

L. York
 11-18-21

- NOTES:**
1. ALL STREETS ARE 27 FEET WIDE.
 2. STREETS THAT ARE 27 FEET IN WIDTH (MEASURED BACK OF CURB OR LARGER) SHALL ALLOW PARALLEL ON-STREET PARKING WHERE SHOWN ON THIS PLAN.
 3. THE ENTIRE STREET WHICH IS 35 FEET IN WIDTH (MEASURED BACK TO BACK) SHALL BE OPEN TO TRAFFIC.
 4. THE ENTIRE STREET WHICH IS 35 FEET IN WIDTH (MEASURED BACK TO BACK) SHALL BE OPEN TO TRAFFIC.
 5. ONE-WAY BOUNDARY STREETS SHALL HAVE NO PARKING.
 6. EXISTING AND PROPOSED UTILITY LINES SHALL BE SHOWN ON THIS PLAN. THE EXISTING PORTION OF THE CONDUIT OF EACH UTILITY WHICH WILL BE OWNED AND MAINTAINED BY THE CITY OF COLUMBUS SHALL BE SHOWN WITH A DOTTED LINE.
 7. CHANGING A USE FROM THE EXISTING ONE TO ANOTHER SHALL BE PERMITTED.
 8. STREET LIGHTS WILL NOT BE INSTALLED WITH THE DEVELOPMENT UNLESS ONE COULD LIGHT PART OF THE SITE'S OVERALL LANDSCAPE IMPROVEMENTS.

SITE STATISTICS:

ZONING CLASSIFICATION:	PUD-C
TOTAL ACRES:	122.64 ACRES
NET ACRES:	114.4 ACRES
CROSS SECTION:	44.4 UNITS/ACRE
OPEN SPACE OWNED AND MAINTAINED BY THE CITY OF COLUMBUS:	46.7 ACRES
OPEN SPACE OWNED AND MAINTAINED BY THE DEVELOPER:	80.0 ACRES
OPEN SPACE REQUIRED:	95.59 ACRES
OPEN SPACE PROVIDED:	126.7 ACRES

PARCEL AND DEDICATION CALCULATIONS:

- 5.5 ACRES PER 1000 FEET REQUIRED
- 226.67 / 1000 = 0.22667 ACRES PER 1000 FEET
- 0.22667 x 55.1 = 12.49 ACRES OF PARKING DEDICATION REQUIRED
- TOTAL OPEN SPACE REQUIRED: 43.29 ACRES (1.91 + 41.38)
- TOTAL OPEN SPACE PROVIDED: 41.4 ACRES (62.25) (67 + 8.0)

DEVELOPMENT STANDARDS:

FRONT YARD: MINIMUM OF 18 FEET FROM BACK OF CURB OR OUTSIDE EDGE OF SIDEWALK, MINIMUM OF 10 FEET FROM SIDE OF THE BUILDING, OR SIDEWALK.

SIDE YARD: MINIMUM OF 10 FEET FROM THE REAR OF THE BUILDING, PARADEWAYS MAY ENCHANCE.

REAR YARD: MINIMUM OF 10 FEET FROM THE REAR OF THE BUILDING, PARADEWAYS MAY ENCHANCE.

BUILDING SEPARATION: MINIMUM OF 27 FEET FROM THE REAR OF THE BUILDING, PARADEWAYS MAY ENCHANCE.

REAR YARD SEPARATION: MINIMUM OF 20 FEET FROM THE REAR OF THE BUILDING, PARADEWAYS MAY ENCHANCE.

PARKING: EACH HOME HAS PARKING SPACES. 5 SPACES PER 2,500 SQ. FT. OF GROSS FLOOR AREA. ON-STREET PARKING SPACES SHALL BE PROVIDED WHERE AVAILABLE.

