



\\S:\DATA\PROJECTS\181718\HOVER FARMS DEVELOPMENT PLAN\ILLUSTRATIVE SITE PLAN 005.dwg, AutoCAD by P. GUY, ANDREW on 11/12/2018 12:23:23 PM, 11/12/2018 12:23:23 PM

David Hodgson, October 17, 2018

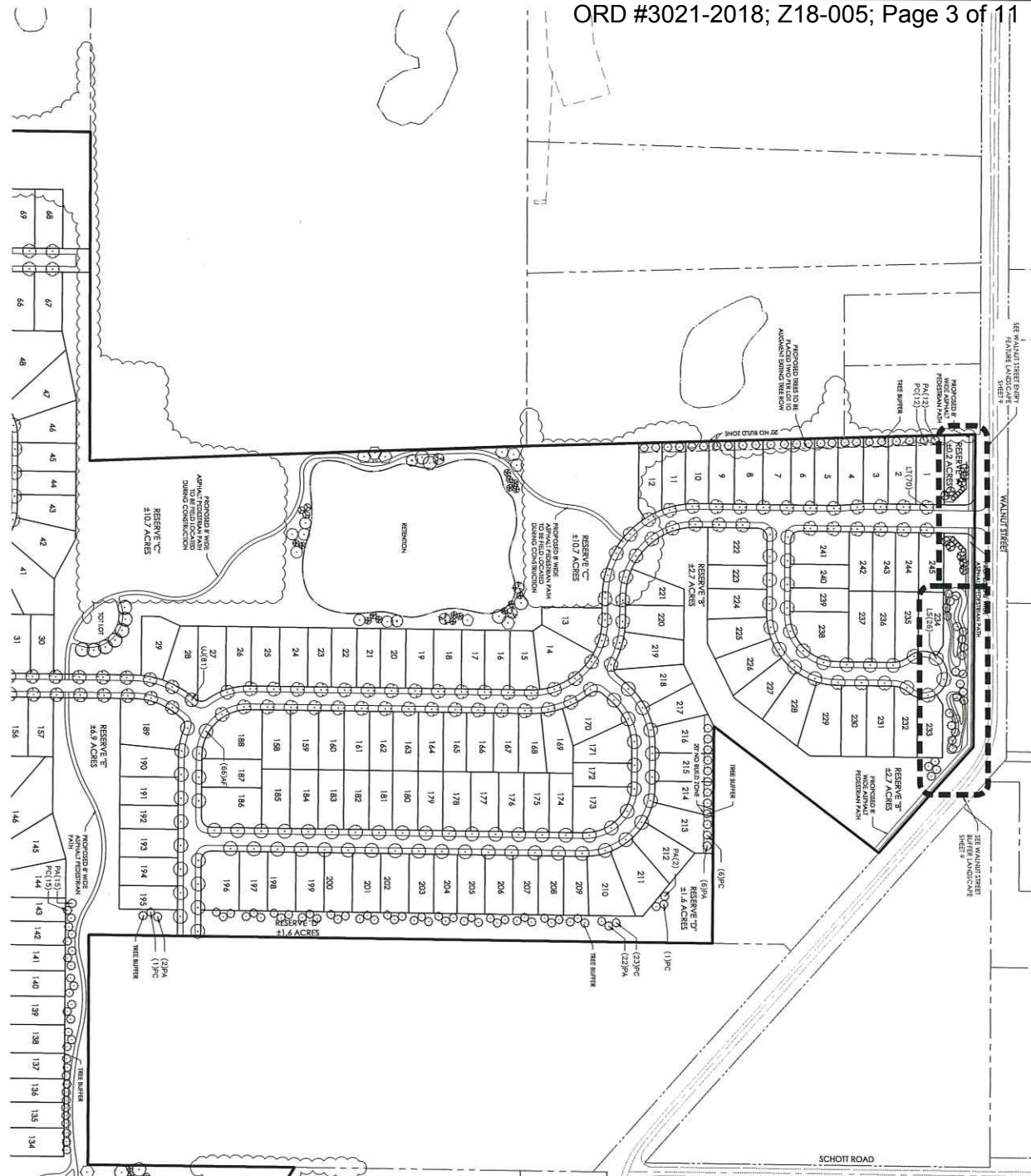
Z18-005 Final Received 10/17/2018

② of ④



<p><b>EMHT</b>                  Engineering, Measurement, Inspection &amp; Testing, Inc.                  2500 S. 10th St. • Suite 100 • Phoenix, AZ 85042                  602.998.8888 • Fax: 602.998.8889                  www.emht.com</p>	<p>CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO                  DEVELOPMENT PLAN  <b>HOOPER FARMS</b>                  ILLUSTRATIVE SITE PLAN</p>	<p><b>M/I HOMES</b>                  Move Up                  mihomes.com                  3 Easton Trail Loop                  Columbus, Ohio 43219                  Phone: (614) 962-7779</p>	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS			NO.	DATE	DESCRIPTION															
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<p>DATE: 11-1-2018                  DRAWN BY: JPH/STB                  CHECKED BY: JPH/STB                  SCALE: 1" = 100'                  PROJECT NO.: 181718-005                  SHEET NO.: 4/11</p>																								

