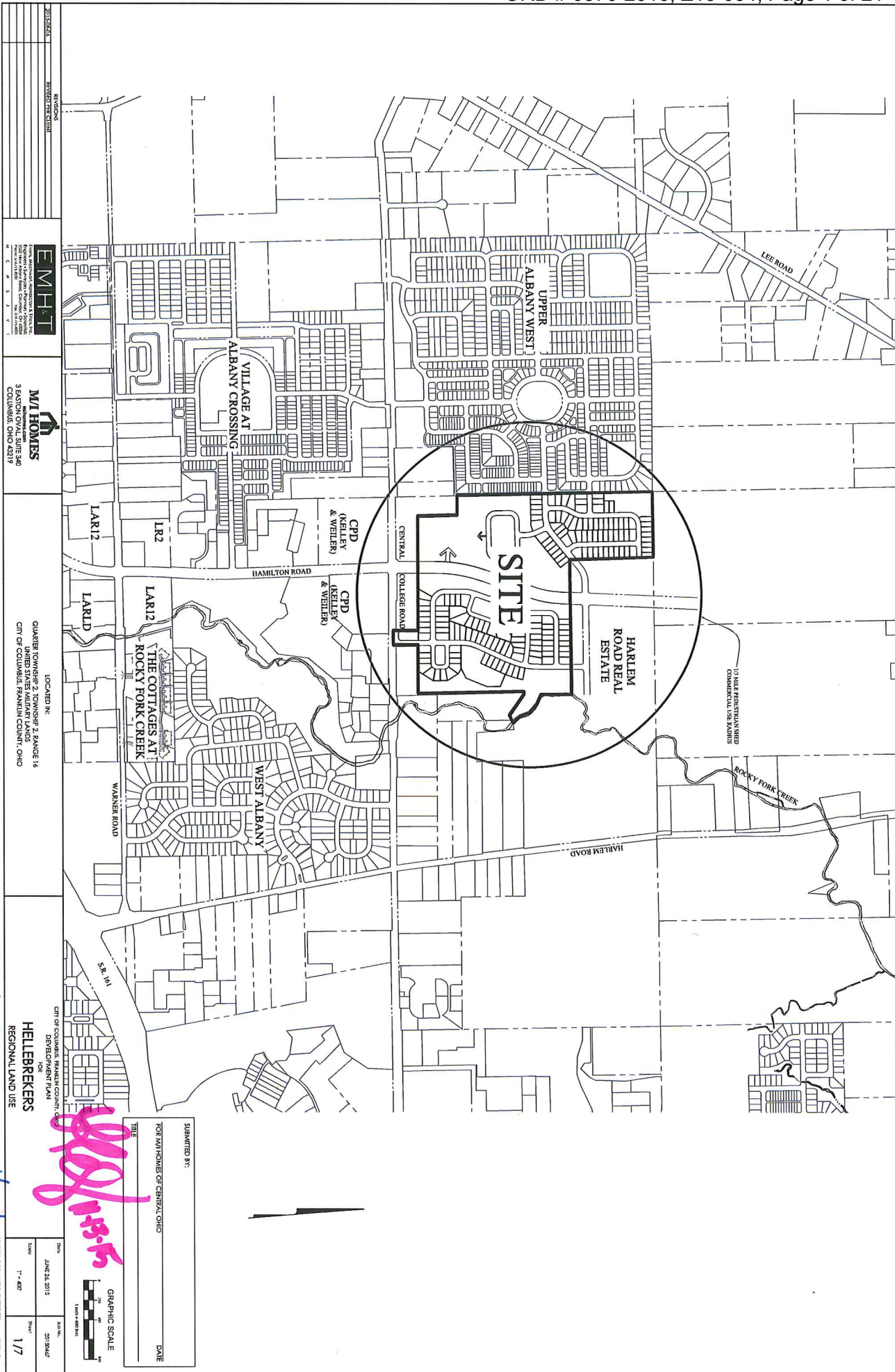


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20150467	REVISIONS

EMH-T
 ENGINEERING & ARCHITECTURE
 1000 N. HOUSTON ST. SUITE 200
 COLUMBUS, OHIO 43219

MTI HOMES
 3 EAST WASHINGTON ST. SUITE 540
 COLUMBUS, OHIO 43219

LOCATED IN:
 QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

HELLEBREKERS
 REGIONAL LAND USE

DATE: JUNE 26, 2015
 SCALE: 1" = 400'
 SHEET: 1/7

GRAPHIC SCALE
 1 INCH = 400 FEET

FOR MTI HOMES OF CENTRAL OHIO
 SUBMITTED BY:
 DATE:

Z15-034 Final Received 11/13/15
 Doc 7

NO.	DESCRIPTION	DATE

EMHIT
ENGINEERING, ARCHITECTURE & INTERIOR DESIGN
1700 E. BROADWAY
COLUMBUS, OHIO 43219

M/I HOMES
1830 BROADWAY
COLUMBUS, OHIO 43219

LOCATED IN:
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

SUBMITTED BY:
FOR M/I HOMES OF CENTRAL OHIO
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
HELLEBREKERS
REGIONAL LAND USE

DATE: JUNE 26, 2015
SCALE: 1" = 80'
SHEET: 2/7
DEVELOPMENT PLAN FOR HELLEBREKERS 2015/06/26



Z15-034 Final Received 11/13/15
② of ①

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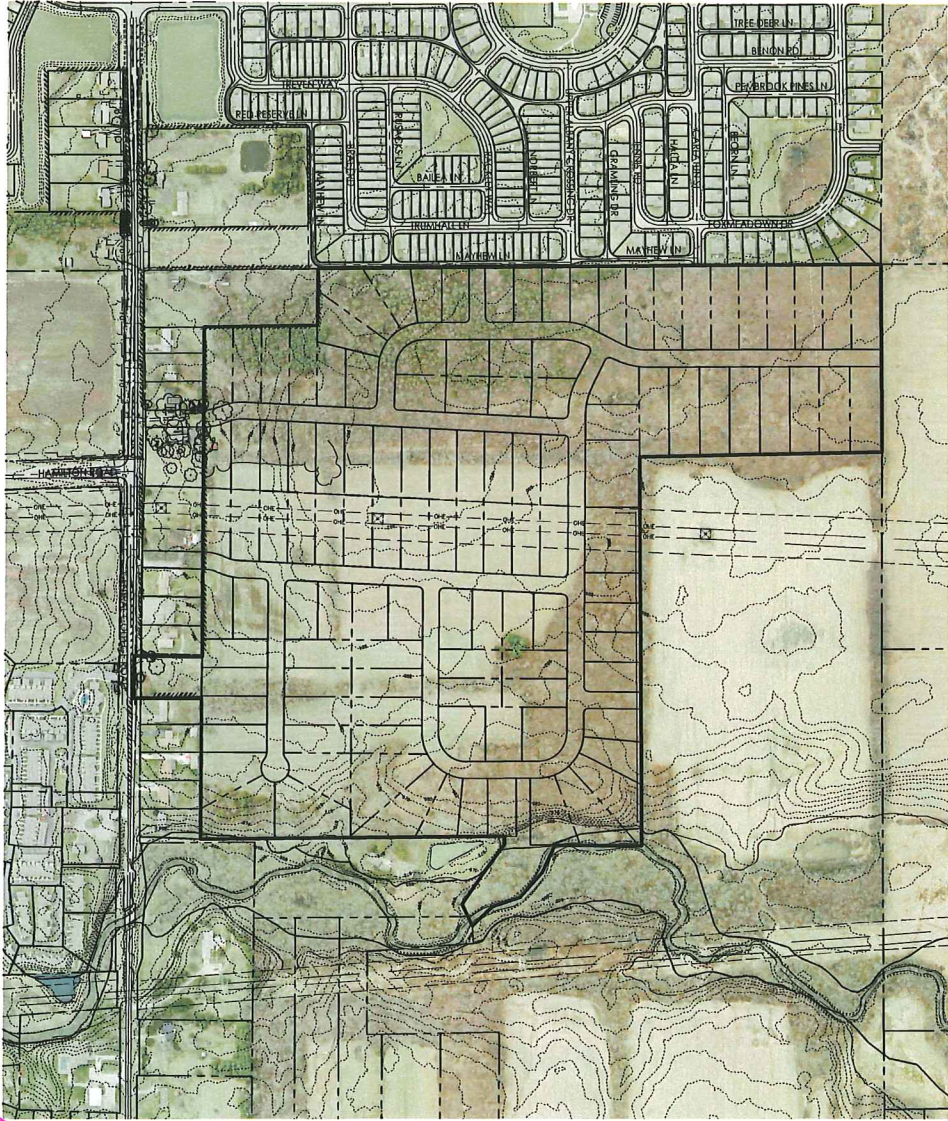
NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITS
2		ISSUED FOR PERMITS
3		ISSUED FOR PERMITS
4		ISSUED FOR PERMITS
5		ISSUED FOR PERMITS

