

SITE DATA

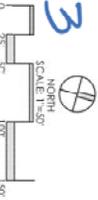
PHASE 4 TOTAL ACRES	116.81 ACRES
TOTAL UNITS	344 UNITS
TOTAL COMMERCIAL SF	1,417,800 SF
TOTAL PARKING SPACES	1860 SPACES
TOTAL RESIDENTIAL SPACES	7166 SPACES
SURFACE SPACES	644 SPACES
COMMERCIAL SPACES	772 SPACES
COMMERCIAL SPACES	314 SPACES

PRELIMINARY DEVELOPMENT PLAN

RIGGINS RUN PHASE IV

PREPARED FOR DC BUILDING COMPANY
DATE: 9/27/22

[Handwritten Signature]
2.7.23



Paris Planning & Design

LAND PLANNING
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P.O. Box 1184
HARRIS, OH 44633
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Z22-051; Final Received 2/7/23

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2022**

- 2. APPLICATION: Z22-051**
Location: **5191 RIGGINS RD. (43016)**, being 16.47± acres generally located at the southeast corner of Riggins Road and Avery Road (part of 010-298469; Hayden Run Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Mixed-use development.
Applicant(s): Havery Run LLC; c/o Laura MacGregor Comek, Atty.; 17 South High Street, Suite 700; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

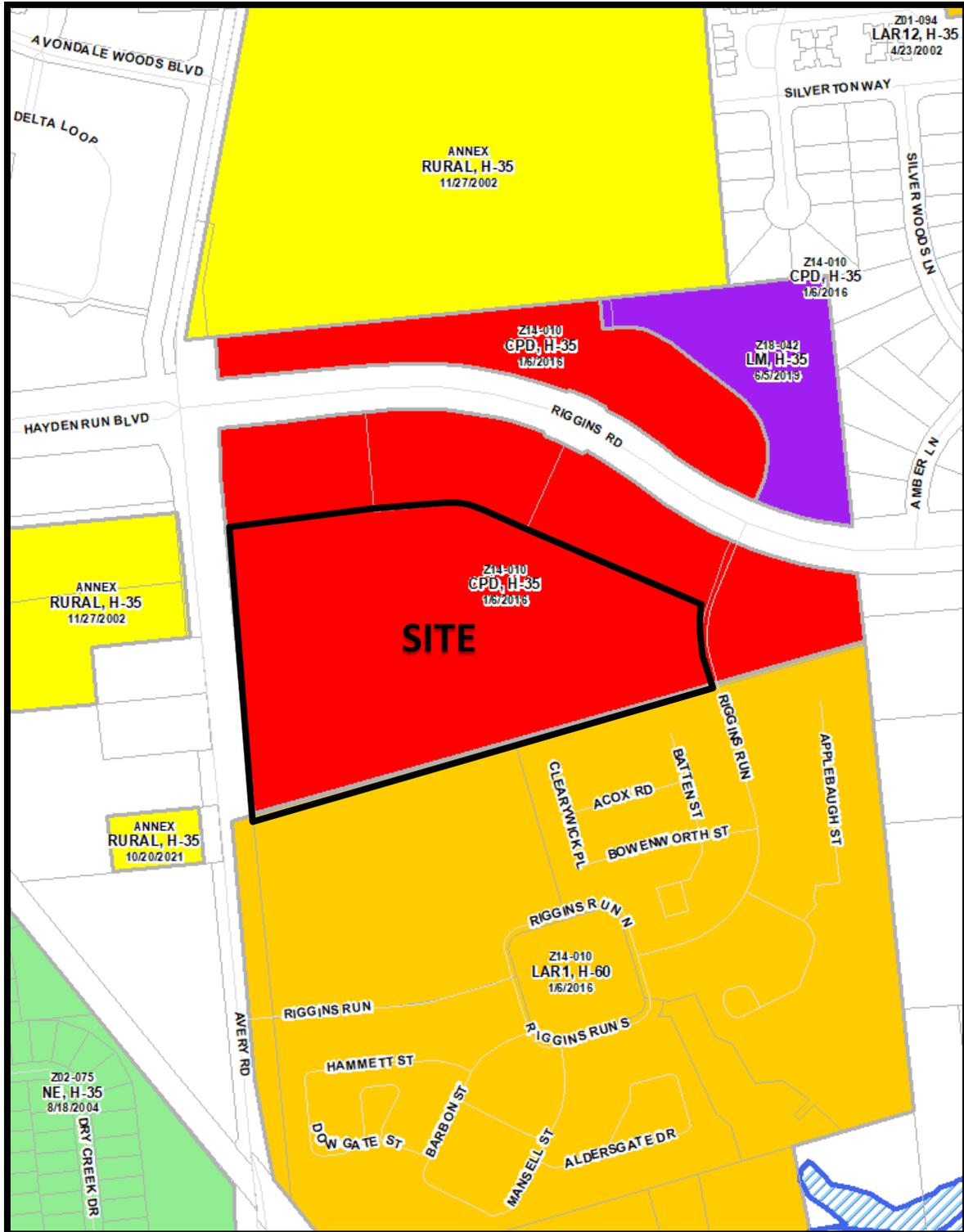
- The site is undeveloped in the CPD, Commercial Planned Development District. The applicant is requesting a new CPD, Commercial Planned Development District to permit a mixed-used development with up to 364 units and 47,900 square feet of commercial space.
- To the north and east of the site is undeveloped land in the CPD, Commercial Planned Development District. To the south is a multi-unit residential development in the L-AR-1, Limited Apartment Residential District. To the west, across Avery Road, are single-unit dwellings in the R, Rural District and in Washington Township.
- Concurrent CV22-063 has been filed to permit residential units on the first floor of the development. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the *Interim Hayden Run Corridor Plan* (2004), which recommends “Community Commercial” and “Neighborhood Center” land uses at this location, which primarily supports multifamily residential and commercial uses. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines*. C2P2 design guidelines recommends that buildings be parallel to and facing the street with entrance doors connected to a public sidewalk, using high quality, durable materials, and ground floor uses that address the street. The Plan also states that open space should be integrated into new developments, serving as an organizational element or a central green space. Lastly, the Plan recommends that structured parking be considered for mixed-use projects, that bicycle parking beyond what is provided by code be provided, and that parking lots be hidden from view.
- The site is located within the boundaries of the Hayden Run Civic Association, whose recommendation is for approval. However, the recommendation form has not been received at the time this report was published.

