



REZONING APPLICATION

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

OFFICE USE ONLY

Application #: 213-058/13335-00000-00812

Date Received: 11/5

Application Accepted By: TP Fee: \$6665.00

Comments: Assigned to Toni Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5450 Riverside Drive Zip 43017

Is this application being annexed into the City of Columbus ☐ Yes ☐ No (circle one)

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

Parcel Number for Certified Address 590-195673

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

Current Zoning District(s) CPD, AR-12

Requested Zoning District(s) L-ARLD

Area Commission Area Commission or Civic Association: Northwest Civic Association

Proposed Use or reason for rezoning request: permit multi-family development

(continue on separate page if necessary)

Proposed Height District: 60

Acreage 11.1

[Columbus City Code Section 3309.14]

APPLICANT:

Name Casto Communities

Address 250 Civic Center Drive, Suite 500

City/State Columbus, OH

Zip 43215

Phone # 614-744-2000

Fax # _____

Email jbird@castoinfo.com

PROPERTY OWNER(S):

Name Firwood Co. Ltd.

Address 4177 Maystar Way

City/State Hilliard, OH

Zip 43026

Phone # _____

Fax # _____

Email _____

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney

☐ Agent

Name Jeffrey L. Brown - Smith & Hale LLC

Address 37 West Broad Street, Suite 725

City/State Columbus, OH

Zip 43215

Phone # 221-4255

Fax # 221-4409

Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Casto Communities By: [Signature]

PROPERTY OWNER SIGNATURE Firwood Co. Ltd. By: [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.

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

713-058

Additional Parcel Numbers

590-258066

590-143276

590-195672

casto-riverside.mis (nct)

10/30/13 F:Docs



REZONING APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 713-058

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown

of (1) MAILING ADDRESS 37 West Broad Street, Suite 725, Columbus, OH 43215

deposed and states that (he/she) is 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 5450 Riverside Drive

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

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

(4) Firwood Co. Ltd.

4177 Maystar Way

Hilliard, OH 43026

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

Casto Communities

614-744-2000

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Northwest Civic Association

c/o Rosemarie Lisko

1035 Stoney Creek Road, Columbus, OH 43235

and that the attached document (6) 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(7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

(8) 4th

day of

November

, in the year

2013

SIGNATURE OF NOTARY PUBLIC

(8)

Natalie C. Timmons
9/14/15

My Commission Expires:

This Affidavit expires six months after date of notarization.



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

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APPLICANT

PROPERTY OWNER

ATTORNEY

Casto Communities
250 Civic Center Drive, Suite 500
Columbus, OH 43215

Firwood Co., Ltd.
4177 Maystar Way
Hilliard, OH 43026

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 725
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

City of Columbus
Real Estate Management
90 West Broad Street, Room 425
Columbus, OH 43215

Weber Holdings-Riverside Ltd.
1600 Universal Road
Columbus, OH 43207

Lenore Holmes
5750 Barry Trace
Dublin, OH 43017

Sawmill Ravine LLC
470 Olde Worthington Road
Westerville, OH 43082

Alice Stradtman
3169 Dartford Trace
Dublin, OH 43017

Alfred Long
5731 Newgate Road
Dublin, OH 43017

Carey & Donna Gooch
5733 Newgate Road
Dublin, OH 43017

Saraswati Ramanathan
5723 Newgate Road
Dublin, OH 43017

Jane Paul
5725 Newgate Road
Dublin, OH 43017

Lisa Perks
5715 Newgate Road
Dublin, OH 43017

June Stiefel
5717 Newgate Road
Dublin, OH 43017

Martha Jundt
5708 Kingstree Drive
Dublin, OH 43017

Jacqueline Holzer
5702 Kingstree Drive
Dublin, OH 43017

Terry Klinker
7152 Bluffstream Court
Columbus, OH 43235

Judy Williams & Suzanne Wilson
5722 Newgate Road
Dublin, OH 43017

Hayden Falls Condominium Association
3250 Newgate Court
Dublin, OH 43017



REZONING APPLICATION

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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 # 713-058

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. 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

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:

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

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Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 10/30/13



Disclaimer

Scale = 500



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



City of Columbus Zoning Plat



713-058

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 590195672, 590195673, 590143276, 590258066

