

SITE DEVELOPMENT PLAN

HAYDEN PLACE

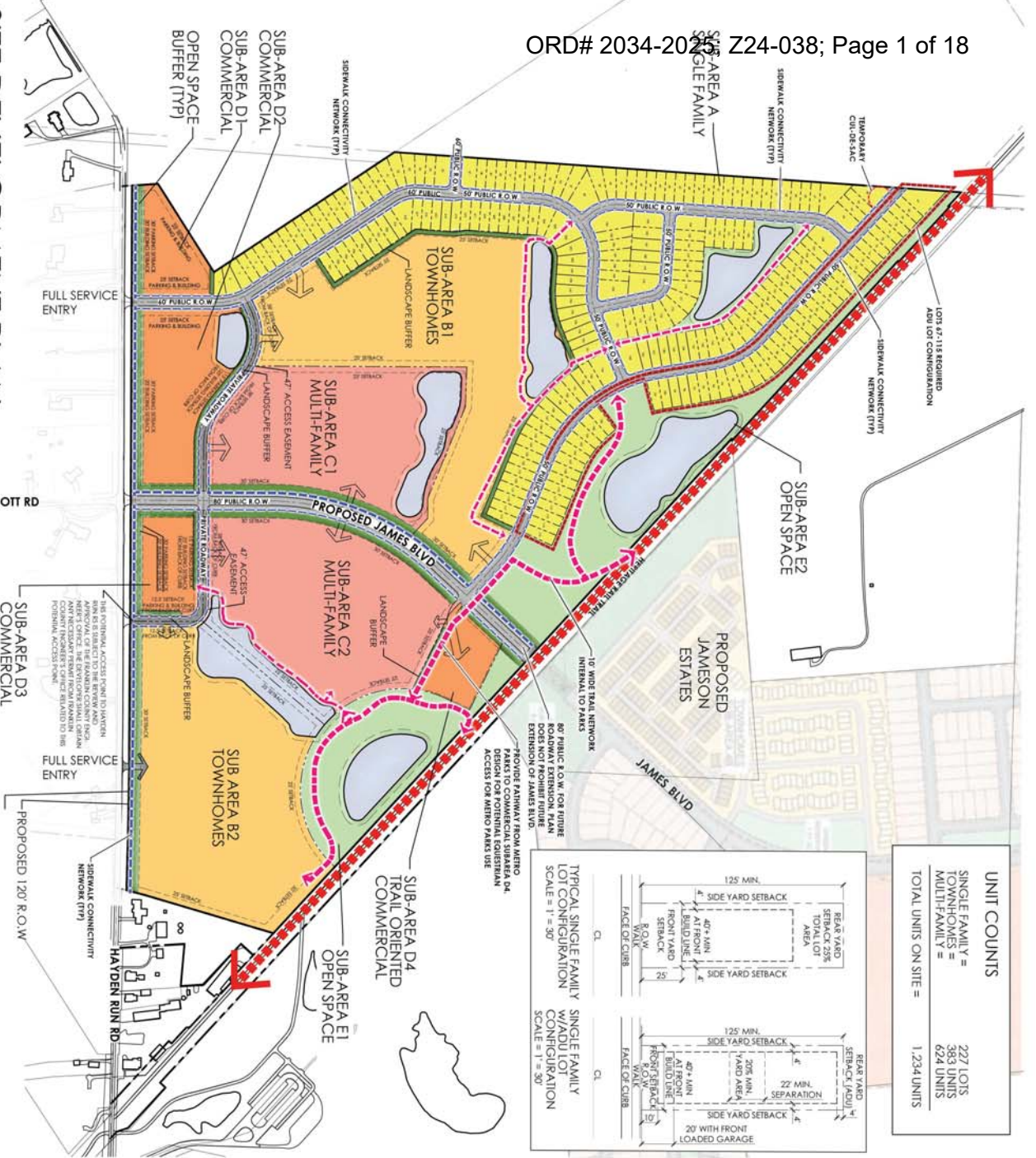
PREPARED FOR SILVER DEVELOPMENT

DATE: 07/27/25

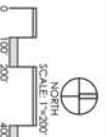
Final Site Plan Received 7/10/2025; Sheet 1 of 1

Thomas L. Hart, Attorney for the Applicant 6/26/2025

EXHIBIT 1



SITE DATA	TOTAL SITE ACREAGE = ± 142.5 a.c.
<b>SINGLE FAMILY</b>	
SUBAREA - A: SINGLE FAMILY DEVELOPMENT	± 37.89 ACRES
± 227 TOTAL LOTS	R.O.W = ± 8.15 ACRES
DENSITY = 5.63 UNITS/ACRE	
<b>RANCH/TOWNHOMES</b>	
SUB-AREA B1: RANCH TOWNHOMES DEVELOPMENT	± 19.759 ACRES
± 201 TOTAL UNITS	
DENSITY = 10.17 UNITS/ACRE	
SUB-AREA B2: RANCH TOWNHOMES DEVELOPMENT	± 18.562 ACRES
± 182 TOTAL UNITS	
DENSITY = 9.91 UNITS/ACRE	
<b>MULTI-FAMILY</b>	
SUB-AREA C1: MULTI-FAMILY DEVELOPMENT	± 12.731 ACRES
± 244 UNITS	
DENSITY = 20.74 UNITS/ACRE	
SUB-AREA C2: MULTI-FAMILY DEVELOPMENT	± 14.468 ACRES
± 360 UNITS	
DENSITY = 24.88 UNITS/ACRE	
<b>COMMERCIAL</b>	
SUB-AREA D1: COMMERCIAL DEVELOPMENT	± 2.386 ACRES
SUB-AREA D2: COMMERCIAL DEVELOPMENT	± 6.455 ACRES
SUB-AREA D3: COMMERCIAL DEVELOPMENT	± 2.957 ACRES
SUB-AREA D4: TRAIL ORIENTED COMMERCIAL DEVELOPMENT	± 2.018 ACRES
<b>PUBLIC RIGHT OF WAY R.O.W.</b>	
TOTAL SITE	± 13.21 TOTAL ACRES
<b>OPEN SPACE: SEE EXHIBITS 1.1 &amp; 1.2 FOR PARKLAND DEDICATION</b>	
SUBAREA - E1:	
± 7.113 TOTAL ACRES	
± 4.323 TOTAL ACRES LAND	
± 2.79 TOTAL ACRES POND	
<b>TOTAL OPEN SPACE</b>	± 18.751 ACRES
SUBAREA - E2:	
± 11.638 TOTAL ACRES	
± 7.701 TOTAL ACRES LAND	
± 4.64 TOTAL ACRES POND	







Final boundaries of the 8.87 acre public park shall be reviewed and surveyed by the developer, and approved by CRPD.

Final park plans shall be subject to review and approval of CRPD, and will use CRPD specifications for equipment, shelters, courts and paths.

The parkland shall be deeded to the City by general warranty deed at the time of plat approval and the parkland improvements shall be in place within two (2) years of completion of the phase of the project encompassing the parkland dedication.

## PARKLAND DEDICATION / AMENITIES PLAN

Hayden Place Development as a whole shall dedicate  $\pm 8.87$  acres of parkland to the city Recreation and Parks Department in accordance with the parkland dedication ordinance.

Hayden Place Development shall provide the following recreational elements within the dedicated parkland:

1. A minimum of two 40' x 60' pavilions.
2. One pier at the side of each pond.
3. One playground
4. One sports court, including but not limited to basketball, tennis, or pickleball court.
5. A minimum of 3,500 linear feet of 10' wide asphalt walking path.

