

*Renee Q. Mott, Attorney
September 9, 2021*

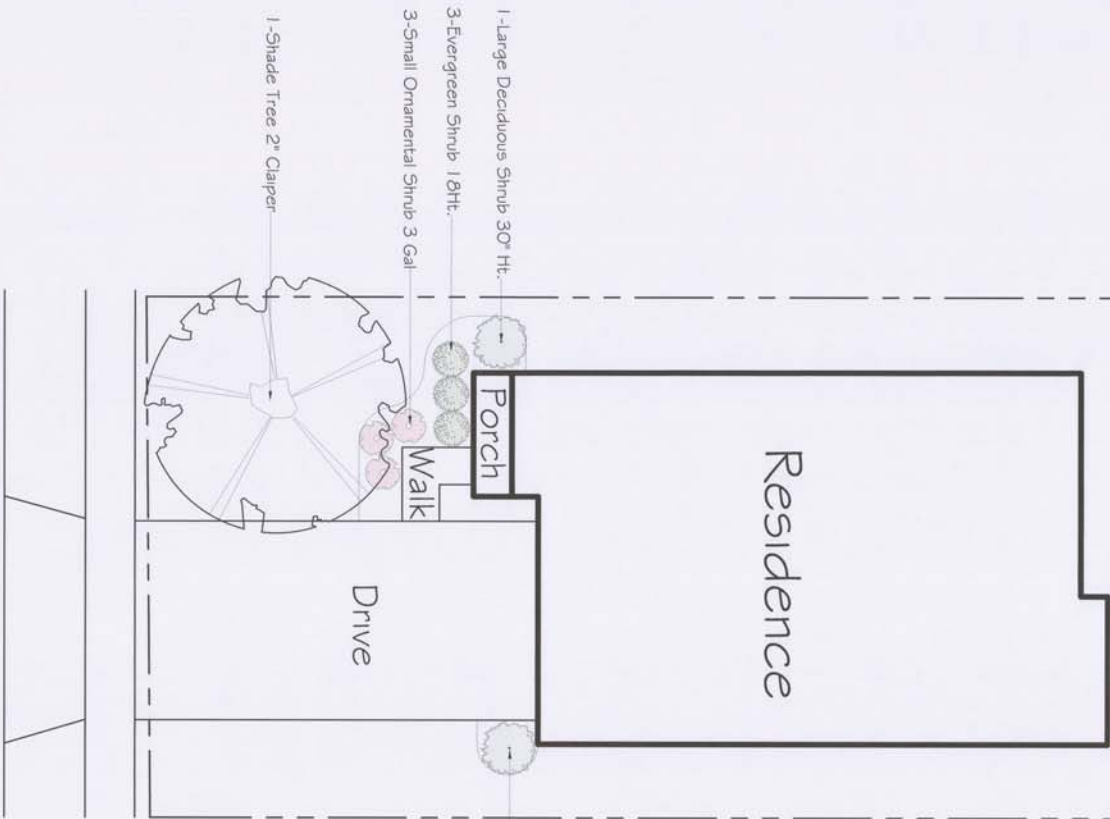
LANDSCAPE PLAN
SCALE: 1" = 10'
GRAPHIC SCALE (IN FEET)
0 10 20

Landscape Plan for Maronda Homes
Shannon Meadows-Typical Townhouse
Canal Winchester, Ohio

WILSON LANDSCAPE ASSOCIATES
DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL
900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3175 fax
wilsonlandscapeandturf.com

Date	09/02/2021
Scale	1" = 10'
Drawn By	CBD
Drawing Number	1 of 1

FINAL LANDSCAPE PLAN SUBAREA 2A RECEIVED 9.9.21 SHEET 1 OF 1 Z21-047



*Reviewed by: Matt, & Henry
September 9, 2021*

LANDSCAPE PLAN
SCALE: 1" = 10'
0 10 20
GRAPHIC SCALE (IN FEET)

Date:	09/02/2021
Scale:	1"=10'
Drawn By:	CBD
Drawing Number:	

Landscape Plan for Maronda Homes
Shannon Meadows-Standard Package
Canal Winchester, Ohio