DATE:	August 10, 2021
SCALE:	1" = 40'
JOB NO.:	20201199
SHEET:	1/4

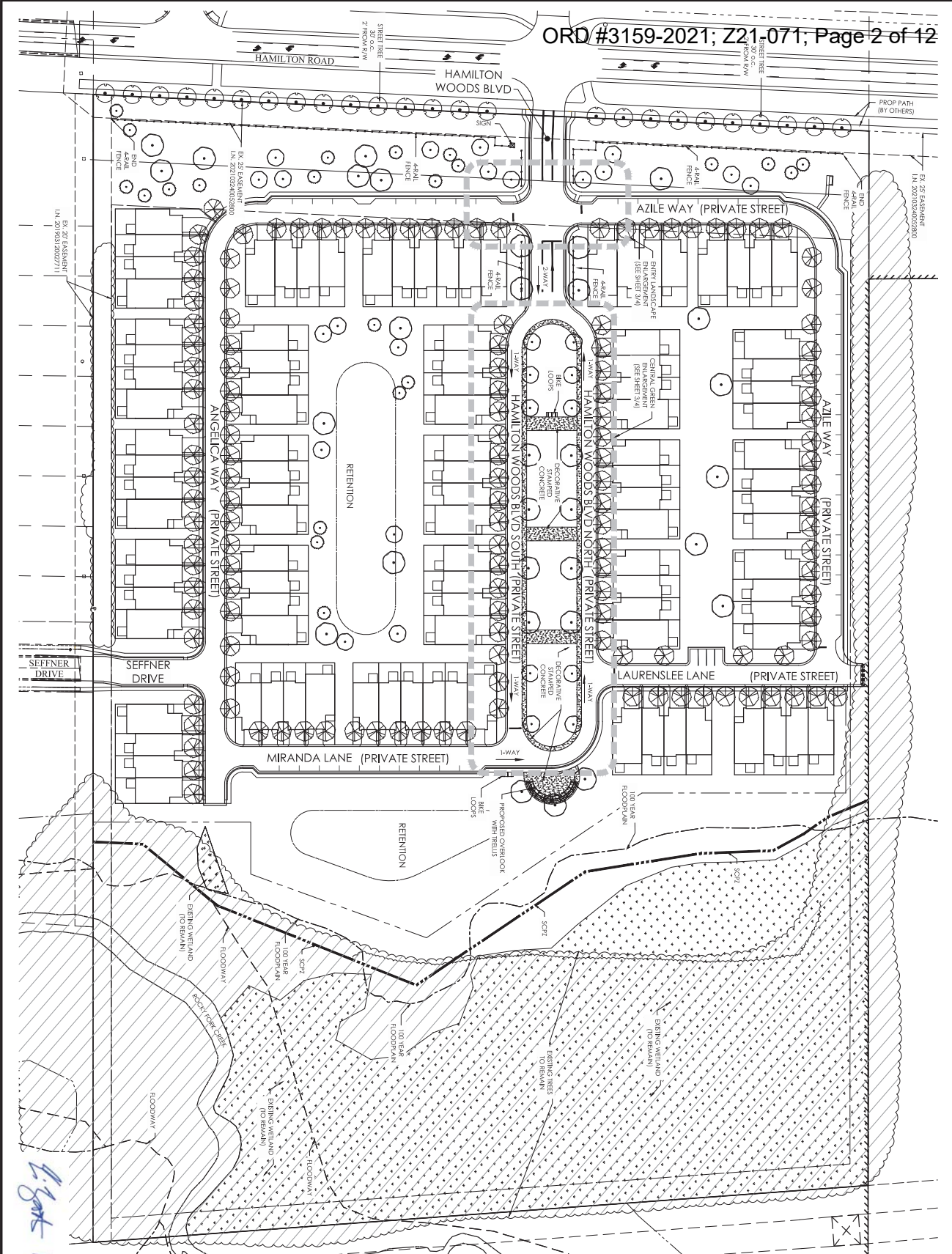


CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 REZONING PLAN
TOWNES AT HAMILTON WOODS
 SITE PLAN



REVISIONS		
MARK	DATE	DESCRIPTION
	9-30-21	REVISE PLAN PER COMMENTS

Z21-071; Final Received 11/18/21



F. Jooby
 11/18/21

GRAPHIC SCALE
 1 inch = 50 feet

STREET TREE NOTES:
 STREET TREE SPECIFICATIONS CONFORM TO THE MASTER STREET TREE PLAN AS SET FORTH IN THE CITY OF COLUMBUS. STREET TREE PLACEMENT SHALL BE A MINIMUM OF 10 FEET FROM THE CURB OR SIDEWALK. STREET TREE LOCATIONS IDENTIFIED ON THIS SHEET ARE APPROXIMATE.

LEGEND:
 ○ DECIDUOUS TREES
 ○ DECIDUOUS STREET TREES
 ○ ORNAMENTAL TREES
 ○ EVERGREEN TREES
 ○ HAMILTON ROAD STREET TREE

EXISTING TREES TO REMAIN
 OPEN SPACE OWNED AND MAINTAINED BY THE CITY OF COLUMBUS
 COLUMBUS RETENTION AND PARKS DEPARTMENT
 MINOR ADJUSTMENT TO THE DESIGN OF THE CENTRAL RETENTION POND TO ACCOMMODATE THE PROPOSED LANDSCAPING AND ENTRY STREET. MAY OCCUR DURING FINAL ENGINEERING.

