

APPLICATION FOR
REZONING

Heath Hills

CITY OF HEATH
March 23, 2026

DEVELOPER, APPLICANT



M/I HOMES

4131 Worth Avenue, Suite 310
Columbus, Ohio 43219

ENGINEER, PLANNER, LANDSCAPE ARCHITECT



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers, Surveyors, Planners, Scientists

5500 New Albany Road
Columbus, Ohio 43054

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Division of Building and Zoning

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APPLICATION FOR REZONING

TO THE HEATH CITY COUNCIL, LICKING COUNTY, OHIO:

The undersigned, who is whole owner, part owner, or lessee of the property in question, hereby applies for a zoning change for said property, and does also attest to the truth and correctness of all facts and information in this application.

TO THE APPLICANT:

PLEASE SUBMIT THE FOLLOWING INFORMATION IN TRIPPLICATE TO THE HEATH ZONING DEPARTMENT IN ORDER TO COMPLETE YOUR APPLICATION FOR REZONING.

- * Map drawn to scale of not less than 100' to the inch showing the land in question, its dimensions, and location of each boundary thereof and the location of existing use of all buildings and the principle use of all properties within 300' of such land.
- * An approved Deed or Plat Description.
- * List of property owners and addresses of all properties lying within 300' of the exterior boundaries of the premises the zoning classification of which is proposed to be changed.

PLEASE FILL OUT THE FOLLOWING INFORMATION:

Applicant Name*: M/I Homes of Central Ohio, LLC Josh Barkan Phone Number: 614-418-8545

Home Address: 4131 Worth Avenue, Suite 310, Columbus Ohio 43219

* Please provide the name of the whole owner, part owner, or lessee of the property for which this rezoning application applies.

Agent Name*: Josh Barkan Phone Number: 614-418-8545

Business Address: 4131 Worth Avenue, Suite 310, Columbus Ohio 43219

* Please provide the name of the person representing the whole owner, part owner, or lessee, if applicable.

PROPERTY INFORMATION (Property to be rezoned):

Address: #1 6120 Canyon Road, Hebron, OH 43025 #2 097-330504-00.00 #3 ID 071-326286-00.000 #4 ID 725-326442-00.000

Current Zoning: AG - Union Township Requested Zoning: PUD

Current Use of Property (brief description): PUD per Chapter 1190

Agriculture

Proposed Principal Use of Property (brief description):

Residential

A LEGAL DESCRIPTION OF THE PROPERTY WAS OBTAINED FROM THE FOLLOWING ENGINEER/SURVEYOR:

Name: EMH&T Contact Matt Kirk Phone Number: 614-775-4500

Address: 5500 New Albany Road, Columbus Ohio 43054 Registration #: S-7865

Signature of the whole owner, part owner, or lessee of the property.

Josh Barkan 3/13/25 Agent

Do not write below this line - OFFICE USE ONLY

Fees Paid: \$ _____ Date Fees Paid: _____ Application #: _____ Date Submitted: _____

HEATH HILLS

PLANNED UNIT DEVELOPMENT TEXT

M/I Homes of Central Ohio

March 23, 2026

I. INTRODUCTION AND SUMMARY

The property that is subject to this Planned Unit Development text consists of 291.7± acres (excluding right-of-way dedication for Canyon and Seminary Roads) which are located on the west side of Heath, near the intersection of Canyon Road SE and Seminary Road. This new residential community will bring a variety of housing options including suburban estate lots, single-family homes, multi-family apartment homes, potentially a school, green space reserve areas, and a 21.8 +/-acre public park. The site will be developed in accordance with the development standards contained within this text and as further provided in the preliminary subdivision plans and supporting documents that accompany this application.

II. DEVELOPMENT STANDARDS – GENERALLY

The development standards contained within this text and the plans that accompany it are intended to govern the proposed development. In the event of a conflict between the standards in this text and those found within the Codified Ordinances of Heath, Ohio (to be referred to hereinafter as the “City Code”), the standards in this text shall govern. To the extent that a development standard is not contained herein, then the provisions of the City Code shall govern with respect to that standard.

III. SUBAREAS – GENERALLY

This zoning district consists of six subareas, each intended to accommodate different residential product types, green space, and potentially a school. Subareas A, B, and C will provide lots for detached single-family homes of varying sizes. Subarea D will provide single-story apartment homes. Subarea E is intended to be a flex area which will be set aside and remain undeveloped for a limited period of time, during which the School District will have the opportunity to receive by grant that property for the purpose of constructing a school. If the School District declines to develop the property, Subarea E will develop with single-family homes. Subarea F will be dedicated to the City for use as a public park.

IV. SUBAREA A (FOSTER TRACT)

Subarea A consists of 61.4± acres located on the east side of Canyon Road SE and on both sides of Seminary Road. This subarea will allow for the development of single-family homes and green space.

A. Permitted Uses. Permitted uses in this zoning district are as follows:

1. Single-family detached dwellings.
2. Green space.
3. Parks, playgrounds (including, without limitation, tot lots), and related recreational uses.
4. Accessory buildings and uses in association with a permitted use.
5. Private community building or clubhouse with or without a pool.
6. Home occupations associated in accordance with the City Code.
7. A maximum of 3 model homes with associated parking areas, which may be operated only until such time as homes have been constructed on all lots in this subarea. Construction of model homes may occur in advance of, or in conjunction with, installation of infrastructure for the subdivision, provided that no occupancy permit shall be issued for a model home until such time as the City has conditionally accepted infrastructure to serve the phase of development of the neighborhood in which the model home is located.