- The development text commits to a site plan and includes development standards addressing setbacks, site access, landscaping, building design, lighting, and graphics commitments. Included in the text are code modifications to maneuvering, minimum numbers of parking spaces required (472 required and 382 provided), and C-4 permitted uses.
- The *Columbus Multimodal Thoroughfare Plan* identifies Avery Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval.~~ ***Approval.**

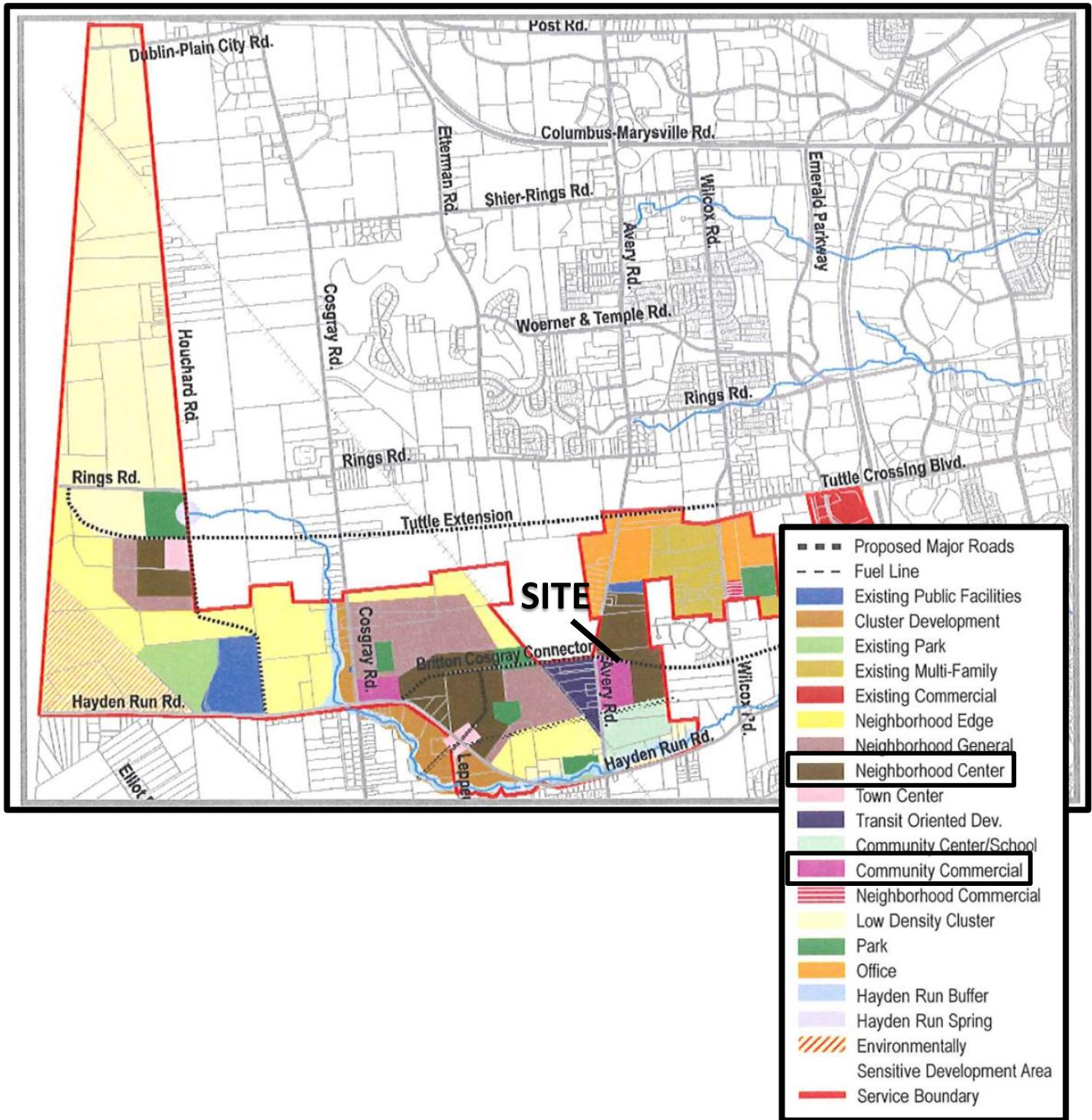
The requested CPD, Commercial Planned Development District will allow a mixed-use development that is compatible with the development standards of adjacent residential developments. The proposal is consistent with the land use recommendations of the *Interim Hayden Run Corridor Plan* and the elevations are consistent with the *Columbus Citywide Planning Policies (C2P2) Design Guidelines*. A Traffic Access Study is in progress in conjunction with this application. Additional commitments or access revisions may be needed based on the results of the approved study. Also, it would appear beneficial to add additional sidewalk along the service roads and to ensure there are no gaps in the internal network or width connecting to the south. Once the Division of Traffic Management's comments are addressed, Staff's recommendation will be updated to approval.

NOTE: The Division of Traffic Management's comments have been addressed.



Z22-051
5191 Riggins Rd.
Approximately 16.47 acres
L-AR-1, CPD to CPD

Interim Hayden Run Corridor Plan (2004)



Z22-051
