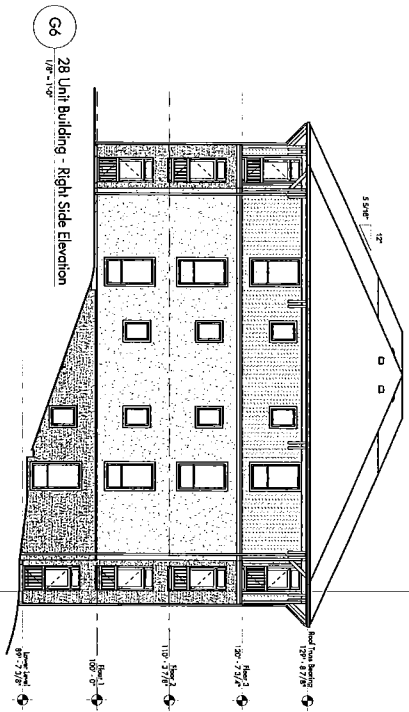
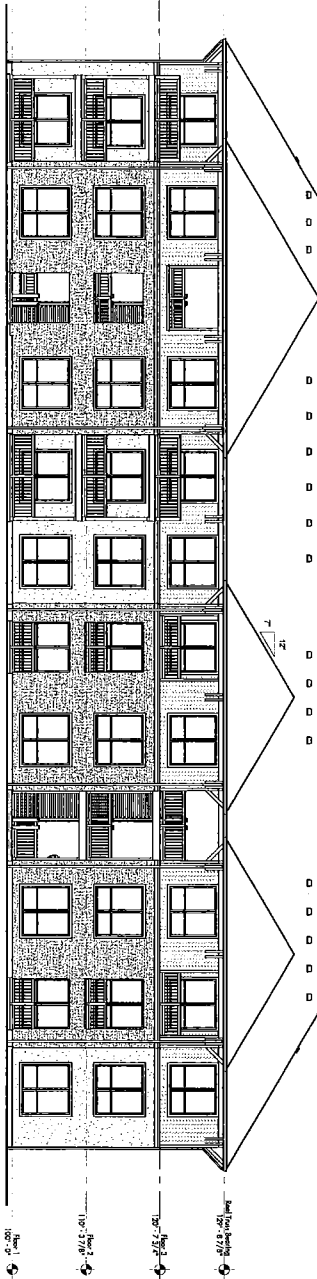


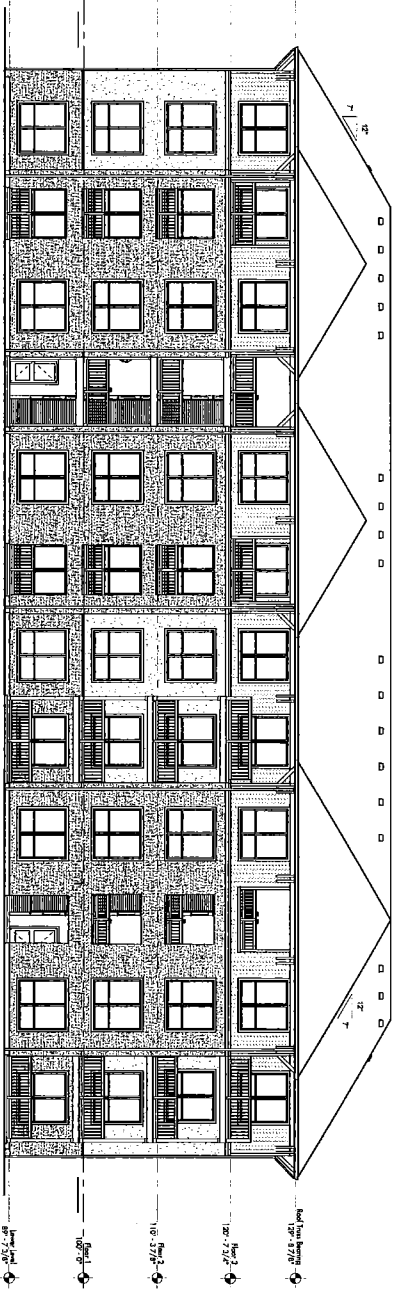
G12 28 Unit Building - Left Side Elevation
1/8" = 1'-0"



G6 28 Unit Building - Right Side Elevation
1/8" = 1'-0"



D12 28 Unit Building - Front Elevation
1/8" = 1'-0"



A12 28 Unit Building - Rear Elevation
1/8" = 1'-0"

Handwritten notes:
"Sullivan Bruck"
"Architects"
"Approved by City of Columbus"
"August 16, 2014"

SULLIVAN BRUCK
ARCHITECTS

200 North High Street
Columbus, Ohio 43215
761.414.9900
Fax: 614.444.9009
www.sullivanbruck.com

Scioto Ridge
Apartments

Columbus, Ohio



Casto Communities

Date of Issue: 2014-03-26
Issued for: PERMITS
Revision History:

Project Number: 1000700

Exterior Elevations

28-A2.01

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 13, 2014**

- 5. APPLICATION: Z13-058 (13315-00000-00812)**
Location: **5450 RIVERSIDE DRIVE (43017)**, being 11.1± acres located on the east side of Riverside Drive, 83± feet north of Hayden Road (590-195673, 590-258066, 590-143276 & 590-195672; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development and AR-12, Apartment Residential Districts.
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Casto Communities; c/o Jeff Brown, Atty.; Smith & Hale, LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Firwood Co. Ltd.; 4177 Maystar Way; Hilliard, OH 43026.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

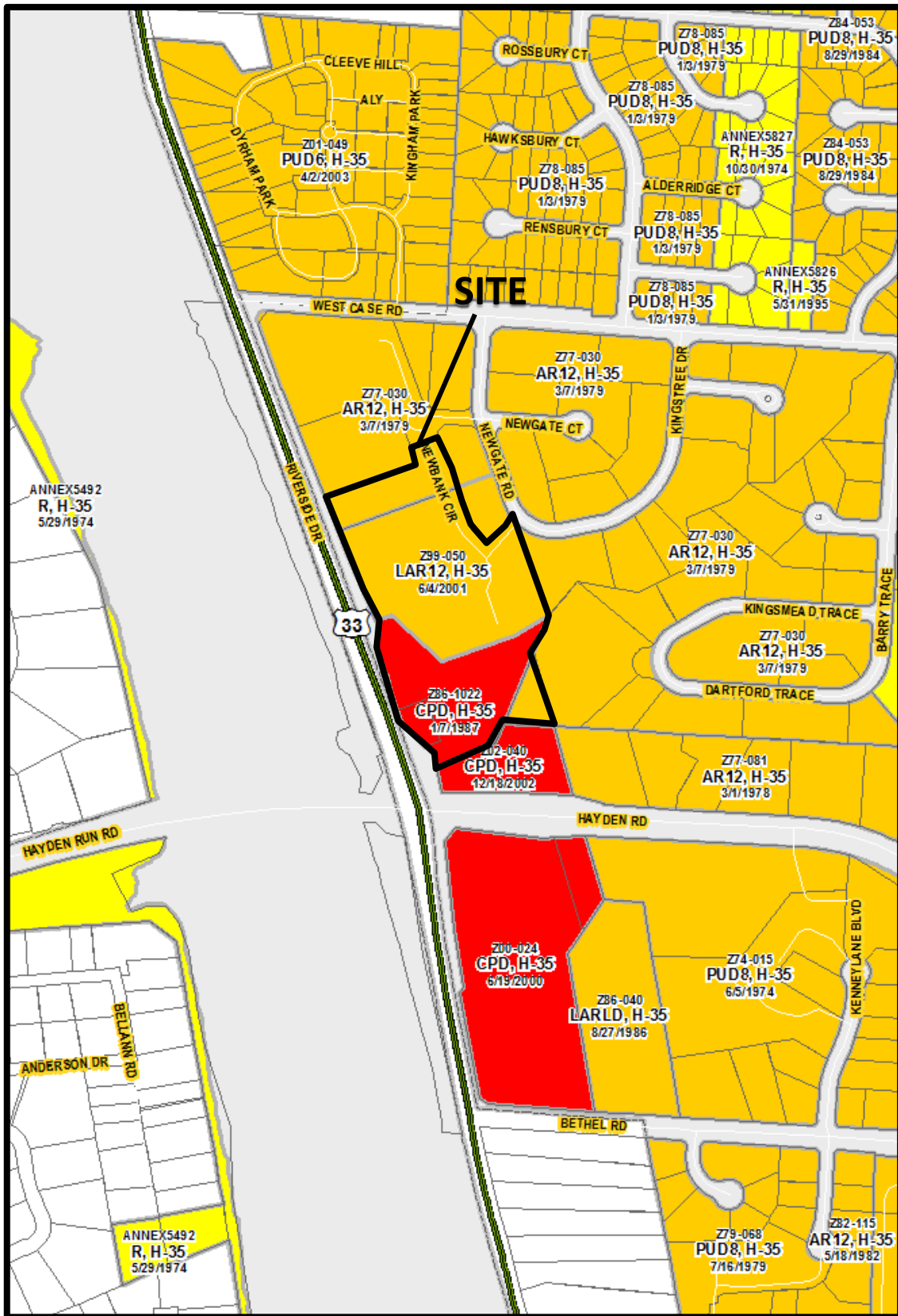
- The 11± acre site consists of four parcels: a vacant 9.0 acre tract zoned L-AR-12, Limited Apartment Residential District and CPD, Commercial Planned Development District; a 0.32 acre parcel developed with retail in the CPD, Commercial Planned Development District; and two vacant parcels totaling 1.79 acres that are zoned in the AR-12, Apartment Residential District. The applicant requests rezoning to the L-ARLD, Limited Apartment Residential District to permit the development of 152 multi-family units at a density of 13.7 units per acre.
- To the north are two multi-unit residential buildings, having four and five stories, zoned in the unrestricted AR-12, Apartment Residential District. To the northeast is a two-unit residential development in the AR-12, Apartment Residential District. To the west is the Scioto River, and to the south is a retail landscape supply business in the CPD, Commercial Planned Development District.
- The current L-AR-12, Limited Apartment Residential District allows a density of 12.1 units per acre and provides no commitment to a site plan or building elevations. The only limitations are a 60' parking setback and a 100' building setback from Riverside Drive, and a maximum height of light poles of 18'. The current CPD, Commercial Planned Development Districts permit all C-4, Commercial District uses. The requested L-ARLD, Limited Apartment Residential District would permit the development of 152 multi-family units at a density of 13.7 units per acre. The proposal includes landscaping and tree planting commitments within the 25' setback from the east property line in consideration of the adjacent two-unit dwellings, parking and building setbacks of 100' from Riverside Drive, a tree preservation area in the southeast corner of the site, and a detailed site plan and building elevations committing to design, materials, and locations of garages and buildings, and a landscaping plan. Due to the topography of the site, the five proposed multi-unit

