

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: 3-7-20
Case # 2020-01

FEES: 1) Straight Letter District:
A) Residential \$ 375.00 total \$150.00 plus \$25.00 per acre
B) Non-residential \$250.00 plus \$25.00 per acre
2) PUDS:
A) Preliminary Development Plan \$250.00 plus \$25.00 per acre
B) Final Development Plan \$350.00 plus \$25.00 per acre
C) Modification Development Plan \$150.00

0 Ebright Rd

Address of property to be rezoned Approximately 915 ft. north of Sims Road located on the
west side of Ebright Road street / road / avenue.

Parcel # 185-001601. The property contains a total of 9.158 acres.

The property is currently being used for Vacant/Undeveloped.

The property is currently zoned PR-6 Planned Low Density Residential.

I am requesting rezoning to the R-4 Suburban Residential district so that I may use
the property for Detached single family residential homes.

Applicant Name: Maronda Homes Inc. of Ohio Phone #: (614) 871-1900

Address: 3966 Brown Park Road, Suite E Hilliard, Ohio 43026

Property Owner Name: Maronda Homes Inc. of Ohio Phone #: (614) 871-1900

Address: 3966 Brown Park Road, Suite E Hilliard, Ohio 43026

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.

[Signature]
Applicant's Signature

913-207-1270
Contact phone number

Todd Lipschutz
Applicant's Printed Name

Hipschutz@maronda.com
Email address

15 03 16 11 AM
FEB - 7 2020
CITY OF GROVEPORT

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: 185-002842

Owner's Name: Maronda Homes Inc. of Ohio
Address: 3966 Brown Park Road, Suite E
City & State: Hilliard, Ohio Zip Code 43026

Site Address: 0 Nutmeg PL

Mail Address: Name: Maronda Homes Inc. of Ohio
Address: 3966 Brown Park Road, Suite E
City & State: Hilliard, Ohio Zip Code 43026

Parcel Number: 185-002807

Owner's Name: Amar Samandar & Molly Clay
Address: 5111 Bitternut Lane
City & State: Groveport, Ohio Zip Code 43125

Site Address: Same as above

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

Parcel Number: 185-002806

Owner's Name: Lorraine & Stephen Codling
Address: 5672 Shellbark Street
City & State: Groveport, Ohio Zip Code 43125

Site Address: Same as above

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

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

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Parcel Number: 185-002805

Owner's Name: Kevin Thompson
Address: 5662 Shellbark Street
City & State: Groveport, Ohio Zip Code 43125

Site Address: Same as above

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

Parcel Number: 185-002804

Owner's Name: Bounxay & Pon Insyxiengmay
Address: 5552 Shellbark street
City & State: Groveprt, Ohio Zip Code 43125

Site Address: Same as above

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

Parcel Number: 185-002803

Owner's Name: Jonathan Stilp & Adeline Maio
Address: 5642 Shellbark Street
City & State: Groveport, Ohio Zip Code 43125

Site Address: Same as above

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

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Parcel Number: 185-002802

Owner's Name: Benjamin & Kendra Hinkle
Address: 5632 Shellbark Street
City & State: Groveport, Ohio Zip Code 43125

Site Address: Same as above

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

Parcel Number: 185-001602

Owner's Name: Maronda Homes Inc. of Ohio
Address: 3966 Brown Park Road, Suite E
City & State: Hilliard, Ohio Zip Code 43026

Site Address: O Bixby Rd

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

Parcel Number: 185-002982

Owner's Name: Maronda Homes Inc. of Ohio
Address: 3966 Brown Park Road, Suite E
City & State: Hilliard, Ohio Zip Code 43026

Site Address: Lot 120 Hickory Grove Section 3A

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

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Parcel Number: 180-001634

Owner's Name: John & Dottie Lynn
Address: 5605 Ebright Road
City & State: Groveport, Ohio Zip Code 43125

Site Address: Same as above

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

Parcel Number: 180-004988

Owner's Name: Lloyd & Becky Cassidy
Address: 5632 Ebright Road
City & State: Groveport, Ohio Zip Code 43125

Site Address: Same as above

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

Parcel Number: 180-005035

Owner's Name: Timothy Kurguz
Address: 5648 Ebright Road
City & State: Groveport, Ohio Zip Code 43125

Site Address: Same as above

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

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Parcel Number: 180-004989

Owner's Name: Ronald Morgan III
Address: 5652 Ebright Road
City & State: Groveport, Ohio Zip Code 43125

Site Address: Same as above

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

Parcel Number: 180-000320-00

Owner's Name: JD/AC Family Acres
Address: 7514 Braun Road
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5632 Ebright Road

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

Parcel Number: 180-001254

Owner's Name: Columbia Gas of Ohio
Address: PO Box 117
City & State: Columbus, OH Zip Code 43216

Site Address: 0 Ebright Rd

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

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



Engineers, Surveyors, Planners, Scientists

February 07, 2020

Mr. Stephen Moore
Chief Building Official
City of Groveport
655 Blacklick Street
Groveport, Ohio 43125

Subject: Hickory Grove

Dear Mr. Moore,

On behalf of our client, Maronda Homes Inc. of Ohio, we are respectfully submitting a rezoning of approximately 9.158 acres located on the west side of Ebright Road and approximately 915 feet north of Sims Road known as the Hickory Grove development. Surrounding the site are detached single-family homes to the north and west located within the City of Groveport with larger residential acreage parcels to the east and south in Madison Township. The residential homes to the north are zoned R-4 Suburban Residential and the homes to the west are zoned PR-6 Planned Low Density Residential which is the current zoning of the 9.158 acres.