EMHITT
 ENGINEERING, ARCHITECTURE & INTERIOR DESIGN
 3 EAST WILSON AVENUE, SUITE 340
 COLUMBUS, OHIO 43219

M/I HOMES
 DEVELOPMENT
 3 EAST WILSON AVENUE, SUITE 340
 COLUMBUS, OHIO 43219

LOCATED IN:
 QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 DEVELOPER'S PLAN
HELLERBEKERS
 NATURAL FEATURES



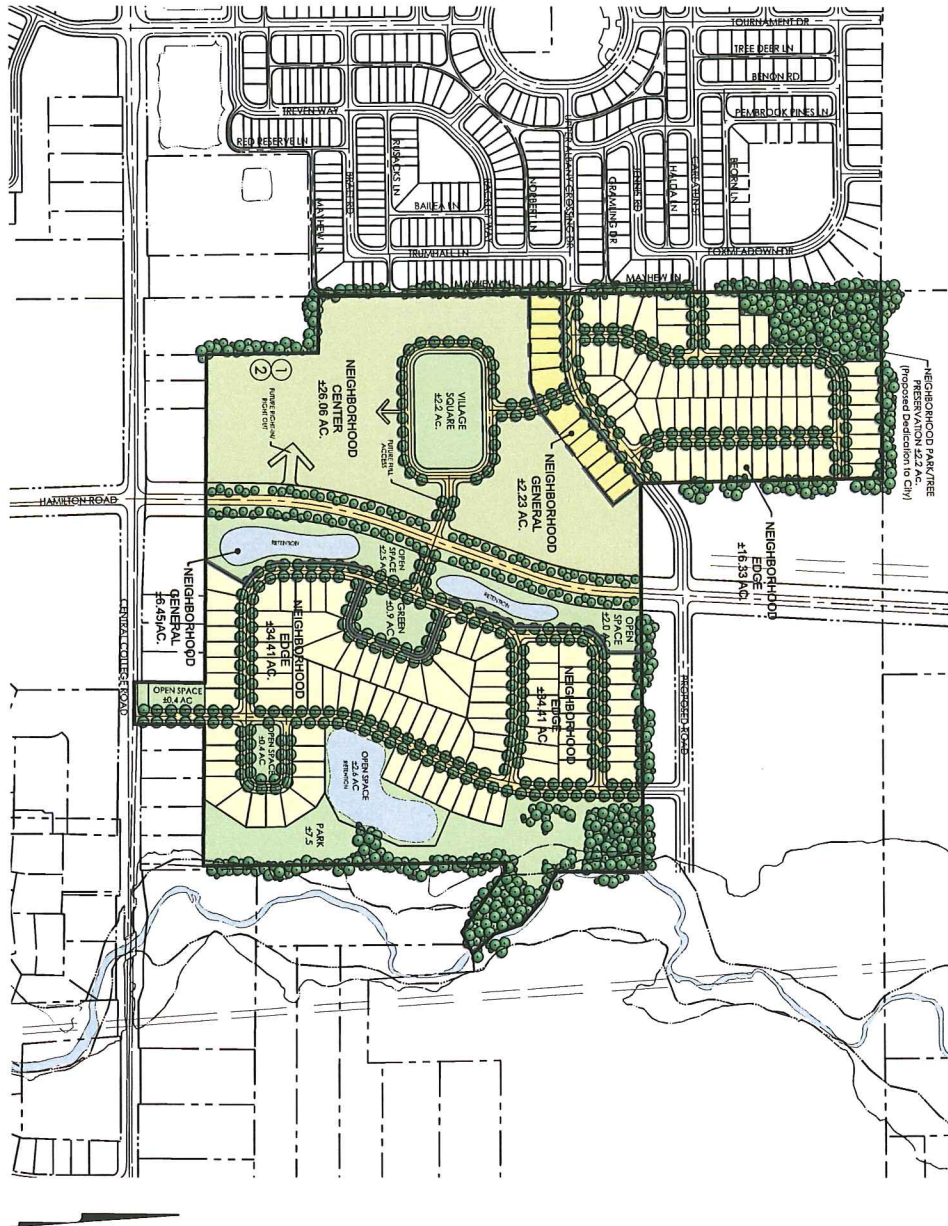
SUBMITTED BY: _____ DATE: _____
 FOR M/I HOMES OF CENTRAL OHIO

HELLERBEKERS
 11.13.15



DATE	NO.	DESCRIPTION
JUNE 26, 2015	20150467	ISSUED FOR PERMITS
1" = 200'	3/7	ISSUED FOR PERMITS

Z15-034 Final Received 11/13/15
 (3 of 7)



LEGEND:

- NEIGHBORHOOD CENTER
- NEIGHBORHOOD GENERAL
- NEIGHBORHOOD EDGE
- EXTENSION

NOTES:

- 1 FINAL LOCATION OF ACCESS VIA EXISTING OR PROPOSED ROADWAY SHALL BE LOCATED AT THE INTERSECTION OF THE ROADWAY AND THE NEIGHBORHOOD CENTER.
- 2 THE FULL SERVICE ACCESS POINT FOR THE NEIGHBORHOOD CENTER SHALL BE APPROXIMATELY 200 FEET NORTH OF THE NEIGHBORHOOD CENTER. ACCESS SHALL BE PROVIDED AT THE INTERSECTION OF THE ROADWAY AND THE NEIGHBORHOOD CENTER. ACCESS SHALL BE PROVIDED WITHIN THE SITE.

SITE DATA: OVERALL ZONING			
IND SITE DATA:	EXISTING	PROPOSED	DIFFERENCE
Total Acres:	85.48 AC. ±	85.48 AC. ±	Some
Total Residential Units	508 Units	492 Units	-26 Units
Total Density	5.94 DU/AC. ±	5.64 DU/AC. ±	-0.30 DU/AC.
Neighborhood Center:			
Acres	28.97 AC. ±	26.06 AC. ±	-3.01 AC. ±
Units	347 Units	312 Units	-35 Units
Density	12.0 DU/AC. ±	12.0 DU/AC. ±	Some
Neighborhood General:			
Acres	17.3 AC. ±	8.48 ±	-8.82 AC. ±
Units	49 Units	13 Units	-32 Units
Density	2.6 Lots / AC. ±	1.3 Lots / AC. ±	-1.3 Lots / AC.
Neighborhood Edge:			
Acres	39.19 AC. ±	50.74 AC. ±	+11.55 AC. ±
Units	116 Units	157 Units	+41 Units
Density	2.9 Lots / AC. ±	3.1 Lots / AC. ±	+0.2 Lots / AC.

