



City of Hilliard
 3800 Municipal Way
 Hilliard, Ohio 43028
 Telephone (614) 876-7361
 Fax: (614) 529-6017
 www.hilliardohio.gov

APPLICATION #

15-0191LR

2015 PLANNING AND ZONING COMMISSION APPLICATION

CHECK THE TYPE OF APPLICATION WITH CORRESPONDING FEE:

- Old Hilliard District Plan (\$250)
- Limited Overlay (\$750)
- Rezoning
 - Single Family <5 acres (\$1000)
 - PUD (\$2000)
 - All other zoning districts (\$3000)
- PUD Final Development Plan (\$1000)
- Modification of PUD Zoning/Final Development Plan
 - Residential (\$250)
 - Commercial (\$500)
- Level "B" Site Plan (\$1000)
- Level "B" Site Plan Minor Changes
 - Residential (\$250)
 - Commercial (\$500)
- Conditional Use (Specify Use Below)
 - Residential (\$400)
 - Commercial Including Special Use for Wireless Communication Facilities (\$800)
- Preliminary Plat
 - Residential (\$850 plus \$20 for each lot greater than 100 lots)
 - Commercial / Industrial (\$1500 plus \$20 per acre)
- Final Plat
 - Residential (\$900 plus \$20 for each lot greater than 50 lots)
 - Commercial / Industrial (\$1500 plus \$20 per acre)
- Lot Split or Deed Transfer
 - Residential (\$300)
 - Commercial / Industrial (\$750)
- Graphics Variance Application - List ALL Code Sections from which variances are requested:
 - Within Old Hilliard District - one sign (\$150) Section(s): _____
 - Single Sign Variance (not in Old Hilliard) (\$200) Section(s): _____
 - Graphics Plan or Package - 2-3 signs, any district (\$300) Section(s): _____
 - Graphics Package - 4 or more signs, any district (\$750) Section(s): _____
- All Other Reviews - Describe Below (\$100)

	Within Old Hilliard	Existing Single Family	All Others
First	\$100	\$100	Same as original fee
Second	\$200	\$200	1.5 times original application fee
Third	\$300	\$300	2.0 times original application fee

SUBMISSION REQUIREMENTS:

- a. Required application fee (see above).
- b. One original complete application with original signed and notarized property owner's signature.
- c. One copy of all required plans to scale on paper not larger than 22-inch-by-34-inch.
- d. One reproducible electronic copy of all required plans to scale AND all application materials via compact disc (CD) media.
- e. Plot plan to scale showing property lines, easements, building footprint, and other information associated with the site.
- f. Legal description and all other documents required for the application.
- g. The names and mailing addresses of all property owners within 200 feet of the subject property on mailing labels.

I. PROPERTY INFORMATION

Applicant/Business is known as: Pulte Homes		Property Address: 4608, 4643 Elliott Road	
Tax ID Number/District Parcel Number: 120-184, 120-185, 120-173 - Brown Twp 050-8664, 050-9195 - Hilliard 30.2 ac		Parcel Size (Acres): 160.1 ac	Current Zoning District: Brown Twp - Agr/Rural
Property Location (if property address is not listed above): See above		Hilliard - PUD	
Specify Conditional Use or Describe Requested Review: See attached.			
FOR OFFICE USE ONLY			Date Received
Amount Received: \$2,000.00	Receipt Number: 409-78038	April 9, 2015	

II. PROPERTY OWNER INFORMATION

Name of Current Property Owner(s): <u>Elliott Road, LLC</u>		
Mailing Address (Street, City, State, Zip Code) <u>2325 Coventry Road Columbus OH 43221</u>		
Daytime Telephone Number: <u>614-340-7415</u>	Fax Number:	e-mail Address:

Applicant's Agent

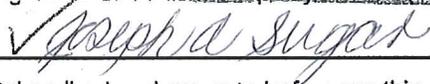
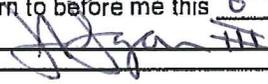
III. CONTACT INFORMATION FOR OWNER'S AUTHORIZED REPRESENTATIVE

