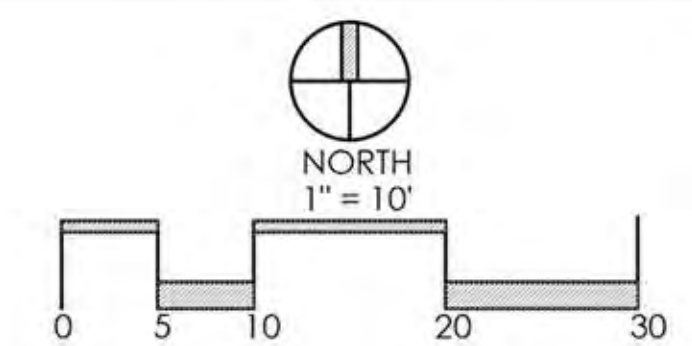
- DIMENSIONAL ASPHALT SHINGLES
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- VINYL BOARD AND BATTEN
- VINYL SIDING
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- BRICK

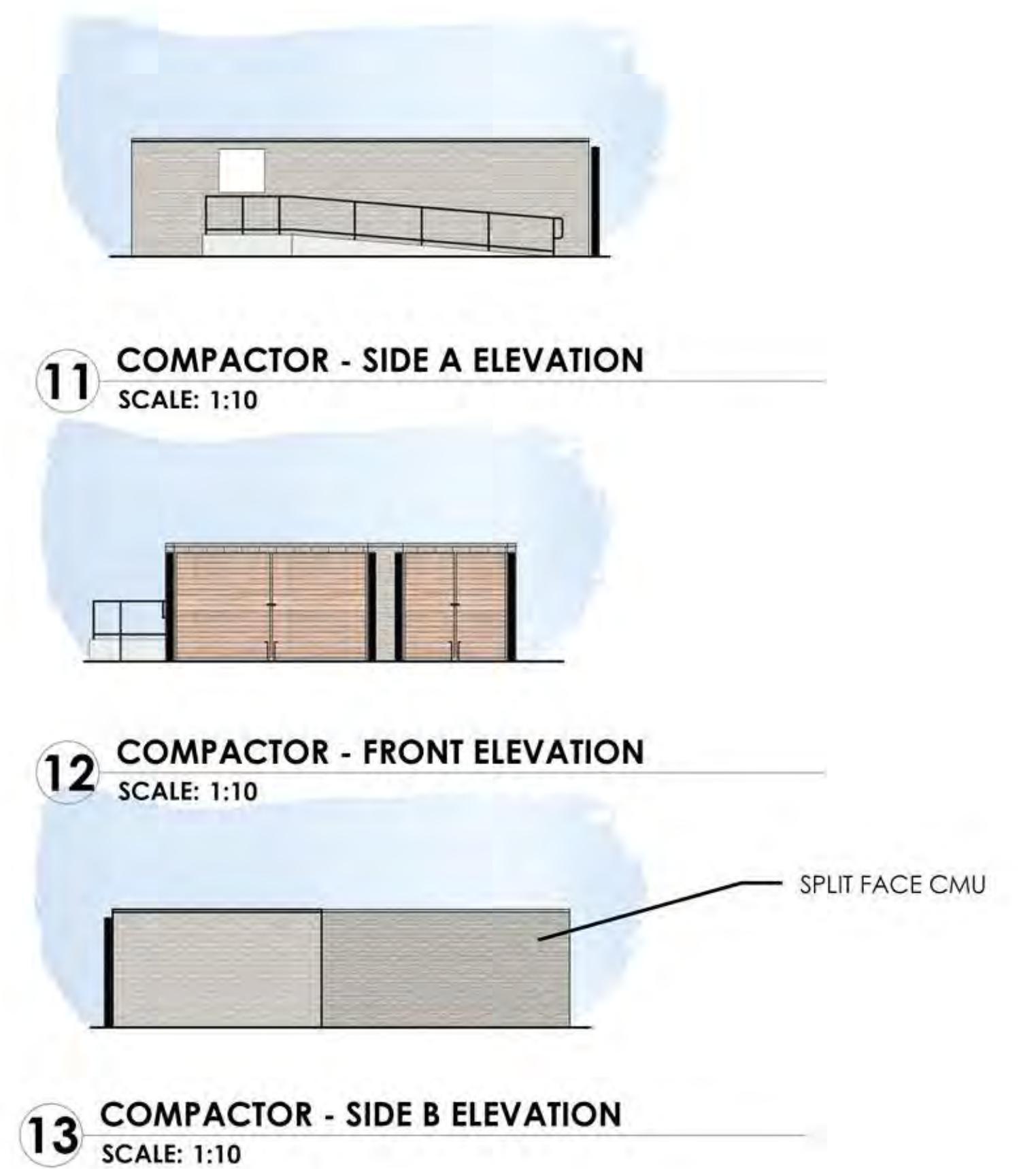
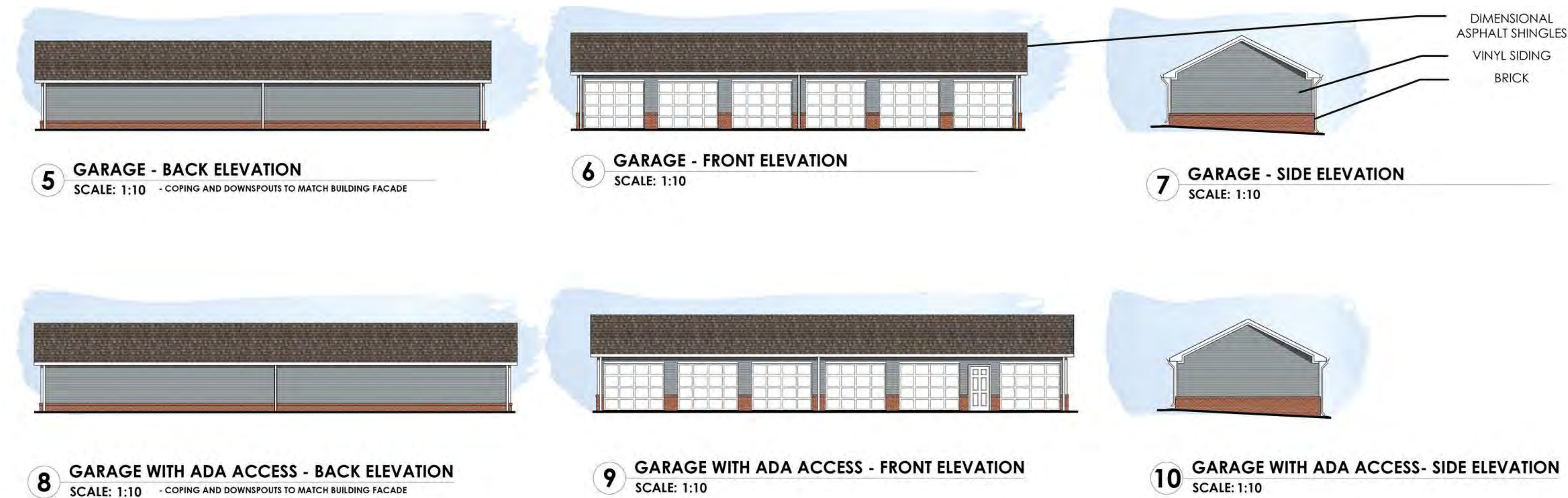
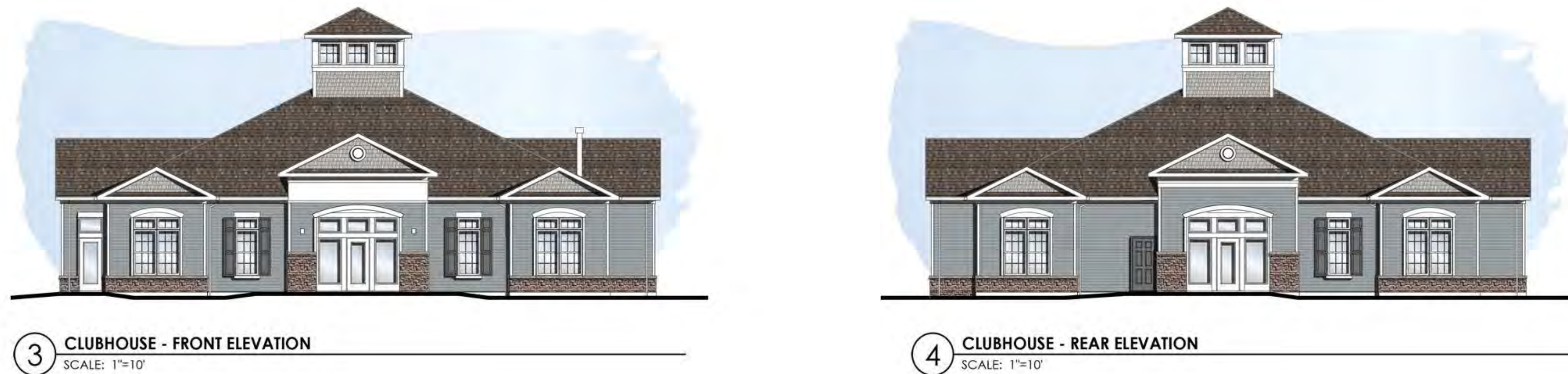
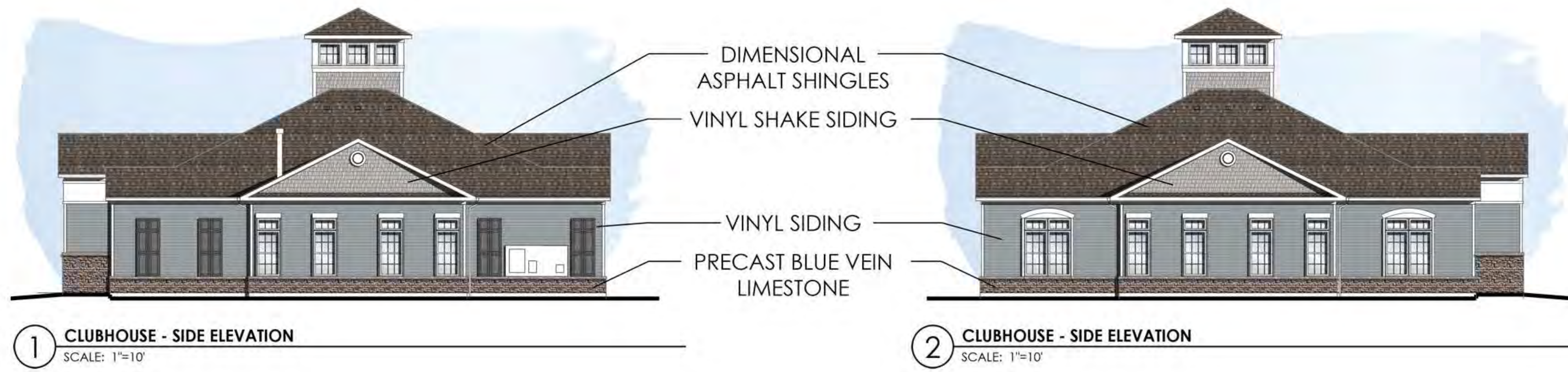
3-STORY BUILDING ELEVATIONS