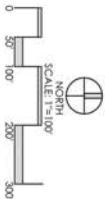
## EXHIBIT 1.2

# HAYDEN PLACE

PREPARED FOR SILVER DEVELOPMENT

Final Parkland Dedication Plan Received 7/10/2025, Sheet 2 of 2

Thomas L. Hart, Attorney for the Applicant 6/26/2025



**Farris Planning & Design**  
LAND PLANNING  
ARCHITECTURE  
INTERIOR DESIGN  
10000 N. 10th Ave., Suite 100  
Phoenix, AZ 85020  
P: 602.998.1144  
www.farrisplanninganddesign.com

DEVELOPMENT PLAN - SETBACK ENLARGEMENT

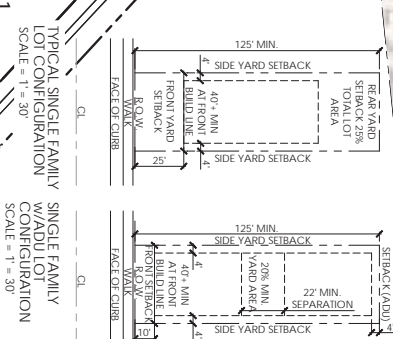
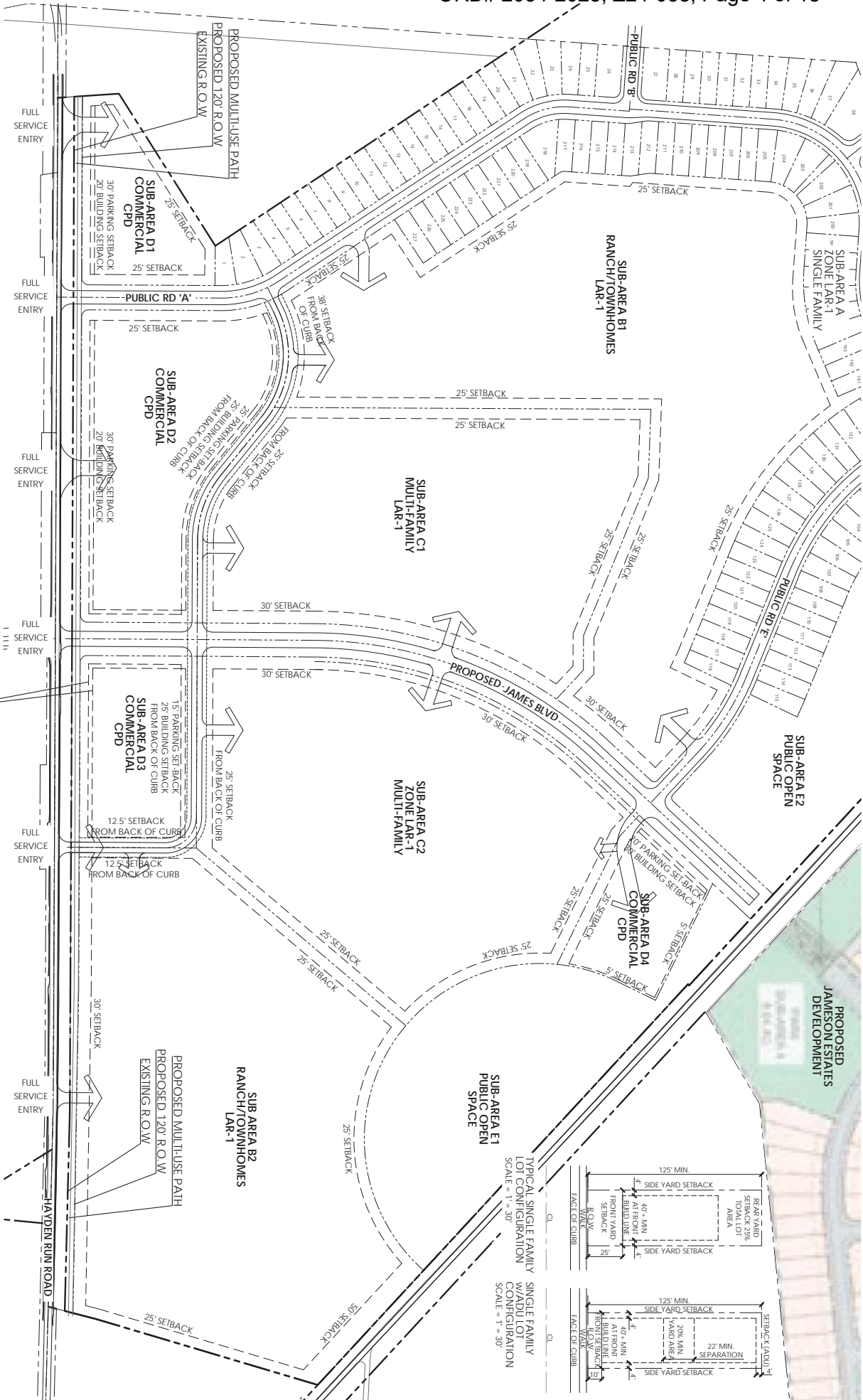
EXHIBIT 2