Zoning Number: 5450

Street Name: RIVERSIDE DR

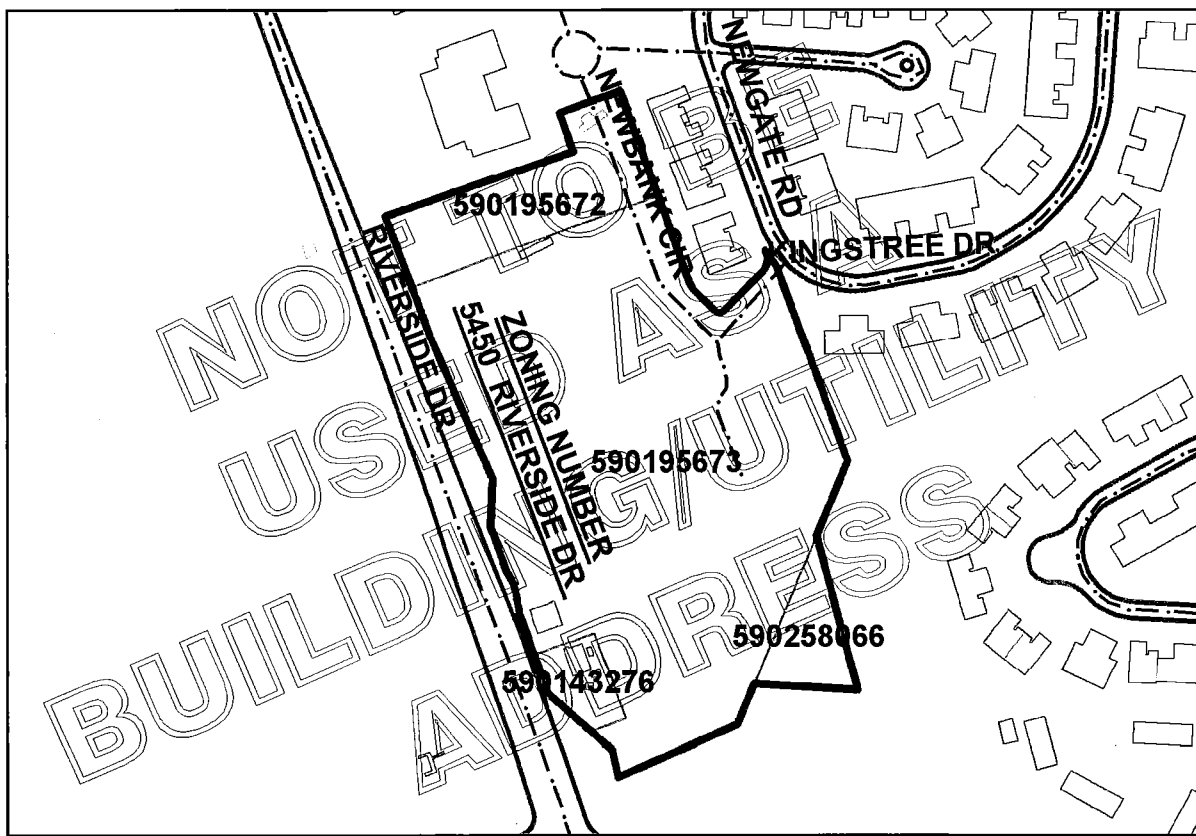
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: Patricia A. Austin

Date: 11/1/2013



SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 15466



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

TEXT

PROPOSED DISTRICTS: L-ARLD

PROPERTY ADDRESS: 5450 Riverside Drive

OWNER: Firwood Co. Ltd.

APPLICANT: Casto Communities

DATE OF TEXT: 11/5/13

APPLICATION: Z13-_____

1. **INTRODUCTION:** The site is on the east side of Riverside Drive between two multi-story apartment buildings and a commercial store. The whole frontage along Riverside Drive, south of Case Road had been rezoned for commercial development. Over the years portions of that property have been down zoned for multi-family development. This application takes the last of the commercial zoned property and zones it for multi-family development.

2. **PERMITTED USES:** Those uses permitted under Section 3333.02 (AR-12, ARLD and AR-1 apartment residential district use) of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the zoning text or on the submitted site plan the applicable development standards are contained in Chapter 3333 (Apartment Districts) of the Columbus City Code.

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

1. The maximum number of dwelling units shall be 152.
2. Building and parking setback shall be 100 feet along Riverside Drive.

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

N/A

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

1. Street trees shall be installed along the Riverside Drive frontages on the basis of one tree for every 30 feet. These trees may be grouped together or evenly spaced.