LONGSCALE PROJECT: 03/27/18 04:34:48 H:\PROJECTS\2018\ORD#3021-2018\LANDSCAPE PLAN-1 OVERALL LANDSCAPE PLAN-1.DWG DATE: 10/17/2018 4:32:27 PM USER: J. P. HOOVER DATE: 10/17/2018 1:16:18 PM



David Hooper - attorney October 17, 2018

Z18-005 Final Received 10/17/2018

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PLANT SCHEDULE (STREET TREES)					
SYMBOL	CODE	INT.	RECOMM. NAME	SIZE	CONDITION
○	PA	9	Pink dogwood	6" H.	B&B
○	PC	8	Prickly pear	6" H.	B&B
○	PA	66	Acer Freeman 'Autumn Blaze'	2" Cal.	B&B
○	LS	58	Liquidambar styraciflua	2" Cal.	B&B
○	LT	80	Liquidambar styraciflua	2" Cal.	B&B
○	LP	51	Liquidambar styraciflua	2" Cal.	B&B
○	OR	36	Ornamental cherry	2" Cal.	B&B
○	UL	81	Ulmus americana 'Jefferson'	2" Cal.	B&B

PLANT SCHEDULE TREE BUFFERS					
SYMBOL	CODE	INT.	RECOMM. NAME	SIZE	CONDITION
○	RA	5	Acer rubrum	2" Cal.	B&B
○	OR	8	Ornamental cherry	2" Cal.	B&B
○	OR	8	Ornamental cherry	2" Cal.	B&B
○	PA	59	Panicum sp.	6" H.	B&B
○	PC	57	Panicum sp.	6" H.	B&B