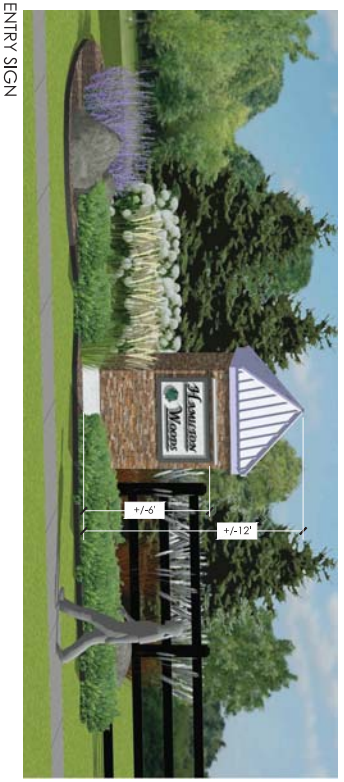
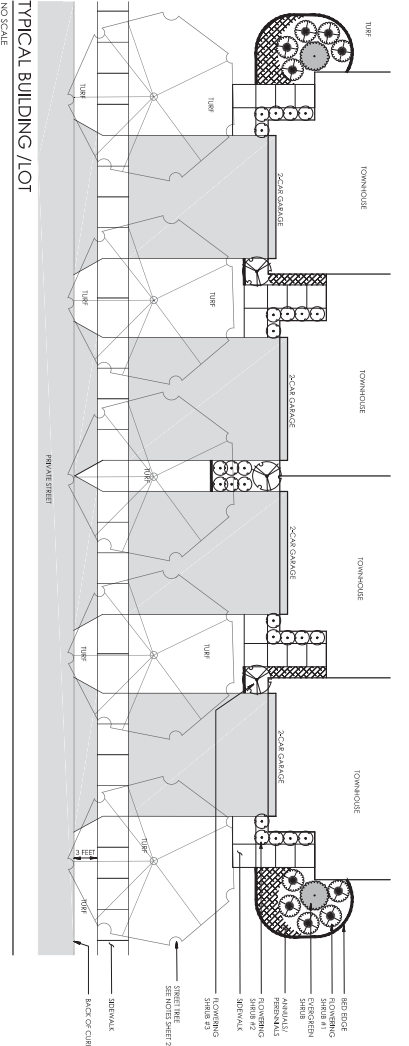
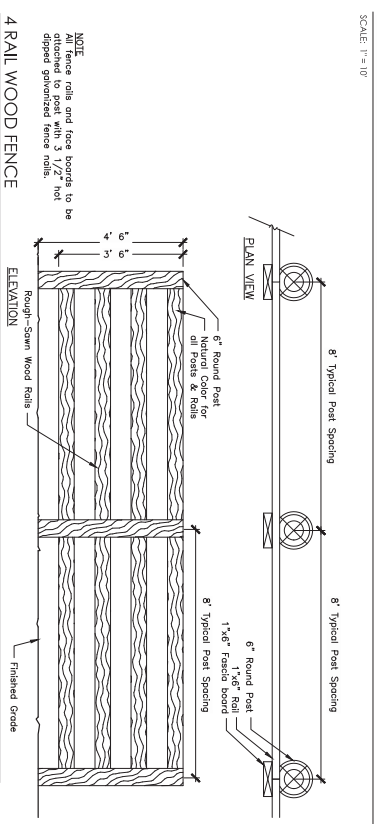
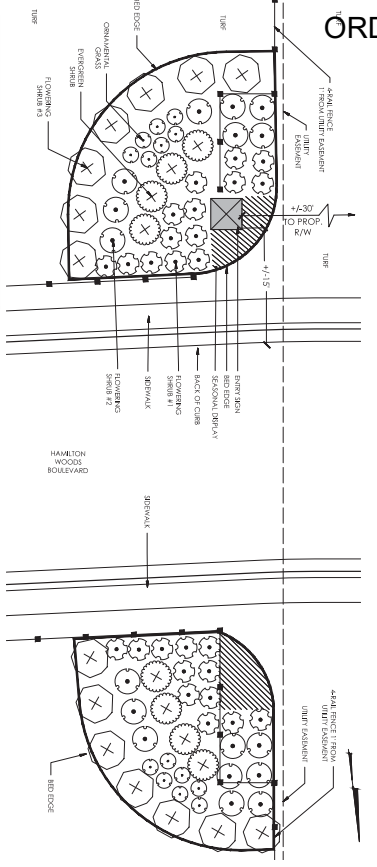
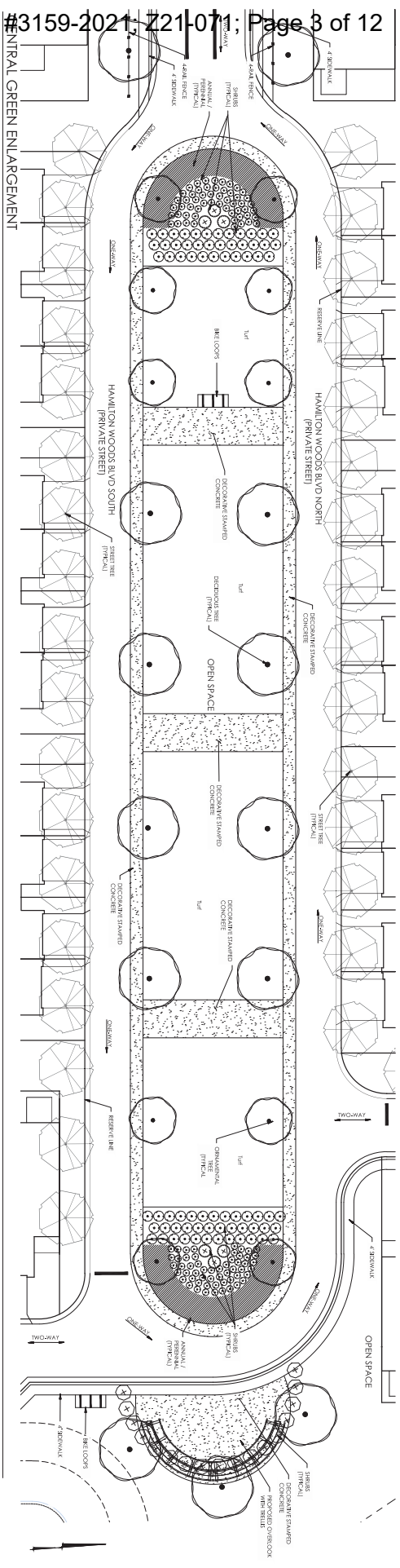
Z21-071; Final Received 11/18/21