residential buildings will have four stories facing west toward the Riverside Drive frontage and three stories facing east beyond which are garages and a landscaped 25' setback from the east property line.

- The site is located within the planning area of the *Northwest Plan* (2007). The Plan provides no specific land use recommendation for this site but provides a general recommendation that infill residential development be “consistent and compatible with the land use and density of the surrounding area.” The Planning Division has evaluated this proposal in the context of this recommendation and believes that the proposed density should not exceed 12.1 units per acre. Approximately 630' to the south exists a L-ARLD, Limited Apartment Residential District that was established in 1986. That multi-unit residential development consists of 80 units at a density of 16.9 units per acre, so there are comparable densities in the area. That rezoning was supported by Staff. Therefore, Staff has determined that this proposal, at the density of 13.7 units per acre, is compatible with the surrounding residential development.
- The site is located within the boundaries of the Northwest Civic Association whose recommendation is for disapproval of the requested L-ARLD, Limited Apartment Residential District.
- The *Columbus Thoroughfare Plan* identifies Riverside Drive as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline. Additionally, access to Riverside Drive is under the jurisdiction of the Ohio Department of Transportation and additional material has been submitted.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-ARLD, Limited Apartment Residential District will allow a 152-unit residential complex to be developed on an approximate 11 acre site. Staff has determined that this proposal is compatible with the surrounding residential development as recommended by the *Northwest Plan*, noting that the requested 13.7 units per acre represents a negligible difference of approximately 20 dwelling units more than a density of 12.1 units per acre allowed by the AR-12, Apartment Residential District. The requested L-ARLD, Limited Apartment Residential District also replaces nearly four acres of more intense commercial zoning with a consolidated residential development that incorporates substantial specificity and development standards in consideration of adjacent residential uses. The limitation text, site plan, elevations and landscaping plans provide specific guidelines on which development will occur. Therefore, Staff recommends approval of the proposed rezoning.



Z13-058

5450 Riverside Drive

Approximately 11.1 acres

Request: Rezoning from CPD, Commercial Planned Development District and AR-12, Apartment Residential District to L-ARLD, Limited Apartment Residential District



Post Office Box 20134
Columbus, OH 43220

*Community Enrichment
Through Participation!*

February 3, 2014

Development Commission
c/o Tori Proehl (vjproehl@columbus.gov)
City of Columbus Department of Development
757 Carolyn Avenue
Columbus OH 43224

Re: Z13-058; 5450 Riverside Drive

Dear Chairman Kirkpatrick and Commissioners:

The Northwest Civic Association board of trustees voted unanimously to disapprove the applicant's request for rezoning at our January 8 meeting, 7-to-0.

We had to move our meeting to Centennial High School's auditorium to accommodate the 130 local residents, by my count, who attended. Numerous condo and duplex owners and the presidents of three neighborhood associations spoke against the development. They submitted a petition, signed by over 250 residents, strongly urging us to oppose the development for many reasons, including:

- Increased density: current allowable is 12 units per acre, and this application is for 13.7 (16.9 if you exclude the commercial property acreage from the denominator)
- Use inconsistent with area: rental apartments v. luxury condominiums/duplexes
- Traffic impact:
 - on Newgate and Kingtree, two quiet streets that together form a duplex loop off of West Case through a neighborhood of mostly retirees, would serve as primary egress for 1200+ trips per day to and from the new development
 - on West Case at the Riverside light (please see note 1)
- Aesthetics, both consistency with existing development and visibility from the Hayden Run bridge, an opportunity to welcome travelers entering Columbus
- Safety, e.g., emergency vehicle access, school bus access, and security problems associated more with apartments than with duplexes or condos
- Property values, since both the additional traffic and the nearby apartments will tend to have a downward pressure on resale value (please see note 2)
- Soil cleanup of five in-ground oil tanks in the southwest corner of the development, the site of a former gas station that closed in '72, seven years before EPA pollution standards were enacted, and wildlife impact along the creek to the south

Of all the letters and emails I received from residents on this matter, I found two to be especially interesting (attached). Dick Meyer estimates that the lower tax revenues from the surrounding area, resulting from lower property values, would more than offset additional tax revenues from the development. Bill Kientz Sr. uses information from Casto and some estimates of his own to show that building half as many duplex units as proposed rental units would yield greater profit.

There are other viable options for this site, and some problems to be worked out, but this development proposal does not fit with the site's constraints, nor with the community.

I urge Commissioners to support the residents and disapprove the applicant's request.

Sincerely,



John Ehlers
President

Note 1: Those who travel westbound on West Case approaching the Riverside light routinely suffer 6-minute (2-cycle) delays. Problems there have existed for well over a decade. In 2003, when the River Highlands development to the north of West Case was being approved, several traffic-related commitments by the City and the developer were codified (ordinance Z01-049, items 2.B.3 and 2.B.4, as amended 03/03/03), yet never carried-out. Since then, the East Bank high-rise luxury condo buildings were built within a few hundred yards of the light, and traffic problems worsened. This project would add another 152 units of rental housing and an estimated 1200+ trips per day (at 8 trips/unit/day) to that load.

Note 2: To assure high property values, all duplex owners living on Newgate and Kingtree committed to a covenant when they bought their units that they not offer them for rent. Building 152 rental units next door, and then funneling the bulk of the resulting traffic from those units down their street, forces a significant, undesirable effect upon the character of their community.



COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

ORD # 0988-2014

Date: February 13, 2014

Application #: Z13-058	Requested: L-ARLD		Address: 5450 Riverside Drive (43017)				
# Hearings:	Length of Testimony: 6:28 →	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
# Speakers Support: Opposition:	Development Commission Vote: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain	Area Comm/ Civic Assoc: <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (write out ABSENT≡ or ABSTAIN≡)	Y Fitzpatrick	ABSENT Ingwersen	NO Anderson	Y Cooley	ABSENT Conroy	Y Onwukwe	Y Coe
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use	+		+	+		✓	+
Use Controls							
Density or Number of Units			-			+	
Lot Size							
Scale							
Environmental Considerations				+		✓	
Emissions							
Landscaping or Site Plans							
Buffering or Setbacks							
Traffic Related Commitments			-	-		✓	-
Other Infrastructure Commitments						✓	
Compliance with City Plans			-			✓	
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation			-				
Governmental or Public Input							
MEMBER COMMENTS:							
<p>FITZPATRICK: LAND USE IS APPROPRIATE IN BALANCE WITH OTHERWISE ZONED RESIDENTIAL DEVELOPMENT. DENSITY IN THIS CASE DOES NOT RESULT IN UNACCEPTABLE INTENSITY. SUBMITTED COMMITMENTS APPEAR TO BE EFFECTIVE. REMOVAL OF COMMERCIAL USE IS AN IMPROVEMENT. <u>GATE</u> IS NEEDED ON EXISTING CONVEYOR !!!</p>							
<p>INGWERSEN:</p>							
<p>ANDERSON: The North West Plan should be respected w/ regard to density + exceptions to the plan simply lead to later exceptions. Traffic problems will intensify for the surrounding established neighborhoods. Some improvements could help, but not density.</p>							
<p>COOLEY: THERE CAN BE SIGNIFICANT AMELIORATION IN ADDITION TO THAT REQUIRED, AND IT WOULD BE MY EXPECTATION THAT THE AMELIORATION PROCESS WOULD CONTINUE. HOWEVER, VIRTUALLY THE ONLY USE IS APPROPRIATE</p>							
<p>CONROY:</p>							
<p>ONWUKWE: It is density vs intensity. The density is appropriate for the site. The applicant had endeavored to overcome the concerns of the citizens</p>							
<p>COE: I believe the land use is consistent w/ community, the density is consistent. Community is opposed but didn't offer specific changes to work together. Site plan was very detailed.</p>							



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, Ohio 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Casto Communities 250 Civic Center Drive, Suite 500 Columbus, OH 43215 Justin Bird - (614) 744-2000 200 employees	2. Firwood Co., Ltd. 4177 Maystar Way Hilliard, OH 43026 0 employees
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 29th day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Natalie Timmons

My Commission Expires:

9/4/15

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



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer