

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: 215-034 Date Received: 6/29/15
Application Accepted by: ET Fee: \$7000 -
Comments: Assigned to Shannon Pire, 645-2208, spire@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 5372 Central College Rd Zip: 43081

Is this application being annexed into the City of Columbus? Select one: YES NO

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: 010-237999

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

Current Zoning District(s): NE, NG, NC Requested Zoning District(s): NE, NC

Area Commission or Civic Association: Rodney Fork Black Lick Accord

Proposed Use or reason for rezoning request (continue on separate page if necessary):
To remove NE

Proposed Height District: 35' [per Columbus City Code Section 3309.14] Acreage: .44.62

APPLICANT:

Name: MI Homes of Central Ohio Phone Number: 614 560 1488 Ext.: -

Address: c/o Laura MacGregor Cornick, Esq. 300 E. Broad St., Suite 450 City/State: Cols, Oh Zip: 43215

Email Address: laura@cornicklaw.com Fax Number: -

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: Homewood Corp Phone Number: 898-7200 Ext.: -

Address: 2700 E. Dublin Granville City/State: Cols, Oh Zip: 43231

Email Address: jlepros@homewoodcorp.com Fax Number: -

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: Laura MacGregor Cornick, Esq. Phone Number: 614 560 1488 Ext.: -

Address: 300 E. Broad St., Suite 450 City/State: Cols, Oh Zip: 43215

Email Address: laura@cornicklaw.com Fax Number: -

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 checks payable to the Columbus City Treasurer

MI: Parcel #s

010 - 237991	992
- 237990	993
- 237989	994
- 237988	995
- 237987	996
237986	997
- 237985	998
984	999
83	
82	238 000
81	238 001
80	238 002
979	
977	
970	
976 partial	

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

AFFIDAVIT (See instruction sheet)

Application Number: ~~15-034~~ 15-034

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Laura MacGregor Cornek
of (1) MAILING ADDRESS 300 E Broad St., Ste 450 Cols, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 5372 Central College Rd.

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 6/29/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Homewood Corp.
2700 E. Duleau Granville Rd
Cols OH 43231

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Mr Homes of Central Ohio
c/o Laura MacGregor Cornek, ESQ 560-1488

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Rodley Fork Black Lake Accord
c/o Mark Dravillas, Planning Dept
50 W. Gay St., 3rd Floor
Columbus, Ohio 43215

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 26th day of June, in the year 2015

