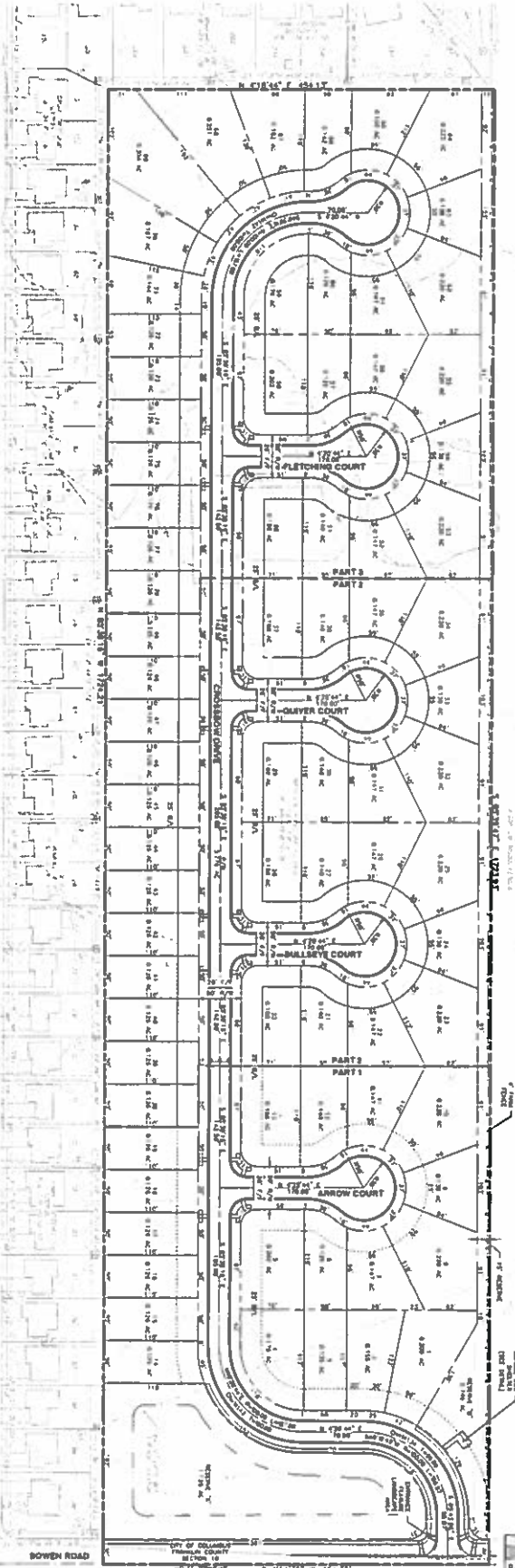
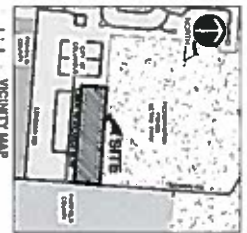
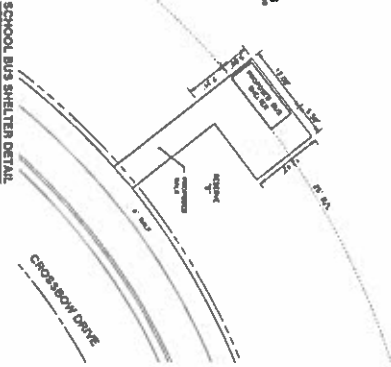


# HUNTER'S GLEN PARTS 1, 2, & 3 CITY OF COLUMBUS, OHIO



PLAN VIEW  
SCALE 1" = 100'



**SITE DATA**  
 1. 1" = 100' SCALE TO BE USED FOR ALL OTHER PROPERTY LINES  
 2. 1" = 100' SCALE TO BE USED FOR ALL OTHER PROPERTY LINES  
 3. 1" = 100' SCALE TO BE USED FOR ALL OTHER PROPERTY LINES  
 4. 1" = 100' SCALE TO BE USED FOR ALL OTHER PROPERTY LINES  
 5. 1" = 100' SCALE TO BE USED FOR ALL OTHER PROPERTY LINES  
 6. 1" = 100' SCALE TO BE USED FOR ALL OTHER PROPERTY LINES  
 7. 1" = 100' SCALE TO BE USED FOR ALL OTHER PROPERTY LINES  
 8. 1" = 100' SCALE TO BE USED FOR ALL OTHER PROPERTY LINES  
 9. 1" = 100' SCALE TO BE USED FOR ALL OTHER PROPERTY LINES  
 10. 1" = 100' SCALE TO BE USED FOR ALL OTHER PROPERTY LINES