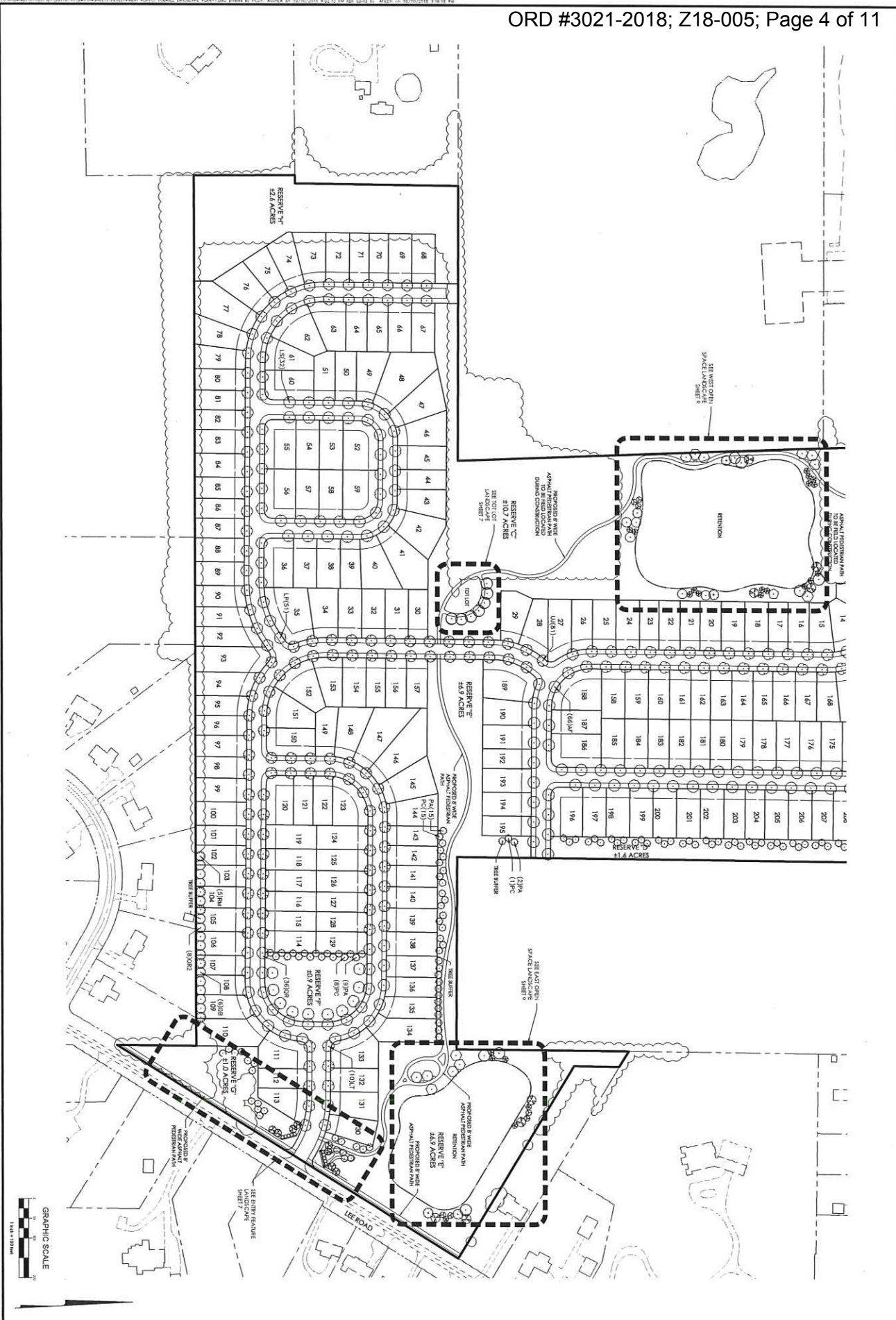
<p>EMHT Civil, Mechanical, Electrical &amp; Plumbing 2000 New Albany Road, Columbus, OH 43204 614.291.1111</p>	<p>CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO DEVELOPMENT PLAN HOOPER FARMS OVERALL LANDSCAPE PLAN-1</p>	<p>MI HOMES Move Up mihomes.com 10000 Columbus Blvd., Columbus, OH 43219 Phone: 614.919.9111</p>	<table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/17/18</td> <td>REVISION FOR STAFF COMMENTS</td> </tr> <tr> <td>2</td> <td>10/17/18</td> <td>REVISION FOR STAFF COMMENTS</td> </tr> <tr> <td>3</td> <td>10/17/18</td> <td>REVISION FOR STAFF COMMENTS</td> </tr> <tr> <td>4</td> <td>10/17/18</td> <td>REVISION FOR STAFF COMMENTS</td> </tr> <tr> <td>5</td> <td>10/17/18</td> <td>REVISION FOR STAFF COMMENTS</td> </tr> <tr> <td>6</td> <td>10/17/18</td> <td>REVISION FOR STAFF COMMENTS</td> </tr> <tr> <td>7</td> <td>10/17/18</td> <td>REVISION FOR STAFF COMMENTS</td> </tr> <tr> <td>8</td> <td>10/17/18</td> <td>REVISION 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David Hodges - attorney