SUBMITTED BY: _____ DATE: _____
 FOR THE HOME OF CENTRAL OHIO

CITY OF COLUMBIUS, FRANKLIN COUNTY, OHIO
 DEVELOPMENT PLAN
HELLEBRICKERS
 DEVELOPMENT PLAN

DWG NO. 2015044
 DATE: JUNE 26, 2015
 SCALE: 1" = 200'
 SHEET: 4/17

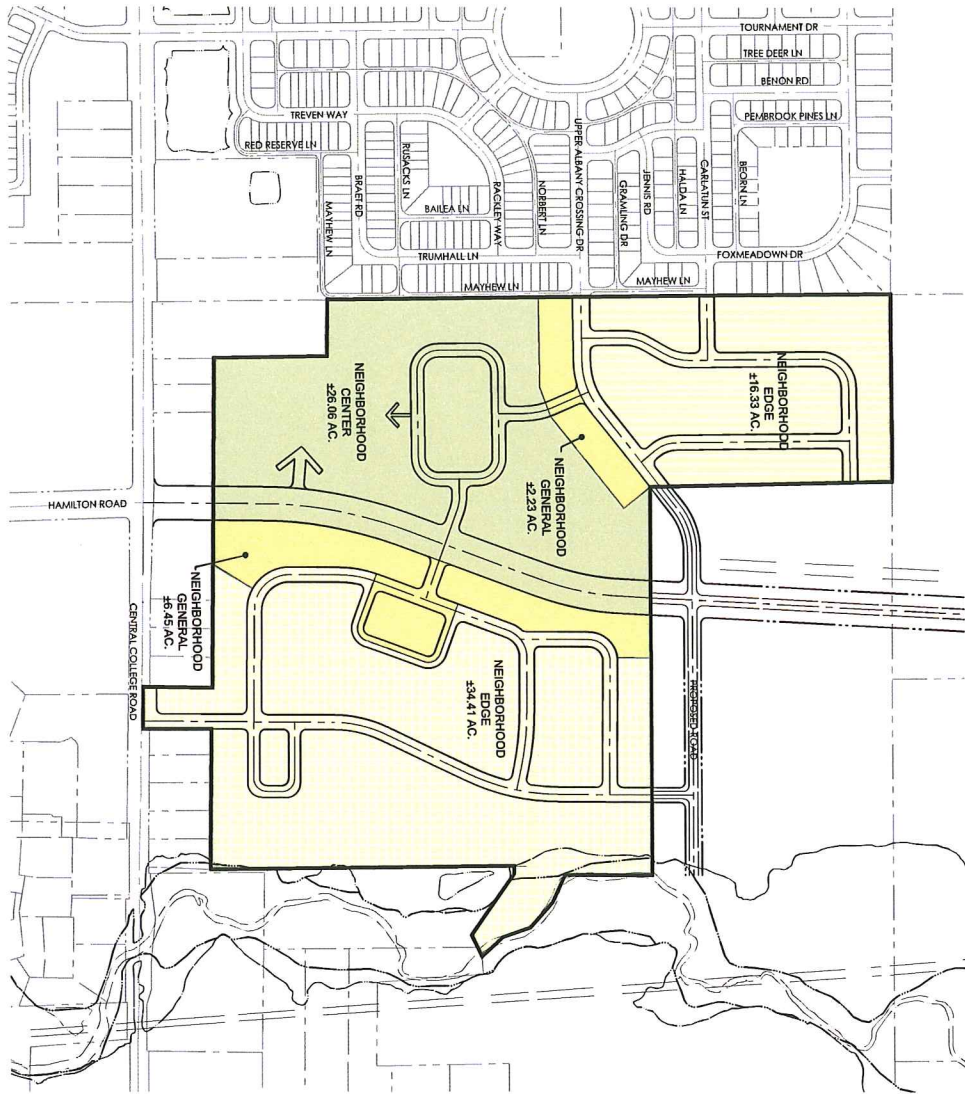
ESTABLISHED PLAN FOR THE HOME OF CENTRAL OHIO



LOCATED IN:
 QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16
 CITY OF COLUMBIUS, FRANKLIN COUNTY, OHIO

Z15-034 Final Received 11/13/15

2015-11-13-15

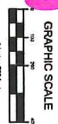


LEGEND:

- NEIGHBORHOOD CENTER
- NEIGHBORHOOD GENERAL
- NEIGHBORHOOD EDGE

SITE DATA: OVERALL ZONING			
TND SITE DATA:	EXISTING	PROPOSED	DIFFERENCE
Total Acres:	85.48 Ac. ±	85.48 Ac. ±	Some
Total Residential Units	508 Units	482 Units	-26 Units
Total Density	5.94 DU/Ac. ±	5.64 DU/Ac. ±	-0.30 DU/Ac.
Neighborhood Center:			
Acres	28.99 Ac. ±	26.06 Ac. ±	-3.01 Ac. ±
Units	347 Units	312 Units	-35 Units
Density	12.0 DU/Ac. ±	12.0 DU/Ac. ±	Some
Neighborhood General:			
Acres	17.3 Ac. ±	8.68 ±	-8.62 Ac. ±
Units	45 Lots	13 Lots	-32 Lots
Density	2.6 Lots / Ac. ±	1.3 Lots / Ac. ±	-1.3 Lots / Ac.
Neighborhood Edge:			
Acres	39.19 Ac. ±	50.74 Ac. ±	+11.55 Ac. ±
Units	116 Lots	157 Lots	+41 Lots
Density	2.9 Lots / Ac. ±	3.1 Lots / Ac. ±	+0.2 Lots / Ac.

