



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

APPLICATION #

16-0276 LC

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 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 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 checked="" 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 checked="" type="checkbox"/> Conditional Use (Specify Use Below) | <input type="checkbox"/> All Other Reviews - Describe Below (\$100) |
| <input type="checkbox"/> Residential (\$400) | |
| <input checked="" 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: Hilliard City Schools - Hilliard Middle School		Property Address: 2800 Walker Road	
Tax ID Number/District Parcel Number: 053-000005-00		Parcel Size (Acres): 119 acres	Current Zoning District: S-1
Property Location (if property address is not listed above): Morris Rd and Walker Rd			
Specify Conditional Use or Describe Requested Review:			
FOR OFFICE USE ONLY		Date Received	
Amount Received:	Receipt Number:	AUGUST 3, 2016	

II. PROPERTY OWNER INFORMATION

Name of Current Property Owner(s): The Board of Education		
Mailing Address (Street, City, State, Zip Code) 2140 ATLAS ST., COLUMBUS, OH, 43228		
Daytime Telephone Number: 614.921.7000	Fax Number: 614.921.7001	e-mail Address: Mike_McDonough@hboe.org

Cliff_Hetzel@hboe.org

III. CONTACT INFORMATION FOR OWNER'S AUTHORIZED REPRESENTATIVE

Name of Contact Person (Ex. Attorney, Architect, etc.) Jennifer Fuller (Architect), Fanning Howey Associates, Inc.		
Mailing Address (Street, City, State, Zip Code) 4930 Bradenton Ave., Dublin, OH 43017		
Daytime Telephone Number: 614.764.4661 x.10420	Fax Number: 614.764.7894	e-mail Address: jfuller@fhai.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, CLIFTON L. HETZEL, the Property Owner listed above, hereby authorize JENNIFER FULLER 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):
Clifton L. Hetzel

Subscribed and sworn to before me this 3rd day of AUGUST, 20 16.
Notary Public *Donna M. Carter*



Donna M. Carter
Notary Public, State of Ohio
My Commission Expires 08-29-2019

VI. APPLICANT'S AFFIDAVIT - (PLEASE PRINT)

STATE OF Ohio COUNTY OF Franklin

I, Jennifer Fuller, 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:
Jennifer Fuller

Subscribed and sworn to before me this 3rd day of August, 20 16.
Notary Public *Lexie D. Barker*



Lexie D. Barker
Notary Public, State of Ohio
My Commission Expires 01-06-2018

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.
Hilliard High School (Walker Road) Traffic Impact Study; September 2006
In recent discussions with the City of Hilliard and Franklin County Engineering (7/28/2016 meeting) there are no road improvements that need to be made at this time.
- 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 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 This property was purchased by the District for school development and built Hilliard HS in 2006. Previous to that this property was farm land.
Proposed Land Use/Development: A new 142,000 sf Middle School is proposed on the property with football field and track.
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.) The proposed building and use are consistent with the adjacent High School, athletic fields and parking. The property is 119 acres and this building and site development will be 16 acres.
STATEMENT: State briefly how the proposed development relates to the Hilliard Comprehensive Plan. This is on the Western boundary of the City and by developing by the School District, we believe this will help any future development become even more desirable by having access to schools.
STATEMENT: State briefly how the proposed development addresses pedestrian mobility and access within the site and to/from the site. We are anticipating a connection to Morris Road to be made and further development outside of this property. Our properties walks and drives are planned so they can easily connect to anything in the future. Also, the District is looking at any potential athletic field extensions and working on a master plan incorporating their needs.

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 400 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.**