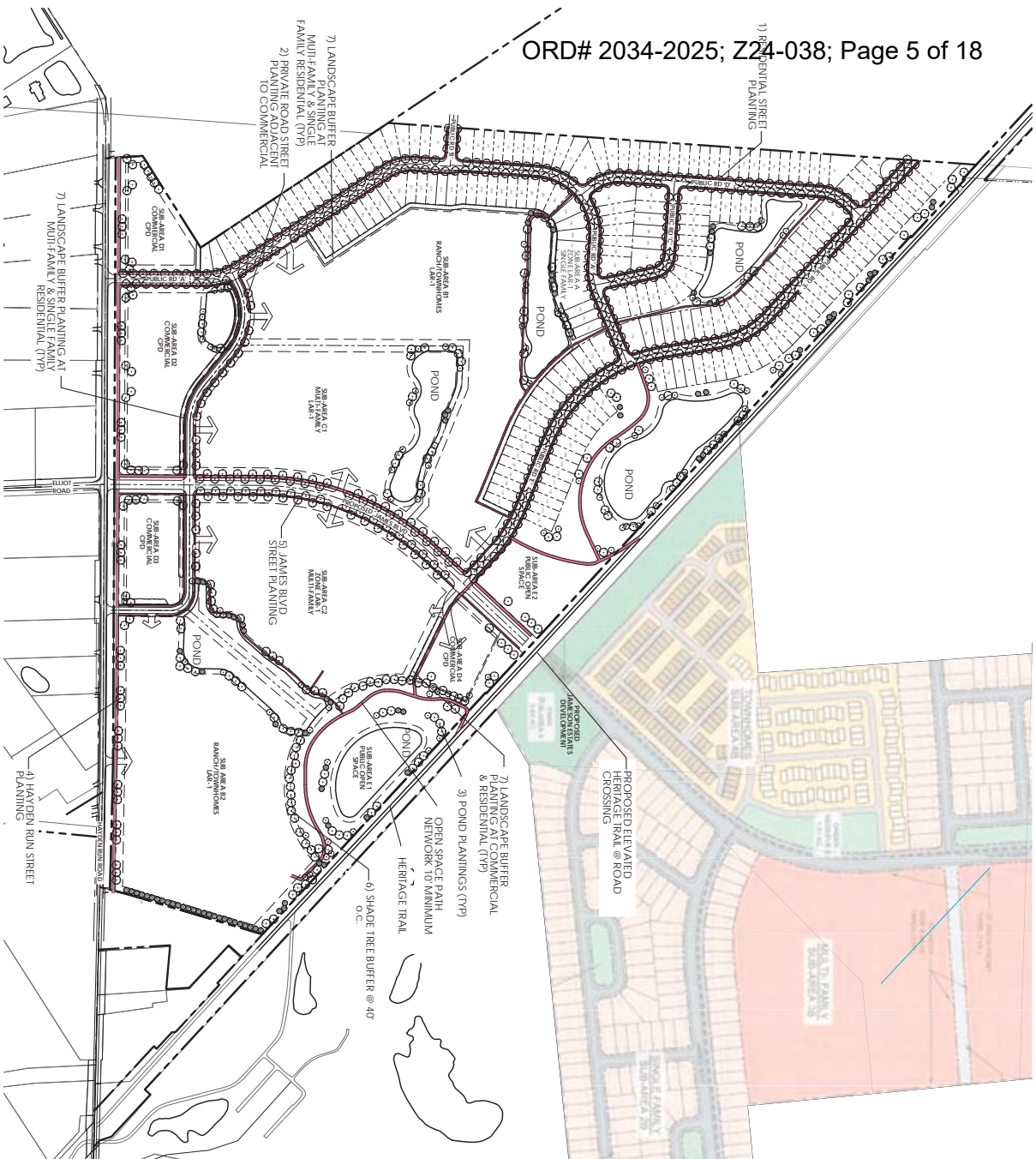
HAYDEN PLACE

PREPARED FOR SILVER DEVELOPMENT

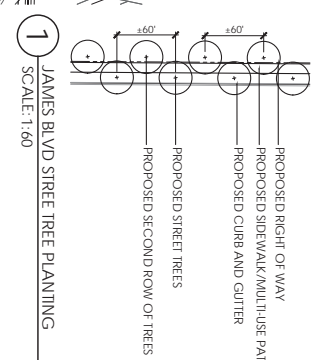
Final Development Plan - Setback Enlargement Received 7/10/2025; Sheet 1 of 1

Thomas L. Platt, Attorney for the Applicant 6/26/2025





- 1) RESIDENTIAL STREET TREE PLANTING (SUBAREA - A) TO BE  $\pm 50$  O.C. MAXIMUM OR 1 PER LOT IF GREATER.
  - 2) 1 STREET TREE IN STREET RIGHT OF WAY (PUBLIC OR PRIVATE) AT 50' O.C. REQUIRED.
  - 3) PONDS TO BE PLANTED AT 2 SHADE TREES, AND 2 EVERGREEN AND OR ORNAMENTAL TREES PER 200 IF OF BANK.
  - 4) HAYDEN RUN STREET PLANTING TO CONSIST OF GROUPINGS OF 3 TREES @  $\pm 30'$  O.C., SPACED  $\pm 100'$  APART. COMMERCIAL AREAS SHALL HAVE SIMILAR TREE PLANTINGS AT PROPERTY CORNERS AND AT ENTRIES.
