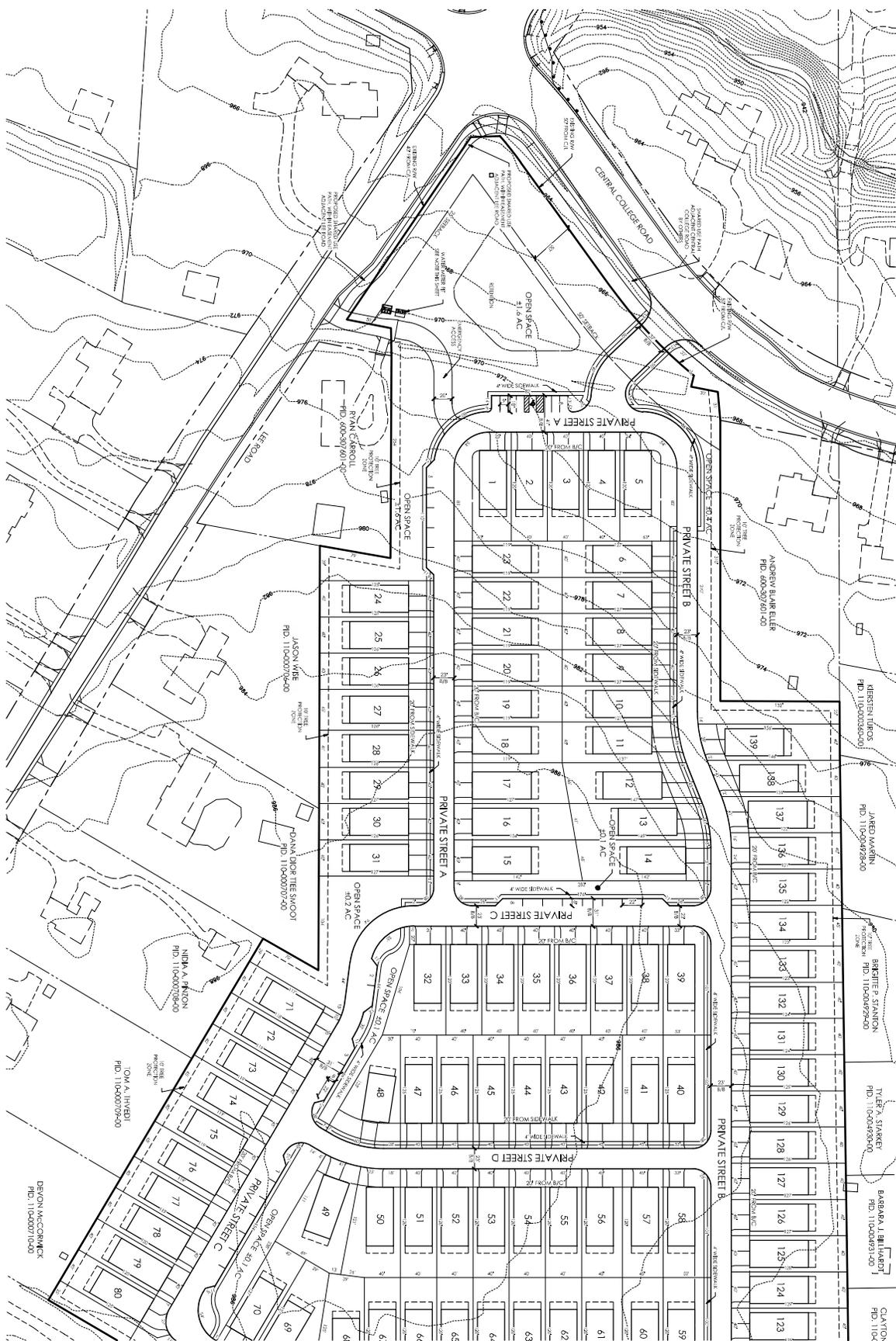




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1/16/25  
6-13-25



BRING WITH THIS TO BE REVIEWED (HATCH KCHRS)

1. A PROPOSED DRIVE OR OTHER UTILITY ENCLOSURE (NOTHING OVER 6 FT IN HEIGHT AND OVER 30 SQUARE FEET IN FOOTPRINT) SHALL BE INSTALLED UNDER THE SAME AS SHOWN.
2. THE DRAIN REQUIREMENTS SHALL COMPLY WITH OCCS 2.03. VIBRON.
3. A HOMEOWNER'S RECEIPT AND ACCOUNT FOR MATERIALS OF THE ABOVE UTILITY WORK WILL BE REQUIRED ON THE SITE PLAN TO BE SUBMITTED FOR FINANCIAL CLEARANCE APPROVAL.



SHEET 2/6

DATE: JUNE 6, 2025  
SCALE: 1" = 60'  
JOB NO.: 2025088

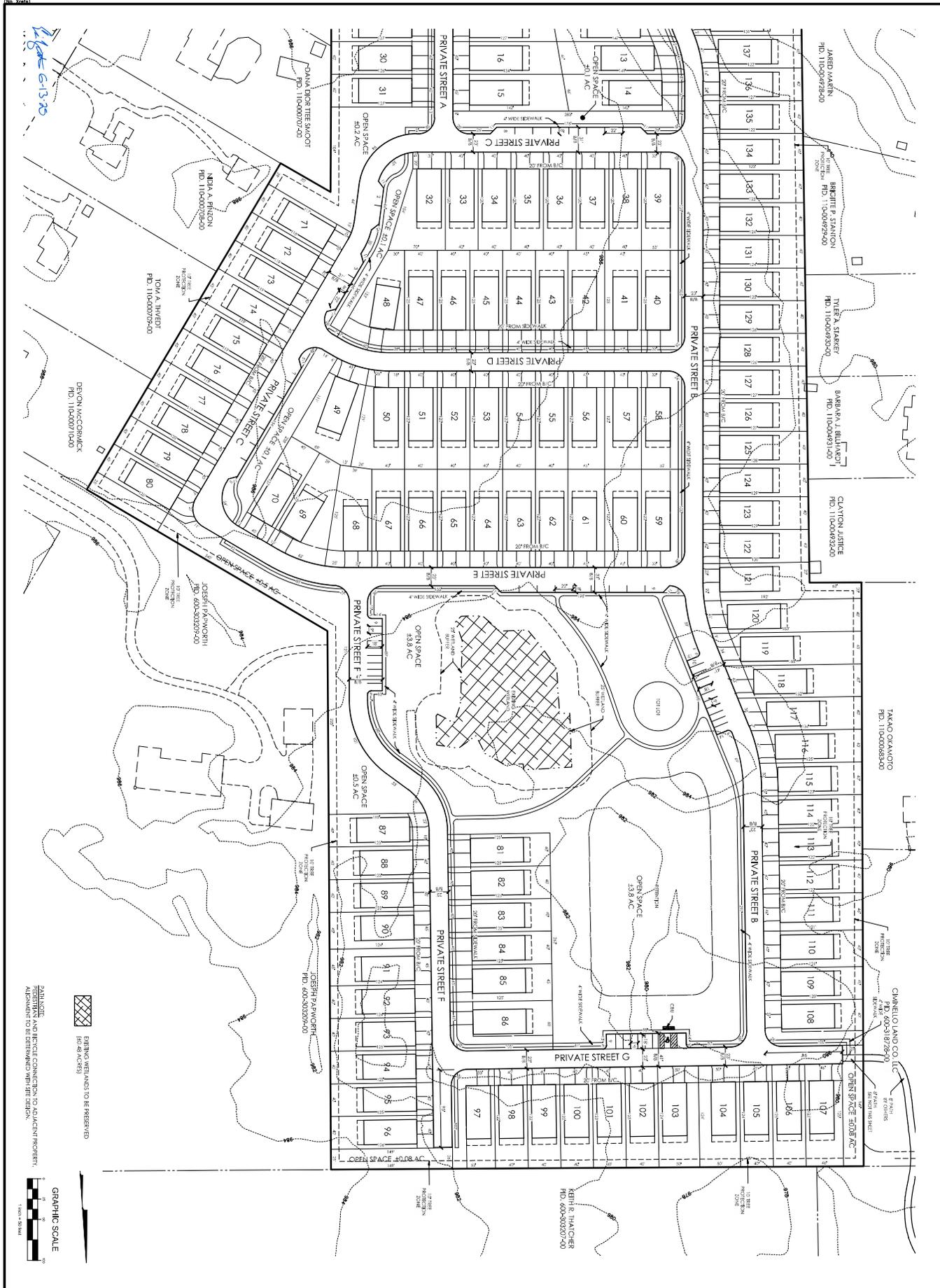


CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
**WOODLANDS AT CENTRAL COLLEGE**  
SITE PLAN ENLARGEMENTS



REVISIONS		
MARK	DATE	DESCRIPTION

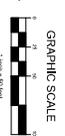
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6-13-25

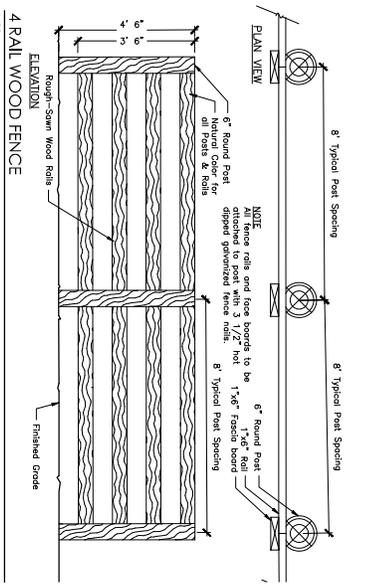
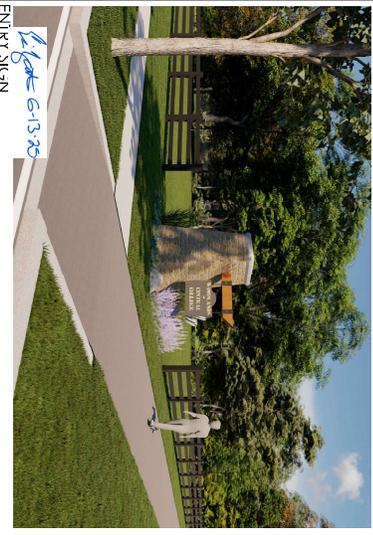
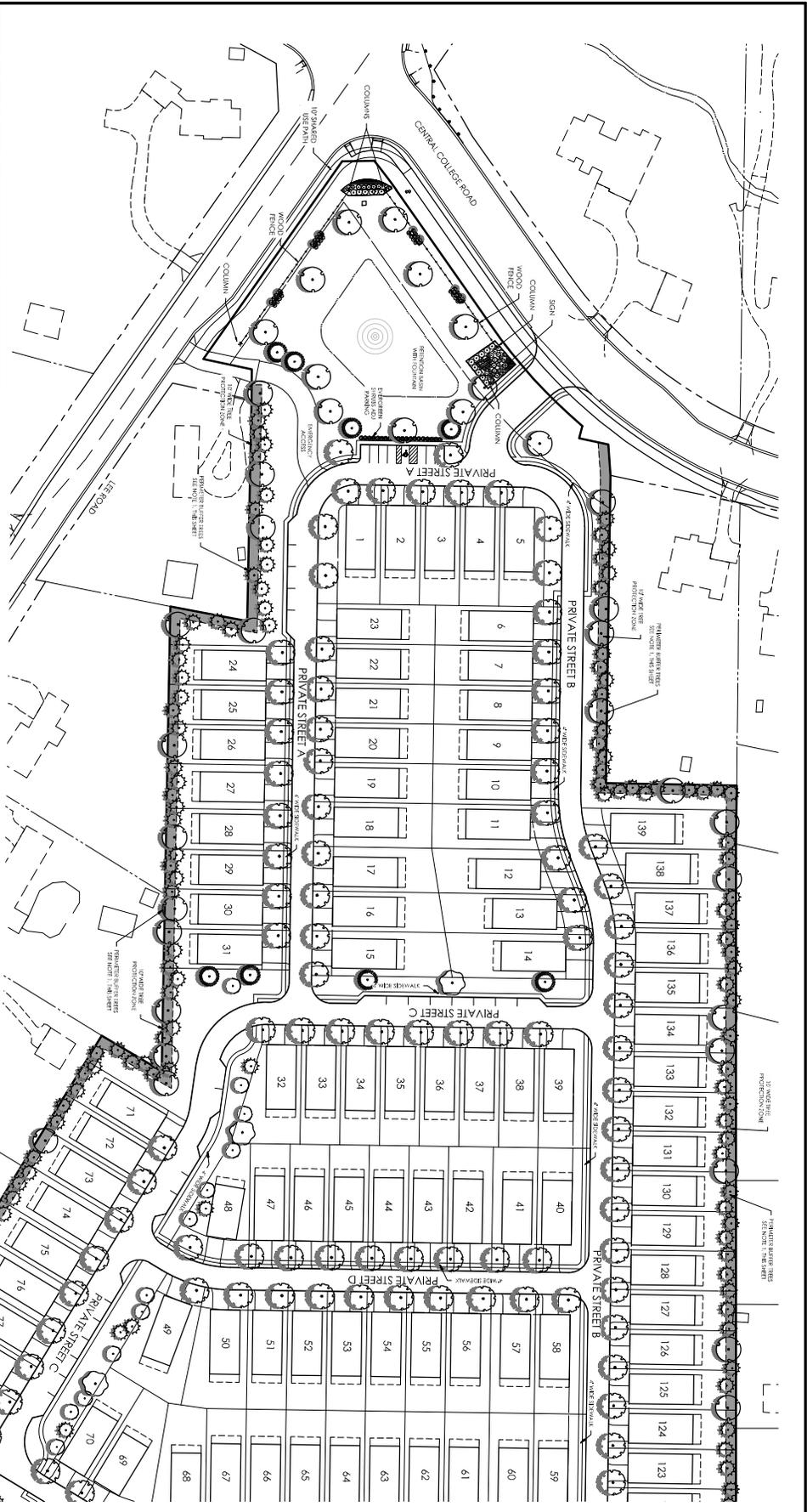
NOTE:  
 DIMENSIONS AND BECICLE CONNECTION TO ADJACENT PROPERTY.  
 ADJUSTMENT TO BE DETERMINED WITH SITE DESIGN.

EXISTING UTILITIES TO BE PRESERVED  
 (PID: 88 ACERS)

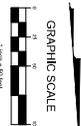


SHEET 3/6	DATE JUNE 3, 2025	SCALE 1" = 40'	JOB NO. 2025088	<p><b>MHI</b>                  MHI HOMES                  10000 WOODLAND AVENUE, SUITE 100                  COLUMBUS, OHIO 43240                  (614) 233-1100                  WWW.MHIHOMES.COM</p>	CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO <b>WOODLANDS AT CENTRAL COLLEGE</b> SITE PLAN ENLARGEMENTS	<p><b>M.I. HOMES</b>                  151 WOODLAND AVENUE, SUITE 100                  COLUMBUS, OHIO 43215                  (614) 233-1100</p>	REVISIONS MARK DATE DESCRIPTION
							REVISIONS MARK DATE DESCRIPTION

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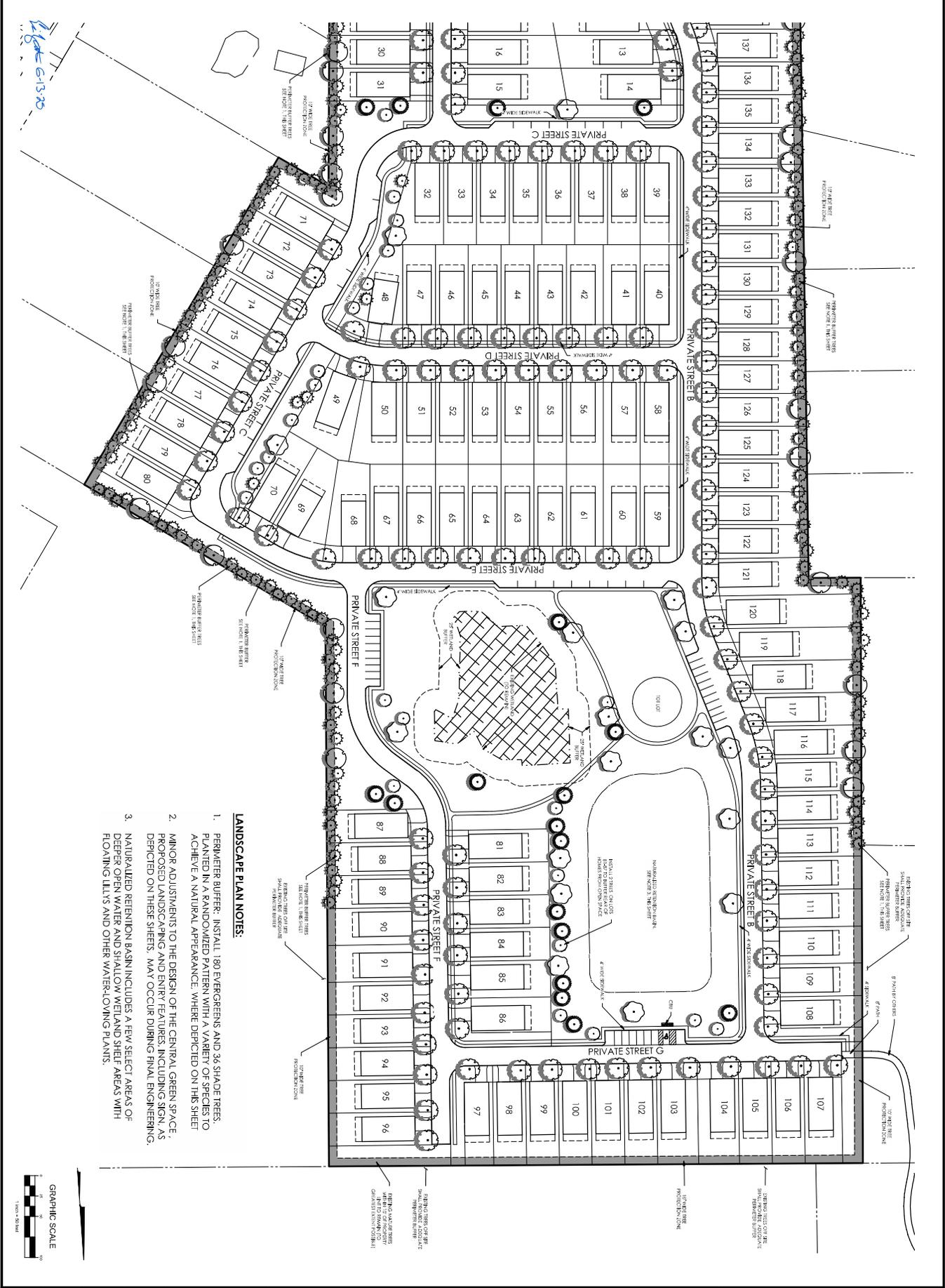


- LANDSCAPE PLAN NOTES:**
1. PERIMETER BUFFER: INSTALL 180 EVERGREENS AND 36 SHADE TREES, PLANTED IN A RANDOMIZED PATTERN WITH A VARIETY OF SPECIES TO ACHIEVE A NATURAL APPEARANCE. WHERE DEPICTED ON THIS SHEET
  2. MINOR ADJUSTMENTS TO THE DESIGN OF THE CENTRAL GREEN SPACE, PROPOSED LANDSCAPING AND ENTRY FEATURES, INCLUDING SIGN, AS DEPICTED ON THESE SHEETS, MAY OCCUR DURING FINAL ENGINEERING.
  3. NATURALIZED RETENTION BASIN INCLUDES A FEW SELECT AREAS OF DEEPER OPEN WATER AND SHALLOW WETLAND SHEET AREAS WITH FLOATING LILYS AND OTHER WATER-LOVING PLANTS.



SHEET 4/6	DATE JUNE 3, 2025	SCALE 1" = 60'	JOB NO. 2025098	<p>MHI Meyer, Heston, Heston &amp; Heston, Inc. Landscape Architecture &amp; Site Planning 1111 West Adams Street, Columbus, OH 43201 Phone: 614-291-1111</p>	<p>CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO</p> <p><b>WOODLANDS AT CENTRAL COLLEGE</b></p> <p>LANDSCAPE PLAN</p>	<p>M.I. HOMES 1111 WOODLAND AVENUE, SUITE 100 COLUMBUS, OH 43215 614-291-1111</p>	REVISIONS		
							MARK	DATE	DESCRIPTION

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- LANDSCAPE PLAN NOTES:**
1. PERIMETER BUFFER: INSTALL 180 EVERGREENS AND 36 SHADE TREES PLANTED IN A RANDOMIZED PATTERN WITH A VARIETY OF SPECIES TO ACHIEVE A NATURAL APPEARANCE. WHERE DEPICTED ON THIS SHEET.
  2. MINOR ADJUSTMENTS TO THE DESIGN OF THE CENTRAL GREEN SPACE, PROPOSED LANDSCAPING AND ENTRY FEATURES, INCLUDING SIGN, AS DEPICTED ON THESE SHEETS, MAY OCCUR DURING FINAL ENGINEERING.
  3. NATURALIZED REBIBION BASIN INCLUDES A FEW SELECT AREAS OF DEEPER OPEN WATER AND SHALLOW WETLAND SHELF AREAS WITH FLOATING LILYS AND OTHER WATER-LOVING PLANTS.



SHEET <b>5/6</b>	JOB NO. 2025088	SCALE 1" = 40'	DATE JUNE 3, 2025	<p><b>MHI</b> Merrill Lynch, Pierce, Fenner &amp; Smith, Inc. 120 Wall Street, New York, NY 10038 www.mhi.com</p>	<p>CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO</p> <p><b>WOODLANDS AT CENTRAL COLLEGE</b></p> <p>LANDSCAPE PLAN</p>	<p><b>M.I. HOMES</b> 11 WOODBURY AVENUE, SUITE 100 COLUMBUS, OHIO 43215 614-779-7949</p>	REVISIONS		
							MARK	DATE	DESCRIPTION



WOODLANDS AT CENTRAL COLLEGE - BUILDING ELEVATIONS



Naperville A



Naperville B



Naperville C



Naperville D



Oxford A w Bonus Room



Oxford A

*6-13-25*  
1

WOODLANDS AT CENTRAL COLLEGE - BUILDING ELEVATIONS



Oxford B w Bonus Room



Oxford B



Oxford C w Bonus Room



Oxford C



Oxford D w Bonus Room



Petoskey A

WOODLANDS AT CENTRAL COLLEGE - BUILDING ELEVATIONS



Petoskey B



Petoskey C



Petoskey D



Saugatuck A



Saugatuck B



Saugatuck C

WOODLANDS AT CENTRAL COLLEGE - BUILDING ELEVATIONS



Saugatuck D



Westerville A



Westerville B



Westerville C



Westerville D

*6-13-25*  
4

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 12, 2025**

- 7. APPLICATION:** [Z25-023](#)  
**Location:** **4570 CENTRAL COLLEGE RD. (43081)**, being 27.9± acres located at the northwest corner of Central College Road and Lee Road (600-303206).  
**Existing Zoning:** PUD-4, Planned Unit Development District.  
**Request:** PUD-6, Planned Unit Development District (H-35).  
**Proposed Use:** Single-unit residential development.  
**Applicant(s):** M/I Homes of Central Ohio, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.  
**Property Owner(s):** Spruce Commons Plus LLC; 1515 Lake Shore Drive, Suite 225; Columbus, OH 43204.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

**BACKGROUND:**

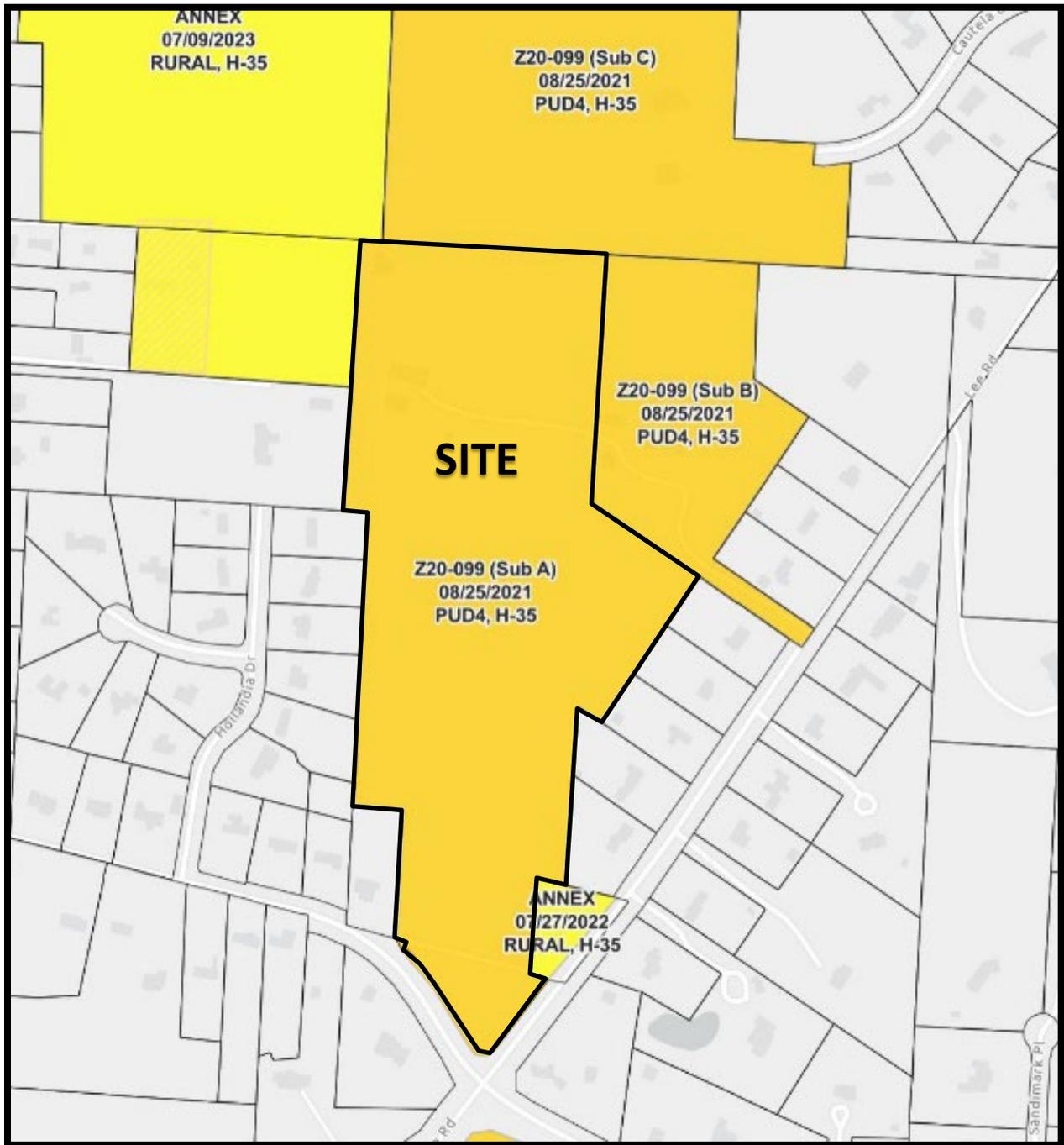
- The 27.9± acre site consists of one undeveloped parcel in the PUD-4, Planned Unit Development District. The applicant requests the PUD-6, Planned Unit Development District to allow for the development of a single-unit residential development with 139 single-unit detached dwellings, as demonstrated with the submitted site plan and building elevations.
- North, south, east and west of the site are single-unit dwellings in the PUD-4, Planned Unit Development District, and R-1, Restricted Suburban Residential District of Blendon Township.
- The site is not located within the boundaries of an adopted land use plan, but is subject to *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is not located within the boundaries of an Area Commission.
- The development text includes development standards addressing maximum number of units, access, private streets, sidewalks, connectivity, open space, landscaping and screening, building elevations, and site design features. The request includes a commitment to development the site in accordance with the submitted site plan, landscape plan, and building elevations.
- The *Columbus Multimodal Thoroughfare Plan (2019)* identifies Central College Road and Lee Road as Suburban Community Connectors requiring 100 feet and 80 feet of right-of-way, respectively.

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

The requested PUD-6 District will allow a single-unit residential development with 139 single-unit detached dwellings. Staff are supportive of the proposed use as it is consistent with previously approved rezoning case Z20-099 (ORD# 1349-2021) at this same location. ~~However,~~

~~at the time this staff report was finalized, the proposed access to the site was under review by the Franklin County Engineer's Office, whose review is in progress. The applicant has not yet addressed all staff review comments from the Division of Traffic Management pertaining to accurately depicting existing right of way, limitation text to be removed, pedestrian access and circulation, and refuse vehicle maneuverability. Additional commitments or access revisions may be necessary based on the results of the approved traffic impact study. Upon the resolution of any traffic comments, City Departments' recommendation can be for approval.~~

**Although the preference would be to provide sidewalk connectivity directly from each building or driveway, and although the suggested additional sidewalk along Private Street B was not provided, the Division of Traffic Management does not condition support on these items. With the understanding that refuse collection service will be contracted privately, the comments from the Division of Traffic Management for application Z25-023 may be considered resolved.**



Z25-023  
4570 Central College Rd.  
Approximately 27.9 acres  
PUD-4 to PUD-6



Z25-023  
4570 Central College Rd.  
Approximately 27.9 acres  
PUD-4 to PUD-6



# Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: Z25-023

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 120 New Albany, Ohio 43054  
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. SpruceCommonsPlus LLC 1515 Lake Shore Drive, Suite 225 Columbus, Ohio 43204	2. M/I Homes of Central Ohio 4131 Worth Ave, 3rd Floor Columbus, Ohio 43219
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Eric Zartman*

Sworn to before me and signed in my presence this 01 day of May, in the year 2025

*Elizabeth Caron*  
SIGNATURE OF NOTARY PUBLIC

1-26-30  
My Commission Expires

Notary Seal Here



ELIZABETH CARON  
Notary Public, State of Ohio  
My Commission Expires  
January 26, 2030

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