DATE	August 10, 2021
SCALE	1" = 50'
JOB NO.	20201199
SHEET	2/4

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 RESIZING PLAN
TOWNES AT HAMILTON WOODS
 LANDSCAPE PLAN

M-I HOMES
 mihomes.com

REVISIONS		
MARK	DATE	DESCRIPTION
	9-30-21	REVISE PLAN PER COMMENTS



NOTES:
 NEIGHBORHOOD ENTRY SIGN SHALL BE INSTALLED IN COMPLIANCE WITH SECTION 337.1 FROM HAMILTON WOODS SUBDIVISION, 2019-2021, SHEET 11-18-21. SEE PLANT VIEW DIMENSIONS THIS SHEET.
 2. SIGN SHALL BE EXTERNALLY ILLUMINATED.
 3. HEIGHT OF SIGN SHALL NOT EXCEED 4 FEET.
 4. MEASUREMENT FROM EXISTING GRADE TO TOP OF SIGN.
 MINOR ADJUSTMENT TO THE DESIGN OF THE CENTRAL FEATURES INCLUDING SIGN AS SHOWN ON THIS SHEET MAY OCCUR DURING FINAL ENGINEERING.

L. G. Galt 11-18-21
 GRAPHIC SCALE: 1" = 6'

REVISIONS	
MARK	DATE / DESCRIPTION
	9-30-21 REVISE PLAN PER COMMENTS

DATE: August 10, 2021	SCALE: AS NOTED	JOB NO.: 2001199	SHEET: 3/4
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CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 REZONING PLAN
TOWNES AT HAMILTON WOODS
 LANDSCAPE ENLARGEMENTS AND DETAILS

M-I HOMES
 mihomes.com



L. J. Scott
11-18-21

GRAPHIC SCALE
0 10 20 30 40 50

Z21-071; Final Received 11/18/21

PROJECT	4/4
DATE	2021/1/19
SCALE	1" = 40'
DATE	11-18-21
SCALE	1" = 40'
DATE	11-18-21

EMHT
Evans, Macchiavelli, Hightshagen & Titon, Inc.
Engineers • Surveyors • Planners • Scientists
8800 New Albany Road, Columbus, OH 43204
Phone: 614.773.4500 Fax: 614.773.3448
emht.com

