

Big Darby Accord Advisory Panel

Meeting Agenda
bigdarbyaccord.com

Big Darby Accord Advisory Panel

December 13, 2022

1:30pm

Judicial Services Building

(Hall of Justice)

369 South High Street

1st Floor, Commissioners Hearing Room

Columbus, OH 43215

1. Roll Call
2. Introduction of Staff
3. Approval of [minutes from May 10, 2022](#)
4. New Business
 - a. **[Case AP-22-03](#)**
Review and action regarding a City of Hilliard application proposing a new Recreation & Wellness Center.
Applicant: *City of Hilliard*
Location: *City of Hilliard*
Address: *7380 Scioto Darby Rd.*
Acreage: +/- 166.42 acres
Zoning: *PUD, Planned Unit Development*
Request: *Development of a Recreation & Wellness Center on the south side of Scioto Darby Road & east of Alton Darby Road.*
5. Old Business
 - a. **House Bill 175**
Ongoing discussion on a bill currently being heard by the Ohio Senate Agriculture and National Resources Committee re: ephemeral streams
 - b. **[Ditch Maintenance Program](#)**
Discussion of Franklin County Drainage Engineer's program for ditch maintenance and potential vote on recommendations to be forwarded to County Drainage Engineer.
6. Adjourn to January 10, 2023

Big Darby Accord Advisory Panel

Minutes

MINUTES OF THE BIG DARBY ACCORD ADVISORY PANEL

Tuesday, May 10, 2022

The Big Darby Accord Advisory Panel convened at 369 South High Street (Judicial Services Building), in the Commissioners' Hearing Room, Columbus, Ohio, 43215, on Tuesday, May 10, 2022.

Present were:

Ashley Hoye, Chairperson
Steven Gordon
Paul Lambert
Anthony Sasson
Greg Hart

Franklin County Economic Development and Planning Department members:

Matt Brown, Planning Administrator
Stephanie Kensler, Planner

Chairperson Hoye opened the hearing.

The first order of business being the roll call of members and the introduction of Staff.

The next item of business was approval of the minutes of the April 8, 2022 meeting. Dr. Gordon made a motion to approve the April 8, 2022 minutes. It was seconded by Mr. Hart. The motion passed by a vote of five yeses, zero noes, and one abstention.

NEW BUSINESS:

The next item of business was Accord Panel AP-22-01, a review for action regarding a City of Columbus application proposing a new 226 garden-style rental unit development. A rezoning would be required. Stephanie Kensler presented. This case was originally heard in the February 8, 2022 meeting and the applicants were returning to share the changes they had made to their project with regards to the feedback the Panel had given.

A motion was made by Dr. Gordon, seconded by Mr. Hart, to recommend approval of Accord Panel Case AP-22-01.

The motion passed by a vote of five yeses, one no and zero abstentions.

OLD BUSINESS:

The next item of business was discussion on House Bill 175, with Mr. Sasson giving an update.

Mr. Sasson requested that staff provide a local jurisdictions report to see how they were going to react to the effects of House Bill 175 on ephemeral streams. It was removed from the agenda.

The next item of business was discussion of the ditch maintenance program being conducted by the Franklin County Drainage Engineer's Office. Mr. Gordon presented four major items that the Panel had sent to him as recommendations for what the Drainage Engineer's Office should focus on in their program. The Big Darby Accord Panel recommended review of the current invasive species removal program to reflect the well-documented scientific evidence of the relationships between a healthy stream riparian corridor, stream quality, and biologic diversity.

The next item of business was discussion prompted by Mr. Lambert about knowing the economic profile of a case presented to the Panel. After the end of a lengthy discussion, it was ultimately decided that this was outside of the purview of the Big Darby Accord Panel.

There being no further business coming before the Big Darby Accord Advisory Panel, Chairperson Hoyer adjourned the meeting at 3:05 p.m.

A full transcript of proceedings may be found [at this link](#).

DRAFT

Big Darby Accord Advisory Panel

Applicant Checklist and Submittal Requirements

Revised 03/29/2021

About the Panel

The Big Darby Accord Advisory Panel is an eleven-member body appointed by communities within the planning area. The Panel reviews zoning and development applications for compliance with the Big Darby Accord's goals and policies and provides recommendations to the Accord's member jurisdictions.

Project Information
Project Name Hilliard Recreation & Wellness Center
Project location South side of Scioto Darby Road & East of Alton Darby Road
Checklist Completed by Drew Russell, PLA, EDGE Chad Boyer, PE, CFM, ms consultants, inc.

Instructions

Please complete this form. The form provides guidance to applicants with projects that require Accord Panel review.

An application package for the Panel consists of 4 required components

1. Existing conditions site map
2. Conceptual site plan
3. Site data table
4. Applicant's checklist

Note: Incomplete application packages will not be scheduled for Accord Panel review and will be returned to the applicant. For additional information (including meeting dates and timeline) please contact the jurisdiction in which the project is located.

1. Existing Conditions Site Map: Required Elements

Instructions: Submit a map that details existing conditions of the subject site. Include each element listed below.

Map size: 24" x 36"

Map extent: Subject site plus 300' surrounding the subject site

Checkboxes: Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA

Scale: 1"=300' minimum

Surface water Elements

- Watershed and subwatershed boundaries
- Surface water locations including perennial, intermittent, ephemeral streams
- Floodway and 100-year floodplain
- Wetlands: jurisdictional and agricultural
- Drainage patterns
- Field tile locations (Will be addressed if encountered)
- NA Groundwater recharge / pollution protection zones
- Wellhead protection zone (Wells found will be abandoned per the development through ODNR regulations)
- Stream water quality (EPA assessment)
- Stormwater management facilities (on-site & nearby)
- NA Water quality monitoring points (Site-level and, any OEPA within 300' of subject site and nearest Ohio EPA downstream and upstream monitoring sites)

Utility and Roadway Elements

- Existing septic systems
- Existing wells
- Existing utilities and easements
- Existing roads and rights-of-way

Land Elements

- Soil types including location of hydric soils (if present)
- Topography and 2-foot contours
- Wooded areas
- Open space / natural Areas
- NA Significant wildlife habitat
- Existing easements
- NA Easement planting and management plan

Other Elements

- Political jurisdiction boundaries
- Existing zoning of surrounding parcels
- Nearby recreation and community facilities
- NA Other historical, natural or cultural resources

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2. Conceptual Site Plan: Required Elements

Instructions: Submit a conceptual site plan showing the elements listed below

Map size: 24" x 36".

Map extent: Subject site

Checkboxes: Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA

Scale: 1"=200' minimum

Physical Elements

- Property lines
- Setbacks / build-to lines
- Building footprint
- Parking areas
- Proposed roadways
- Proposed utilities and easements
- Adjacent street names and access points
- Adjacent zoning and land uses
- Vicinity map and north arrow

Environmental Elements

- Floodway and 100-year floodplain
- Stream corridor protection zone area
- SCPZ permanent on-site designation (method/design)
- LID techniques: location and type
- Stormwater BMPs: location and type
- Water quality monitoring points
- Planting areas: location, size, species
- Location of stormwater recharge zone

3. Site Data Table: Required Elements

Instructions: Submit a table with the following data listed. Include the table as a separate document or list the data on the conceptual site plan.

Checkboxes: Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA

*Natural Area Open Space calculations are to be based on the Accord Panel's adopted definition of Conservation (Natural) Open Space.

Acreage statements: developed areas

- Site area: gross
- Roadways and rights of way
- Site area: net of rights-of way
- Zoning districts: area for each district
- NA Residential land use area
- Non-residential land use area

Acreage statements: open space

- Stream corridor protection zone area
 - Other preservation and no-disturb zones
 - Open space: total
- Consisting of:*
- Natural areas* (including SCPZ)
 - Active recreation area
 - Stormwater management facilities area
 - Other area

Density calculations

- NA Density: gross
- NA Density: net of rights-of-way
- NA Density: net of rights-of-way, open space areas

Open space calculations

- Open space requirement percentage

Include a table showing the following calculations. The areas named below must be consistent with the acreage statements to the left

Area	Divided by:
<input checked="" type="checkbox"/> Open space: total	Site area: gross
<input checked="" type="checkbox"/> Open space: total	Site area: net of rights-of-way
<input checked="" type="checkbox"/> SCPZ area	Site area: net of rights-of-way
<input checked="" type="checkbox"/> Natural areas* (including SCPZ)	Site area: net of rights-of-way
<input checked="" type="checkbox"/> Active recreation area	Site area: net of rights-of-way
<input checked="" type="checkbox"/> Stormwater mgmt. facilities area	Site area: net of rights-of-way
<input checked="" type="checkbox"/> Natural areas* (including SCPZ)	Open space: total
<input checked="" type="checkbox"/> Active recreation area	Open space: total

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4. Applicant's Checklist: Required Elements

Instructions: Complete the table below. Information provided should demonstrate how your proposal complies with the goals and policies of the Big Darby Accord. Please identify and explain any variation from the Accord Plan.

If you include a separate document instead of completing the table below, *each requirement below must be addressed in the order listed.*

Conservation

Requirement (BDA reference)	Details/Comments
If land is proposed for development that is Tier 1 through 3, specify what types of development is being proposed for these areas?	Recreation and wellness center; stream restoration of the Clover Groff Ditch; construction of the Cosgray Road extension; Norwich Township Fire Station; athletic fields; office buildings.
What Tier 1 land is being protected and how is it being protected (3.1)?	Tier 1 land located on the site is associated with the floodplains of Clover Groff Ditch and Hamilton Ditch, and wetlands adjacent to Clover Groff Ditch. The existing farmed floodplains will be replaced with a 300-foot-wide stream corridor protection zone and drainage swales to reduce the size of the floodplain.
What Tier 2 Land is being protected and how is it being protected (3.1)?	NA
What Tier 3 Land is being protected and how is it being protected (3.1)?	Some existing Tier 3 land is being converted to development areas. Additional land in the southern portion of the site will consist of passive recreation areas and active recreation areas which should be considered suitable for Tier 3 areas (Section 3.1.1 of the BDAWMP).
Are wooded areas greater than 3 acres being preserved and how will they be protected (3.1.1)?	Portions of the wooded areas along Clover Groff Ditch may be impacted in association with the stream restoration plan. The amount of disturbance will be reduced by all available means during construction.
How much open space is being provided? Will the open space provided be based on the minimum of 10 acres per 1,000 residents? Note: this includes any tiered land that is being preserved. (5.16)?	50 percent. No, because there is no residential development proposed.
How will the open space be connected within site?	Multi-use paths and/or sidewalks will be provided along Scioto Darby Road, Cosgray Road, and Alton Darby Road frontages, and will provide multiple connections to the Recreation and Wellness Center and athletic fields.
How will the open space link with off-site open space (5.4.2)?	Path connections will be provided to the adjacent Hilliard Municipal Park and to the ends of public street frontages.
How will the open space be permanently protected (4.3)? Describe: easements, dedication, etc.	The stream corridor protection zone will be designated pursuant to OEPA regulations. Expanded park areas will be owned by the City of Hilliard.
What plant species are native and non-invasive (4.3)?	There are existing non-native woods and other plants surrounding the Clover Groff Ditch. Native plants will be used throughout the development.
Does the development include a long-term planting management plan that addresses items found in Section 4.3 (4.3)?	Yes.
Will the development provide a 3 year performance bond for maintenance of these plantings (4.3)?	The majority of the plantings will be on public property controlled by the City of Hilliard. The City will provide the required maintenance of the plantings.

Streams and Wetlands

Requirement (BDA reference)	Details/Comments
Have all the wetlands (agricultural) been identified in conjunction with NRCS (4.2.2)?	NA for this site since the land is not currently being farmed.
Have all the wetlands (non-agricultural) been identified in conjunction with Army Corps of Engineers and OEPA (4.2.2)? Please indicate category of each wetland.	EMH&T completed delineation field work and flagged the locations of four wetland areas on the property which would likely be considered jurisdictional by the United States Army Corps of Engineers (USACE). Their sizes and locations have been verified by the USACE in a Preliminary Jurisdictional Determination. Please refer to the attached USACE Preliminary Jurisdictional Determination letter. The category of each wetland will be determined in conjunction with Ohio EPA as part of the wetland permitting process.
Will identified wetlands be preserved or impacted by development? Explain reasoning and plans for preservation/mitigation. (4.2.2)?	Based upon our conceptual layout, 8 of the 13 potential wetlands would be impacted by the proposed stream restoration project and athletic field construction as shown on the conceptual Stormwater Management Plan. The final stream restoration plans will respect USACE and OEPA rules regarding the same.
If identified wetlands will be impacted, explain status of permit and plans for mitigation. The Accord recommends mitigation within the Accord planning area (4.2.2)	The applicable permits have not yet been applied for. Mitigation will occur within the Accord planning area or through purchases from a wetland bank.
Will the development provide a wetland protection plan during the construction phase (4.2.2)?	Yes, for the wetlands that are to remain undisturbed.
How will the 100-year floodplain be protected from fill and/or excavation (4.7.4)?	Clover Groff Ditch will be realigned and restored using a natural stream channel design to mitigate (offset) fill placed within the current 100-year floodplain of Clover Groff Ditch in order to remove most of the site from the 100-year floodplain.
How does the project incorporate stream restoration (3.6)?	Phase I of the Clover Groff Ditch restoration was completed in 2015, and Phase II of the restoration will be completed in 2023.
How does the project incorporate site monitoring of water quality?	Post construction best management practices (BMPs) will be inspected annually for any operational and maintenance needs.

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Are any streams located on the site? If so, indicate stream use designation and attainment status.	Clover Groff Ditch and two tributaries to Clover Groff Ditch are located in the project area. According to Ohio EPA, Clover Groff Ditch is classified as Modified Warm Water Habitat (MWH) in this area (Ohio EPA, 2004).
Does any portion of the project fall within the Stream Corridor Protection Zone? If yes, how has it been calculated and how will it be protected? (4.2.1)?	The stream restoration project falls within the stream corridor protection zone (SCPZ). The SCPZ is being modified from the existing 100-year floodplain of Clover Groff Ditch. It has been calculated based upon the requirements for SCPZ widths in the City of Hilliard Engineering Design Manual. The SCPZ will be placed in a conservation easement upon completion of the stream restoration.
What are the proposed uses and ownership for the SCPZ (4.2.1)?	The SCPZ will include vegetated stream buffer, newly constructed wetlands, and park land. Any portion of the SCPZ not owned by the City of Hilliard will be transferred (deeded) to the City.
Are wetland buffers provided for all preserved wetlands in accordance with the recommendations of the Rainwater and Land Development Manual (5.2.2)?	Only wetlands in SCPZ are planned to be preserved. Width of SCPZ will provide adequate width for a wetland buffer.
Is verification provided that hydrology will be maintained in preserved wetlands (4.2.2).	No.
Will buffers be preserved in their natural state (Rainwater and Land Development Manual)?	Buffers will be preserved around any wetlands to be preserved.
How will buffers be protected by a public entity (Rainwater and Land Development Manual)?	SCPZ will be placed in a conservation easement to the City of Hilliard.
Stormwater Best Management Practices	
Requirement (BDA reference)	Details/Comments
Are the detention (quantity) controls adapted from the critical storm method (4.7.1)?	Yes, the design will incorporate peak flow features that will meet or exceed the critical storm method.
Will the post-construction groundwater recharge rate equal or exceed the pre-development rate (4.7.2)?	Yes, the post-construction groundwater recharge rate will equal or exceed the pre-development rate.
Please give details about the Stormwater Pollution Prevention Plan (SWPPP) that you will complete (4.7.3)?	The SWPPP will be established in phases based on the disturbance as the project progresses. It will include methods approved by the OEPA General Construction Permit.
What are the details for site level monitoring of water quality, including approximate locations and data collection (5.3.1 and Figure 5.5)?	Site Level Monitoring grab samples can be collected at the outlet structures or downstream discharge points for any site drainage after the development has occurred.
Were BMPs selected through the site planning process, please describe your approach(4.8.1)?	The intent of the site planning process was followed. The approach is to use distributed stormwater controls throughout the site to manage the overall stormwater needs.
How does the site plan incorporate BMPs? Are BMPs from the toolkit in Chapter 4 of the Accord being utilized (4.7)?	BMPs will be incorporated into the overall site design using a number of BMP's from the toolkit in Chapter 4. See below for an exact list of BMPS.
How are the BMPs consistent with Low Impact Development principles (3.5.2)?	The BMP's are consistent with the Low Impact Development principles, where practical.
List BMPs that will be utilized on the project below: (3.8.3)	Bioretention Cells, Grassed Filter Strips, Grassed Swales, Underground Detention, Infiltration Basins, and if needed Dry Detention or Wet Retention Basins.
Sewer System	
Requirement (BDA reference)	Details/Comments
What type of wastewater system has been proposed for the development, and what is the available capacity (4.9.1 and 4.9.2)?	Traditional gravity sewer that drains to the City of Columbus' system is proposed for the development. Adequate capacity is available downstream for the proposed improvements.
How does the proposal meet the requirements for Alternative Wastewater Systems (4.9.2)?	NA
Does the project provide measures for site-level monitoring (4.9.2)?	No.
Revenue	
Requirement (BDA reference)	Details/Comments
Is Tax Increment Financing in place or planned (5.5.4)?	No.
Is a New Community Authority in place or planned (5.5.4)?	No.
Has a developer contribution been applied (financial) (5.5.4)?	Yes. City of Hilliard paid \$1.75 million for the Clover Groff Ditch and Hamilton Ditch stream restoration projects.

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Has a developer contribution provided (in-kind) (5.5.4)	
Overall	
Requirement (BDA reference)	Details/Comments
How is the proposed Land Use consistent with the Big Darby Accord Plan. If not consistent with the Accord's land use plan, specify how land use it differs from the Accord Plan (3.3)?	The existing site has three land uses as shown on the current General Land Use Plan: Existing Parks and Easements, Tier 1 land, and Tier 3 land, plus the Cosgray Road extension through the site. The proposed development integrates land uses and environmental systems in a way that responds directly to the concerns described in the Big Darby Accord Watershed Master Plan. The proposal will ensure that water quality is what it should be post construction and by mitigating the reduction in the groundwater recharge rate that is typically associated with the proposed land uses through the use of an innovative swale system that will carry and clean the storm water runoff prior to leaving the site.
Is the proposed density consistent with Big Darby Accord Plan (3.3)?	The Big Darby Accord Plan shows park land, Tier 1 land, Tier 3 land, a priority stream restoration zone, and a main road through the site. The proposed plan will result in the expansion of the Hilliard Municipal Park. Approximately 122.12 acres of the site will be used for recreation and park uses. The proposal includes stream restoration of the Clover Groff Ditch and the construction of the Cosgray Road extension.
Does the project conserve a minimum of 50% of land as open space* (4.4)? (Conservation Development area only)	Although the Big Darby Accord General Land Use Plan does not identify the site within either of the Conservation Development Overlays, not less than 50 percent of the site will be open space. Approximately 24 percent of the site will be natural open space which exceeds the approximately 11 percent natural open space approved with the previous plan for this site.
How does the project incorporate LID principles? Please list all LID techniques to be used. (3.5.2)	LID principles are being incorporated in the development and include reducing impervious cover and maximizing infiltration, providing storm water BMP's such as bio-retention cells adjacent to vehicular use areas, using native plantings, and restoring the Clover Groff stream corridor with additional constructed wetlands improving overall water quality.
How does the project incorporate the Town Center Principles (4.6)? (Town Center area only)	NA
Does the site incorporate LEED Principles (3.4)? (Required in LEED area)	Yes. As shown on the Big Darby Accord General Land Use Plan, the property falls outside the LEED area. LEED certification will not be pursued; however, it is anticipated that a number of LEED principles will be integrated in the design of the overall development.
Does the project incorporate the required public facilities? How will schools, fire, police service be provided? (5.3.3)?	Yes, a 3.32-acre site (Subarea 3) for a Norwich Township Fire Station is proposed.
How will the project provide overall trail linkages (4.11)?	Multi-use paths and/or sidewalks will be provided along Scioto Darby Road, Cosgray Road, and Alton Darby Road frontages, and will provide multiple connections to the Recreation and Wellness Center and athletic fields. Path connections will be provided to the adjacent Hilliard Municipal Park and to the ends of public street frontages.
How will the project provide the required transportation improvements (4.10)?	The City of Hilliard is constructing the Cosgray Road extension through the site as well as the sidewalk and multi-use path connections.

*Natural Area Open Space calculations are to be based on the Accord Panel's adopted definition of Conservation (Natural) Open Space.



DEPARTMENT OF THE ARMY
HUNTINGTON DISTRICT, CORPS OF ENGINEERS
502 EIGHTH STREET
HUNTINGTON, WEST VIRGINIA 25701-2070

REPLY TO
ATTENTION OF:

August 31, 2022

Regulatory Division
North Branch
LRH-2022-715-SCR

PRELIMINARY JURISDICTIONAL DETERMINATION

Mr. Clark Rausch
City of Hillard
3800 Municipal Way
Hillard, Ohio 43026

Dear Mr. Rausch:

I refer to the *Investigation of Waters of the United States, Wellness Campus & Clover Groff Corridor, City of Hillard, Franklin County, Ohio*, dated August 24, 2022 and submitted on your behalf by EMH&T. You have requested a preliminary jurisdictional determination (JD) for the potentially jurisdictional aquatic resources located within the approximate 171-acre JD review area. The JD review area is located east of Alton Darby Creek Road and south of Scioto Darby Road, in the City of Hillard, Franklin County, Ohio, at approximately 40.0283 latitude, -83.1805 longitude. Your request has been assigned the following file number: LRH-2022-715-SCR. Please reference this file number on all future correspondence related to this JD request.

The United States Army Corps of Engineers' (Corps) authority to regulate waters of the United States is based on the definitions and limits of jurisdiction contained in 33 CFR 328 and 33 CFR 329. Section 404 of the Clean Water Act (Section 404) requires a Department of the Army (DA) permit be obtained prior to the discharge of dredged or fill material into waters of the United States, including wetlands. Section 10 of the Rivers and Harbors Act of 1899 (Section 10) requires a DA permit be obtained for any work in, on, over or under navigable water.

Preliminary Jurisdictional Determination

Based upon a review of the submitted information received on August 24, 2022, this office has determined that approximately 3,326 linear feet (0.75 acre) of two (2) streams (Clover Groff Run and Stream 2) and 5.61 acres of thirteen wetlands (Wetlands A1-A3, and Wetlands B-K) are located within the JD review area and may be waters of the United States in accordance with the Regulatory Guidance Letter for JDs issued by the Corps on October 31, 2016 (Regulatory Guidance Letter No. 16-01). As indicated in the guidance, this preliminary JD is non-binding and cannot be appealed (33 CFR 331.2) and only provides a written indication that waters of the United States, including wetlands, may be present on-site.

You have declined to exercise the option to obtain an approved JD in this instance and at this time for the aquatic resources mentioned above. However, for the purposes of the determination of impacts, compensatory mitigation, and other resource protection measures for activities that require authorization from this office, these aquatic resources will be evaluated as if they are waters of the United States.

Enclosed please find a copy of the preliminary JD. If you agree with the findings of this preliminary JD and understand your options regarding the same, please sign and date a copy of the preliminary JD form and return it to this office within 30 days of receipt of this letter. You should submit the signed copy via email or to the following address:

United States Army Corps of Engineers
Huntington District
Attn: North Branch
502 Eighth Street
Huntington, West Virginia 25701

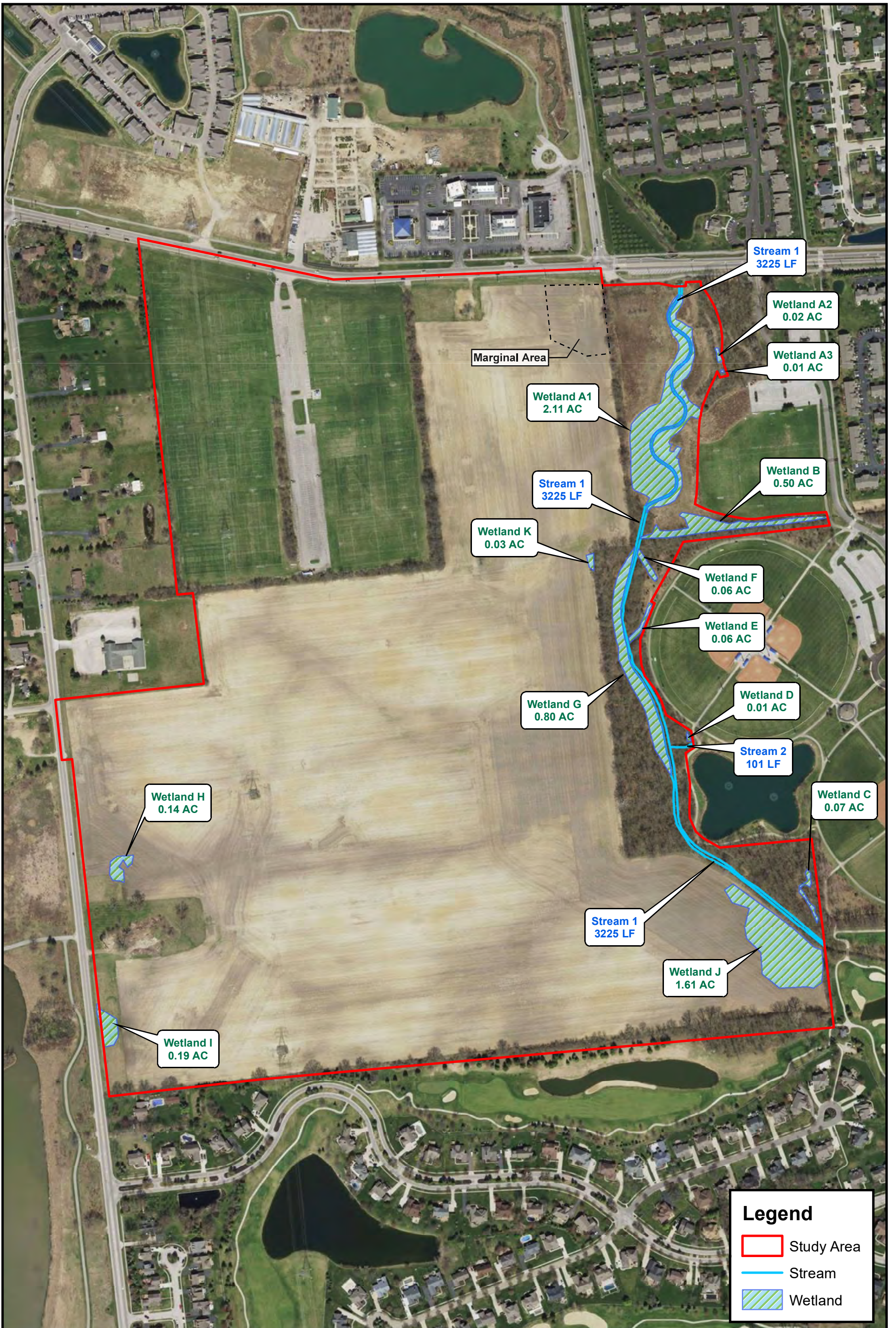
A copy of this letter will be provided to your agent, Ms. Heather Dardinger with EMH&T. If you have any questions concerning the above information, please contact Mr. Cecil Cox of the North Branch at 304-399-5274, by mail at the above address or by email at cecil.m.cox@usace.army.mil.

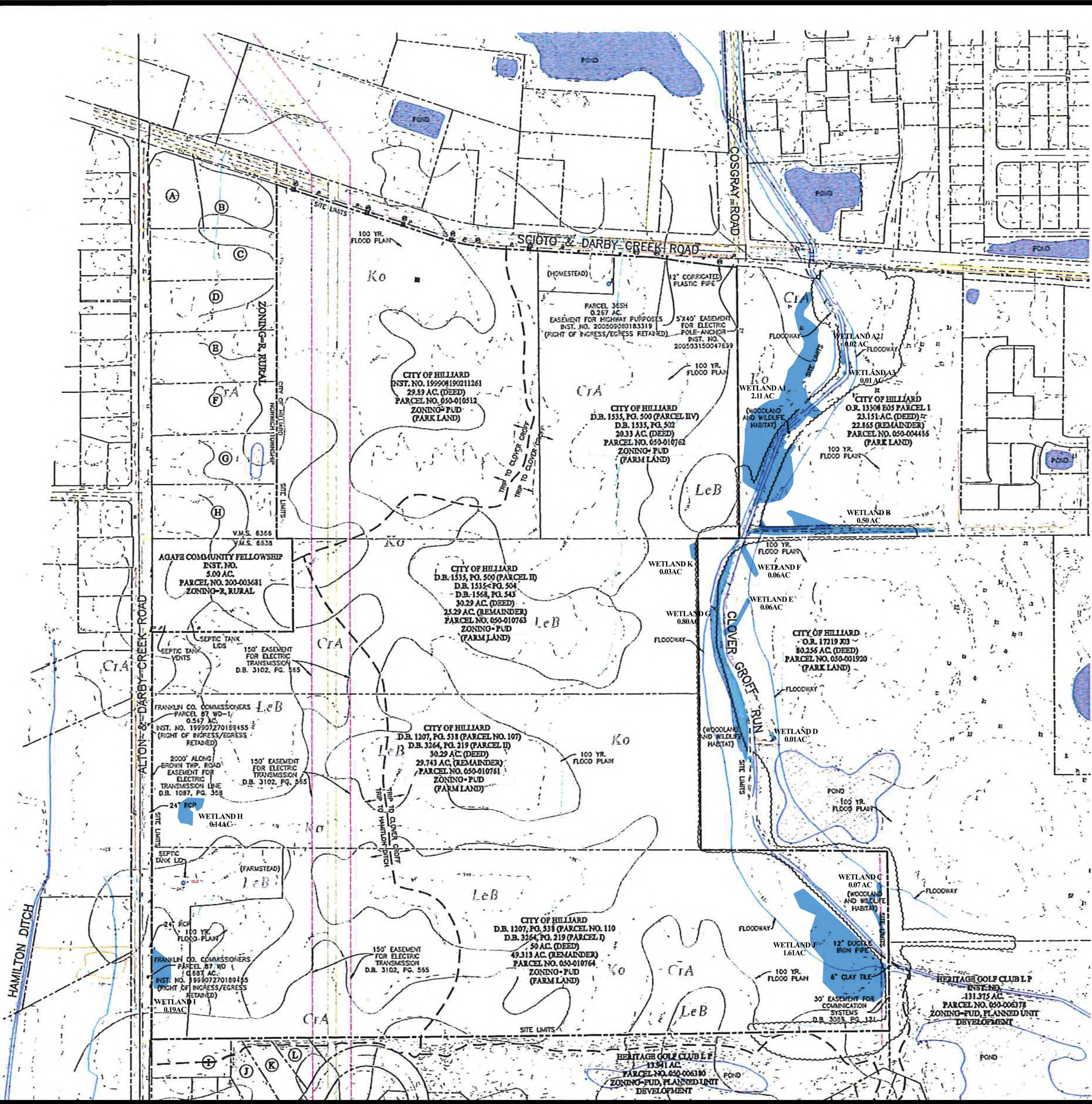
Sincerely,



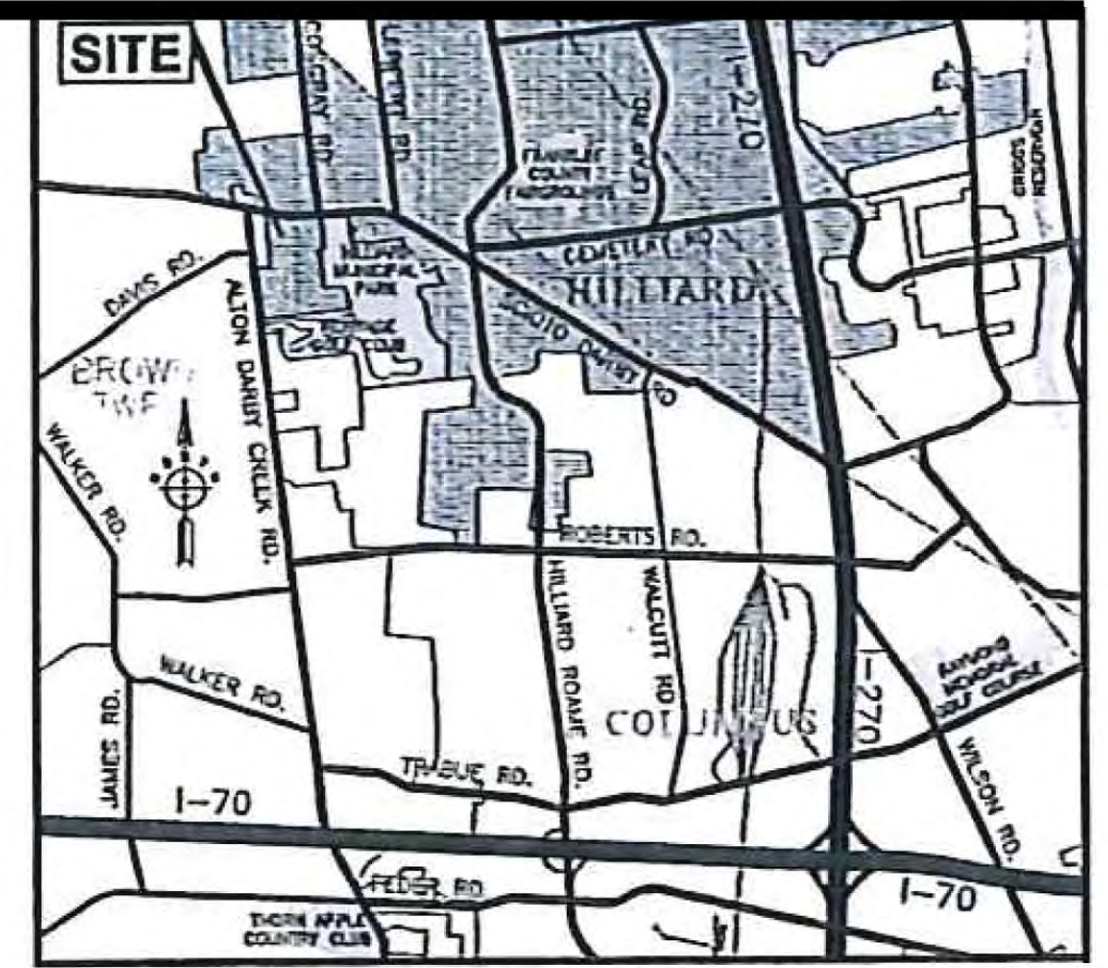
Laurie A. Moore
Regulatory Project Manager
North Branch

Enclosure(s)





- (A) GENE BENTLEY
1.3169 AC.
PARCEL NO. 200-000053
- (B) JORGE & ROSMERY BELTRAN
1.8402 AC.
PARCEL NO. 200-000016
- (C) MATTHEW & KRISTINA GORR
WILLBARGER
2.455 AC.
PARCEL NO. 200-003453
- (D) THOMAS & JULI WILLBARGER
2.289 AC.
PARCEL NO. 200-000051
- (E) JEFFREY A. SMITH & STEPHANIE
SMITH-WOLFRAM
2.289 AC.
PARCEL NO. 200-000041
- (F) ROGER L. MASSIE
2.289 AC.
PARCEL NO. 200-000069
- (G) MARIN SOEUNG & VEASNA KORM
2.289 AC.
PARCEL NO. 200-000006
- (H) MARY F. WYRICK
2.314 AC.
PARCEL NO. 200-000013
- (I) MATTHEW RICHARD FLETCHER
1.074 AC.
PARCEL NO. 200-000022
- (J) CURTIS & CANDACE ENGL
PARCEL NO. 050-007021
ZONING-PUD, PLANNED UNIT
DEVELOPMENT
- (K) JAMES C. & XIOMARE M. MANULE
PARCEL NO. 050-007022
ZONING-PUD, PLANNED UNIT
DEVELOPMENT
- (L) JOSHUA & JENNIFER SMITH
PARCEL NO. 050-007023
ZONING-PUD, PLANNED UNIT
DEVELOPMENT



SITE VICINITY MAP

NOT TO SCALE

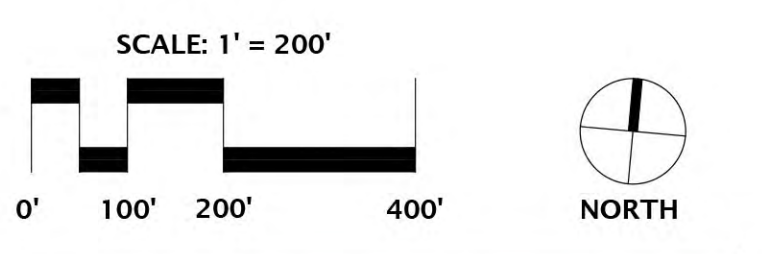
LEGEND

- PROPERTY BOUNDARY
- WATERSHED BOUNDARY
- - - EX CONTOURS
- POWER POLE
- ☐ TELEPHONE PEDESTAL
- ☐ EX CATCH BASIN
- ☐ EX STORM MANHOLE
- ☐ EX SANITARY MANHOLE
- ⊙ WATER WELL



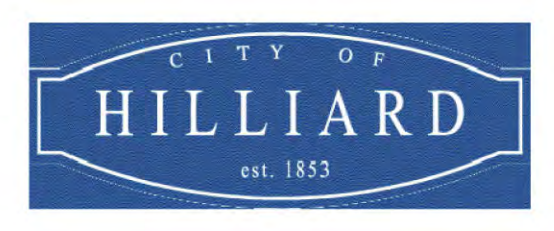
EXISTING CONDITIONS ENVIRONMENTAL CONSERVATION ZONES

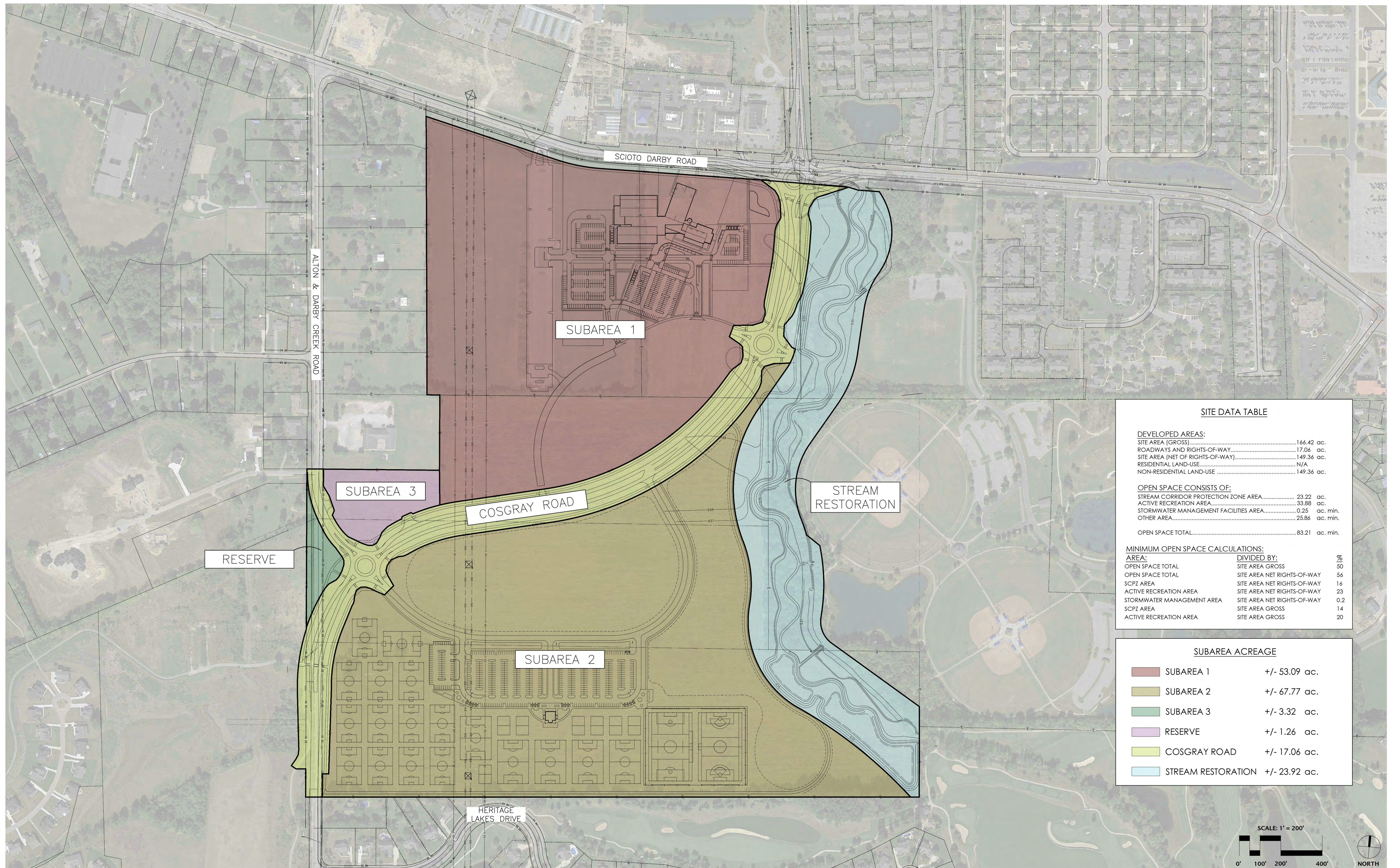
- EXISTING (PARK)
- TIER 1
- TIER 3



**EXISTING CONDITIONS MAP
HILLIARD RECREATION AND WELLNESS CAMPUS**

Hilliard, OH
November 16, 2022





SITE DATA TABLE

DEVELOPED AREAS:

SITE AREA (GROSS)	166.42 ac.
ROADWAYS AND RIGHTS-OF-WAY	17.06 ac.
SITE AREA (NET OF RIGHTS-OF-WAY)	149.36 ac.
RESIDENTIAL LAND-USE	N/A
NON-RESIDENTIAL LAND-USE	149.36 ac.

OPEN SPACE CONSISTS OF:

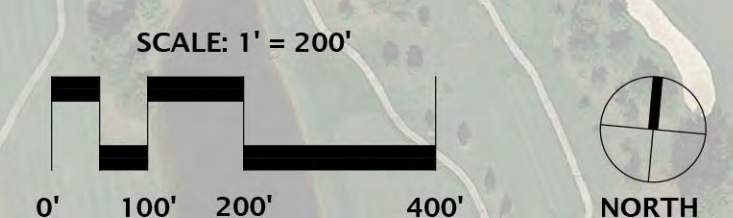
STREAM CORRIDOR PROTECTION ZONE AREA	23.22 ac.
ACTIVE RECREATION AREA	33.88 ac.
STORMWATER MANAGEMENT FACILITIES AREA	0.25 ac. min.
OTHER AREA	25.86 ac. min.
OPEN SPACE TOTAL	83.21 ac. min.

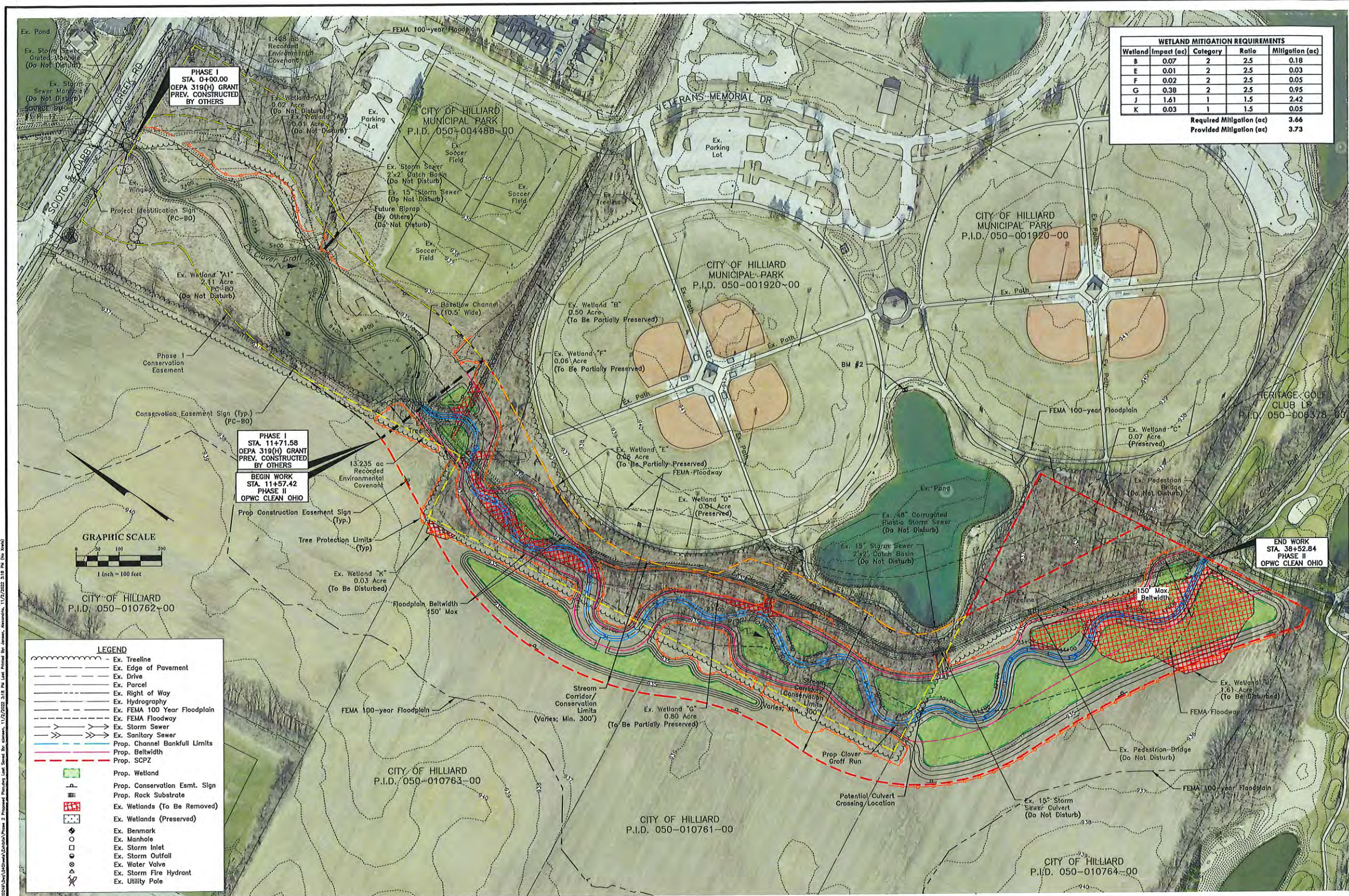
MINIMUM OPEN SPACE CALCULATIONS:

AREA:	DIVIDED BY:	%
OPEN SPACE TOTAL	SITE AREA GROSS	50
OPEN SPACE TOTAL	SITE AREA NET RIGHTS-OF-WAY	56
SCPZ AREA	SITE AREA NET RIGHTS-OF-WAY	16
ACTIVE RECREATION AREA	SITE AREA NET RIGHTS-OF-WAY	23
STORMWATER MANAGEMENT AREA	SITE AREA NET RIGHTS-OF-WAY	0.2
SCPZ AREA	SITE AREA GROSS	14
ACTIVE RECREATION AREA	SITE AREA GROSS	20

SUBAREA ACREAGE

SUBAREA 1	+/- 53.09 ac.
SUBAREA 2	+/- 67.77 ac.
SUBAREA 3	+/- 3.32 ac.
RESERVE	+/- 1.26 ac.
COSGRAY ROAD	+/- 17.06 ac.
STREAM RESTORATION	+/- 23.92 ac.





WETLAND MITIGATION REQUIREMENTS				
Wetland Impact (ac)	Category	Ratio	Mitigation (ac)	
B	0.07	2	2.5	0.18
E	0.01	2	2.5	0.03
F	0.02	2	2.5	0.05
G	0.38	2	2.5	0.95
J	1.61	1	1.5	2.42
K	0.03	1	1.5	0.05
Required Mitigation (ac)			3.66	
Provided Mitigation (ac)			3.73	

LEGEND	
	Ex. Treeline
	Ex. Edge of Pavement
	Ex. Drive
	Ex. Parcel
	Ex. Right of Way
	Ex. Hydrography
	Ex. FEMA 100 Year Floodplain
	Ex. FEMA Floodway
	Ex. Storm Sewer
	Ex. Sanitary Sewer
	Prop. Channel Bankfull Limits
	Prop. Beltwidth
	Prop. SCPZ
	Prop. Wetland
	Prop. Conservation Emt. Sign
	Prop. Rock Substrate
	Ex. Wetlands (To Be Removed)
	Ex. Wetlands (Preserved)
	Ex. Benchmark
	Ex. Manhole
	Ex. Storm Inlet
	Ex. Storm Outfall
	Ex. Water Valve
	Ex. Storm Fire Hydrant
	Ex. Utility Pole

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
PLAN SET DATE: November 2022

REVISIONS	NO.	DATE	DESCRIPTION

CITY OF HILLIARD
**CLOVER GROFF RUN
STREAM RESTORATION PHASE 2
PROPOSED LAYOUT**

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
FOR EXHIBIT

EMIT
EPA, MICHIGAN, ILLINOIS & TEXAS, INC.
Engineers, Surveyors, Planners & Scientists
Professional Seal No. 1272-0000
emitt.com

DATE	November 2022
SCALE	1" = 100'
JOB NO.	2022-0249
SHEET	01/01

I:\2022\0249\CloverGroffRun\Phase 2\Proposed Layout\Sheet 01.dwg
 Date Plotted: 11/27/2022 3:18 PM
 User: jsmith
 Plotter: AutoCAD
 Scale: 1" = 100'
 Sheet: 01/01

**HILLIARD RECREATION & WELLNESS CENTER
DEVELOPMENT PLAN TEXT
166.42 +/- ACRES
HILLIARD, OHIO**

I. INTRODUCTION

The proposed Hilliard Recreation and Wellness Center development encompasses approximately 166.42 +/- acres located west of Hilliard Municipal Park on the south side of Scioto Darby Road and east of Alton & Darby Creek Road. The City of Hilliard intends to develop a high-quality community center, wellness campus and athletic complex that will provide new and improved recreational opportunities including a new, larger soccer complex with more parking and greater connectivity to Hilliard Municipal Park.

In addition, the proposed development will expedite two community and regional objectives with respect to infrastructure and the environment. The plan proposes the construction of the Cosgray/Alton Darby Connector that is shown as a new Major Arterial in the City's Thoroughfare Plan. The plan also proposes a major restoration of Clover Groff Run. Clover Groff Run will be realigned and restored using a natural stream channel design; existing wetlands in and around the stream will be protected or enhanced depending on their size and current condition. In addition, a reduction program for non-native invasive plant species will be completed as part of the restoration to further enhance the corridor.

A. Existing Land Uses

The existing properties are primarily vacant, formerly cultivated agricultural lands that were annexed into the City of Hilliard on November 22, 2007. In addition, the existing Hilliard Soccer Complex, which has an approximate land area of 30 acres, is included in this development as part of a proposed relocation of soccer fields to the southern portion of the site. As stated above, a new Soccer Complex with more parking and greater connectivity to the existing Hilliard Municipal Park will be developed on the south end of the site.

B. Natural Features and Topography

The property is generally flat and is bounded by Clover Groff Run to the east. Clover Groff Run is located in the Big Darby Accord Area. A stream restoration is planned for the Clover Groff Run as part of the overall scope of this project. The PUD Concept Plan for the overall development plan will be subject to review and recommendation by the Big Darby Accord Panel.

C. Existing Zoning

The Big Darby Accord Panel recommended approval of the proposed plan and subsequent land uses at their hearing on November 18, 2008. The site was rezoned to PUD, Planned Unit Development, in 2010; however, while the PUD classification is still current, the PUD Concept Plan including the Development Text, has expired. A new PUD Concept Plan needs to be approved.

D. Traffic and Transportation

The City's Thoroughfare Plan shows a proposed connector between the southern terminus of Cosgray Road and Alton & Darby Creek Road. The plan shows this connector as a major arterial which will be built as part of this development. The proposed connector will be constructed as a two-lane divided roadway with a center boulevard median that will be landscaped and will include turn lanes at intersections and driveways and multi-use paths on both sides of the road which are intended to improve regional connectivity for pedestrians.

As part of the development's stormwater management system, the applicant has incorporated an innovative design for a vegetated swale to be installed on both sides of the roadway. The purpose of the swales is to clean the development's stormwater runoff before recharging the aquifer. The vegetated swales will be landscaped with natural grasses and plants that, while an amenity to the site, will serve the functional role of filtering the development's storm water runoff. The proposed roadway includes three roundabouts at critical junctures as it meanders through the site. The new connector will alleviate significant traffic congestion at on Scioto Darby Road betwixt Cosgray Road and Alton Darby Road.

E. Existing Utilities

Storm Sewers

There are no existing storm sewers located on the majority of the properties involved in the development. The existing soccer park has a catch basin in the parking lot, but likely the majority of the storm water run-off sheet flows into the Clover Groff Run. Storm sewer service appears to be available for this site.

Sanitary Sewers

There are no existing sanitary sewers located on the properties. There is a sanitary sewer in the property to the south and sanitary sewer is adjacent to the property to the north across Scioto Darby Road. Sanitary sewer service is available for this site.

Water Lines

There are no existing water lines located on the properties; but water lines are adjacent to the properties to the north across Scioto Darby Road. Water line service is available for this site.

II. PUD DEVELOPMENT PLAN TEXT GENERAL STANDARDS

A. General Intent

1. It is the intent of the developer to create a wellness campus that will provide the residents of Hilliard with recreational amenities including a recreation center, a larger soccer complex, and medical offices.
2. If these standards conflict in any way with the City of Hilliard Codified Ordinances, then the Planned Unit Development District shall prevail. Standards in the City of Hilliard Zoning Code applicable to matters not covered in this document shall apply to each of the subareas in the Planned Unit Development District.
3. Final development plans for the Community Recreation and Wellness Center, office buildings, or passive recreation facilities within Subarea 1 will be reviewed for approval by the City of Hilliard administrative staff without the need to be reviewed by the Planning and Zoning Commission, provided that the plans conform with the provisions of this PUD development text. Final development plans for all other uses within Subareas 1 and 2 and all uses within Subarea 3 will be reviewed for approval by the Planning and Zoning Commission.
4. Street plan alignments shown on the plan give a general indication of how they will be platted and constructed. They are not, however intended to be precise, and while the functional system will be produced, its precise location may vary from that shown so long as the functional objectives are attained.
5. Cross access easements shall be required when appropriate between all subareas and individual uses to assure proper vehicular access.

B. Signage and Graphics

1. Signage must meet the provisions of the Hilliard Zoning Code unless otherwise approved by the Planning and Zoning Commission as part of a comprehensive signage plan.

C. Lighting

1. External lighting within all subareas shall be cut-off type fixtures, except for athletic field lighting which may be area flood light or sports light fixtures. The maximum height of the proposed light fixtures/poles is specified hereafter in the text for each subarea.
2. All types of parking, pedestrian and other lighting shall be on poles or wall mounted cut-off fixture and shall be from the same type and style as defined in Development Standards.
3. All light poles and standards shall match the sign standards and shall be finished in black, dark gray, or dark bronze.
4. Parking lot lighting and athletic field lighting shall be LED. Building and landscaping lighting may be incandescent, compact fluorescent, metal halide, or LED.

5. Landscape and building uplighting from a concealed source shall be permitted, provided that it illuminates only the landscaping or building facade to which it is directed.
6. All lights shall be arranged such that there shall be no light trespass onto adjacent properties or rights-of-way.
7. All building illuminations shall be from concealed sources, and the light emitted from such sources shall be confined within the outside dimensions of the building.

D. Landscaping

1. All areas shall be landscaped in accordance with the Hilliard Landscape Code Chapter 1125 and any additional requirements imposed by this development plan and text.
2. The landscape treatment for the Cosgray/Alton Darby Connector shall be per the City's Construction Plans.

E. Fences/Walls

1. A detail for fencing, where proposed, shall be approved as part of a PUD Final Development Plan. Fencing shall otherwise conform to the Zoning Code.

B. Utilities

1. All new utility lines including water service, electricity, telephone and gas, and their connections or feeder lines should be placed underground. Provided, however the existing overhead transmission lines shall remain above ground.
2. All mechanical equipment and related structures on roof or ground shall be effectively screened to the full height of the unit on all sides by a fence, vegetation, wall, parapet or harmonious architectural material and character. All mechanical equipment or utility meters mounted to a building wall shall be located on the elevation away from the public right-of-way, where feasible, and shall be finished in a color similar to the primary finish material on the building.

C. Architecture

- a. The architecture, quality of design, and exterior materials for any structures shall be consistent with those shown on the building elevations and/or renderings attached hereto as exhibits to this PUD Concept Plan.
- b. Wall Articulation/Fenestration
 1. In addition to using building elements to articulate the building mass, individual walls must be articulated with fenestration, pattern, or structural expression equally on all sides of each structure.
 2. The amount of fenestration shall be balanced with the amount of solid facade.

3. The quality of architectural design shall be consistent on all sides of the building; and the finish materials selected for each side of the building shall be compatible with the rest of the building.

H. Clover Groff Run - Stream Restoration – 23.92+/- acres

The Clover Groff Run waterway will be protected via a stream corridor protection zone that has a minimum width of 200 feet as shown on the Conceptual Stormwater Management Plan. Additionally, the existing ditch will be naturalized to enhance its natural filtering capacity. The naturalization project will include best management practices, including where appropriate, native plantings, turbulence enhancers and redirection. The storm water control system for the entire site will restrict runoff into the Clover Groff Run.

I. Subarea Standards

The property is divided into subareas to reflect different use areas, development standards, and requirements, which are thought to be appropriate for each subarea. It may be necessary from time to time to adjust these requirements to reflect changing circumstances, and nothing contained herein shall prevent the filing or processing a PUD modification application for any subarea or portion thereof.

J. Traffic

1. The Cosgray Road extension is identified as a proposed major arterial in the City's Thoroughfare Plan. It is shown on the PUD Concept Plan as a two-lane divided roadway with a center boulevard median that will be landscaped and will include multi-use paths and vegetated swales on both sides.

III. SUBAREA 1 (RECREATION AND WELLNESS CENTER / OFFICES) STANDARDS

- A. Location, size, and characteristics
 - 1. Subarea 1 consists of the northern 53.09+/- acres of the site as is graphically depicted on the PUD Concept Plan.
- B. Permitted & Conditional Uses
 - 1. The following uses shall be permitted:
 - a. Community Recreation & Wellness Centers (including community center, senior center, and indoor recreation uses)
 - b. Administrative, Business, Professional, and Medical (with or without pharmacy services) Offices/Clinics
 - c. Passive recreation including trails
 - 2. The following shall be conditional uses:
 - a. Athletic fields
 - b. Playgrounds
- C. Height Limitations
 - 1. The maximum height of any building in Subarea 1 shall be 45 feet as measured per the Hilliard Zoning Code.
- D. Setbacks
 - 1. Perimeter Building & Pavement Setbacks
 - a. The minimum building setback from any public right-of-way shall be 30 feet.
 - b. The minimum pavement setback from any public right-of-way shall be 30 feet.
 - c. The minimum building setback from any other overall Subarea 1 boundary line shall be 20 feet.
 - d. The minimum pavement setback from any other overall Subarea 1 boundary line shall be 25 feet.
- F. Lighting
 - 1. All parking lot lighting shall not exceed 28 feet in height from finished grade; except for multiple story office buildings, in which case parking lot lighting shall not exceed 35 feet in height from finished grade for Subarea 1.
- G. Parking and Loading
 - 1. Parking requirements for all community recreation and wellness centers shall be a minimum of one space per 300 square feet of gross floor area. Parking requirements for office uses shall be one space per 300 square feet of usable floor area.

Subarea 1

2. Off-street loading requirements are not applicable within Subarea 1.
- H. Access/Curb cuts
1. Access and curb cuts for Subarea 1 shall be in general conformance with the PUD Concept Plan subject to the approval of the City Engineer.
- I. Landscaping
1. For office building sites, there shall be a 3-foot-tall earth mound with a maximum 4:1 slope along the Cosgray Road frontage wherever structures do not exist at the building setback line.
- J. Waste and Refuse
1. All waste and refuse shall be containerized and screened from view by a solid wall, compatible with the building materials, on the three enclosed sides and a solid pressure treated wood or metal fence/gate on the access side.
 2. The trash receptacle is not permitted within any front yard.
- K. Service Areas
1. Service courts and loading docks shall be screened from all public streets by landscaping, mounding or walls.

IV. Subarea 2 (Soccer Park)

- A. Location, size, and characteristics
 - 1. Subarea 2 consists of the southern 67.77+/- acres of the site as is graphically depicted on the PUD Concept Plan.
 - 2. This subarea will be developed as a soccer complex that will be nearly double the size of the City's existing soccer park.
- B. Permitted Uses
 - 1. The following uses shall be permitted:
 - a. Public parks
 - b. Open space and recreational areas including accessory facilities
 - c. Accessory buildings and uses in association with a permitted use
 - 2. The following shall be conditional uses:
 - a. Athletic fields
 - b. Playgrounds
- C. Height Limitations
 - 1. The maximum height of any accessory structures associated with the soccer park shall be 35 feet as measured per the Hilliard Zoning Code.
- D. Setbacks
 - 1. There minimum building and pavement setback from any public right-of-way line is 30 feet.
 - 2. The minimum building and pavement setback from any other overall Subarea 2 boundary line is 25 feet.
- E. Lighting
 - 1. All parking lot lighting shall not exceed 35 feet in height from finished grade.
 - 2. Lighting for soccer fields shall not exceed 90 feet in height from finished grade.
- F. Parking and Loading
 - 1. Parking shall be in general conformance with the parking areas shown on the PUD Concept Plan.
- G. Access/Curb cuts
 - 1. Access to the soccer park will be in general conformance with the access

points delineated on the PUD Concept Plan.

I. Waste and Refuse

1. All waste and refuse shall be containerized and screened from view by a solid wall, compatible with the building materials, on the three enclosed sides and a solid pressure treated wood or solid metal fence/gate on the access side.
2. The trash receptacle is not permitted within any front yard.

V. Subarea 3 (Fire Station)

A. Location, size, and characteristics

1. Subarea 3 consists of 3.32+/- acres of the site as is graphically depicted on the PUD Concept Plan.

B. Permitted Uses

1. The following uses shall be permitted:
 - a. Fire station (If meaningful construction has not commenced and progressed meaningfully toward completion within 5 years of the approval of the PUD Concept Plan, then Subarea 3 shall be void and the land will be included in Subarea 1 and be subject to all of the provisions listed for Subarea 1. For the purposes of this section, meaningful progress toward completion shall mean, at a minimum, either of the following: rough grading or installation of infrastructure improvements such as underground utilities.)
 - b. Accessory buildings and uses in association with a permitted use

C. Height Limitations

1. The maximum height of any building in Subarea 3 shall be 35 feet as measured per the Hilliard Zoning Code.

D. Setbacks

1. There minimum building and pavement setback from any public right-of-way line is 25 feet.
2. The minimum building and pavement setback from any other overall Subarea 3 boundary line is 25 feet.

E. Lighting

1. All parking lot lighting shall not exceed 35 feet in height from finished grade.

F. Parking and Loading

1. Parking requirements for fire stations shall be a minimum of one space per bedroom plus one space per 300 square feet of usable floor area for office/administrative area.

