



City of Hilliard
 3800 Municipal Way
 Hilliard, Ohio 43026
 Telephone (614) 876-7361
 Fax: (614) 529-8017
 www.hilliardohio.gov

APPLICATION #

18-0401 LC

2018 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) |
| <input type="checkbox"/> Level "B" Site Plan Minor Changes | <input type="checkbox"/> Single Sign Variance (not in Old Hilliard) (\$200) |
| <input type="checkbox"/> Residential (\$250) | <input type="checkbox"/> Graphics Plan or Package - 2-3 signs, any district (\$500) |
| <input type="checkbox"/> Commercial (\$500) | <input type="checkbox"/> Graphics Package - 4 or more signs, any district (\$750) |
| <input type="checkbox"/> Conditional Use (Specify Use Below) | <input type="checkbox"/> All Other Reviews - Describe Below (\$100) |
| <input type="checkbox"/> Old Hilliard (\$250) | |
| <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) medium.
- 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 400 feet of the subject property **on mailing labels.**

I. PROPERTY INFORMATION

Applicant/Business is known as: Dublin-Cosgray LLC		Property Address: Alton Darby Creek Road Hilliard, OH 43026
Tax District Parcel Number: see attached list		Parcel Size (Acres): 348.2±
		Current Zoning District: RR and R-1
Property Location (if property address is not listed above): see attached legal description		
Specify Conditional Use or Describe Requested Review:		
FOR OFFICE USE ONLY		
Amount Received: \$2000.00	Receipt Number: 409-92979	Date Received: October 3, 2018

II. PROPERTY OWNER INFORMATION

Name of Current Property Owner(s): Homewood Corporation		
Mailing Address (Street, City, State, Zip Code) 2700 E. Dublin-Granville Road, Columbus, OH 43231		
Daytime Telephone Number: 614-898-7200	Fax Number:	e-mail Address: jlipnos@homewood.com

III. CONTACT INFORMATION FOR OWNER'S AUTHORIZED REPRESENTATIVE

Name of Contact Person (Ex. Attorney, Architect, etc.) Glen A. Dugger		
Mailing Address (Street, City, State, Zip Code) 37 W. Broad Street, Suite 460, Columbus, OH 43215		
Daytime Telephone Number: 614-221-4255	Fax Number: 614-221-4409	e-mail Address: gdugger@smithandhale.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.

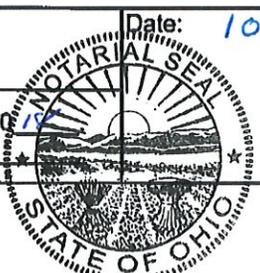
V. OWNER AUTHORIZATION FOR REPRESENTATIVE

I, Jim Lipnos, the Property Owner listed above, hereby authorize Glen A. Dugger 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: 10/1/2018

Subscribed and sworn to before me this 1st day of October, 2018
Notary Public Sally Jo Baxter Falk

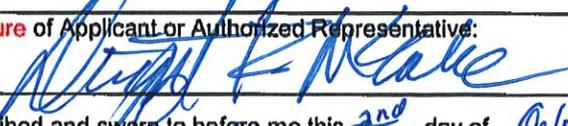


SALLY JO BAXTER FALK
Notary Public, State of Ohio
My Commission Expires 06-20-2022

VI. APPLICANT'S AFFIDAVIT - (PLEASE PRINT)

STATE OF Ohio COUNTY OF Franklin

I, Dwight R. McKebe, 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: 10-2-18

Subscribed and sworn to before me this 2nd day of October, 2018
Notary Public Tamela Lynn McGraw



TAMELA LYNN MCGRAW
Notary Public, State of Ohio
My Commission Expires: 5/30/21

II. PROPERTY OWNER INFORMATION

Name of Current Property Owner(s): H & G LLC		
Mailing Address (Street, City, State, Zip Code) 75 East Gay Street, Columbus, OH 43215		
Daytime Telephone Number:	Fax Number:	e-mail Address: jsicaras@gmail.com

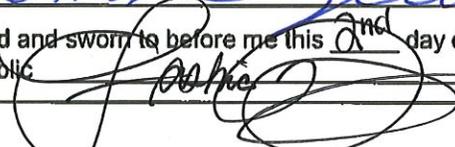
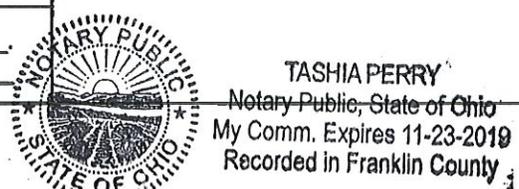
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Name of Contact Person (Ex. Attorney, Architect, etc.) Glen A. Dugger		
Mailing Address (Street, City, State, Zip Code) 37 West Broad Street, Suite 460, Columbus, OH 43215		
Daytime Telephone Number: 614-221-4255	Fax Number: 614-221-4409	e-mail Address: gdugger@smithandhale.com

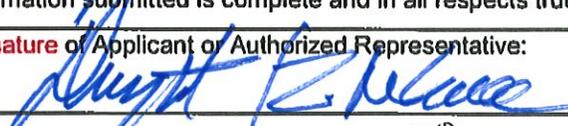
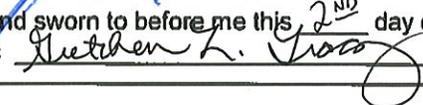
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V. OWNER AUTHORIZATION FOR REPRESENTATIVE

I, <u>James G. Sicaras</u> , the Property Owner listed above, hereby authorize <u>Glen A. Dugger</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): 	Date:
Subscribed and sworn to before me this <u>2nd</u> day of <u>October</u> , 20 <u>18</u> . Notary Public 	

VI. APPLICANT'S AFFIDAVIT - (PLEASE PRINT)

STATE OF <u>Ohio</u>	COUNTY OF <u>Franklin</u>
I, <u>Dwight Dwayne McEuse</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: <u>10-2-18</u>
Subscribed and sworn to before me this <u>2nd</u> day of <u>OCTOBER</u> , 20 <u>18</u> . 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:
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.

Tax Parcel List

053-00004-00
053-00006-00
053-00007-00
053-00008-00
053-00009-00
053-00010-00
053-00011-00
053-00012-00
053-00013-00
053-00014-00
053-00015-00
053-00016-00
053-00018-00
053-00019-00

mccabe-altondarby-taxparcel.lst (nct)
9/26/18 S:Docs

Hilliard Zoning Application IX Statements

Existing Land Use:

Agricultural, vacant SF lots

Proposed Land Use:

PUD: A walkable, integrated, connected, cradle-to-grave residential community, including the following uses: single family, attached residential (brownstones, townhomes, row houses, flats, condos) neighborhood scale and service retail, gathering places, third places, recreation, office, education and institutional (churches, senior residential) uses.

How the development relates to the existing and potential land use character of the vicinity.

The existing land use character and the potential land use character in the vicinity of the property are impacted by the following: i) there are five Hilliard City Schools facilities adjacent to or within a five minute walk to the property: Hilliard Darby HS, a middle school and three elementary schools; ii) a 50+ acre nature preserve, the Hamilton Ditch, which has been restored to its original meander, bisects the property from north to south; 3) additional wetlands and wood lots are located on the property, and the community expectation contained within the Hilliard Comprehensive Plan and the Big Darby Accord Plan create the expectation that approximately 50% of the property will be maintained in some form of green space; 4) a visually and developmentally disruptive high tension line parallels the Hamilton Ditch from north to south; and 5) the property is at the intersection of two major arterials: Roberts Road, which has been constructed through the property, and Alton & Darby Creek Road, which will be the primary arterial in west Franklin County upon the completion of the Cosgray-Alton Darby connector . The development is in compliance with the Hilliard Comprehensive Plan which provides a 30-40 acre neighborhood service commercial bubble at the intersection of Roberts and Alton Darby, and contemplates residential development of the remaining property in accordance with a 50% open space conservation development. Given the 5 impacts and constraints which both surround and impact the property, the Comprehensive Plan provides a rational developmental proposal for the property. This proposed zoning is in compliance with that plan for the following reasons: it provides for 50% of the open space preservation, it extends, preserves and augments the wetlands and tree stands on the property, it provides for a community scale gathering place, recreation and neighborhood services for the entire west side of Hilliard west of Rome-Hilliard Road, and it provides a wide range of residential housing options, some of which are not currently available in Hilliard or northwest Franklin County.

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

The Hilliard Comprehensive Plan identifies this property as Conservation Residential with an approximately 30-40 acres at its SE corner along Alton Darby Creek Road at Roberts Road identified as neighborhood retail. This PUD plan complies with the Hilliard Comprehensive Plan and exceeds the aspirational suggestions in the Plan by providing land uses, traffic and road

systems, pedestrian connectivity, ecological presentation, open spaces, gathering places, and neighborhood service retail in a coordinated, mutually supportive community.

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

This community will have the best pedestrian connectivity in the City of Hilliard: Pedestrian connectivity is encouraged by the provision of an extensive network of sidewalks, walking paths, and multi-use trails all as shown on the Development Plan. Connectivity is provided to Hilliard Darby High School west of development, through the Hamilton Ditch wetlands preserve, and to Darby Creek and Alton Darby Elementary Schools to the east on the east side of Alton Darby Road east of the development.

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