MILLCREEK LANDINGS

PREPARED FOR METRO DEVELOPMENT
DATE: 09/30/25

EXHIBIT F-2



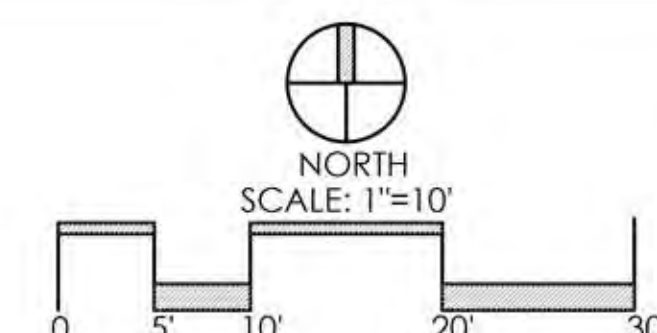


ARCHITECTURAL ELEVATIONS - ANCILLARY STRUCTURES

MILLCREEK LANDINGS

PREPARED FOR METRO DEVELOPMENT

DATE: 9.30.25



Faris Planning & Design

LAND PLANNING

4876 Camellany
p. 614 487-1964

LANDSCAPE ARCHITECTURE

Hilliard, OH 43026
www.farisplanninganddesign.com

Rezoning Application

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Elizabeth Seedorf, Esq.

