

OFFICE USE ONLY

Application #: ZA17-005/215-037A Date Received: 10/24/17
Application Accepted By: MM Fee: \$15,000
Assigned Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 7240 Harlem Rd. Zip _____

Is this application being annexed into the City of Columbus Yes No (select one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-295683 / 010 297509

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) LR2 & LAR-12 Requested Zoning District(s) Same

Area Commission Area Commission or Civic Association: RFBLA

Proposed Use or reason for rezoning request: adjust garage placement, Amend Ord. 1706-2016

Proposed Height District: 35' (continue on separate page if necessary)
Acreage 28.555 / 50.321
(Columbus City Code Section 3309.14) total 78.876

APPLICANT:

Name MI Homes of Central Ohio LLC
Address 3 Easton Oval City/State Columbus, OH Zip 43219
Phone # (614) 560-1488 Fax # _____ Email c/o laura@comeklaw.com

PROPERTY OWNER(S):

Name Same as Applicant
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Laura MacGregor Comek, Esq
Address 300 E. Broad St., Ste. 450 City/State Columbus, OH Zip 43215
Phone # (614) 560-1488 Fax # _____ Email: laura@comeklaw.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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 all checks payable to the Columbus City Treasurer

Additional Owner:

Preston Hollow LLC

215-037A

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.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 #: 215-037A

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Laura MacGregor Comek, Esq
of (COMPLETE ADDRESS) 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

1. <u>MI Homes of Central Ohio LLC</u> <u>3 Easton Oval</u> <u>Columbus, OH 43219</u> <u>Approx. 90</u> <u>Laura M. Comek, Esq. 614</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 20th day of October, in the year 2017.

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

GRANT A WOLFE
NOTARY PUBLIC - STATE OF OHIO
My commission expires on 10/31/2018

This Project Disclosure Statement expires six months after the date of Notarization.

Notary Seal Here

TEXT

PROPOSED DISTRICTS: L-R-2 / L-AR-12

PROPERTY ADDRESS: 7240 Harlem Road

OWNER: ~~Daryl Vesner Tr. & Judith Fuller Tr.~~ MI Homes of Central Ohio LLC c/o Laura MacGregor Comek, Esq.

APPLICANT: ~~Metro Development LLC~~ Same as owner

DATE OF TEXT: ~~6/9/16~~ 10/23/17

APPLICATION: ~~Z15-037~~ Z15-037A

1. **INTRODUCTION:** The site is on the east side of Harlem Road, north of Central College and has recently been annexed into the City of Columbus. The site is developed as a farm; surrounding Columbus development is multi-family and the township ground is developed as agricultural or single family residential.

2. **PERMITTED USES:**

Subarea A. Those uses permitted under Section 3332.033 R-2, Residential District of the Columbus City Code.

Subarea B. Those uses permitted under Section 3333.02 AR-12, Apartment Residential District of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the text or submitted drawings the applicable development standards for Subarea A are contained in Chapter 3332 Residential Districts of the Columbus City Code and for Subarea B are contained in Chapter 3333 Apartment Districts of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements

1. The minimum number of dwelling units for Subarea A is 178.
2. The maximum number of dwelling units for Subarea B is 240.
3. The total number of dwelling units between both subareas shall not exceed 418.

B. Access, Loading, Parking and/or Traffic Related Commitments

1. Access to both Subareas A & B is from Harlem Road. Additional future street connections are shown on the site plan.
2. The developer shall install a southbound left turn lane with a length of 285 feet (includes diverging taper) at the site access point to Harlem Road.
3. The developer shall install a northbound right turn lane with a length of 314 feet (includes diverging taper) at the site access point to Harlem Road.

4. The developer shall make a payment of \$302,148 to the Department of Public Service to be applied to the construction of an eastbound left turn lane and a westbound left turn lane at the intersection of Central College Road and Harlem Road.

C. Buffering, Landscaping, Open Space and/or Screening Commitments

1. The frontage along Harlem Road shall be landscaped as follows: four trees 100 linear feet planted in a natural hedge row manner.
2. Street trees shall be planted on both sides of new public and private streets at a ratio of one tree per 30 feet. Trees may be individually spaced or grouped.
3. Parking lots shall be screened from Harlem Road and from the adjacent properties by headlight screening a minimum of four feet in height.
4. All landscape designs shall be prepared by a registered landscape designer or architect.
5. Mounding if used for screening shall have a maximum 3 to 1 slope with landscaping.