B. Density, Lot and Setback Commitments:

1. Number of Units. A maximum of 154 single-family homes shall be permitted to be constructed in Subarea A. Lots may be developed and homes may be constructed in phases as detailed in the Phasing Plan that accompanies this text. The sequencing of the phasing of construction may be changed in the future to adjust to market conditions.
2. Minimum Lot Area and Dimensions for Typical Lots. There shall be a minimum lot area of 7,800 square feet. There shall be a minimum lot width of 60 feet. Lot width shall be measured at the minimum front yard building line. There shall be a variety of lots providing varying widths which are approximately 60 feet, 65 feet, and 70 feet, in accordance with the Preliminary Subdivision Plan.
3. Lot Setback Requirements for Typical Lots. The minimum front yard setback shall be 27 feet from the edge of right-of-way and no encroachments shall be permitted.. The minimum rear yard setback shall be 20 feet from the rear lot line and no encroachments shall be permitted. The minimum side yard setback shall be 5 feet. Eaves and overhangs shall be permitted to encroach a maximum of 1 foot into the minimum side yard setback. Encroachments shall be prohibited in easements.
4. Street Frontage. All lots shall have frontage on and vehicular access to a public street.

C. Access, Loading, Parking and Other Traffic-Related Commitments:

1. Parking Spaces. Each single-family home shall be required to have a minimum of two (2) off-street parking spaces on its driveways, in addition to those parking spaces provided in its garage.
2. On-Street Parking. On-street parking shall be permitted as depicted on the subdivision plan.

3. Public Streets. All streets within this subarea shall be publicly dedicated. Public streets shall be of curb and gutter construction. The right-of-way and pavement widths for public streets shall be as shown on the subdivision plan.

4. Future Street Connections. Public street stubs shall be constructed which extend to perimeter boundary lines of this subarea that are shared with parcels of real property located outside of this zoning district in the general locations shown on the accompanying subdivision plan, with final locations to be reviewed and approved by the City of Heath Planning Commission with City Engineer recommendation.

5. Community Building Parking. When a private community building/clubhouse is provided, it shall be permitted to access a public street using a private drive and may utilize angled or head-in parking.

D. Green space and Landscaping Commitments:

1. Homeowners' Association. The developer shall create a forced and funded homeowners' association that shall charge an assessment against property within this subarea. The homeowners' association shall be incorporated with the State of Ohio as a not-for-profit corporation. Assessments shall be charged and collected for the purposes of (a) paying the costs of maintaining and operating green spaces within the development that have not been dedicated to the City, (b) paying the costs of maintaining common area landscaping and signage, and (c) for other purposes that are legally permissible for homeowners' association under applicable law. A declaration of restrictions against all lots in this zoning district shall be recorded by the applicant in the relevant County Recorders' offices prior to the sale of the first lot within this subarea. The declaration will require each homeowner to pay the aforementioned assessment and shall provide that the City shall be a third party beneficiary thereunder which will provide it with standing, in addition to the applicant, to (a) take necessary legal action to require the homeowners' association to perform its duties and obligations under the declaration, and (b) force the homeowners' association to maintain its status as a legally recognized business entity in the State of Ohio should the association fail to maintain such status. The homeowners' association that applies to this subarea may be created and operated to serve only this subarea or to serve this subarea and other subareas within this zoning district.

2. Green Space. Proposed green space areas are shown on the Green Space and Pedestrian Connectivity Plan that accompanies this text. The total green space in this subarea may be modified as further engineering of the development is completed. The developer and/or the homeowners' association that will apply to this zoning district will maintain green space within this subarea at their sole cost and expense until such time as the last certificate of occupancy is issued for a single-family home that is permitted to be constructed in this zoning district. Following that time all green space will be owned and maintained by the homeowners' association.

3. Stormwater Management. Retention and detention areas and associated stormwater management infrastructure to serve the zoning district shall be permitted within all green space areas and appropriate easements may be reserved by the developer for these purposes, in addition to easements relating to any utilities that are located within these areas. The locations and configurations of retention and detention area may be modified as further engineering of the

development is completed, with final configurations and acreages to reviewed and approved the City of Heath Planning Commission with City Engineer recommendation.

4. Sidewalks. Sidewalks shall be constructed on both sides of public streets by the developer and in other locations as shown in the Green Space and Pedestrian Connectivity Plan that accompanies this text. These sidewalks shall be a minimum of 5 feet in width and shall be constructed of concrete.

5. Street Trees. Street trees shall be provided in locations shown on the Landscape Plan. Trees are to be a minimum of 2.5 inches in caliper at installation, and shall be of a species approved by Planning Commission.

6. Entry Signage/Landscape Feature. A primary landscape entry feature with signage that identifies the residential community that will comprise the zoning district may be located at all public street intersections into the zoning district at Canyon Road SE and Seminary Road within this subarea. For purposes of clarification, the intent that such an entry feature is not considered to be a “structure” under the City Code. Secondary landscape entry features and related signage may be provided in other locations throughout the subarea to distinguish the neighborhood(s) within this subarea from others within the zoning district, if elected by the developer.

E. Lighting:

1. Light Posts. Each lot shall include a light post in the front yard, upon which a light fixture that is dark sky compliant shall be installed. Such lights shall include sensors that provide for automatic illumination during evening and nighttime hours. Street lights shall be installed as depicted on the subdivision plan.

F. Miscellaneous Standards: The following additional restrictions shall apply to improvements in this subarea.

1. Utilities: All new utilities shall be placed underground. Utility easements shall be provided in favor of the City as appropriate at the times of final platting of each phase of development of the subarea.

V. SUBAREA B (RUSSELL TRACT)

Subarea B consists of 133.1± acres located on the west side of Canyon Road SE and south of Seminary Road SE. This subarea will allow for the development of single-family homes and green space.

A. Permitted Uses: Permitted uses in this zoning district are as follows:

1. Single-family detached dwellings.
2. Green space.
3. Parks, playgrounds (including, without limitation, tot lots), and related recreational uses.

4. Accessory buildings and uses in association with a permitted use.
5. Private community building or clubhouse with or without a pool.
6. Home occupations associated in accordance with the City Code.

7. A maximum of 3 model homes with associated parking areas, which may be operated only until such time as homes have been constructed on all lots in this subarea. Construction of model homes may occur in advance of, or in conjunction with, installation of infrastructure for the subdivision, provided that no occupancy permit shall be issued for a model home until such time as the City has conditionally accepted infrastructure to serve the phase of development of the neighborhood in which the model home is located.

