

CASE 8 – PZ-24-11 *HCD Rezoning*

HILL FARM II

4427 Elliott Road

4427 ELLIOTT RD *Site Context – Looking north along Elliott Road*



4427 ELLIOTT RD *Site Context – Looking north along Elliott Road*



4427 ELLIOTT RD *Site Context – Looking east from Elliott Road*



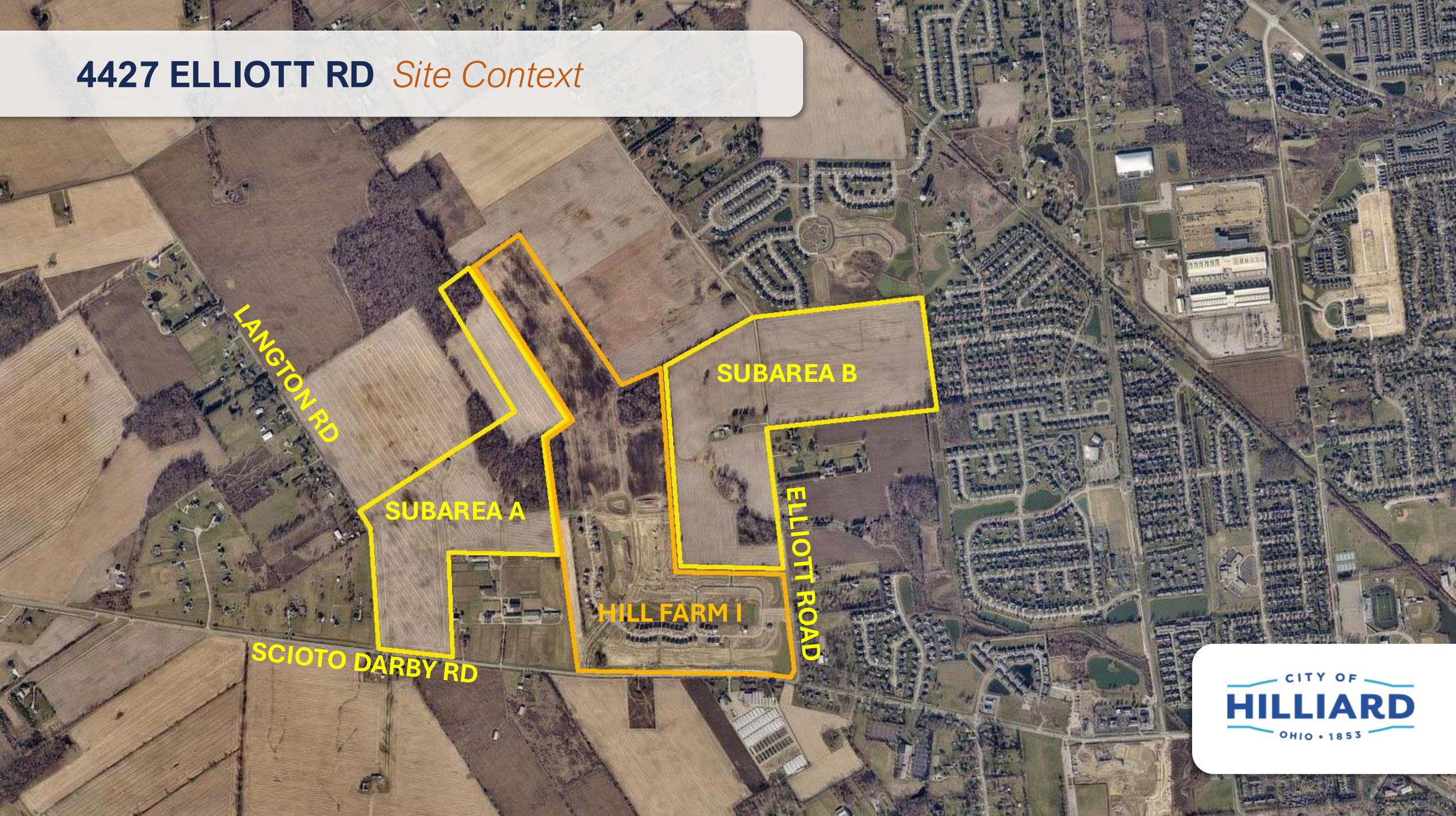
4427 ELLIOTT RD *Site Context – Looking northwest from Scioto Darby & Langton*