Marian R. Geer
(8) SIGNATURE OF NOTARY PUBLIC



Notary Seal Here

This Affidavit 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

215-034

CARDINAL TITLE HOLDING CO
141 E TOWN STREET
STE 200
COLUMBUS, OH 43215

ANDREW & DEANNA MARGRAFF
550 CENTRAL COLLEGE RD
WESTERVILLE, OH 43081

HOMEWOOD CORP
2700 E DUBLIN GRANVILLE
COLUMBUS, OH 43231

M/I HOMES OF CENTRAL OHIO
3 EASTON OVAL
STE 310
COLUMBUS, OH 43219

HARLEM ROAD REAL ESTATE LLC
JUDY WOLFE
6840 HAVENSPORT RD
CARROLL, OH 43112

CARL & ILA SOUDER CO TRS
5241 E WALNUT ST
WESTERVILLE, OH 43081

CARL & ILA SOUDER CO TRS
1047 SEBASTIAN RD
BAREFOOT BAY, FL 32976

ROBERT N PHILLIPS
2101 S YORK RD
ALEXANDRIA, OH 43001

CAROL J JONES
6186 UPPER ALBANY CROSSING DR
WESTERVILLE, OH 43081

UPPER ALBANY WEST
HOMEOWNERS ASSOC INC
5550 BLAZER PKWY, STE 175
DUBLIN, OH 43017

VICKY L KIMPTON
6030 TRUMHALL AVE
WESTERVILLE OH 43081

ANA CUELLAR
LUIS GOMEZ
6026 TRUMHALL AVE
WESTERVILLE, OH 43081

STEVEN M WEBER
6022 TRUMHALL AVE
WESTERVILLE, OH 43081

BETHANY L WITTEN
6018 TRUMHALL AVE
WESTERVILLE, OH 43081

TINA & CORY KIMBER
6014 TRUMHALL AVE
WESTERVILLE, OH 43081

BETHANY BALCH
JORDAN HAMM
6010 TRUMHALL AVE
WESTERVILLE, OH 43081

APRIL E LOTT
6006 TRUMHALL AVE
WESTERVILLE, OH 43081

KELLY ANN HIGGINS
6002 TRUMHALL AVE
WESTERVILLE, OH 43081

JOSE E LENZ
5998 TRUMHALL AVE
WESTERVILLE, OH 43081

ANDREA R ROCHE
5994 TRUMHALL AVE
WESTERVILLE, OH 43081

BENJAMIN D FITHIAN
5990 TRUMHALL AVE
WESTERVILLE, OH 43081

GREG & CHARLOTTE PREWITT
5986 TRUMHALL AVE
WESTERVILLE, OH 43081

BETH A TAULBEE
5982 TRUMHALL AVE
WESTERVILLE, OH 43081

ADRIENNE L BURTON
5978 TRUMHALL AVE
WESTERVILLE, OH 43081

CATHY SPEICH
5974 TRUMHALL AVE
WESTERVILLE, OH 43081

LAUREN M PIATAK
5970 TRUMHALL AVE
WESTERVILLE, OH 43081

DIANNE & JOSEPH KREMER
5966 TRUMHALL AVE
WESTERVILLE, OH 43081

NICOLE JEAN MOLINE
5962 TRUMHALL AVE
WESTERVILLE, OH 43081

MARK TOWERS
STEVEN KRAUSS
5950 TRUMHALL AVE
WESTERVILLE, OH 43081

ANGELINE L ROBERTS
5946 TRUMHALL AVE
WESTERVILLE, OH 43081

Z115-034

DAVID & DARLENE DESANTIS
5942 TRUMHALL AVE
WESTERVILLE, OH 43081

ROBERT & RUBI ARTHUR
5938 TRUMHALL AVE
WESTERVILLE, OH 43081

DONN D WHITE
6177 BRAET RD
WESTERVILLE, OH 43081

VINCENT & KAREN GOLDEN
6935 HARLEM RD
WESTERVILLE, OH 43081

KYLE & SABRINA SELLERS
6138 HIGHLANDER DR
WESTERVILLE, OH 43081

CHRISTINE A MARTIN
6144 HIGHLANDER DR
WESTERVILLE, OH 43081

THOMAS & PAULA BARNHARDT
6152 FOXMEADOW DR
WESTERVILLE, OH 43081

DENISE A FURTICK
6146 FOXMEADOW DR
WESTERVILLE, OH 43081

BRYAN & JESSICA STEWART
6140 FOXMEADOW DR
WESTERVILLE, OH 43081

BRETT A BLOCK
6134 FOXMEADOW DR
WESTERVILLE, OH 43081

CYNTHIA L BRONSON
6128 FOXMEADOW DR
WESTERVILLE, OH 43081

DAVID & NITA JEFFRIES
6122 FOXMEADOW DR
WESTERVILLE, OH 43081

SUAD S HAIBEH
6116 FOXMEADOW DR
WESTERVILLE, OH 43081

JASON A KELLER
6110 FOXMEADOW DR
WESTERVILLE, OH 43081

DONALD & MALORIA MCATEER
6088 FOXMEADOW DR
WESTERVILLE, OH 43081

KEVIN & KIRBY ROADS
6082 FOXMEADOW DR
WESTERVILLE, OH 43081

JOHN & JULIE SCHMEITZEL
6076 FOXMEADOW DR
WESTERVILLE, OH 43081

CHRISTOPHER ROSTER
ANNE HINKSON
6070 FOXMEADOW DR
WESTERVILLE, OH 43081

MONICA RODRIGUEZ
GREG STEINKE
6175 JENNIS RD
WESTERVILLE, OH 43081

STEVEN DUNBAR
CINDY WARD
5180 CENTRAL COLLEGE RD
WESTERVILLE, OH 43081

MELINDA & RONALD MURPHY
5430 CENTRAL COLLEGE RD
WESTERVILLE, OH 43081

SANDRA & WILLIAM CLARY
5420 CENTRAL COLLEGE RD
WESTERVILLE, OH 43081

COLLEEN & DONALD BOYD
5410 CENTRAL COLLEGE RD
WESTERVILLE, OH 43081

JONATHAN & RENE OLIVER
5378 CENTRAL COLLEGE RD
WESTERVILLE, OH 43081

MARGARET E REEB
5388 CENTRAL COLLEGE RD
WESTERVILLE, OH 43081

ELSIE A KIRKPATRICK
5244 CENTRAL COLLEGE RD
WESTERVILLE, OH 43081

RAYMOND D MCFARLAND
5214 CENTRAL COLLEGE RD
WESTERVILLE, OH 43081

5290 CENTRAL COLLEGE RD LLC
5290 CENTRAL COLLEGE RD
WESTERVILLE, OH 43081

VIRGINIA FREET
6537 BEVELHYMER RD
WESTERVILLE, OH 43081

SELECT MANAGEMENT &
INVESTMENTS LLC
5368 CENTRAL COLLEGE RD
WESTERVILLE, OH 43081

715-034

DEBORAH L SARTORI
5400 CENTRAL COLLEGE RD
WESTERVILLE, OH 43081

NANCY CREANEY
MARY ARNDT
5364 CENTRAL COLLEGE RD
WESTERVILLE, OH 43081

JASON & TAYLOR STUDER
5370 CENTRAL COLLEGE RD
WESTERVILLE, OH 43081

JAMES & ANNA HORNE
5352 CENTRAL COLLEGE RD
WESTERVILLE, OH 43081

*Homewood Corp.
2700 E Granville Rd
Columbus Oh 43219*

*Laura MacGregor Comek
300 E Broad St. 450
Columbus, Oh 43215*

Rezoning Application

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) Laura Macgregor Cornick
of (COMPLETE ADDRESS) 300 E. Broad St., Suite 450 Col, 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. MI Homes of Central Ohio 3 Easton Oval Ste 310 Colum, Ohio 43219 #	2.
3. c/o Laura Macgregor Cornick	4.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 26th day of June, in the year 2015