B. Density, Lot and Setback Commitments:

1. Number of Units. A maximum of 374 single-family homes shall be permitted to be constructed in Subarea B. Lots may be developed and homes may be constructed in phases as detailed in the Phasing Plan that accompanies this text. The sequencing of the phasing of construction may be changed in the future to adjust to market conditions.

2. Minimum Lot Area and Dimensions for Typical Lots. There shall be a minimum lot area of 7,150 square feet. There shall be a minimum lot width of 55 feet. Lot width shall be measured at the minimum front yard building line. There shall be a variety of lots which provide varying widths which are approximately 55 feet, 60 feet, 65 feet, and 70 feet, in accordance with the Preliminary Subdivision Plan.

3. Lot Setback Requirements for Typical Lots. The minimum front yard setback shall be 27 feet from the edge of right-of-way and no encroachments shall be permitted. The minimum rear yard setback shall be 20 feet from the rear lot line and no encroachments shall be permitted. The minimum side yard setback shall be 5 feet. Eaves, and overhangs shall be permitted to encroach a maximum of 1 foot into the minimum side yard setback. Encroachments shall be prohibited in easements.

4. Street Frontage. All lots shall have frontage on and vehicular access to a public street.

C. Access, Loading, Parking and Other Traffic-Related Commitments:

1. Parking Spaces. Each single-family home shall be required to have a minimum of two (2) off-street parking spaces on its driveways, in addition to those parking spaces provided in its garage.

2. On-Street Parking. On-street parking shall be permitted as depicted on the subdivision plan.

3. Public Streets. All streets within this subarea shall be publicly dedicated. Public streets shall be of curb and gutter construction. The right-of-way and pavement widths for public streets shall be as shown on the subdivision plan.

4. Future Street Connections. Public street stubs shall be constructed which extend to perimeter boundary lines of this subarea that are shared with parcels of real property located outside of this zoning district in the general locations shown on the accompanying preliminary subdivision plan, with final locations to be reviewed and approved the City of Heath Planning Commission with City Engineer recommendation.

5. Community Building Parking. When a private community building/clubhouse is provided, it shall be permitted to access a public street using a private drive and may utilize angled or head-in parking.

D. Green Space and Landscaping Commitments:

1. Homeowners' Association. The developer shall create a forced and funded homeowners' association that shall charge an assessment against property within this subarea. The homeowners' association shall be incorporated with the State of Ohio as a not-for-profit corporation. Assessments shall be charged and collected for the purposes of (a) paying the costs of maintaining and operating green spaces within the development that have not been dedicated to the City, (b) paying the costs of maintaining common area landscaping and signage, and (c) for other purposes that are legally permissible for homeowners' association under applicable law. A declaration of restrictions against all lots in this zoning district shall be recorded by the applicant in the relevant County Recorders' offices prior to the sale of the first lot within this subarea. The declaration will require each homeowner to pay the aforementioned assessment and shall provide that the City shall be a third party beneficiary thereunder which will provide it with standing, in addition to the applicant, to (a) take necessary legal action to require the homeowners' association to perform its duties and obligations under the declaration, and (b) force the homeowners' association to maintain its status as a legally recognized business entity in the State of Ohio should the association fail to maintain such status. The homeowners' association that applies to this subarea may be created and operated to serve only this subarea or to serve this subarea and other subareas within this zoning district.

2. Green Space. Green Space areas are shown on the Green Space and Pedestrian Connectivity Plan that accompanies this text. The total green space in this subarea may be modified as further engineering of the development is completed. The developer and/or the homeowners' association that will apply to this zoning district will maintain green space within this subarea at their sole cost and expense until such time as the last certificate of occupancy is issued for a single-family home that is permitted to be constructed in this zoning district. Following that time all green space will be owned and maintained by the homeowners' association.

3. Clubhouse Amenity and Tot Lot. A community clubhouse, swimming pool, and tot lot, as generally depicted on Sheet F-2, shall be constructed in Reserve J.

4. Stormwater Management. Retention and detention areas and associated stormwater management infrastructure to serve the zoning district shall be permitted within all green space areas and appropriate easements may be reserved by the developer for these purposes, in addition to easements relating to any utilities that are located within these areas. The locations and configurations of retention and detention area may be modified as further engineering of the development is completed, with final configurations and acreages to reviewed and approved by the City of Heath Planning Commission with City Engineer recommendation.

5. Sidewalks. Sidewalks shall be constructed on both sides of public streets by the developer and in other locations as shown in the Green Space and Pedestrian Connectivity Plan that accompanies this text, with final locations to be reviewed and approved by the City of Heath Planning Commission with City Engineer recommendation an. These sidewalks shall be a minimum of 5 feet in width and shall be constructed of concrete.

6. Street Trees. Street trees shall be provided in locations shown on the Landscape Plan. Trees are to be a minimum of 2.5 inches in caliper at installation and shall be of a species approved by the Planning Commission.

7. Entry Signage/Landscape Feature. A primary landscape entry feature with signage that identifies the residential community that will comprise the zoning district may be located at all public street intersections into the zoning district at Canyon Road SE within this subarea. For purposes of clarification, the intent that such an entry feature is not considered to be a “structure” under the City Code. Secondary landscape entry features and related signage may be provided in other locations throughout the subarea to distinguish the neighborhood(s) within this subarea from others within the zoning district, if elected by the developer.

E. Lighting:

1. Light Posts. Each lot shall include a light post in the front yard, upon which a light fixture that is dark sky compliant shall be installed. Such lights shall include sensors that provide for automatic illumination during evening and nighttime hours. Street lights shall be installed as depicted on the subdivision plan.

F. Miscellaneous Standards: The following additional restrictions shall apply to improvements in this subarea:

1. Utilities: All new utilities shall be placed underground. Utility easements shall be provided in favor of the City as appropriate at the times of final platting of each phase of development of the subarea

VI. SUBAREA C (ESTATE LOTS)

Subarea C consists of 20.3 acres located on the east side of Canyon Road SE and south of Subarea A. This subarea will allow for the development of estate lots.

A. Permitted Uses: Permitted uses in this zoning district are as follows:

1. Single-family detached dwellings.
2. Green space.
3. Parks, playgrounds (including, without limitation, tot lots), and related recreational uses.
4. Accessory buildings and uses in association with a permitted use.

5. Private community building or clubhouse with or without a pool.

6. Home occupations associated in accordance with the City Code.

B. Density, Lot and Setback Commitments:

1. Number of Units. A maximum of 17 single-family homes shall be permitted to be constructed in Subarea C.

2. Minimum Lot Area and Dimensions for Typical Lots. There shall be a minimum lot area of 20,000 square feet. There shall be a minimum lot width of 100 feet. Lot width shall be measured at the minimum front yard building line. There shall be a minimum lot depth of 200 feet.

3. Lot Setback Requirements for Typical Lots. The minimum front yard setback shall be 35 feet from the edge of right-of-way and no encroachments shall be permitted. The minimum rear yard setback shall be 50 feet from the rear lot line and no encroachments shall be permitted. The minimum side yard setback shall be 15 feet. Eaves and overhangs shall be permitted to encroach a maximum of two (2) foot into the minimum side yard setback. Encroachments shall be prohibited in easements.

C. Access, Loading, Parking and Other Traffic-Related Commitments:

1. Parking Spaces. Each single-family home shall be required to have a minimum of two (2) off-street parking spaces on its driveways, in addition to those parking spaces provided in its garage.

D. Green Space and Landscaping Commitments:

1. Homeowners' Association. The developer shall create a forced and funded homeowners' association that shall charge an assessment against property within this subarea. The homeowners' association shall be incorporated with the State of Ohio as a not-for-profit corporation. Assessments shall be charged and collected for the purposes of (a) paying the costs of maintaining and operating green spaces within the development that have not been dedicated to the City, (b) paying the costs of maintaining common area landscaping and signage, and (c) for other purposes that are legally permissible for homeowners' association under applicable law. A declaration of restrictions against all lots in this zoning district shall be recorded by the applicant in the relevant County Recorders' offices prior to the sale of the first lot within this subarea. The declaration will require each homeowner to pay the aforementioned assessment and shall provide that the City shall be a third party beneficiary thereunder which will provide it with standing, in addition to the applicant, to (a) take necessary legal action to require the homeowners' association to perform its duties and obligations under the declaration, and (b) force the homeowners' association to maintain its status as a legally recognized business entity in the State of Ohio should the association fail to maintain such status. The homeowners' association that applies to this subarea may be created and operated to serve only this subarea or to serve this subarea and other subareas within this zoning district.

2. Stormwater Management. Retention and detention areas and associated stormwater management infrastructure to serve the zoning district shall be permitted within all green space

areas and appropriate easements may be reserved by the developer for these purposes, in addition to easements relating to any utilities that are located within these areas. The locations and configurations of retention and detention area may be modified as further engineering of the development is completed, with final configurations and acreages to reviewed and approved by the City of Heath Planning Commission with City Engineer recommendation.

3. Entry Signage/Landscape Feature. A primary landscape entry feature with signage that identifies the residential community that will comprise the zoning district may be located at all public street intersections into the zoning district at Canyon Road SE within this subarea. For purposes of clarification, the intent that such an entry feature is not considered to be a “structure” under the City Code. Secondary landscape entry features and related signage may be provided in other locations throughout the subarea to distinguish the neighborhood(s) within this subarea from others within the zoning district, if elected by the developer.

E. Lighting:

1. Light Posts. Each lot shall include a light post in the front yard, upon which a light fixture that is dark sky compliant shall be installed. Such lights shall include sensors that provide for automatic illumination during evening and nighttime hours. Street lights shall be installed as depicted on the subdivision plan.

F. Miscellaneous Standards. The following additional restrictions shall apply to improvements in this subarea:

1. Utilities: All new utilities shall be placed underground. Utility easements shall be provided in favor of the City as appropriate at the times of final platting of each phase of development of the subarea.

VII. SUBAREA D (MULTI-FAMILY)

Subarea D consists of 38.1± acres located on the west side of Canyon Road SE and south of Subarea B. This subarea will allow for the development of one-story apartment buildings.

A. Permitted Uses. Permitted uses in this zoning district are as follows:

1. Multi-family dwelling units consisting of apartment flats.

2. Accessory uses and structures which are customary for multi-family developments. Such uses and structures may include, but not be limited to, attached and detached garages; green space; recreational uses; and gathering or grilling areas.

3. Private community center/clubhouse with an outdoor pool and other amenities typical of a multi-family residential development which serve residents of the multi-family community. Marketing and leasing offices for the community within Subarea D shall be permitted to be operated from this structure.

4. Home occupations associated with a principal use.

B. Density, Lot, Setback, Height Commitments:

1. Number of Units. There shall be a maximum of 200 multi-family dwelling units permitted to be constructed in Subarea D.

2. Maximum Building Height. No residential building shall exceed twenty-six (26) feet in height and shall be no more than one and one-half (1 1/2) story in height. A clubhouse shall not exceed forty (40) feet in height if decorative cupola is installed and will remain a single story structure.

3. Lot Coverage. Lot coverage shall be no more than thirty percent (30%). "Lot area coverage" means the percentage of the area of a lot which is covered by buildings or structures.

4. Perimeter Yard. There shall be a minimum 25-foot perimeter yard.

5. Building Setback. There shall be a minimum building setback of 30 feet from Canyon Road SE

6. Building Separation. There shall be a minimum separation of 12 feet between residential structures.

C. Access, Loading, Parking and Other Traffic-Related Commitments:

1. The applicable off-street parking standards shall be those contained in Chapter 1183 of the City Code.

D. Architecture: Architectural standards are intended to create a cohesive and unified design throughout the subarea. Each building (multi-family and private clubhouse building) shall be consistent in overall design, color, material, and architectural pattern as determined by the City of Heath Planning Commission with City Engineer recommendation. Designs for buildings shall be substantially similar to the preliminary architectural renderings that have been submitted along with the preliminary development plan and shall comply with the following requirements:

1. Exterior Material and Trim Standards. The architectural design/patterns of multi-family buildings and the private clubhouse building shall be similar and may be repeated from one building to the next to unify the project into a single architectural style. Similarities shall include window styles and patterns, 6:12 roof pitches, use and mix of exterior materials, and building massing.

2. General Standards:

a. The color palette for exterior materials shall consist of natural colors, including but not limited to white. Additional colors may be used as accents but may not be high-gloss colors.

b. Permitted exterior materials shall include brick, stone, or cultured stone, vinyl siding, and engineered siding products (including cementitious fiberboard and other engineered siding products

approved by the City of Heath Planning Commission, e.g., HardiPlank™). Gutters (and the material by which they are attached to a building), downspouts, soffits, shutters, garage, and entrance doors may be of man-made materials such as metal, vinyl, or aluminum. No concrete or split face block shall be permitted, except for the basement or foundation walls.

c. Buildings fronting Canyon Road SE shall have the majority of the elevation constructed of brick or stone with vinyl used as an accent material. HardiPlank™ or equivalent could be substituted for the vinyl siding to meet natural material requirements as well. Any limestone on the buildings shall be Delaware blue vein or equivalent as approved by Staff.

d. EIFS and Stucco or similar products are prohibited as primary exterior materials. EIFS may be used as a secondary trim material.

e. Treated lumber shall be painted or stained.

f. Any exposed foundation walls more than 12" high shall be faced with brick or stone.

g. Roofs shall have dimensional asphalt shingles.

h. The principal roof structure shall have an eave overhang of not less than 12 inches with return.

i. Windows shall be of vertical or square proportion. Accent windows may be circular, half-round, or octagonal and are limited to one per elevation unless used in a pair. The side elevations will not require windows.

j. Any detached garages shall contain architectural elements consistent with the design of multi-family buildings.

k. Dumpsters and trash compactors shall be screened in accordance with City Code..

E. Buffering, Landscaping, Green Space and Screening Commitments:

1. Green Space. Green space in this subarea shall be owned and maintained by the owner of the multi-family community located within it.

2. Ponds. Retention or detention basins shall be provided for the purposes of managing stormwater. The locations and general characteristics of the basins are shown on the preliminary development plan. The final locations and designs of the basins shall be as approved by the City of Heath Planning Commission with City Engineer recommendation.

3. Street Trees. Street trees shall be provided along the west side of Canyon Road SE. Trees shall be spaced at an average distance of one tree per 40 linear feet.

F. Signage:

1. A primary landscape entry feature with signage that identifies the residential community that will comprise the zoning district may be located at all public street intersections into the zoning district at Canyon Road SE within this subarea. For purposes of clarification, the intent that such an entry feature is not considered to be a “structure” under the City Code. Secondary landscape entry features and related signage may be provided in other locations throughout the subarea to distinguish the neighborhood(s) within this subarea from others within the zoning district, if elected by the developer

2. Directional signs. Ground-mounted directional signage shall be permitted in this subarea to promote vehicular and pedestrian wayfinding, to be approved by the City of Heath Planning Commission with City Engineer recommendation.

3. Private clubhouse. Ground-mounted clubhouse signage shall be provided as shown in submitted plans.

4. Buildings. Building signage to identify building and/or unit numbers shall be permitted.

5. Marketing signage may be periodically used as shown in submitted plans.

G. Utilities:

1. All new utilities shall be installed underground.

2. Solar panels shall be permitted only on building roofs.

VIII. SUBAREA E (FLEX SCHOOL OR SINGLE-FAMILY RESIDENTIAL)

Subarea E consists of 14.5± acres located on the west side of Canyon Road SE and southeast of Subarea B. This subarea is a “flex area” which may be used and developed as a school site or, alternatively, as a single-family residential neighborhood consistent with the development standards applicable to Subarea B.

A. Within 30 days after acquiring the Property, the applicant shall submit to the City a draft **donation agreement with right of reverter** (the “Agreement”) with the **Granville Exempted Village School District (the “School District”)** for Subarea E. The draft agreement shall provide that:

- Subarea E shall be donated to the School District within 120 days after the applicant acquires the Property (subject to one 90-day extension approved by the applicant, not unreasonably withheld).
- A deed restriction will be recorded with respect to Subarea E to limit use of Subarea E to the School District’s construction of an elementary school facility (kindergarten through fifth or sixth grade), generally consistent with Exhibit A (the “New Elementary School”).

- The applicant will notify the School District within a reasonable period of time after the 326th home in Subareas A–D has received its certificate of occupancy (the “Applicant’s Notice”).
- Within 365 days of receiving the Applicant’s Notice, the School District must commence the New Elementary School’s construction, defined as either the securing of financing or execution of a bona fide construction contract (the “Construction Deadline”).
- If School District construction of the New Elementary School does not commence by the Construction Deadline (subject to one 365-day extension approved by the applicant, not unreasonably withheld), Subarea E will automatically revert to the applicant.
- Upon reversion, the applicant may develop Subarea E generally consistent with Exhibit B.

Within 90 days of acquiring the Property, the applicant shall sign and must provide the City a copy of the signed Agreement and make reasonable efforts to have the School District sign as well, though permits are not dependent on the School District’s signature. If the School District declines to sign the Agreement within 90 days of the applicant acquiring the Property (subject to one 90-day extension approved by the applicant, not unreasonably withheld), the Property shall automatically revert to the applicant, who may then develop Subarea E generally consistent with Exhibit B. Both the applicant and School District are independently responsible for obtaining Preliminary and Final PUD approvals for Subarea E as required by the Agreement.

B. School Use. If Subarea E is developed and operated as a school site, there shall be a minimum building setback of 75 feet and a minimum pavement setback of 50 from the edge of all public street rights-of-way and from property lines. All other development standards and requirements shall be applied to a school use in accordance with Chapter 1159, R-S Suburban Residence District. Any development of Subarea E with a school use shall require the prior review and approval by the City of Heath Planning Commission with City Engineer recommendation.

C. Single-Family Use. If Subarea E is not developed and operated as a school site, the property may be developed with single-family residential uses, subject to and in compliance with the same development standards applicable to Subarea B. Subarea E shall permit a maximum of 28 single-family dwellings.

IX. SUBAREA F (PARKLAND DEDICATION)

Subarea F consists of ±24.3 acres located on the east side of Canyon Road SE to the east and north of Subareas C and south of Subarea A. ±21.8 acres of this subarea shall be dedicated to the City for preservation and use as a public park, known as Reserve ‘Q’ and ±2.5 acres for a water distribution facility, known as Reserve ‘U’.

X. SUBDIVISION REGULATIONS MODIFICATIONS

The standards of the Subdivision Regulations may be modified by the Planning Commission in the case of a planned unit development which in its judgment provides adequate public spaces and improvements for the circulation, recreation, light, air and service needs of the tract when fully developed and which also provides such covenants or other legal provisions as will assure conformity to and achievement of the plan.

The Applicant respectfully submits this request for modifications to the Subdivision Regulations in connection with the proposed Planned Unit Development, projects encompassing nearly 300-acres which will incorporate a mix of single-family and multi-family residences alongside a school. The development commits to enhancing community resources by dedicating area for the creation of a public park, a regional water distribution facility, and providing public dedicated streets and sidewalks throughout the development. These elements collectively ensure that the projects will provide comprehensive circulation, recreation, light, air, and service benefits, in support of the community’s long-term planning objectives.

1. The Applicant is requesting a modification from Standard Drawing RD-1 to allow a reduction in pavement widths as follows:

	R/W Required	R/W Provided	Pavement Width Required	Pavement Width Provided
Major Collector	100’ (blvd)	76’ (blvd)	80’ (blvd)	52’ B/B
Minor Collector	72’	60’	40’ B/B	33’ B/B
Local	60’	60’	32’ B/B	29’ B/B

Justification: This modification is necessary to optimize land use while maintaining safe and efficient access for vehicles, pedestrians, and utilities. These reductions allow for better land utilization and maximizes developable area while preserving essential infrastructure. The proposed widths still meet functional requirements for emergency access, pedestrian movement, and utility placement. Reduced pavement width also reduces impervious surfaces, contributing to improved stormwater management and environmental sustainability. These modifications align with the surrounding development pattern and support the City’s planning goals for efficient urban design.

2. The Applicant is requesting a modification from Standard Drawing RD-1, Typical Street Sections, that states a width of a curb and gutter shall be 2’-6” as measured from the back of curb to edge of pavement. The Applicant is proposing a curb and gutter that is 2’-0” wide for all proposed streets.

Justification: Granting the modification eliminates the narrow 6” wide segment of concrete between the edge of storm grates cover and the edge of pavement. These segments tend to crack and fail. The proposed design aligns the pavement edge with the storm grate, consistent with City of Columbus standards, improving durability and performance.

3. The Applicant is requesting a modification from Section 41.50 that states: “... all streets shall remain in the angle of intersection for at least 100’ beyond the point of intersection.” The request only applies to ‘T’ intersections where the receiving street enters at a curve. The receiving street shall be radial to the curve or, if the curve terminates at the centerline, shall be at ninety degrees. All other intersections shall include at least a 100-foot long tangent measured from the point where the centerlines intersect.

Justification: The modification will allow an uninterrupted curve through intersections of streets.

4. The Applicant is requesting a modification from Section 48.10 that states: “The entrance to the development shall be designed with a raised, curbed, landscaped median separating the inbound and outbound lanes.” This only applies to Subarea ‘A’ (north and south of Seminary Road). The entrance into the development in Subarea ‘B’, on the west side of Canyon Road, includes a modified boulevard as depicted on the ‘Modification Exhibit’.

Justification: The need for a median in Subarea A is eliminated by providing emergency-only paved pathways which provide a second access to each area north and south of Seminary Road.

5. The Applicant is requesting a modification to the Stormwater Design Manual 8.3 that requires detention basins to be dry. The modification will allow the development to utilize wet detention basins rather than dry detention basins to satisfy the storm water criteria required by the City for the Heath Hills development.

Justification: Dry detention facilities require more maintenance to both the embankments and the lower bottom area because they experience fluctuating levels of water during rain events. This fluctuation creates conditions that prevent healthy vegetation and make mowing difficult. Sediment accumulation is also greater in dry basins, increasing maintenance. Dry basins often become unsightly, while wet basins are visually attractive and provide a desirable amenity. Wet detention basins also require smaller footprints, allowing for more efficient use of green spaces. With regard to safety, while Heath does not presently have a policy of wet facilities, each basin will comply with regional safety standards, including an 8-foot-wide safety shelf below the normal pool, averaging 18 inches in depth, and a 9-foot-wide maintenance bench at the top of bank.

6. The Applicant is requesting a modification from the City’s Development Regulations Section 42.00 to eliminate the side yard easement requirement where utility lines, or other features such as major routing corridors, are not present.

Justification: The easements are not necessary and conflict with allowances for side yard setback encroachments.

7. The Applicant is requesting a modification to the Storm Water Design Manual chapter 4.5 to allow a maximum spread of storm water on pavement of 8 feet from face of curb versus the required 6 feet.

Justification: The Development's smallest road width is 28 feet from face of curb (29 feet from back of curb). An 8-foot wide spread on both sides of the road leaves at least 12 feet of clear roadway during major storm events ensuring continued accessibility and safety throughout the development.

8. The Applicant is requesting a modification to the City’s standard drawing WA-10 note #2 that requires water services to be centered on the lot.

Justification: Granting the modification allows water services to be located closer to the edge of the property to avoid placement beneath driveways. Locating a curb box, water service, or sanitary service within driveways often results in long-term damage from vehicle loading. In addition, the

Ohio EPA requires all sanitary and water services to be separated by at least 10 feet. This separation cannot be maintained if the water service is centered, as that would require placing the sanitary line beneath the driveway.

9. The Applicant is requesting a modification to the City's Standard Drawing RD-1 to eliminate the requirement of a 4-inch conduit to be located within the right-of-way, 2.5 feet behind the back of curb.

Justification: For this development, private utilities will be located in the rear of the lots. Because the purpose of the conduit is to accommodate private utilities within the roadway, it is unnecessary. The Developer will coordinate with the private utility companies to place their lines within the same trench at the rear of the lot. Additional conduits will be provided at street crossings for use by multiple providers as needed. These utility easements shall be indicated on the Final Plat.

10. The Applicant is requesting a modification to the City's Development Regulations Section 41.70.E that states: "*Development along Existing Street. Any development of property, which is located in a residential, neighborhood commercial, or general commercial district, will include installation of a sidewalk on the side of the street being developed. The sidewalk will extend across the full length of the development's street frontage.*" The Applicant agrees to install a 5-foot wide sidewalk along most of the development's frontage: minus a portion adjacent Canyon north of the emergency access and south of Steet I and adjacent Seminary Road. The total length of proposed sidewalk is approximately 2,848 linear feet and will include ADA compliant ramps at Seminary Road and Street I. See Exhibit G-1.

Justification: Granting the modification eliminates the installation of walks that will never be used, north of the emergency entry and south of Street I as well as adjacent Seminary Road, while providing safe walkways that connect the neighborhoods and provide a direct connection to the future school site.

11. The Applicant is requesting a modification from the City's Development Regulations Section 41.22 to allow a center line radius less than 150'.

Justification: The Applicant is proposing a Loop Street for Street 'B' located at the northeast corner of the project. Street 'B' will be a low volume road without thru traffic. The Loop Street will have a larger inside curb radius to ensure vehicles such as fire trucks and school buses can safely navigate the turn. Loop Streets calm traffic, and where feasible, can be a better alternative than a cul-d-sac. See Tab 15 for Exhibit with Loop Street detail.

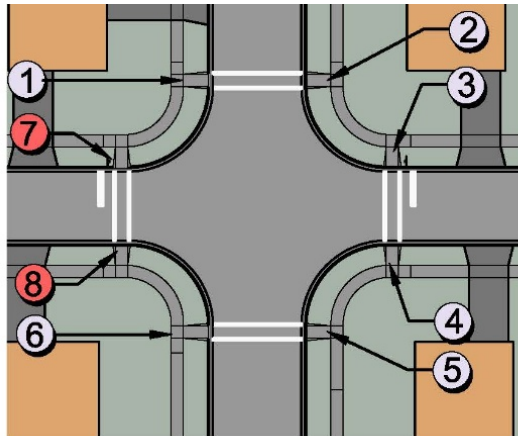
12. The Applicant is requesting a modification from the City's Development Regulations Section 41.72 that may be interpreted as requiring streetlights throughout the development. Whereas the Applicant is not proposing streetlights; rather, lights shall be installed at the four entrances and four cluster mailbox locations for a total of eight. In addition, the front of each home will have a coach light. This light shall be hard-wired to the home's electric with a photocell sensor to ensure operation between dusk to dawn with each homeowner responsible for its operation and maintenance. Coach light requirements shall be included in the deed restrictions which means their continuous operation is enforced by the Homeowner Association.

Justification: Coach lights are preferred over streetlights for neighborhoods such as Heath Hills: rural setting with quiet, tree-lined, low speed, low volume, residential streets. Sidewalks shall be provided on both sides of the proposed streets and as such, pedestrians should not be walking in the street at night. This approach also greatly reduces light pollution.

13. The City’s Development Regulations Section 41.70.C that states: “*Disability Ramps: All intersecting points with streets, driveways, or other areas have changes of elevation will have disability ramps of standard gradient*”. The Applicant shall install disability ramps at each intersection and one set of the ramps may not comply with the 2% maximum cross slope requirement. This scenario will exist when the grade of the receiving street is greater than 2% forcing the curb ramp, where it intersects the curb, to also be greater than 2%. The ramps at the intersection that meet this requirements are indicated below, being sure that there is at least one compliant crossing for each street in each direction.

Justification: This Development will include street grades that exceed cross slope maximums and, since the cross slope of a disability ramp is dictated by the street grade it connects to, achieving compliance on every corner is not always feasible. By allowing one set of ramps to exceed the maximum cross slope the intersection will still comply with crosswalk ramp standards while unnecessary breaks in the flow line required to meet maximum cross slopes can be avoided.

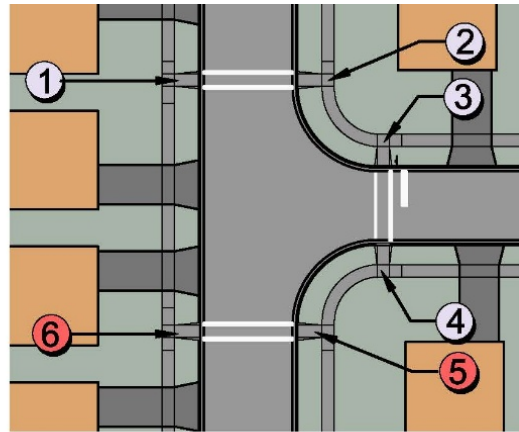
Curb ramp locations at 4-way intersection



Curb Ramps 1-6 shall meet cross-slope requirements

Curb Ramps 7 and 8 may not meet maximum cross slope requirement of 2% in order to match street grade when greater than 2%

Curb ramp locations at 3-way intersection



Curb Ramps 1-4 shall meet cross-slope requirements

Curb Ramps 5 and 6 may not meet maximum cross slope requirement of 2% in order to match street grade when greater than 2%

CRAVENS ETAL, TERRY W
5573 LANCASTER RD SW
HEBRON OH 43056

BISHOP, MICHAEL & VALERIE
5849 LANCASTER RD SW
HEBRON OH 43056

PARKER, TONKA & EDWIN
6501 CANYON RD SE
HEBRON OH 43025

FOSTER KARL E III TRUSTEE
GIBSON, ELIZABETH FOSTER
1641 GROTON DRIVE
HUDSON OH 44236

MURPHY, JAMES R-CO-TR
MURPHY, JOHN T-CO-TR
6311 CANYON RD SE
HEBRON OH 43025

KILL, RANDY M & KAREN K P
128 SIMEON DR
HEBRON OH 43056

HADLEY, AUTUMN D & MICHAEL G
132 SIMEON DR
HEBRON OH 43056

MAY, CHRISTOPHER & TEHAN, GEORGE
1775 N 21ST ST
NEWARK OH 43055

SALVAGNA, PASQUALE & JOYCE
1906 SEMINARY RD
NEWARK OH 43055

MATTHEWS, PATRICIA BERAN JAMES-TR
4897 CANYON RD
HEBRON OH 43025

DEMBECKI, DEBRA LOU
1880 SEMINARY RD
NEWARK OH 43056

MCDONALD, JAMES B
1880 BEAVER RUN RD SE
HEBRON OH 43025

DETTORE CATHERINE A TRUSTEE
5390 CANYON RD
HEBRON, OH 43025

DETTORE CATHERINE A TRUSTEE
650 THORNWOOD DR
GRANVILLE OH 43055

COTTRILL RYAN & STEPHANIE
5288 CANYON RD
HEBRON, OH 43025

AMIRTABAR, NAVID & SHABNAM E
120 SIMEON DR
HEBRON OH 43056

KAETHOW, STEVEN H
124 SIMEON DR
HEBRON OH 43056

BLACK, WARREN MARK LINN
2704 CR 2
TRACY, MY 56175

MCCLURE, CHASE
6122 CANYON RD SE
HEBRON OH 43056

POPE, ROSEMARY E-TR
6037 CANYON RD SE
HEBRON OH 43056

EMH&T
JOE LOOBY
5500 NEW ALBANY ROAD
COLUMBUS OHIO 43054

MELROSE, TODD M & CHRISTA A
6030 CANYON RD SE
HEBRON OH 43056

RUSSELL FAMILY LLC,
1345 SHERWOOD DOWNS W
NEWARK OH 43055

HAWKINS, JOHN & ARIANE
120 GRAND POINTE DR SW
HEBRON OH 43025

HAMILTON, KERRY K & BETH L
116 SIMEON DR
HEBRON OH 43025

DIAZ, MANUEL & KELLI
2252 SEMINARY RD
HEATH OH 43056

MILHORN, STACEY LEA & DANIEL
5393 CANYON RD SE
HEBRON OH 43056

WATTS, PHILIP J & BARBARA J
3966 MOOTS RUN RD
ALEXANDRIA OH 43001

BEVIER, DON A & PAULA A
1754 SEMINARY RD
NEWARK OH 43056

ROMAN CATHOLC DIOCESE OF
COLUMBUS FINANCE OFFICE
198 E BROAD ST
COLUMBUS OH 43215

RAMP CREEK ESTATES TRUST,
1051 THORNWOOD DR
NEWARK OH 43055

299.4 ACRES

Situated in the State of Ohio, County of Licking, City of Heath and Township of Union, in Lots 4, 5 and 8, Quarter Township 1, and Lots 4 and 5, Quarter Township 4, Township 1, Range 13, United States Military District, being comprised of all of those tracts of land conveyed to Russell Family Limited Liability Company by deed of record in instrument Number 200512270040711, and to Karl E. Foster III, Trustee by deed of record in Instrument Number 202412310023142 (all references are to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the centerline intersection of Canyon Road and Seminary Road,

Thence the following courses and distances:

North 10° 22' 51" East, a distance of 704.62 feet to a point;

North 40° 25' 34" West, a distance of 918.26 feet to a point;

South 86° 21' 50" East, a distance of 812.19 feet to a point;

South 86° 35' 21" East, a distance of 728.20 feet to a point;

South 03° 15' 20" West, a distance of 1376.63 feet to a point;

North 75° 30' 40" West, a distance of 70.27 feet to a point;

North 83° 40' 08" West, a distance of 99.50 feet to a point;

North 86° 36' 47" West, a distance of 506.21 feet to a point;

South 03° 00' 48" West, a distance of 324.73 feet to a point;

South 86° 22' 57" East, a distance of 674.44 feet to a point;

South 03° 00' 48" West, a distance of 1182.37 feet to a point;

South 85° 10' 17" East, a distance of 373.18 feet to a point;

South 03° 00' 43" West, a distance of 1315.06 feet to a point;

North 86° 11' 02" West, a distance of 1620.41 feet to a point;

South 03° 17' 33" West, a distance of 587.80 feet to a point;

North 86° 28' 02" West, a distance of 1981.49 feet to a point;

North 86° 37' 12" West, a distance of 926.58 feet to a point;

North 07° 51' 49" East, a distance of 593.46 feet to a point;

North 86° 15' 54" West, a distance of 598.55 feet to a point;

North 03° 54' 59" East, a distance of 1387.41 feet to a point;

North 10° 24' 46" East, a distance of 1449.37 feet to a point;

South 86° 46' 47" East, a distance of 1338.32 feet to a point;

South 07° 29' 32" West, a distance of 1538.47 feet to a point;

299.4 ACRES

-2-

South 86° 44' 26" East, a distance of 1754.79 feet to a point;

South 06° 23' 31" West, a distance of 269.67 feet to a point;

South 06° 34' 10" West, a distance of 303.55 feet to a point

South 85° 11' 33" East, a distance of 352.52 feet to a point;

North 06° 08' 36" East, a distance of 282.11 feet to a point;

South 86° 40' 46" East, a distance of 300.29 feet to a point;

North 06° 57' 11" East, a distance of 299.80 feet to a point;

North 86° 38' 49" West, a distance of 301.11 feet to a point;

North 08° 50' 08" East, a distance of 607.25 feet to a point;

North 10° 22' 51" East, a distance of 912.59 feet to the POINT OF BEGINNING,
containing 299.4 acres of land, more or less.