



City of Hilliard
 3800 Municipal Way
 Hilliard, Ohio 43026
 Telephone (614) 876-7361
 Fax: (614) 529-6017
 www.hilliardohio.gov

APPLICATION #

16-0239 LR

2016 PLANNING AND ZONING COMMISSION APPLICATION

CHECK THE TYPE OF APPLICATION WITH CORRESPONDING FEE:

- | | |
|---|---|
| <input type="checkbox"/> Old Hilliard District Plan (\$250) | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Limited Overlay (\$750) | <input type="checkbox"/> Residential (\$650 plus \$20 for each lot greater than 100 lots) |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Commercial / Industrial (\$1500 plus \$20 per acre) |
| <input type="checkbox"/> Single Family <5 acres (\$1000) | <input type="checkbox"/> Final Plat |
| <input checked="" type="checkbox"/> PUD/ HCD/ Old Hilliard District (\$2000) | <input type="checkbox"/> Residential (\$900 plus \$20 for each lot greater than 50 lots) |
| <input type="checkbox"/> All other zoning districts (\$3000) | <input type="checkbox"/> Commercial / Industrial (\$1500 plus \$20 per acre) |
| <input type="checkbox"/> PUD Final Development Plan (\$1000) | <input type="checkbox"/> Lot Split or Deed Transfer |
| <input type="checkbox"/> Modification of PUD Zoning/Final Development Plan | <input type="checkbox"/> Residential (\$300) |
| <input type="checkbox"/> Residential (\$250) | <input type="checkbox"/> Commercial / Industrial (\$750) |
| <input type="checkbox"/> Commercial (\$500) | <input type="checkbox"/> Graphics Variance Application - List ALL Code Sections that apply and describe in Section I: |
| <input type="checkbox"/> Level "B" Site Plan (\$1000) | <input type="checkbox"/> Within Old Hilliard District - one sign (\$150) Section(s): _____ |
| <input type="checkbox"/> Level "B" Site Plan Minor Changes | <input type="checkbox"/> Single Sign Variance (not in Old Hilliard) (\$200) Section(s): _____ |
| <input type="checkbox"/> Residential (\$250) | <input type="checkbox"/> Graphics Plan or Package - 2-3 signs, any district (\$300) Section(s): _____ |
| <input type="checkbox"/> Commercial (\$500) | <input type="checkbox"/> Graphics Package - 4 or more signs, any district (\$750) Section(s): _____ |
| <input type="checkbox"/> Conditional Use (Specify Use Below) | <input type="checkbox"/> All Other Reviews - Describe Below (\$100) |
| <input type="checkbox"/> Residential (\$400) | |
| <input type="checkbox"/> Commercial including Special Use for Wireless Communication Facilities (\$600) | |

	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:

- Required application fee (see above).
- One original complete application **with original signed and notarized property owner's signature.**
- One copy** of all required plans to scale on paper not larger than 22-inch-by-34-inch.
- One** reproducible **electronic copy** of all required plans to scale AND all application materials via compact disc (CD) media.
- Plot plan **to scale** showing property lines, easements, building footprint, and other information associated with the site.
- Legal description and all other documents required for the application.
- 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: ERIC WARD / RIVERAIDE MILL DEV LLC		Property Address: 5154 NORWICH ST.	
Tax ID Number/District Parcel Number: 050-000304 050-000252		Parcel Size (Acres): 2.85	
050-000268		Current Zoning District: OLD HILLIARD DISTRICT	
Property Location (if property address is not listed above):			
Specify Conditional Use or Describe Requested Review: PUD APPLICATION			

FOR OFFICE USE ONLY

Amount Received: \$2,000.00	Receipt Number: 409-81406	Date Received: FEBRUARY 3, 2016
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II. PROPERTY OWNER INFORMATION

Name of Current Property Owner(s): BILLIE ROSNAGLE		
Mailing Address (Street, City, State, Zip Code) 3247 RIDGEWOOD DR. HILLIARD OH 43026		
Daytime Telephone Number:	Fax Number:	e-mail Address:

III. CONTACT INFORMATION FOR OWNER'S AUTHORIZED REPRESENTATIVE

Name of Contact Person (Ex. Attorney, Architect, etc.) ERIC WARD		
Mailing Address (Street, City, State, Zip Code) 7075 RIVERSIDE DR. DUBLIN OH 43016		
Daytime Telephone Number: 614 216-3828	Fax Number:	e-mail Address: MASA9999@YAHOO.COM

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

I, Steven Kosnagle, the Property Owner listed above, hereby authorize Steven Kosnagle POA Steven Kosnagle TTEE 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): Steven Kosnagle POA Steven Kosnagle TTEE Date: 2-16-16

Subscribed and sworn to before me this 31 day of JANUARY, 2016

Notary Public: [Signature]



VI. APPLICANT'S AFFIDAVIT - (PLEASE PRINT)

STATE OF OHIO COUNTY OF FRANKLIN

I, ERIC WARD, 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: [Signature] Date: 2-16-16

Subscribed and sworn to before me this 2 day of February, 2016

Notary Public: [Signature]



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. THIS NOT REQUIRED PER SECTION 2 OF GUIDELINES BECAUSE LESS THAN 100 VEHICLE TRIP/HR GENERATED PER LETTY SCHAMP, P.E.
- 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:
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 <i>OLD HILLIARD DISTRICT</i>
Proposed Land Use/Development: <i>PUD</i>
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.) <i>SEE ATTACHED NARRATIVE</i>
STATEMENT: State briefly how the proposed development relates to the Hilliard Comprehensive Plan. <i>'' ''</i>
STATEMENT: State briefly how the proposed development addresses pedestrian mobility and access within the site and to/from the site. <i>'' ''</i>

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, or for rezoning applications submit one complete list of all neighboring property owners within 500 feet from the perimeter of the subject property and their mailing addresses. Such list is 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.**

Riverside Mill Development, LLC.

7075 Riverside Dr.
Dublin OH 43016
(614) 216-3828 Office

**Norwich Cottages Narrative for Zoning Application
IX Statements**

Rev 2-25-16

i. The proposed project is located in Old Hilliard. A PUD designation is appropriate on this site in that it allows developer additional flexibility regarding project design while still giving the City reasonable control over the project, that under existing zoning it may not have. Our proposed design encourages the preservation of existing trees and other natural amenities through smaller footprint homes grouped around natural open areas. The density is much less than would be allowable by current zoning yet still maximizes the site while simultaneously respecting the single family homes nearby. This appears to be the highest and best for use for this semi-landlocked site.

Having only 16 units, pedestrian mobility is not a major issue as the housing occupants will have access to Norwich Street sidewalks and by extension uptown Hilliard area. Our vision is to create a community of smaller homes on a wooded lot so it feels like a rural environment while still being close to the heart of Hilliard and all of its amenities.

ii. The project consist of 3 parcel, (050-000268, 050-000363, 050-000252) all owned by Billie Rosnagle.

iii. The character of the proposed development will be small cottages with an English style architecture targeted to smaller families who want private dwellings yet don't desire much square footage. We propose a maximum of 16 units, all similarly designed but with 2 or 3 exterior elevations, on a 2.5-acre site. The current parcels are 2.85 acres but we will split off 2 lots on Norwich street. These will be sold separately and will keep the existing OH-RD zoning classification. This will create a density of about 6.4 units per acre.

iv. There are no planned deviations.

v. We are not requesting a density bonus.

vi. We anticipate starting construction when the final plan is approved and permits in place, hopefully in summer 2016. A model home and site work will be done

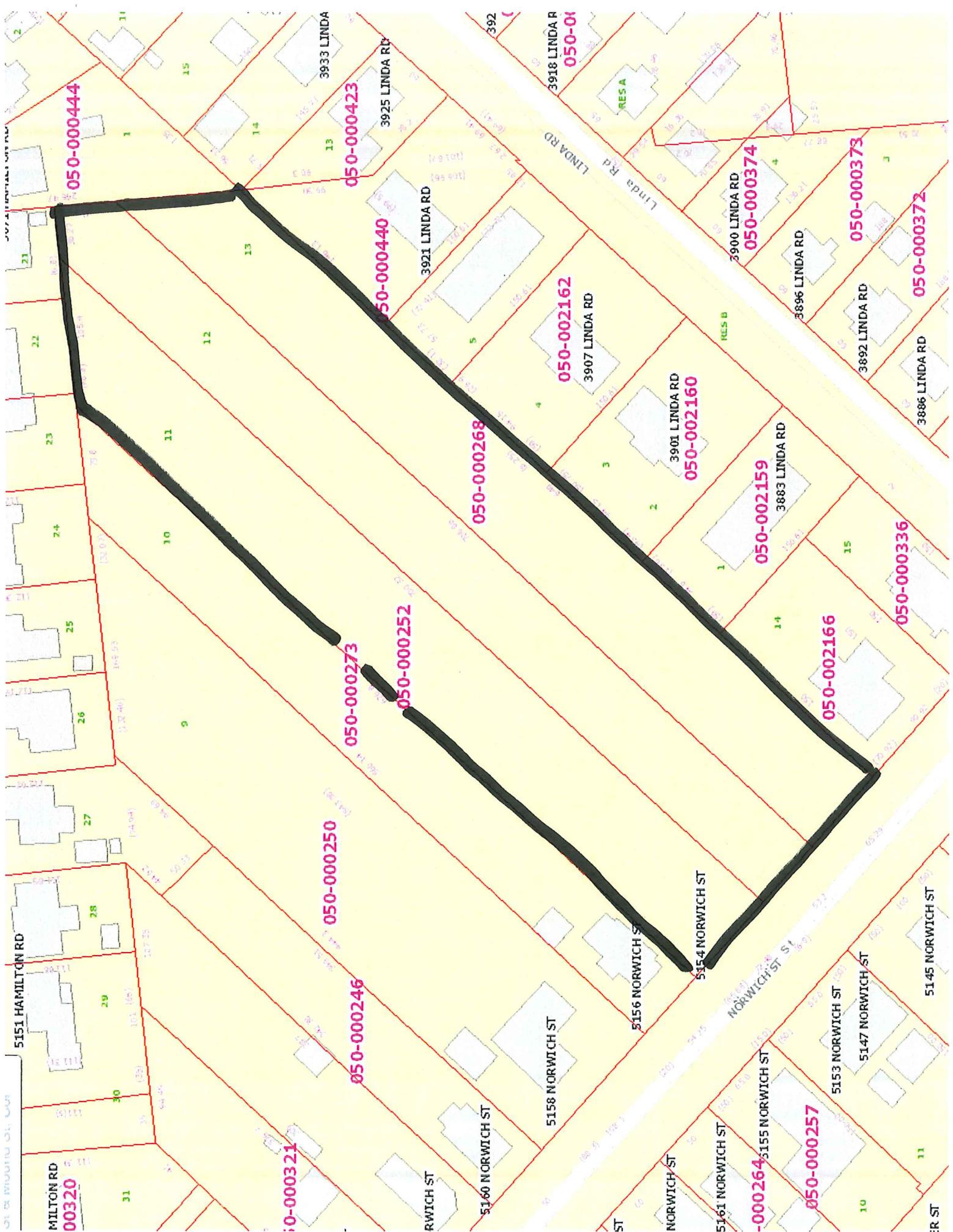
consecutively at that time, with additional units built upon sale. We expect the project to be 100% complete within 2 years after start.

vii. This development will be governed by condominium documents which will specify residential use, site and unit maintenance and upkeep including private drive, lighting, common areas, etc., and governance policies. Additionally, there will be controls for exterior unit design and materials.

Additional Comments:

The 2 out lots on Norwich shall be accessed from an easement from the private drive and shall not have direct access to Norwich.

There are currently no sidewalks shown within the site. Because there are only 16 units, and the market is single or smaller size families, we expect the pedestrian and vehicular traffic to be minimal. By eliminating walks, we can keep more trees and have less pavement for storm retention considerations.



050-000444

050-000423

050-000440

050-002162

050-000374

050-000373

050-000372

050-000268

050-002160

050-002159

050-000336

050-000273

050-000252

050-002166

050-000250

050-000246

050-000321

050-000264

050-000257

5151 HAMILTON RD

MILTON RD
00320

3933 LINDA

3925 LINDA RD

3921 LINDA RD

3918 LINDA R

3900 LINDA RD

3896 LINDA RD

3892 LINDA RD

3886 LINDA RD

3901 LINDA RD

3883 LINDA RD

5151 HAMILTON RD

MILTON RD
00320

5160 NORWICH ST

5158 NORWICH ST

5156 NORWICH ST

5154 NORWICH ST

5161 NORWICH ST

5155 NORWICH ST

5153 NORWICH ST

5147 NORWICH ST

5145 NORWICH ST

RWICH ST

NORWICH ST

5161 NORWICH ST

R ST



Hamilton Rd

Lindard Rd

Norwich St

Nationwide Insurance
David Stanley & Assoc

Banc Certified
Merchant Services

Top Driver
Driving School

Security Plus
Insurance Agency

Heritage Family Eye Care

Municipal

Strategic Financial
Group Inc