4427 ELLIOTT RD *Site Context – Looking east from Langton Road*



4427 ELLIOTT RD *Site Context*



LANGTON RD

SUBAREA A

SUBAREA B

ELLIOTT ROAD

HILL FARM I

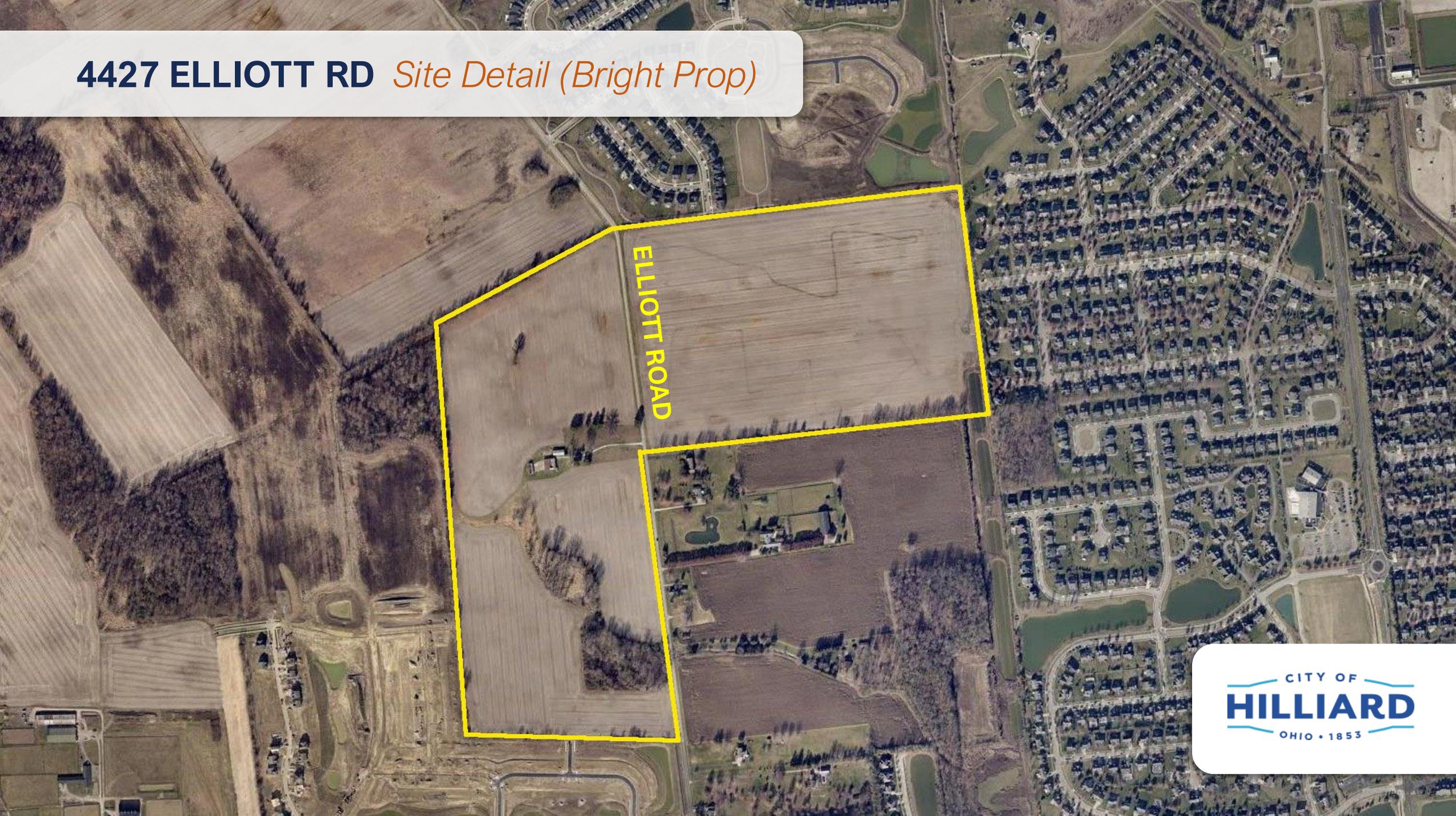
SCIOTO DARBY RD



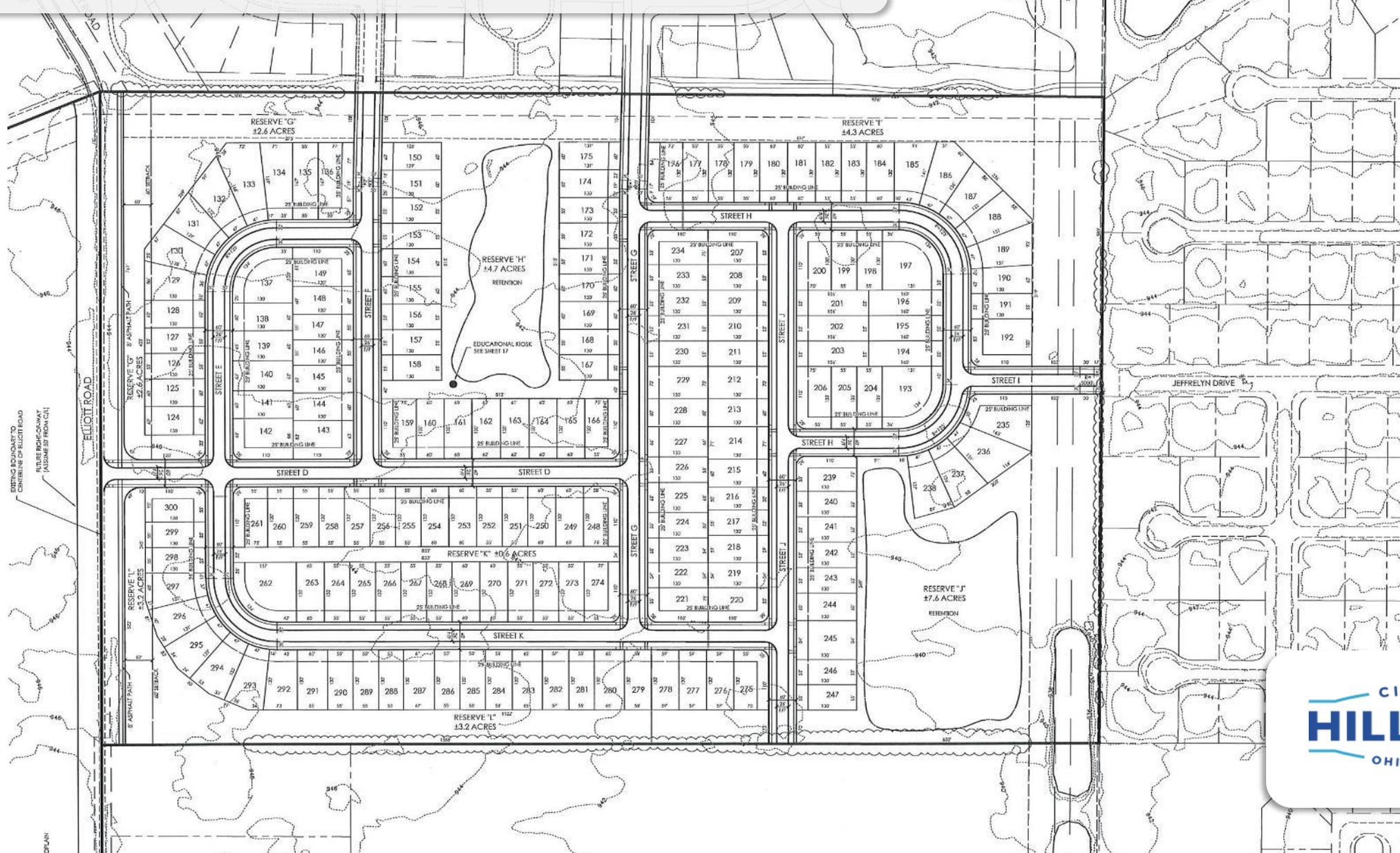
4427 ELLIOTT RD *Development Plan*



4427 ELLIOTT RD *Site Detail (Bright Prop)*



4427 ELLIOTT RD Preliminary Dev Plan (Bright)

