

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 12, 2013**

3. **APPLICATION:** **Z13-057 (13335-00000-00811)**
 Location: **5062 HAYDEN RUN ROAD (43016)**, being 12.65± acres located at the northwest corner of Hayden Run Road and Edwards Farms Drive (010-212226).

 Existing Zoning: CPD, Commercial Planned Development District.
 Request: L-AR-O, Limited Apartment Residential Office District.
 Proposed Use: Multi-unit residential development.
 Applicant(s): Multicon Development Co.; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.

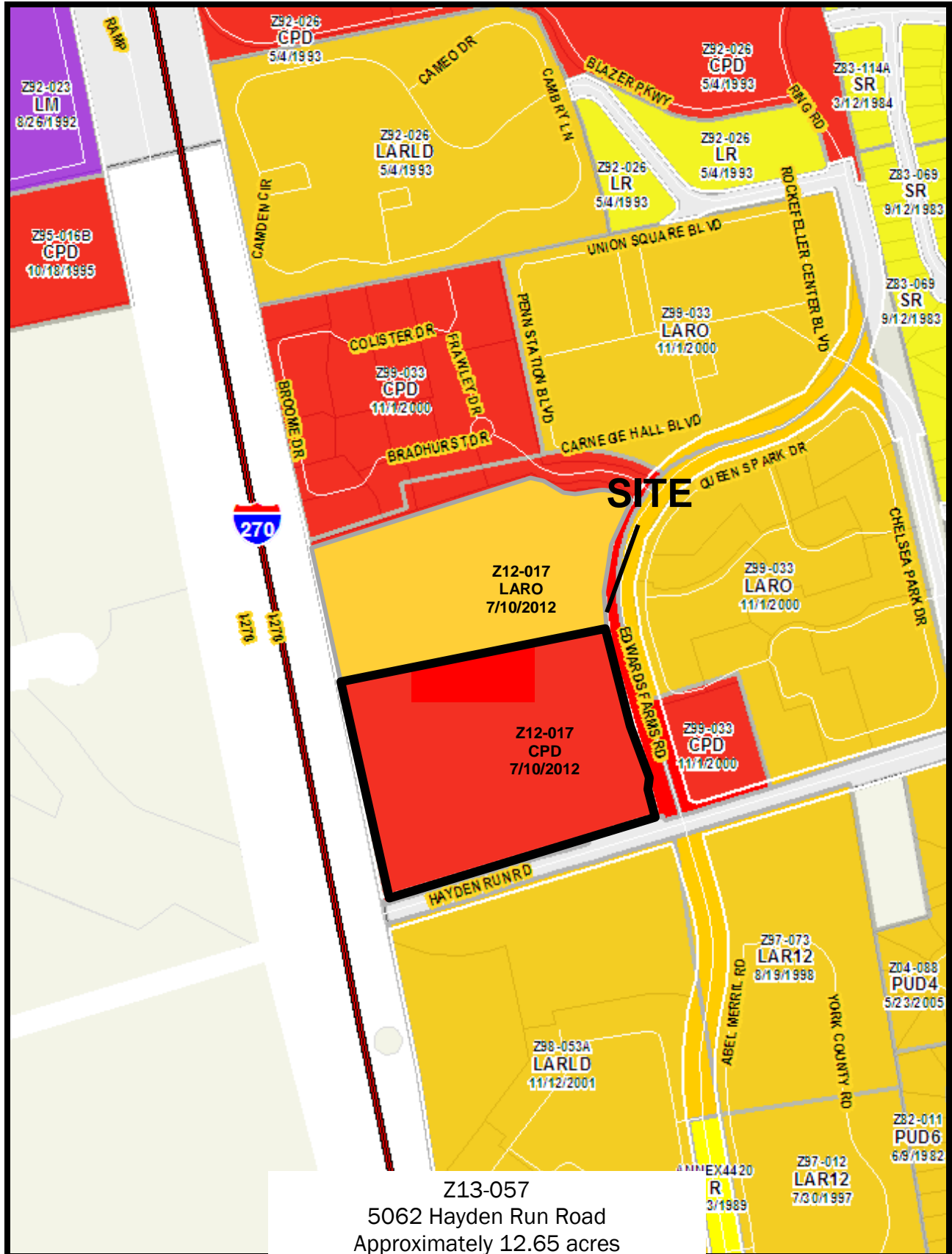
 Property Owner(s): The Applicant.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