  - 5) JAMES BLVD STREET PLANTING TO CONSIST OF STREET TREES  $\pm 60'$  O.C. INSIDE OF THE RIGHT OF WAY. A SECOND ROW OF TREES  $\pm 60'$  O.C. STAGGERED FROM THE STREET TREES SHALL BE PLANTED OPPOSITE SIDE OF WALKWAY AND OUTSIDE OF THE RIGHT OF WAY. SEE DETAIL 1 BELOW.
  - 6) SHADE TREES @  $\pm 40'$  O.C. TO BUFFER BOUNDARY BETWEEN MULTI FAMILY (TOWNHOMES & APARTMENTS) AND PUBLIC OPEN SPACE.
  - 7) BUFFER REQUIRED BETWEEN MULTI FAMILY AND SINGLE FAMILY SUBAREAS, AND BETWEEN COMMERCIAL AND RESIDENTIAL SUBAREAS.
- NOTE:  
REQUIRED POND AND REQUIRED SECOND ROW OF TREES OUTSIDE OF RIGHT-OF-WAY @ JAMES BLVD MAY FULFILL REQUIRED UNIT TREES. TREES PLANTED WITHIN THE RIGHT OF WAY WILL NOT COUNT TOWARD DWELLING UNIT TREES.



# ENVIRONMENTAL TREATMENTS PLAN

## HAYDEN PLACE

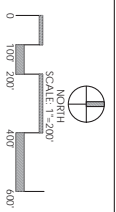
PREPARED FOR SILVER DEVELOPMENT

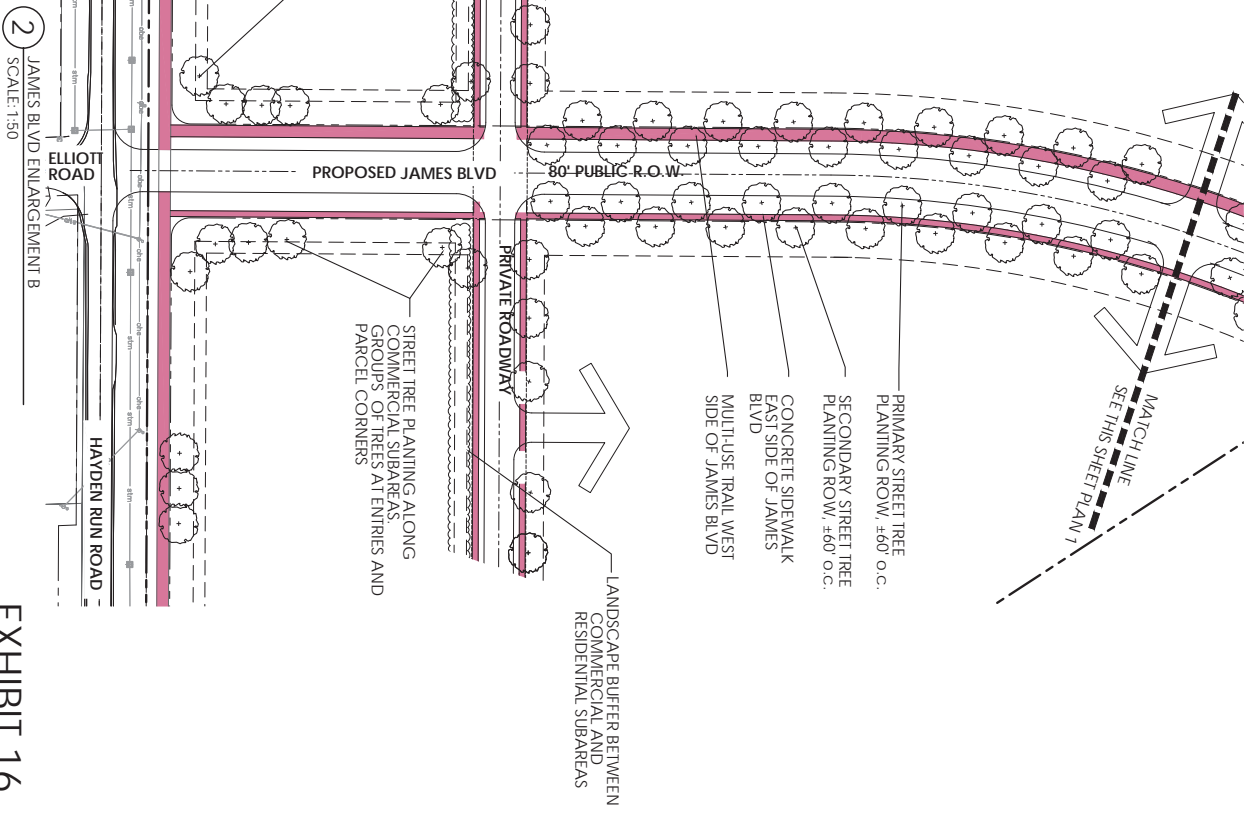
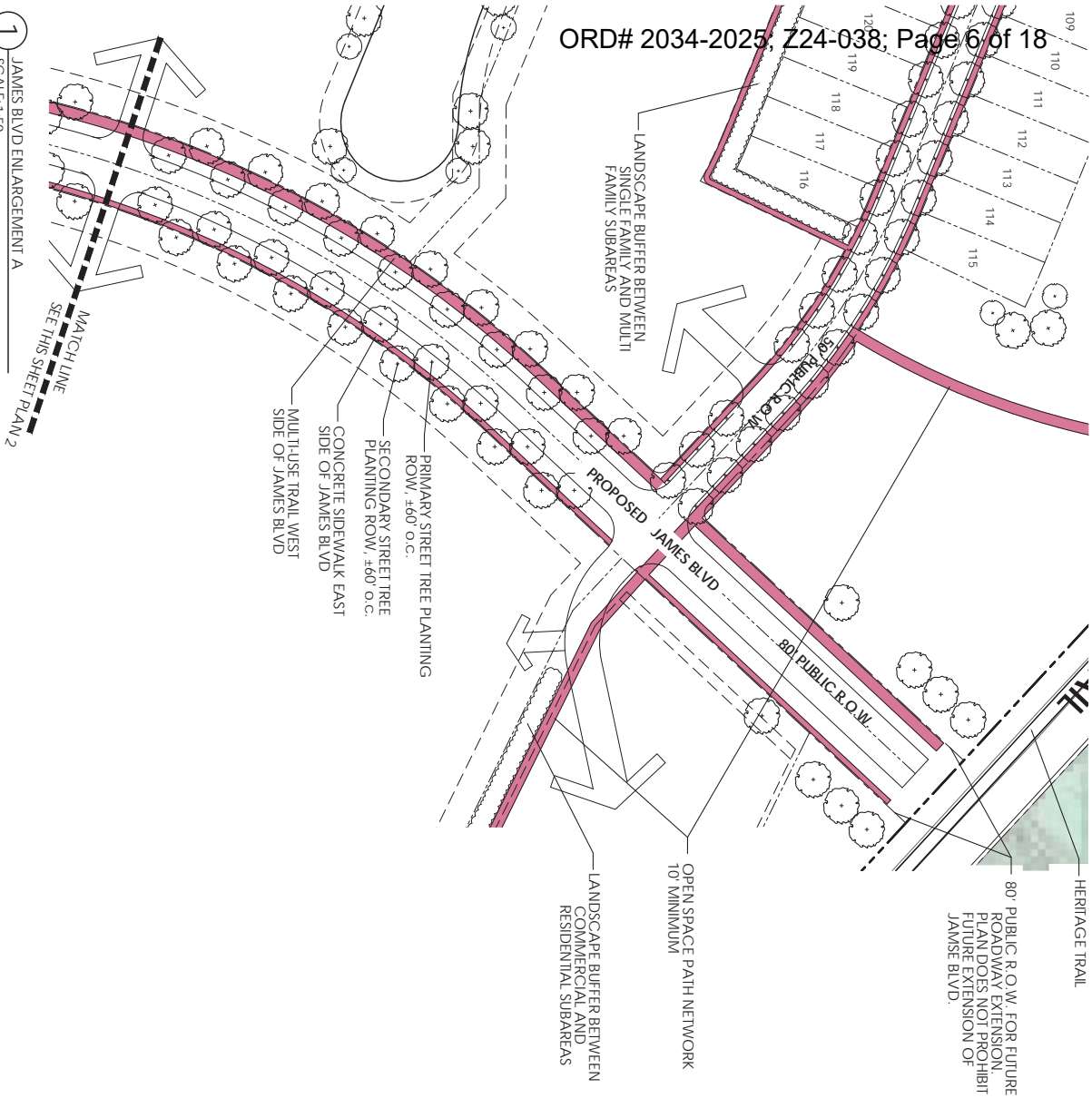
DATE: 06-26-25