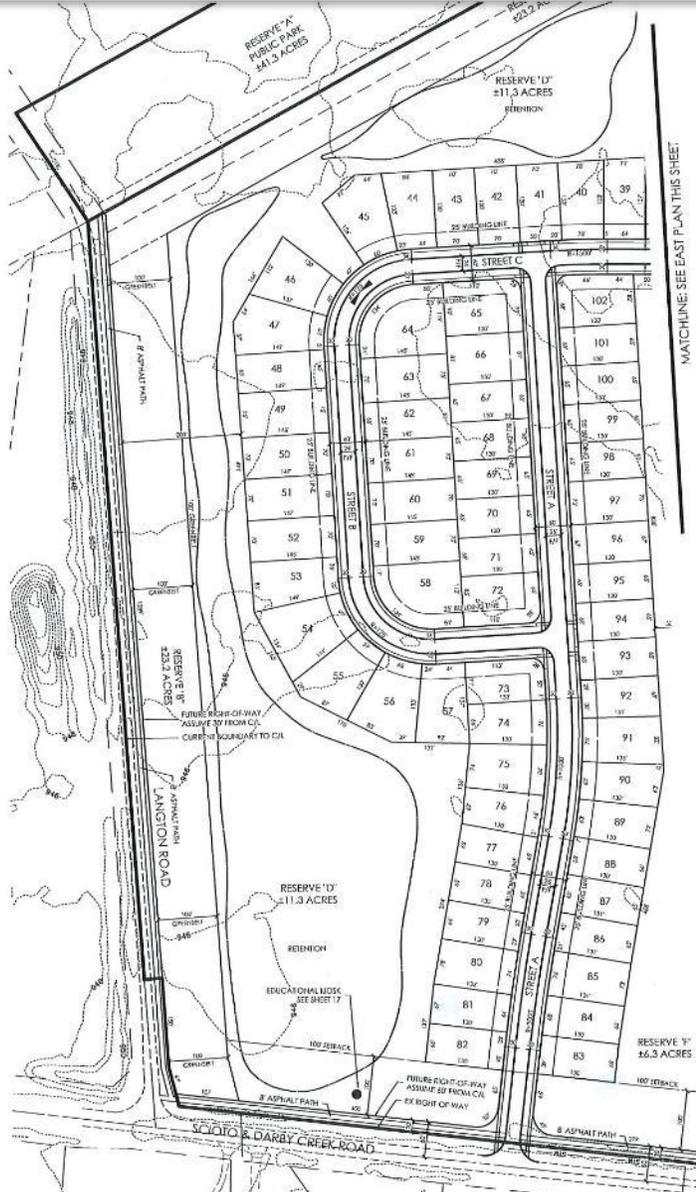


4427 ELLIOTT RD *Site Detail (Hill Property)*

LANGTON ROAD

SCIOTO DARBY ROAD

4427 ELLIOTT RD *Detail Plan (Hill Prop)*



2 EAST PLAN

The existing wetlands depicted on this exhibit are based on an EMRI Environmental Scientist's field observations. Their use as exact locations have not been verified by the Army Corps of Engineers or CH2M.

