

15020009

File No. 2C-1-2015
Date Received: 2-6-15
Scheduled Public Hearing Date: _____

Fee: 1000.00
Initials: CAS
Check or Receipt No. 16981

APPLICATION FOR ZONING CHANGE CITY OF GAHANNA PLANNING COMMISSION

*Applicant's Name: HOMWOOD CORPORATION, Jim Lipnos
Address: 2700 E. DUBLIN GRANVILLE RD., COLUMBUS, OH 43231
Company: HOMWOOD CORPORATION Phone: 614-898-7200
Fax: 614-898-7210

Status: Land Owner _____ Option Holder _____ Cont. Purchaser _____ Agent _____

Property Location: FOXWOOD SECTION 3,

Proposed Use: SINGLE FAMILY HOMES

Proposed Zoning: SF-3 ROD & Current Zoning: SF-3 ROD Total Acreage: 6.086 ROD SF.3

Parcel ID#(s): SF-3 To be created Resub D & E by replat 1.954 SF.3

Developer: HOMWOOD Corp. Phone: _____

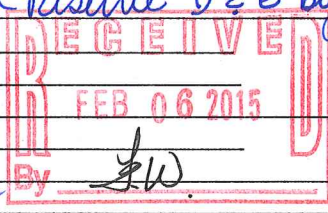
Contact: Jim Lipnos Title: _____

Address: _____

Landowner: HOMWOOD Corp. Phone: _____

Address: _____

Signature of Landowner [Signature] [Signature]



*Note: Planning Commission and/or City Staff may visit the property prior to hearing.

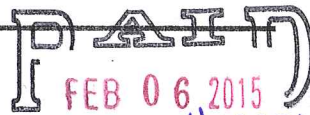
Applicant's Signature [Signature] Date 2/5/15

Submission Requirements

- 10 copies of a Legal Description of the property certified by registered surveyor.
- For a Limited Overlay or ROD Re-zoning, you must submit 10 copies of proposed plan folded (not rolled) to 8 1/2 X 11 inch size prior to submission, Limitation Text, and Elevation drawings.
- A list of property owners, contiguous and directly across the street and their mailing addresses.
- Application Fee: \$400 for first acre, \$50 for each additional acre. \$1000.00 maximum.
- Reduced drawing to an 8 1/2 x 11 inch size.
- Property must be posted in accordance with Section 1133.02 within seven (7) days after the application is accepted. Information on the sign must be approved by the Planning & Zoning Administrator prior to installation. See Figure 1 on the third page of Application Form

Additional Submission Requirements

- Street address of the subject property, together with an area map identifying the subject property in relation to surrounding properties.
- The name, signature, and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, or proof of consent from the property owner.
- The existing and proposed zoning district designation of the subject property.
- A site analysis plan illustrating existing conditions on the site and adjacent properties such as soil conditions; drainage patterns; views; existing buildings; any sight distance limitations; and relationship to other developed sites and access points in the vicinity of the property.
- A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers, access spacing, any requested service drives and other site design factors.
- A written environmental assessment describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district.



CAS CHK#16981

- A traffic impact analysis should be provided if any use permitted in the requested zoning district could generate 100 or more peak hour directional trips, or 1,000 or more vehicle trips per day; the traffic study should contrast the daily peak hour trip generation rates for representative use in the current requested zoning district; the determination of representative uses shall be made by the Planning Commission with input from City staff and/or consultants.
- A written description of how the requested zoning meets Section **1133.03 Public Hearing** of the zoning ordinance. This can be achieved by addressing the Rezoning Criteria of this application form, which can be completed separately and attached to this form along with the materials listed above.

Rezoning Criteria

The applicant must provide written responses on a separate sheet to demonstrate how the proposed rezoning designation will meet the following criteria in Section 1133.03.

1. Consistency with the goals, policies and Land Use Plan of the City of Gahanna, including any corridor plans, or subarea plans. If conditions have changed since the City of Gahanna Land Use Plan was adopted, the consistency with recent development trends in the area shall be followed.
2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.
3. Evidence the applicant cannot receive a reasonable return in investment through developing the property with one (1) of the uses permitted under the current zoning.
4. Availability of sites elsewhere in the City that are already zoned for the same proposed uses.
5. The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence (a five percent or more material reduction) in the value of existing abutting lands or approved developments.
6. The capacity of City infrastructure and services to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of its citizens.
7. The apparent demand for the types of uses permitted in the requested zoning district in the city in relation to the amount of land in the City currently zoned to accommodate the demand.

In accordance with Section 1133 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this amendment as stated above has been recommended for approval by the City of Gahanna Planning Commission on _____. A copy of the minutes is hereby attached. This application can now be forwarded to City Council for Final Approval.

Planning & Zoning Administrator

Date

*Note: All correspondence will be to applicant above unless otherwise stated.

Revised October 2012

32.905 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 3, Township 1, Range 16, United States Military Lands, being all of the subdivision entitled "Foxwood Section 1", of record in Plat Book 102, Page 63, all of the subdivision entitled "Foxwood Section 2", of record in Plat Book 104, Page 63, and part of the subdivision entitled "Foxwood Section 3, of record in Plat Book 109, Page 54 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning at the southwesterly corner of Lot 1 of said Section 1;

Thence the following courses and distances:

North 04° 07' 19" East, a distance of 359.74 feet to a point;

North 85° 43' 52" West, a distance of 174.15 feet to a point;

North 03° 49' 26" East, a distance of 2243.61 feet to a point;

South 85° 55' 06" East, a distance of 171.20 feet to a point;

South 03° 08' 47" West, a distance of 461.52 feet to a point;

South 85° 39' 27" East, a distance of 155.04 feet to a point;

South 03° 08' 47" West, a distance of 265.00 feet to a point;

South 12° 11' 35" East, a distance of 76.21 feet to a point;

South 32° 50' 10" East, a distance of 60.32 feet to a point;

South 29° 34' 05" West, a distance of 142.29 feet to a point;

South 38° 55' 03" East, a distance of 15.05 feet to a point;

North 29° 34' 05" East, a distance of 140.49 feet to a point;

North 55° 21' 32" East, a distance of 236.36 feet to a point;

North 03° 08' 47" East, a distance of 250.00 feet to a point;

South 85° 39' 27" East, a distance of 251.81 feet to a point;

South 03° 26' 36" West, a distance of 660.18 feet to a point;

North 89° 11' 43" West, a distance of 241.73 feet to a point;

South 14° 51' 37" East, a distance of 105.08 feet to a point;

North 86° 10' 34" West, a distance of 135.74 feet to a point on the arc of a curve to the right;

With the arc of said curve, having a central angle of 14°56'04", a radius of 485.00 feet, an arc length of 126.42 feet and a chord that bears South 03°38'36" East, a chord distance of 126.06 feet to a point;

South 03° 49' 26" West, a distance of 105.00 feet to a point of curvature to the left;

With the arc of said curve, having a central angle of 90°00'00", a radius of 20.00 feet, an arc length of 31.42 feet and a chord that bears South 41°10'34" East, a chord distance of 28.28 feet to a point;

South 03° 49' 26" West, a distance of 50.00 feet to a point of curvature to the left;

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BY: *AS*

32.905 ACRES

-2-

With the arc of said curve, having a central angle of 90°00'00", a radius of 20.00 feet, an arc length of 31.42 feet and a chord that bears South 48°49'26" West, a chord distance of 28.28 feet to a point;

South 03° 49' 26" West, a distance of 80.00 feet to a point;

South 86° 10' 34" East, a distance of 137.50 feet to a point;

South 03° 49' 26" West, a distance of 80.00 feet to a point;

North 85° 04' 30" East, a distance of 195.60 feet to a point;

South 03° 49' 26" West, a distance of 420.57 feet to a point;

North 85° 42' 32" West, a distance of 80.54 feet to a point;

South 03° 35' 24" West, a distance of 139.85 feet to a point;

North 85° 42' 19" West, a distance of 155.01 feet to a point;

South 04° 07' 19" West, a distance of 357.80 feet to a point;

North 85° 51' 05" West, a distance of 110.01 feet to a point;

North 04° 07' 19" East, a distance of 359.89 feet to a point;

North 85° 52' 41" West, a distance of 109.00 feet to a point;

South 04° 07' 19" West, a distance of 359.84 feet to a point; and

North 85° 51' 05" West, a distance of 218.00 feet, to the POINT OF BEGINNING, containing 32.905 acres of land, more or less.

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FEB 06 2015

BY: *AS*

TRINITY

H O M E S

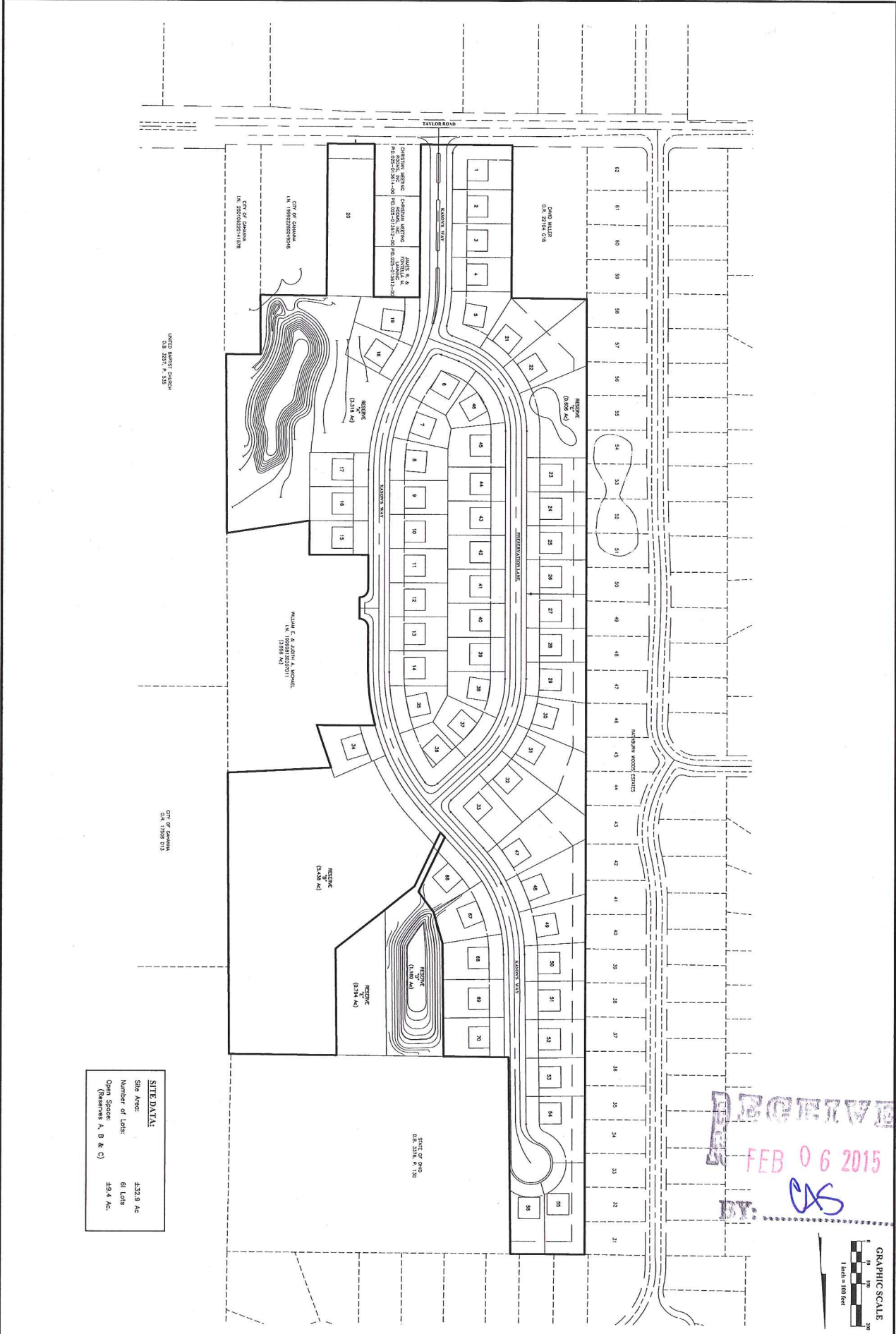
Unit Data

Fox Wood
Gahanna, Franklin

Lot #	Phase #	Description	House Address	Parcel Number
47	3	Homewood Corporation	391 Kasons Way	025-013404-00
48	3	Homewood Corporation	385 Kasons Way	025-013405-00
49	3	Homewood Corporation	381 Kasons Way	025-013406-00
50	3	Homewood Corporation	375 Kasons Way	025-013407-00
51	3	Homewood Corporation	371 Kasons Way	025-013408-00
52	3	Homewood Corporation	365 Kasons Way	025-013409-00
53	3	Homewood Corporation	351 Kasons Way	025-013410-00
54	3	Homewood Corporation	345 Kasons Way	025-013411-00
55	3	Homewood Corporation	335 Kasons Way	025-013412-00
56	3	Homewood Corporation	325 Kasons Way	025-013413-00
57	3	Homewood Corporation	Buttonbush	025-013414-00
58	3	Homewood Corporation	1162 Buttonbush	025-013415-00
59	2	Homewood Corporation	1164 Buttonbush	025-013416-00
62	3	Homewood Corporation	1165 Buttonbush	025-013419-00
63	3	Homewood Corporation	Kasons Way	025-013420-00
64	3	Homewood Corporation	390 Kasons Way	025-013421-00
65	3	Homewood Corporation	402 Kasons Way	025-013422-00

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BY: CAS



SITE DATA:
 Site Area: 432.9 Ac.
 Number of Lots: 61 Lots
 Open Space: 49.4 Ac.
 (Reserves A, B & C)

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 FEB 06 2015
 BY: *CS*



SHEET 1 / 1	DATE February, 2015		CITY OF GAHANNA, OHIO ZONING EXHIBIT FOR FOXWOOD SECTIONS 1, 2 & 3 OVERALL SITE PLAN	REVISIONS	
				MARK	DATE

**SUPPLEMENT TEXT
SF 3 ROD
DEVELOPMENT TEXT
for
FOXWOOD
Taylor Road
Gahanna, OH**

Revised March 3, 2015

INTRODUCTION:

In response to certain environmental concerns and discussions with the City of Gahanna, Homewood Corporation, represented by Jim Lipnos, hereby request to modify the Foxwood Development Text as part of Zoning Ordinance ORD-0154-2002 passed on 9/3/2002. Specifically, the Section 3 plat originally recorded 6/29/2006 in Plat Book 109, Pages 54-55 in the Franklin County Recorder's Office.

The existing plat recorded has 19 lots on two streets, Kason's Way and Button Bush Court. Homewood desires to eliminate 4 lots for a new total of 15 lots on only Kason's Way. Button Bush Court will be eliminated and replaced with Reserve D and Reserve E to provide protection for the environmentally sensitive Button Bush Swamp.

SECTION III – DEVELOPMENT STANDARDS

Sub-Section I. Open Space

This Section is amended to include the following items:

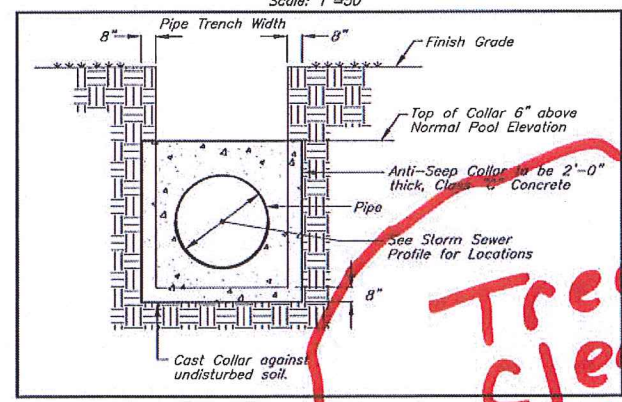
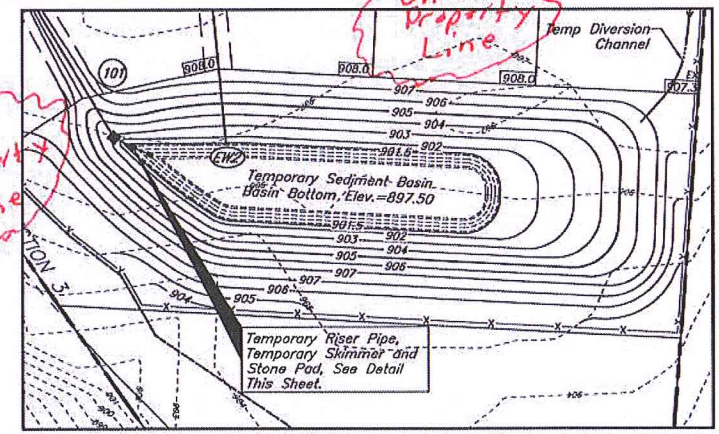
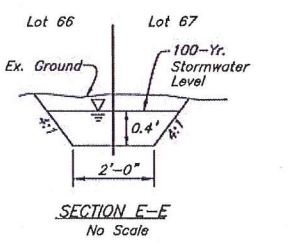
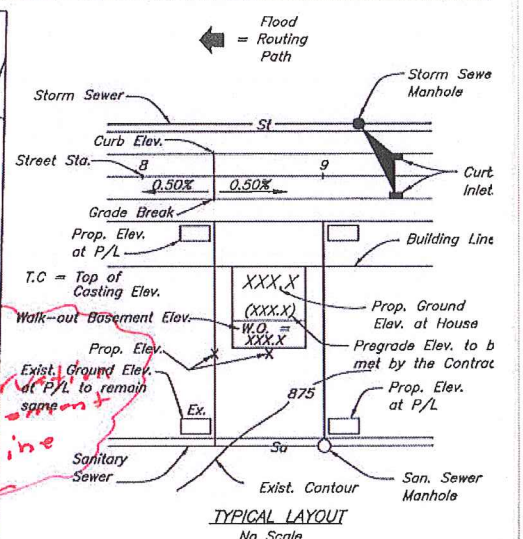
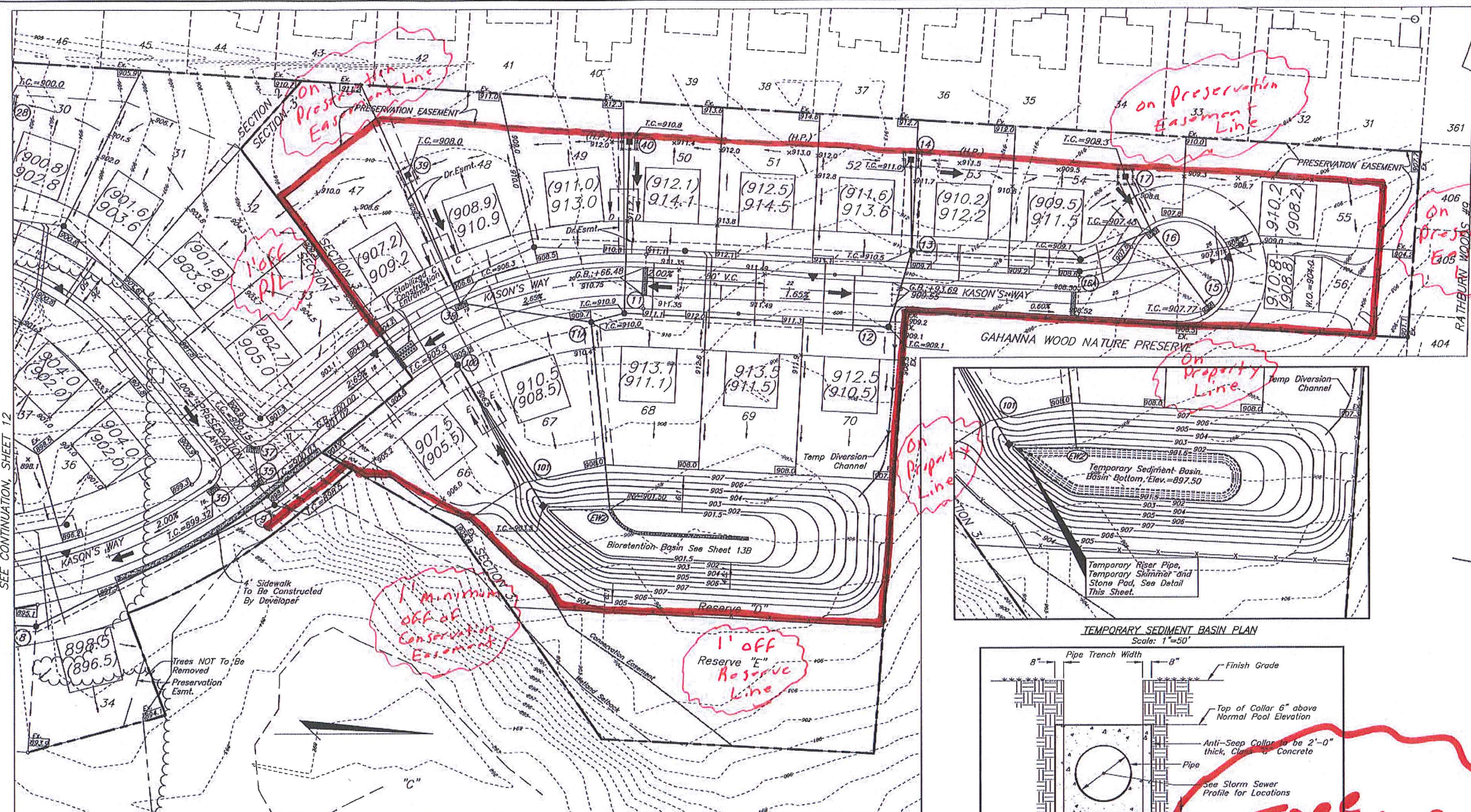
8. Reserve D to include 1.16 acres of land for the purpose of a bio-retention basin specifically designed to allow ground water recharge east towards the Button Bush Swamp. Overland flood routing shall occur to the south away from the Button Bush Swamp. This bio-retention basin will include specific plant material as determined by the engineers and the City of Gahanna. Access to Reserve D shall be through two access easements on either side of Lot #67. Reserved D will be owned and maintained by the City of Gahanna.

9. Reserve E to include 0.794 acres of land for the purpose of preservation open space. This Reserve E serves to buffer the environmentally sensitive Button Bush Swamp from the Foxwood neighborhood and associated storm water run-off. Access to Reserve E is through two access easements on either side of Lot #67 and Reserve D. Reserve E will be owned and maintained by the City of Gahanna.

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By CAS at 12:19 pm, Mar 03, 2015

1/16/2015 6:33 PM Last Printed By: Venovan, Linda, 1/17/2015 7:36 AM
 1/16/2015 6:33 PM Last Saved By: venovan, Linda, 1/17/2015 7:36 AM
 1/16/2015 6:33 PM Last Saved By: venovan, Linda, 1/17/2015 7:36 AM



NOTE:
 Temporary sediment basin shall be constructed with 2:1 side slopes. Cross hatched area indicated in above detail shall be removed after construction prior to installation of bioretention basin soil. See sheet 13B for additional details.

TEMPORARY SEDIMENT BASIN DETAIL No Scale

- Beaver Dam Sediment Filter
- Sediment Fence Drop Inlet Filter
- Orange Sediment Fence Barrier
- Stabilized Construction Entrance
- Temporary Diversion Channel

See Erosion & Sedimentation Control Feature Details, Sheet 14, 14A

Revised Section 3. Added Sheet 13A.

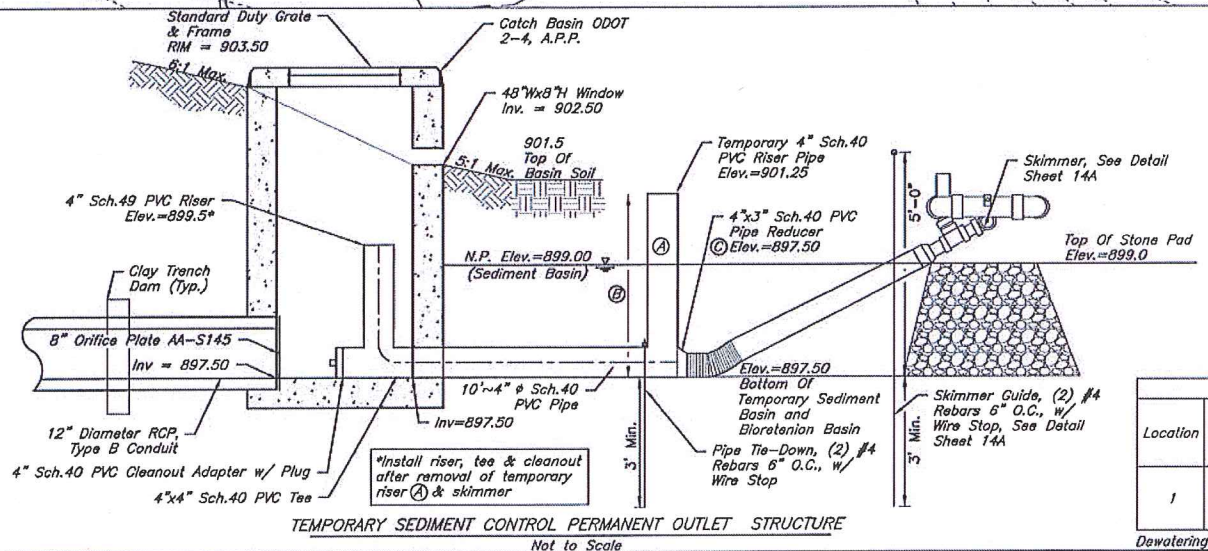
CITY OF GAHANNA, OHIO
 STREET, STORM & WATER IMPROVEMENT NO. 831
 FOR
FOXWOOD
 SECTIONS 1, 2, & 3
 MASTER GRADING & EROSION PLAN
 SECTION 3
 Scale: 1" = 50' Date: January 2015
 EVANS, MECHWART, HABLETON, & TILTON, INC.
 CONSULTING ENGINEERS & SURVEYORS

GENERAL NOTES:
 Sediment basins shall be constructed and operational before upslope land disturbance begins.

1. **SEDIMENT CLEANOUT:**
Sediment shall be removed and the sediment basin restored to its original dimensions when the sediment has filled to one-half the sediment storage zone (898.3). Sediment removed from the basin shall be placed so that it will not erode and stabilized similar to other fill material placed on the site.
2. **FINAL REMOVAL:**
The sediment control structure shall be removed only after the upstream drainage area is stabilized, and upon approval from the City of Gahanna Erosion Control Inspector. Dewatering and removal shall not cause sediment to be discharged. Accumulated sediment within the proposed basin shall be removed upon completion of construction. Install the permanent riser pipe within the catch basin structure.

Location	Tributary Acreage	Disturbed Acreage	Required Basin Dewatering Volume (67 CY/Ac)	Provided Basin Dewatering Volume	Required Sediment Storage Volume (37 C.Y./Disturbed A.C.)	Provided Sediment Storage Volume	Control Structure		
							Riser - (A)	Height - (B)	Inlet Elev. - (C)
1	7.75 AC.	6.5 AC.	519 C.Y.	553 C.Y.	237 C.Y.	278 C.Y.	4"	3.75'	897.50

Dewatering Volume Drawdown > 48 Hrs.



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Richard & Jill Bradburn
418 Spruce Hill Drive
Gahanna, OH 43230

Laura Beggin
410 Spruce Hill Drive
Gahanna, OH 43230

Dennis McCormick
400 Spruce Hill Drive
Gahanna, OH 43230

Dorothy Bowser
392 Spruce Hill Drive
Gahanna, OH 43230

Jane Haeger
384 Spruce Hill Drive
Gahanna, OH 43230

George & Linda Gantz
376 Spruce Hill Drive
Gahanna, OH 43230

Paul & Emily Remaker
370 Spruce Hill Drive
Gahanna, OH 43230

Andrew & Robin Shockney
360 Spruce Hill Drive
Gahanna, OH 43230

Michael & Tamara Belcastro
352 Spruce Hill Drive
Gahanna, OH 43230

Joanne Dahlman
344 Spruce Hill Drive
Gahanna, OH 43230

John & GERALYN McEwen
336 Spruce Hill Drive
Gahanna, OH 43230

Anthony & Angela Buchert
328 Spruce Hill Drive
Gahanna, OH 43230

Kenneth & Marilyn McIlwain
320 Spruce Hill Drive
Gahanna, OH 43230

Paul & Paula Sloan
312 Spruce Hill Drive
Gahanna, OH 43230

Cheryl Thompson
306 Spruce Hill Drive
Gahanna, OH 43230

Michael & Kimberly Roberts
300 Spruce Hill Drive
Gahanna, OH 43230

Elizabeth Boltz
294 Spruce Hill Drive
Gahanna, OH 43230

William & Judith Michael
442 Kasons Way
Gahanna, OH 43230

Ronald & Mary Wurtz
424 Spruce Hill Drive
Gahanna, OH 43230

Christian & Susan Staheli
1120 Rice Avenue
Gahanna, OH 43230

Steven & Jacqueline Mathias
1142 Rice Avenue
Gahanna, OH 43230

Justin & Shannon Route
1148 Rice Avenue
Gahanna, OH 43230

Sandor & Maria Vegh
1158 Rice Avenue
Gahanna, OH 43230

Guy Deal
1164 Rice Avenue
Gahanna, OH 43230

Derek & Karla Hammonds
1174 Rice Avenue
Gahanna, OH 43230

Daniel & Angela Koors
1212 Rice Avenue
Gahanna, OH 43230

David & Ellen Houchens
1222 Rice Avenue
Gahanna, OH 43230

Larry & Kelly Wagoner
1230 Rice Avenue
Gahanna, OH 43230

Philip & Lorraine Croswell
1238 Rice Avenue
Gahanna, OH 43230

Monica Coffin & Irene Scaramazza
1244 Rice Avenue
Gahanna, OH 43230





David Miller
5952 Taylor Road
Gahanna, OH 43230

Christian Meeting Rooms
5990 Taylor Road
Gahanna, OH 43230

James & Fontella Lanning
1028 Pinewood Lane
Gahanna, OH 43230

Jason & Amie Case
561 Kasons Way
Gahanna, OH 43230

Donald C. Blunt
541 Kasons Way
Gahanna, OH 43230

Tyrtko & Erin Kujundzic
535 Preservation Lane
Gahanna, OH 43230

James & Mary Jane Matcham
520 Preservation Lane
Gahanna, OH 43230

Janice Abrams
503 Kasons Way
Gahanna, OH 43230

Henry & Nydia Guzman
493 Kasons Way
Gahanna, OH 43230

Benali & Carmen Stewart
483 Kasons Way
Gahanna, OH 43230

Roberto & Karen Bonilla
473 Kasons Way
Gahanna, OH 43230

James Damratoski
463 Kasons Way
Gahanna, OH 43230

Joseph & Kelley Forster
453 Kasons Way
Gahanna, OH 43230

Kenyatta A. Chandler
443 Kasons Way
Gahanna, OH 43230

Justin Korn & Courtney Hagerty
433 Kasons Way
Gahanna, OH 43230

Christopher D. & April L. Baker
472 Kasons Way
Gahanna, OH 43230

Dianne M. Dearing
482 Kasons Way
Gahanna, OH 43230

James & Angela Eschmeyer
492 Kasons Way
Gahanna, OH 43230

Thomas G. Kennedy
532 Kasons Way
Gahanna, OH 43230

Bryan & Amanda Helwig
542 Kasons Way
Gahanna, OH 43230

Michael J. Ciak
5996 Taylor Road
Gahanna, OH 43230

James & Heather Dages
531 Preservation Lane
Gahanna, OH 43230

Theresa Weber
521 Preservation Lane
Gahanna, OH 43230

Matthew Grable & Samantha Ruffing
491 Preservation Lane
Gahanna, OH 43230

Erin & Angela Delffs
481 Preservation Lane
Gahanna, OH 43230

Fabio and Deanne Miguez
471 Preservation Lane
Gahanna, OH 43230

Mallikarjun R. Surukanti
461 Preservation Lane
Gahanna, OH 43230

Redd Branner
451 Preservation Lane
Gahanna, OH 43230

Douglas Malek
441 Preservation Lane
Gahanna, OH 43230

Wayne & Sue Pickford
431 Preservation Lane
Gahanna, OH 43230





Mark & Lindsey Simpson
421 Preservation Lane
Gahanna, OH 43230

Todd & Jennifer Meredith
411 Preservation Lane
Gahanna, OH 43230

James & Sylvia Coleman
409 Preservation Lane
Gahanna, OH 43230

Zoran & Jasmina Petrovski
405 Preservation Lane
Gahanna, OH 43230

Jeffery & Lora Foulke
422 Kasons Way
Gahanna, OH 43230

Nathan and Breighan Rich
412 Preservation Lane
Gahanna, OH 43230

Erick P. & Kristen M. Warnimont
428 Preservation Lane
Gahanna, OH 43230

Anthony L Perkins
430 Preservation Lane
Gahanna, OH 43230

Robert Harmon & Sue Harmon
440 Preservation Lane
Gahanna, OH 43230

Jeffrey R. Hanson
460 Preservation Lane
Gahanna, OH 43230

Mark & Maureen Leibas
470 Preservation Lane
Gahanna, OH 43230

Jared & Danielle Dominak
480 Preservation Lane
Gahanna, OH 43230

James & Robin Triplett, Jr.
490 Preservation Lane
Gahanna, OH 43230

Donna Townes/Michael Stewart
500 Preservation Lane
Gahanna, OH 43230

Marshawn Kerner
510 Preservation Lane
Gahanna, OH 43230



Name	Address	Street	City, State Zip
Richard & Jill Bradburn	418	Spruce Hill Drive	Gahanna, OH 43230
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Christian & Susan Staheli	1120	Rice Avenue	Gahanna, OH 43230
Steven & Jacqueline Mathias	1142	Rice Avenue	Gahanna, OH 43230
Justin & Shannon Rutte	1148	Rice Avenue	Gahanna, OH 43230
Sandor & Maria Vegh	1158	Rice Avenue	Gahanna, OH 43230
Guy Deal	1164	Rice Avenue	Gahanna, OH 43230
Derek & Karla Hammonds	1174	Rice Avenue	Gahanna, OH 43230
Daniel & Angela Koors	1212	Rice Avenue	Gahanna, OH 43230
David & Ellen Houchens	1222	Rice Avenue	Gahanna, OH 43230
Larry & Kelly Wagoner	1230	Rice Avenue	Gahanna, OH 43230
Philip & Lorraine Crowell	1238	Rice Avenue	Gahanna, OH 43230
Monica Coffin & Irene Scaramazza	1244	Rice Avenue	Gahanna, OH 43230
David Miller	5952	Taylor Road	Gahanna, OH 43230
Christian Meeting Rooms	5990	Taylor Road	Gahanna, OH 43230
James & Fontella Lanning	1028	Pinewood Lane	Gahanna, OH 43230
Existing Foxwood Residents			
Jason & Amie Case	561	561 Kasons Way	Gahanna, OH 43230
Donald C. Blunt	541	541 Kasons Way	Gahanna, OH 43230
Tyrtko & Erin Kujundzic	535	535 Preservation Lane	Gahanna, OH 43230
James & Mary Jane Matcham	520	520 Preservation Lane	Gahanna, OH 43230
Janice Abrams	503	503 Kasons Way	Gahanna, OH 43230
Henry & Nydia Guzman	493	493 Kasons Way	Gahanna, OH 43230
Benali & Carmen Stewart	483	483 Kasons Way	Gahanna, OH 43230
Roberto & Karen Bonilla	473	473 Kasons Way	Gahanna, OH 43230

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Joseph & Kelley Forster	453	453 Kasons Way	Gahanna, OH 43230
Kenyatta A. Chandler	443	443 Kasons Way	Gahanna, OH 43230
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Fabio and Deanne Miguez	471	471 Preservation Lane	Gahanna, OH 43230
Mallikarjun R. Surukanti	461	461 Preservation Lane	Gahanna, OH 43230
Redd Branner	451	451 Preservation Lane	Gahanna, OH 43230
Douglas Malek	441	441 Preservation Lane	Gahanna, OH 43230
Wayne & Sue Pickford	431	431 Preservarion Lane	Gahanna, OH 43230
Mark & Lindsey Simpson	421	421 Preservation Lane	Gahanna, OH 43230
Todd & Jennifer Meredith	411	411 Perservation Lane	Gahanna, OH 43230
James & Sylvia Coleman	409	409 Preservation Lane	Gahanna, OH 43230
Zoran & Jasmina Petrovski	405	405 Preservation Lane	Gahanna, OH 43230
Jeffery & Lora Foulke	422	422 Kasons Way	Gahanna, OH 43230
Nathan and Breighan Rich	412	412 Preservation Lane	Gahanna, OH 43230
Erick P. & Kristen M. Warnimont	428	428 Preservation Lane	Gahanna, OH 43230
Anthony L Perkins	430	430 Preservation Lane	Gahanna, OH 43230
Robert Harmon & Sue Harmon	440	440 Preservation Lane	Gahanna, OH 43230
Jeffrey R. Hanson	460	460 Preservation Lane	Gahanna, OH 43230
Mark & Maureen Leibas	470	470 Preservation Lane	Gahanna, OH 43230
Jared & Danielle Dominak	480	480 Preservation Lane	Gahanna, OH 43230
James & Robin Triplett, Jr.	490	490 Preservation Lane	Gahanna, OH 43230
Donna Townes/Michael Stewart	500	500 Preservation Lane	Gahanna, OH 43230
Marshawn Kerner	510	510 Preservation Lane	Gahanna, OH 43230

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BY: *AS*



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Foxwood Section 3 – Homewood Corporation
Project Address: Kason's Way & Taylor Rd

Zoning Change: Regarding Section 3 of the Foxwood subdivision, the developer and the City of Gahanna have reached an agreement on how best to protect the Buttonbush swamp contiguous to the aforementioned section. The City has agreed to purchase a portion of the previously platted Section 3, and Homewood has agreed to donate a portion of Section 3 to create new Reserves D and E that will afford the Buttonbush swamp its much needed and desired protection. As a result of this agreement, the vacation of a cul-de-sac (Buttonbush Court) and three easements, elimination of Lots 58-62, and the creation of Reserves D and E, Section 3 must be rezoned. Foxwood is an overlay district (ROD SF-3) and this is a significant change that triggered the rezoning. Except for Reserves D and E which will be SF-3, the balance of Section 3 will be rezoned to ROD SF-3. The overlay text has been revised to reflect these changes.

A new bio retention basin will be installed by Homewood in Reserve D and maintained by the City of Gahanna.

Final Plat: The resubdivision of Section 3 is necessary to accommodate the abovementioned changes.

The City of Gahanna is in full support of both applications, and appreciates Homewood's cooperation in the protection and preservation of Franklin County's best Buttonbush swamp.

Respectfully Submitted By:

Bonnie Gard
Planning and Zoning Administrator
Planning and Development
Zoning Division



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STAFF COMMENTS

Project Name: Foxwood Section 3 – Homewood Corporation
Project Address: Kason's Way & Taylor Rd

Planning and Development

The applicants are requesting to rezone and replat a portion of the Foxwood subdivision, Section 3. The request is the result of extensive discussions between the developer and the City of Gahanna Parks and Recreation Department in an effort to provide greater protection to adjacent environmentally sensitive land. The results will be Parks and Recreation Department ownership of "Reserve D" and "E" and a reduction in lots by four.

Analysis for rezoning decisions is found within the 2002 Future Land Use Plan and Section 1133.03 of the Planning and Zoning Code. The 2002 Future Land Use Plan provides for a checklist to assist Planning Commission in reaching a decision. Certain answers would not mandate a particular decision. Relevant checklist questions include the following:

1. Is the proposed development consistent with the City's vision?

Staff believes that the proposed rezoning is consistent with the City's vision for this property. The area contains an established development pattern consisting of single family residential and parks property. This request, if approved, will provide additional protection of environmentally sensitive property while allowing for the reasonable development of the site. If the request is denied, the property will still be afforded the ability to develop with single family residential, however, it will be located in closer proximity to Buttonbush Swamp.

2. Would the proposed development be contrary to the future land use plan?

Staff believes the request is consistent with the future land use plan. Specifically the plan provides for a future land use designation of Single Family Residential.

3. Will the change adversely influence living conditions in the surrounding area?

- a. Create or appreciably increase traffic congestion;
- b. Seriously impact adjacent areas;
- c. Seriously affect the natural character of the land to the point of creating potential hazards.



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Staff believes the request will not adversely impact adjacent areas or the natural character of the area. In fact, staff believes approval of the request will positively impact adjacent areas and preserve the natural character.

4. Are there reasons why the property cannot be used as it is presently planned or zoned?

The property is currently zoned Single Family with an Overlay. The only significant change would be to remove some property from the Overlay and reduce the number of lots. The property being removed from the Overlay will be owned and maintained by the Parks and Recreation Department.

1133.03 of the Planning and Zoning Code provides that the following shall be considered:

1. Consistency with the goals, policies and comprehensive land use plan of the City of Gahanna, including any corridor plans, or subarea plans.

The property is not located within any corridor or subarea plans. It is designated Single Family Residential on the 2002 Future Land Use Map. The rezoning is consistent with the policies and uses of the Single Family Residential land use which include avoiding pockets of isolated residential development and encouraging development that preserves trees and other natural attributes.

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.

The request is the result of several meetings designed to protect the adjacent environmental features.

3. Availability of sites elsewhere in the City that are already zoned for the proposed use.

This criterion is not applicable since the property is already zoned single family.

4. The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence in the value of existing abutting lands or approved developments.

The rezoning would decrease impacts on the environment and reduce density by four lots.

5. The capacity of City infrastructure and services to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of its citizens.



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This request reduces density and therefore will reduce the impacts to City infrastructure and services.

6. The apparent demand for the type of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

This criterion is not applicable as the property is already zoned to allow for single family.

In addition to the aforementioned criteria, Section 1133.03 also states that the Economic Development Division shall provide comments. Because of the nature of the request, a rezoning to from single family to single family reduce the number of lots by four, it will not have a positive or negative fiscal impact to the City.

Aerial Map



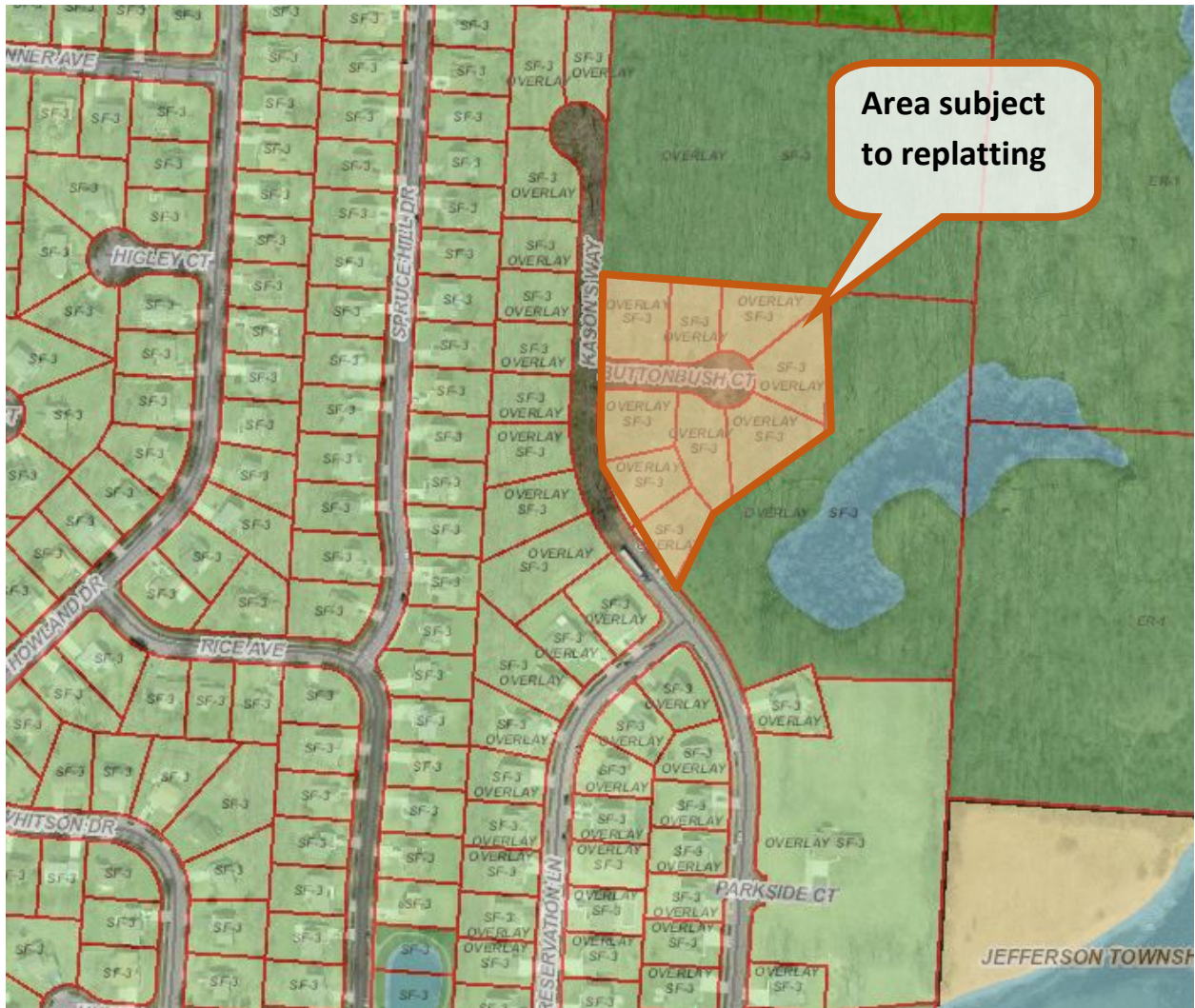
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Zoning Map



Respectfully Submitted By:

Michael Blackford
Deputy Director
Planning and Development



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STAFF COMMENTS

Project Name: Foxwood Section 3 – Homewood Corporation
Project Address: Kason's Way & Taylor Rd

No comments.