WILSON LANDSCAPE ASSOCIATES

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 9, 2021**

- 7. APPLICATION: Z21-047**
Location: **5600 VILLAGE CHANNEL DR. (43110)**, being 45.1 ± acres located on the south side of Shannon Road, 360± east of Shannon Green Drive (010-248245 & 3 others; Greater South East Area Commission).
Existing Zoning: PUD-8, Planned Unit Development District.
Request: PUD-8, Planned Unit Development District (H-35).
Proposed Use: Residential development.
Applicant(s): Maronda Homes, LLC; c/o Rebecca J. Mott, Atty.; 411 East Town Street, Floor 2; Columbus, OH 43215.
Property Owner(s): Maronda Homes, LLC; 5900 Wilcox Place; Dublin, OH 43016.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The site consists of four undeveloped parcels that were part of a larger and partially completed PUD-8, Planned Unit Development District. The requested PUD-8 will permit up to 234 dwelling units in Subarea 2-A, 30 single-unit dwellings in Subarea 2-B, and 20 acres of open space. This request represents a 148-unit reduction from the existing permitted uses of the subject site.
- North of the site is a multi-unit residential development in the PUD-8, Planned Unit Development District. East of the site is undeveloped land in the R, Rural District and an electrical substation in the R, Rural District in Madison Township. South of the site is undeveloped land in the R, Rural District. West of the site is undeveloped land in the R, Rural District and a partially completed multi-unit residential development in the PUD-8, Planned Unit Development District.
- The site is within the planning boundaries of the *South East Land Use Plan* (2018), which recommends “Medium Density Residential,” “Low-Medium Density Residential,” and “Open Space” land uses at this location. Additionally, the Plan includes full adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- The site is located within the boundaries of the Greater South East Area Commission whose recommendation is for approval.
- The PUD text establishes use restrictions, including the maximum number of dwelling units, and supplemental development standards for Subareas 2-A and 2-B that address building setbacks, lot widths, side yards, rear yards, traffic access, street connections and layout, sidewalks, fencing and landscaping, parkland dedication, building materials and design, lighting and utilities, and includes a commitment to develop Subareas 2-A and 2-B, and open reserves as demonstrated on the submitted site plan.

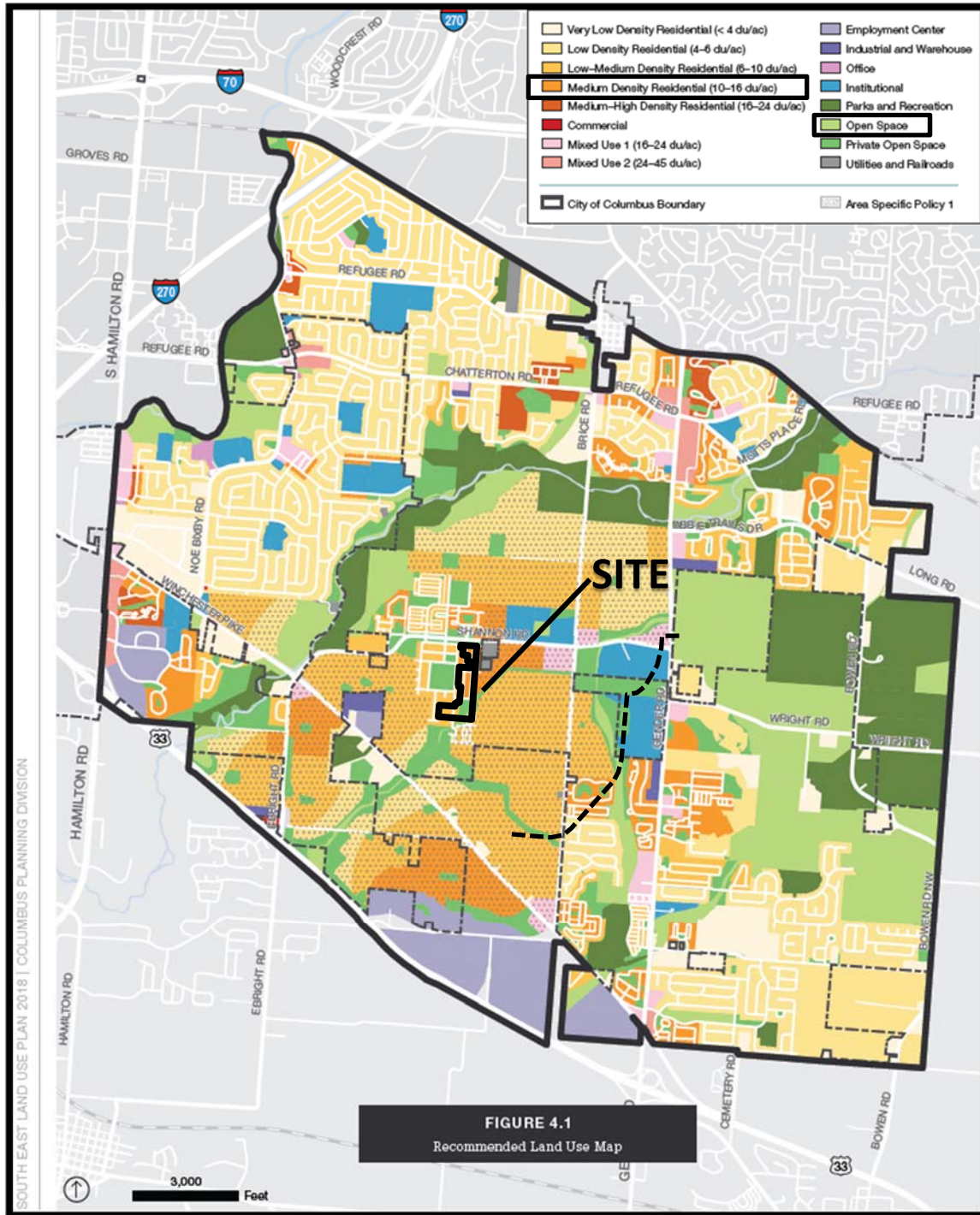
- The *Columbus Multimodal Thoroughfare Plan* identifies Shannon Road as an Urban Commuter Connector requiring 80 feet of right-of-way.