**NOTE**

By: *Marionna Homes Inc. of Ohio*  
 Attorney  
 Date: 4/19/2016

**CH2M Hill**  
 Geotechnical  
 CONSULTANTS, Inc.  
 2000 West Lane  
 Columbus, Ohio 43260  
 (614) 291-1000  
 www.ch2mhill.com

**HUNTER'S GLEN  
 CITY OF COLUMBUS, OHIO**

SP01

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 14, 2016**

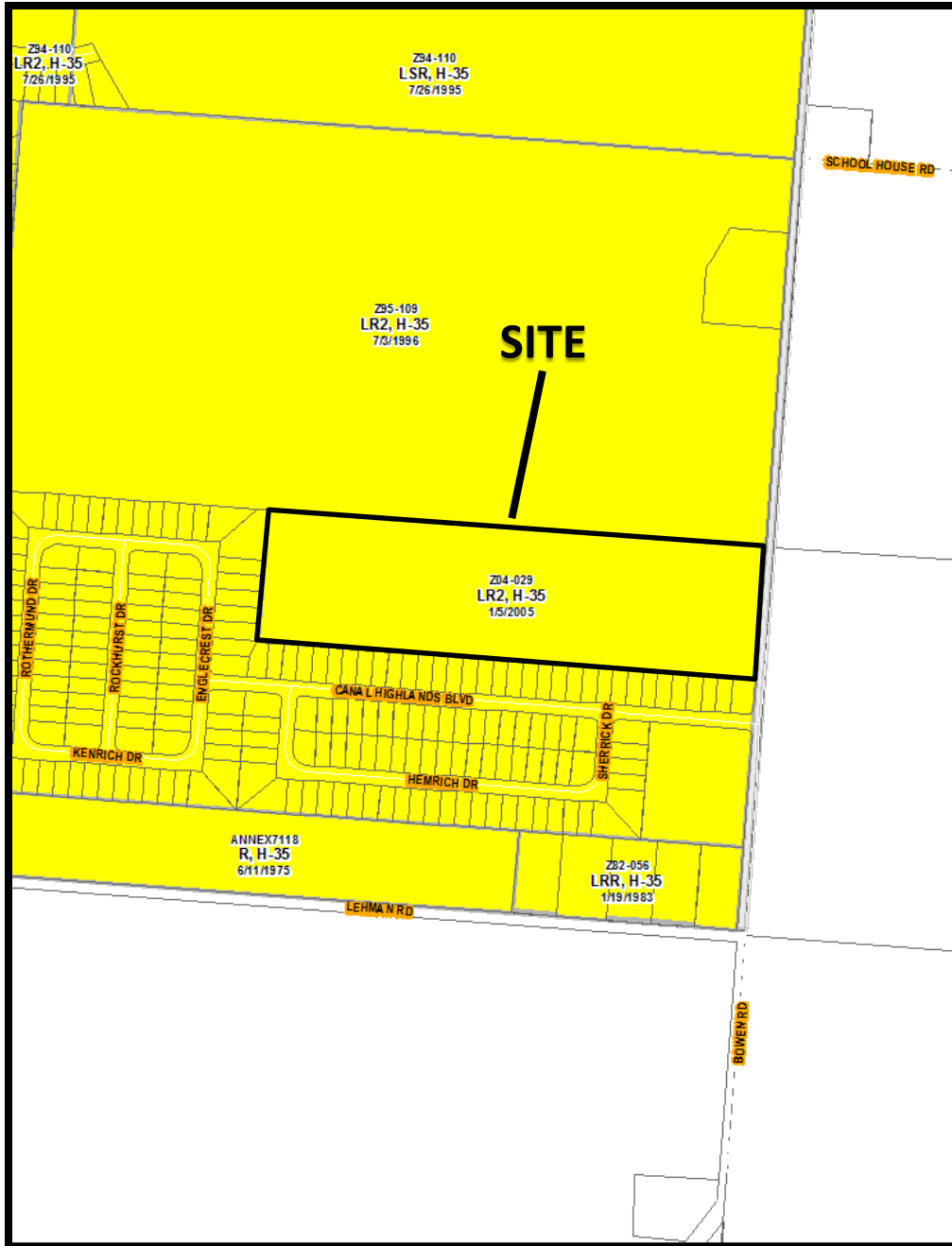
- 2. APPLICATION: Z16-001**
- Location:** **5595 BOWEN ROAD (43110)**, being 17.97± acres located on the west side of Bowen Road, 120± feet north of Canal Highlands Boulevard (490-190833 and 490-266693; Greater South East Area Commission).
- Existing Zoning:** L-R-2, Limited Residential District.
- Request:** L-R-2, Limited Residential District.
- Proposed Use:** Single-unit residential development.
- Applicant(s):** Maronda Homes, Inc. of Ohio; c/o Christopher Jones or Paul T. Saba, Attys.; Stagnaro, Saba & Patterson, Co., L.P.A.; 2623 Erie Ave.; Cincinnati, OH 45208.
- Property Owner(s):** Maronda Homes, Inc. of Ohio; 3966 Brown Park Drive, Suite E; Hilliard, OH 43026.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)  
Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

