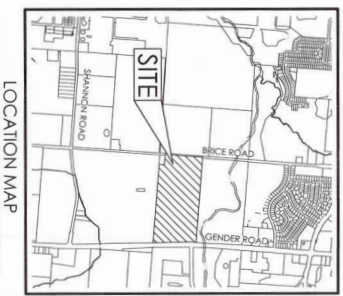
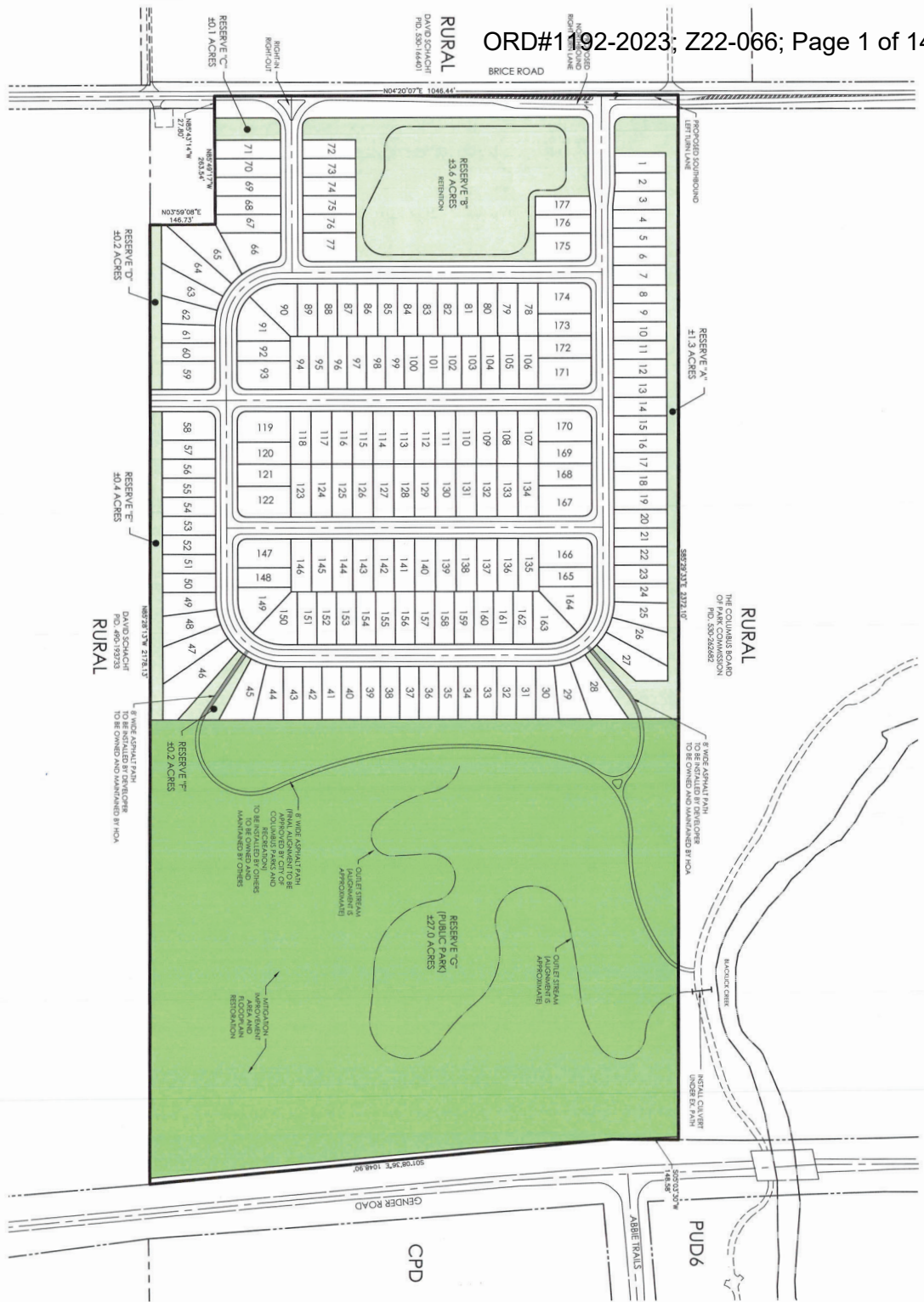


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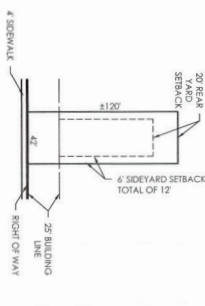


SITE STATISTICS:

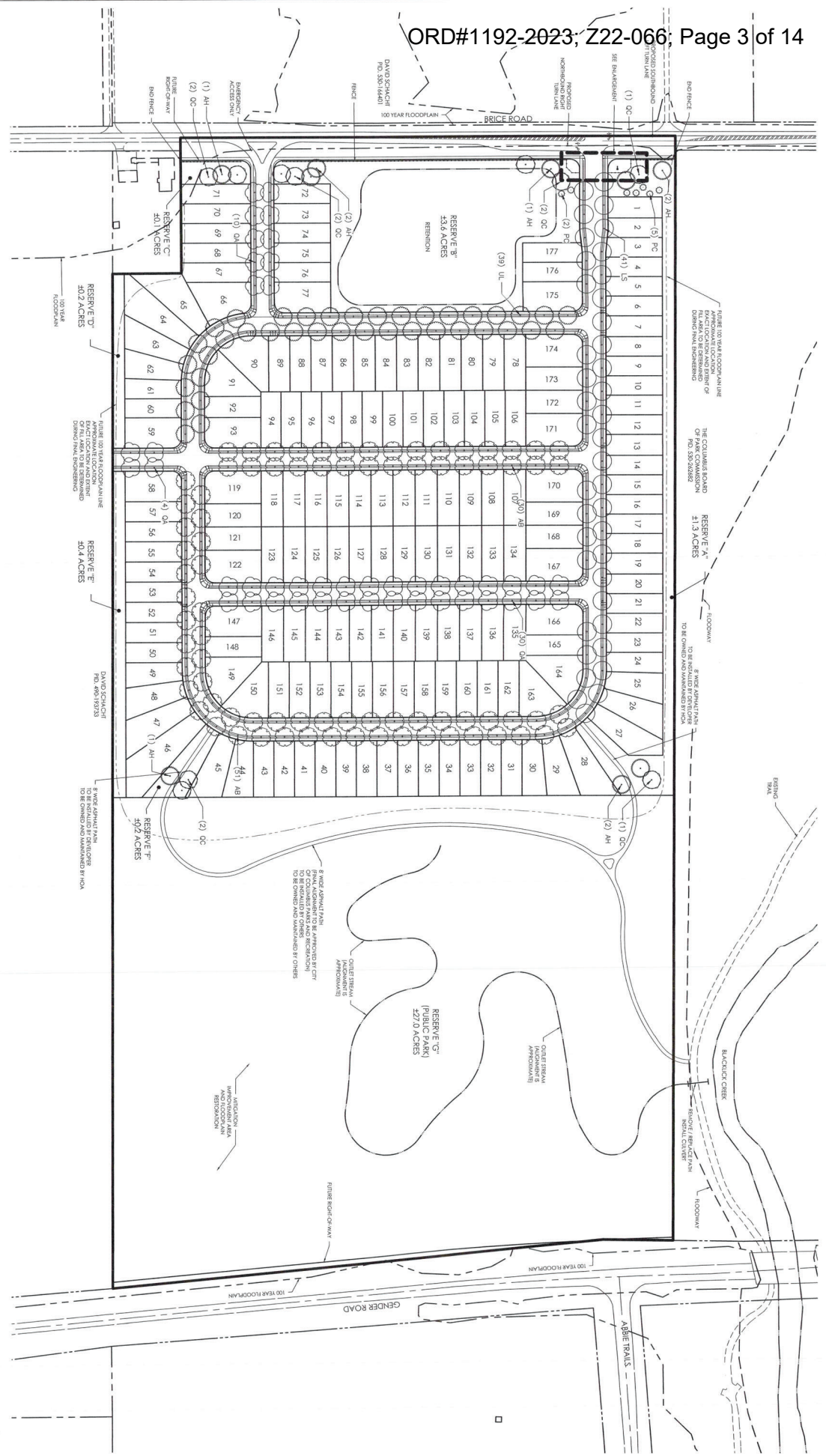
POTENTIAL ZONING:	PUD-4
TOTAL ACRES:	145.1 ACRES
NET ACRES:	52.7 ACRES TOTAL
GROSS DENSITY:	1.81 LOTS/ACRE
NET DENSITY:	1.177 (50.1 / 42.7) ACRES
OPEN SPACE PROVIDED:	132.3 ACRES (91.2%)
RESERVE A:	11.3 ACRES
RESERVE B:	13.6 ACRES
RESERVE C:	50.1 ACRES
RESERVE D:	50.2 ACRES
RESERVE E:	50.2 ACRES
RESERVE F:	50.2 ACRES (PUBLIC PARK)
RESERVE G:	22.0 ACRES
OPEN SPACE REQUIRED:	400.0 PER HOME
OPEN SPACE PROVIDED:	177.6 (44.1%)
PARKLAND DEDICATION PROVIDED:	22.0 ACRES
PARKLAND DEDICATION REQUIRED:	23.9 ACRES PER 1000 PEOPLE
PROJ. CALCULATION:	24 PEOPLE PER HOUSE X 177 HOUSES = 4248 PEOPLE / 1000 X 5.5 = 23.9 AC
NET ACRES:	52.7 ACRES
FUTURE ENV.:	52.7 ACRES
NET ACRES:	136.1 ACRES (-77.9 ACRES)

DESIGN STANDARDS:

- MINIMUM LOT FRONTAGE BUILDING LINE: 45 FEET
- MINIMUM LOT DEPTH BUILDING LINE: 50 FEET
- MINIMUM FRONT YARD SETBACK: 25 FEET BUILDING LINE
- MINIMUM SIDE YARD SETBACK: 5 FEET (TOTAL 12 FEET)
- MINIMUM REAR YARD SETBACK: 5 FEET
- MINIMUM BUILDING HEIGHT: 35 FEET