of **(1)** MAILING ADDRESS 52 East Gay Street, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per PROPERTY ADDRESS or ZONING NUMBER 464 Rathmell Road

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

☐ Check here if listing additional
property owners on a separate page.

(3) Church of Christ in Christian Union

464 Rathmell Road

Columbus, OH 43137

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Metro Development III LLC

c/o Joe Thomas #614-540-2400

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Far South Columbus Area Commission

Michael Walker / Norwood "Buzz" Thomas

m_walker_sr@yahoo.com / buzzthomas2014@gmail.com

and that the attached document **(5)** is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 30 day of September, in the year 2025

(6) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



John David Nevergall
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

This Affidavit expires six (6) months after date of notarization.

SURROUNDING PROPERTY OWNERS

Leave a Mark Church
or Current Occupant
4818 Parsons Ave.
Columbus, OH 43207

Ridhaan Investment LLC
or Current Occupant
19045 Gault #11
Reseda, CA 91335

Kathryn Greenlee
or Current Occupant
451 Rathmell Rd.
Lockbourne, OH 43137

Jason H. Imar
or Current Occupant
4724 Lyndenhall Dr.
Columbus, OH 43207

Wyndham Ridge Homeowners
Association Inc. Or Current Occupant
563 Wyndham Ridge Dr.
Columbus, OH 43232

Brad L. Basil
or Current Occupant
405 Rathmell Rd.
Lockbourne, OH 43137-9215

Jason R. Dickson
Or Current Occupant
541 Wellsleyglen Dr.
Columbus, OH 43207

Christopher R. Ramsey
Or Current Occupant
487 Wellseyglen Dr.
Columbus, OH 43207

Leah Deter
Or Current Occupant
4836 Fosterson Dr.
Lockbourne, OH 43137

Ishem Chatton
Or Current Occupant
541 Wellsleyglen Dr.
Columbus, OH 43207

Jordan A. Davis
or Current Occupant
481 Wellseyglen Dr.
Columbus, OH 43207

Joshua M. Basil
Or Current Occupant
421 Rathmell Rd.
Lockbourne, OH 43137

Jonathan S. Henson
Or Current Occupant
529 Wellsleyglen Dr.
Columbus, OH 43207

David Brown
Or Current Occupant
475 Wellseyglen Dr.
Columbus, OH 43207

Gary W. Hughes, III
Or Current Occupant
552 Rathmell Rd.
Lockbourne, OH 43137

Kimberly A. Chaffins
Or Current Occupant
523 Wellsleyglen Dr.
Columbus, OH 43207

Oraletta E. Knight
Or Current Occupant
469 Wellseyglen Dr.
Columbus, OH 43207

Dayle D. Roof
Or Current Occupant
520 Rathmell Rd.
Lockbourne, OH 43137

Mohamed Hassan
Or Current Occupant
517 Wellsleyglen Dr.
Columbus, OH 43207

Tammy Y. Jefferson
Or Current Occupant
463 Wellseyglen Dr.
Columbus, OH 43207

Janet L. Bush
Or Current Occupant
500 Rathmell Rd.
Lockbourne, OH 43137

Daniel S. Scott
Or Current Occupant
511 Wellsleyglen Dr.
Columbus, OH 43207

Yamasa Co. Ltd.
Or Current Occupant
P.O. Box 4090
Scottsdale, AZ 85261

Derek K. Kindell
Or Current Occupant
544 Rathmell Rd.
Lockbourne, OH 43137

Jermane J. Coleman
Or Current Occupant
505 Wellsleyglen Dr.
Columbus, OH 43207

Vanessa Leon Gonzalez
Or Current Occupant
5132 Avery Crest Drive, S 201
Dublin, OH 43016