5191 Riggins Rd.
Approximately 16.47 acres
@5F!%CPD to CPD



Z22-051
5191 Riggins Rd.
Approximately 16.47 acres
L-AR-1, CPD to CPD

Priebe, Kelsey R.

From: Mike Brown <mike-brown@columbus.rr.com>
Sent: Tuesday, February 14, 2023 4:48 PM
To: Priebe, Kelsey R.; Rebecca Obester; laura@comeklaw.com; Deeds, Rebecca
Subject: [EXTERNAL] 5191 Riggins Road - Council Variance Application

On July 29, 2022 the Hayden Run West Civic Association met to review council Variance number CV22-063 for location 5191 Riggins Road.

After reviewing the application, the HRWCA voted 2-0 to approve Z22-051 & CV22-063, 5191 Riggins Road.

Mike Brown
Hayden Run West Civic Association

Council Variance 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 #: Z22-051 &
CV22-063

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) L.M. Comeh, Esq
of (COMPLETE ADDRESS) 17. S. High St., Ste 700 Cols, 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. <u>Haverly Run LLC</u> <u>485 Metro Place, Suite 350</u> <u>Dublin, Oh 43017</u> \emptyset	2. <u>David C. Ruma</u> <u>485 Metro Place, Suite 350</u> <u>Dublin, Oh 43017</u> \emptyset / NA
3. <u>Charles J. Ruma</u> <u>3075 Paragon Dr.</u> <u>Columbus, Ohio 43228</u> \emptyset / NA	4. <u>Wango Ltd.</u> <u>10 N. High St. Suite 401</u> <u>Columbus, Ohio 43215</u> \emptyset

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 10th day of February, in the year 2023

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]
My Commission Expires _____
Notary Seal Here



Kristen Lee Sours, 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.