Due to the nature of the development, which has taken place over numerous years, the development plan for Hickory Grove has expired. Our client would like to rezone the property to R-4 Suburban Residential, the same zoning north of the development, in order to mitigate the issue of having the development plan expire as well as to complete Hickory Grove. The R-4 zoning design standards, lot area, widths, and setbacks, are compatible if not the same as the existing PR-6 zoning.

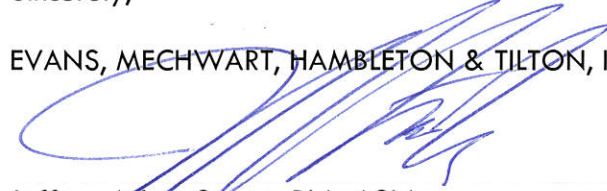
The proposed rezoning is consistent with the surrounding land uses / zonings of the adjacent developments including the completion of Hickory Grove. The completion of the development will allow for the extension of Bitternut Lane east to Ebright Road providing an alternative vehicular access to the Hickory Grove and Elmont Place developments. We believe the rezoning does not have a detrimental effect to the health, safety and welfare of the existing developments and / or the future completion of Hickory Grove.

The rezoning of the 9.158 acres is a part of the Hickory Grove Section 3B engineering plans and final plat. The final engineering plans have been approved by the city and it is the intent of the developer to process the final plat approval in association with the rezoning of the property. The lots on the final plat meet and / or exceed the R-4 development standards.

Please feel free to give me a call if you have any questions. We appreciate the time and consideration by the city to move forward the development of Hickory Grove.

Sincerely,

EVANS, MECHWART, HAMBLETON & TILTON, INC



Jeffrey Adam Strung, PLA, ASLA
Vice President

Enclosures: 1

Copies:

9.158 ACRES

Situated in the State of Ohio, County of Franklin, City of Groveport, located in Section 22, Township 11, Range 21, Congress Lands, being out of that tract conveyed to Maronda Homes Inc. of Ohio by deed of record in Instrument Number 199911290294826 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

BEGINNING at a southwesterly corner of said Maronda Homes Inc. of Ohio tract, the southeasterly corner of Lot 74 of that subdivision entitled "Hickory Grove Section 2", of record in Plat Book 108, Page 1, being in the northerly right-of-way line of Bitternut Lane, of record in Plat Book 108, Page 1;

Thence North 04° 26' 05" East, with the line common to said Maronda Homes tract and the easterly line of said "Hickory Grove Section 2", a distance of 365.89 feet to a point;

Thence South 85° 45' 15" East, across said Maronda Homes tract, partially with the southerly line of Lot 1 of that subdivision entitled "Harriet Addition No. 2", of record in Plat Book 25, Page 41, a distance of 758.50 feet to a point in the westerly right-of-way line of Ebright Road;

Thence South 04° 24' 40" West, across said Maronda Homes tract, with the westerly right-of-way line of said Ebright Road, a distance of 531.82 feet to a point in the westerly-of-way line of said Ebright Road;

Thence North 85° 35' 20" West, across said Maronda Homes tract, a distance of 10.00 feet to a point at the northeast corner of Reserve "A" of said "Hickory Grove Section 2";

Thence North 86° 04' 05" West, with the northerly line of said Reserve "A", a distance of 712.45 feet to a southeasterly corner of Lot 75 of said "Hickory Grove Section 2";

Thence North 03° 55' 55" East, with the easterly line of said Lot 75, and the easterly terminus of said Bitternut Lane, a distance of 170.00 feet to a point;

Thence North 86° 04' 05" West, with the northerly right-of-way line of said Bitternut Lane, a distance of 34.80 feet to the POINT OF BEGINNING.

The above description is intended for zoning purposes only and is not to be used for fee transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

ZONING EXHIBIT

SECTION 22, TOWNSHIP 11, RANGE 21

CONGRESS LANDS

CITY OF GROVEPORT, COUNTY OF FRANKLIN, STATE OF OHIO

MARONDA HOMES INC. OF OHIO
I.N. 199911290294826

HARRIET ADDITION
NO. 2
P.B. 25, P. 41
1

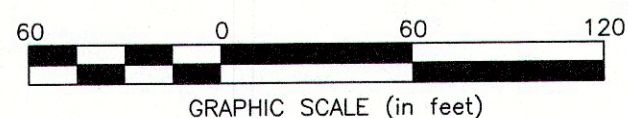
MARONDA HOMES INC. OF OHIO
I.N. 199911290294826

9.158 AC.

N86°04'05"W 712.45'

HICKORY GROVE
SECTION 2
P.B. 108, P. 1
RESERVE "A"

N85°35'20"W
10.00'



EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com		Date: March 12, 2018
		Scale: 1" = 60'
		Job No: 2017-1370
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

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HICKORY GROVE SECTION 3B

City of Groveport . Franklin County . Ohio

ZONING EXHIBIT

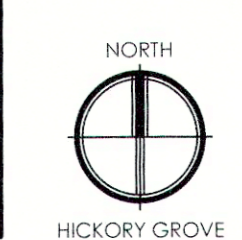
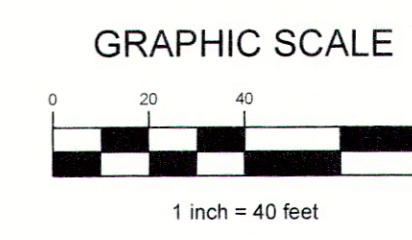
PREPARED FOR:

PREPARED BY:



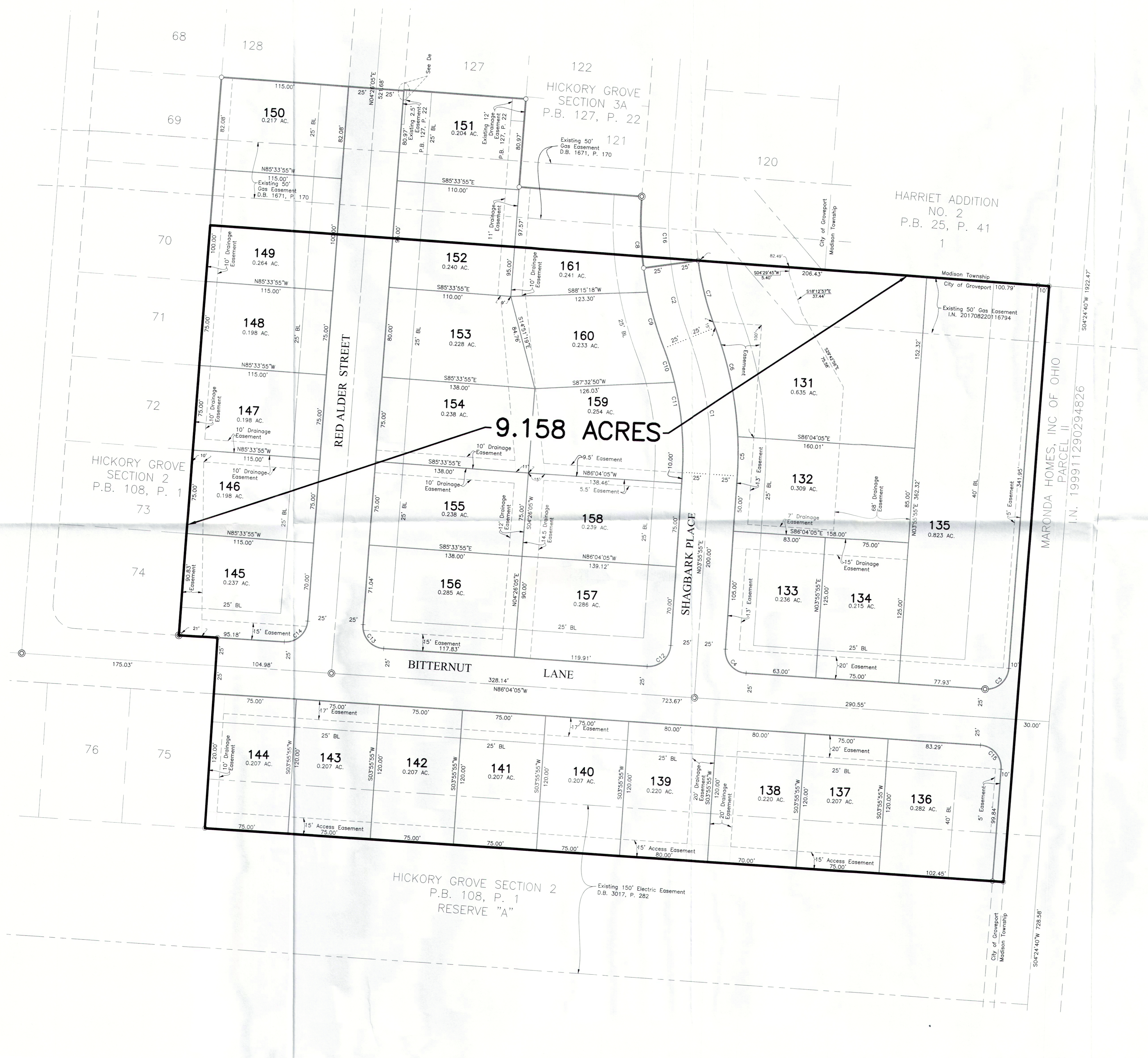
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE:	JANUARY 27, 2020
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HICKORY GROVE

20171370



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