

**Z12-017**

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 10, 2012**

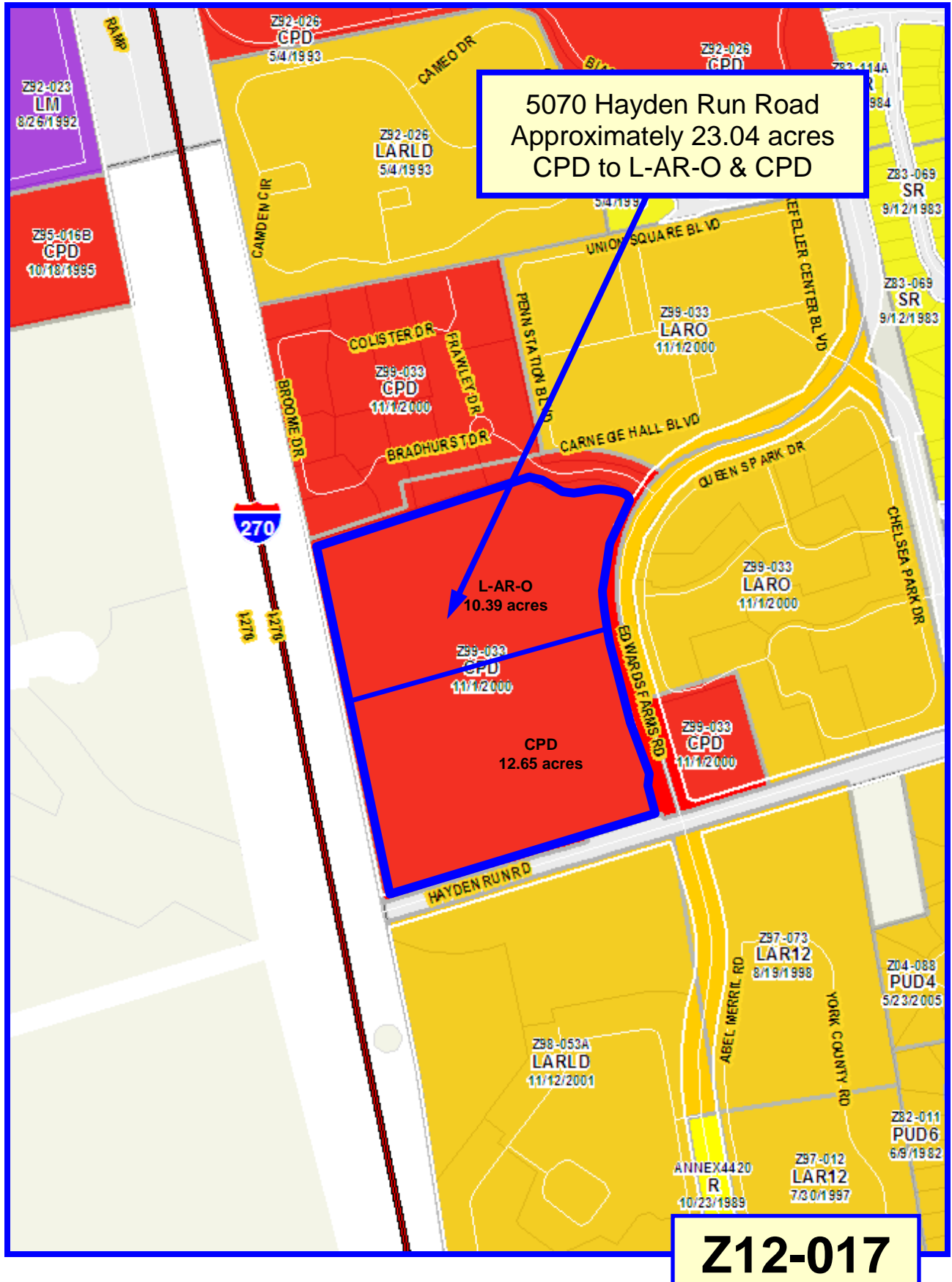
7.    **APPLICATION:**                   **Z12-017 (12335-00000-00114)**  
      **Location:**                   **5070 HAYDEN RUN ROAD (43016)**, being 23.04± acres located at the northwest corner of Hayden Run Road and Edwards Farms Drive (010-212226).  
  
      **Existing Zoning:**           CPD, Commercial Planned Development District.  
      **Request:**                   L-AR-O, Limited Apartment Residential Office, and CPD, Commercial Planned Development Districts.  
  
      **Proposed Use:**               Commercial and multi-unit residential development.  
      **Applicant(s):**           Casto-Edwards Hayden Run Ltd.; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.  
  