Name of Contact Person (Ex. Attorney, Architect, etc.) <u>Thomas L. Hart, Esq.</u>		
Mailing Address (Street, City, State, Zip Code) <u>2 Miranova Pl, Ste. 700, Columbus, OH 43215</u>		
Daytime Telephone Number: <u>614-340-7415</u>	Fax Number: <u>614-365-9615</u>	e-mail Address: <u>thart@isaacwiles.com</u>

IV. AUTHORIZATION TO VISIT THE PROPERTY

Site visits to the property are necessary by City representatives in order to process this application. By completing and submitting this application, the Property Owner/Applicant hereby authorizes City representatives to visit, photograph, and post a notice on the property described in this application.

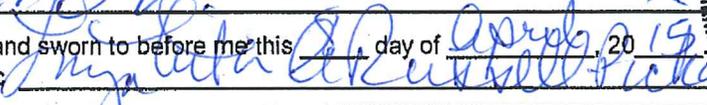
V. OWNER AUTHORIZATION FOR REPRESENTATIVE

<u>Elliott Road LLC</u> , the Property Owner listed above, hereby authorize <u>Thomas L. Hart</u> to act as my representative and agent in all matters pertaining to the processing and approval of this application including modifying the project, and I agree to be bound by all representations and agreements made by the designated agent.	
Signature of Current Property Owner (listed above): 	By Joseph A. Sugar, Managing Member
Date: _____	
Subscribed and sworn to before me this <u>6th</u> day of <u>April</u> , 20 <u>15</u> .	
Notary Public: 	



JOSEPH A. SUGAR, III
 Attorney At Law
 Notary Public, State of Ohio
 My commission has no expiration date
 Sec. 147.03 R.C.

VI. APPLICANT'S AFFIDAVIT -- (PLEASE PRINT)

STATE OF <u>OH</u>	COUNTY OF <u>Franklin</u>
I, <u>Thomas L. Hart, agent</u> , the applicant or the authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of Applicant or Authorized Representative: 	
Date: _____	
Subscribed and sworn to before me this <u>8th</u> day of <u>April</u> , 20 <u>15</u> .	
Notary Public: 	



Lizabeth A. Russell-Pickard
 Notary Public, State of Ohio
 My Commission Expires 05-19-2017

II. PROPERTY OWNER INFORMATION

Name of Current Property Owner(s) : <i>City of Hilliard c/o Clyde R. Seidle</i>		
Mailing Address (Street, City, State, Zip Code) <i>3800 Municipal Way, Hilliard OH 43026</i>		
Daytime Telephone Number:	Fax Number:	e-mail Address:

III. CONTACT INFORMATION FOR OWNER'S AUTHORIZED REPRESENTATIVE

Name of Contact Person (Ex. Attorney, Architect, etc.)		
Mailing Address (Street, City, State, Zip Code)		
Daytime Telephone Number:	Fax Number:	e-mail Address:

IV. AUTHORIZATION TO VISIT THE PROPERTY

Site visits to the property are necessary by City representatives in order to process this application. By completing and submitting this application, the Property Owner/Applicant hereby authorizes City representatives to visit, photograph, and t a notice on the property described in this application.

V. OWNER AUTHORIZATION FOR REPRESENTATIVE

I, _____, the Property Owner listed above, hereby authorize _____ to act as my representative and agent in all matters pertaining to the processing and approval of this application including modifying the project, and I agree to be bound by all representations and agreements made by the designated agent.	
Signature of Current Property Owner (listed above):	Date:
Subscribed and sworn to before me this ____ day of _____, 20____. Notary Public _____	

VI. APPLICANT'S AFFIDAVIT – (PLEASE PRINT)

STATE OF _____ COUNTY OF _____	
I, _____, the applicant or the authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the beste of my knowledge and belief.	
Signature of Applicant or Authorized Representative:	Date:
Subscribed and sworn to before me this ____ day of _____, 20____. Notary Public _____	

VII. TRAFFIC IMPACTS

Which of the following conditions applies to this application (One box must be checked):

- A. This application has no impact on traffic, safety, or congestion in the area. Example applications include sign variances, architectural changes, setback variances, etc.
No traffic analysis is required.

- B. A traffic analysis was conducted for this site previously, and this application is consistent with the development assumed in the previous study.
No additional traffic analysis is required.
List the title and date of the previous study and include two copies with this application.

- C. A traffic analysis was conducted for this site previously, but this application deviates from the assumptions in the previous study.
An update to the previous analysis is required.
List the title and date of the previous study and include two copies with this application.

- D. This application does not significantly change the trip generation or access of the site as it is currently being used, and the site is located away from areas of congestion. Example applications include modifying an existing use to a less intense or equally intense use from a traffic-generation standpoint with no need to change existing traffic control devices.
A “before” and “after” trip generation comparison or a brief narrative describing the trip-generating nature of the old and new use is required to support the claim that the proposed development generates an equal or less amount of traffic.

- E. This application has an impact on traffic in the area. Example applications include a change in use, change in size of existing use, change in access, or rezoning to a more intense land use from a traffic-generation standpoint.
A traffic operations analysis (minor traffic study) is required in accordance with the “Applicant’s Guide for Traffic Access and Impact Studies for Proposed Development”.

- F. This application has an impact on traffic in the area. Example applications include a new development of a significant size and traffic impact (rezoning, major modification to zoning, or development plan approval) or development of a site in a location that is currently experiencing nearby congestion.
A complete transportation study (major traffic impact study) is required in accordance with the “Applicant’s Guide for Traffic Access and Impact Studies for Proposed Development”.

One paper copy and one electronic copy (all appendices in both) **OF THE TRAFFIC ANALYSIS CONDUCTED FOR THE SITE AS REQUIRED IN ACCORDANCE WITH THE “APPLICANT’S GUIDE FOR TRAFFIC ACCESS AND IMPACT STUDIES FOR PROPOSED DEVELOPMENT”.**

A traffic analysis is required if C, E, or F was checked in Section III above. A “before” and “after” comparison of traffic generated by the development is required if D was checked in Section III above.

VIII. FOR REZONING OR LIMITED OVERLAY APPLICATION ONLY

PREVIOUS APPLICATION: Has an application for rezoning the property been denied by the City Council within the last two years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, then state the basis of the reconsideration?
Reason: <div style="text-align: center;">N/A</div>
PLANNED DISTRICT REQUESTS: Submit one paper copy and one electronic copy of a dated proposed development plan & text.
LIMITED OVERLAY REQUESTS: Submit one paper copy and one electronic copy of a dated proposed development plan & text.

IX. STATEMENTS – (Please attach additional sheets as necessary to fully address the statement.)

Existing Land Use/Development See attached
Proposed Land Use/Development: See attached
STATEMENT: State briefly how the proposed development relates to the existing and potential land use character of the vicinity. (Attach letter of intent if additional space is needed.) See attached
STATEMENT: State briefly how the proposed development relates to the Hilliard Comprehensive Plan. See attached
STATEMENT: State briefly how the proposed development addresses pedestrian mobility and access within the site and to/from the site. See attached

X. PLEASE INCLUDE THE FOLLOWING:

PLAN REQUIREMENTS:

(1) SET OF PLANS TO SCALE on paper not larger than 22-inch-by-34-inch:

- a. The site and all land 500 feet beyond the boundaries
- b. North arrow and bar scale
- c. Existing conditions (Roads, buildings, vegetation, topography, jurisdictional boundaries, utilizes, etc.)
- d. Proposed Uses (Regional transportation system, densities, number of dwellings, building/unit types, square footages, parkland/open space, utilities, etc.)
- e. Existing zoning district boundaries
- f. Size of the site in acres/square feet
- g. All property lines, street rights-of-way, easements and other information related to the location of the proposed boundaries
- h. Landscape plan (tree preservation, tree replacement and table identify existing and proposed plant material including botanical name, common name, installation size, and spacing
- i. All building elevations to scale (dimensions, material colors, roof pitch, mechanicals including ground-and-roofing mounted, etc.)
- j. Color rendering or color building elevations of proposed building or building addition
- k. Storm water management plan and grading plan (conceptual plans may satisfy this requirement)
- l. Site lighting plan (including location and types of fixtures and light sources)
- m. Signage (including existing and proposed sign location and elevation drawing in color)

One sample board of exterior building material including colors name of manufacturer.

XI. NEIGHBORING PROPERTY OWNERS

Submit one complete list of all neighboring property owners within 200 feet from the perimeter of the subject property and their mailing addresses. Such list to be in accordance with the County Auditor's current tax list. The list must be submitted either on labels or on a computer disk formatted for Avery 5160. **Applications lacking this information WILL NOT BE ACCEPTED.**

CITY REPRESENTATIVE'S SIGNATURE ON APPLICATION FOR +/-30.2 acres of existing property zoned PUD owned by the City of Hilliard to rezone to a the proposed uniform PUD subject to the zoning text and development plan under this application and subject to final City Council Action:

_____ **Date** _____

Clyde Seidel, City of Hilliard, Director of Public Service

3009715.2 : 01731 00013

IX. STATEMENTS

Existing Land Use/Development

Rural district zonings in Brown Township (+/-160.2 acres). PUD for water tower triangle-shaped property under Hilliard zoning (+/-30.2 acres).

Proposed Land Use/Development

All acreage consolidated as a uniform PUD with applicable principles under the Hilliard Conservation District designation.

STATEMENT: State briefly how the proposed development relates to the existing and potential land use character of the vicinity.

The site is meant to complement existing Hilliard neighborhoods to the south and east by offering compatible single family development with updated architecture and housing styles. Lot sizes are varied with 85, 75 and 60 foot lots in order to provide a mixture of housing sizes and a range of price points. The site will integrate conservation development principles reflecting Hilliard Conservation District standards with connected open spaces, clustered housing and access to recreational opportunities, while maintaining the rural look of the current land uses to the west.

STATEMENT: State briefly how the proposed development relates to the Hilliard Comprehensive Plan.

The proposed development is consistent with the intent and principles of the Big Darby Accord and Hilliard Conservation District Development requirements called for under the Comprehensive Plan. The development is proposed at 50% open space, with clustering of development areas and a density that is allowed under the Comprehensive Plan and Zoning Code, with the application of the density bonus credit system for specific design features and community commitments. Other conservation district elements are met as follows:

- Contiguous open spaces are connected throughout the site with multi-use paths. The paths are also connected to outstanding recreational features, such as a proposed 46 acre city park space and the Heritage Rail Trail. In addition, the multi-use path connects to existing residential neighborhood paths, linking individual communities to the area-wide path system as called for under the Comprehensive Plan.
- Innovative conservation designs for wetlands, storm-water treatment and ground water protection are proposed. Retention basins with "wetland shelves" are

designed to provide areas with wetland like features in addition to the existing wetlands being retained and protected. Ground water recharge standards are met with changes in land use from agriculture to meadow and with bio-retention basins as specified under the Big Darby Accord.

- The clustering of housing and use of conservation development principles create varying lot sizes and provide for a mix of home designs and sizes. Smaller and mixed lot sizes will mean the development footprint, and overall impact, are less than what would be created by traditional housing development.

STATEMENT: State briefly how the proposed development addresses pedestrian mobility and access within the site and to/from the site.

As stated above and depicted on the plans, the site connects green spaces with multi-use paths throughout the site. The paths also connect to existing and future neighborhoods and paths, a proposed city park and Hilliard's outstanding recreational gem, the Heritage Rail Trail. A roadway crossing is provided over the Rail Trail so as to promote inter-connectivity of neighborhoods without impacting the functionality of the Heritage Rail Trail.