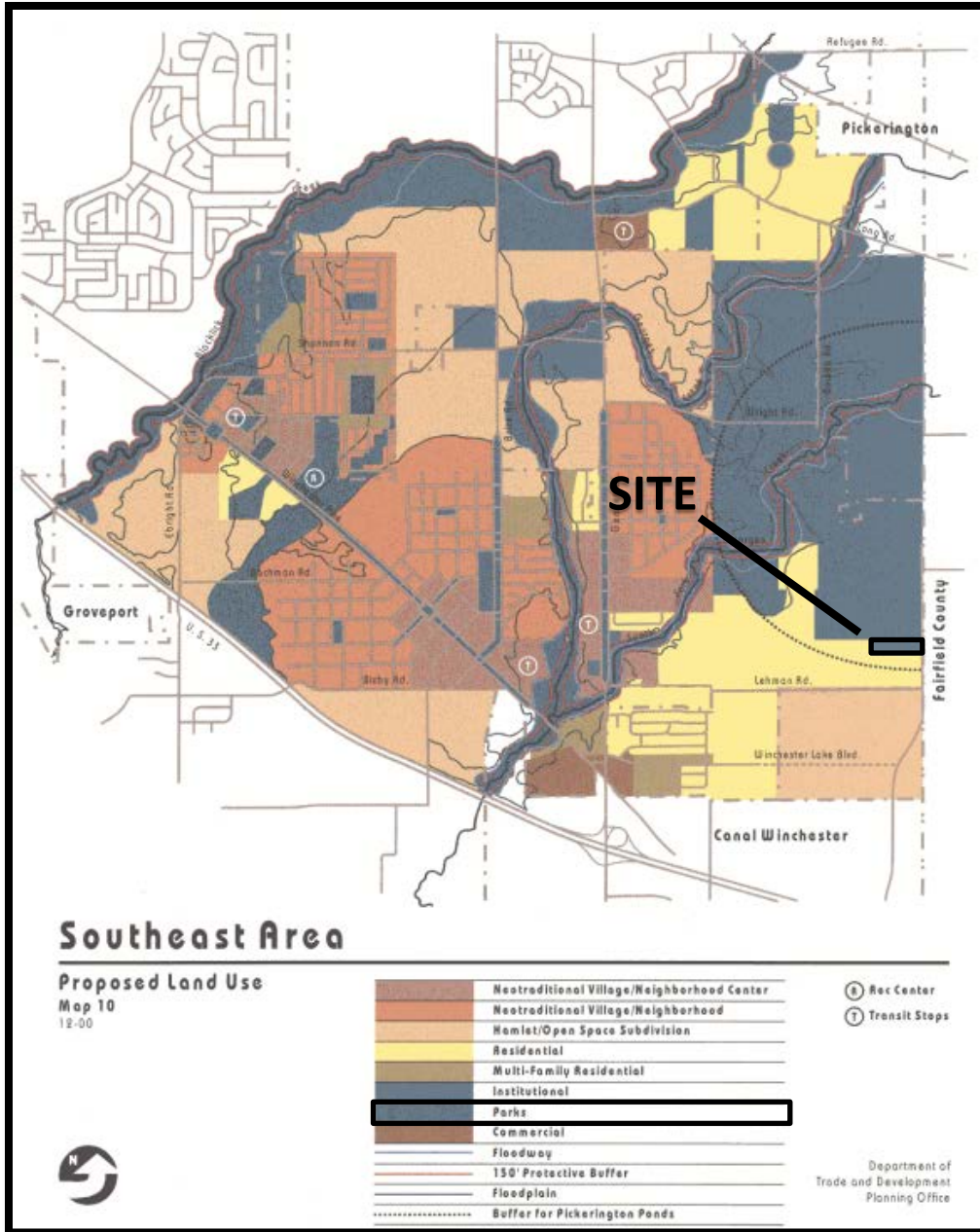
- The 17.9± acre site consists of two undeveloped parcels zoned L-R-2, Limited Residential District. The requested L-R-2, Limited Residential District allows the applicant to change certain aspects of the limitation text from the current zoning. Changes include a reduction in the number of lots from 89 to 79 with a gross density of 4.36 lots/acre, increased open space from 1.46± acres to 1.88± acres in two separate reserve areas, and a reduced buffer along the northern property line from 22 to 15 feet, which was negotiated with the adjacent Metro Park property.
- Immediately north of the site is Pickerington Ponds Metro Park, zoned L-R-2, Limited Residential District. To the south and west of the site is a single-unit subdivision development zoned L-R-2, Limited Residential District. To the west of the site across Bowen Road is farmland within Violet Township in Fairfield County.
- The site is located within the planning area of the *Southeast Area Plan* (2000), which recommends Parks/Open Space at this location. Deviation from the recommended land use of the Plan is acceptable given the adjacent single-unit subdivision and current zoning of the property established in 2005.
- The limitation text commits to a site plan, provides development standards to, height, number of lots, setbacks, traffic access, buffering, landscaping, open space, building design, and environmental and bus shelter commitments.
- The site is located within the boundaries of the Greater South East Area Commission whose recommendation is for approval of the requested zoning district.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-R-2, Limited Residential District will permit the development of a 79-lot single-unit subdivision. The proposed development is consistent with the surrounding single-unit subdivision and therefore is an acceptable deviation from the *Southeast Area Plan (2000)* land-use recommendation. The requested zoning district, along with the site plan and limitation text, is compatible to the zoning and development patterns in the area. Given the reduction in the number of lots and increase in open space/reserve areas, the reduced norther buffer and reconfiguration of the subdivision is supported.

