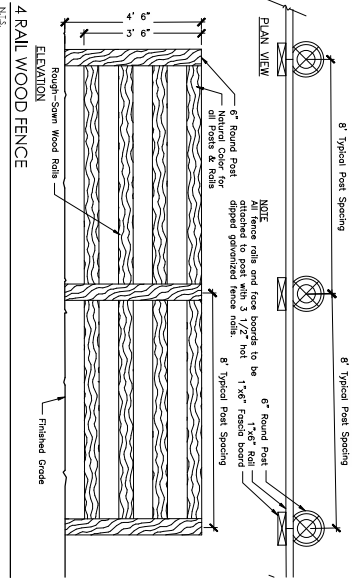
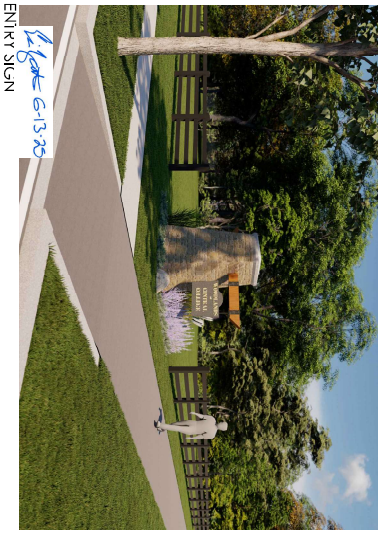
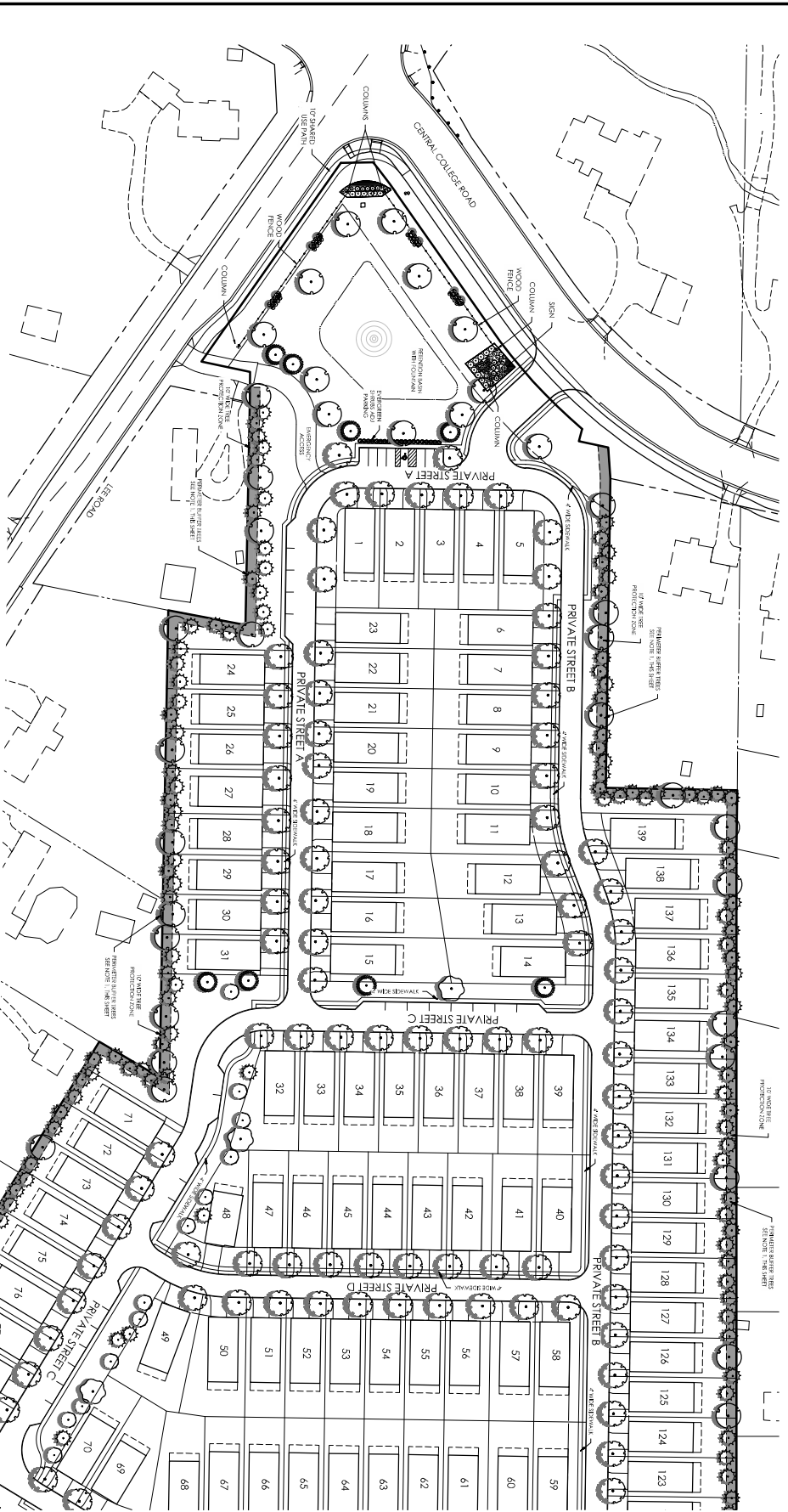
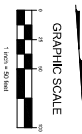




J:\2023\0398\Operation Lee - Columbus (Task 1045)\Dwg\04Sheets\Resizing\4 Landscape Plan.dwg, Last Saved By: Jooby, 6/3/2025 4:42 PM Last Printed By: Looby, Joseph, 6/3/2025 5:06 PM (6/3/2025)



- LANDSCAPE PLAN NOTES:**
- 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
 - 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.
 - NATURALIZED RETENTION BASIN INCLUDES A FEW SELECT AREAS OF DEEPER OPEN WATER AND SHALLOW WETLAND SHELF AREAS WITH FLOATING TILLS AND OTHER WATER-LOVING PLANTS.



CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

**WOODLANDS AT
CENTRAL COLLEGE**

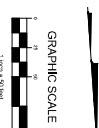
LANDSCAPE PLAN

M/I HOMES

1515 WORTH AVENUE, SUITE 100
COLUMBUS, OHIO 43215-1117
(614) 462-7100

REVISIONS		
MARK	DATE	DESCRIPTION

DATE	JUNE 3, 2025
SCALE	1" = 40'
DRAWN BY	JOE BOOBY
CHECKED BY	JOE BOOBY
SHEET	4/6

[illegible]

6-13-25

[illegible]

M/I HOMES
4131 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219
(614) 270-1044

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

EMHI
Evans, Meserwest, Hornbush & Wilson, Inc.
Engineers • Surveyors • Planners • Scientists
2800 New Albany Road, Columbus, OH 43260
Phone 614-776-4800 Fax 614-776-3648
emhi.com

DATE
JUNE 6, 2025

JOB NO.
20130398

SHEET
6/6

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

6-13-25

WOODLANDS AT CENTRAL COLLEGE - BUILDING ELEVATIONS



Petoskey B



Petoskey C



Petoskey D



Saugatuck A



Saugatuck B



Saugatuck C

6-13-25

WOODLANDS AT CENTRAL COLLEGE - BUILDING ELEVATIONS



Saugatuck D

Westerville A

Westerville B



Westerville C

Westerville D

6-13-25

**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

BACKGROUND:

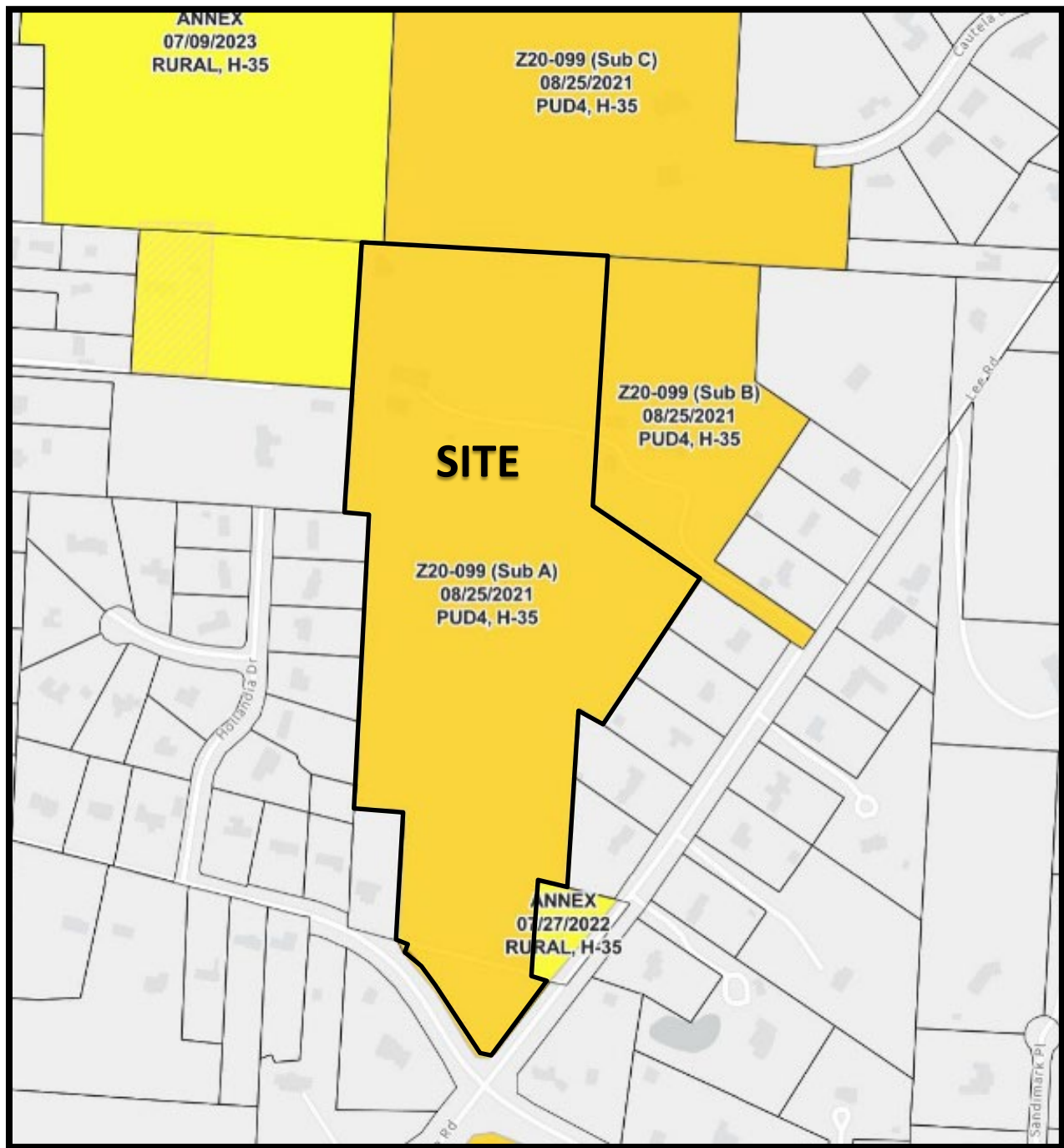
- The 27.9± acre site consists of one undeveloped parcel in the PUD-4, Planned Unit Development District. The applicant requests the PUD-6, Planned Unit Development District to allow for the development of a single-unit residential development with 139 single-unit detached dwellings, as demonstrated 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 develop 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 • 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 

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


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.