



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

APPLICATION #

20-0483 LR

## 2019 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 checked="" type="checkbox"/> Modification of PUD Zoning/Final Development Plan                   | <input type="checkbox"/> Residential (\$300)  |
| <input checked="" 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) or flash drive 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: <b>Edward Rose Properties, Inc.</b>		Property Address: <b>Riggins Road</b>	
Tax District Parcel Number: <b>050-010603-00</b>		Parcel Size (Acres): <b>29.073 acres</b>	
		Current Zoning District: <b>Britton Central PUD Sub Area A2</b>	
Property Location (if property address is not listed above): <b>north side of Riggins Road approximately 500 feet west of Britton Parkway</b>			
Specify Conditional Use or Describe Requested Review: <b>text amendments to the PUD for Sub Area A2</b>			
FOR OFFICE USE ONLY		Date Received:	
Amount Received: <b>\$250.00</b>	Receipt Number: <b>409-98360</b>	<b>JANUARY 8, 2020</b>	



## II. PROPERTY OWNER INFORMATION

Name of Current Property Owner(s): Bell Hilliard LP		
Mailing Address (Street, City, State, Zip Code) 8434 N. 90th Street, Suite 100, Scottsdale AZ 85258 Attention: Justin Steltenpohl		
Daytime Telephone Number: 480-951-2222	Fax Number: 480-951-2426	e-mail Address: jsteltenpohl@pbbell.com


## III. CONTACT INFORMATION FOR OWNER'S AUTHORIZED REPRESENTATIVE

Name of Contact Person (Ex. Attorney, Architect, etc.) Nathan Anderson, as agent for Edward Rose Properties, Inc.		
Mailing Address (Street, City, State, Zip Code) 11611 N. Meridian Street, Suite 800, Carmel IN 46032		
Daytime Telephone Number: 317-569-7632	Fax Number: 317-297-7142	e-mail Address: nathan_anderson@edwardrose.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, <u>Bell Hilliard LP</u> , the Property Owner listed above, hereby authorize <u>EDWARD ROSE PROPERTIES, INC.</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): <u>Justin Steltenpohl, Authorized Officer</u>	Date: 
Subscribed and sworn to before me this <u>6th</u> day of <u>January</u> , 20 <u>20</u> . Notary Public <u>Robyn A. Orsini</u>	

## VI. APPLICANT'S AFFIDAVIT - (PLEASE PRINT)

STATE OF <u>INDIANA</u>	COUNTY OF <u>MARION</u>
I, <u>Nathan Anderson</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: <u>[Signature]</u>	Date: 
Subscribed and sworn to before me this <u>7th</u> day of <u>January</u> , 20 <u>20</u> . Notary Public <u>[Signature]</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

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?
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Reason:
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PLANNED DISTRICT REQUESTS: Submit one paper copy and one electronic copy of a dated proposed development plan & text.
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LIMITED OVERLAY REQUESTS: Submit one paper copy and one electronic copy of a dated proposed development plan & text.
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**IX. STATEMENTS – (Please attach additional sheets as necessary to fully address the statement.)**

Existing Land Use/Development  vacant, undeveloped
Proposed Land Use/Development:  multi-family apartments, and related uses & facilities
<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.)  The proposed development is further realization of the vision for the land use character of the vicinity created by the 2004 Britton Central Planned Unit Development.
<b>STATEMENT:</b> State briefly how the proposed development relates to the Hilliard Comprehensive Plan.  The proposed development fits squarely in the Comprehensive Plan's designation of the site as High Density Residential.
<b>STATEMENT:</b> State briefly how the proposed development addresses pedestrian mobility and access within the site and to/from the site. The proposed development will provide connections to/from the existing sidewalk along Riggins Road and the greater pedestrian network beyond. Pedestrian connectivity within the site will be prioritized to allow access between residential units and the amenities provided.

**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 locations and elevation drawings in color)

One sample board of exterior building materials including colors and 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.**



Planning and  
Building Division

January 22, 2020

Nathan Anderson  
Edward Rose Properties, Inc.  
11611 N. Meridien Street  
Suite 800  
Carmel IN 46032

by electronic mail [nathan\\_anderson@edwardrose.com](mailto:nathan_anderson@edwardrose.com)

**RE: Application #20-0483LR – PUD modification – Britton Central PUD Sub Area A2 (Parcel number 050-010603)**

Dear Nathan:

The following comments concerning the above referenced application are from a recent staff meeting:

- 1) Revise Section A2.03(2)(g)(3) of the proposed development text to state, “Wood lap siding, composite lap siding, fiber cement siding, and cedar shake siding painted or stained.”
- 2) Eliminate Section A2.03(2)(g)(6) of the proposed development text.
- 3) Revise Section A2.03(2)(i)(1) of the proposed development text to state, “Pitched roofs with gables or hips shall have a minimum slope of 6:12, unless the gables or hips are enhanced with multiple mono-sloped elements as prominent roof features, then the pitched roofs may have a minimum slope of 4:12.

Revised materials must be submitted by February 3, 2020 to be included for discussion at the February 13, 2020 Planning and Zoning Commission meeting. You may call me at 334-2444 if you have questions regarding this matter.

Sincerely,

John Talentino, AICP  
City Planner

C: Albert J. Iosue, P.E., Director of Public Service