Revised 9. Mark, Attorney
December 21, 2022



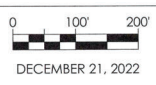
PLANT SCHEDULE STREET TREES

STREET TREES	CODE	DIR.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	AB	81	Acer x Freemanii 'Jeffers'	Autumn Blaze/Freeman Maple	2.5' Cal.	B&B
	LS	41	Liquidambar styraciflua	American Sweet Gum	2.5' Cal.	B&B
	CA	44	Quercus rubra	Red Oak	2.5' Cal.	B&B
	UL	39	Ulmus americana 'Jefferson'	Jefferson American Elm	2.5' Cal.	B&B

PLANT SCHEDULE PENS SPACE

PENS SPACE TREES	CODE	DIR.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	AH	9	Acer spicatum 'Autumn Splendor'	Autumn Splendor Sugar Maple	2.5' Cal.	B&B
	PC	7	Ficus purpurea	Colorado Spruce	6' Ht.	B&B
	OC	10	Quercus bicolor	Swamp White Oak	2.5' Cal.	B&B

*Rebecca G. Platt, City
December 21, 2022*

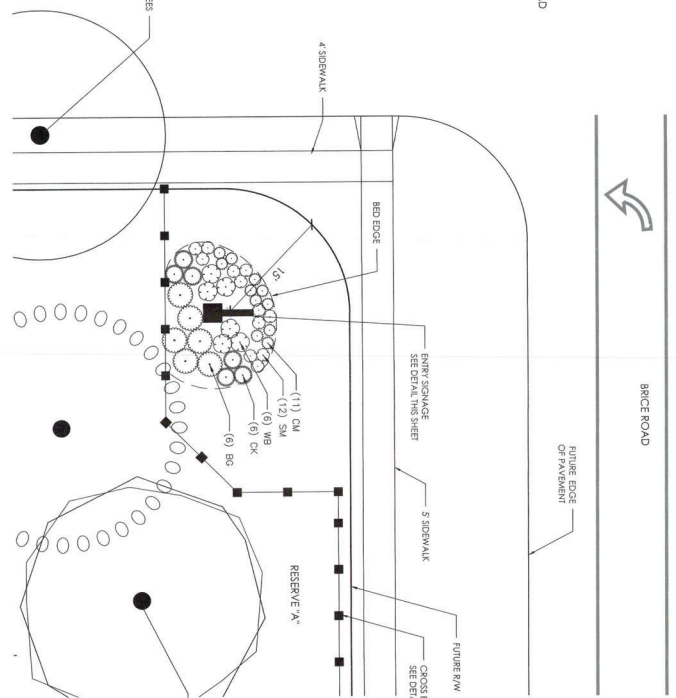
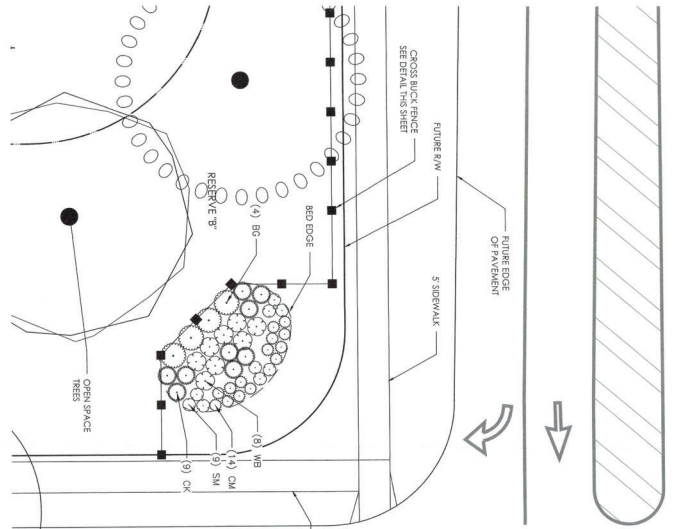


**BLACKLICK PRESERVE
REZONING PLAN
LANDSCAPE PLAN**

**MARONDA HOMES
5900 WILCOX PLACE
DUBLIN, OHIO 43016**



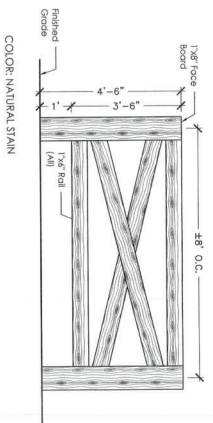
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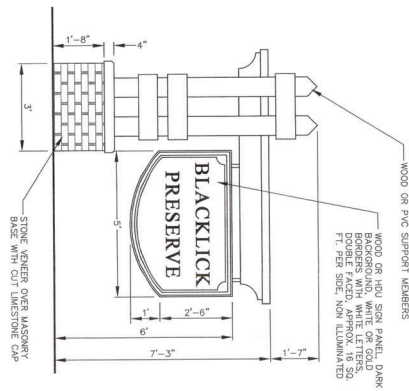
PLANT SCHEDULE ENTRY

SCHEDULE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
○	BG	10	Burus x Green Virent	Green Virent Burwood	3/4" Ht.	Cont.
○	WB	14	Winged Yucca 'Bromwell'	Pink Wreath Yucca	24" Ht.	Cont.
○	CK	15	Campanula x Scutellaria 'Earl Forester'	Kent Forester Flower Road Grass	24" Ht.	Cont.
○	SM	21	Salmia x spheerata 'May Night'	May Night Sage	#2	Cont.