Respectfully Submitted By:

Kenneth W. Fultz, P.E.
Chief Building Official



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STAFF COMMENTS

Project Name: Foxwood Section 3 – Homewood Corporation
Project Address: Kason's Way & Taylor Rd

From: Dennis Murphy
Sent: Wednesday, February 18, 2015 12:19 PM
To: Courtney Shisler
Subject: RE: Foxwood Section 3 - Final Plat & Zoning Change

Courtney, The police department does not have any issues with the proposed Foxwood section 3 plan.
C1

Respectfully Submitted By:
Dennis Murphy, Chief of Police
City of Gahanna
Division of Police



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CITY OF GAHANNA

February 11, 2015
Mr. Chris Mann
EMH&T
5500 New Albany Road
Columbus, OH 43054

Subject: Foxwood Subdivision – Section 3
Site Improvement Plan Review Comments

The City of Gahanna has the following comments regarding your January, 2015 submittal of the Foxwood Subdivision, Section 3, Site Improvement Plans:

General Comments:

1. Please verify that all standard notes and details have been updated.
2. A Stormwater Pollution Prevention Plan (SWP3) shall be provided for review and comment.
3. Please provide a detailed cost estimate for the site improvements. The estimate shall breakout all public and private costs for infrastructure, as well as defined erosion control costs.
4. All fees for plan review, inspection deposit, etc. shall be paid prior to construction.
5. Developers' agreements will be required for this development
6. In lieu of a separate instrument for the provided sanitary sewer easement, can the easement be incorporated into the revised plat?
7. Engineering plan approval is contingent upon approvals from Planning Commission and City Council.

Stormwater Management:

1. Please provide pre and post developed tributary maps. Maps should delineate all on-site and off-site area. They should show flow path labeled with Tc and type of flow (ie. sheet, shallow concentrated, etc.)
2. Provide a detailed narrative describing the site conditions, and how the development meets detention and Water Quality requirements, etc.
3. The primary orifice outlet invert modeled in HydroCad does not match what is proposed in the plans for the basin outlet structure.
4. Please show and verify the basin meets or exceeds the required draw down time for Water Quality.

Street Plan and Profile:

1. Verify that fittings are used for all waterline deflections under the proposed storm sewer.
2. Label all easements and easement widths in plan view.
3. Sidewalk shall be provided for both sides of Kason's Way.



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Storm Profiles:

1. A full height headwall shall be provided for EW2.
2. All storm pipe within the right-of-way shall be RCP.

Sanitary:

1. Verify all notes and standard details are updated to current standards.
2. It appears that due to the revised site layout, the depth of the sanitary line at manhole 9 is not necessary. Please review line sections 7 – 9 to see if the proposed drop can be eliminated and the line made shallower.
3. The sanitary sewer profiles should show CGB for all areas of the trench inside the line of influence of the roadway.

Master Grading Plan:

1. The grades shown for Flood Route E-E do not support flood routing to the roadway from the basin.
2. Please provide flood routing calculations for all flood routes.
3. Orange preservation fencing shall be proposed to protect all conservation and preservation easements.

Bio-Retention Basin:

1. All proposed basin underdrains shall be schedule 40 pipe.
2. Consider seeding the basin with a native diverse seed mix like mesic prairie.
3. Please eliminate the Itea planting and fill in with other proposed shrubs.
4. In lieu of forbes and grasses, propose all shrubs. Recommended species: V dentatum, and Panicum, Buttonbush, Cephalanthus Occidentalis, Rosa Palustris.

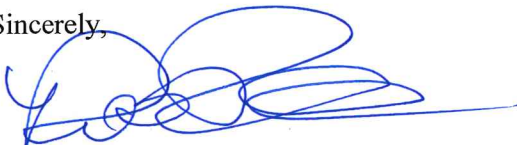
Erosion and Sediment Control Details:

1. Please replace the currently proposed concrete washout detail with the City Standard.
2. Additional dandy bags shall be provided south of Section 3 on Kason's Way.

Upon addressing these comments, please re-submit three (3) hard copies, as well as electronic copies of all documents, for final review and approval of the referenced construction plans.

Please contact us if you need additional clarification or wish to discuss these comments further.

Sincerely,



Robert S. Priestas, P.E.
City Engineer



CITY OF GAHANNA

DEPARTMENT OF PARKS & RECREATION

TO: PLANNING COMMISSION
FROM: TONY COLLINS, DEPARTMENT OF PARKS AND RECREATION DIRECTOR
SUBJECT: STAFF COMMENTS – UPDATED FOXWOOD SECTION III
DATE: 3/3/2015
CC: MAYOR BECKY STINCHOMB, BONNIE GARD, ZONING ADMINISTRATOR;
CITY OF GAHANNA PARKS AND RECREATION ADVISORY BOARD

FOXWOOD

SECTION III - UPDATED

STAFF COMMENTS

The Foxwood development led by Homewood has been a lesson in the balance of conservation and development for 15+ years. The City of Gahanna and the Department of Parks & Recreation is responsible for stewardship the adjacent Gahanna Woods Park and State Nature Preserve. The Foxwood development represents a significant impact to the Departments conservation practices. Current CEO, Jim Lipnos and his team have extended an incredible amount of effort to limit the impact and improve on previous plans. Because of these changes, the Department of Parks and Recreation is in support of these plans and encourages the Planning Commission to approve moving forward.

Homewood is working jointly with the Department to create these recent changes in the plan and decrease the potential impact of the new phase. The developer has been in regular communication with our Department and the Department of Public Service in the design and implementation of these changes.

Given the past record associated with this project, the Department has the obligation to point out that any damage to the area within the conservation easement and/or any of the dedicated reserve or existing park property is unacceptable. We would recommend immediate stop orders and further fines if any damage were to occur.