



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 / RIVERSIDE MILL DEV LLC		Property Address: 5154 NORWICH ST.
Tax ID Number/District Parcel Number: 050-000304      050-000252 050-000268		Parcel Size (Acres): 2.85
		Current Zoning District: OLD HILLIARD DISTRICT
Property Location (if property address is not listed above):		
Specify Conditional Use or Describe Requested Review: PUD APPLICATION		
<b>FOR OFFICE USE ONLY</b>		Date Received:
Amount Received: \$2,000.00	Receipt Number: 409-81406	FEBRUARY 3, 2016

**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 J Rosnagle, the Property Owner listed above, hereby authorize Steven J Rosnagle POA Steven J Rosnagle 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 J Rosnagle POA Steven J Rosnagle TTEE Date: 1/31/16

Subscribed and sworn to before me this 31 day of JANUARY, 2016.  
Notary Public [Signature]



**Ashley E Marsh**  
Notary Public, State of Ohio  
My Commission Expires 05-10-16

**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

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.  


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- 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.  


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- 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.

**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>
<b>STATEMENT:</b> 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>
<b>STATEMENT:</b> State briefly how the proposed development relates to the Hilliard Comprehensive Plan. <i>'' ''</i>
<b>STATEMENT:</b> 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, 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, **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 1-27-16

The proposed project of 16 detached, single-family condos relates the the existing vicinity in that it allows for a higher density project while still maintaining the single family character of the neighborhood. This appears to be the highest and best for use for this semi-landlocked site.

Hilliard's comprehensive plan allows for a higher density development than what we propose. However, we plan to keep the density lower than allowed to create a more marketable project, preserve trees, and maintain the neighborhood fabric and feel.

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.