October 17, 2018

Z18-005 Final Revised 10/17/2018

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<p><b>EMHT</b>                  Environmental Management &amp; Technology, Inc.                  2000 New Albany Road, Columbus, OH 43224                  Phone 614.772.6500 Fax 614.772.6501                  www.emht.com</p>	<p>CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO                  DEVELOPMENT PLAN  <b>HOOPER FARMS</b>                  OVERALL LANDSCAPE PLAN-2</p>	<p><b>M/I HOMES</b>                  MoveUp                  mihomes.com                  2400 West Park Drive                  Columbus, OH 43219                  Phone 614.952.7200</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/17/2018</td> <td>REVISION FOR STAFF COMMENTS</td> </tr> <tr> <td>2</td> <td>10/17/2018</td> <td>REVISION FOR STAFF COMMENTS</td> </tr> <tr> <td>3</td> <td>10/17/2018</td> <td>REVISION FOR STAFF COMMENTS</td> </tr> <tr> <td>4</td> <td>10/17/2018</td> <td>REVISION FOR STAFF COMMENTS</td> </tr> <tr> <td>5</td> <td>10/17/2018</td> <td>REVISION FOR STAFF COMMENTS</td> </tr> <tr> <td>6</td> <td>10/17/2018</td> <td>REVISION FOR STAFF COMMENTS</td> </tr> <tr> <td>7</td> <td>10/17/2018</td> <td>REVISION FOR STAFF COMMENTS</td> </tr> <tr> <td>8</td> <td>10/17/2018</td> <td>REVISION FOR STAFF COMMENTS</td> </tr> <tr> <td>9</td> <td>10/17/2018</td> <td>REVISION FOR STAFF COMMENTS</td> </tr> <tr> <td>10</td> <td>10/17/2018</td> <td>REVISION FOR STAFF COMMENTS</td> </tr> </tbody> </table>	MARK	DATE	DESCRIPTION	1	10/17/2018	REVISION FOR STAFF COMMENTS	2	10/17/2018	REVISION FOR STAFF COMMENTS	3	10/17/2018	REVISION FOR STAFF COMMENTS	4	10/17/2018	REVISION FOR STAFF COMMENTS	5	10/17/2018	REVISION FOR STAFF COMMENTS	6	10/17/2018	REVISION FOR STAFF COMMENTS	7	10/17/2018	REVISION FOR STAFF COMMENTS	8	10/17/2018	REVISION FOR STAFF COMMENTS	9	10/17/2018	REVISION FOR STAFF COMMENTS	10	10/17/2018	REVISION FOR STAFF COMMENTS
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**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 13, 2018**

- 5. APPLICATION: Z18-005**  
**Location:** 7488 LEE ROAD (43081), being 81.92± acres located on the west side of Lee Road, 1,260± feet south of East Walnut Street (221-000012 and 3 others; Rocky Fork-Blacklick Accord).  
**Existing Zoning:** R, Rural District (Annexation Pending).  
**Request:** PUD-4, Planned Unit Development District.  
**Proposed Use:** Single-unit residential subdivision.  
**Applicant(s):** M/I Homes of Central Ohio LLC; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 800 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Phillip J. Gardner, Tr., et al.; 8585 Cheshire Road; Sunbury, OH 43074.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

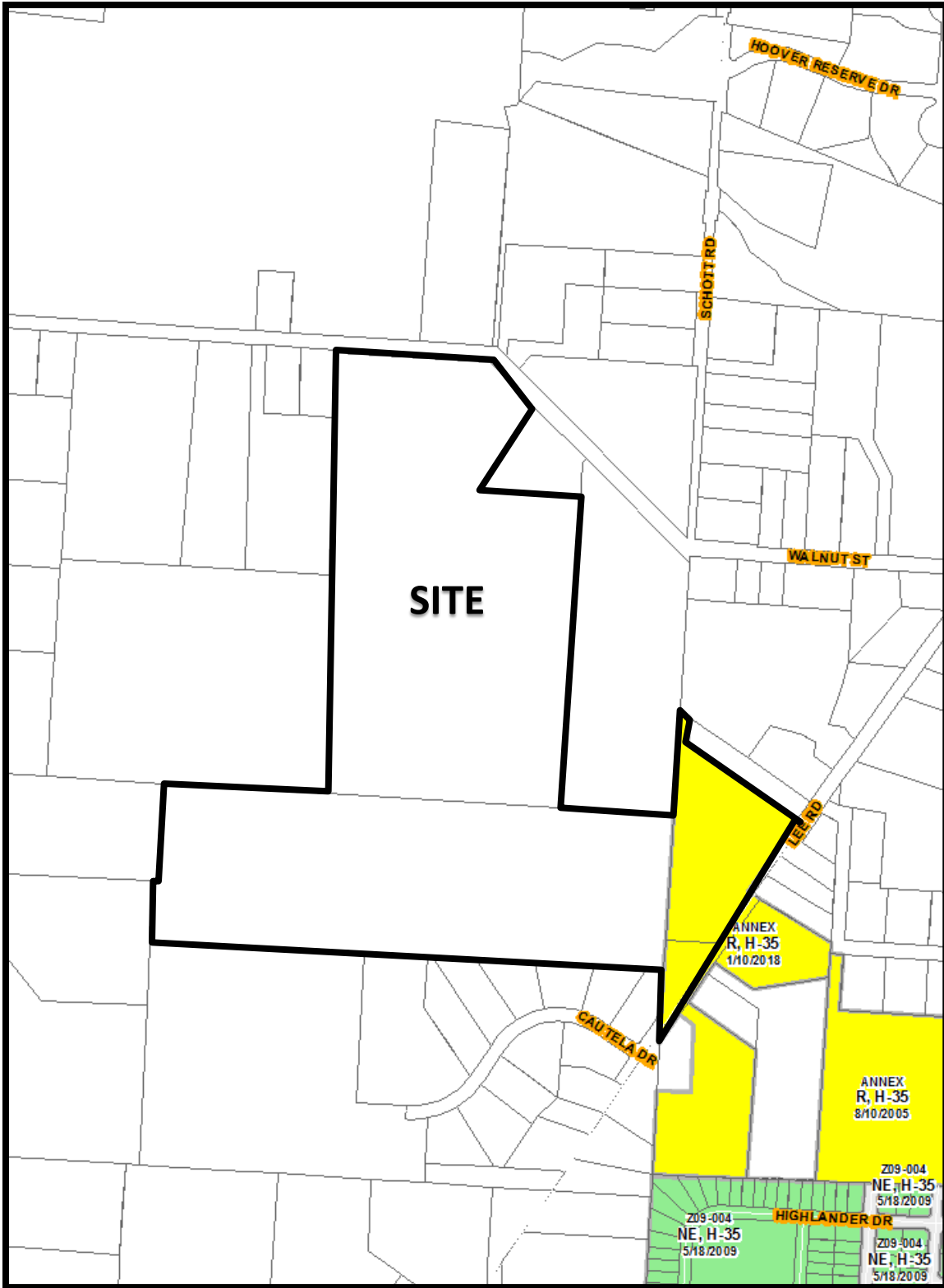
- The site is undeveloped and used for agricultural purposes. The parcels are currently undergoing annexation from Blendon Township, and will be designated as R, Rural District upon completion. The applicant proposes to rezone the site to PUD-4, Planned Unit Development District to allow for a single-unit residential subdivision with 245 lots (3.43 units per acre) with 26.6 acres of provided open space.
- The site is surrounded by single-unit dwellings and land used for agricultural purposes. To the south east of the site are single-unit dwellings in the R, Rural District.
- A small portion of this site is located within the boundaries of the *Rocky Fork-Blacklick Accord Plan* (2003), which recommends “Rural Residential” land uses for this location. This portion is also located within the boundaries of the Rocky Fork-Blacklick Accord Implementation Panel. However, Planning Division Staff agreed to not require this application to go before the panel, so no recommendation was rendered. The majority of the site is not within a planning area, but is adjacent to the planning areas of the *Rocky Fork-Blacklick Accord Plan* and the *Northland Plan Volume II* (2002). Planning Division staff utilized these plans in formulating their recommendation.
- The PUD text commits to a site plan, and includes density and setback requirements, site access provisions, landscaping, exterior building material commitments, and graphics controls.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested PUD-4, Planned Unit Development District will allow the development of 245 lots with 26.6 acres of open space. The proposed development is compatible with adjacent residential