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

N/A

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

N/A

F. Graphics and Signage Commitments

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the ARLD District and any variance to those requirements will be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. Site Plan. The subject site shall be developed in accordance with the site plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments of the Site Plan shall be subject to review and may be approved by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

2. Building Elevation. The buildings shall be developed in accordance with the building elevation drawing. The building elevation may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustment of the building elevation shall be subject to review and may be approved by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he 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.

casto-riverside.txt (nct)
11/5/13 F:\Docs\s&htxts/2013

ZONING

11.1 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 2, Range 19 of the United States Military Lands, and being across Reserve "D", Reserve "E", and Lot 23 as shown on the plat entitled "Hayden Falls" of record in Plat Book 60, Page 73, those tracts of land conveyed to The Firwood Company, Ltd. by deed of record in Instrument Number 199705220005992, the 0.473 acre tract conveyed to The Firwood Company, Ltd. by deed of record in Instrument Number 200106220140847, and the 1.325 acre tract conveyed to The Firwood Company, Ltd. by deed of record in Instrument Number 200711280204691 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at a southwesterly corner of said 1.325 acre tract, in the southerly line of said Reserve "D", the northerly line of said Reserve "E", and in the easterly right-of-way line of Riverside Drive (U.S. Route 33), being 20.00 feet with common line of said Reserve "D" and said Reserve "E" easterly from a common corner of said Reserve "D" and said Reserve "E";

thence North 21° 21' 46" West, With said easterly right-of-way line, a distance of 122.19 feet, to the southwesterly corner of East Bank II Condominiums at Hayden Falls of record in Condominium Plat Book 187, Page 96;

thence North 70° 59' 13" East, with the southerly line of said East Bank II Condominiums, a distance of 325.98 feet, to a southeasterly corner thereof;

thence North 19° 04' 52" West, with the easterly line of said East Bank II Condominiums, a distance of 67.30 feet, to a southwesterly corner of The East Bank at Hayden Falls Condominiums of record in Condominium Plat Book 111, Page 82;

thence North 69° 50' 28" East, with the southerly line of said East Bank Condominiums, a distance of 103.01 feet, to a southeasterly corner thereof and in the westerly line of Hayden Falls Condominium No. 1 Eighteenth Amendment of record in Condominium Plat Book 107, Page 7;

thence with the perimeter of said Hayden Falls Condominium No. 1 Eighteenth Amendment, the following courses:

South 19° 46' 18" East, a distance of 182.99 feet, to a point;

South 19° 47' 11" East, a distance of 146.25 feet, to a point of curvature;

with the arc of a curve to the left, having a central angle of 27° 32' 21", a radius of 43.59 feet, an arc length of 20.95 feet, a chord bearing of South 33° 37' 23" East and chord distance of 20.75 feet, to a point of tangency;

South 46° 20' 56" East, a distance of 45.06 feet, to a point of curvature;

with the arc of a curve to the left, having a central angle of 92° 03' 36", a radius of 9.45 feet, an arc length of 15.18 feet, a chord bearing of North 90° 00' 00" East and chord distance of 13.60 feet, to a point of tangency;

North 43° 58' 12" East, a distance of 92.53 feet, to a point of curvature;

with the arc of a curve to the left, having a central angle of 73° 48' 45", a radius of 25.62 feet, an arc length of 33.00 feet, a chord bearing of North 06° 25' 18" East and chord distance of 30.77 feet, to the westerly right-of-way line of Newgate Road as dedicated in Plat Book 60, Page 73;

thence with said westerly right-of-way line, with the arc of a curve to the left, having a central angle of 09° 30' 18", a radius of 183.98 feet, an arc length of 30.52 feet, a chord bearing of South 36° 55' 28" East and chord distance of 30.49 feet, to the northwesterly corner of Hayden Falls Condominium No. 1 Fourteenth Amendment of record in Condominium Plat Book 52, Page 98;

thence South 19° 57' 25" East, with the westerly line of said Hayden Falls Condominium No. 1 Fourteenth Amendment, a distance of 336.93 feet, to a southwesterly corner thereof, a westerly line of said Lot 23 and a westerly line of Hayden Falls Condominium No. 2A, Part 2 of record in Condominium Plat Book 93, Page 66;