Shawn Jarvis
Or Current Occupant
4871 Parsons Ave.
Columbus, OH 43207

Donnell M. Proctor
Or Current Occupant
499 Wellsleyglen Dr.
Columbus, OH 43207

Alexander Freeman
Or Current Occupant
445 Wellsleyglen Dr.
Columbus, OH 43207

AMH 2014-2 Borrower LP
Or Current Occupant
23975 Park Sorrento, Suite 300
Calabasas, CA 91302

OWNER

Victorious T. Blakey
Or Current Occupant
433 Wellsleyglen Dr.
Columbus, OH 43207

Churches of Christ in Christian Union
or Current Occupant
464 Rathmell Rd.
Lockbourne, OH 43137-9215

Taher Keita
Or Current Occupant
427 Wellsleyglen Dr.
Columbus, OH 43207

Rodger D. Lowe
Or Current Occupant
421 Wellsleyglen Dr.
Columbus, OH 43207

Kimberly Hale
Or Current Occupant
415 Wellsleyglen Dr.
Columbus, OH 43207

Richard A. Johnson
Or Current Occupant
7838 Darby Rd.
Circleville, OH 43113

Core 23 SFR LLC
Or Current Occupant
6385 Shier Rings Rd., STE 4
Dublin, OH 43016

Freddy Rumampuk
Or Current Occupant
4721 Kenross Dr.
Columbus, OH 43207

Columbus Metropolitan Housing
Authority Or Current Occupant
880 East Eleventh Ave.
Columbus, OH 43211

Zoning Description
17.1 ± Acre
North of Rathmell Road
West of Parsons Avenue
-1-

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 21. Township 4, Range 22, Congress Lands and containing 17.1± acres of land, more or less, said 17.1± acre tract being part of the remainder piece of the Original 23.496 acre tract of land conveyed to the Churches of Christ in Christian Union of record in Official Record 33878E18, said 17.1± acres more particularly described as follows:

Beginning at the northwesterly corner of said Original 23.496 acre tract, being the southerly corner of Lot 74 and the southwesterly corner of Lot 73, both Lots being numbered and delineated upon the plat "Wyndham Ridge Section 1, Part 2 of record in Plat Book 104, Page 49 and being in the easterly line of a 13.085 acre tract of land conveyed to The Orchard at Scioto Downs, LLC of record in Instrument Number 202209150132011;

Thence **S 86° 14' 44" E**, along the northerly line of said Original 23.496 acre tract, along the southerly subdivision line of said Wyndham Ridge Section 1, Part 2 and along the southerly subdivision line of Wyndham Ridge Section 1, Part 1 of record in Plat Book 103, Page 55, **1657.6± feet** to the current northeasterly corner of said Original 23.496 acre tract, being the southeasterly corner of a portion of dedicated right-of-way of Parsons Avenue as shown on said Wyndham Ridge Section 1, Part **I**, being the southwesterly corner of a 0.080 acre tract of land conveyed to the Franklin County Commissioners of record in Instrument Number 200205140121147, being the northwesterly corner of a 0.439 acre tract of land conveyed to the Franklin County Commissioners of record in Instrument Number 200205130119441 and being in the westerly right-of-way line of Parsons Avenue (R/W-Varies);

Thence along the current easterly lines of said Original 23.496 acre tract, along the westerly lines of said 0.439 acre tract, and along said westerly right-of-way line, the following five (5) courses:

S 03° 53' 37" W, 137.4± feet to an angle point;

N 86° 06' 23" W, 10.0± feet to an angle point;

S 03° 53' 37" W, 50.00± feet to an angle point;

S 86° 06' 23" E, 10.0± feet to an angle point;

S 03° 53' 37" W, 278.5± feet to the current southeasterly corner of said Original 23.496 acre tract, being the southwesterly corner of said 0.439 acre tract, being the northwesterly corner of a 0.902 acre tract of land conveyed to the Franklin County Commissioners of record in Instrument Number 200303240083881 and being the northeasterly corner of an Original 5.001 acre tract of land conveyed to Shawn Jarvis of record in Instrument Number 201802090018324;