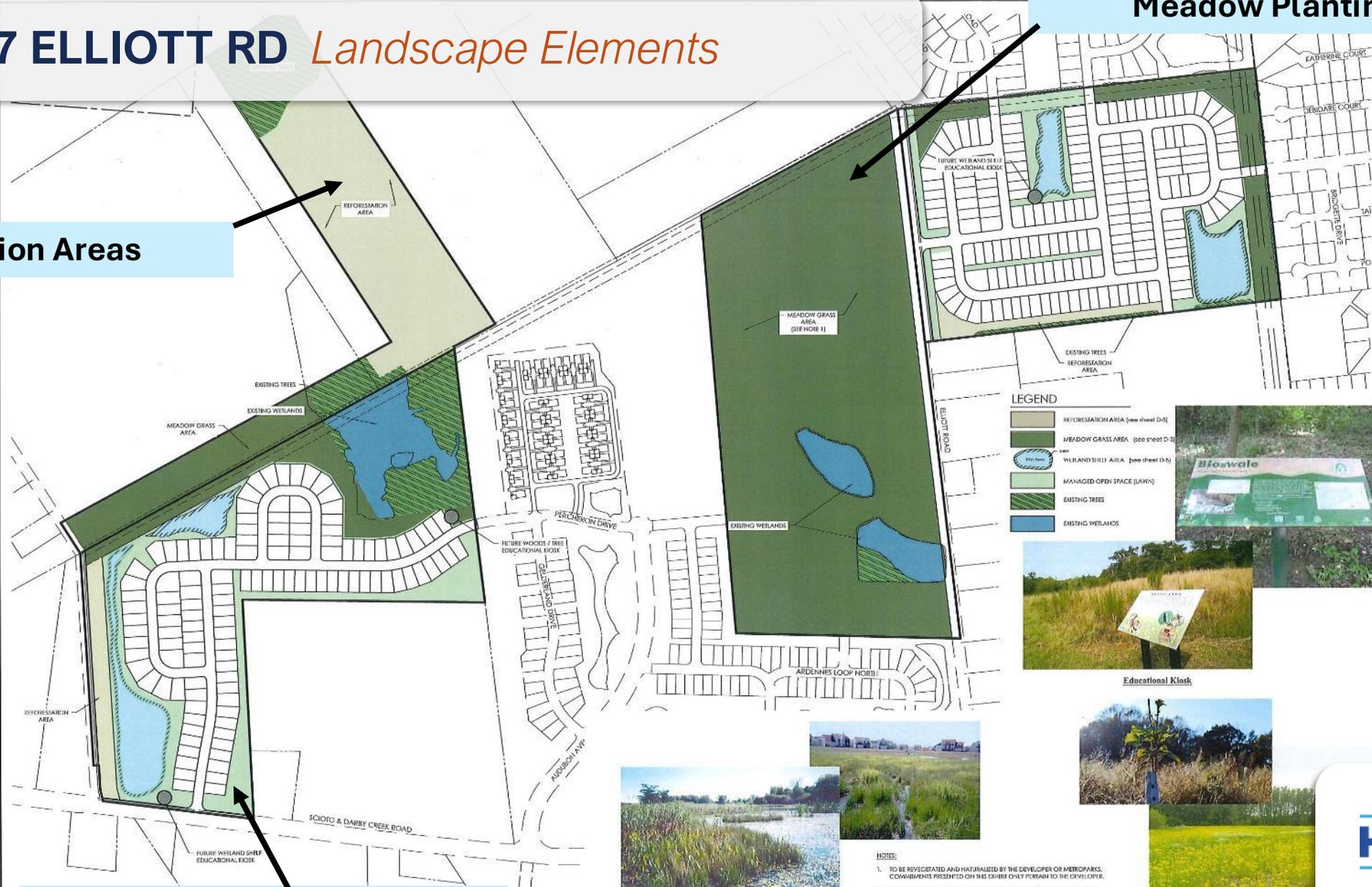


4427 ELLIOTT RD *Landscape Elements*

Meadow Plantings

Reforestation Areas

HOA Reserve Areas



LEGEND

- REFORESTATION AREA (see sheet D-5)
- MEADOW GRASS AREA (see sheet D-5)
- WETLAND SHELF AREA (see sheet D-5)
- MANAGED OPEN SPACE (LAWNS)
- EXISTING TREES
- EXISTING WETLANDS



- NOTES:**
- TO BE REVEGETATED AND NATURALIZED BY THE DEVELOPER OR METROPARKS. COMMITMENTS PRESENTED ON THIS EXHIBIT ONLY PERTAIN TO THE DEVELOPER.
 - THE EXISTING WETLANDS DEPICTED ON THIS EXHIBIT ARE BASED ON AN ENVIRONMENTAL SCIENTIST'S FIELD OBSERVATIONS. THEIR SIZE OR EXACT LOCATION HAVE NOT BEEN VERIFIED BY THE ARMY CORPS OF ENGINEERS OR CHOCOPA.
 - THE PICTURES SHOWN ARE ILLUSTRATIVE AND INTENDED TO REPRESENT THE GENERAL CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL DETAILS AND EXACT SPECIFICATIONS AND PLANS SHALL BE A PART OF THE FINAL ENGINEERING AND CONSTRUCTION DESIGN.

REVISED

DATE: 11/11/2024

BY: J. J. JONES

M/I HOMES
401 WOOD AVENUE
COLUMBUS, OHIO 43229

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
HILL FARM II
OPEN SPACE & LANDSCAPE ENLARGEMENTS

MHT
MOUNTAIN HOMES TECHNOLOGICAL, INC.
10000 WOODLAND AVENUE
COLUMBUS, OHIO 43240
TEL: 614.891.1111
WWW.MHTHOMES.COM



4427 ELLIOTT RD *Pedestrian System*

APPENDIX B: Pedestrian System and Provision Connectivity Plan, Last Saved By: Jody, 5/2/2024 12:27 PM, Last Printed By: Lacey, 5/2/2024



CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
HILL FARM II
 PEN SPACE AND PEDESTRIAN CONNECTIVITY PLAN

M/I HOMES
 441 WEST MAIN STREET
 SUITE 311
 COLUMBUS, OHIO 43219



CASE 8 – PZ-24-11 *Bonus Density (0.13)*

Other Sustainable Design Elements

- *29.4 acres of reforestation within the development*

Extraordinary Costs for Regional Infrastructure

- *\$105,840 toward roundabout improvements at Jeffrelyn and Cosgray*
- *\$497,000 toward sanitary sewer upsizing for Subarea A*

CASE 8 – PZ-24-11 *Public Comments*

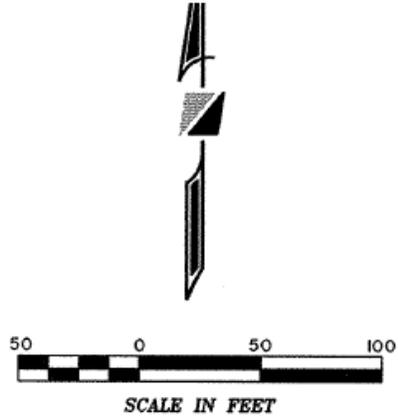
- *Accidents and Improvements on Elliott Road curve*
- *Trophy Road and traffic in Tarlton Meadows West*
- *Jeffrelyn Drive and traffic in Estates at Hoffman Farms*
- *General speeding issues and child safety*
- *Lack of green space/buffers and neighborhood playground east of Elliott Road*
- *Concern about existing path along the west side of the Estates at Hoffman Farms and proposed road extension*
- *Lots east of Elliott Road are too dense/small*

4427 ELLIOTT RD *Jeffrelyn Drive Stub*



02/13/2025 10:13

4427 ELLIOTT RD *Jeffrelyn Drive – Section 2 Phase 2 Plat*



LEGEND

- = PERMANENT MARKER SET (SOLID ONE INCH IRON PIN)
- = IRON PIN SET (3/4 INCH IRON PIPE)
- = MAG NAIL SET
- = COTTON GIN SPIKE SET
- = IRON PIN FOUND

NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.