ZONING
11.1 ACRES

-2-

thence South 22° 41' 13" West, with the westerly line of Lot 23 and the westerly line of said Hayden Falls Condominium No. 2A, Part 2, a distance of 133.28 feet, to a point;

thence South 15° 00' 25" East, across said Lot 23 with said the westerly line of said Hayden Falls Condominium No. 2A, Part 2, a distance of 258.74 feet, to a southwesterly corner thereof in the southerly line of said Lot 23, the northwesterly corner of the 1.378 acre tract conveyed to Sawmill Ravine LLC of record in in 200602030021955, and the northeasterly corner of the 1.710 acre tract conveyed to Weber Holdings-Riverside, Ltd. of record in Instrument Number 200212260332065;

thence North 86° 49' 42" West, with the southerly line of Lot 23 and the northerly line of said 1.710 acre tract, a distance of 167.85 feet, to a common corner thereof;

thence with the common perimeter of said 1.710 acre tract and Reserve "E", the following courses:

South 23° 16' 20" West, a distance of 71.63 feet, to a point;

South 66° 34' 32" West, a distance of 213.06 feet, to the easterly right-of-way line of Riverside Drive (U.S. Route 33);

thence with said easterly right-of-way line, the following courses:

North 10° 40' 31" West, a distance of 44.27 feet, to a point;

North 48° 17' 41" West, a distance of 139.04 feet, to a point;

North 19° 13' 47" West, a distance of 139.06 feet, to a point;

North 10° 02' 13" West, a distance of 45.90 feet, to a point;

North 30° 37' 21" West, a distance of 25.91 feet, to a point;

North 19° 06' 47" West, a distance of 74.82 feet, to a point;

North 01° 46' 20" East, a distance of 80.84 feet, to a point;

North 23° 59' 34" West, a distance of 250.11 feet, to a point;

North 20° 01' 40" West, a distance of 87.60 feet, to the *POINT OF BEGINNING*, containing 11.0 acres, more or less.

This description was prepared from record information for zoning purposes only, and is NOT to be used for the transfer of real property.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

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GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

HAYDEN RUN ROAD

SITE STATISTICS:

TOTAL ACREAGE:	211.1 ACRES
NUMBER OF UNITS:	152 UNITS
PARKING REQUIRED/PROVIDED:	228 SPACES (152 UNITS X 1.5)
GROSS DENSITY:	±13.7 UNITS/ACRE

DATE **EMH&T**
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3300 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Fax: 614.775.3448
www.emh.com

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
SITE PLAN
FOR
SCIOTO RIDGE

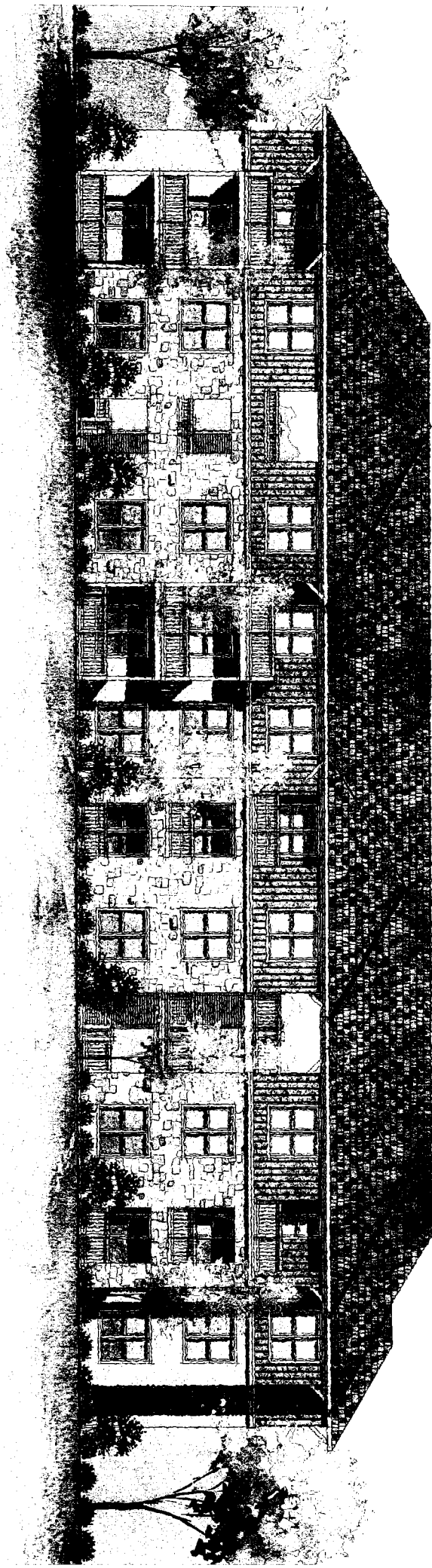
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REVISIONS