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

The requested PUD-8, Planned Unit Development District will permit a multi-unit residential development containing 234 units in Subarea 2-A, 30 single-unit dwellings in Subarea 2-B, and 20 acres of open space. The request is consistent with the *South East Land Use Plan's* recommendation for "Medium Density Residential," "Low-Medium Density Residential," and "Open Space" at this location, represents a reduction of 148 units from the existing permitted uses, and includes commitments that address some sidewalk and street connectivity, landscaping along Shannon Road, stream corridor protection, and preservation of natural resources on site, consistent with C2P2 Design Guidelines. Additionally, Planning Division continues to request additional street, sidewalk, and trail connectivity to adjacent sites. The Division of Traffic Management continues to request the revised site plan demonstrate a right-of-way dedication of 40 feet along Shannon Road, a shared use path of at least ten feet in width within the right-of-way along Shannon Road, and coordination between the two developers, for this subject site and the adjacent undeveloped site to the east, to identify points of bicycle and pedestrian connectivity between the two sites. There are also a number of PUD text edits that are necessary. At the time this report was written, revised materials that may show a resolution to some of these concerns had not yet been received.

*** The applicant has submitted a final site plan that demonstrates street, pedestrian and trail connectivity to neighboring property, and a revised PUD text that addresses Division of Traffic Management comments regarding the right-of-way and shared-use path along Shannon Road, while addressing Zoning staff comments.**

Z21-047
5600 Village Channel Dr.
Approximately 45.1 acres
PUD-8 to PUD-8



Z21-047
5600 Village Channel Dr.
Approximately 45.0 acres
PUD-8 to PUD-8



Z21-047
5600 Village Channel Dr.
Approximately 45.6 acres
PUD-8 to PUD-8

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z21-047

Address: 5600 Village Channel Dr.

Group Name: Greater Southeast Area Commission

Meeting Date: JUNE 22, 2021

Specify Case Type:

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis for recommendation below)

☒ Approval

☐ Disapproval

NOTES:

THE COMMISSION REQUESTS THAT SIDEWALKS BE CONSIDERED
ON THE OUTSIDE OF THE DEVELOPMENT.

Vote: APPROVAL - 7 DISAPPROVAL - 2

Signature of Authorized Representative: 
SIGNATURE

COMMISSION CHAIR / ZONING CO-CHAIR
RECOMMENDING GROUP TITLE

614-378-3953
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

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 #: Z21-047

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) Rebecca J. Mott, Plank Law Firm, LPA
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, Columbus, Ohio 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Maronda Homes, LLC of Ohio 5900 Wilcox Place, Dublin, Ohio 43016 Columbus-based employees: 5	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

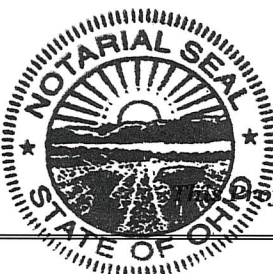
Rebecca J. Mott, Attorney

Sworn to before me and signed in my presence this 25th day of May, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC-STATE OF OHIO
My Commission has no expiration date
Sec 147.03 R.C.

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