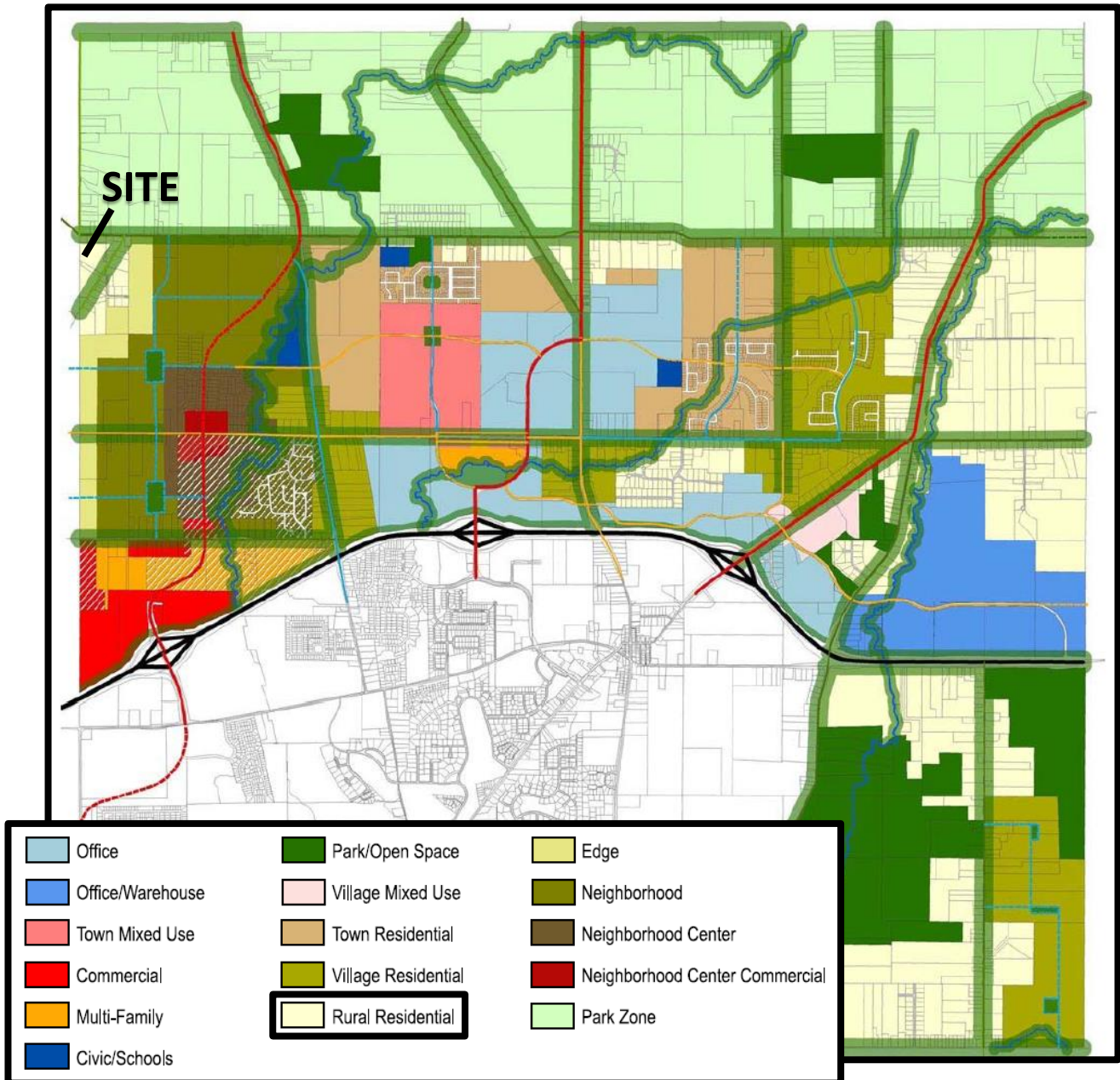
developments, provides buffering from the streets, and provides connectivity to adjacent properties through the use of street stubs. The site also preserves a significant amount of open space and tree stands, and the open space effectively functions as an organizational element, as recommended by the *Rocky Fork-Blacklick Accord Plan* and the *Northland Plan Volume II*. This application requires a traffic impact study, and a resubmittal of this study will be required. Upon review and approval of the traffic impact study, there will likely need to be off-site traffic commitments added to this application.\*

\*Traffic commitments as requested by the Division of Traffic Management have been added to the PUD Text.



