



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

APPLICATION #
15-0199 LR

2015 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 (\$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 from which variances are requested: |
| <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: Homewood Corp. | | Property Address: 0000 Leppert Road |
|--|--------------------------------|---|
| Tax ID Number/District Parcel Number: 050-008252 | | Parcel Size (Acres): ± 79.5 acres |
| | | Current Zoning District: A-1 |
| Property Location (if property address is not listed above): East side of Leppert Road, North of Davidson Road | | |
| Specify Conditional Use or Describe Requested Review: Rezoning - PUD | | |
| FOR OFFICE USE ONLY | | Date Received: |
| Amount Received: \$2,000.00 | Receipt Number: 409. | MAY 6, 2015 |

II. PROPERTY OWNER INFORMATION

| | | |
|---|------------------------------------|--|
| Name of Current Property Owner(s): Homewood Corp. c/o Jim Lipnos, President | | |
| Mailing Address (Street, City, State, Zip Code) 2700 E. Dublin Granville Road, Columbus, Ohio 43231 | | |
| Daytime Telephone Number: 614.898.7200 | Fax Number: 614.898.7210 | e-mail Address: jlipnos@homewoodcorp.com |

III. CONTACT INFORMATION FOR OWNER'S AUTHORIZED REPRESENTATIVE

| | | |
|---|------------------------------------|---|
| Name of Contact Person (Ex. Attorney, Architect, etc.) Linda Menerey and/or Chris Mann, EMH&T | | |
| Mailing Address (Street, City, State, Zip Code) 5500 New Albany Road, Columbus, Ohio 43054 | | |
| Daytime Telephone Number: 614.775.4500 | Fax Number: 614.775.4804 | e-mail Address: Linda: lmenerey@emht.com Chris: cmann@emht.com |

IV. AUTHORIZATION TO VISIT THE PROPERTY

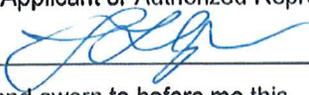
Site visits to the property are necessary by City representatives in order to process this application. By completing and submitting this application, the Property Owner/Applicant hereby authorizes City representatives to visit, photograph, and post a notice on the property described in this application.

V. OWNER AUTHORIZATION FOR REPRESENTATIVE

I, Jim Lipnos, the Property Owner listed above, hereby authorize Linda Menerey and/or Chris Mann 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 <u>29th</u> day of <u>April</u> , 20 <u>15</u> Notary Public <u>Teresa L. Rice</u> | THERESA L. RICE Notary Public, State of Ohio My Commission Expires <u>3-16-2019</u> |

VI. APPLICANT'S AFFIDAVIT - (PLEASE PRINT)

| | |
|--|---|
| STATE OF <u>Ohio</u> | COUNTY OF <u>Franklin</u> |
| I, <u>Jim Lipnos</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>29th</u> day of <u>April</u> , 20 <u>15</u> Notary Public <u>Teresa L. Rice</u> | THERESA L. RICE Notary Public, State of Ohio My Commission Expires <u>3-16-2019</u> |

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

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|--|
| 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 Underdeveloped & Agriculture |
| Proposed Land Use/Development: Single Family |
| 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 Rezoning Statement |
| STATEMENT: State briefly how the proposed development relates to the Hilliard Comprehensive Plan. See Attached Rezoning Statement |
| STATEMENT: State briefly how the proposed development addresses pedestrian mobility and access within the site and to/from the site. See Attached Rezoning Statement |

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, utilities, 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.**

- *State how the proposed development relates to the existing and potential land use character of the vicinity*

Carr Farms proposes a single family neighborhood which completes the existing single family development pattern to Leppert Road. Lots and homes will be comparable in size and character to the adjoining homes in the Brixston subdivision to the east and south. The Courtyards at Hayden Run, a detached condominium home community, is located immediately adjacent to Carr Farms at the northeast corner of the site. These two living styles, single family homes and detached condominium homes, are complementary land uses that provide alternate living opportunities within the same community.

- *State how the proposed development relates to the Hilliard comprehensive plan*

The Hilliard Comprehensive Plan identifies the Carr Farms property as an area for new residential development with low density (net density of 2 dwelling units per acre or lower), supported by public open space within or adjacent to the development and served by streets and sidewalks to connect the development. The proposed Carr Farms development plan integrates these major elements from the Comprehensive Plan. It has a proposed density of less than 2 dwelling units per acre, approximately 16 acres of internal open space connecting to existing and future open spaces, it preserves natural area along Hayden Run and provides public streets, sidewalks and the extension of necessary infrastructure (sanitary sewer, storm sewer and public water to and through the site).

- *State how the proposed development addresses pedestrian friendly mobility and access within the site and to/from the site.*

The proposed development addresses pedestrian friendly mobility in a number of ways. The proposed Carr Farms development makes physical connections to the existing neighborhood street and sidewalk systems. It provides sidewalks along both side of all internal public streets with appropriate intersection crossing areas. It provides for the extension of the 10' bike path from the Courtyards at Hayden Run through the northern part of the site, with other internal pathways connecting to it. This 10' bike path will be extended to and along Leppert Road and will ultimately connect north, south and west to the proposed soccer complex creating safe and pedestrian friendly mobility into, through and beyond the site.

79.45 ACRES

Situate in the State of Ohio, County of Franklin, Norwich Township, lying in Virginia Military Survey No. 3453 and being all of that 79.484 acre tract conveyed to Homewood Corporation by deeds of record in Instrument Number 200512300274697 and Instrument Number 201409160122028, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Leppert Road (variable width) and Davidson Road (70'), as depicted on that subdivision plat entitled "Brixston Subdivision Plat 2", of record in Plat Book 73, Page 97;

Thence North 06° 41' 17" West, with the centerline of said Leppert Road, a distance of 200.53 feet to a point at the southwesterly corner of said 79.484 acre tract, the northwesterly corner of said "Brixston Subdivision Plat 2", being the TRUE POINT OF BEGINNING;

Thence North 06° 41' 17" West, continuing with the centerline of said Leppert Road, the westerly line of said 79.484 acre tract, a distance of 2647.83 feet to a point;

Thence North 87° 45' 43" East, with the northerly line of said 79.484 acre tract, a distance of 1339.03 feet to a point;

Thence South 06° 33' 54" East, with the easterly line of said 79.484 acre tract, a distance of 499.89 feet to a point at the northwesterly corner of that subdivision entitled "Brixston Subdivision", of record in Plat Book 69, Page 66;

Thence South 06° 43' 54" East, with the line common to said 79.484 acre tract and said "Brixston Subdivision", a distance of 2038.38 feet to a point;

Thence South 83° 04' 08" West, with the southerly line of said 79.484 acre tract, the northerly line of said "Brixston Subdivision" and "Brixston Subdivision Part 2", a distance of 1335.48 feet to the TRUE POINT OF BEGINNING, containing 79.45 acres.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