Thence along the common lines of said Original 23.496 acre tract and said Original 5.001 acre tract, the following two (2) courses:

N 86° 14' 45" W, 522.8± feet to an angle point;

S 04° 00' 15" W, 114.6± feet to a point, said point being the northeasterly corner of an Original 1.7875 acre tract of land conveyed to Gary W. Hughes, **III** and Brettney Hughes of record in Instrument Number 202405150047391;

Thence **N 86° 14' 45" W**, along a southerly line of said Original 23.496 acre tract, along the northerly line of said Original 1.7875 acre tract, along the northerly line of an Original 1.00 acre tract of land conveyed to Derek K. Kindell and Alissa R. Kindell of record in Instrument Number 201708240117621 and along a portion of the northerly line of a 1.00 acre tract of land conveyed to Dayle D. Roof and Alene Roof of record in Instrument Number 201901260020329, **592.7± feet** to a point;

Zoning Description
17.1 ± Acre
North of Rathmell Road
West of Parsons Avenue
-2-

Thence across said Original 23.496 acre tract, the following two (2) courses:

N 03° 36' 41" E, 286.5± feet to an angle point;

N 86° 14' 45" W, 542.3± feet to a point in the westerly line of said Original 23.496 acre tract and the easterly line of said 13.085 acre tract;

Thence **N 04° 14' 45" E**, along said common line, **294.0± feet** to the **True Point of Beginning**. Containing **17.1± acres**.

The above description is based on information obtained from the Franklin County Auditor's and Recorder's Office and information obtained from an actual field survey conducted in August of 2021.

The basis of bearings used for this exhibit are based on the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing for a portion of the centerline of Rathmell to be N86°23'19"W between Franklin County Geodetic Survey Monument No. 5554 and Franklin County Geodetic Survey Monument No. 5557 Reset.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

This exhibit is to be used for zoning purposes only and not for the transfer of land.

ADVANCED CIVIL DESIGN, INC.

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-051

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 Seedorf, Esq.

of (COMPLETE ADDRESS) 52 East Gay Street, 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 III LLC c/o Joe Thomas 614-540-2400 470 Olde Worthington Road, Suite 100, Westerville OH 43082 0 Columbus Employees	2.
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 30 day of September, in the year 2025