SUBMITTED BY:
FOR MULTI-HOMES OF CENTRAL OHIO
DATE: 11-13-15



REVISIONS	DATE	BY	DESCRIPTION



LOCATED IN:
QUADRETT TOWNSHIP 2, TOWNSHIP 2 RANGE 16
CITY OF COLUMBIAS, FRANKLIN COUNTY, OHIO

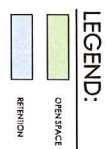
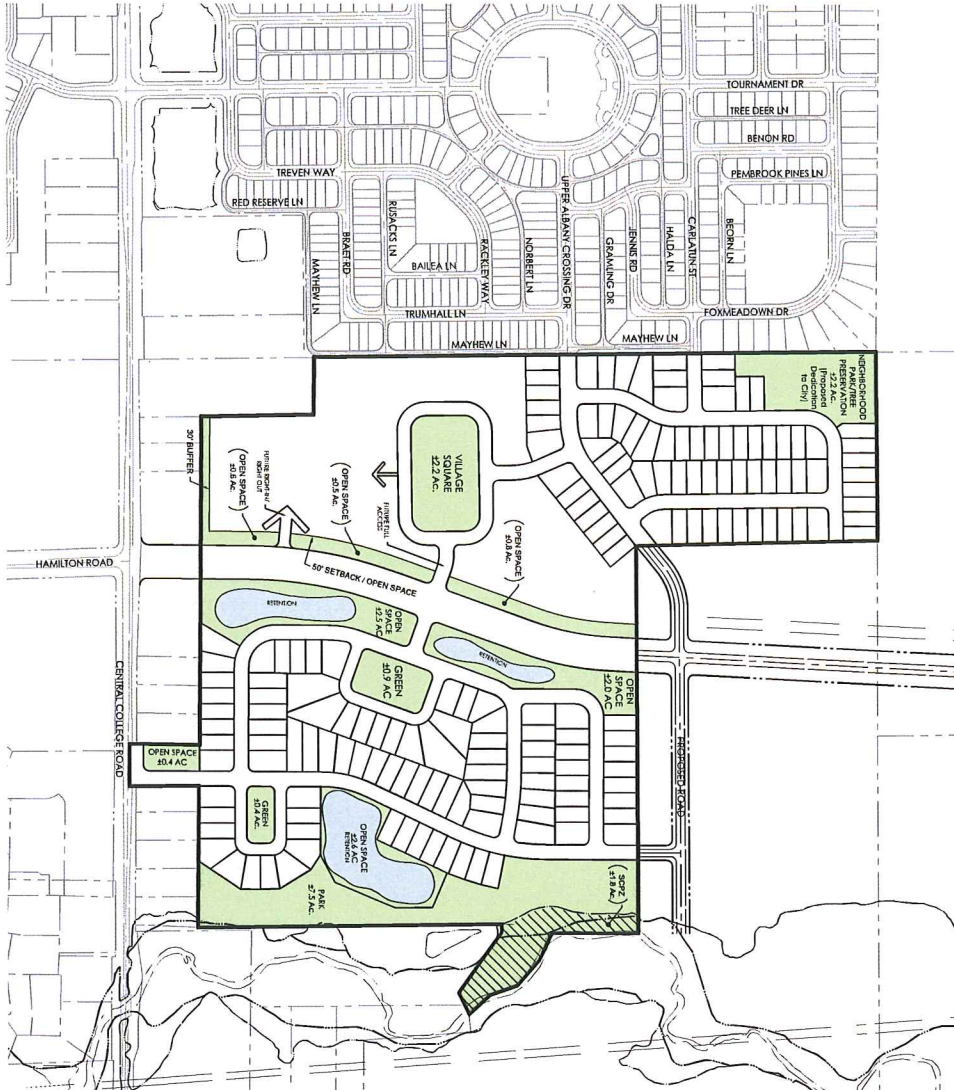
CITY OF COLUMBIAS, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
HELLEBREKERS
ZONING DISTRICT PLAN

DATE: JUNE 24, 2015
SCALE: 1" = 200'
DATE: 5/7

Z15-034 Final Reopened 11/13/15
S&D

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CIVIC SPACES - REZONING ONLY

TMD SITE DATA:	EXISTING	PROPOSED	DIFFERENCE
Total Acres:	85.49 AC ±	85.49 AC ±	0 AC
Total Residential Units	508 UNITS (947 ATTACHED, 161 DETACHED)	482 UNITS (312 ATTACHED, 170 DETACHED)	-26 UNITS (-35 ATTACHED, +9 DETACHED)
Open Space:	6.26 AC ±	5.97 AC ±	-0.29 AC
*: Parkland Deduction Required	10.0 AC ±	9.7 AC ±	-0.3 AC
Parkland Deduction Provided	12.36 AC ±	12.9 AC ±	+0.54 AC
Green Acreage / Additional Open Space Provided	22.36 AC ±	22.6 AC ±	+0.24 AC
%	26.16 %	26.4 %	+0.24 %

* REQUIRED OPEN SPACE & CALCULATED PARKLAND DEDUCTION BASED ON THE CITY OF COLUMBIAS CODE CHAPTER 2318 PARKLAND DEDUCTION 4.5 ACRES OF OPEN SPACE PER 1000 PEOPLE. 248 PEOPLE PER DETACHED UNITS AND 213 PEOPLE PER ATTACHED UNITS.

SUBMITTED BY: _____ DATE: _____

TITLE: _____



<p>EMHIT Engineering, Mapping, Information Technology & Construction Services 10000 W. Main St., Suite 100 Columbus, OH 43240 614.881.1111</p>	<p>M/I HOMES 10000 W. Main St., Suite 100 Columbus, OH 43240 614.881.1111</p>	<p>LOCATED IN: QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16 CITY OF COLUMBIAS, FRANKLIN COUNTY, OHIO</p>	<p>DATE: _____ JOB NO.: 20150427 SCALE: 1" = 200' SHEET: 6/7</p>
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Z15-034 Final Received 11/13/15
@ 08:07

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Lot Eased By: s0400 - 18/2018 9/12/AM

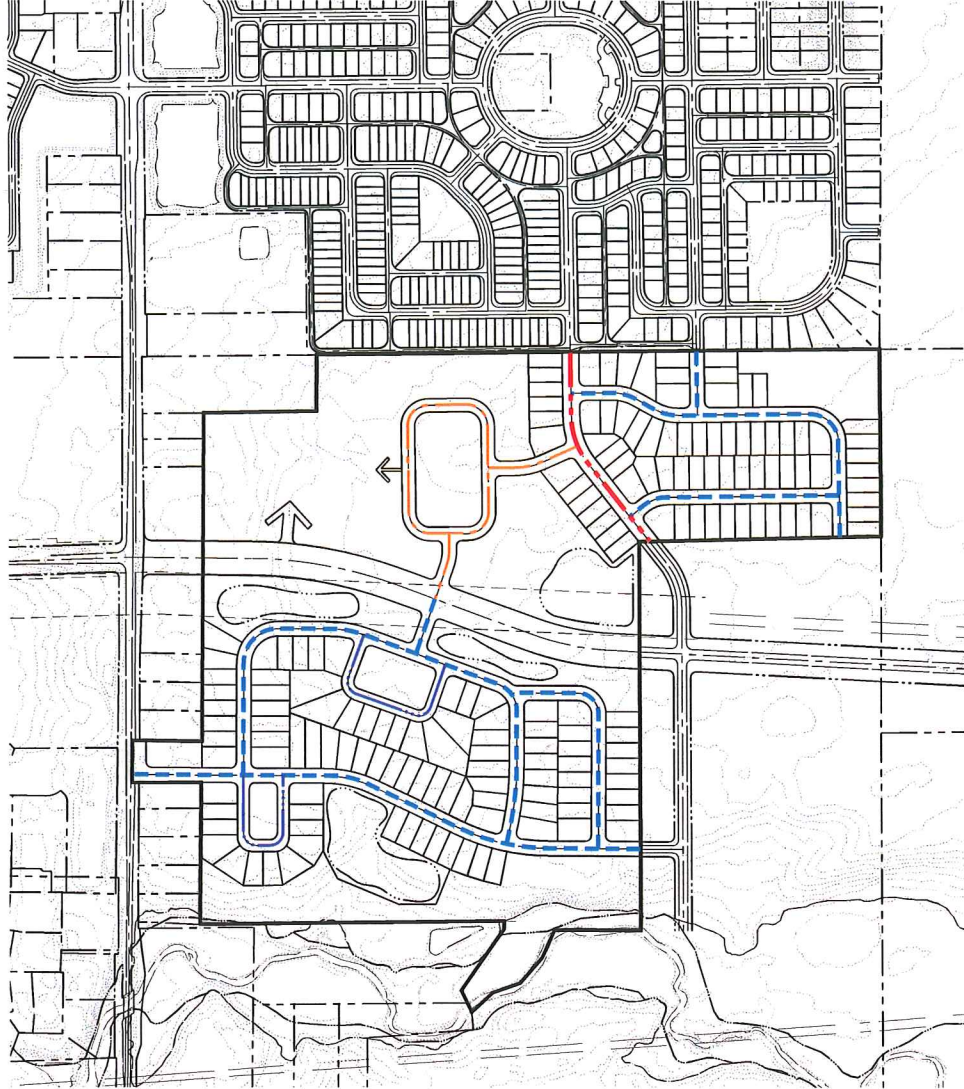
NO.	DATE	DESCRIPTION
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2	11/13/15	FOR M/I HOMES OF CINCINNATI, OHIO
3	11/13/15	FOR M/I HOMES OF CINCINNATI, OHIO
4	11/13/15	FOR M/I HOMES OF CINCINNATI, OHIO
5	11/13/15	FOR M/I HOMES OF CINCINNATI, OHIO
6	11/13/15	FOR M/I HOMES OF CINCINNATI, OHIO
7	11/13/15	FOR M/I HOMES OF CINCINNATI, OHIO
8	11/13/15	FOR M/I HOMES OF CINCINNATI, OHIO
9	11/13/15	FOR M/I HOMES OF CINCINNATI, OHIO
10	11/13/15	FOR M/I HOMES OF CINCINNATI, OHIO