Final Environmental Treatments Plan Received 7/10/2025; Sheet 1 of 6

Thomas L. Hart, Attorney for the Applicant 6/26/2025

## EXHIBIT 15





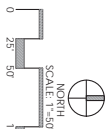
# ENVIRONMENTAL TREATMENTS JAMES BLVD ENLARGEMENT

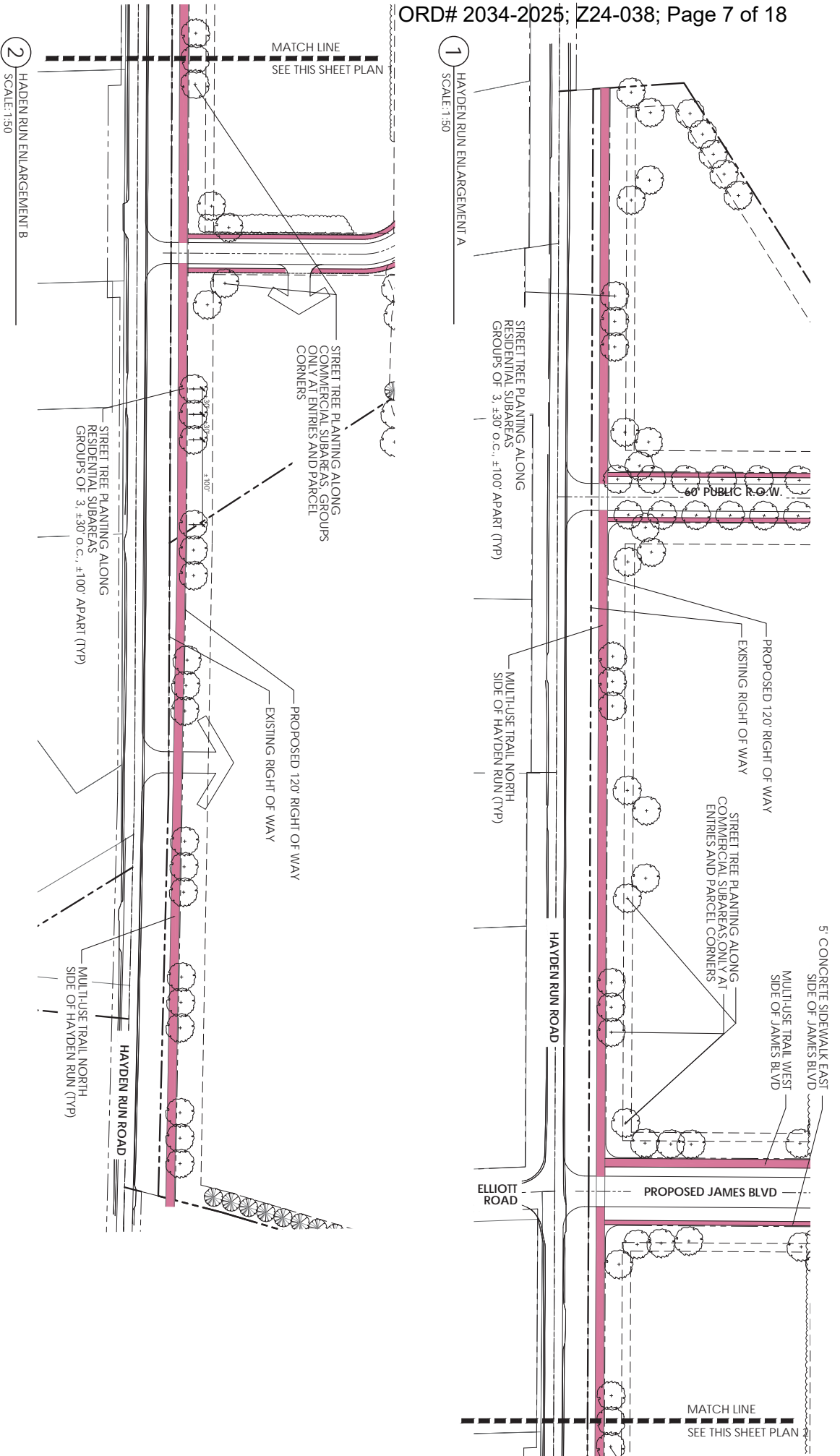
## EXHIBIT 16

# HAYDEN PLACE

PREPARED FOR SILVER DEVELOPMENT

Thomas L. Hart, Attorney for the Applicant 6/26/2025





# ENVIRONMENTAL TREATMENTS HAYDEN RUN ENLARGEMENT

## EXHIBIT 17

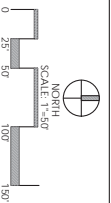
### HAYDEN PLACE

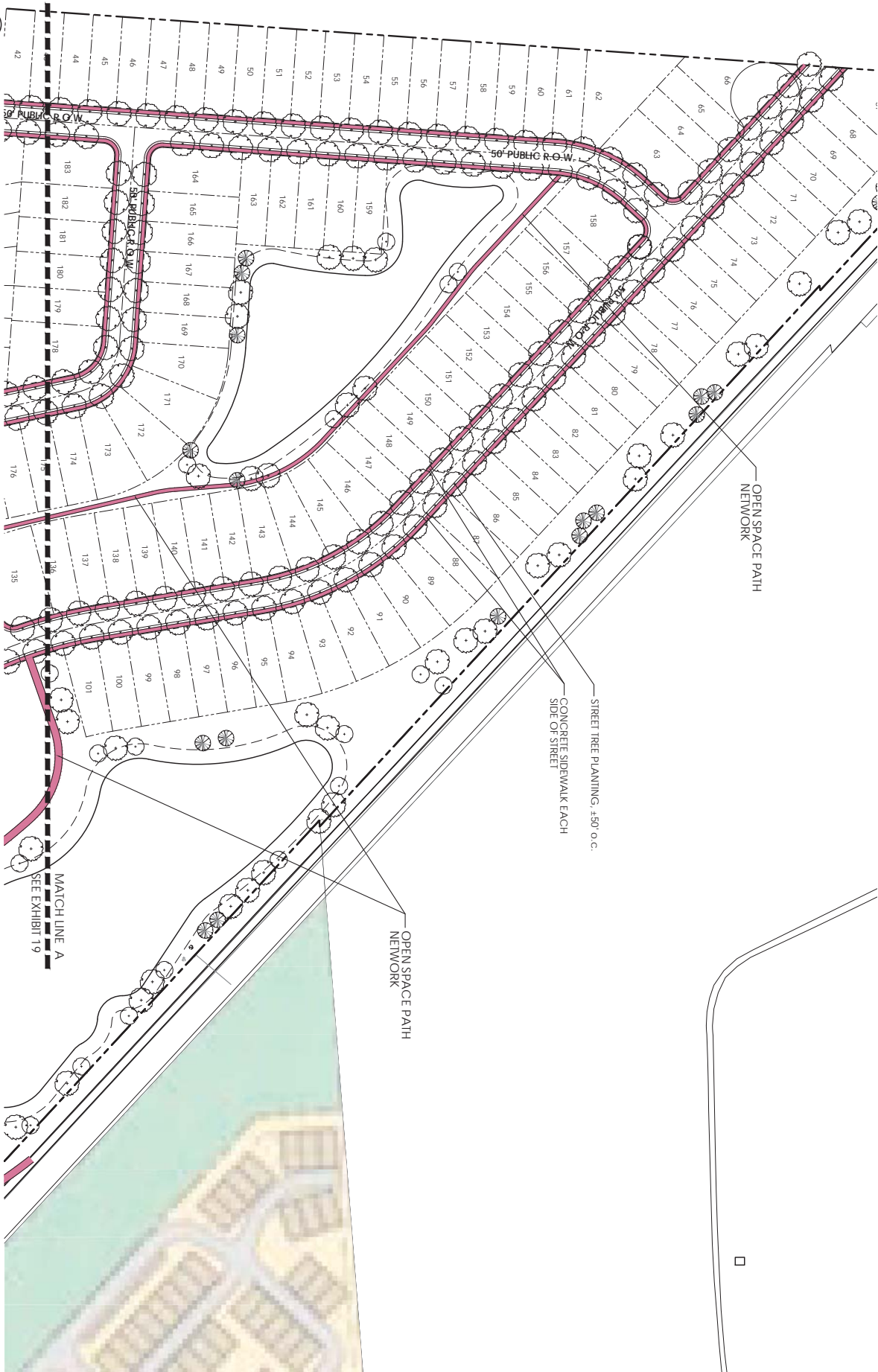
PREPARED FOR SILVER DEVELOPMENT

DATE: 06/26/25

Final Environmental Treatments Plan Received 7/10/2025; Sheet 3 of 6

Thomas L. Hart, Attorney for the Applicant 6/26/2025





ENVIRONMENTAL TREATMENTS SUBAREA - A, ENLARGEMENT 1

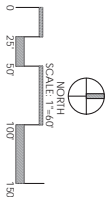
EXHIBIT 18

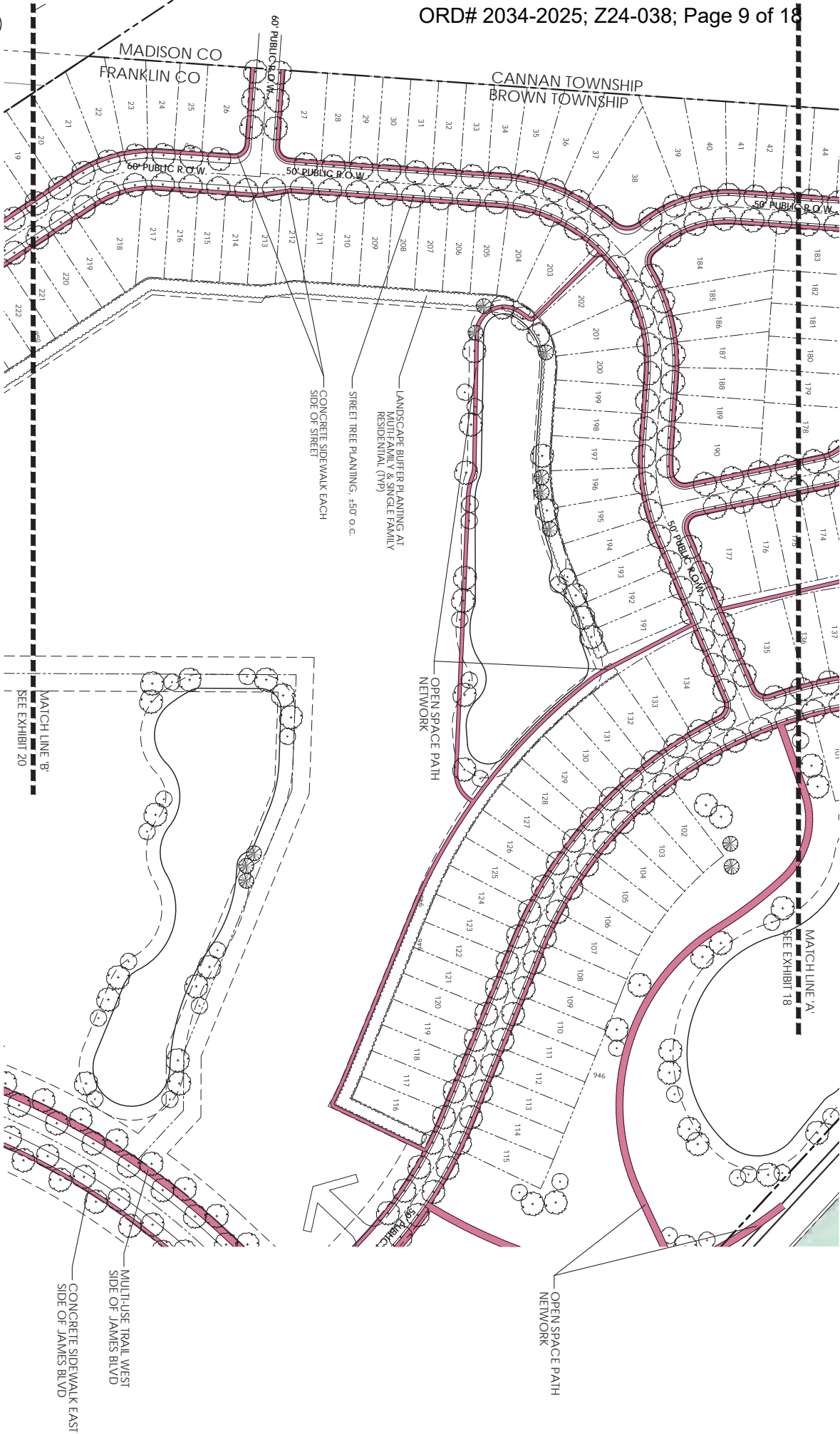
Thomas L. Hart, Attorney for the Applicant 6/26/2025