REZONING
190.4± ACRES

Situated in the State of Ohio, County of Franklin, City of Hilliard and Township of Brown, located in Virginia Military Survey Nos. 6366, 6640, 6953 and 7693, being those tracts conveyed as Parcel 1 (55.000 acres) and Parcel 2 (55.000 acres) to Elliott Road, LLC by deed of record in Instrument Number 200301280027869, that 48.012 acre tract conveyed to Elliott Road, LLC by deed of record in Instrument Number 199902030028492, that 15.349 acre tract conveyed to the City of Hilliard by deed of record in Instrument Number 200101250025812 and that 15.000 acre tract conveyed to the City of Hilliard by deed of record in Instrument Number 200101250015813, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at the easterly common corner of said Parcel 2 and that 151.250 acre tract conveyed to Robert T. Bright Trustee and Karen R. Bright Trustee by deeds of record in Official Record 16483101 and Instrument Number 201101040001993, being in the westerly line of Reserve "C" of that subdivision entitled "The Estates at Hoffman Farms Section 2, Phase 4" of record in Plat Book 106, Page 86;

thence South 83° 26' 26" West, with the southerly line of said Parcel 2, a distance of 1166.03 feet to a point in the southeasterly corner of said Parcel 1;

thence South 83° 36' 12" West, with the southerly line of said Parcel 1, a distance of 991.45 feet to a point in the centerline of Elliott Road;

thence North 37° 50' 11" West, with said centerline, a distance of 447.01 feet to a point in the southeasterly corner of said 48.012 acre tract;

thence South 61° 32' 02" West, with the southerly line of said 48.012 acre tract, a distance of 1868.85 feet to a point in the southwesterly corner of said 48.012 acre tract;

thence North 33° 31' 18" West, with the westerly line of said 48.012 acre tract, a distance of 926.97 feet to a point;

thence North 33° 38' 05" West, continuing with said westerly line, a distance of 160.34 feet to a point in the northwesterly corner of said 48.012 acre tract;

thence North 57° 23' 57" East, with the northerly line of said 48.012 acre tract, a distance of 1771.48 feet to a point in the northwesterly corner of said Parcel 1;

thence with the northerly line of said Parcel 1, the following courses and distances:

North 57° 29' 26" East, a distance of 1300.17 feet to a point;

North 57° 29' 17" East, a distance of 10.79 feet to a point; and

South 88° 41' 06" East, a distance of 412.11 feet to a point in the northwesterly corner of said Parcel 2;

thence South 88° 41' 06" East, with the northerly line of said Parcel 2, a distance of 1466.08 feet to a point in the westerly line of said 15.000 acre tract;

190.4± ACRES

-2-

thence North 05° 42' 11" West, with said westerly line of 15.000 acre tract, a distance of 678.26 feet to a point in the northerly corner of said 15.000 acre tract;

thence South 47° 13' 24" East, with the easterly line of said 15.000 acre tract, a distance of 495.77 feet to a point;

thence South 47° 20' 03" East, continuing with said easterly line, a distance of 779.10 feet to a point in the northeasterly corner of said 15.349 acre tract;

thence South 47° 28' 20" East, with the easterly line of said 15.349 acre tract, a distance of 734.80 feet to a point in the southeasterly corner of said 15.349 acre tract;

thence with the southerly line of said 15.349 acre tract, the following courses and distances:

South 49° 01' 52" West, a distance of 454.66 feet to a point;

South 49° 01' 57" West, a distance of 271.49 feet to a point;

North 17° 22' 36" West, a distance of 227.69 feet to a point;

South 83° 23' 03" West, a distance of 362.82 feet to a point; and

South 49° 02' 13" West, a distance of 404.40 feet to a point in the easterly line of said Parcel 2;

thence South 06° 39' 46" East, with the easterly line of said Parcel 2, a distance of 491.91 feet to the *Point of Beginning*, containing 190.4± acres, more or less.

THIS DESCRIPTION IS FOR REZONING PURPOSES ONLY AND IS NOT TO BE USED FOR DEED TRANSFER

EVANS, MECHWART, HAMBLETON & TILTON, INC.