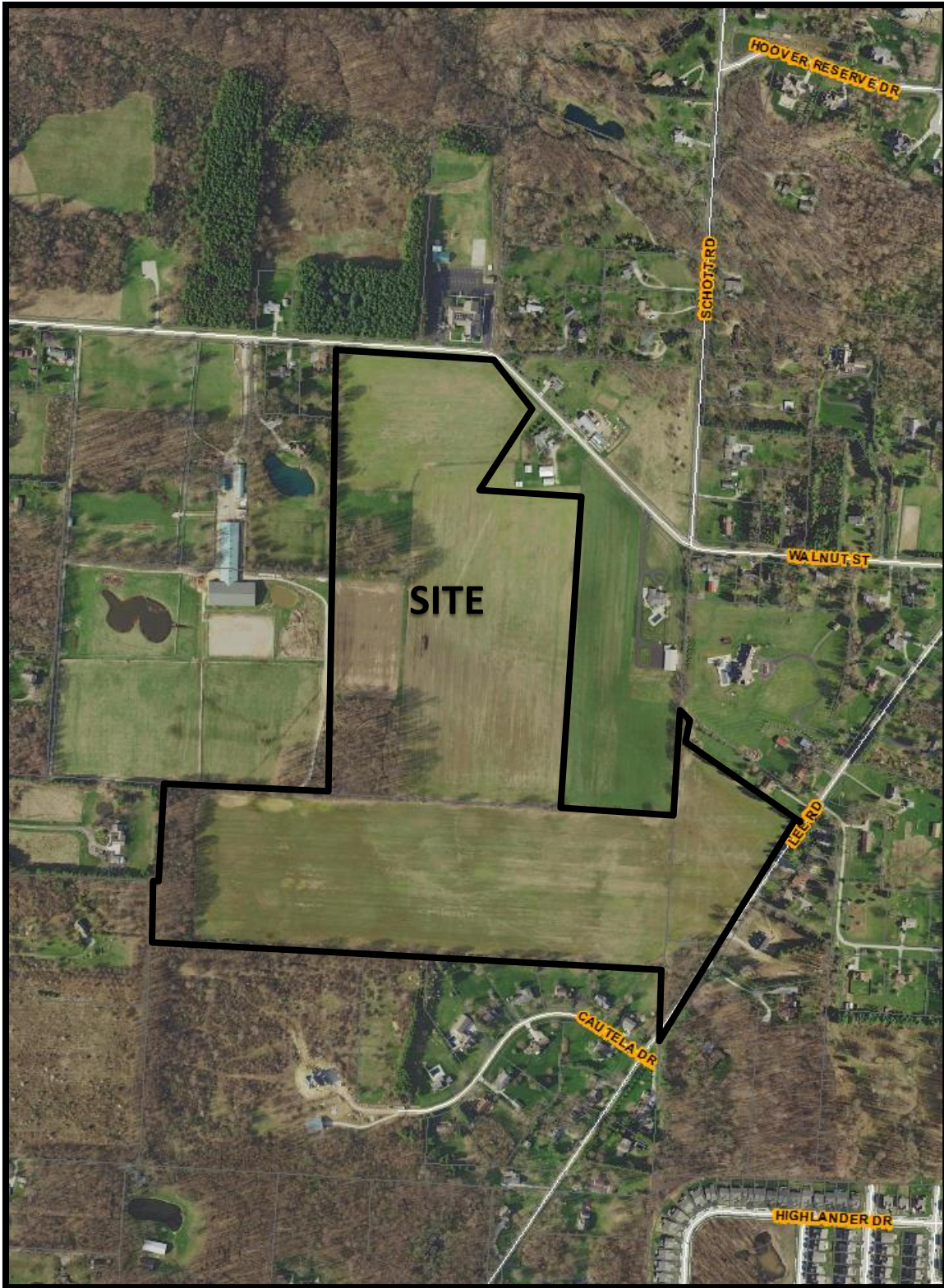
Z18-005  
7488 Lee Road  
Approximately 81.92 acres  
R to PUD-4