MARK	DATE	DESCRIPTION
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1/1

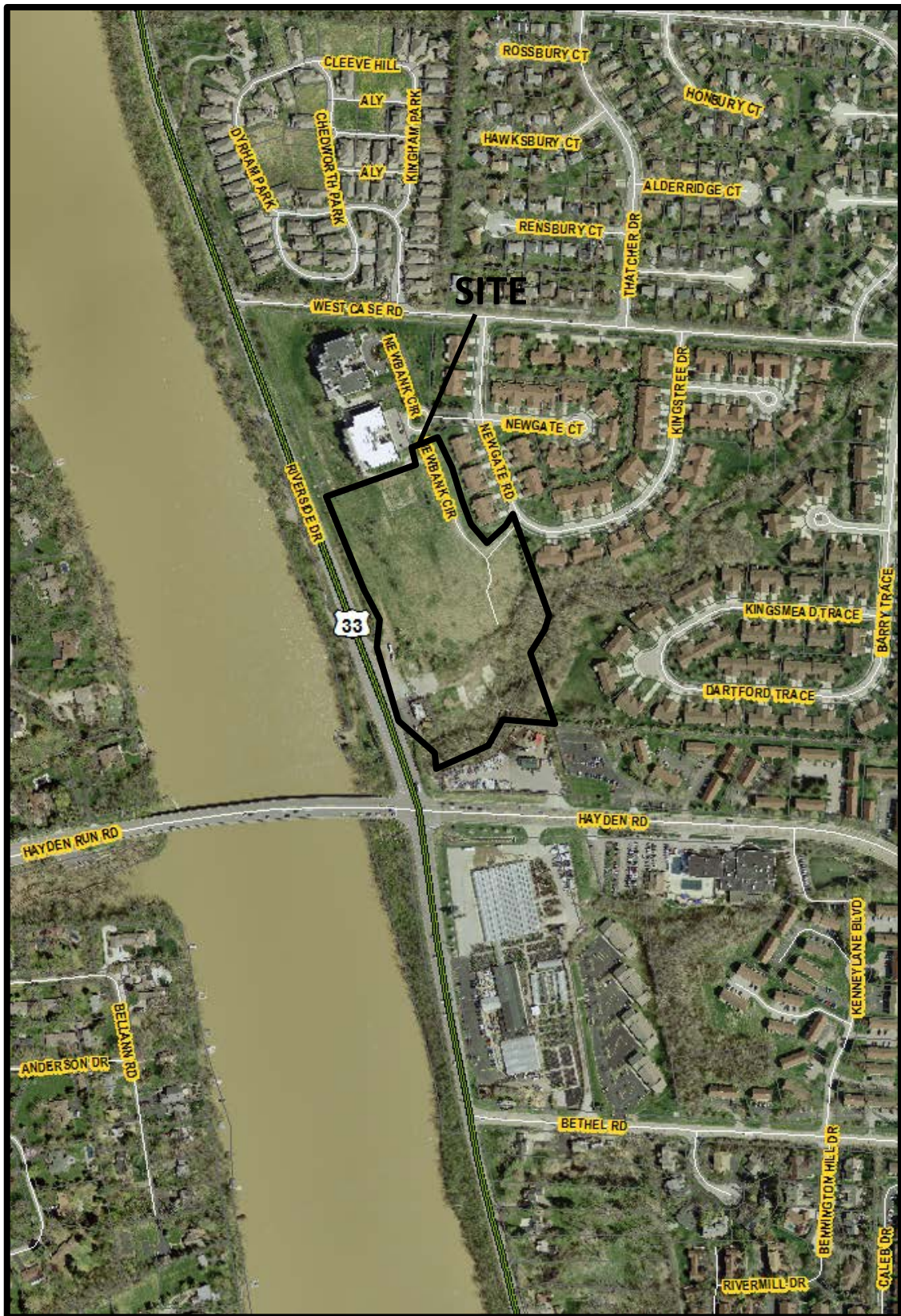
213-056



213-058



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



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