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
REZONING PLAN
FOR
TOWNES AT HAMILTON WOODS
ILLUSTRATIVE SITE PLAN

M | I HOMES
mihomes.com

REVISIONS		
MARK	DATE	DESCRIPTION

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 17, 2021**

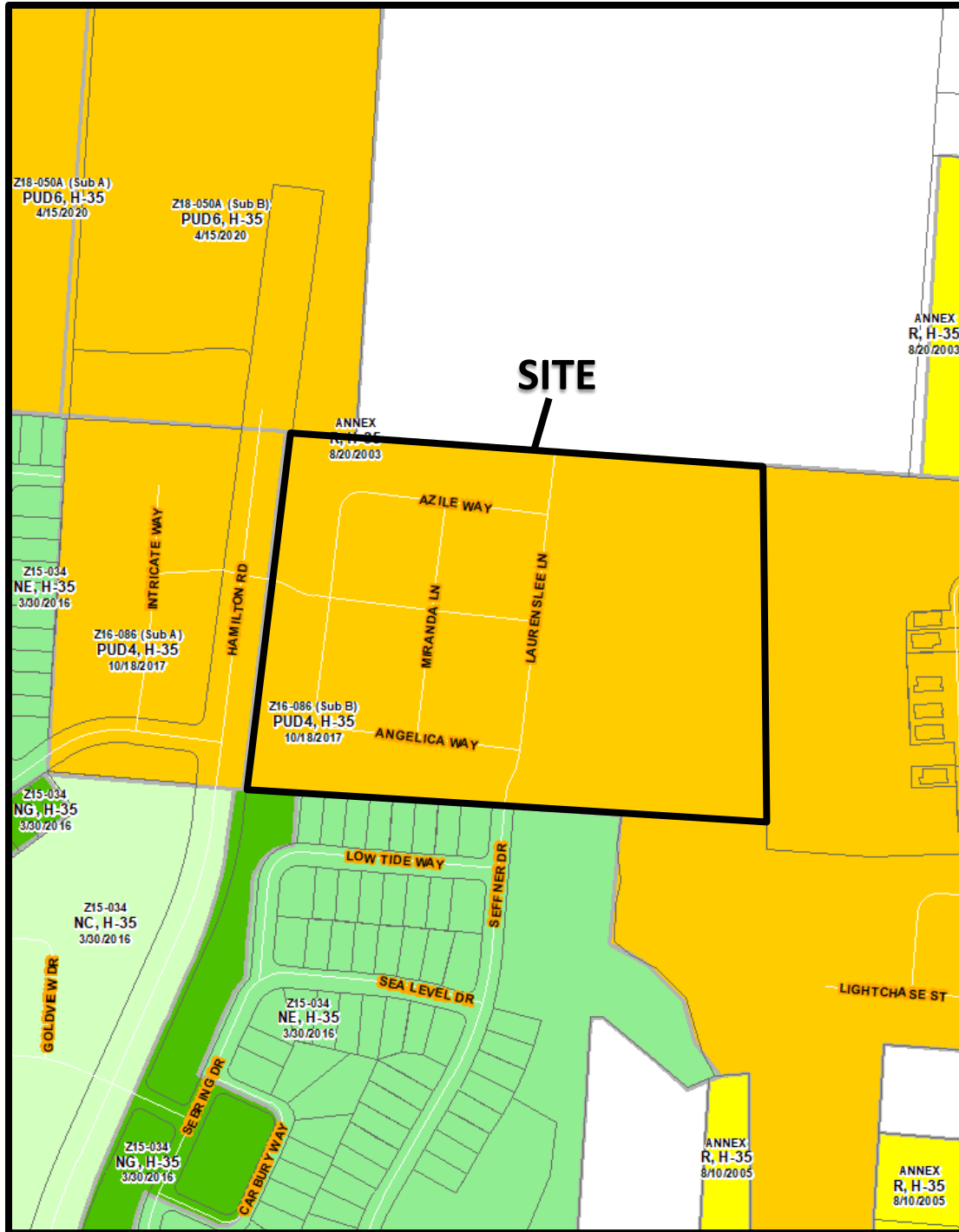
- 4. APPLICATION: Z21-071**
Location: 7132 N. HAMILTON RD. (43081), being 23.64± acres located on the east side of North Hamilton Road, north of the terminus of Seffner Drive (010-267723; Rocky Fork-Blacklick Accord Implementation Panel).
Existing Zoning: PUD-4, Planned Unit Development District.
Request: PUD-6, Planned Unit Development District (H-35).
Proposed Use. Multi-unit residential development.
Applicant(s): M/I Homes of Central Ohio LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 4305.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