LOCATED IN:
 QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 DEVELOPER FOR
HELLEBREKERS
 THOROUGHFARE PLAN

Scale	Date	Sheet	Max. No.
1" = 200'	JUNE 26, 2015	7/7	20/5047



THOROUGHFARE PLAN
 ROAD TYPES:
 COLLECTOR: CO-60-32
 STREET: ST-52-26
 STREET: ST-48-22
 CLOSE: CL-42-22

SUBMITTED BY: _____ DATE: _____
 FOR M/I HOMES OF CINCINNATI, OHIO



Yes 11-13-15

*215-034 Final Received 11/13/15
 7 of 7*

DEVELOPMENT PLAN FOR HELLEBREKERS 20/5047

Hellebrekers Development
Statement Addressing TND Principles
MI Homes of Central Ohio LLC, Homewood Corporation, and Pulte Group
November 13, 2015

The Hellebrekers Property is approximately 85.4 acres, located north of Central College Road and west of Rocky Fork Creek ("Site"). It is immediately east of the Upper Albany West Subdivision (originally and thereafter subsequently rezoned by MI Homes to TND and R2), and west and south of the Harlem Road LLC Property. The Site was previously platted with single-family lots while in the County, but was never built. The Site was later annexed to the City of Columbus and includes three properties along Central College that provide access to the larger overall site.

Hamilton Road is planned to extend through this Site, bisecting it almost in half. A large overhead power line bisects the Site as well, in almost the same alignment as the Hamilton Road extension.

It is the intention of this development to incorporate the principles of the Traditional Neighborhood Development Ordinance, and the standards set forth in the Community Plan for the Rocky Fork-Blacklick Accord West Village. The precedent set forth by these documents has resulted in the creation of viable TND communities that focus on the pedestrian, as well as vehicular requirements.

The main purpose for this rezoning is to eliminate alley loaded single family residential lots in the neighborhood general district and replace them with single family, front loaded residential in the neighborhood edge district.

A. *The basic increment of planning is the transit-supportive, mixed-use neighborhood of a minimum density of five units per acre.*

The plan provides for a mix of residential product types, with density transitions from higher density uses adjacent to the MI development on the west to lower density, larger lot single-family development to the east along Rocky Fork Creek. At present, there is little or no market demand for alley-loaded lots. This product has been widely used in the area both within the existing MI development to the west, as well as the Dominion/Pulte TND developments south and west of this Site.

The density after this rezoning will be 5.64 u/a. This density is considered a transit-supportive density.

B. *The neighborhood is defined by an easy walking distance from edge to center, ranging from a quarter mile to a half mile.*

Since the Site is bisected by the Hamilton Road extension, we feel we have two neighborhoods. However, the walking distance to reach any of the parks or village greens is within TND code requirements. The largest neighborhood park (10.1 acres) and village greens (.9 and 0.4 acres) located east of Hamilton Road, are generally a walking distance of 1200 feet or less for the residents located at the furthest point away from these areas within this development. Additional open spaces, neighborhood park (2.2 acres), village square (2.2 acres), and green, are located on the west side of Hamilton Road providing additional areas of open space for the residents of this development.

The applicant has incorporated the road stubs from the adjacent Upper Albany and Harlem Road properties, to provide an interconnected street grid and green space system that promotes pedestrian flows throughout this and the other developments. Sidewalks will carry pedestrians to neighboring parks and greens. A pedestrian pathway will be developed within the greens along Hamilton Road to further enhance pedestrian connections. It is possible that a future transit stop could be established by COTA along the Hamilton Road Corridor.

The adjacent Upper Albany West subdivision has 3 open spaces that are either city owned or will be city owned, two of which are mostly wooded and left natural; the center one is next to a community center. Additionally, there is a 10 acre area located just north of Upper Albany West that was sold to the city, it will either be a school site, or more likely a park site. There are numerous civic and park spaces already provided throughout, and tie the Upper Albany West development to this Site.

C. *A variety of housing stock serves a range of incomes and age groups and includes backyard apartments and residential units adjacent to work places.*

Two housing types will be available within this development: an attached townhouse product, detached residential homes. The options of housing stock will provide a range of housing prices that are anticipated to appeal to differing income and age levels.

D. *A variety of business types are accommodated, from retail and professional*

offices to outbuildings for startup businesses. The office stock serves a range from home occupations to conventional office buildings. The retail stock includes a range from the corner store to small supermarkets.

Through prior rezonings, the commercial districts were determined more appropriate at the south east and south west corners of Hamilton Road at Central College Road.

E. Special sites are reserved for civic buildings to serve as symbols of the community, thus enhancing community identity.

Several sites have been located throughout the plan that could accommodate a civic building. In the Neighborhood Center, a Village Square has been designed and located to provide both visual and physical links to the green and civic spaces west of Hamilton Road. This area could incorporate a civic building and swimming pool. The Village Green east of Hamilton Road, centrally located within the Neighborhood General, would be an ideal location for a civic building or structure, or an area for cultural and recreational activities for the entire neighborhood. Bike racks will be provided.

Additionally, the adjacent developer of Upper Albany West has built a civic building that the single family lots west of Hamilton in Hellebrekers will be permitted to use/ share amenities.

F. A variety of civic spaces take the form of parks, greens, squares and plazas.

A variety of civic spaces are dispersed throughout the Site. Along Hamilton Road are a series of linear greens totaling approximately 4.5 acres. These greens parallel the road, creating a green corridor with retention ponds and pathways to link to the adjacent residential units and Town Center. To the east and west of Hamilton Road are two open spaces, one centrally located in the Neighborhood Center as a Village Square, 2.2 acres, and the other located in the Neighborhood General as a Green, 0.9 acres. This Village Square and Green may be utilized as a place for passive/active recreation. A physical connection via a 6' pedestrian path is provided from the Village Square and Green to the 10.1 acre Neighborhood Park along the creek.

A landscape theme shall be developed within these linear open spaces along Hamilton Road on the east side as well as on the west side to create a unified frontage. Because

a portion of this area is under the power line easement, we anticipate the landscape theme to incorporate a more rural landscape feel, consisting of randomly grouped ornamental trees, shrubs and low evergreens. However, this landscape should appear natural in character.

Along Rocky Fork Creek, a setback of 250' from the centerline of the creek has been maintained to protect the stream. This setback has been increased in other areas along the creek to create a 10.1 acre area that will serve as a neighborhood park and tree preservation area. This park will also provide visual interest and access to the creek corridor.

On the west side of Hamilton Road in the northwest portion of the Site, a 2.2 acre park has been reserved as another tree preservation area. Within the Neighborhood Center there is a 2.2 acre Village Square that may be utilized for a civic building and swimming pool.

Civic spaces provided total 22.6 acres, or 26.4% of the gross Site area.

