

Drawing name: K:\GIB_DEV\190275000_Meranda_Schlosser\2 Design\CAD\Exhibits\Site Layouts\2025-1008 Site Layout.dwg Layout1 Dec 29, 2025 2:51pm by NickMcDool
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RESERVE SUMMARY

MAINTAINED (M)	NATURALIZED (N)	TOTAL
RESERVE A 1.86 AC	1.45 AC	3.39 AC
RESERVE B 0.82 AC	1.01 AC	1.83 AC
RESERVE C 0.23 AC	0.79 AC	1.03 AC
RESERVE D 0.41 AC	0.00 AC	0.41 AC
RESERVE E 0.12 AC	5.38 AC	5.50 AC
TOTAL	8.62 AC (27.3%)	11.86 AC

Reviewed by:
Rebecca P. Mett,
Attorney
January 16, 2026

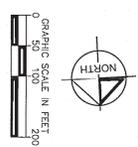
NOTE
 1. SEE EXHIBIT FOR ACCESS PLAN SHALL PROVIDE USE FOR
 2. REVISIONS AND REVISIONS SHALL BE SHOWN

SITE STATISTICS

GROSS AREA:	±23,68 AC	OPEN SPACE REQUIRED:	600 SF PER DWELLING UNIT
AREA NORTH OF HALL RD:	±7,31 AC	OPEN SPACE PROVIDED:	37,800 SF (0.87 AC)
AREA SOUTH OF HALL RD:	±16,37 AC	RIGHT-OF-WAY:	±2.80 AC
TOTAL LOTS:	63	NET DENSITY:	±3.02 DU/AC
MINIMUM LOT WIDTH:	42 FT	NATURAL OPEN SPACE:	±8.62 AC (36.4%)
MINIMUM LOT DEPTH:	25 FT (LOTS 54-57: 120 FT)	FRONT YARD SETBACK:	25 FT
MINIMUM LOT AREA:	5,250 SQ FT	SIDE YARD SETBACK:	6 FT

PARKLAND DEDICATION/OPEN SPACE CALCULATION - SECTION 3318.05:

NUMBER OF UNITS = 63	HOUSEHOLD SIZE PER UNIT = 2.48
REQUIRED OPEN SPACE = (63) x (2.48) x 5.5 = 0.86 AC	



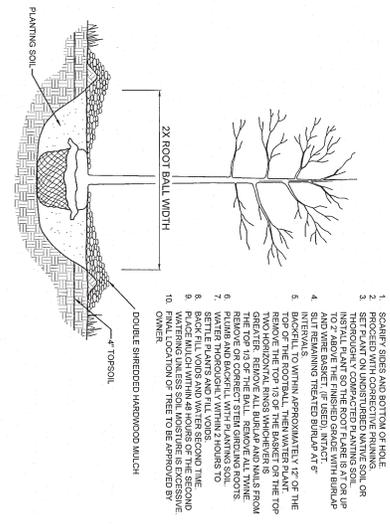
Final Site Plan Received January 16, 2026; Z25-037; Sheet 1 of 1

ORIGINAL ISSUE: 12/29/2025 RHA PROJECT NO. SHEET NUMBER 1	PRAIRIE ELM HALL ROAD COLUMBUS, OH 43119	SITE LAYOUT	SCALE: AS NOTED DESIGNED BY: NSM DRAWN BY: NSM CHECKED BY: KOK	Kinley»Horn © 2025 KINLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200, COLUMBUS, OH 43234 PHONE: 614-454-9699 WWW.KINLEY-HORN.COM	No. REVISIONS DATE BY

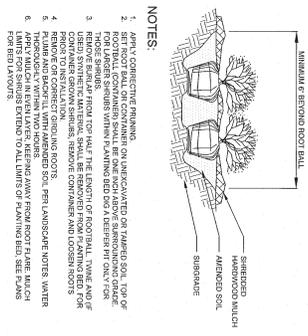
Drawing name: K:\DRG\100\10025500_Murphy_Schlosser\2_Design\CAO\References\Landscaping.dwg THEE: DWG NOTES & DETAILS Jan 05, 2026 2:13pm by: Ehan Gurdit