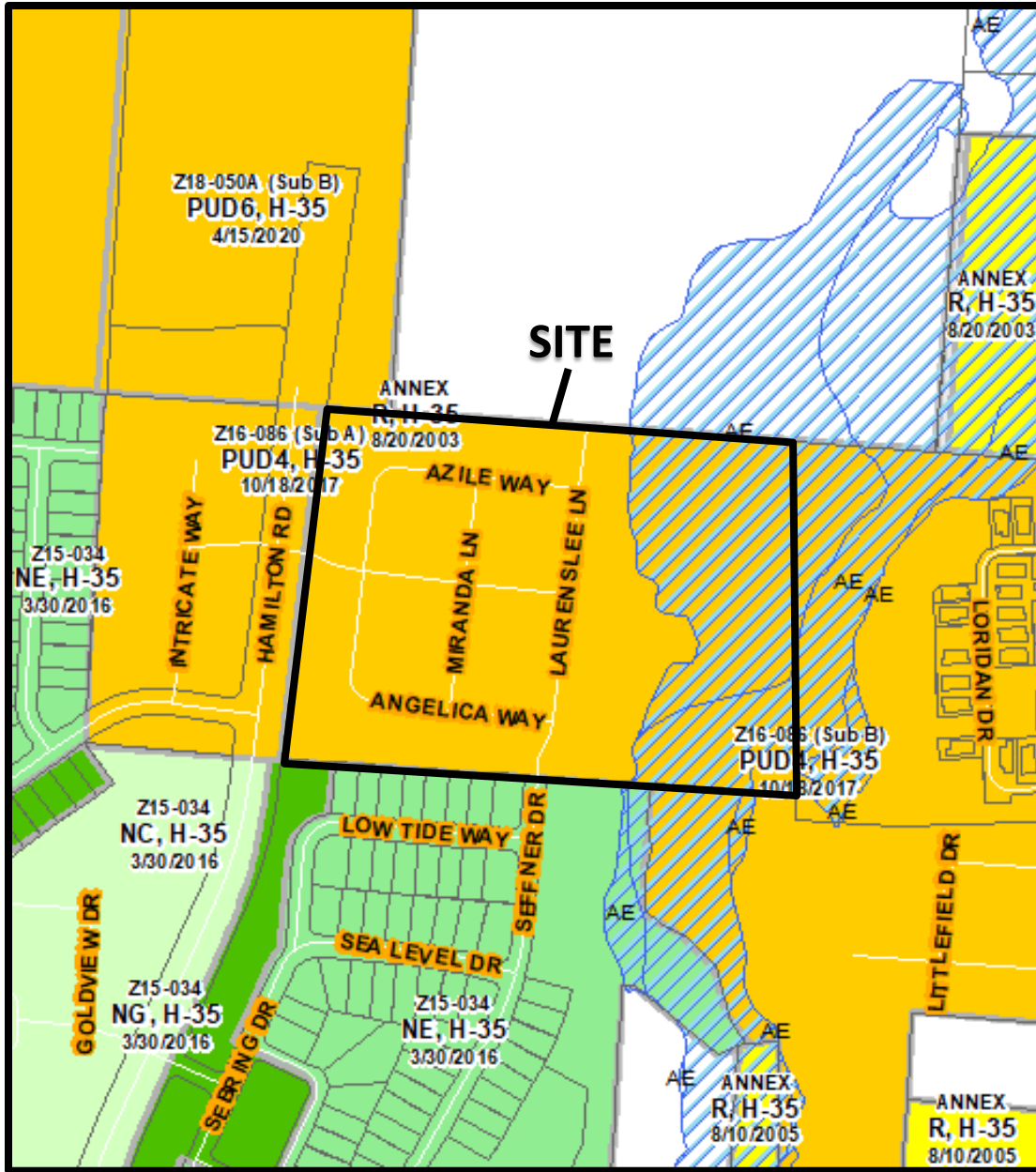
- The site is undeveloped and is zoned in the PUD-4, Planned Unit Development District. The site is a portion of Subarea B of Zoning Ordinance #1703-2017 (Z16-086). That ordinance rezoned +/-76.93 acres in both Subareas A and B to PUD-4 to allow the development of 265 single and multi-unit dwellings. Subarea A permitted 96 units on 6.82 acres (14.08 du/ac) and Subarea B permitted 169 units on 67.24 acres (2.54 du/ac). Subarea A and the eastern portion of Subarea B are currently under development. This proposed development will permit the development of 104 attached single-unit town homes within a private street network at a maximum density of 4.4 units/acre with 14.7 acres of provided open space (an increase of 55 units from the original zoning, Z16-086). The development shall retain and maintain 6.7 acres of the open space and dedicate 8.0 acres of the open space to the City of Columbus.
- To the north of the site is farmland in Plain Township. To the south are single-unit dwellings in the NG, Neighborhood General District. To the east and west are single and multi-unit dwellings under development in the PUD-4, Planned Unit Development District.
- The site is located within the boundaries of the *Rocky Fork - Blacklick Accord Plan* (2003), which recommends “Neighborhood” land uses at this location.
- The site is located within the boundaries of the Rocky Fork-Blacklick Accord Implementation Panel, whose recommendation is for approval.
- The development text commits to a site plan and landscaping plan, and includes setback and access provisions, landscaping and screening, building materials commitments, and lighting controls.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Hamilton Road as a Suburban Commuter Corridor with 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