Rocky Fork-Blacklick Accord Plan (2003)



Z18-005  
7488 Lee Road  
Approximately 81.92 acres  
R to PUD-4





Z18-005  
7488 Lee Road  
Approximately 81.92 acres  
R to PUD-4

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DEPARTMENT OF BUILDING  
AND ZONING SERVICES

Date: September 13, 2018

Application #: <b>Z18-005</b>	Requested: <b>PUD-4</b>	Address: <b>7488 Lee Road</b>					
	Length of Testimony: <b>6:25 → 7:10</b> (25)	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
# Speakers Support: <b>3</b>	Development Commission Vote: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain	Area Comm/ Civic Assoc: <b>NA</b> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Anderson	Cooley	Conroy	Onwukwe	Golden
+ = 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	?	A BIT HIGH			-	±	
Lot Size					-	±	
Scale	+/-	+/-				±	
Environmental Considerations	+	+		+	+	+	
Emissions							
Landscaping or Site Plans	+			+	+/-	±	
Buffering or Setbacks	CLOSE	INCONSISTENT					
Traffic Related Commitments							
Other Infrastructure Commitments	+	+				+	
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	+	-		+	-		
Governmental or Public Input							
<b>MEMBER COMMENTS:</b>							
<b>FITZPATRICK:</b> WELL ORGANIZED MASTER PLAN. DENSITY SOMEWHAT AGGRESSIVE, BUT WITH COMMITMENTS BY APPLICANT FOR MEANINGFUL BUFFER VEGETATION AND STRATEGIC FORM WATER MANAGEMENT, THIS PERIOD SHOULD BE ACCEPTABLE							
<b>INGWERSEN:</b> THIS IS CLOSE TO BEING GOOD, BUT HAS SOME INCONSISTENCY WITH REGARD TO SCREENING & BUFFERING. IT MAY BE RESOLVED BY SELECTIVELY REDUCING THE DENSITY - 3 OR 4%. THE APPLICANT HAS TIME TO RESOLVE ISSUES WITH THE ADJACENT NEIGHBORS WHO WERE HERE IN OPPOSITION. IF THE NEIGHBORS ARE SUPPORTERS @ COUNCIL THEN THE APPLICANT HAS MADE THE APPROPRIATE CHANGES THAT THEY INTENDED WOULD OCCUR BEFORE COMING TO COUNCIL.							
<b>ANDERSON:</b> INTENDED WOULD OCCUR BEFORE COMING TO COUNCIL.							
<b>COOLEY:</b> WITH PROPOSED PARKWAY CHANGES AND WITH THE CAREFUL ATTENTION TO DRAINAGE AND MAIN YARD PARKING SPACES, THIS DEVELOPMENT SHOULD IMPROVE THE AREA, ESPECIALLY VIA OPENING.							
<b>CONROY:</b> Applicant has committed to many positive environmental benefits. However, it is at a stark contrast to surrounding densities. While a few higher density developments are near, they are not close to the reservoir as this. 1 house per .3-5a contrasts too much with 1/acre. Adjustments or transitions on the site would mitigate.							
<b>ONWUKWE:</b> The willingness of the applicant has agreed to incorporate many environmental considerations to alleviate the concerns of the neighbors. A good plan otherwise.							
<b>GOLDEN:</b>							



REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 # 218-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge (handwritten signature)

Subscribed to me in my presence and before me this 18th day of October, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Kimberly D. Grayson (handwritten signature)
1-11-2021 (handwritten date)

My Commission Expires

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

Notary Seal Here



KIMBERLY D. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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