D. Building Design and/or Interior-Exterior Treatment Commitments

~~1. Subarea A. Garages shall not extend forward of front porches.~~

~~2.~~ 1. Subarea B. The applicant has submitted building elevations as part of its zoning application. The buildings shall be developed in accordance with the submitted building elevations. The building elevations may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments to the building elevations shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

1. In Subarea B, all parking lot lighting shall be cutoff fixtures and not exceed a height of 18 feet. All wiring shall be underground and all external outdoor lighting fixtures shall be from same family of fixtures.
2. All ground mounted lighting shall be shielded and landscaped.

F. Graphics and Signage Commitments

All signage and graphics shall conform to Article 15 of the Columbus City Code as it applies to the appropriate zoning district.

G. Miscellaneous

The applicant has submitted a Development Plan for both subareas and Site Details for Subarea B as part of its zoning application. The site shall be developed in accordance with the submitted plans. The plans may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the

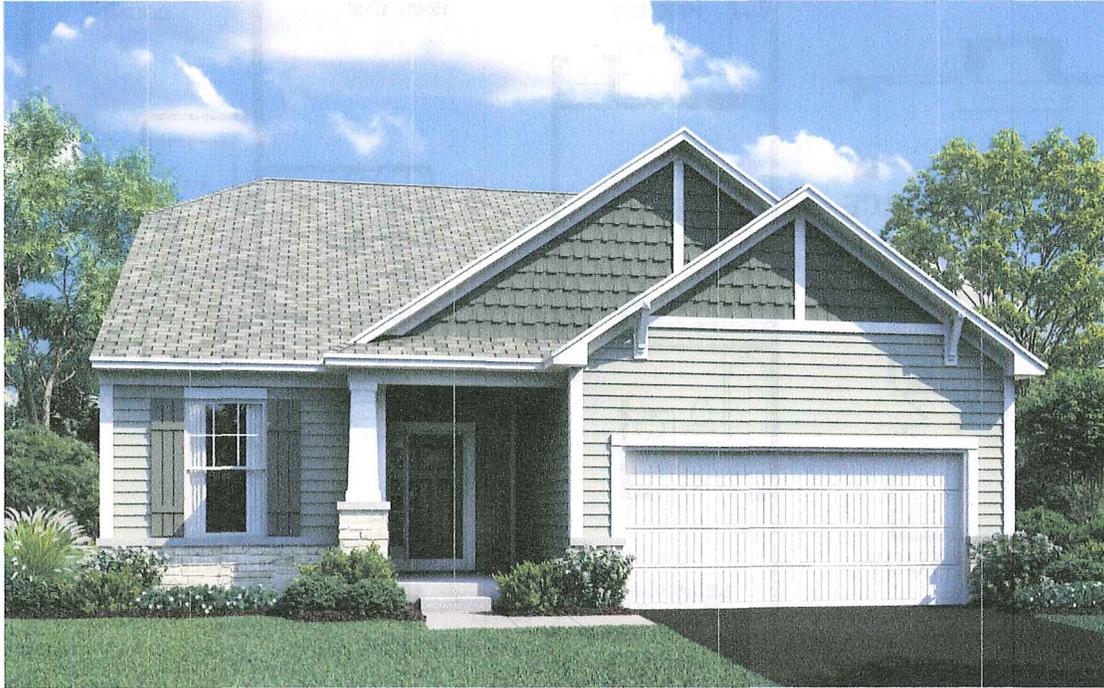
development and when engineering and architectural drawings are completed. Any slight adjustments to the plans shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

The Ashland

The Ashland
the
smart
series

only from M/I Homes



Elevation C



Elevation A



Elevation B

215-037A

Square Feet: 1,440
Bedrooms: 3
Full Baths: 2

Half Baths: 0
Garages: 2
Stories: 1


M/I HOMES
Move Up
mihomes.com

The Bloomington

the
smart
series

only from M/I Homes



Elevation B



Elevation A



Elevation C

Square Feet: 1,698
Bedrooms: 3
Full Baths: 1

Half Baths: 1
Garages: 2
Stories: 2


M/I HOMES
Move Up
mihomes.com

The Canton

the **smart** series

only from M/I Homes



Elevation B



Elevation A



Elevation C

Square Feet: 1,834
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2


M/I HOMES
Move Up
mihomes.com

The Dearborn

The
the
smart
series

only from M/I Homes



Elevation C



Elevation A



Elevation B

Square Feet: 1,948
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2


M/I HOMES
Move Up
mihomes.com

The Erie

The smart series

only from M/I Homes



Elevation C



Elevation A



Elevation B

Square Feet: 2,161-2,474 Half Baths: 1
Bedrooms: 3+ Garages: 2
Full Baths: 2 Stories: 2


M/I HOMES
Move Up
mihomes.com

The Findlay

the **smart** series

only from M/I Homes



Elevation A



Elevation B



Elevation C

Square Feet: 2,317
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2


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Firestone A elev



Firestone B Opt Stone Watertable & Garage Storage elev



Glenn A elev



Glenn B elev



Glenn C elev



Grant A elev



Grant B Opt Stone Watertable elev



Grant C elev



Harding A elev



Harding B Opt Brick Watertable elev



Harding C elev



McKinley A elev



McKinley B elev



McKinley C elev



Owens A elev



Owens B elev



Owens C elev



Rockefeller A elev



Rockefeller B Opt Stone Watertable elev



Rockefeller C elev



Wright A elev

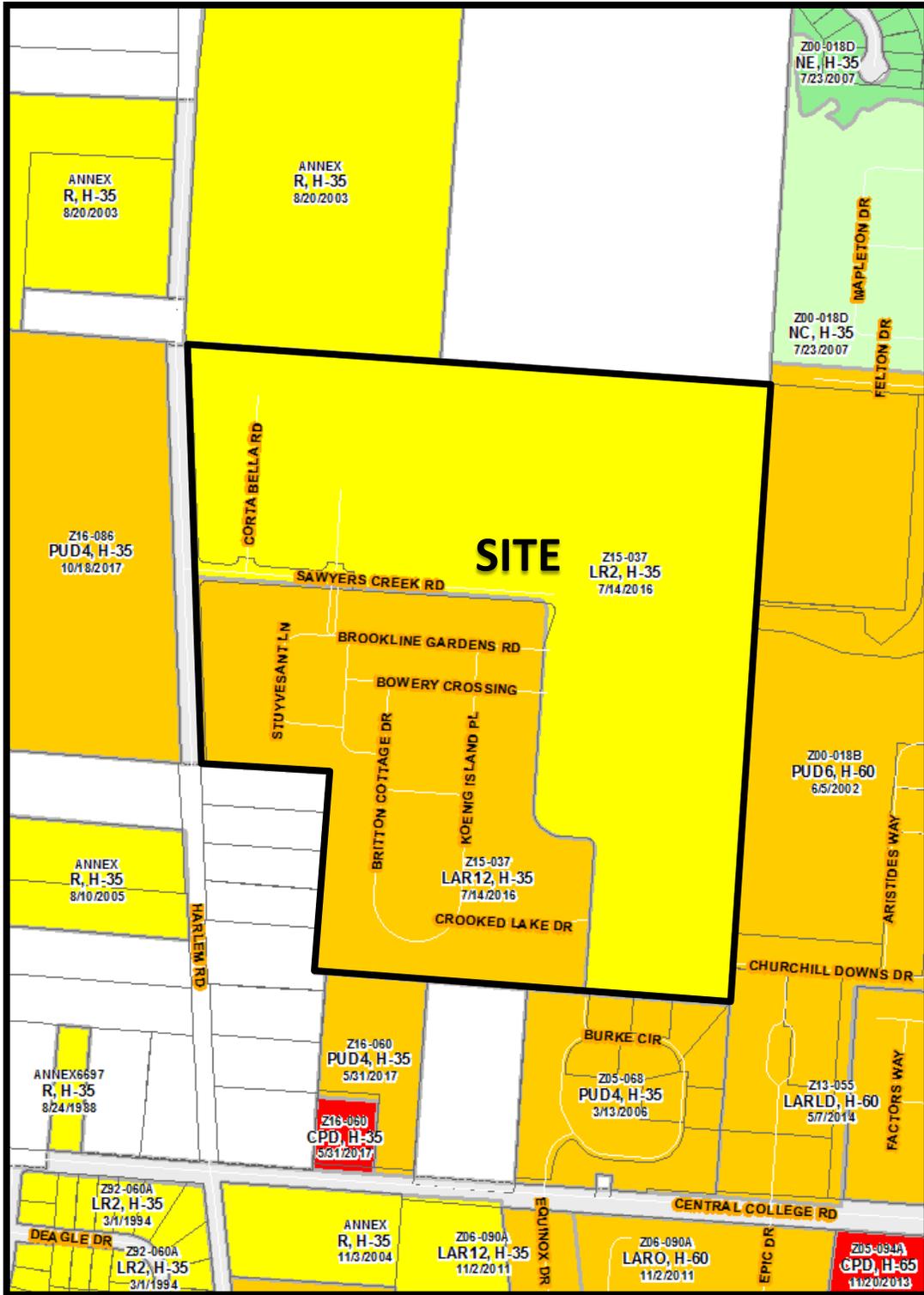


Wright B Opt Brick Watertable elev

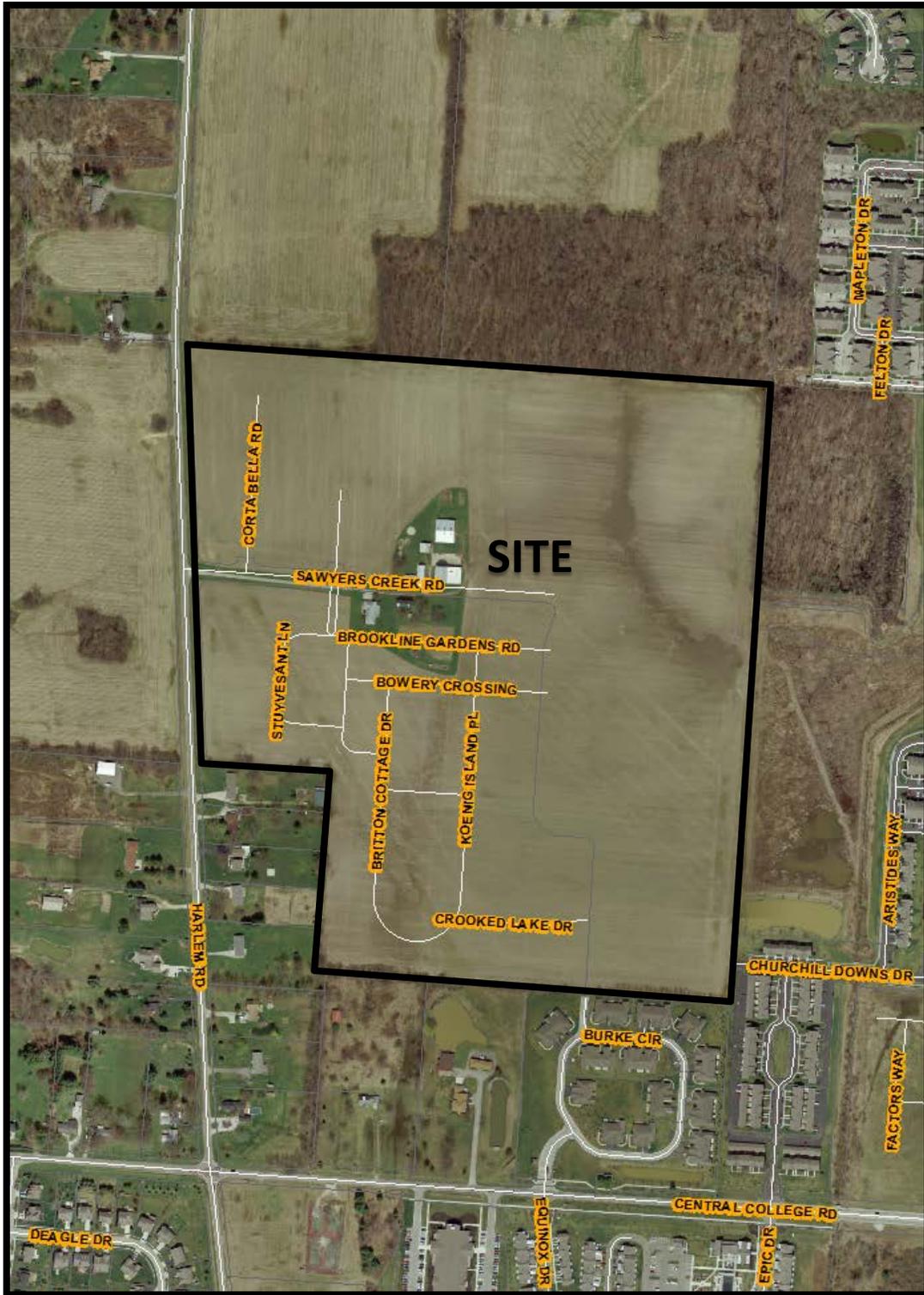


Wright C elev

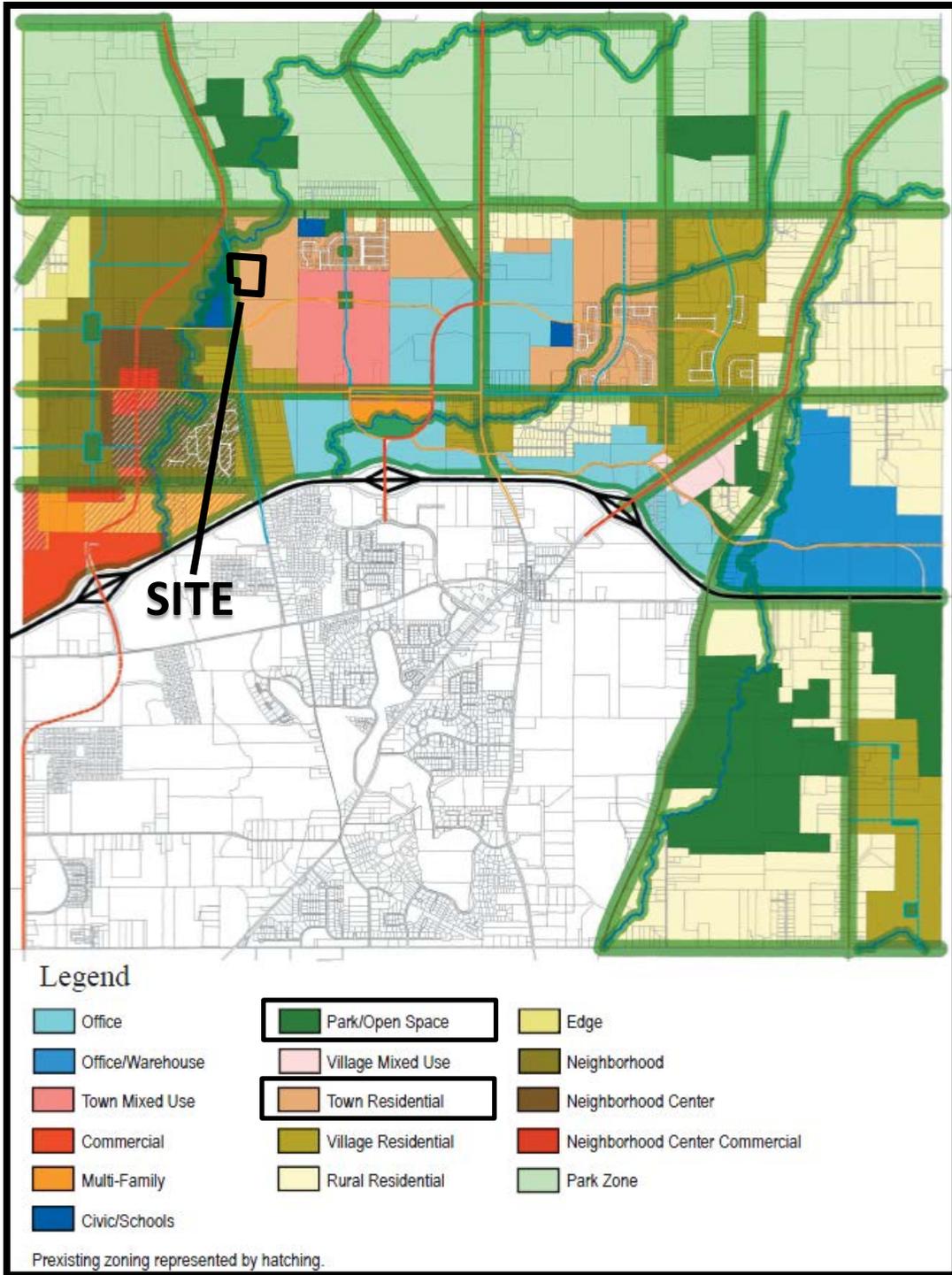




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