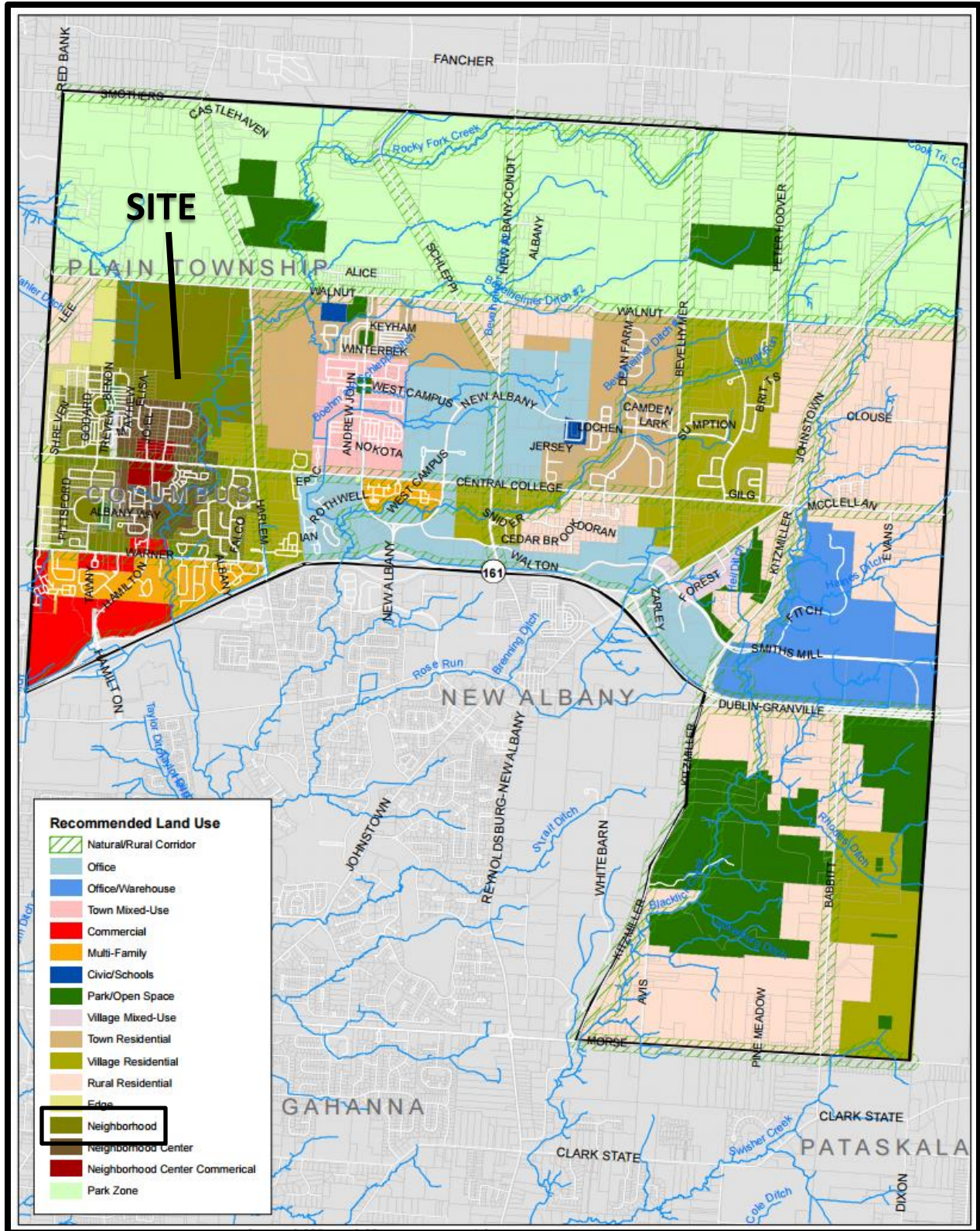
The requested PUD-6, Planned Unit Development District will allow 104 units on 23.64± acres. The proposal is consistent with the land use recommendations of *The Rocky Fork Blacklick Accord*, and has received a recommendation of approval from the implementation panel as development protects and complements critical natural resources along Rocky Fork Creek, and is appropriate based on location and surrounding development patterns along North Hamilton Road and its immediate vicinity.