      **Property Owner(s):**   Casto-Edwards Hayden Run Ltd.; 495 South High Street, Suite 150; Columbus, OH 43215.  
  
      **Planner:**                   Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov).

**BACKGROUND:**

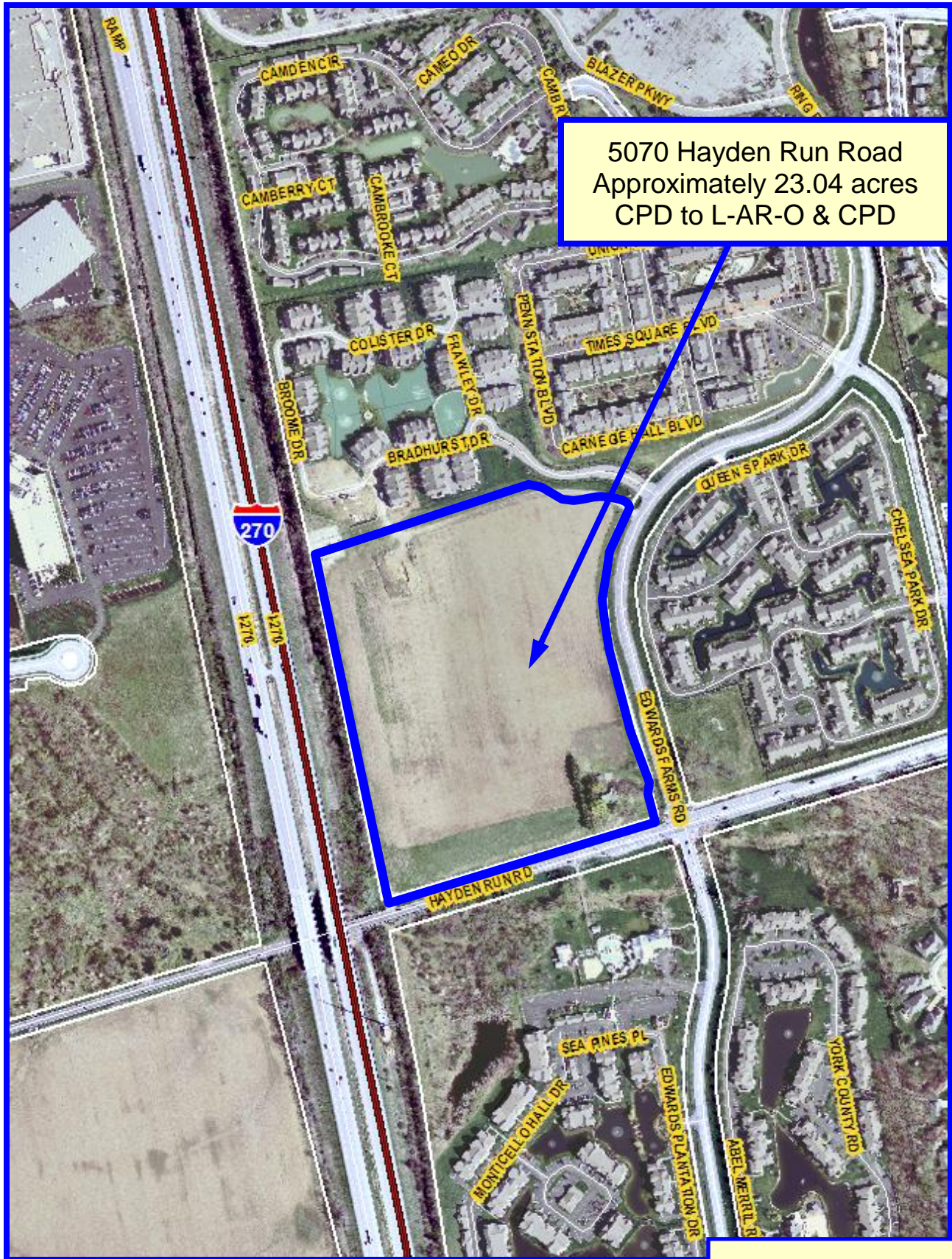
- The 23.04± acre site is developed with a single-unit dwelling in the CPD, Commercial Planned Development District. The applicant requests the L-AR-O, Limited Apartment Residential Office, and CPD, Commercial Planned Development Districts for multi-unit residential and limited commercial development.
- The site is bounded by multi-unit residential development to the north, east and south in the CPD, Commercial Planned Development, L-AR-O, Limited Apartment Residential Office, and L-ARLD, Limited Apartment Residential Districts, respectively. There is also undeveloped land to the east in the CPD, Commercial Planned Development District. Interstate 270 borders the site to the west
- The development text includes use restrictions, setbacks, building height limits, maximum lot coverage, street trees, landscaping, screening, building materials commitments, graphics controls, and commitments for 5-foot wide sidewalks and safe pedestrian means as requested by the Health Department Healthy Places Program. The CPD Text carries over the development standards that are present in the current CPD District.
- 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, and CPD, Commercial Planned Development Districts will allow multi-unit residential and limited commercial development that is consistent with the surrounding development. Staff supports zoning almost half of the existing CPD District for multi-unit residential development given that the property has remained undeveloped since it was commercially zoned in 2000, and the predominance of multi-unit residential uses in the area.







5070 Hayden Run Road  
Approximately 23.04 acres  
CPD to L-AR-O & CPD

**Z12-017**

**REZONING APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services  
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 # 212-017

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge  
 of (COMPLETE ADDRESS) 37 W. Broad St., 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. Casto - Edwards Hayden Run, Ltd. 495 S. High St., Suite 150 Columbus, OH 43215	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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
 For all questions regarding this form and fees please call: 614-645-4522  
 Please make all checks payable to the Columbus City Treasurer