Marian R. Geer
SIGNATURE OF NOTARY PUBLIC



Marian R. Geer
Notary Public, State of Ohio
My Commission Expires 11-02-18

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



City of Columbus Zoning Plat



215-034

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010237999

Zoning Number: 5372

Street Name: CENTRAL COLLEGE RD

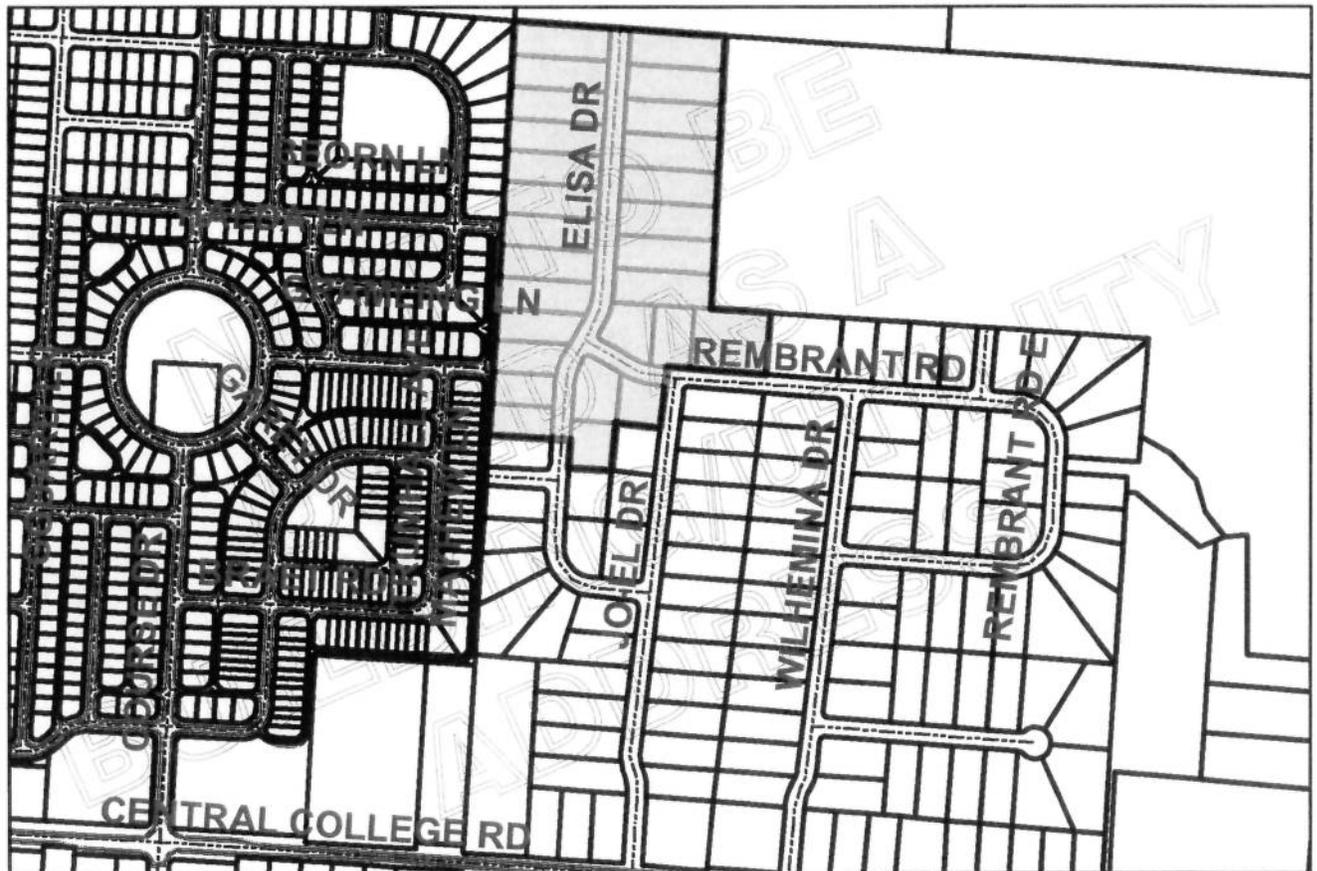
Lot Number : N/A

Subdivision: N/A

Requested By: LAURA COMEK LAW LLC. (LAURA COMEK)

Issued By: *Laura Comek*

Date: 4/30/2015



SCALE: 1 inch = 600 feet

GIS FILE NUMBER: 32915

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO



215-034

NEIGHBORHOOD CENTER

**ZONING DESCRIPTION
26.06 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 6, Township 2, Range 16, United States Military Lands and being 26.06 acres out of that tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Hamilton Road and Central College Road;

thence with the centerline of said Central College Road, the following courses and distances:

South 85° 37' 16" East, a distance of 366.06 feet to a point; and

South 84° 56' 41" East, a distance of 274.89 feet to a point the southeast corner of that 0.582 acre tract conveyed to Lloyd R. and Beatrice Carlyle by deed of record in Deed Book 3004, Page 94, the southwest corner of that 0.862 acre tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828;

thence North 05° 04' 10" East, with the line common to said 0.582 acre and 0.862 acre tracts, a distance of 248.74 feet to a point on the southerly line of "Jo-El Acres" as recorded in Plat Book 46, Page 6;

thence North 85° 16' 57" West, with said southerly line, a distance of 580.68 feet to a point, the TRUE POINT OF BEGINNING;

thence, continuing with the perimeter of said "Jo-El Acres", the following courses and distances:

North 85° 16' 57" West, a distance of 583.35 feet to a point;

North 03° 19' 11" East, a distance of 402.38 feet to a point;

North 84° 59' 58" West, a distance of 200.76 feet to a point; and

North 03° 38' 06" East, a distance of 749.21 feet to a point;

thence across said "Jo-El Acres" the following courses and distances:

South 86° 28' 41" East, a distance of 319.69 feet to a point;

North 74° 18' 11" East, a distance of 109.43 feet to a point;

North 55° 48' 02" East, a distance of 414.49 feet to a point; and

North 34° 11' 58" West, a distance of 120.00 feet to a northeasterly corner of said "Jo-El Acres";

thence South 85° 53' 54" East, with a northerly line of said "Jo-El Acres", a distance of 449.93 feet to a point;

thence across said "Jo-El Acres" the following courses and distances:

South 07° 07' 52" West, a distance of 103.39 feet to a point;

215-034

NEIGHBORHOOD CENTER

ZONING DESCRIPTION

26.06 ACRES

-2-

with the arc of a curve to the right, having a central angle of $17^{\circ} 03' 29''$, a radius of 1060.00 feet, an arc length of 315.58 feet and a chord that bears South $15^{\circ} 39' 36''$ West, a chord distance of 314.42 feet to a point;

South $24^{\circ} 11' 20''$ West, a distance of 494.85 feet to a point;

with the arc of a curve to the left, having a central angle of $19^{\circ} 32' 20''$, a radius of 1440.00 feet, an arc length of 491.07 feet and a chord that bears South $14^{\circ} 25' 11''$ West, a chord distance of 488.69 feet to a point; and

South $04^{\circ} 39' 00''$ West, a distance of 195.50 feet to the TRUE POINT OF BEGINNING, containing 26.06 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