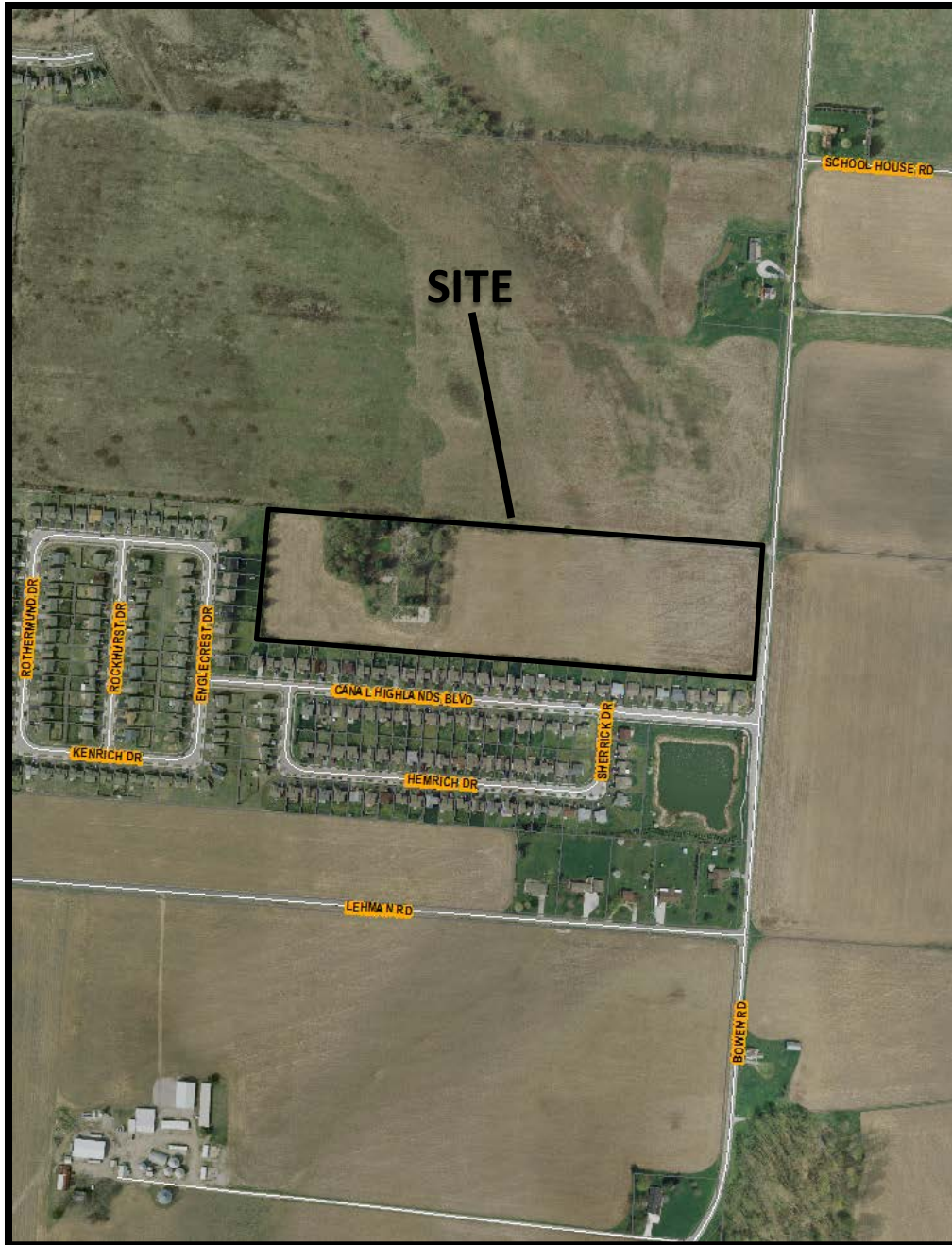


Z16-001  
5595 Bowen Road  
Approximately 17.97 acres  
L-R-2 to L-R-2



Z16-001  
5595 Bowen Road  
Approximately 17.97 acres  
L-R-2 to L-R-2





Z16-001  
5595 Bowen Road  
Approximately 17.97 acres  
L-R-2 to L-R-2

# THE GREATER SOUTHEAST AREA COMMISSION

## ZONING RECOMMENDATION AND VOTE

Application # 716-001

Address Hunters Glen - 5595 Bowen Rd.

Description

### Zoning Committee Recommendation

APPROVE       DISAPPROVE

### Commission vote

Commissioner Johnson	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Commissioner Brown	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Commissioner Bunting	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Commissioner Chambers	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN <i>absent</i>
Commissioner Harris	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Commissioner E. Kempner	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Commissioner M.M. Kempner	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Commissioner Palmer	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Commissioner Schacht	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN

GSEAC Chair *Ava Johnson*

Date 2/23/16

GSEAC Secretary *Marian Harris*

Date 2/23/16

Rezoning Application

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 # 216-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Mark Scheel, as agent for Maronda Homes, Inc. of Ohio
of (COMPLETE ADDRESS) 3966 Brown Park Drive, Suite E, Hilliard, Ohio 43026

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

Table with 4 columns for listing interested parties. Column 1 contains handwritten details for Maronda Homes, Inc. of Ohio, including address and employee count.

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 29 day of December, in the year 2015

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires 12/19/2018



Notary Seal Here
Melissa Scheel
Notary Public, State of Ohio
My Commission Expires 12-10-2018

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