CARR FARMS

Neighboring Property Owners

| Parcel Number | Owner Name 1 | Owner Name 2 | Owner Address | Owner City | Owner State | Owner Zip |
|---------------|----------------------------|--------------------------|-------------------------|------------|-------------|------------|
| 010-26672400 | CITY OF COLUMBUS OHIO | | 90 W BROAD ST #425 | COLUMBUS | OH | 43215 |
| 020-000009800 | FFC HOLDINGS LLC | | P.O. BOX 34 | HILLIARD | OH | 43026-0034 |
| 020-000135000 | TILLSON-LEPPERT LLC | | 2640 CRAFTON PARK | COLUMBUS | OH | 43221-3694 |
| 020-000135200 | TILLSON-LEPPERT LLC | | 2340 CRAFTON PARK | COLUMBUS | OH | 43221-3694 |
| 020-000268600 | MCADOWELL THOMAS A ET AL 3 | | 5742 DUBLIN RD | DUBLIN | OH | 43017-1510 |
| 020-000369100 | HOEPER KEVIN J | HOEPER KAREN M | 4710 LEPPERT RD | HILLIARD | OH | 43026 |
| 050-00300800 | EPCON HILLIARD LLC | | 500 STONEHENGE PKWY | DUBLIN | OH | 43017 |
| 050-00527500 | OKEEFFE JOSEPH R | OKEEFFE ERICA L | 5586 EDIE DR | HILLIARD | OH | 43026 |
| 050-00527600 | KULP EDWARD M | KULP JANICE L | 5596 EDIE DR | HILLIARD | OH | 43026 |
| 050-00527700 | BUNDY JEFFREY L & LORI L | | 5606 EDIE DR | HILLIARD | OH | 43026 |
| 050-00527800 | FRAZIER BRUCE P & DONNA K | | 5605 EDIE DR | HILLIARD | OH | 43026-8818 |
| 050-00527900 | SHAW DENNIS A | SHAW CYNTHIA L | 5595 EDIE DR | HILLIARD | OH | 43026 |
| 050-00528000 | SMITH RYAN | | 2104 FARLEIGH RD | COLUMBUS | OH | 43221 |
| 050-00528100 | BRANDTS MARK G | CYLINDA L | 4907 BRIKSTON DR | HILLIARD | OH | 43026-9059 |
| 050-00528200 | MILLS STEVEN R | ELIZABETH A | 4899 BRIKSTON DR | HILLIARD | OH | 43026-9059 |
| 050-00528300 | BAKER THOMAS S & MARGO E | | 4893 BRIKSTON DR | HILLIARD | OH | 43026-9059 |
| 050-00528400 | DIETRICH STEVEN G | DIETRICH CAROLYN A | 4885 BRIKSTON DR | HILLIARD | OH | 43026 |
| 050-00528500 | MILLER JAMES F | SHELLY K | 4879 BRIKSTON DR | HILLIARD | OH | 43026 |
| 050-00528600 | JUSTUS KEITH W | | 4873 BRIKSTON DR | HILLIARD | OH | 43026 |
| 050-00528700 | HURST GARY L I | | 3938 FARMBROOK LN | COLUMBUS | OH | 43204 |
| 050-00528800 | LILLY PAULETTE JO | | 159 GLENVIEW DR | AVON LAKE | OH | 44012 |
| 050-00528900 | GILLIGAN CAROLE E | GILLIGAN TIMOTHY J | 4845 BRIKSTON DR | HILLIARD | OH | 43026 |
| 050-00529000 | JOHNSON ANTHONY C | DEBORAH K | 4835 BRIKSTON DR | HILLIARD | OH | 43026-9059 |
| 050-00529100 | BOWMAN JAMES R & JANE A | | 4825 BRIKSTON DR | HILLIARD | OH | 43026-9059 |
| 050-00529200 | CASTLEN PEGGY L | | 4815 BRIKSTON DR | HILLIARD | OH | 43026-9059 |
| 050-00529300 | MARPLE SCOTT A | MARPLE STACY M | 4803 BRIKSTON DR | HILLIARD | OH | 43026 |
| 050-00529400 | SAUNIER SCOTT T | | 4787 BRIKSTON DR | HILLIARD | OH | 43026 |
| 050-00529500 | KUCHARSKI EUGENE F | ROBERTA J | 4777 BRIKSTON DR | HILLIARD | OH | 43026-9059 |
| 050-00529600 | STEWART CATHY M | CRAIG ROSEMARY T | 6688 WALBRIDGE ST | COLUMBUS | OH | 43229 |
| 050-00529700 | TUCKER SANDRA L | | 4757 BRIKSTON DR | HILLIARD | OH | 43026-9059 |
| 050-00529800 | RICKERT WAYNE W TR | | 4747 BRIKSTON DR | HILLIARD | OH | 43026 |
| 050-00529900 | RENZ JEFFREY T | LORETTA M | 4739 BRIKSTON DR | HILLIARD | OH | 43026-9059 |
| 050-00530000 | SCHLUNDT-BODIEN PHILIP T | SCHLUNDT-BODIEN ASHLEY M | 1083 SCHAUER DR | GALLOWAY | OH | 43119 |
| 050-00530100 | VINES DEBORAH L | GUZMAN MARTIN | 4719 BRIKSTON DR | HILLIARD | OH | 43026 |
| 050-00530200 | DUHIG PETER A | DUHIG MARGARET | 5500 DAVIDSON RD | HILLIARD | OH | 43026 |
| 050-00530300 | PACHECO ALEJANDRO J | PACHECO REBECCA M | 5512 DAVIDSON RD | HILLIARD | OH | 43026 |
| 050-00530400 | MORRIS TERESA A TR | | 5524 DAVIDSON RD | HILLIARD | OH | 43026 |
| 050-00530500 | RUFFINO AILEEN T | | 6641 DELBURN CT | DUBLIN | OH | 43017 |
| 050-00530600 | GILSON MATTHEW S | | 5548 DAVIDSON RD | HILLIARD | OH | 43026 |
| 050-00530700 | BEESON ROBERT K | BEESON ANDREA L | 5566 DAVIDSON RD | HILLIARD | OH | 43026 |
| 050-00530800 | BERRY MATTHEW J | BERRY HOLLY M | 5576 DAVIDSON RD | HILLIARD | OH | 43026 |
| 050-00530900 | PORTER KEVIN B | PORTER SHEILA J | 5528 LITTLE FALLS DR | DUBLIN | OH | 43016 |
| 050-00531100 | CHILENSKI MICHELE MARGARET | | 4664 BRIKSHIRE DR | HILLIARD | OH | 43026-9062 |
| 050-00531200 | HOUBLER JAMES R & LEE A | | 4676 BRIKSHIRE DR | HILLIARD | OH | 43026-9062 |
| 050-00570300 | STONE TERRI S | | 4677 BRIKSHIRE DR | HILLIARD | OH | 43026 |
| 050-00570400 | WOODWARD GARY E | JANETTE L | 4665 BRIKSHIRE DR | HILLIARD | OH | 43026-9061 |
| 050-00570600 | FRASHER ANTHONY F | FRASHER TARRY | 5644 DAVIDSON RD | HILLIARD | OH | 43026 |
| 050-00570700 | DRENNEN MATTHEW S | GERBINO JENNIFER R | 5654 DAVIDSON RD | HILLIARD | OH | 43026 |
| 050-00570800 | SCOTT JEAN A | SCOTT TIMOTHY A | 5664 DAVIDSON RD | HILLIARD | OH | 43026 |
| 050-00570900 | DEMAIN ANTHONY E III | DEMAIN KRISTIN R | 5672 DAVIDSON RD | HILLIARD | OH | 43026 |
| 050-00571000 | REEVES KEIKO T | | 5682 DAVIDSON RD | HILLIARD | OH | 43026 |
| 050-00571100 | VICCHIARELLI JAMES A | VICCHIARELLI MICHELLE | 6100 AFRICA RD | GALENA | OH | 43021 |
| 050-00571200 | MIDANI ARFAN | | 6143 DUBLIN RD | DUBLIN | OH | 43017 |
| 050-00571300 | SAYERS TROY | | 5712 DAVIDSON RD | HILLIARD | OH | 43026-8569 |
| 050-00571400 | CONRATH CHRISTOPHER D | | 5724 DAVIDSON RD | HILLIARD | OH | 43026 |
| 050-00825200 | HOMEWOOD CORP | | 2700 E DUBLIN-GRANVILLE | COLUMBUS | OH | 43231 |
| 050-00980700 | HILLIARD CITY SCHOOL | DISTRCT | 5323 CEMETARY RD | HILLIARD | OH | 43026 |