Final Environmental Treatments Plan Received 7/10/2025; Sheet 4 of 6

HAYDEN PLACE  
PREPARED FOR SILVER DEVELOPMENT

DATE: 06/26/25





1 SUBAREA A - ENLARGEMENT B  
SCALE: 1"=50'

ENVIRONMENTAL TREATMENTS SUBAREA - A, ENLARGEMENT 2

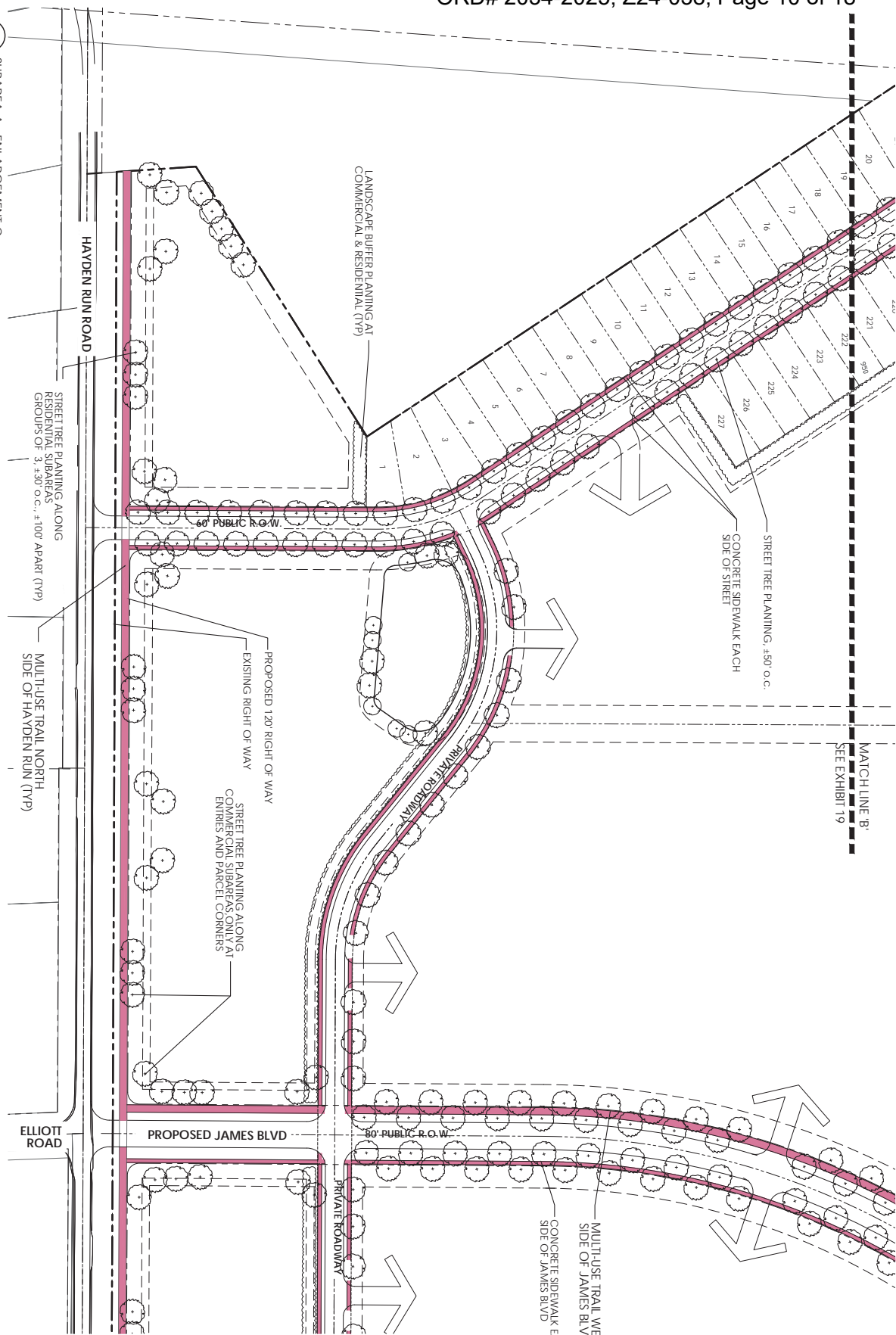
EXHIBIT 19

HAYDEN PLACE  
PREPARED FOR SILVER DEVELOPMENT

Thomas L. Hart, Attorney for the Applicant 6/26/2025  
Final Environmental Treatments Plan Received 7/10/2025; Sheet 5 of 6  
DATE: 06/26/25

LAND PLANNING  
4875 Cornsby Road  
P.O. Box 100  
Hillside, OH 44130  
www.farisplanninganddesign.com

LANDSCAPE ARCHITECTURE  
Hillside, OH 44130  
www.farisplanninganddesign.com



ENVIRONMENTAL TREATMENTS SUBAREA - A, ENLARGEMENT 3

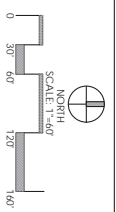
EXHIBIT 20

1 SUBAREA A - ENLARGEMENT C  
SCALE: 1"=60'

Thomas L. Hart, Attorney for the Applicant 6/26/2025

Final Environmental Treatments Plan Received 7/10/2025; Sheet 6 of 6

HAYDEN PLACE  
PREPARED FOR SILVER DEVELOPMENT  
DATE: 6/26/25



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 8, 2025**

**APPLICATION:** **Z24-038**  
**Location:** **7642 HAYDEN RUN RD. (43026)**, being 142.5± acres located on the north side of Hayden Run Road, southwest of the Heritage Trail, 4,000± feet west of Cosgray Road (120-000189, 120-000232, 272-000206; Hayden Run West Civic Association).  
**Existing Zoning:** R, Rural District.  
**Request:** L-AR-1, Limited Apartment Residential District & CPD, Commercial Planned Development District (H-60).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Abbasi Farms, Ltd. c/o Thomas L. Hart, Atty.; 5029 Cemetery Road; Hilliard, OH 43026.  
**Property Owner(s):** Abassi Farms, Ltd.; 4875 Wellspring Court; Dublin, OH 43016.  
**Planner:** Phil Ashear; 614-645-1719; [PJAshear@Columbus.gov](mailto:PJAshear@Columbus.gov)

**BACKGROUND:**

- The 142.5± acre site consists of three parcels developed with agricultural uses in the R, Rural District. The applicant requests the L-AR-1, Limited Apartment Residential District, and CPD, Commercial Planned Development District to allow for mixed-use development within 11 subareas. Residential development will consist of 227 single-unit dwellings (Subarea A) and 1,007 multi-unit residential units (Subareas B-1, B-2, C-1 and C-2). Commercial development will consist of limited C-4 and C-5 uses (Subareas D-1, D-2, D-3, and D-4). Subarea boundaries, along with 18.75 acres of preserved open space (Subareas E1 and E-2), area demonstrated on the submitted site plan.
- North and East of the site are the Heritage Trail, Heritage Trail Park, undeveloped land in the L-AR-12, Limited Apartment Residential District, and single-unit residential development in Brown Township. South of the site is single-unit residential development in Brown Township. West of the site is agricultural land in Washington and Brown Townships.
- Concurrent Council Variance CV24-097 has been filed to reduce building setbacks, lot area, rear yard, side yard, required parking, increase the number of attached townhome units per building, and to increase detached garage height within the L-AR-1 district portion of the subject site. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Interim Hayden Run Corridor Plan* (2004), which recommends “Environmentally Sensitive Development” land uses at this location. The site is also subject to early adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Hayden Run West Civic Association, whose recommendation is for approval.
- The limitation and CPD texts include, commitments addressing maximum dwellings

units, commercial use restrictions, supplemental development standards for building and parking setbacks, landscaping, site access, public and private street layout, open space, and screening and buffering requirements. Code modifications to allow reduced building setbacks and required parking are expected to be included in the text for the CPD portion of the subject site.

- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies the portion of Hayden Run Road west of Elliot Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Conditional Approval.

The requested L-AR-1, Limited Apartment Residential District and CPD, Commercial Planned Development District will allow a mixed-use development consisting of up to 227 platted dwelling lots and up to 1,007 multi-unit residential units with a mix of unit types, approximately 18.75 acres of open space, and limited C-4 and C-5 commercial uses within 11 subareas, as shown on the submitted site plan. The following specific comments from City Departments remain outstanding:

~~Department of Public Service, Division of Traffic Management:~~

- ~~● A traffic impact study is in progress in conjunction with this application. Additional commitments or access revisions may be needed based on the results of the approved traffic impact study.~~
- ~~● The access configuration to Hayden Run Road is subject to pending discussions with the Franklin County Engineer's Office. Revisions to the site plan may be required based on the results of those discussions.~~
- ~~● Further discussions and potential additional coordination will be necessary regarding the proposed street stubs in the northwest portion of the site that would connect to adjacent property located within Madison County. Based on these further discussions and potential additional coordination, revisions to the proposed site plan may be necessary.~~
- ~~● It is understood that separate discussions are in progress regarding the layout of the proposed public street adjacent to Sub-Area D4 that might result in revisions or alternatives to the currently proposed site plan.~~
- ~~● Additional review and discussion within the Division of Traffic Management is in progress regarding the proposed midblock crossing of James Boulevard adjacent to Sub-Area D4. Based on the results of this review and discussion, additional comments may be forthcoming and revisions or additional commitments may be necessary.~~
- ~~● Additional review and coordination with the Division of Mobility and Parking Services is needed for Item III.D.3. The proposed parking reduction would appear to trigger the need for a parking study per the Parking Variance Review Guidelines. Contact [DPSEvelopmentParkingStudy@columbus.gov](mailto:DPSEvelopmentParkingStudy@columbus.gov) for more information.~~
- ~~● Access easements for use of the proposed east-west private roadway behind Sub-Areas D2 and D3 will need to be made available to all residents and users of the site.~~
- ~~● Sidewalk will need to be provided on both sides of the proposed east-west private roadway behind Sub-Area D2 and adjacent to Sub-Area D3.~~

~~Division of Planning:~~

- ~~● Staff continue to request buildings address/front open space, and should not back up to parkland, open space, or the trail. Staff would support allowance of Accessory Dwelling Units (ADUs) in the rear of single units that front the regional trail or detention ponds,~~

~~with walking path connections, as an alternative frontage instead of a backyard. Staff would also consider support for alternative street patterns that utilize streets in an alley-like fashion that place home frontages toward open space/the trail. Garage treatments noted below would still apply.~~

- ~~• Staff request additional design elements, such as windows and/or darker color options, to avoid garage dominant frontages, as recommended by C2P2 (p.22, 23). Staff would also support units fronting streets with alley-loaded garages for consistency with C2P2.~~
- ~~• Staff continue to request additional pedestrian connectivity between and within subareas, consistent with guidelines recommending connectivity within and among developments (p.25). Staff would support further activation of detention ponds by connecting and extending proposed paths that are shown to dead end, to adjacent subareas.~~
- ~~• Staff continue to request full elevation sets to review for consistency with C2P2 design guidelines.~~

#### ~~Recreation and Parks Department (CRPD):~~

- ~~• Open space is shown on the plan; however, any land that would be dedicated as public park space is not shown. Any open space that will be dedicated to satisfy the Parkland Dedication Ordinance will need to be addressed prior to this application proceeding to City Council.~~
- ~~• Show any trail connections through the site on the committed site plan. CRPD requests any trail connections through the site be 10-foot in width, which is the typical standard.~~
- ~~• Staff requests a 50-foot open space buffer along the northeast corner of the site in subarea A along the Heritage Trail.~~

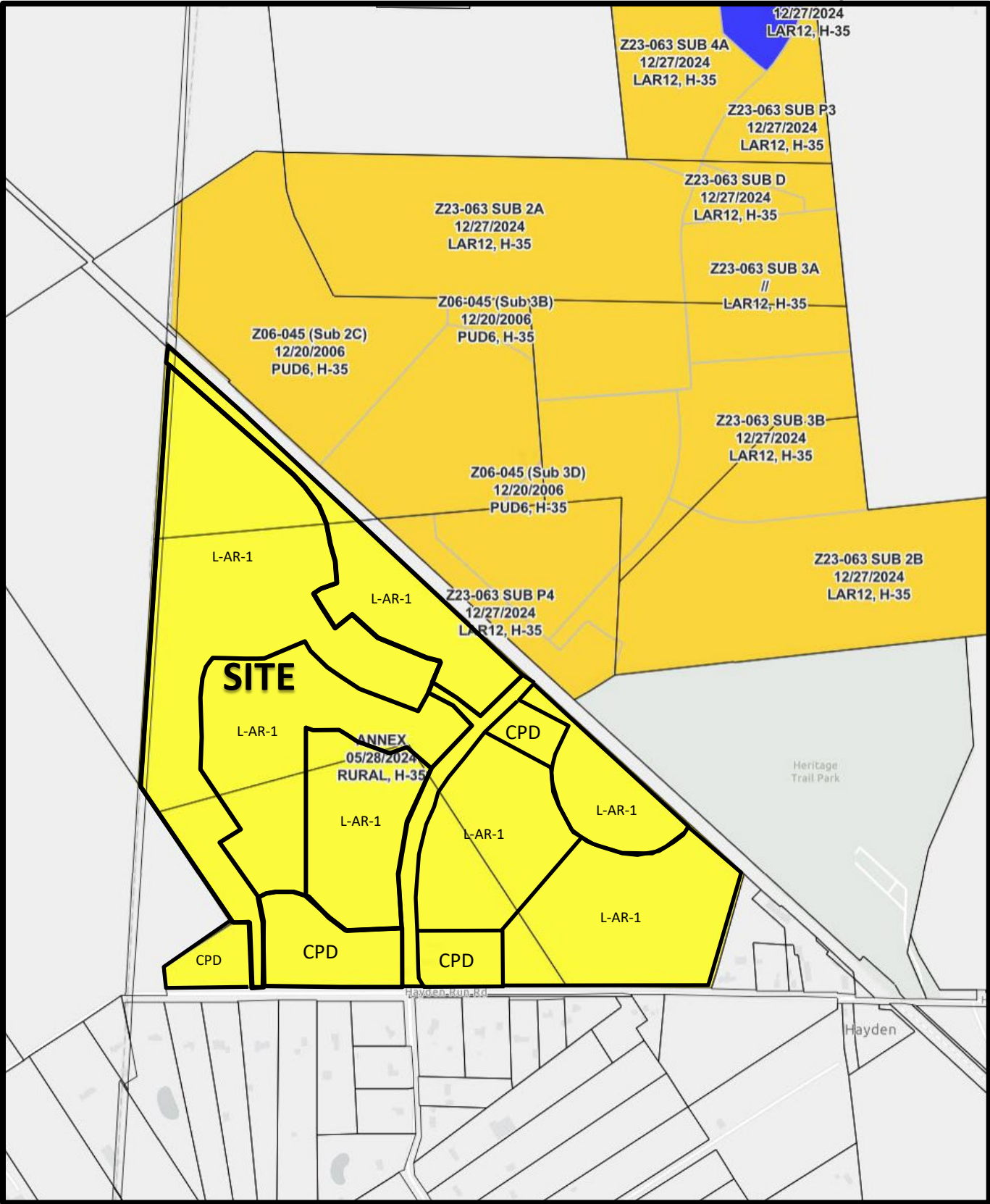
#### ~~Building and Zoning Services, Zoning Section:~~