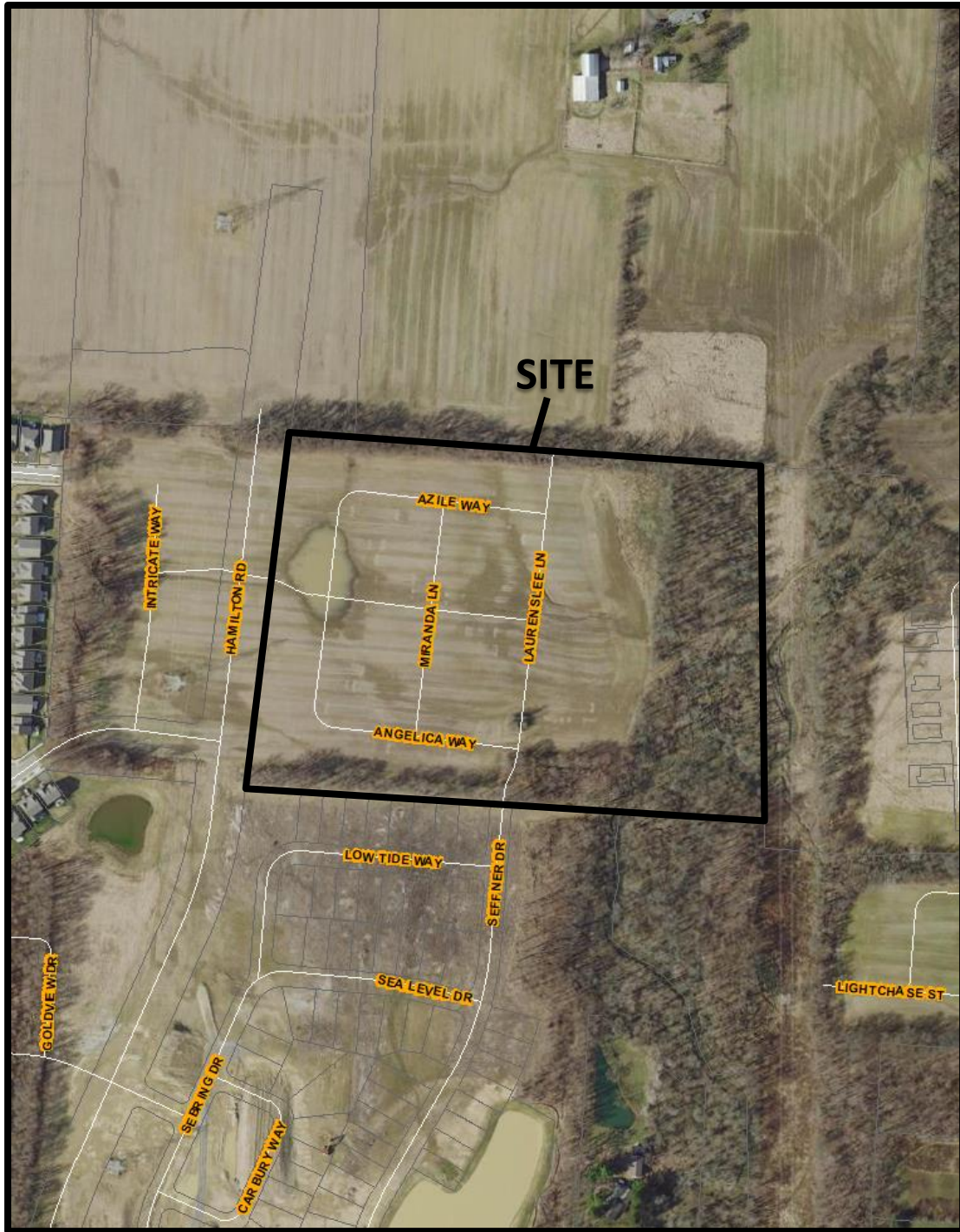
Z21-071
7132 N. Hamilton Rd.
Approximately 23.64 acres
PUD-4 to PUD-6



Z21-071
7132 N. Hamilton Rd.
Approximately 23.64 acres
PUD-4 to PUD-6



Z21-071
7132 N. Hamilton Rd.
Approximately 23.64 acres
PUD-4 to PUD-6



Z21-071
7132 N. Hamilton Rd.
Approximately 23.64 acres
PUD-4 to PUD-6

**THE ROCKY FORK BLACKLICK ACCORD
IMPLEMENTATION PANEL
October 21, 2021
RECORD OF PROCEEDINGS**

7132 North Hamilton Road (Z21-071):

Review and action regarding a City of Columbus application to rezone a vacant lot located at 7132 North Hamilton Road and build 104 attached, single-family townhomes.

*Acreage: 23.64 ac +/-
Current Zoning: PUD-4
RFBA District: West Village-Residential
Proposed Zoning: PUD-6
Applicant(s): M/I Homes of Central Ohio LLC
Property Owner(s): M/I Homes of Central Ohio LLC*

STAFF COMMENTS:

Staff finds the proposed uses to be appropriate based on location and surrounding development patterns along North Hamilton Rd and its immediate vicinity.

The revised proposal addresses most staff and panel comments from the September 2021 conceptual review and is generally consistent with the standards of the Accord plan.

Staff recommends approval.

MOTION:

To recommend approval of a City of Columbus rezoning within the Accord study area as presented.

RESULT:

This motion was approved (9-0)

Ms. Boni	Yes
Mr. Brubaker	Yes
Mr. Chappellear	Yes
Mr. Gupta	Yes
Mr. Harper	Yes
Mr. Herskowitz	Yes
Mr. Paul	Yes
Mr. Sellers	Yes
Mr. Smithers	Yes

Rezoning Application

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

DEPARTMENT OF BUILDING AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-071

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) Eric Zartman of (COMPLETE ADDRESS) 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 (including contact name and number) Business or individual's address; City, State, Zip Code Number of Columbus-based employees (Limited to 3 lines per box)

Table with 2 columns and 2 rows for listing parties with 5% or more interest. Row 1: M/I Homes of Central Ohio, LLC, 4131 Worth Avenue, Columbus, Ohio 43219. Rows 2-4 are empty.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Handwritten signature]

Sworn to before me and signed in my presence this 5th day of August, in the year 2021

SIGNATURE OF NOTARY PUBLIC [Handwritten signature]

My Commission Expires 1-11-2026

Notary Seal Here



KIMBERLY R. GRAYSON Notary Public, State of Ohio My Commission Expires 01-11-2026

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