SIGNATURE OF NOTARY PUBLIC

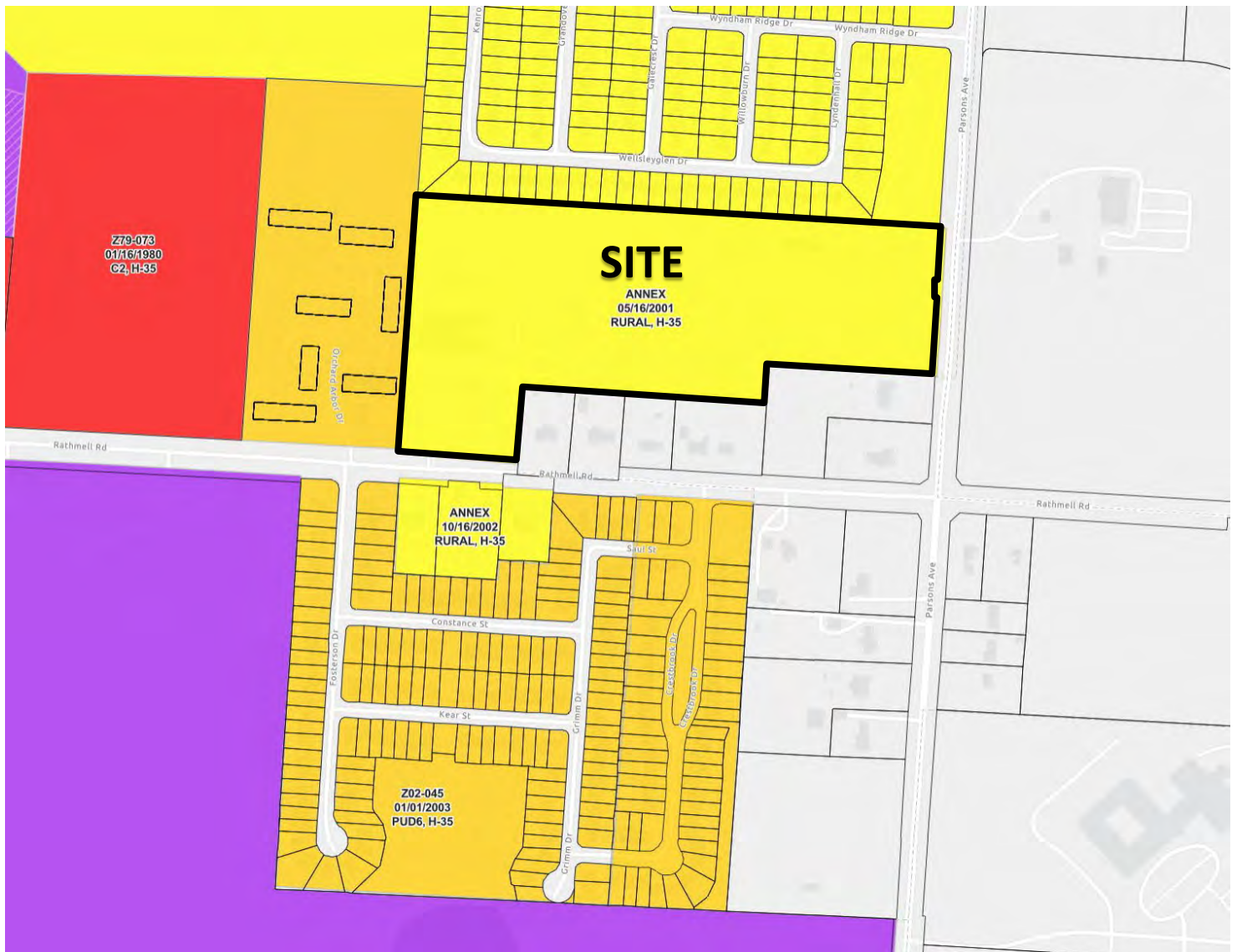
My Commission Expires N/A

Notary Seal Here

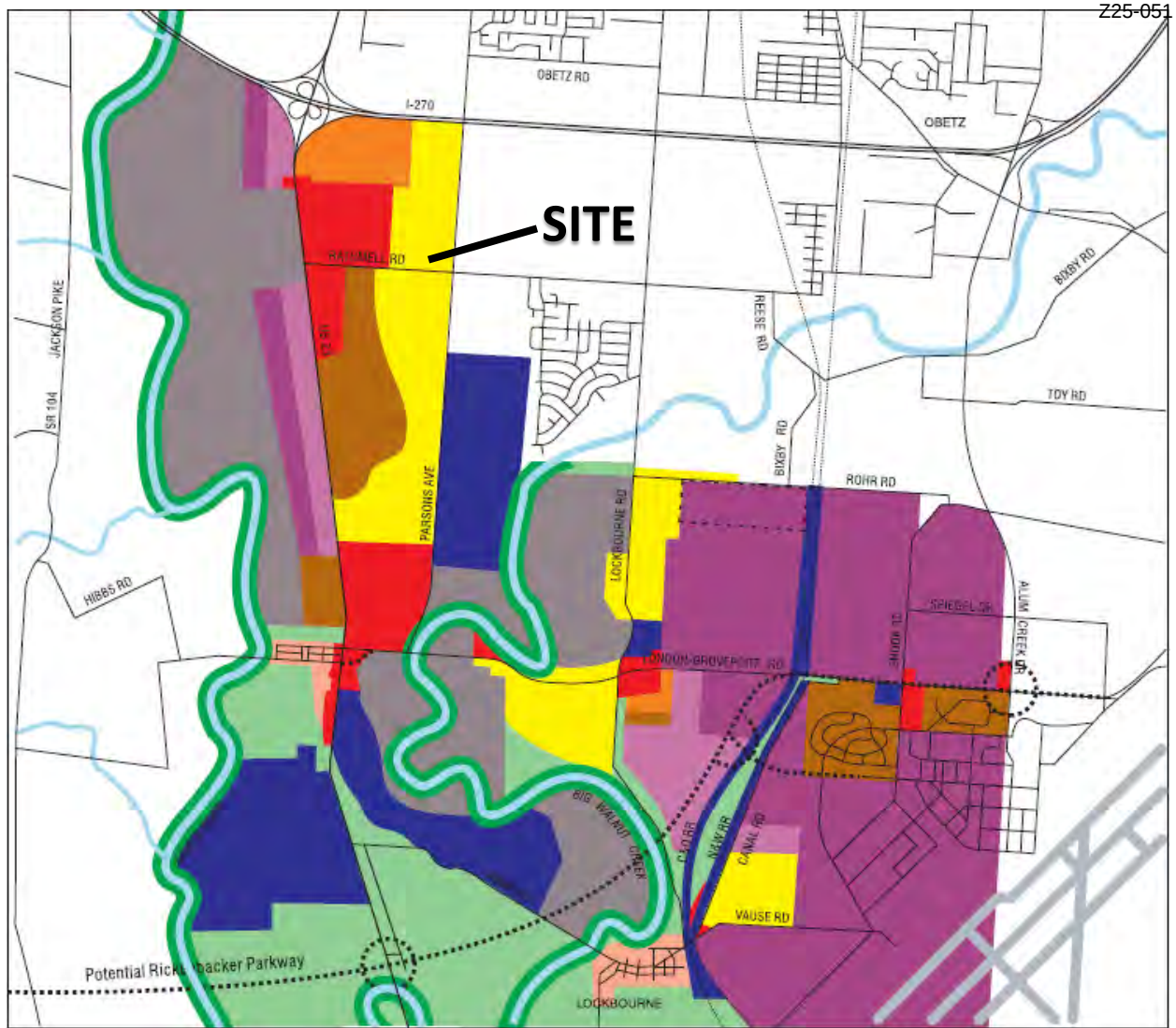


John David Nevergall
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

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



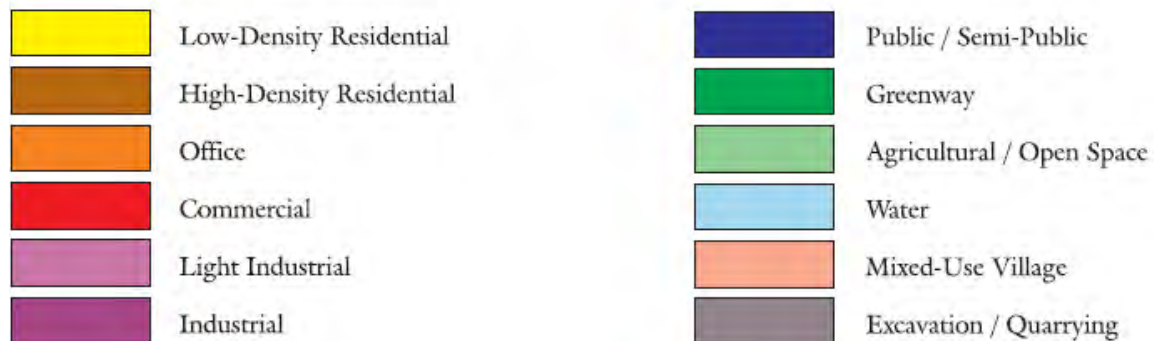
Z25-051 & CV25-097
 R to L-ARLD
 464 Rathmell Rd.
 Approximately 17.1 acres



South Central Accord

1 ½ miles

Future Land Use



Z25-051 & CV25-097
R to L-ARLD
464 Rathmell Rd.
Approximately 17.1 acres

Z25-051 & CV25-097
R to L-ARLD
464 Rathmell Rd.
Approximately 17.1 acres



Z25-051 & CV25-097
R to L-ARLD
464 Rathmell Rd.
Approximately 17.1 acres