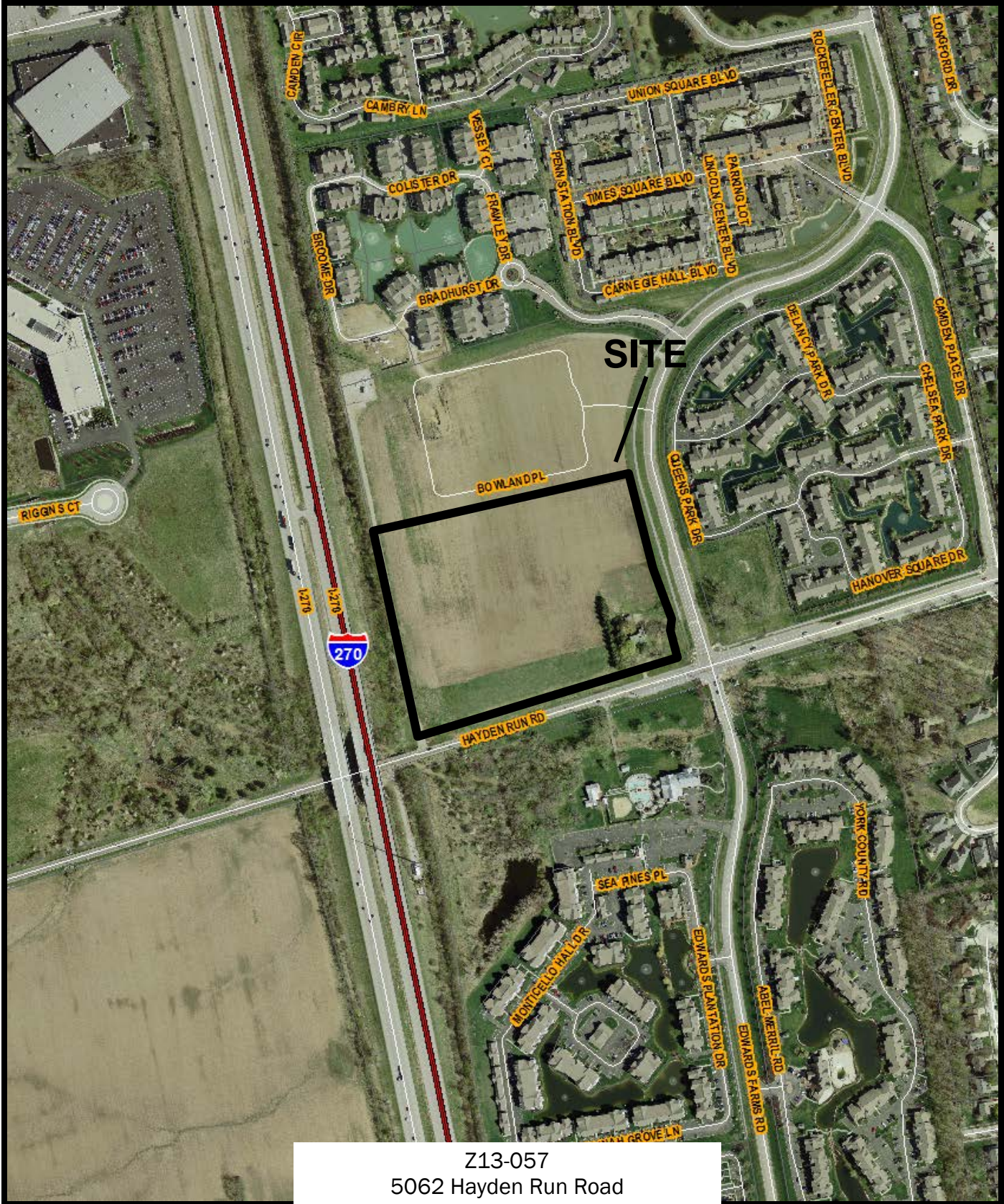
- The 12.65± acre site is developed with a single-unit dwelling in the CPD, Commercial Planned Development District. The applicant requests the L-AR-O, Limited Apartment Residential Office District for multi-unit residential development.
- The site is bounded by multi-unit residential development to the north and east in the L-AR-O, Limited Apartment Residential Office District. There is also undeveloped land to the east in the CPD, Commercial Planned Development District. To the south across Hayden Run Road is multi-unit residential development, in the L-ARLD, Limited Apartment Residential District. Interstate 270 borders the site to the west
- The development text includes commitments for maximum number of units, setbacks, street trees, building design, and amenities.
- The *Columbus Thoroughfare Plan* identifies Hayden Run Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-O, Limited Apartment Residential Office District will allow multi-unit residential development that is consistent with the surrounding development. Staff supports zoning this CPD District for multi-unit residential development given the predominance of multi-unit residential uses in the area, and because the property has remained undeveloped since it was commercially zoned in 2000.



Z13-057
5062 Hayden Run Road
Approximately 12.65 acres
Request: CPD to L-AR-O



Z13-057
5062 Hayden Run Road
Approximately 12.65 acres
Request: CPD to L-AR-O



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 # 213-057

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Multicon Development Co. 495 South High Street, Suite 150 Columbus, OH 43215 Stephen Caplinger 614-241-2070	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4th day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15

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



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



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