RICHARD H. BRIGHT, TRUSTEE
and ROBERT W. BRIGHT
151.25 ACRES
O.R. 16486 101



4427 ELLIOTT RD *Jeffrelyn Drive – Section 1 Phase 2 Plat*

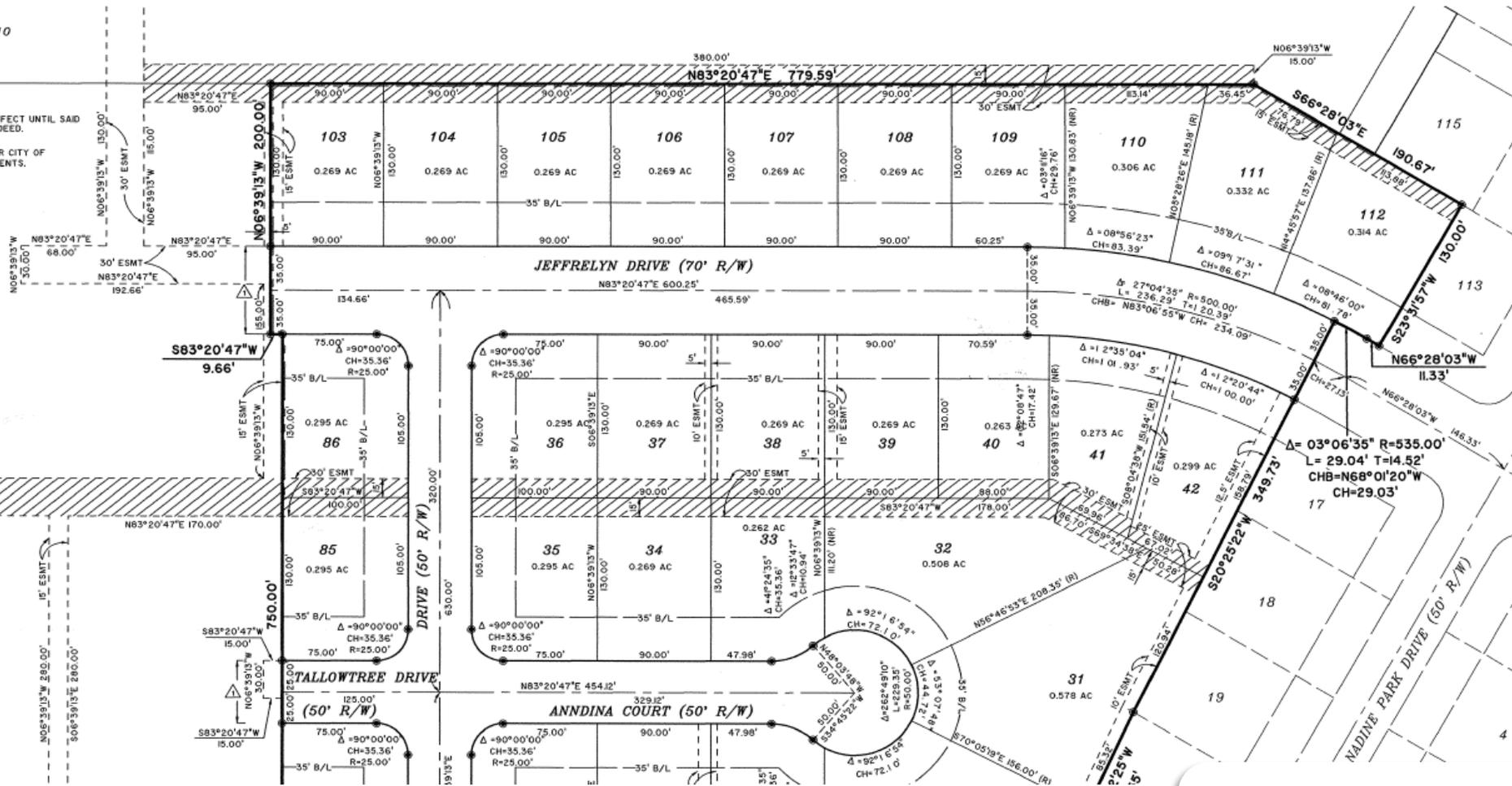
50.023 ACRES
INST. NO. 200104240087010

- ⚠ NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.
- ⚠ NO VEHICULAR ACCESS EXCEPT FOR CITY OF HILLIARD OR THEIR AUTHORIZED AGENTS.

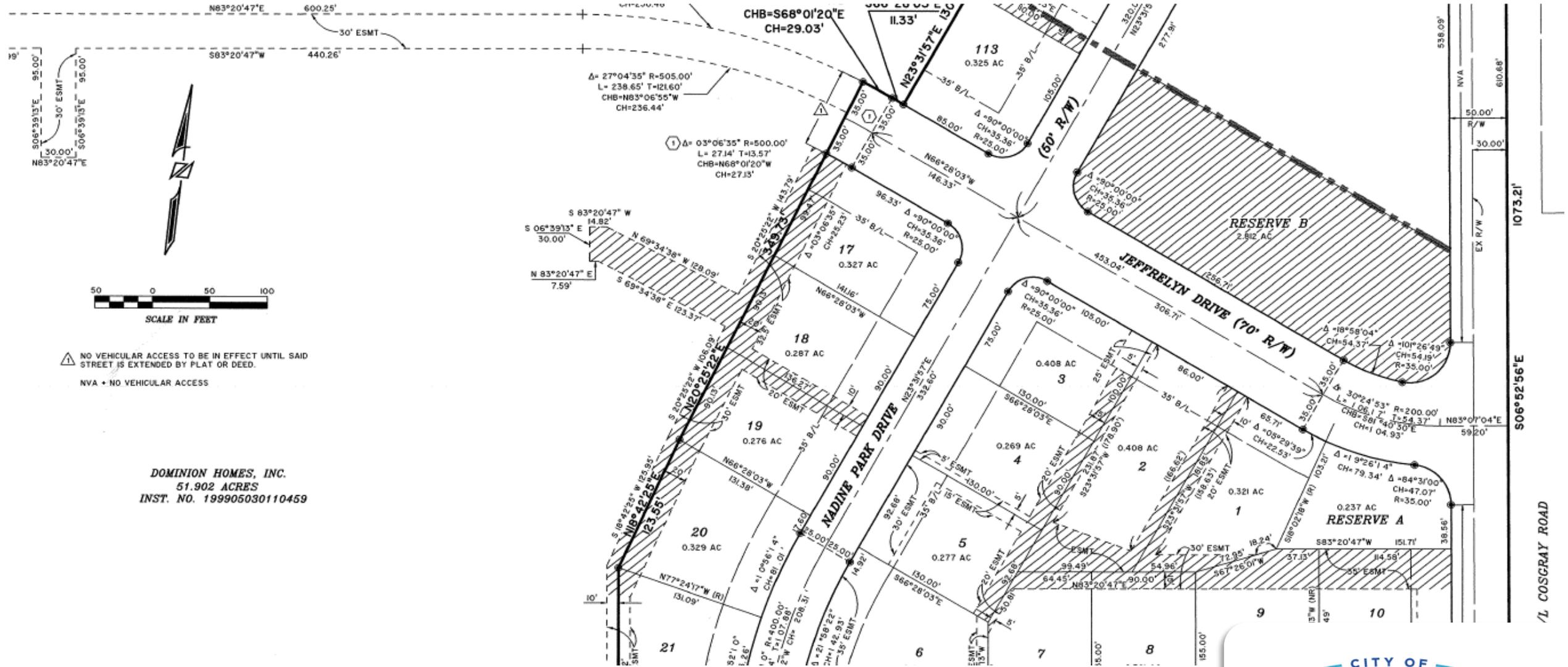


SHEET 3 OF 3

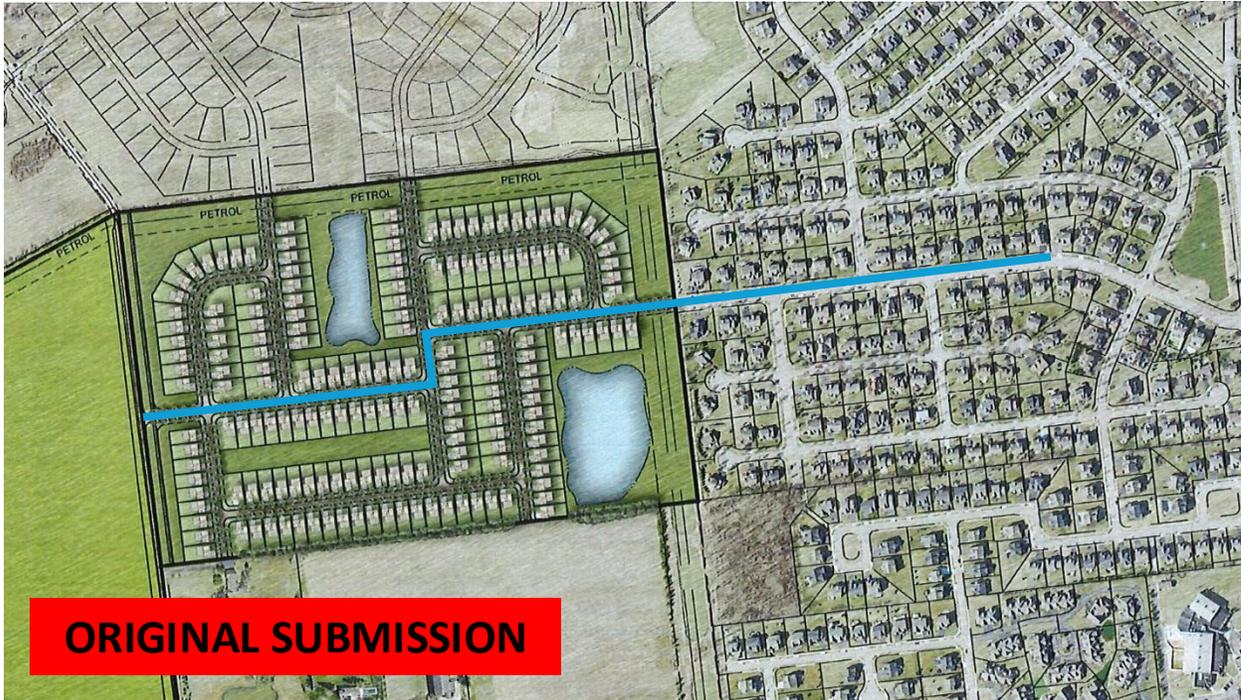
DOMINION HOMES, INC.
51.902 ACRES
INST. NO. 1999050301110459



4427 ELLIOTT RD *Jeffrelyn Drive – Section 1 Phase 1 Plat*



4427 ELLIOTT RD *Cut Through Traffic*



4427 ELLIOTT RD *Jeffrelyn Drive*



02/13/2025 10:12

CITY OF
HILLIARD
OHIO • 1853

Staff Recommendation: *Approval with Conditions*

- *The City does not currently have taps allocated for the proposed project but may become available soon.*
- *Staff finds that the proposal is consistent with the BDAWMP and the general recommendations of the Comprehensive Plan regarding open space and natural open space.*
- *Staff finds that the proposal is generally consistent with the recommendations of the BDAWMP, Hilliard Comprehensive Plan and HCD Code regarding density and the provision of open space.*

Conditions of Approval:

- 1) *That the site is limited to a maximum of 300 single-family lots;*
- 2) *That the Developer must meet the requirements of the Franklin County Engineer concerning the location and design of public streets within the Franklin County Engineer's jurisdiction;*
- 3) *That Elliott Road is improved in accordance with the Hilliard Design Manual and consistent with the requirements of the Hill Farm Development Agreement, subject to the approval of the City Engineer;*
- 4) *That any reference to engineering standards be removed from the Development Text;*
- 5) *That the applicant will enter into a Development Agreement with the City regarding construction and financing of all public improvements; and*
- 6) *That the text and plans are revised consistent with the recommendations listed in bold type in this staff report prior to this application being scheduled on a City Council agenda.*

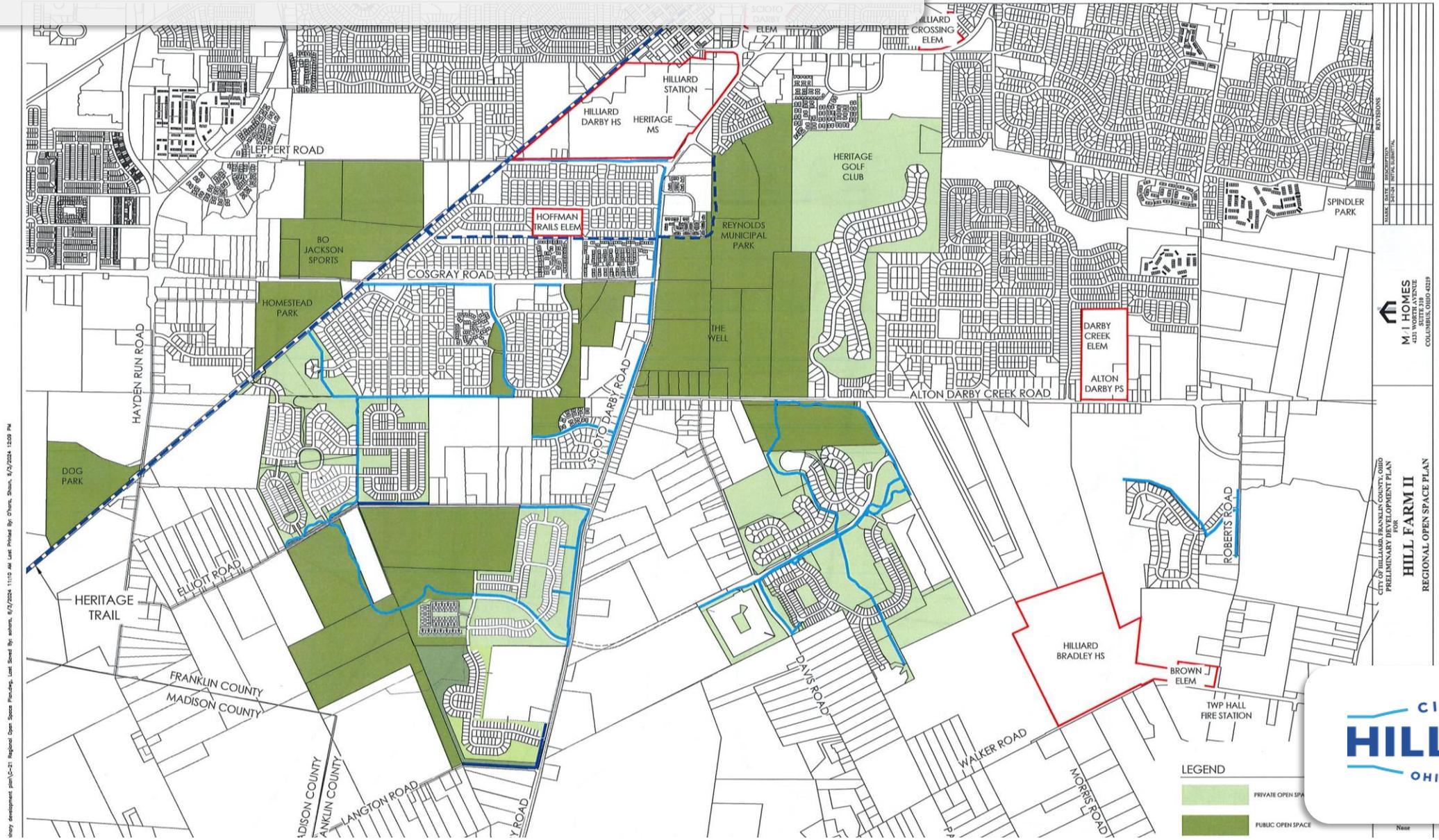
CASE 8 – PZ-24-11 *TEXT MODIFICATIONS*

- 1) *That the plans are revised to specify that buffers between lots and natural open space are not less than 10 feet wide to help prevent encroachment into the natural areas;*
- 2) *That a 5-year maintenance requirement for woodland or prairie restoration areas is provided;*
- 3) *That plans are revised to show all required street frontage improvements;*
- 4) ~~*That the 300-foot-wide open space area along the north side of the lots in Subarea "A" are to be restored to woodland with a 5-year maintenance requirement;*~~
- 5) ~~*That plans are revised by eliminating lots between Langton Road and the equestrian facility to the east and including that entire area within Reserve "B" restoring it to woodland with a 5-year maintenance requirement.*~~
- 6) *That plans are revised by increasing the width of the open space along the south side of Subarea "B" adjacent to the existing single-family residential properties to a minimum of ~~100 feet~~ **75 feet** and that it is restored to woodland with a 5-year maintenance requirement;*
- 7) ~~*That the proposal does meet requirements for a 0.13 density bonus as required per Hilliard Code Section 1115.04(e)(6) and should be revised accordingly;*~~
- 8) *That the Tree Preservation Zone is clearly described in the text and clearly marked on plans;*

CASE 8 – PZ-24-11 *TEXT MODIFICATIONS*

- 9) *That the text is revised to clearly specify maintenance responsibilities for storm water management facilities;*
- 10) *That any corner bollards to demark the rear of lots should be placed immediately adjacent to the corners of the lots to accommodate any private fencing;*
- 11) *That no regional multi-use paths are provided on the site and that plans and text should be revised to clarify/specify this;*
- 12) *That the headwaters of the Clover Groff are to be enhanced and protected;*
- 13) *That permission to maintain Hill Farm I temporary signage throughout the construction of this development is removed from the text;*
- 14) *That all references to engineering standards are removed from the Development Text and that the Hilliard Design Manual is utilized; and*
- 15) *That the text is modified to specify that retention ponds will be owned by the HOA and there will be a maintenance easement dedicated to the City.*

4427 ELLIOTT RD *Regional Open Space*



Heavy Development plan/10-21 Regional Open Space Plan/Map, Last Saved By: mshawn, 6/7/2024, 1:12:10 PM Last Printed By: O'Hara, Shawn, 6/7/2024, 1:20:26 PM

M.I. HOMES
 400 EAST WINDY HILL
 SUITE 310
 COLUMBUS, OHIO 43219

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
HILL FARM II
 REGIONAL OPEN SPACE PLAN

CITY OF
HILLIARD
 OHIO • 1853

LEGEND
 PRIVATE OPEN SPACE
 PUBLIC OPEN SPACE

None

4427 ELLIOTT RD *Big Darby Accord LU Plan*



LAND USE LEGEND:

- TIER 1: 51.4 acres
- TIER 2: 24.1 acres
- CONSERVATION DEVELOPMENT OVERLAY (50% OPEN SPACE AND 1 DU/AC)

NOTES:

NOTE "A": THE LAND USE CATEGORIES AS SHOWN HEREON ARE FROM THE BIG DARBY ACCORD WATERSHED MASTER PLAN



4427 ELLIOTT RD Big Darby Accord Land Use Plan, 4/2/2024, 12:04 AM, Last Printed By: Ohnes, Steven, 8/27/2024
 4427 ELLIOTT RD Big Darby Accord Land Use Plan, 4/2/2024, 12:04 AM, Last Printed By: Ohnes, Steven, 8/27/2024

REVISIONS DATE DESCRIPTION DRAWN BY CHECKED BY	
MJI HOMES 4311 WOODLAND AVENUE SUITE 210 COLUMBUS, OHIO 43219	
CITY OF HILLIARD, FRANKLIN COUNTY, OHIO PRELIMINARY DEVELOPMENT PLAN FOR HILL FARM II BIG DARBY ACCORD LAND USE PLAN	
MHI 10000 North State Road Columbus, Ohio 43240 Tel: 614.885.7200 Fax: 614.885.7201 www.mhi.com	
CITY OF HILLIARD OHIO • 1853	
D-2	

4427 ELLIOTT RD *Big Darby Enhancement Plan*

ENHANCEMENT LEGEND:

Passive Open Space to be converted to meadow and restoration. This area is also being utilized for groundwater recharge for the Big Darby Watershed. The developer intends on providing meadow / restoration of the 29.4 acre Open Space from its current agricultural use. This would include Borersoot Trees. Plants native to Ohio will be purchased as bare root material, consisting of an available mix of the following species. Approximately 300 trees will be planted per acre, which coincides with 12 x 12 foot spacing. Approximately 29.4 acres are within the open space boundary which equates to approximately 8,820 plants installed.

BOTANICAL NAME	COMMON NAME
<i>Acer rubrum</i>	Red Maple
<i>Aster spicatus</i>	Spice Heath
<i>Carya sp.</i>	Hickory
<i>Carya occidentalis</i>	Red Hicory
<i>Fragaria virginiana</i>	American Strawberry
<i>Fraxinus americana</i>	White Oak
<i>Rubus occidentalis</i>	Blackberry
<i>Rubus odoratus</i>	Columbian
<i>Prunus serotina</i>	Black Cherry
<i>Quercus sp.</i>	Oak

Passive Open Space to be converted from agricultural farm ground to meadow consisting of 98.7 Acres. These areas are also being utilized for the required groundwater recharge for the Big Darby Watershed. The Meadow will be planted with the Meaic Short Grass IV seed mix by Ohio Prairie Nursery or a similar seed mix to be determined of final engineering.

BOTANICAL NAME	COMMON NAME	% OF MIX
<i>Bouteloua curtipendula</i>	Little Bluestem	31.25%
<i>Elymus virginicus</i>	Bluegrass	25.00%
<i>Bouteloua curtipendula</i>	Bluegrass	25.00%
<i>Elymus canadensis</i>	Harding Grass	18.75%

Proposed retention basins will incorporate a meandering wetland shell. The developer intends to construct and plant a wetland shell within a stormwater retention basin. Herbaceous plugs shall be planted at 3 x 3 foot spacing (4000/ac) within areas less than 24 inches and more than 12 inches in depth. The wetland shell shall be planted from the list of native herbaceous wetlands plants below. Approximately 3.5 acres in the wetland shell is to be planted, which equates to approximately 14,000 herbaceous plugs installed.

BOTANICAL NAME	COMMON NAME
<i>Alisma subrotundum</i>	Broadleaf Water Plantain
<i>Feltia spicata</i>	Arrowweed
<i>Potamogeton nodosus</i>	Potamogeton
<i>Sagittaria arifolia</i>	Arrowhead
<i>Sagittaria arifolia</i>	Arrowhead
<i>Scheuchzeria palustris</i>	Scouring Rush
<i>Scirpus americanus</i>	Common Bulrush
<i>Sparganium angustifolium</i>	American Bur-reed

The wetlands located within the project area consist of a combination of forested wetlands, shrub/scrub wetlands, and emergent wetlands. Invasive species are present within portions of the wetlands. The Developer will enhance and restore the existing wetlands through a combination of invasive species treatment and removal, native wetland seeding, and supplemental plantings of trees, shrubs, and emergent plants. A detailed Wetland Restoration Plan for these proposed activities will be prepared and submitted under separate cover for review and approval by the City.

See Section 2.8.4. of the Development Text for additional provisions.

- Grass / Lawn
- Existing Trees (17.3 Acres)

The existing wetlands depicted on this exhibit are based on EMHT Environmental Scientist's field observations. Their site or exact location have not been verified by the Army Corps of Engineers or OhioEPA.



REVISIONS		
DATE	BY	REASON

M/I HOMES
4311 WORTH AVENUE
COLUMBUS, OHIO 43219

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
HILL FARM II
BIG DAREY WATERSHED ENHANCEMENT PLAN



J:\2022\1717\Draw\Urbanesh\preliminary development plan\0-8 Big Darby Watershed Enhancement Plan-1.dwg, Last Saved By: jacob, 6/2/2024 10:24 AM, Last Printed By: Chen, Shun, 6/2/2024 12:11 PM (10/24/24)