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANT MATERIALS, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT UTILITY TO NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE WORK AREA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
3. ALL PLANTS TO BE SPECIEMEN GRADE WILL BRANCHED HEALTHY, FULLY PRE-INOCULATED AND FREE FROM NOTICEABLE GAPS, HOLES, OR DEFECTS. PLANTS SHALL BE FREE FROM BROWN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THE OWNER'S REPRESENTATIVE MAY REFLECT ANY PLANT MATERIALS THAT ARE DISEASED, DAMAGED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
4. ALL NURSERY STOCK SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM DATE OF DELIVERY TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY PLANTS THAT DIE OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
5. ALL PLANTS GUARANTEED COMMENCING UPON PLANTING.
6. VERSION 1.0 (EQUIPMENT SIZE AND ONE YEAR STOCK) (ANSI Z60.1-2014 OR MOST CURRENT)
7. PRUNE PLANTS AS NECESSARY PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
8. FINISHED GRADE IN TURF AREAS AND 18" INCHES IN PLANTING AREAS.
9. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPAGNUM PEATMOSS, 5% HUMUS AND 70% PLANTERZ SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
10. BEING TO BE SPARED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS SPARED EDGE TO SPARED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEED/SOD AREAS. A SPARED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
11. PERENNIAL AND GRASS/SOD SPARED HARDWOOD MULCH AT 4" DEPTH TO ALL TREES, SHRUB, AND TURF AREAS. SPARED TREES PLANTING AREAS COVERED BY SHRUB SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDED HARDWOOD MULCH.
12. INSTALLATION OF TREES WITH PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
13. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN SHEETS. UNLESS OTHERWISE NOTED, SOISED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS OTHERWISE NOTED.
14. SITE UNLESS OTHERWISE NOTED ON PLAN SHEETS. UNLESS OTHERWISE NOTED, SOISED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS OTHERWISE NOTED.
15. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR'S RESPONSIBILITY FOR VERIFYING ALL PLANT QUANTITIES AS SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S.
16. THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED AND SHALL BE PROMPTLY KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

1 TREE PLANTING DETAIL
SCALE: 1" = 1'



2 SHRUB PLANTING
SCALE: 1" = 1'



- NOTES:
1. REMOVE EXCESSIVE SOIL FROM THE PLANTING BED OR A DEEPER PI ONLY FOR THOSE SHRUBS
 2. REMOVE EXCESSIVE SOIL FROM THE LENGTH OF FOOTBALL TUBE AND OF CONTAINER GROWN SHRUBS. REMOVE CONTAINER AND LOOSEN ROOTS
 3. REMOVE OR CORRECT DRAGGING ROOTS
 4. BACKFILL WITH PLANTING SOIL PER LANDSCAPE NOTES. WATER
 5. SETTLE PLANTS AND ALL TUBES
 6. WATERING UNLESS SOIL MOISTURE IS EXCESSIVE

Final Landscape Plan Received January 16, 2026; Z25-037; Sheet 2 of 2

*Released by: Melissa G. Meek, Attorney
January 16, 2026*

ORIGINAL ISSUE: 12/29/2025
DATE: 1/16/2026
SHEET NUMBER: 2

PRAIRIE ELM
HALL RD
COLUMBUS, OH 43119

ZONING LANDSCAPE
NOTES & DETAILS

SCALE: AS NOTED
DESIGNED BY: SOM
DRAWN BY: ADH
CHECKED BY: KMK

Kimley»Horn
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2700 NORTH HORN STREET
COLUMBUS, OH 43235
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 8, 2026**

1. **APPLICATION:** [Z25-037](#)
Location: **6495 HALL RD. (43119)**, being 23.69± acres located on the north and south sides of Hall Road, approximately 725± feet east of Oak Park Drive (246-346972; Westland Area Commission and Big Darby Accord Advisory Panel).
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, c/o Rebecca Mott, Atty.; 411 East Broad Street, Fl. 2; Columbus, OH 43215.
Property Owner(s): Nicole A. and Shawn S. Schlosser; 6588 Old Hall Road; Galloway, OH 43119.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

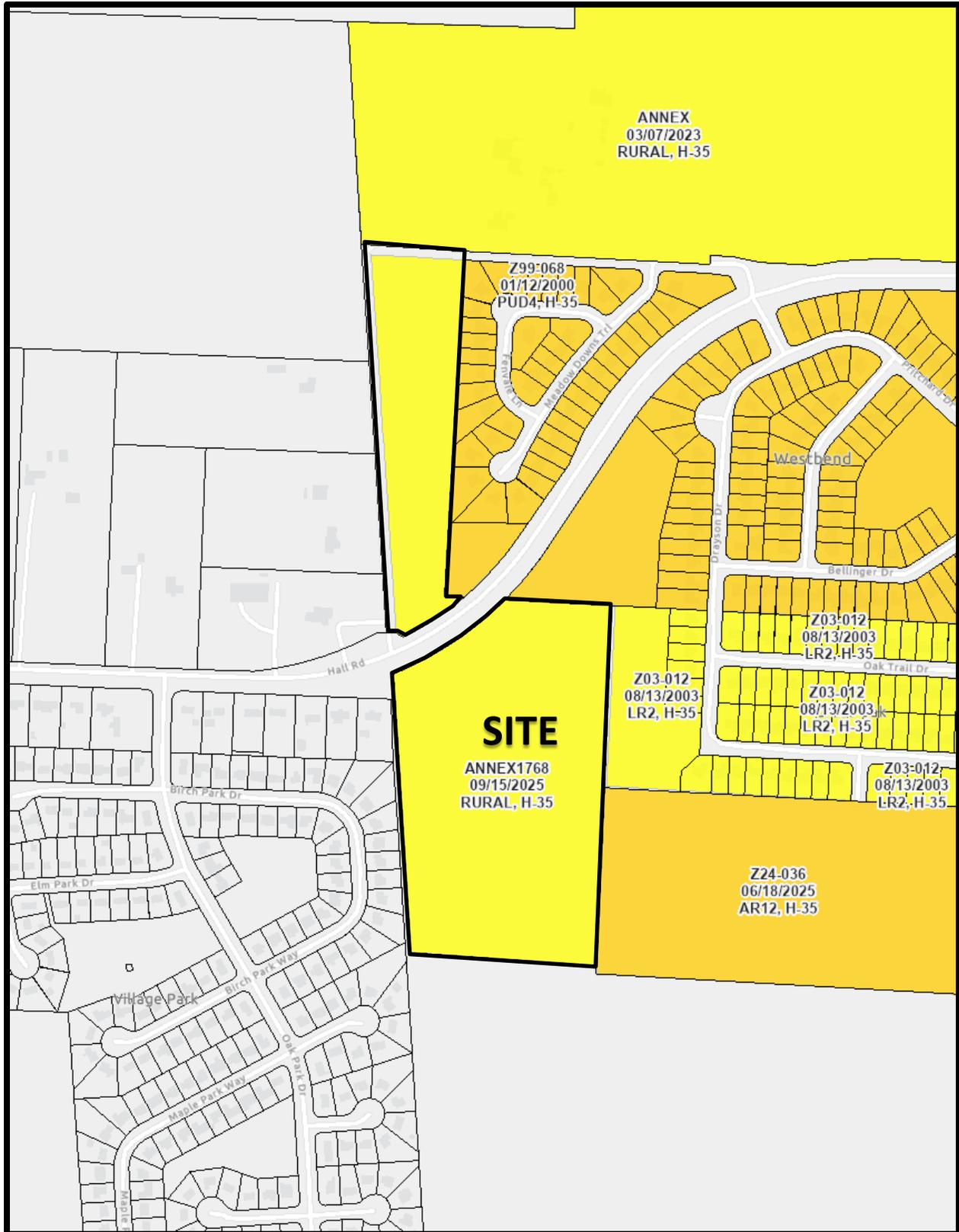
- The 23.69± acre site consists of one undeveloped parcel spanning both sides of Hall Road in the R, Rural District due to recent annexation into the city of Columbus. The property is also subject to the Hellbranch Overlay. The requested PUD-4, Planned Unit Development District will allow for a single-unit residential development with 63 single-unit dwellings.
- North of the site is an undeveloped parcel in the R, Rural District. East of the site are single-unit dwellings in the PUD-4, Planned Unit Development District and the L-R-2, Limited Residential District, as well as an undeveloped parcel in the AR-12, Apartment Residential District. South of the site is an undeveloped parcel in the R, Rural District within Prairie Township. West of the site are single-unit dwellings in the R, Rural District, the R-2, Low-Density Residential District and the R-6, Medium-Density Residential District within Prairie Township.
- The site is within the planning boundaries of the *Big Darby Accord Watershed Master Plan* (2006), which recommends “Residential Suburban High Density, 3-5 units per acre”, “Tier 1 Environmental Conservation Zone”, “Tier 3 Environmental Conservation Zone”, “Roads and Transportation”, and “Rural Estate” land uses at this location.
- The site is located within the boundaries of the Westland Area Commission and the Big Darby Accord Advisory Panel, whose recommendations are both for approval.
- The PUD text establishes use restrictions, and supplemental development standards addressing a maximum of 63 single-unit dwellings, setbacks, lot sizes, yards, lot coverage, traffic access, pedestrian connectivity, landscaping, open space requirements, building design and materials, and utilities. Commitments to develop the site in accordance with the submitted site plan and landscape plan are included in the text. Additionally, code modifications to reduce lot width and total combined side yards are

included in the text.

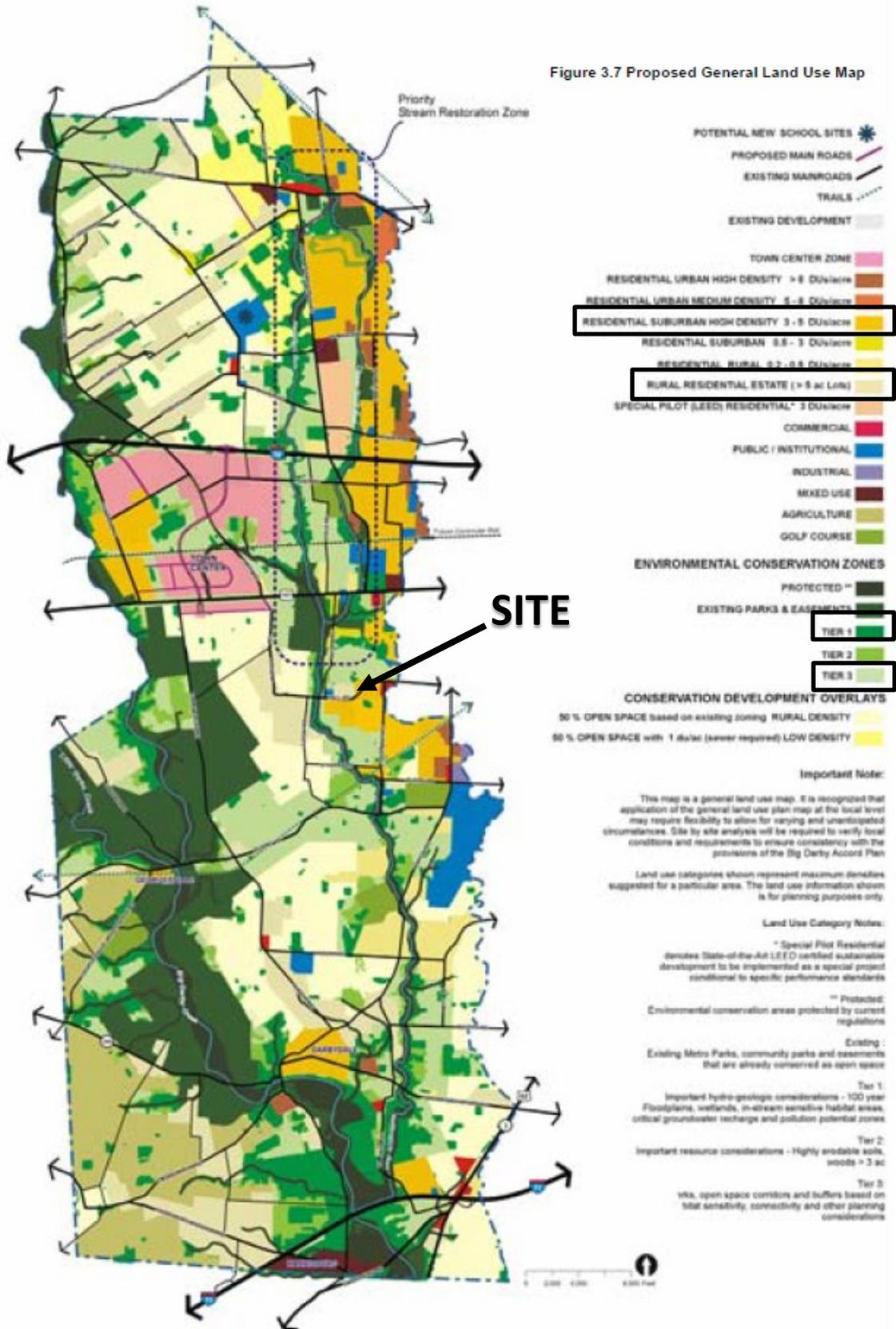
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Hall Road as a Suburban Community Connector requiring 120 feet of right-of-way.

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

The requested PUD-4, Planned Unit Development District will allow the site to be developed with 63 single-unit dwellings. The PUD text includes appropriate use restrictions and supplemental development standards as well as a commitment to develop the site in accordance with the submitted site plan and landscape plan. The proposed PUD district is mostly consistent with *Big Darby Accord Watershed Master Plan's* land use recommendation for "Residential Suburban High Density, 3-5 units per acre", and the development and zoning pattern along this portion of Hall Road. The submitted exhibits demonstrate adequate open space, and landscaping and screening from adjacent uses. Additionally, the request is compatible with the City's objective of providing more housing in all neighborhoods. ~~There is a pending traffic access study with the Department of Public Service. Once any resulting comments are resolved to the satisfaction of the Department of Public Service, Staff's recommendation will be for full approval.~~ **All comments have been resolved to the satisfaction of the Department of Public Service, conditions have been met to receive the City Departments' recommendation of full approval.**



Z25-037
R to PUD-4
6495 Hall Rd.
Approximately 23.69 acres



Z25-037
 R to PUD-4
 6495 Hall Rd.
 Approximately 23.69 acres



Z25-037
R to PUD-4
6495 Hall Rd.
Approximately 23.69 acres

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 Z25-037

Address 6495 Hall Road

Group Name Westland Area Commission

Meeting Date October 15, 2025

Specify Case Type

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation Approval

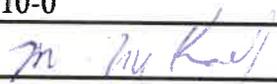
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

The Westland Area Commission supported a motion to approve the request to re-zone the property from the R, rural district to PUD-4 to allow for the development of a detached single-unit subdivision.

The primary basis for the support was that the proposed development conforms to the Westland Area Plan's proposed use and density for this site. This site is appropriate for this proposed development.

Vote 10-0

Signature of Authorized Representative 

Recommending Group Title Michael McKay, Chairman, Zoning Committee

Daytime Phone Number 614-745-5452

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.

Big Darby Accord Advisory Panel

Record of Action

December 9th, 2025

Maronda Homes, LLC of Ohio
5900 Wilcox Place
Dublin, Ohio 43016

Subject: Zoning Application Z25-037 | AP-25-03 “Prairie Elm”

Rebecca Mott / Maronda Homes, LLC of Ohio:

The Big Darby Accord Advisory Panel considered Case AP-25-03 at the December 9th, 2025 meeting.

Case AP-25-03 “Prairie Elm”

Review for action: *Rezoning application for the proposed development of 63 single-unit dwellings.*

Applicant: *Rebecca Mott / Maronda Homes, LLC of Ohio*

Location: *City of Columbus*

Address: *South of Broad Street, East of Alton Road, West of Galloway Road, North of Charra Road, with Hall Road intersecting the site. Parcel ID: 240-000026-00*

Acreage: *≈23.62 Acres*

Zoning: *R-Rural*

Request: *The Applicant proposes to rezone the property to PUD-4 for a single-family subdivision with 63 single-unit dwellings.*

MOTION:

To recommend approval of the application with the following conditions:

1. Wetland shelving be implemented on the stormwater basin on the far south portion of the site
2. Native tree species are to be planted rather than non-native trees
3. A long-term planting maintenance plan is implemented if a Homeowners Association (HOA) is established

Big Darby Accord Advisory Panel

RESULT:

The motion was approved (6-0) with 1 recusal

Mr. Reeves	*
Dr. Gordon	Yes
Ms. Brinkerhoff	Yes
Mr. Denton	Yes
Mr. Gara	Yes
Mr. Hoyer	Yes
Mr. Sasson	Yes

*Panel Member Recused

Sincerely,



Mosé M. Lattimore, Associate Planner
City of Columbus Department of Development
Planning Division
Michael B. Coleman Government Center
111 N. Front Street, Third Floor
Columbus, OH 43215