G. *A variety of thoroughfares are designed to be equitable to the pedestrian, bicycle and automobile. Thoroughfares are connected in such a way as to encourage walking and reduce the number and length of automobile trips.*

A variety of thoroughfare types have been provided, including alleys, local and collector streets, commercial and arterial streets, as well as bicycle paths and sidewalks. All thoroughfares are interconnected within this development and to adjacent developments, to encourage walking and reduce the number and length of automobile trips.

All thoroughfares shall incorporate the required sidewalks, landscaping and lighting as specified by the TND Code, with the exception of the Hamilton Road landscape as noted above.

The Hamilton Road extension is a critical roadway through this property, and links development from the south to proposed development north. Per the City of Columbus, a right-of-way of 120' has been indicated on all plans.

The east west connector has also been shown on the plans to link the Upper Albany West and George Properties. The right of way shown for this roadway is 60' through the Upper Albany West, and has been extended through our Site at the same right-of-way.

H. *Building frontages spatially delineate thoroughfares and civic spaces, and mask parking lots.*

The streetscape defines the thoroughfares, and is characterized by a variety of house types. In all cases, the streets will be defined by the homes. These will generally have tight setbacks to promote a pedestrian oriented streetscape. Some of the homes (Neighborhood Edge) will feature garages set back from the front façade, or garages located behind the homes. On-street parking will be provided for guests within the neighborhoods. Parking lots will be masked by vegetation or other suitable measures, to a height of 4 feet.

I. *Smaller block sizes reflecting intensity of use for each district will serve to support the above principles.*

Generally, all of the blocks are 600' in length or less, which serves to support the above principles. There is one larger block to the east of Hamilton Road, but still within TND Code compliance. This area has been re worked to front the green on 3 sides and provide that green at the terminus of the entry road.

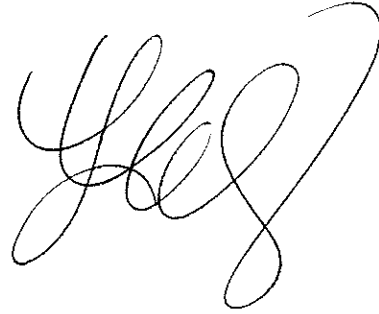
J. *Miscellaneous Commitments.*

- A road connection to Upper Albany Crossing Dr. and/or Carlatun St. shall be permitted for the neighborhood edge lots/district. The neighborhood center/multi family subarea shall not be permitted to access the connection to Upper Albany Crossing Dr. until/unless there is an extension of Hamilton Road north of Central College Rd., to the Site's first intersection.

A traffic signal warrant analysis shall be provided for the intersection of Central College Rd. & Course Dr./Sedgemoor Dr. if the Hamilton Road extension north of Central College Rd. (to the first intersection) has not been completed, by the end of 2019. The Director of Public Service or his/her designee may agree to modification of these commitments as necessary.

- At the proposed site access to Central College Rd. located approximately 700' east of the intersection of Central College Rd. & Hamilton Rd., the developer shall provide an eastbound left turn lane with a length of 161' (includes taper) at this access point. With the approval of the Department of Public Service, these improvements may be modified or a fee in lieu of construction may be permissible.
- At the proposed site access to Central College Rd. located approximately 700' east

of the intersection of Central College Rd. & Hamilton Rd., if this access point is the only access point serving this development, a maximum of 200 dwelling units may utilize this access point as the sole means of ingress and egress for such dwelling units.

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'J. H. S.' or similar initials.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 8, 2015**

1. **APPLICATION:** **Z15-034**
 Location: **5372 CENTRAL COLLEGE ROAD (43081)**, being 85.4± acres located on the north side of Central College Road, 3,040± feet west of Harlem Road (010-237999 plus 121 others; Rocky Fork/Blacklick Accord).
 Existing Zoning: NE, Neighborhood Edge, NG, Neighborhood General, and NC, Neighborhood Center Districts.
 Request: NE, Neighborhood Edge, NG, Neighborhood General, and NC, Neighborhood Center Districts.
 Proposed Use: Single- and multi-unit residential development.
 Applicant(s): M/I Homes of Central Ohio; c/o Laura MacGregor Comek, Atty.; 300 East Broad Street, Suite 450; Columbus, OH 43215.
 Property Owner(s): Homewood Corp.; 2700 East Dublin-Granville Road; Columbus, OH 43231.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

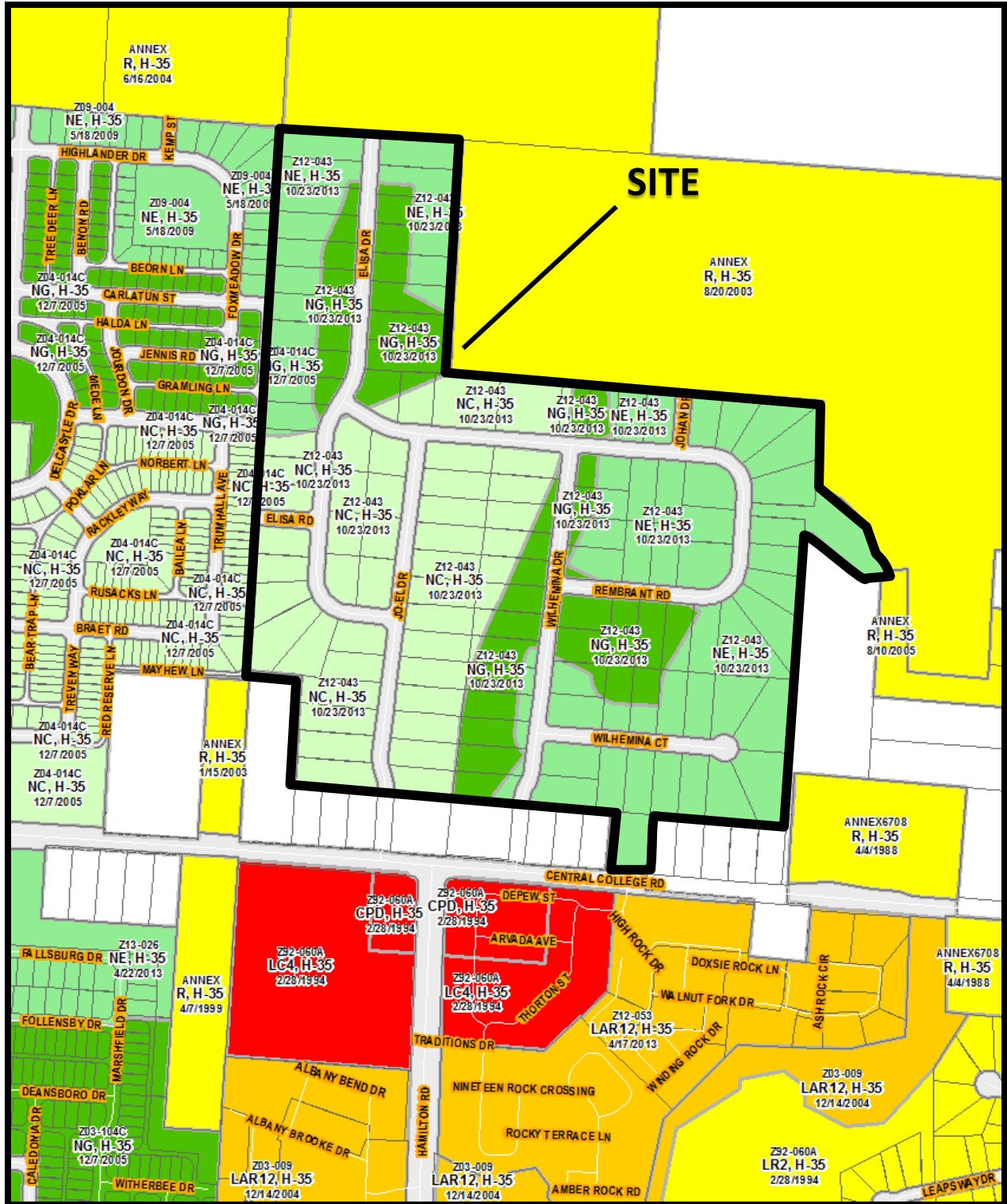
BACKGROUND:

- The 85.4± acre site is undeveloped and zoned in the NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts. The requested rezoning will allow a reconfiguration of the TND Districts as was accomplished in 2013 with Z12-043. The proposed changes include an increase in land zoned in the in the NE, Neighborhood Edge District, and decreases in land zoned in the NG, Neighborhood General, and NC, Neighborhood Center Districts.
- Farmland zoned in the R, Rural District is located to the north. Single-unit dwellings in the NG, Neighborhood General, and NE, Neighborhood Edge Districts are located to the west. *Rocky Fork Creek* and a single-unit dwelling in Plain Township are located along the eastern border of the site. Single-unit dwellings in Plain Township are located to the south. Also, to the south across Central College Road is undeveloped land zoned in the CPD, Commercial Planned Development and L-C-4, Limited Commercial Districts, and multi-unit residential development in the L-AR-12, Limited Apartment Residential District.
- The site is within the boundaries of the *Rocky Fork/Blacklick Accord* (2003), which recommends Traditional Neighborhood Development in the Neighborhood, Neighborhood Center and Neighborhood Center Commercial designations for this location. The Rocky Fork/Blacklick Accord Implementation Panel voted to approve the request on August 20, 2015.

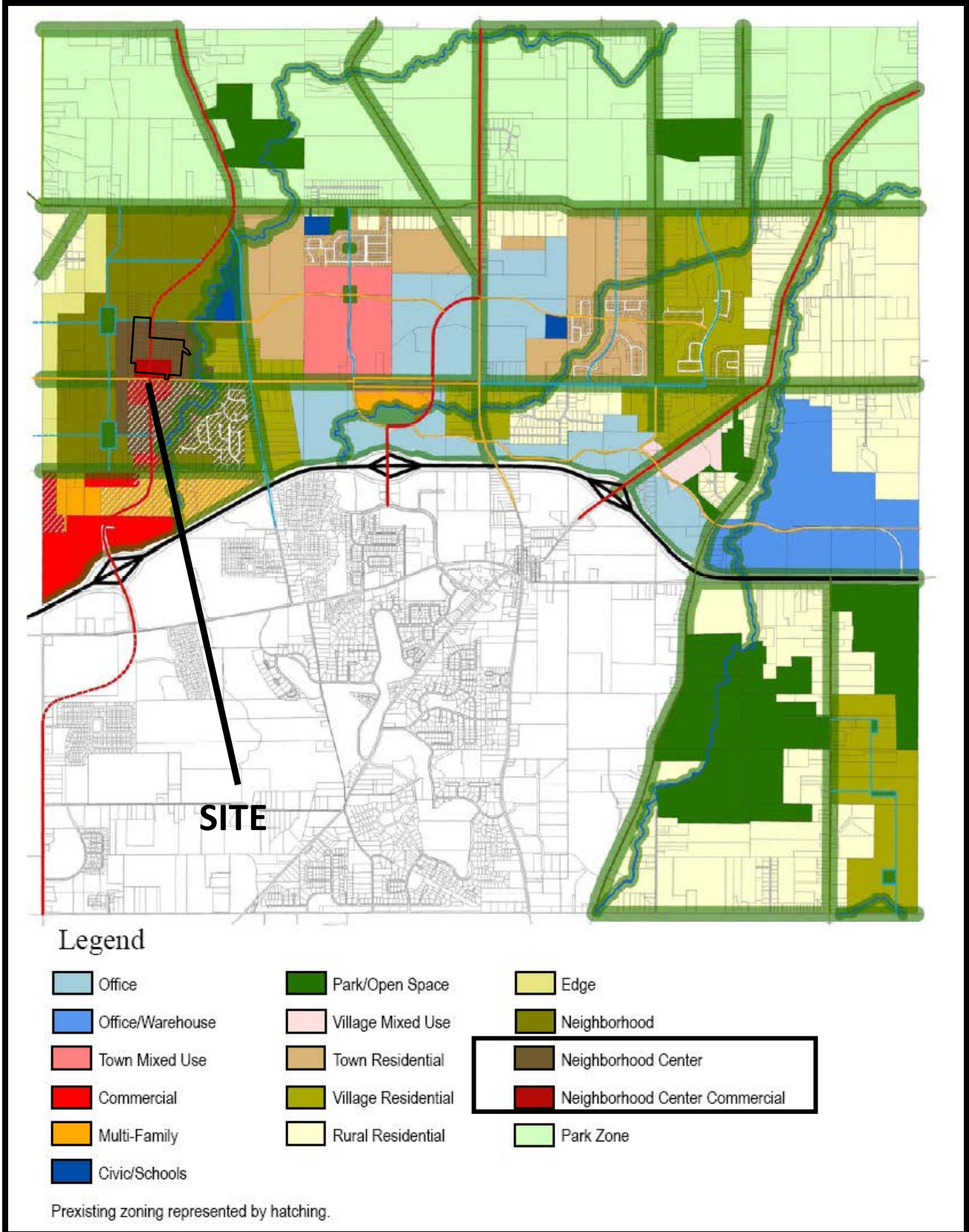
- The proposed TND will include a maximum of 482 residential units, which result in an overall decrease of 26 units with a density change from 5.94 units/acre to 5.64 units/acre. The reallocation of the TND districts will result in an increase of open space of 0.24± acres, and sidewalks and bicycle racks will be incorporated throughout the development per City Code requirements.
- Companion Council Variance CV15-039 is requested to vary requirements for garage setbacks, dwelling façades, lot lots, and to permit more than 50% of the site to be within the NE district. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is included within the Pay as We Grow plan for the Northeast growth corridor which requires the developer to pay a specified amount per dwelling unit towards infrastructure costs. The specifics of the funding requirements will need to be finalized prior to this application being submitted to City Council for consideration.
- The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline, and North Hamilton Road, which is to be extended through the site, as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