BRICE ROAD ENTRY ENLARGEMENT
SCALE: 1"=10'



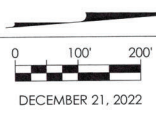
CROSSBUCK FENCE
NOT TO SCALE



ENTRY SIGN
NOT TO SCALE

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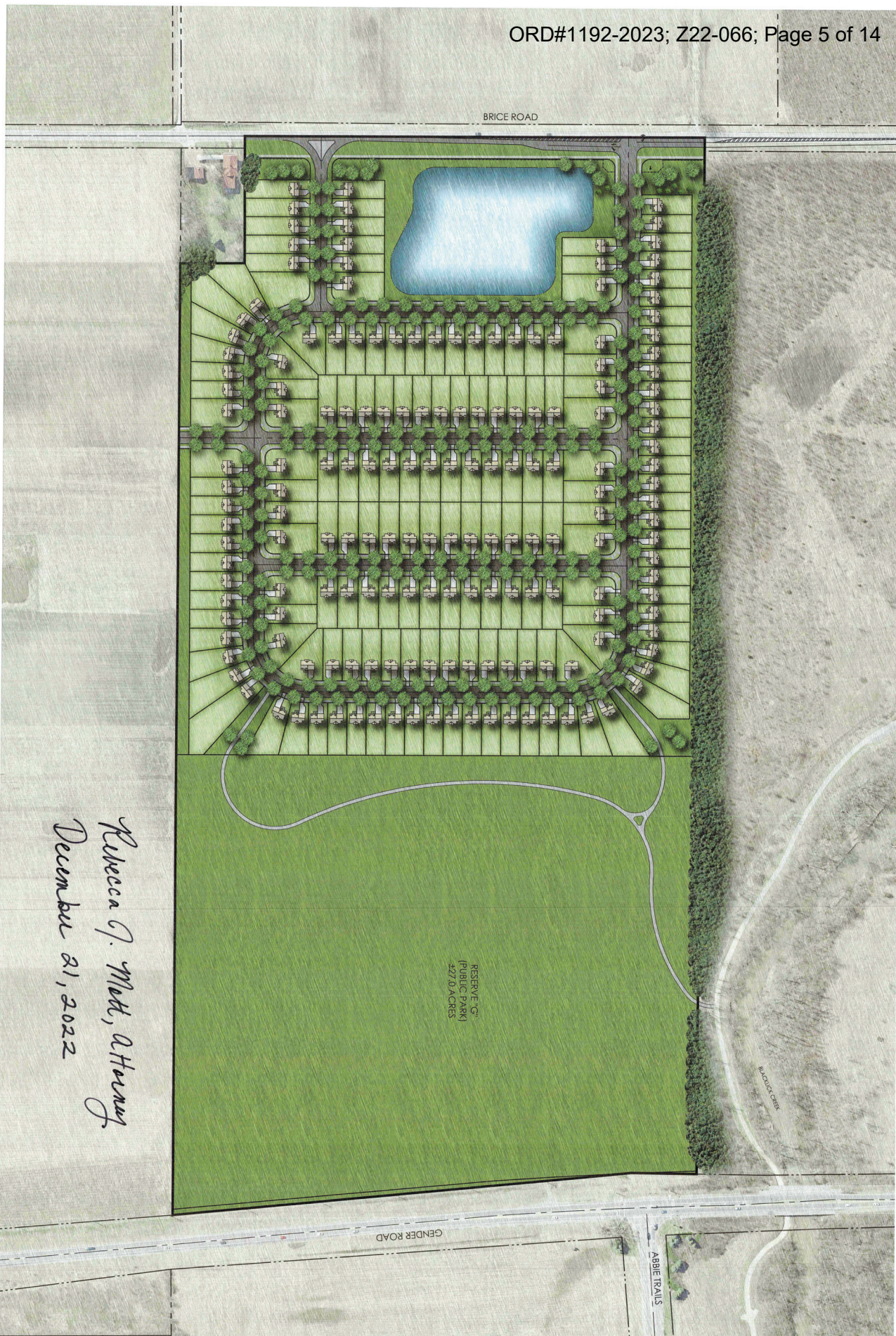
Rebecca J. Mast, Attorney
December 21, 2022



**BLACKLICK PRESERVE
REZONING PLAN
ENTRY ENLARGEMENTS**

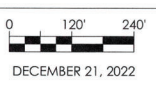
MARONDA HOMES
5900 WILCOX PLACE
DUBLIN, OHIO 43016





*Rebecca Q. Mott, Attorney
December 21, 2022*

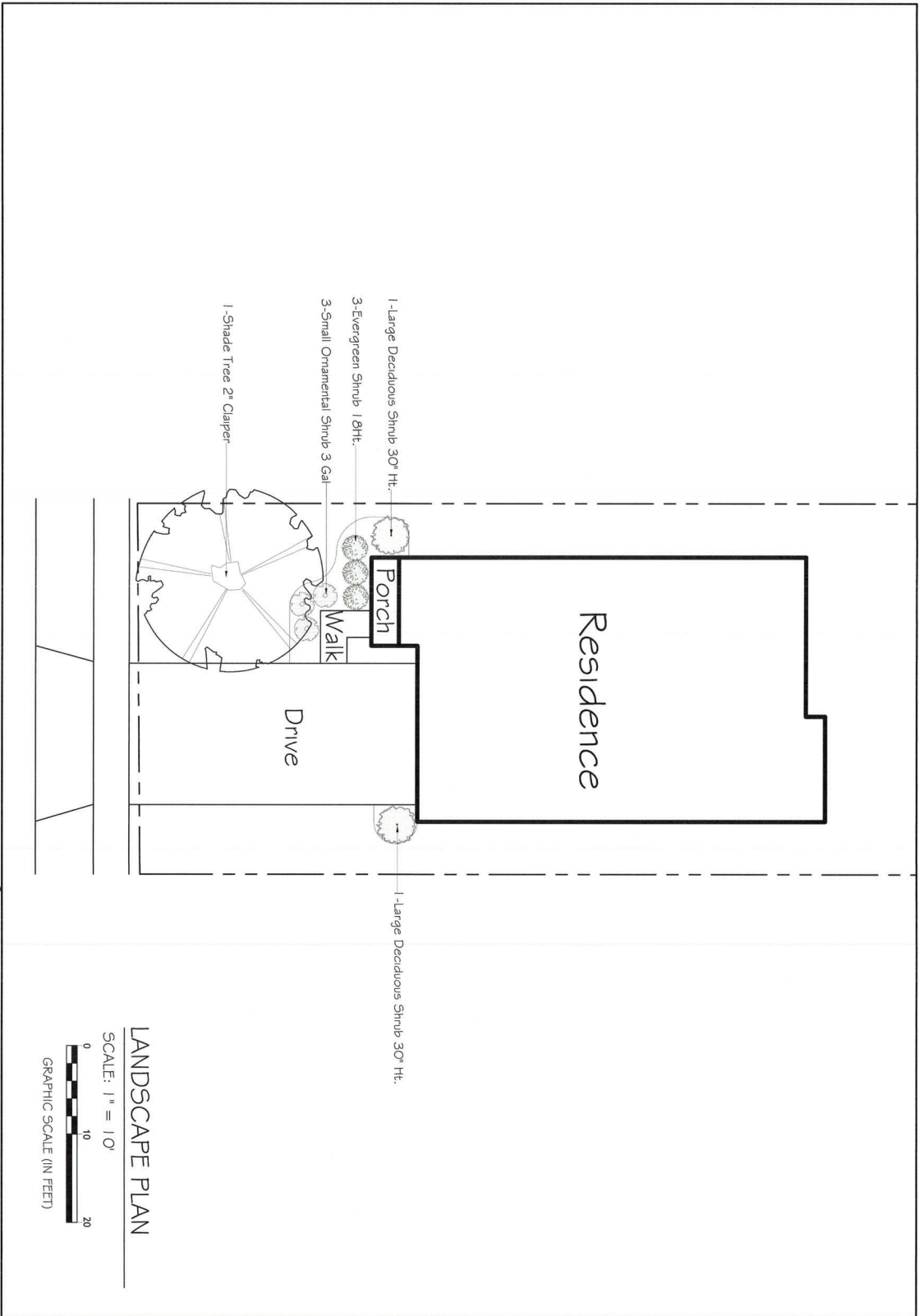
Z22-066 Final Received 12/21/2022 Page 5 of 5



**BLACKLICK PRESERVE
REZONING PLAN
ILLUSTRATIVE SITE PLAN**

MARONDA HOMES
5900 WILCOX PLACE
DUBLIN, OHIO 43016





LANDSCAPE PLAN
 SCALE: 1" = 10'
 GRAPHIC SCALE (IN FEET)

<p>Landscape Plan for Maronda Homes BLACKLICK PRESERVE STANDARD LANDSCAPE PACKAGE</p>		<p>WILSON LANDSCAPE ASSOCIATES DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL 900 Buckeye Park Road Columbus OH 43207 614.444.8873 tel 614.444.3175 fax wilsonlandscapeandturf.com</p>	
<p>Date: 08/23/2022 Scale: 1"=10' Drawn By: CBD Drawing Number:</p>	<p>Revised 8/23/22</p>		

Z22-066 Final Received 8/23/2022 Page 1 of 1

*Robert G. Mott, Attorney
 August 23, 2022*

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 9, 2023**

- 7. APPLICATION: Z22-066**
Location: **3873 GENDER RD. (43110)**, being 64.55± acres located on the west side of Gender Road and east side of Brice Road, 2150± feet north of Shannon Road (530-166397 & 530246911; Greater South East Area Commission).
Existing Zoning: R, Rural District.
Request: PUD-4, Planned Unit Development District (H-35).
Proposed Use: Single-unit residential development.
Applicant(s): Maronda Homes, LLC of Ohio; c/o Rebecca J. Mott, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215).
Property Owner(s): Thomas R. Lamp, Trustee; c/o Barbara A. Lamp; 4300 Julian Road SW; Lancaster, OH 43130.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

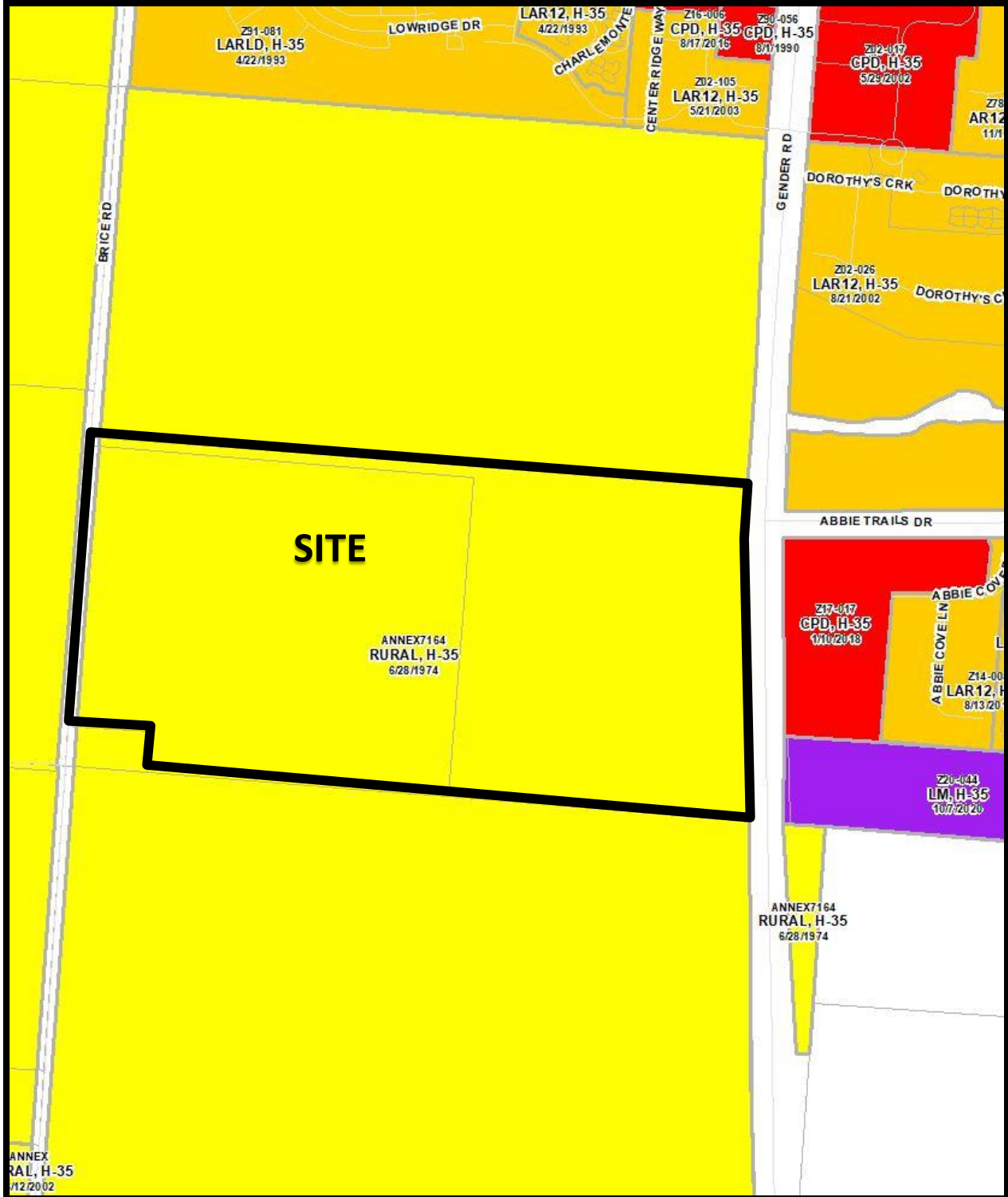
BACKGROUND:

- The 64.55± acre site consists of two undeveloped parcels in the R, Rural District. The requested PUD-4, Planned Unit Development District will permit a single-unit residential development with a maximum of 177 dwelling units. The gross density of the overall PUD is 2.7 dwelling units per acre; the net density, net of the dedicated right-of-way is 3.4 dwelling units per acre. A total of 33± acres of open space is proposed in five reserve areas.
- To the north of the site is undeveloped land in the R, Rural District. To the south is undeveloped farmland and a single-unit dwelling in the R, Rural District. To the east is undeveloped land in the CPD, Commercial Planned Development District, and L-M, Limited Manufacturing District. To the west is undeveloped farmland in the R, Rural District.
- The site is located within the planning boundaries of the *South East Land Use Plan* (2018), which recommends “Low–Medium Density Residential (6-10 du/ac),” and “Low-Density Residential (4-6 du/ac)” land uses for this location. Additionally, the Plan includes the complete adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018). The Plan does support a range of housing types and sensitive site design or cluster development, such as larger development that includes several different residential unit types and a central open space.
 - Columbus Citywide Planning Policies (C2P2) Residential Design Guidelines recommend that:
 - New single and two-unit housing in high-density projects include a high level of architectural design, with high quality and durable materials, and that buildings be oriented to the street.
 - Homes with front porches, front-facing garages (if proposed) set back at least two feet from the front elevation.

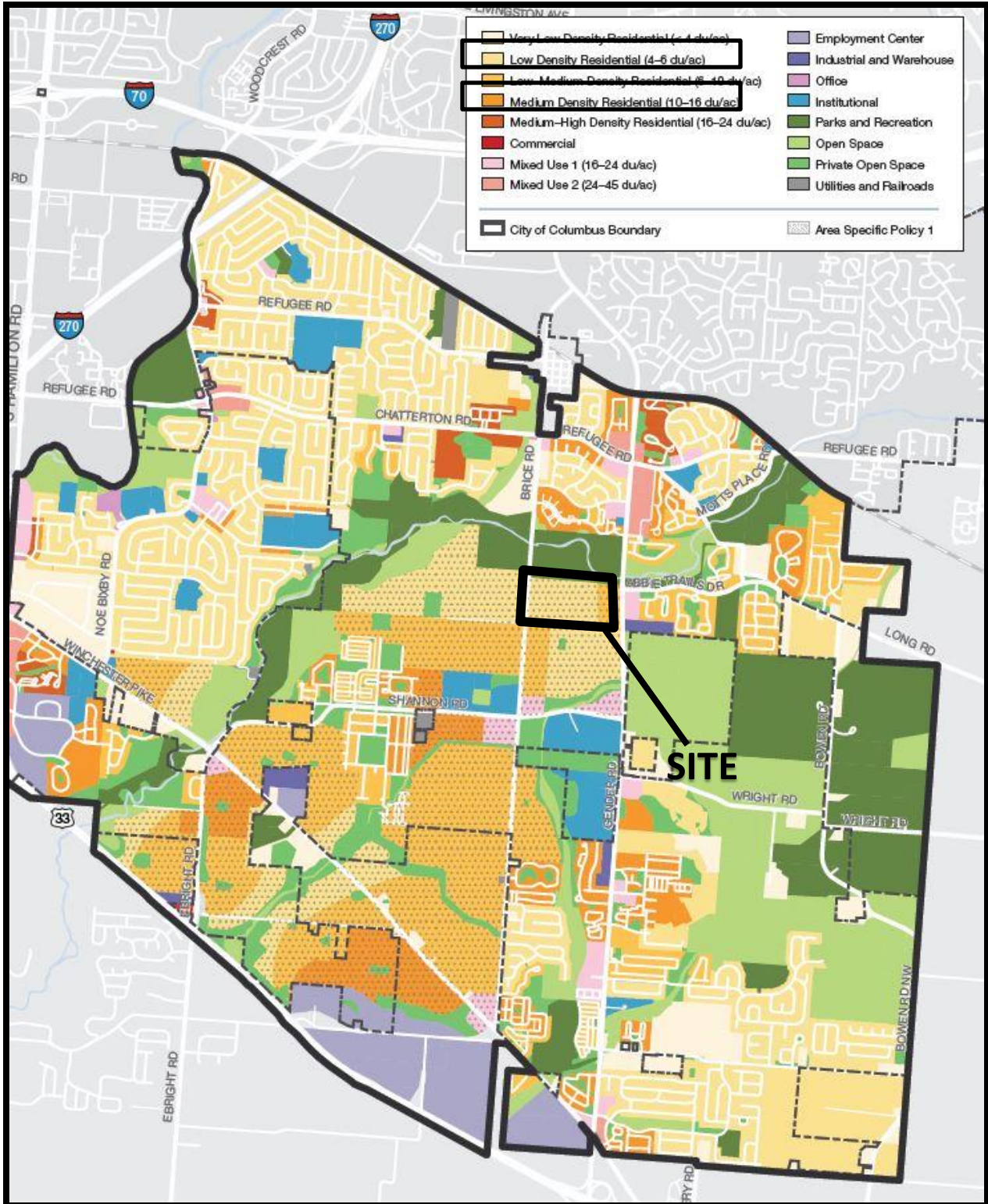
- Open space be integrated into new development, serving as an organizational element, a central green space, connection to adjacent open space, protection of natural areas, and/or as a buffer along scenic roadways.
 - Open space should include landscaping, trees and connections to sidewalks or trails as appropriate, and the development should address open space—buildings should front parks and open space.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation had not been received at the time this staff report was finalized.
- The PUD text establishes use restrictions and includes supplemental development standards committing to a maximum of 177 dwelling units, and addressing side yards, building setbacks, lot widths, rear yard setbacks, access, landscaping and open space, and building design. The text also establishes a parkland dedication of 27± acres per Chapter 3318 of the Columbus City Code.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Gender Road as a Suburban Commuter Corridor requiring 160 feet of right-of-way, and this portion of Brice Road as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval.~~ Approval

The requested PUD-4, Planned Unit Development District will facilitate single-residential development. Staff supports the proposal use as it is consistent with the land use recommendations of the *South East Land Use Plan*. Staff continues to encourage an increased number of dwelling units front and address the adjacent open space areas consistent with C2P2 Design Guidelines, however, staff recognizes the physical limitations of the site make such revisions difficult and do not condition support on those changes. ~~The Division of Traffic Management has accepted a Traffic Access Study but requires a contribution of \$278,775 towards potential future roadway improvements for adjacent intersections along Brice Road. This commitment has not been included in the PUD text by the applicant. Once that requirement from the Division of Traffic Management is addressed, City Departments' recommendation can be updated to approval.~~ At the time this staff report was finalized, The Department of Public Service was requesting a monetary contribution for future roadway infrastructure improvements. A revised PUD text with that contribution language has been received and Staff's recommendation has be updated to approval.



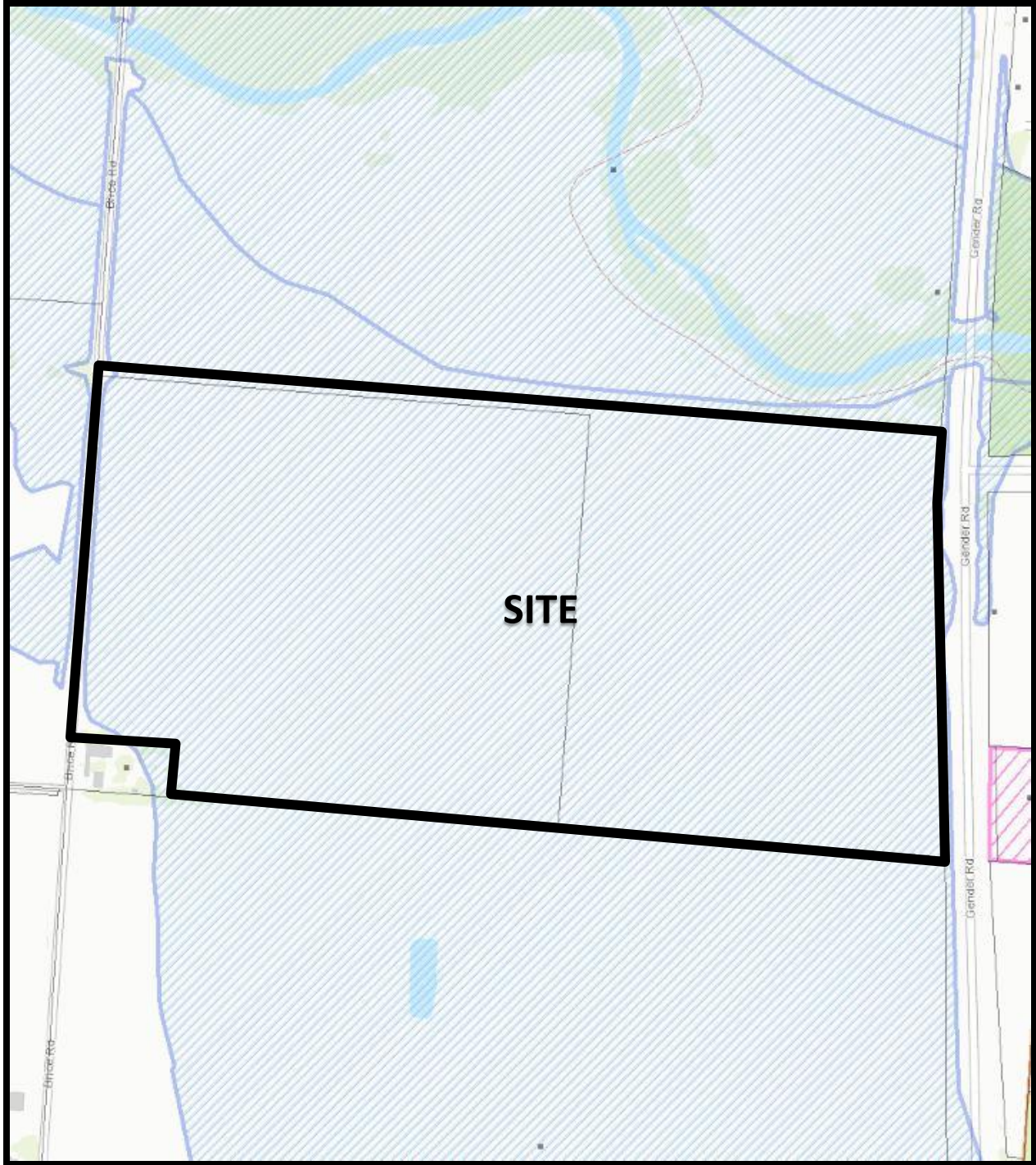
Z22-066
3873 Gender Rd.
Approximately 64.55 acres
R to PUD-4



Z22-066
3873 Gender Rd.
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R to PUD-4



Z22-066
3873 Gender Rd.
Approximately 64.55 acres
R to PUD-4



Z22-066
3873 Gender Rd.
Approximately 64.55 acres
R to PUD-4



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 Z22-066

Address 3873 Gender Rd.

Group Name Greater South East Area Commission

Meeting Date 10/25/2022

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:

Vote 5 YES 2 NOT VOTED PASSED

Signature of Authorized Representative *Vigali Adams*

Recommending Group Title Chair - Commission

Daytime Phone Number 614 638 7678

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-066

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) Rebecca J. Mott, Plank Law Firm, LPA
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, Columbus, Ohio 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 (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)

1. Maronda Homes, LLC of Ohio 5900 Wilcox Place, Dublin, Ohio 43016 Columbus-based employees: 5	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Rebecca J. Mott, attorney

Sworn to before me and signed in my presence this 12th day of April, in the year 2023

Lynette Mapes
SIGNATURE OF NOTARY PUBLIC



8/10/24 Notary Seal Here
My Commission Expires

Lynette Mapes
Notary Public, State of Ohio
My Commission Expires 08-10-24

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