715-03A

NEIGHBORHOOD EDGE

ZONING DESCRIPTION

16.33 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 6, Township 2, Range 16, United States Military Lands and being 16.33 acres out of that tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Hamilton Road and Central College Road;

thence with the centerline of said Central College Road, the following courses and distances:

South 85° 37' 16" East, a distance of 366.06 feet to a point; and

South 84° 56' 41" East, a distance of 274.89 feet to a point the southeast corner of that 0.582 acre tract conveyed to Lloyd R. and Beatrice Carlyle by deed of record in Deed Book 3004, Page 94, the southwest corner of that 0.862 acre tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828;

thence North 05° 04' 10" East, with the line common to said 0.582 acre and 0.862 acre tracts, a distance of 248.74 feet to a point on the southerly line of "Jo-El Acres" as recorded in Plat Book 46, Page 6:

thence with the perimeter of said "Jo-El Acres", the following courses and distances:

North 85° 16' 57" West, a distance of 1164.03 feet to a point;

North 03° 19' 11" East, a distance of 402.38 feet to a point;

North 84° 59' 58" West, a distance of 200.76 feet to a point; and

North 03° 38' 06" East, a distance of 869.21 feet to the TRUE POINT OF BEGINNING;

thence continuing with said perimeter, the following courses and distances:

North 03° 38' 06" East, a distance of 1129.26 feet to a point;

South 86° 02' 01" East, a distance of 665.79 feet to a point; and

South 02° 54' 26" West, a distance of 859.61 feet to a point;

thence across said "Jo-El Acres", the following courses and distances:

South 55° 48' 02" West, a distance of 328.18 feet to a point of curvature;

with the arc of a curve to the right having a central angle of 37° 43' 17", a radius of 305.00 feet, an arc length of 200.80 feet and a chord that bears South 74° 39' 40" West, a chord distance of 197.19 feet to a point of tangency;

North 86° 28' 41" West, a distance of 231.03 feet to the TRUE POINT OF BEGINNING, containing 16.33 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

NEIGHBORHOOD GENERAL

**ZONING DESCRIPTION
2.23 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 6, Township 2, Range 16, United States Military Lands and being 2.23 acres out of that tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Hamilton Road and Central College Road;

thence with the centerline of said Central College Road, the following courses and distances:

South 85° 37' 16" East, a distance of 366.06 feet to a point; and

South 84° 56' 41" East, a distance of 274.89 feet to a point the southeast corner of that 0.582 acre tract conveyed to Lloyd R. and Beatrice Carlyle by deed of record in Deed Book 3004, Page 94, the southwest corner of that 0.862 acre tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828;

thence North 05° 04' 10" East, with the line common to said 0.582 acre and 0.862 acre tracts, a distance of 248.74 feet to a point on the southerly line of "Jo-EI Acres" as recorded in Plat Book 46, Page 6;

thence with the perimeter of said "Jo-EI Acres", the following courses and distances:

North 85° 16' 57" West, a distance of 1164.03 feet to a point;

North 03° 19' 11" East, a distance of 402.38 feet to a point;

North 84° 59' 58" West, a distance of 200.76 feet to a point; and

North 03° 38' 06" East, a distance of 749.21 feet to the TRUE POINT OF BEGINNING;

thence North 03° 38' 06" East, continuing with said perimeter, a distance of 120.00 feet to a point;

thence across said "Jo-EI Acres", the following courses and distances:

South 86° 28' 41" East, a distance of 231.03 feet to a point of curvature;

with the arc of a curve to the left, having a central angle of 37° 43' 17", a radius of 305.00 feet, an arc length of 200.80 feet, a chord bearing of North 74° 39' 40" East and chord distance of 197.19 feet to a point of tangency;

North 55° 48' 02" East, a distance of 328.18 feet to a point;

South 34° 11' 58" East, a distance of 120.00 feet to a point;

South 55° 48' 02" West, a distance of 414.49 feet to a point;

South 74° 18' 11" West, a distance of 109.43 feet to a point; and

North 86° 28' 41" West, a distance of 319.69 feet to the TRUE POINT OF BEGINNING, containing 2.23 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Hellebrekers
Statement Addressing TND Principles
Homewood Corporation
June 29, 2015

The Hellebrekers Property is approximately 85.4 acres in total, located north of Central College Road and west of Rocky Fork Creek ("Site"). It is immediately east of the Upper Albany West Subdivision (rezoned by MI Homes to TND and R2), and west and south of the Mabel George 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.

The instant application seeks to rezone only approximately 18.5 +/- acres to reconfigure and replace alley loaded single-family neighborhood general lots with the single-family neighborhood edge homes. Because there is 2.5 +/- acres that is coming from the neighborhood center district (to frame the street scape of the east west connector) that acreage is included in the rezoning.

Hamilton Road is planned to extend through the Hellebreker 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. The area to be rezoned is west and northwest of the Hamilton extension.

The area to be rezoned is in the upper northwest portion of the Hellebreker Site, accessing initially only from the extension of the east west connector, and later using Hamilton Road.

This development incorporates 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 reflects a continuation/extension of the viable community that focuses on the pedestrian, as well as vehicular requirements.

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

The overall plan for development provides for a mix of residential product types, with density transitions. This rezoning is intended to develop the upper northwest area of Hellebrekers as an extension of the MI development, Upper Albany West.

At present, there is little or no market demand for alley-loaded lots. This product has

been widely uses in the area both within the existing MI development to the west, as well as the TND developments south and west of this Site.

There remains a mix of residential housing types of different density ranges. The density after this rezoning will be 5.68+/- . 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, there is a feel of two neighborhoods. However, the walking distance to reach any of the parks or village greens is approximately 400 feet or less for any resident. The largest neighborhood park (10.1 acres) and village greens (1.2 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.

This rezoning will facilitate the 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.

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.*

Several housing types are available within this development, and within the MI development immediately adjacent to the west: an attached townhouse product, detached residential homes with and without alleys. The diversity of housing stock provides 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.*

Relatively unrestricted CPD zoning exists at the southeast and southwest intersections of Hamilton Road and Central College. Larger commercial uses are concentrated south of this Site, at the interchange of SR 161 and Hamilton Road. These areas provide many additional opportunities for service and employment uses.

The applicant does not have control of the northeast and northwest corners of the intersection, and the Town Center district has been removed by prior rezoning.

- 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 greater Hellebreker plan that may 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.

- 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, 1.2 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.

Civic spaces provided total 22.9 acres, or 26.8% 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.

This rezoning will include the extension of the east west connector to link the Upper Albany West and other northerly 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.

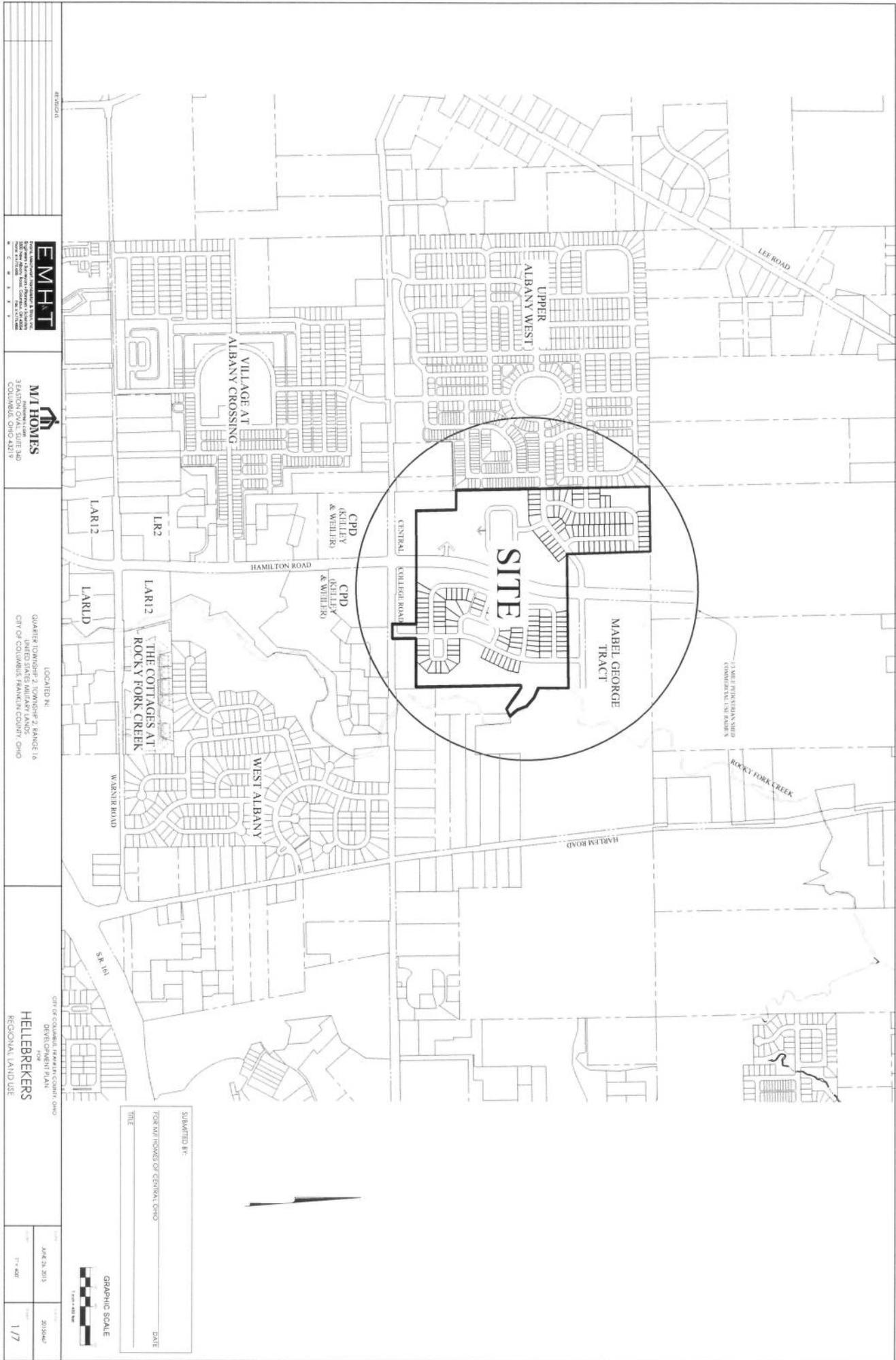
This rezoning will specifically provide for a defined street scape along the east west connector road.

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.

J. Miscellaneous Commitments.

Connection to Upper Albany Crossing Dr. and/or Carlatun St. is permitted without an extension of Hamilton Rd. north of Central College Rd. for only the Neighborhood Edge/General subareas, which can only use the east west connector until Hamilton Road is extended.



LOCATED IN:
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 18
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

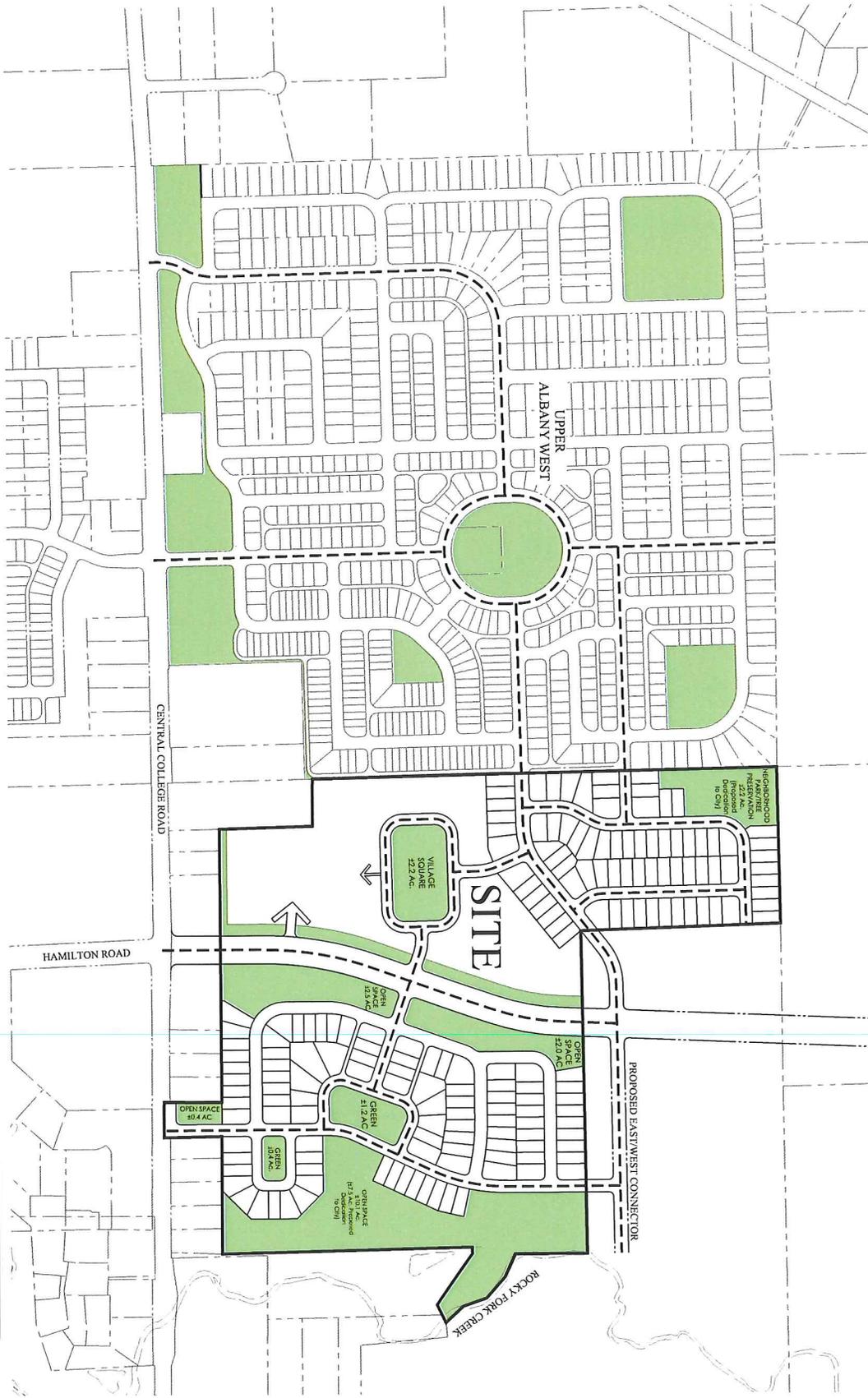
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
HELLEBREKERS
REGIONAL LAND USE

SUBMITTED BY: _____
FOR THE BOARD OF CENSAL, OHIO
DATE: _____



DATE	2015/04/21
SCALE	1" = 100'
SHEET	1/17

215-031



NO.	DATE	DESCRIPTION



LOCATED IN:
 QUARTER TOWNSHIP 2, TOWNSHIP 2 RANGE 14
 UNITED STATES MILITARY LANDS
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 DEVELOPMENT PLAN
 FOR
HELLEBREKERS
 REGIONAL LAND USE

SUBMITTED BY: _____ DATE: _____

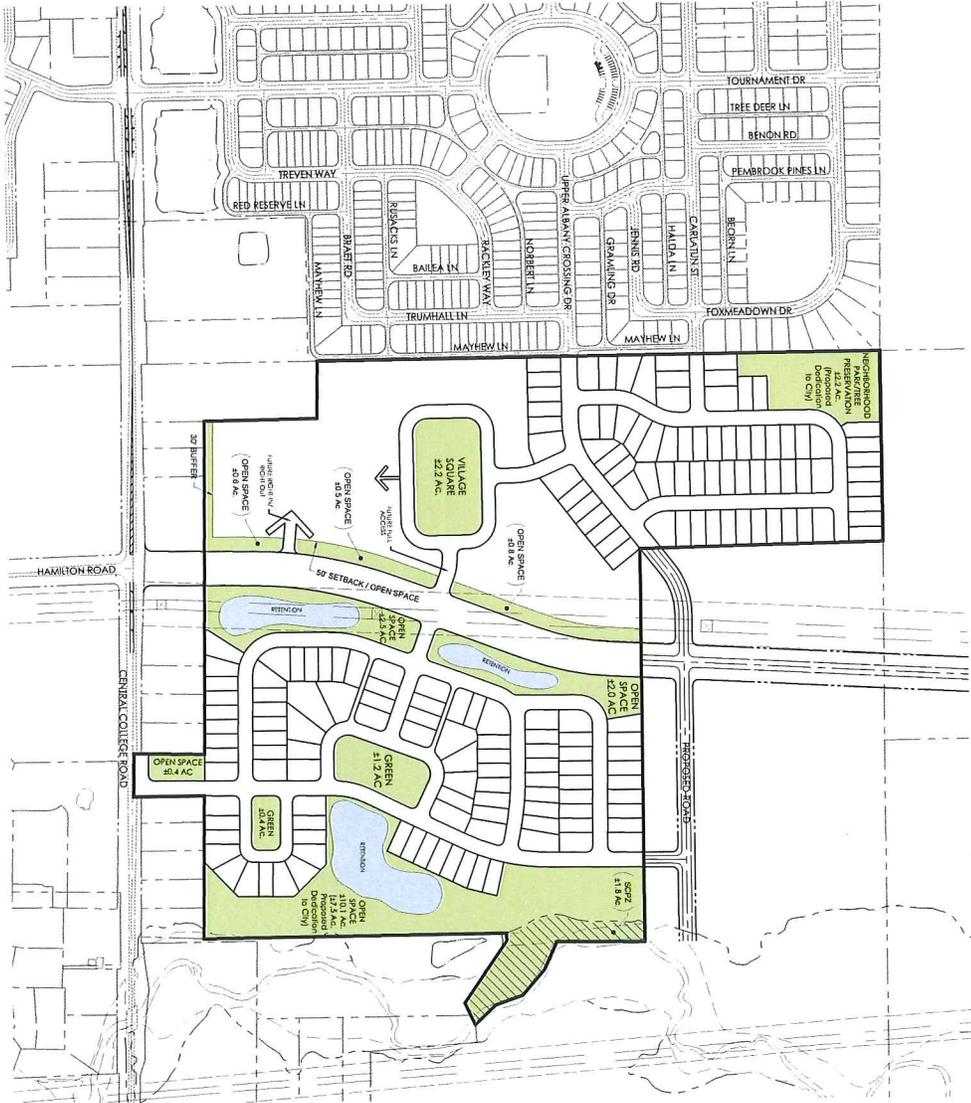
TOWNSHIP OF CENTRAL OHIO

TITLE: _____



30%	JUNE 26, 2013	28,150 sq ft
20%	1" = 200'	28,150 sq ft
10%		217

215-034



LEGEND:

- OPEN SPACE
- RESERVION

CIVIC SPACES: REZONING ONLY

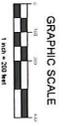
TND SITE DATA:	EXISTING	PROPOSED	DIFFERENCE
Total Acres:	85.49 AC. ±	85.49 AC. ±	0 AC.
Total Residential Units	508 Units (947 ATTACHED, 161 DETACHED)	486 Units (312 ATTACHED, 174 DETACHED)	-22 Units (-35 ATTACHED, +13 DETACHED)
Open Spaces:	6.26 AC. ±	6.03 AC. ±	-0.23 AC.
+ Parkland Dedication Required	10.0 AC. ±	9.7 AC. ±	-0.3 AC.
Parkland Dedication Provided	12.36 AC. ±	13.2 AC. ±	+0.84 AC.
Green Acreage / Additional Open Space Provided	22.36 AC. ±	22.9 AC. ±	+0.54 AC.
Total Open Space Provided	26.16 %	26.8 %	+0.64 %

± REQUIRED OPEN SPACE IS CALCULATED BASED ON THE CITY OF COLUMBUS CODE CHAPTER 318, PARKLAND DEDICATION, 5.5 ACRES OF OPEN SPACE PER 1000 PEOPLE, 2.48 PEOPLE PER DETACHED UNITS AND 2.13 PEOPLE PER ATTACHED UNITS.

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;"> </td><td style="width: 15%;"> </td><td style="width: 10%;"> </td></tr> </table>									 	<p>LOCATED IN:</p> <p>QUARTER TOWNSHIP 2, TOWNSHIP 2 RANGE 16 UNITED STATES MILITARY LANDS CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO</p>
<p>SUBMITTED BY:</p> <p>FOR M/I HOMES OF CENTRAL OHIO</p> <p>DATE</p>	<p>CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO</p> <p>DEVELOPMENT PLAN</p> <p>FOR</p> <p>HELLEBRERKERS</p> <p>CIVIC SPACES</p>	<p>DATE</p> <p>2015</p> <p>6/7</p>								

SUBMITTED BY: _____ DATE _____

FOR M/I HOMES OF CENTRAL OHIO



E15-084

ZONING EXHIBIT

SECTION 6, TOWNSHIP 2, RANGE 16

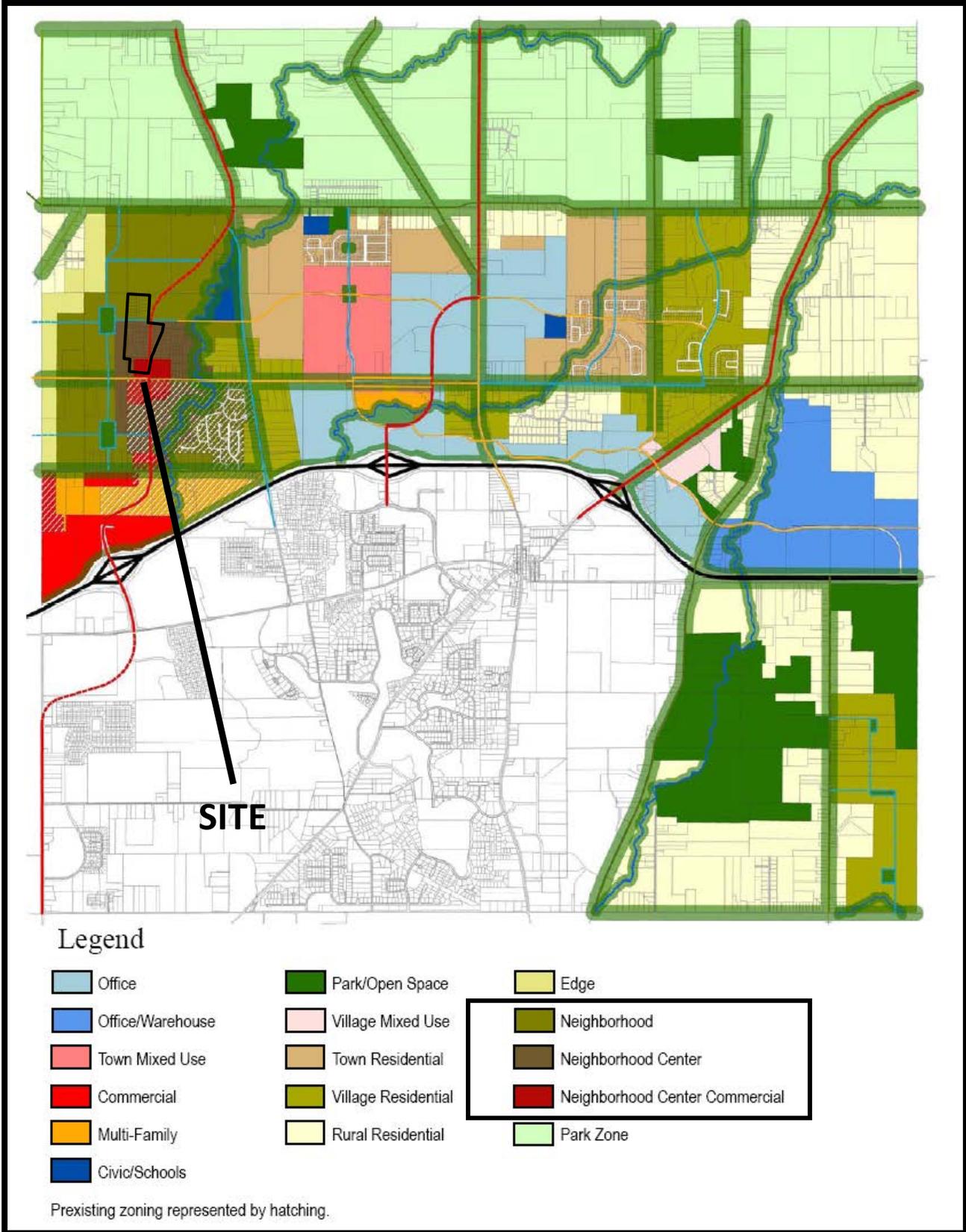
UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

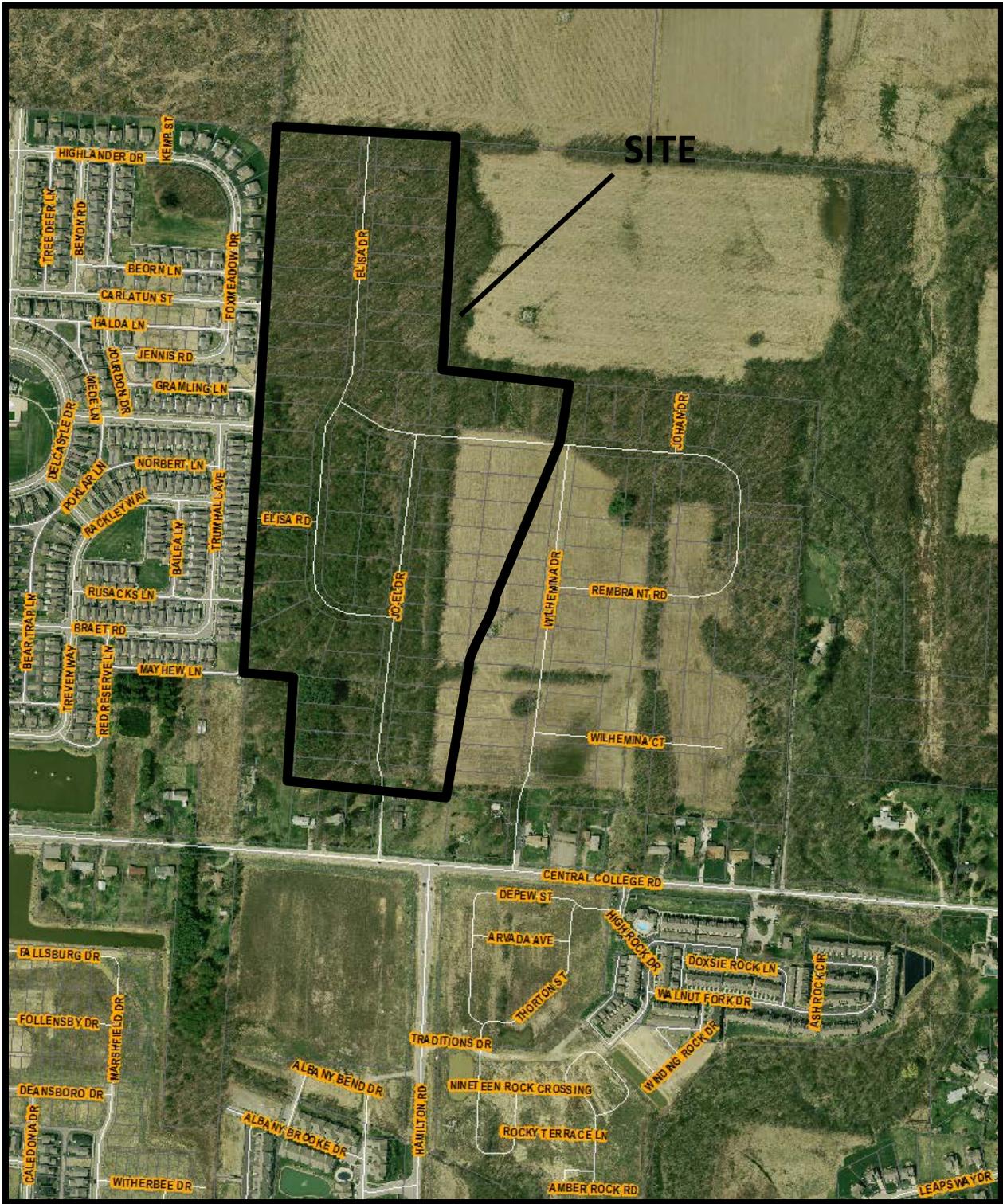
E15-034



EMHT <small>EMMERT HERRINGTON & MOTT, INC. ENGINEERS • SURVEYORS • PLANNERS • ARCHITECTS 100 New Albany Road, Columbus, OH 43204 Phone: 614.775.4688 Fax: 614.775.4688 emht.com</small>	Date: April 29, 2015
	Scale: 1" = 120'
	Project: 2015-0467
	Sheet: 1 of 1



Z15-034
 5372 Central College Road
 Approximately 44.62 acres
 NE, NG, & NC to NE & NC



Z15-034
5372 Central College Road
Approximately 44.62 acres
NE, NG, & NC to NE & NC