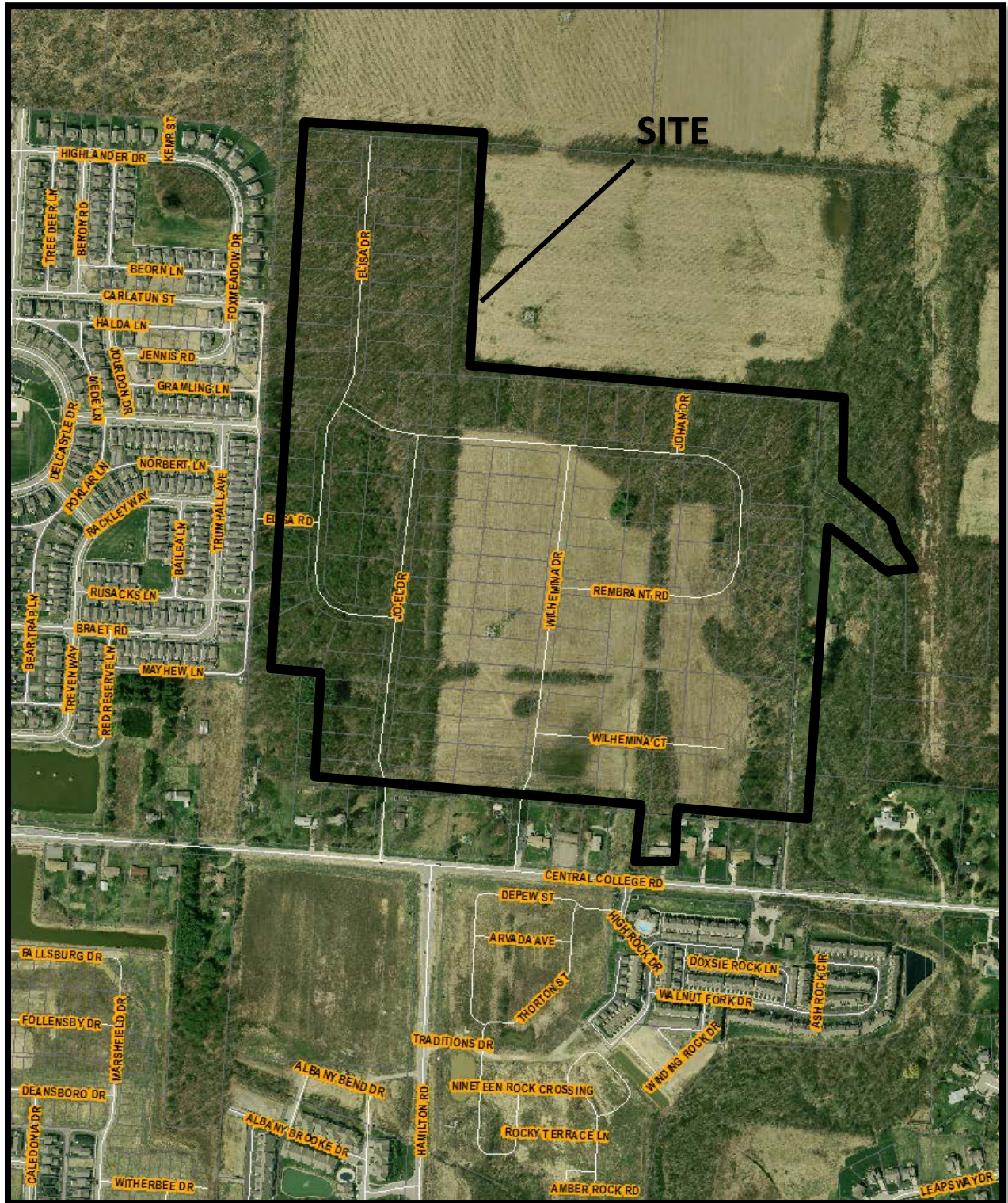
The reallocation of the TND districts will not negatively impact the existing surroundings and will allow the applicant to pursue their marketing and design objectives while maintaining the goals of Traditional Neighborhood Development. The proposal is consistent with TND principles and will result in a decrease in the over-all number of units with increased open space.



.....Z15-034
5372 Central College Road
Approximately 85.4 acres
NE, NG, & NC to NE, NG, & NC



.....N15-034
 5372 Central College Road
 Approximately 85.4 acres
 NE, NG, & NC to NE, NG, & NC



.....Z15-034
5372 Central College Road
Approximately 85.4 acres
NE, NG, & NC to NE, NG, & NC

RECORD OF PROCEEDINGS

August 20, 2015

6:00 PM
New Albany Village Hall
99 West Main Street, New Albany

I. Call to Order

Meeting opened at approximately 6:13 pm at New Albany Village Hall with the following members present: Steven Studenmund, Dave Paul, Kasey Kist, Dean Swartz, Meera Parthasarathy, Jay Herskowitz, and Mike Chappellear. Mike Chappellear chaired the meeting. Staff members present were Stephen Mayer, City of New Albany; Ben Collins, Plain Township; and Christopher Lohr, City of Columbus.

II. Organization

Mr. Chappellear welcomed the new members, Mr. Studenmund and Mr. Herskowitz, and asked that they introduce themselves to the panel.

Mr. Studenmund introduced himself and his work experience with the Columbus and Franklin County Metroparks.

Mr. Herskowitz introduced himself and his work experience as a municipal engineer.

Mr. Herskowitz made a motion to nominate Mr. Chappellear for the Plain Township co-chair position, seconded by Mr. Kist. The motion passed 7-0.

Mr. Paul made a motion to nominate Ms. Burton for the Columbus co-chair position, seconded by Mr. Swartz. The motion passed 7-0.

Ms. Parthasarathy made a motion to nominate Mr. Swartz for the New Albany co-chair position, seconded by Mr. Kist. The motion passed 7-0.

III. Record of Proceedings

Mr. Swartz made a motion for approval of the June 25, 2015 minutes, seconded by Mr. Paul. Motion passed 4-0-3, with Mr. Studenmund, Ms. Parthasarathy, and Mr. Herskowitz abstaining due to not being present at the June meeting.

IV. Old Business

Mr. Chappellear started discussion about the project at 161 and Hamilton reviewed by the panel in February and March of 2015. The panel in March voted against recommending approval of the rezoning presented. Mr. Chappellear asked for clarification of whether the rezoning had been approved, Mr. Lohr confirmed that the rezoning had passed City Council. Mr. Chappellear asked for confirmation that there had been no speakers at City Council present, besides the applicant. Mr. Lohr confirmed that it was his

understanding that no speakers were present, and Mr. Paul, who was in attendance for the vote confirmed.

V. New Business

5372 Central College Road (Z15-034 & CV15-039):

Review and Action regarding a Columbus application to reconfigure the existing combination of Traditional Neighborhood Development (TND) zoning districts on an 89.4 acre tract located on the north side of Central College Road at Hamilton Road.

<i>Acreage:</i>	85.49 ac
<i>Current Zoning:</i>	Neighborhood Edge (NE), Neighborhood General (NG), Neighborhood Center (NC)
<i>RFBA District:</i>	West Village Neighborhood Center & Neighborhood Center Commercial
<i>Proposed Use/Zoning:</i>	Single Family Residential (NE) & Multifamily (NC)
<i>Applicant(s):</i>	MI Homes of Central Ohio c/o Laura MacGregor Comek
<i>Property Owner(s):</i>	Homewood Corp.

Discussion intentionally deleted to save space

MOTION: To recommend this application for approval.

MOTION BY: Mr. Swartz, seconded by Mr. Paul.

RESULT: Approved 4-3, (Swartz, Parthasarathy, Herskowitz)

VI. Adjournment

With there being no further business, the meeting was adjourned at approximately 7:07 pm.

Rezoning Application

PLANNING DEPARTMENT
200 WEST BROAD AVENUE

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # 215-034

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)

Sandra MacGregor Comele
300 E. Broad St., STE 450 Columbus OH 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:

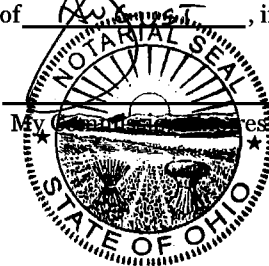
Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. <i>M Homes of Central Ohio</i> <i>3 Easton Oval Ste 310</i> <i>Columbus OH 43219</i> <i># 70</i></p>	<p>2. <i>Homewood Corp</i> <i>2700 E Dublin Granville</i> <i>Cols. Oh 43231</i> <i>14</i></p>
<p>3. <i>Palte Group</i> <i>#2025A</i> <i>4900 Tuttle Crossing</i> <i>Dublin, Ohio 43016</i></p>	

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 20th day of August, in the year 2015

Marian R. Geer
SIGNATURE OF NOTARY PUBLIC



Notary Seal Here
Marian R. Geer
Notary Public, State of Ohio
My Commission Expires 11-02-16

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer