

Zoning Amendment – Rezoning Application

Application to the Planning & Zoning Commission



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 2-7-20
Case # 2020-02

FEES: 1) Straight Letter District:

- A) Residential \$150.00 plus \$25.00 per acre
- B) Non-Residential \$250.00 plus \$25.00 per acre

2) PUDS:

- A) Without Development Plan \$250.00 plus \$25.00 per acre
- B) Development Plan \$350.00 plus \$25.00 per acre
- C) Modification of Development Plan \$150.00

Address of property to be rezoned 5090 Hendron Road located on the East side of Hendron street / road / avenue.

Parcel # 185-002763; 185-002762. The property contains a total of 23.235 acres.

The property is currently being used for Residence and Agricultural.

The property is currently zoned R (Rural).

I am requesting rezoning to the PR-18 (Planned High Density Residential) district so that I may use the property for Single family attached residential neighborhood.

Applicant Name: Redwood USA, LLC (c/o Jim Frey) Phone #: 614-206-1123

Address: 7510 East Pleasant Valley Road, Independence OH 44131

Property Owner Name: Valerie J. Sholtes, James Seelig & Elissa A. Villiers Phone #: Owners Agent: Carl Sholtes 1529 SE Sinbad Ave Port St. Lucie, FL 34952 cesholtes@hotmail.com

Address: 5090 Hendron Road, Groveport OH 43125

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet.

- Legal description, survey drawing of the subject property, subdivision plat, and other plans that may be applicable.
- A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment.
- Any additional information that may be helpful to the Planning & Zoning Commission.

Applicant's Signature Jim Frey

Jim Frey

Applicant's Printed Name

614-206-1123

Contact phone number

jim@jimfreyadvisor.com

Email address



PROPERTY OWNERS LIST

List of all property owners within, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountyauditor.com Go to *Real Estate, Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 180-004939

Owner's Name: Jeanene L Tooill
Address: 5075 Hendron Road
City & State: Groveport, OH Zip Code 43125

Site Address: 5075 Hendron Road

Mail Address: Name: Same as Owner
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-000903

Owner's Name: CSX Transportation Inc; Chesapeake & Ohio RY
Address: 500 Water Street (C910)
City & State: Jacksonville, FL Zip Code 32202

Site Address: n/a

Mail Address: Name: Same as Owner
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002944

Owner's Name: Groveport Housing LLC
Address: 12125 Pleasant Valley Road
City & State: Chillicothe, OH Zip Code 45601

Site Address: 5120 Hendron Road

Mail Address: Name: Same as Owner
Address: _____
City & State: _____ Zip Code _____

If additional space is needed, make copies as needed of this page.

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Parcel Number: 180-000586

Owner's Name: Rebecca H Cuthbert Tr
Address: 5054 Hendron Road
City & State: Groveport OH Zip Code 43125

Site Address: 5054 Hendron Road

Mail Address: Name: Same as Owners
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 180-000081

Owner's Name: Vickie Overmeyer
Address: 5105 Hendron Road
City & State: Groveport, OH Zip Code 43125

Site Address: 5105 Hendron Road

Mail Address: Name: Same as Owner
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 180-004943

Owner's Name: Maxine L. McLoughlin
Address: 5085 Hendron Road
City & State: Groveport, OH Zip Code 43125

Site Address: 5085 Hendron Road

Mail Address: Name: Same as Owner
Address: _____
City & State: _____ Zip Code _____

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Parcel Number: 185-001408

Owner's Name: Troy Kanniard, Sarah Morton

Address: 5095 Hendron Road

City & State: Groveport, OH Zip Code 43125

Site Address: 5095 Hendron Road

Mail Address: Name: Same as Owner

Address: _____

City & State: _____ Zip Code _____

Parcel Number: 185-002062

Owner's Name: Bright Innovations LLC

Address: 5141 Bixford Ave

City & State: Canal Winchester, OH Zip Code 43110

Site Address: 5051 Hendron Road

Mail Address: Name: Same as Owner

Address: _____

City & State: _____ Zip Code _____

Parcel Number: 185-000921

Owner's Name: Board of Education

Address: 4400 Glendening Drive

City & State: Groveport OH Zip Code 43125

Site Address: 4400 Glendening Drive

Mail Address: Name: Groveport Madison Local

Address: 4400 Marketing Place Suite B

City & State: Groveport, OH Zip Code 43125

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Parcel Number: 185-002763 / 185-002762

Owner's Name: Valerie Sholtz, Elissa Villiers, James Seelig
Address: 5090 Hendron Rd
City & State: Groveport, OH Zip Code 43125

Site Address: 0 Hendron Rd / 5090 Hendron Rd

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-000920

Owner's Name: Madison Township Board of Education
Address: 4200 Glendening Drive
City & State: _____ Zip Code _____

Site Address: 4200 Glendening Drive

Mail Address: Name: Groveport Madison Local
Address: 4400 Marketing Place Suite B
City & State: Groveport, OH Zip Code 43125

If additional space is needed, make copies as needed of this page.

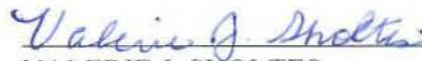
**CONSENT OF
PROPERTY OWNERS**

The undersigned hereby agree as follows:

1. The undersigned (collectively, the "Owners") are all of the owners of that certain property located east of Hendron Road in the City of Groveport, County of Franklin and State of Ohio, known as Permanent Parcel Numbers 185-002763-00 and 185-002762-00, collectively consisting of approximately 23 acres (collectively, the "Property").

2. The Owners entered into that certain Purchase Agreement and Escrow Instructions dated February 7, 2019 (as amended, "Purchase Agreement") contemplating the sale of the Property to Redwood USA LLC, an Ohio limited liability company, or its nominee ("Redwood").

3. The Owners hereby confirm that Redwood has the consent of the Owners to enter into, and submit to the respective governmental office(s), such documentation as necessary in order to obtain the necessary approvals for Redwood's intended development of the Property, including, without limitation, (i) a Final Development Plan Application in the form attached hereto as Exhibit "A," and (ii) a Zoning Amendment – Rezoning Application in the form attached hereto as Exhibit "B."



VALERIE J. SHOLTZ

ELISSA A. VILLIERS

JAMES SEELIG

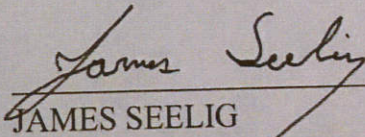
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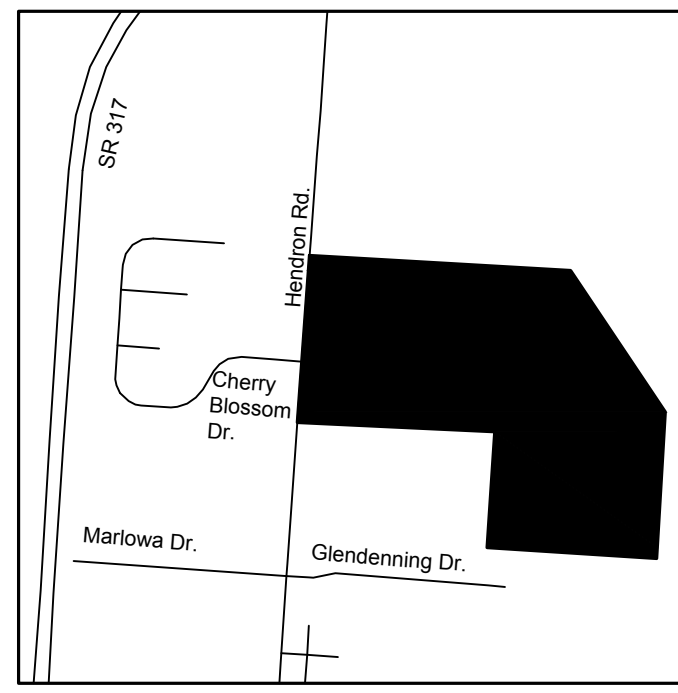
JAMES SEELIG

ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT

SOUTHWEST QUARTER SECTION 21, TOWNSHIP 11, RANGE 21

BUCKINGHAM'S SURVEY OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER



VICINITY MAP
NO SCALE

SURVEYOR'S NOTES

- This plat of an ALTA/NSPS LAND TITLE SURVEY is based upon the First American Title Insurance Company commitment for title insurance having Commitment No. 451-010388 and the effective date of January 29, 2019 at 8:00 am issued by America Land Title Affiliates, LLC.
- No comment is made regarding the following Exceptions in Schedule BII of the commitment for title insurance: 1 - 13, 16 - 18.
- The following notes are keyed the Exceptions in Schedule B - Section II of the above reference commitment for title insurance and pertain only to the location of the item in relation to the subject premises. The undersigned makes no assumptions or assertions as to what rights exist or do not exist as described in the below documents.
 - Item 14: Covenants, Conditions, Restrictions, Easements, Setback Lines and any Amendments thereto as disclosed on the plat of subdivision recorded in Plat Book 116, page 47 on October 11, 2013. We delete any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restriction violate 42 U.S.C. 3604(c).
 - Surveyor's Notes: Affects subject property, 50' perpetual public & utility easement, possible offsite easement benefiting the subject property, see plat.**
 - Item 15: Grading and Temporary Construction Easement Agreement disclosed by instrument recorded in Instrument No. 201312090202333 on December 9, 2013.
 - Surveyor's Notes: Affects subject property, easement reads as a perpetual easement to maintain grading and for ingress/egress, see plat.**
- The purpose of this survey was to prepare an ALTA/NSPS Land Title Survey for the site.
- This plat of an ALTA/NSPS LAND TITLE SURVEY represents the conditions of the site on: June 19, 2019 (date of latest field activity).
- The accuracy of any flood hazard data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. Flood Insurance Rate Map having Community Number 39049C0429K (effective date June 17, 2008) of the National Flood Insurance Program indicates this site to be within zone "X" (areas determined to be outside 500-year floodplain).
- Encroachments:
 - 7.1. On the north and east line a fence is possibly encroaching by up to 2.24'
- The subject property is adjacent to and has direct vehicular access to the right-of-way for Hendron Road on the west.
- Discussion of Certain ALTA Table A Items:
 - Item 6: No zoning information provided by client.
 - Item 9: There are currently no delineated parking spaces on the subject property.
 - Item 11: The locations of any underground utilities shown on this plat are based upon above ground evidence (including, but not limited to, manholes, vaults, and marks made on the ground by others) or plan information provided by the utility owners and are speculative in nature. There may be underground utilities for which there is no above ground evidence, for which the above ground evidence was not observed (i.e. buried or paved over), or for which no plans were provided.
 - Observed evidence of Gas, Electric, Water, Telecommunications (which may or may not include telephone, cable TV and fiber optic lines), Sanitary Sewer and Storm Drainage exist on or adjacent to the subject property.
 - Item 16: No observed evidence of building construction or earth moving work currently exists on site.
 - Item 17: The undersigned has not been made aware of any proposed changes to the public right-of-way width or location. There is no evidence of recent sidewalk construction.
 - Item 18: No wetlands areas were delineated by appropriate authorities. This survey only certifies that the undersigned was not made aware of any wetlands.
 - Item 19: The undersigned is aware of one possible offsite easements or servitudes.
 - 19.1 There is a floodway easement that is along the southerly line and being the northerly line of Lot 1 as shown in Plat Book volume 116, page 47 of the records of Franklin County, Ohio. This could be collecting and diverting overland flow from the subject property.
- American Structurepoint, Inc. makes no warranty, either expressed or implied, as to our staking, findings, recommendations, plans, specifications, or professional advice except that the work was performed pursuant to generally accepted standards of practice and degree of care exercised by members of the same profession on projects of comparable size and complexity. As used in this survey, the word certify (certified, certification, and/or certified) shall be interpreted as meaning a professional opinion regarding the conditions of those facts and/or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied.
- This plat of an ALTA/NSPS LAND TITLE SURVEY represents a survey made under my supervision and in compliance with the Minimum Standards for Boundary Surveys as established by Chapter 4733-37 of the Ohio Administrative Code with corners established as shown and is true and correct to the best of my knowledge.

EXHIBIT "A" - LEGAL DESCRIPTION

- Parcel 1:
- Being part of the Southwest Quarter of Section 21, Township 11, Range 21, Matthews Survey, and bounded and described as follows:
- Beginning on the South line of said Quarter at a point 82.4 rods West of the Southeast corner of said Section, and corner to Mollie M. Long's land; thence North 86 deg. 30' W. 54.84 poles to a stone, corner Vance's land; thence North 22 deg. W. 20 rods to a stone in said Vance's land; thence North 56 deg. W. 12 rods to a stone corner to said Vance's land and middle line of the Public Road, and West line at said Quarter Section; thence North 3 deg. E. 55.07 rods on the Section line to a stone corner to Henry Whetsel's land; thence South 86 deg. 45' E. 72.84 rods along the Whetsel line to the corner of the old Mollie M. Long lands to a stone; thence South 3 deg. W. 79.83 rods along the Mollie M. Long land to the place of beginning, containing 34.29 acres, more or less, exclusive of the railroad land, EXCEPT THEREFROM ten (10) acres of land heretofore sold to Mrs. Wallerman, as shown by deed of record in Deed Book 474, page 214, Recorder's Office, Franklin County, Ohio, said ten acres being in aforesaid Southwest Quarter of Section 21, bounded and described as follows:
- Beginning at an iron pin in the South line of said Southwest Quarter Section and at the Southwest corner of B.C. Sim's land, said iron pin being N. 86 deg. 30' W. 92.40 poles from the Southeast corner of said quarter section; thence with the South line of said Section N. 86 deg. 30' W. 54.84 poles to an iron pin at the Southeast corner of William Vance's land; thence N. 22 deg. W. 20 poles to a stone, another corner of William Vance's land; thence N. 56 deg. W. 12 poles to a stone in the center line of the Hendron road; thence along the center of said road N. 30 deg. E. 1.44 poles to an iron pin through the land of said Ella Swisher's S. 86 deg. 30' E. 72.84 poles to an iron pin in the West line of said B.C. Sim's land; thence South 3 deg. W. 25.88 poles to the beginning, containing ten (10) acres of land, more or less.
- EXCEPTING THEREFROM
- Being Lot Number One (1) of GROVEPORT SENIOR VILLAGE, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 116, page 47, Recorder's Office, Franklin County, Ohio.
- Parcel 2:
- In Township 11, Range 21, Section 21, U.S. Refugee Lands and being part of the 12.52 acre tract conveyed by deed of Record in Deed Book 1359, Page 452, Recorder's Office, Franklin County, Ohio and being more particularly described as follows: Beginning at a point in the centerline of Hendron Road, said point being the Southwest corner of said 12.52 acre tract; thence North 6°00' East along the centerline of Hendron Road and the West line of said 12.52 acre tract 267.63 feet to a point; thence South 83°30' East 755.47 feet to an iron pin in the West right of way line of the Hocking Valley Railroad and the East line of said 15.25 acre tract, passing an iron pin at 20.00 feet; thence South 40°13'25" East along the West right of way line of said Railroad and the East line of said 12.52 acre tract 410.14 feet to an iron pin at the Southeast corner of said 12.52 acre tract; thence North 83°36'40" West along the South line of said 12.562 acre tract 1071.69 feet to the place of beginning, passing an iron pin at 1051.69 feet, and containing 6.004 acres.

GENERAL PROPERTY INFORMATION

Owners of Record: Valerie J. Sholtes and Elissa A. Villiers and James Seelig
Current Tax PIDs: 185-002763 and 185-002762
Current Tax District: City of Groveport
Current Deed Reference: IN 201303130041935, IN 201203140034705, IN 200611010219052, IN 201203140034704, IN 201203300043644
Current Site Address: 5090 Hendron Road, Groveport, OH 43125

BASIS OF BEARINGS

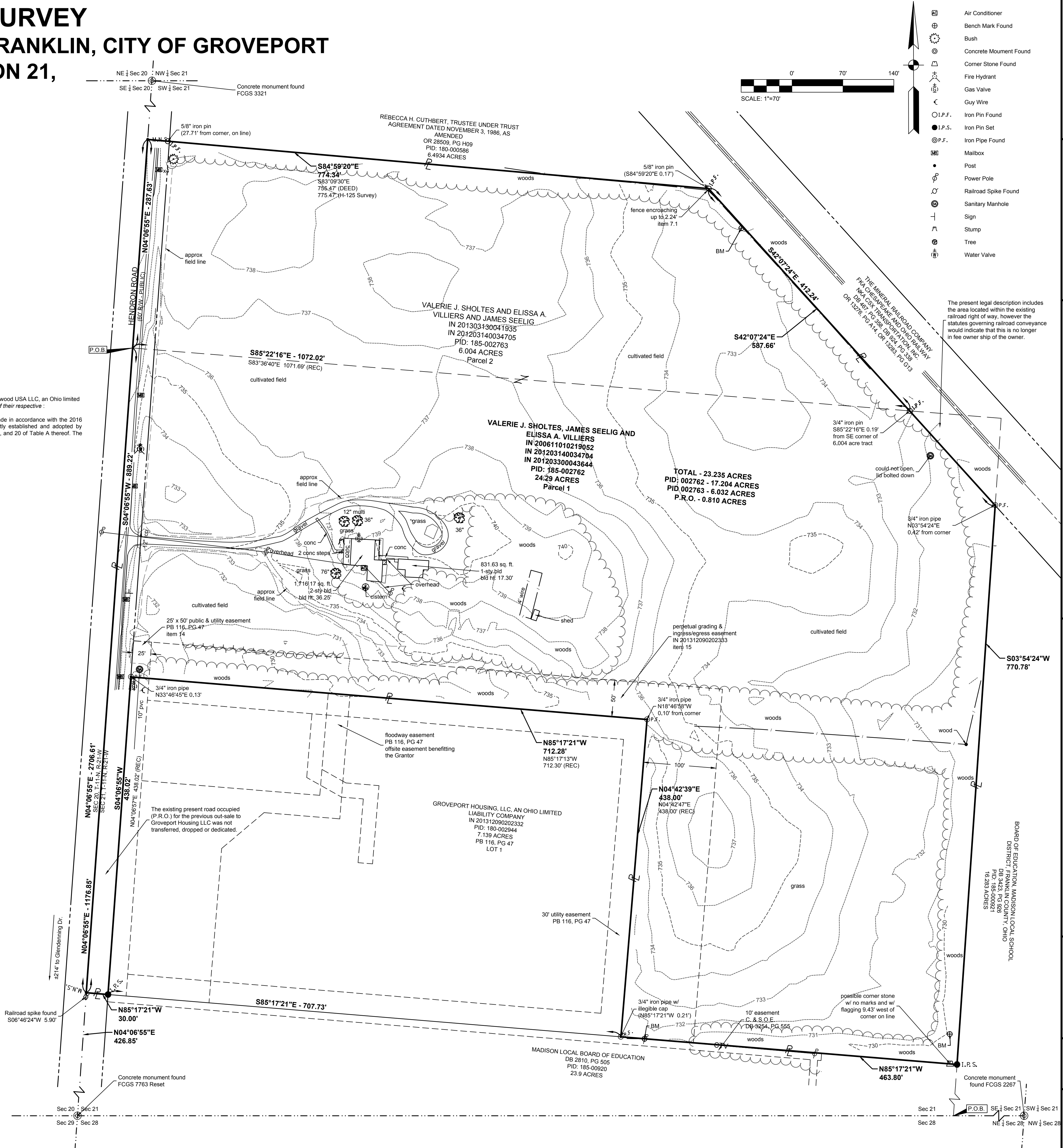
Bearings described hereon are based on North 04 degrees 06 minutes 55 seconds East for the west line of Section 21 of Township 11, Range 21 of Buckingham's survey of the Congress Lands East of the Scioto River as monumented by FCGS Monuments 7763 Reset and FCGS 3321, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2007 Adjustment), as published by the Franklin County Engineer's office on the Franklin County Control sheets for the above referenced FCGS monuments.

To: First American Title Insurance Company, America Land Title Affiliates, LLC, Redwood USA LLC, an Ohio limited liability company, Valerie J. Sholtes and Elissa A. Villiers and James Seelig; and all of their respective:

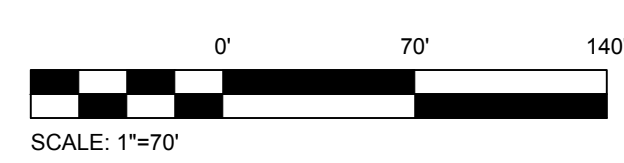
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7, 8, 9, 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on June 25, 2019.

Date of Plat or Map: July 1, 2019
 This document is not valid unless imprinted with a land surveyor's seal.

Andrew T. Jordan
 Professional Land Surveyor 8759



- ⊕ Air Conditioner
- ⊕ Bench Mark Found
- ⊕ Bush
- ⊕ Concrete Monument Found
- ⊕ Corner Stone Found
- ⊕ Fire Hydrant
- ⊕ Gas Valve
- ⊕ Guy Wire
- ⊕ Iron Pin Found
- ⊕ Iron Pin Set
- ⊕ Iron Pipe Found
- ⊕ Mailbox
- ⊕ Post
- ⊕ Power Pole
- ⊕ Railroad Spike Found
- ⊕ Sanitary Manhole
- ⊕ Sign
- ⊕ Stump
- ⊕ Tree
- ⊕ Water Valve



PRELIMINARY NSPS/ALTA SURVEY
 FOR
 5090 HENDRON ROAD
 CITY OF GROVEPORT, FRANKLIN COUNTY, STATE OF OHIO

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED DATE

DATE: 07/01/2019
 DRAWN BY: ATJ
 CHECKED BY: BPB
 JOB NUMBER: 2019.01171

1 of 1

PLOT SCALE: 1"=EDIT DATE: 7/9/19 - 12:24 PM EDITED BY: JYOUNG DRAWING FILE: 0:201901171.D DRAWINGSURVEY\201901171.SV:2019-06-25.XTP.DWG



Development Statement

The subject property is presently zoned Rural (R). A portion of the site was previously zoned PR-18 but the zoning reverted to Rural (R) when the PR-18 expired due to the allotted time provided by the code to develop the property had passed. Redwood is requesting a zoning amendment to change the R to PR-18 with the intent on developing a planned district for a residential neighborhood as well as approval of a Final Development Plan. Given the adjacent parcel to the immediate south that is also zoned PR-18, this request is appropriate and will create a new community that is compatible with the existing Orchards Senior Living community. Bounded by a railroad track to the east/northeast, this proposed community will serve as an appropriate use that can provide buffering to existing single family to the west while providing an alternative housing option for the residents of Groveport.

Redwood Living builds, holds, and manages a portfolio of Redwood Apartment Neighborhoods throughout a portfolio of 91 neighborhoods with over 12,000 units in six states bring monthly unit rents from \$1400 - \$1950. Redwood only build one story, 2-bedroom, 2 baths, attached garage plans. While keeping to this formula, Redwood does have several architectural models offering lifestyle choices and varied architecture to our "rent by choice" tenants and neighborhoods. The floor plans range in size from approximately 1,300 SF – 1,500 SF. By design, our 2-bedroom plans attract families that have fewer members and are financially stable such as young professionals, empty nesters and seniors wishing to live in a peaceful neighborhood without the typical areas of congregation (noise generators) that active lifestyle subdivisions offer. Considering Redwood's very low impact to very little impact to roads and schools by the nature of its residents, Redwood Apartment Neighborhoods are generally a tax-positive result for a community.

The one-story single family attached (townhomes), 2-bedroom, 2 bath, 2 car attached garage homes will be built with a tasteful combination of stone veneer, vinyl horizontal siding (with OSB sub-structure), Energy Star compliant windows and doors, Carriage styled garage doors, vinyl shake accent siding in gables, and weathered wood lifetime dimensional shingles. Redwood builds with the highest standards in energy efficiency to drive long-term value into our Neighborhoods for our Residents, well over 90% of all units delivered by Redwood in the last 3 years have been fully Energy Star Certified.

The primary benefits to the community regarding the proposed plan include:

- a. The proposed plan respects and proposes appropriate buffering to adjacent neighbors and is a compatible land use adjacent to single family, Orchard Grove apartments and the nearby school.
- b. The proposed plan is a relatively low-density transition between the single-family neighborhoods and the adjacent Railroad
- c. The proposed plan offers very pleasant streetscapes from Hendron Road which will help to enhance the experience
- d. The site will be accessible from a public road with a use that will generate approximately half as many peak hour trips as Single-Family residential. A traffic study has been prepared and coordination with the city on it is occurring. Presently no improvements are slated to be required as a result of this study.
- e. Providing easements for future utility expansion as well as construction/expansion of the existing sanitary main to the north which will allow for future growth to the north to occur.