- ~~• Revisions to the limitation/CPD texts will be required. Staff comments on the text will need to be addressed prior to the application proceeding to City Council.~~

~~Upon resolution of the above comments, the City Departments' recommendation can be for full approval.~~

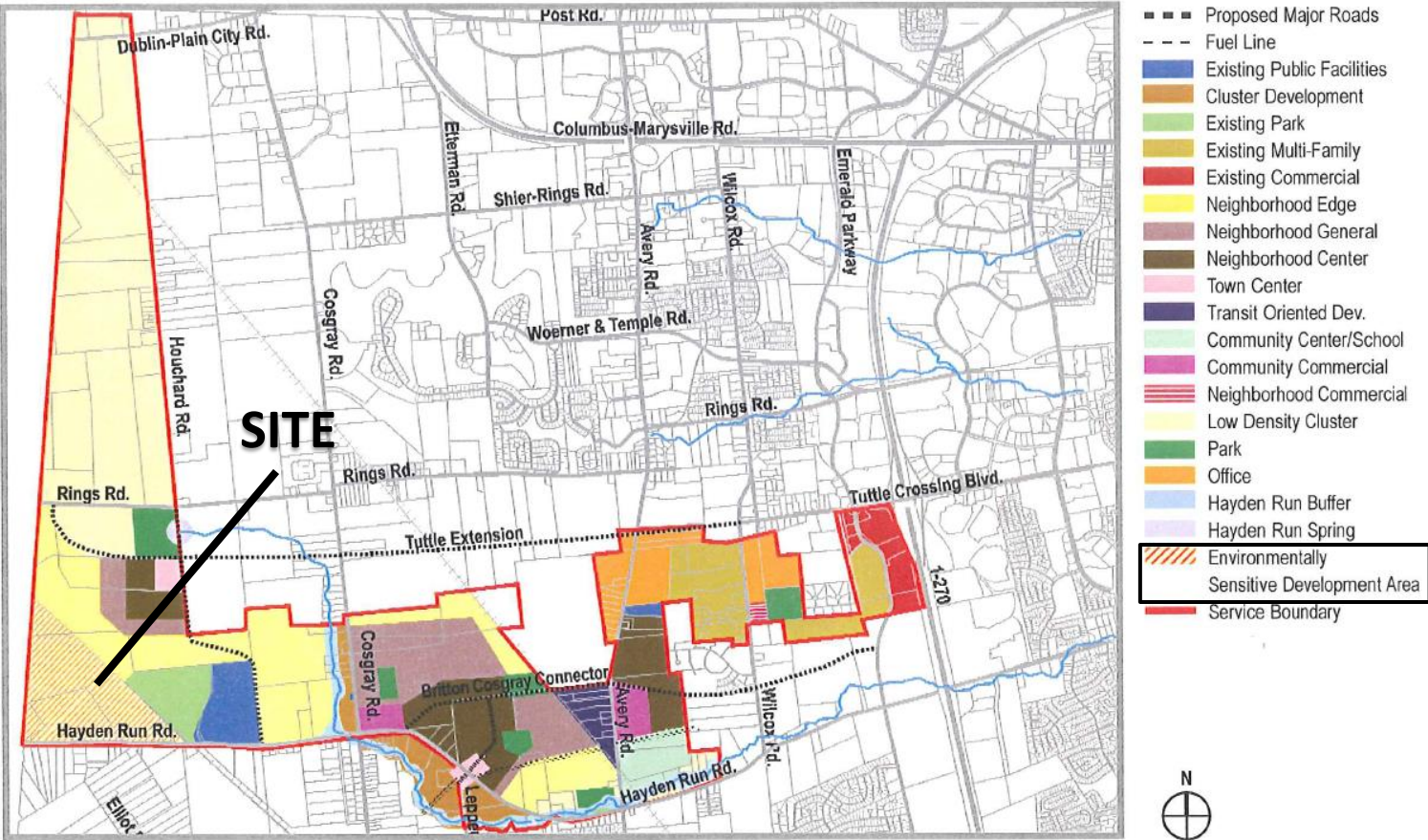
**The proposal includes commitments to front dwelling units on the Heritage Trail and/or open spaces, connectivity between subareas, activation of open space, screening of parking and placement of parking lots behind buildings within commercial subareas, open space adjacent to Heritage Trail, building design, setbacks, and building orientation, all consistent with the Plan and C2P2 Design Guidelines. The proposal is also consistent with the City's objective of creating more housing in all areas of the city.**

**All comments from the Division of Traffic Management have been resolved.**



Z24-038  
R, RURAL to L-AR-1 & CPD  
7642 Hayden Run Rd.  
Approximately 142.5 acres

PROPOSED LAND USE MAP



Z24-038  
R, RURAL to L-AR-1 & CPD  
7642 Hayden Run Rd.  
Approximately 142.5 acres



Z24-038  
R, RURAL to L-AR-1 & CPD  
7642 Hayden Run Rd.  
Approximately 142.5 acres



## Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

Case Number Z24-038 & CV24-097

Address 7642 Hayden Run Road

Group Name Hayden Run West Civic Association

Meeting Date November 26, 2024

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

### LIST BASIS FOR RECOMMENDATION:

While we are generally in [approval] of the application as presented, we have concerns over some of the commercial uses discussed. Based on discussions with the developer and verbal commitments, we recommend the Limitation Text include the following stipulations:

- No stand-alone gas stations, to include only non-speaking gas pumps located to the rear of the building and not visible from Hayden Run Road

~~- Frontage of any commercial is to be accessed from service roads to the rear-~~

We found the developer to be receptive to meeting with the community as a good neighbor and incorporating additional suggestions.

AMENDED BY HRWCA VOTE 6/25/25: Frontage of any commercial should prioritize access from services roads to the rear, if at all possible

This proposed development aligns with the Columbus City vision of providing diversified housing for the expected increase in population: empty nesters, young professionals and families. This project compliments the adjacent, recently zoned Jamison Estates to the north. The extension of the proposed James Blvd. to Rings Road through this project will complete a roadway that will run parallel to Cosgray Road all the way to Route 161 when it meets Houchard Road. The developers have incorporated the Heritage Trail on the northern border of this project to make this a vibrant community. The property provides abundant green space along the trail. The layout of the community provides easy access by foot, bike or auto to all the residential and commercial amenities available. The developer has taken into consideration, with the design of the commercial section, the aesthetics and buffering facing Hayden Run Road and the residents who live there. The community is concerned about the lack of the City emergency services, and we recommend you consider increasing safety services located in this area as it grows.

*Amended Ann Gates 6/25/25 by vote 3-0*

Vote 3-0 for

Signature of Authorized Representative Ann Gates

Recommending Group Title Hayden Run West Civic Association

Daytime Phone Number 614-530-0653

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

## Rezoning Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-038

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.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Thomas L. Hart

of (COMPLETE ADDRESS) 5029 Cemetery Road, Hilliard, OH 43026

deposes and states that they are 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:

For Example:      Name of Business or individual  
                            Contact name and number  
                            Business or individual's address; City, State, Zip Code  
                            Number of Columbus-based employees

1. Abassi Farms Ltd. Khaled Farag, President 4875 Wellspring Ct., Dubin, OH 43016	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

day of

June, in the year 2025

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

LIZABETH A RUSSELL-PICKARD

NOTARY PUBLIC

STATE OF OHIO

Comm. Expires

05-19-2027

Recorded in

Franklin County

My Commission Expires



This Project Disclosure Statement expires six (6) months after date of notarization.