G. Access/Curb cuts

1. Access to the fire station will be in general conformance with the access points delineated on the PUD Concept Plan.

H. Landscaping

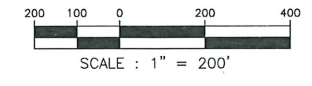
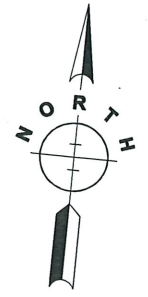
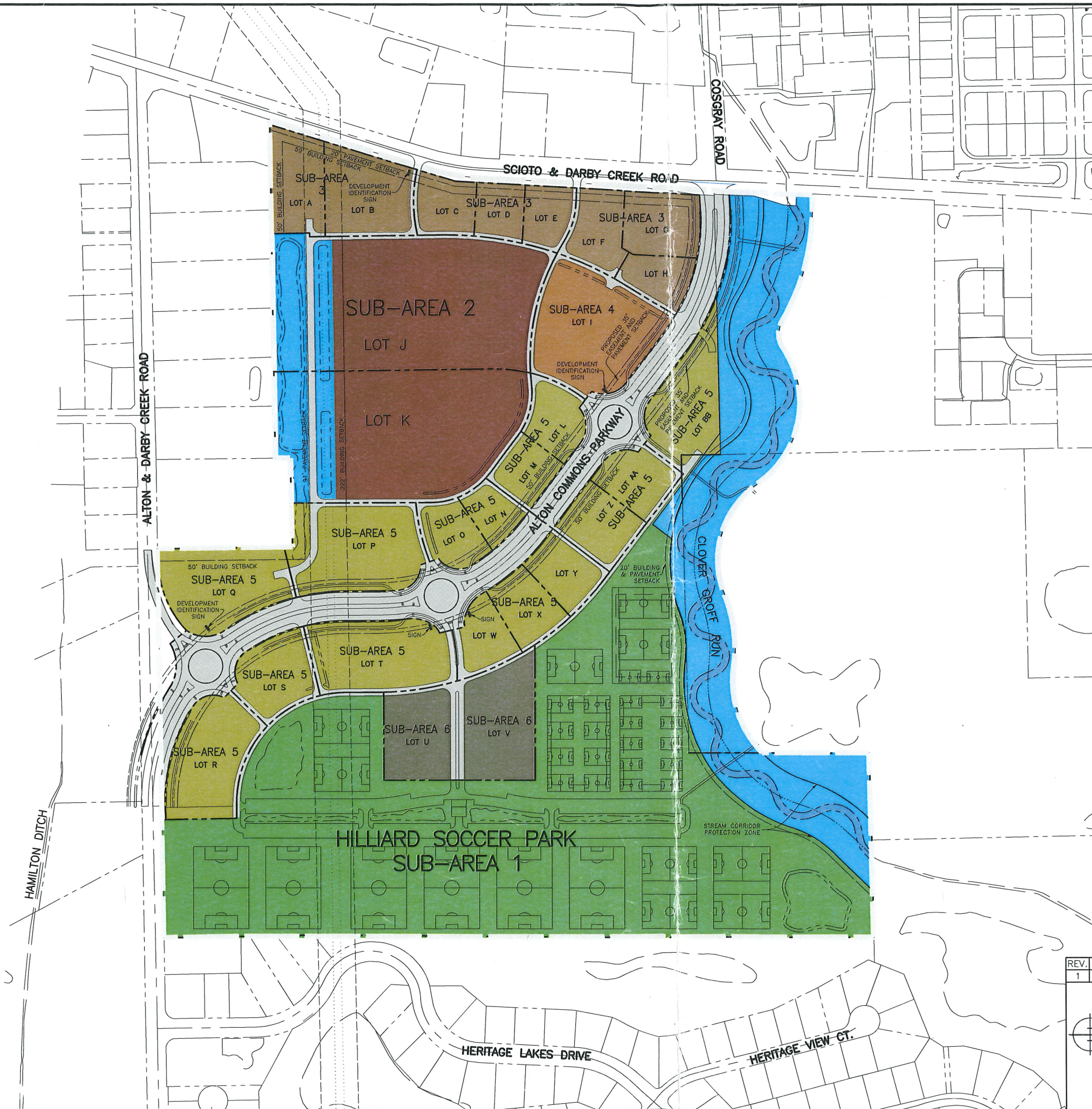
Subarea 1

1. There shall be a 3-foot-tall earth mound with a maximum 4:1 slope along the Cosgray Road frontage and the Alton Darby Road frontage wherever structures do not exist at the building setback line.

I. Waste and Refuse

1. All waste and refuse shall be containerized and screened from view by a solid wall, compatible with the building materials, on the three enclosed sides and a solid pressure treated wood or solid metal fence/gate on the access side.
2. The trash receptacle is not permitted within any front yard.

P:\Land Projects 3\Shilken\Cosgray-Alton-Scioto-Darby\Preliminary Subdivision Plan_Shilken_Alton Commons.dwg by:afax on 04/03/2009 @ 03:23:02 pm ~ for P & L Systems, Inc.



SUB-AREA ACREAGE

SUB-AREA 1	53.7± ACRES
SUB-AREA 2	18.2± ACRES
SUB-AREA 3	12.0± ACRES
SUB-AREA 4	4.6± ACRES
SUB-AREA 5	29.2± ACRES
SUB-AREA 6	5.2± ACRES

REV.	DESCRIPTION	BY	DATE
1	UPDATED LANDUSE ACREAGES	sf	4.3.2009

P & L Systems, Inc. Surveyors • Engineers Planners	
171 Charring Cross Dr. Westerville, Ohio 43081 Phone: (614) 891-4970 Fax: (614) 891-4984	
JOB NAME: ALTON COMMONS LOCATION: ALTON-DARBY/SCIOTO DARBY HILLIARD, OHIO	DRAWN BY: MC CHECKED BY: SF
DATE: 23 DECEMBER, 2008 JOB NUMBER:	
TITLE PRELIMINARY SUBDIVISION PLAN	SHEET 1/1

Big Darby Accord Advisory Panel

Development Review Checklist

To be completed by Agency Staff
Revised 10/1/08

Section A: General Information

Project Information

Site Address 7380 Scioto Darby Rd	Parcel ID(s) 050-010512, 050-010761, 050-010762, 050-010763 & 050-010764
Existing Zoning District(s) PUD, Planned Unit Development	Total Acreage: Gross 166.42
Proposed Zoning District(s) PUD, Planned Unit Development	Total Acreage: Net 149.36

Tracking Information

Accord Panel Case # AP22-2
Jurisdiction Case # PZ-22-67

Jurisdiction

<input type="checkbox"/> Brown Township	<input type="checkbox"/> Columbus
<input type="checkbox"/> Norwich Township	<input type="checkbox"/> Grove City
<input type="checkbox"/> Pleasant Township	<input type="checkbox"/> Harrisburg
<input type="checkbox"/> Prairie Township	<input checked="" type="checkbox"/> Hilliard
<input type="checkbox"/> Washington Township	

Meeting Dates

Review Body	Date
Staff Review:	11/9/2022
Accord Panel:	12/14/2022
Jurisdiction Commission	1/12/2023
Jurisdiction legislative body	TBD

Agency Staff Information – Primary Contact

Name John Talentino	
Jurisdiction / Agency Name City of Hilliard	
Address 3800 Municipal Way, Hilliard OH 43026	
Phone # 614-334-2444	Fax #
Email jtalentino@hilliardohio.gov	

Project Location



Zoning Authority

<input type="checkbox"/> Columbus
<input type="checkbox"/> Franklin County
<input type="checkbox"/> Grove City
<input type="checkbox"/> Harrisburg
<input checked="" type="checkbox"/> Hilliard
<input type="checkbox"/> Prairie Township

Subdivision Authority

<input type="checkbox"/> Columbus
<input type="checkbox"/> Franklin County
<input type="checkbox"/> Grove City
<input type="checkbox"/> Harrisburg
<input checked="" type="checkbox"/> Hilliard

Section B: Background

Project Description
<p>The site consists of five parcels totaling approximately 166.42 acres located on the south side of Scioto Darby Road at the southern terminus of Cosgray Road including Clover Groff Ditch, to the west of Hilliard Municipal Park, to the north of Heritage Lakes subdivision, and on the east side of Alton Darby Road. It includes the 30.6-acre soccer park and four parcels which have been farmed for years. The application also includes in the gross acreage a portion of the Clover Groff Ditch which is proposed for stream restoration. The site is currently zoned PUD; however, the PUD Concept Plan has expired, and the proposal will result in a PUD Concept Plan for a new recreation and wellness center, commercial, office, and park uses including athletic fields. The proposal includes the construction of the Cosgray Road extension through the overall site generally from the northeast corner to the southwest corner. The proposed extension is consistent with that shown on the Hilliard Thoroughfare Plan, MORPC's regional transportation plan, and the Darby Accord General Land Use Plan.</p> <p>The proposal will divide the site into 3 Subareas. Subarea 1 consists of a new recreation and wellness center and office uses. Subarea 2 consists of athletic fields and passive recreation space. Subarea 3 consists of a site for a new Norwich Township fire station. The plans show three roundabouts along the new Cosgray Road extension through the site including one at the intersection of Cosgray Road and Scioto Darby Road. Approximately 20 percent of the site will consist of areas for active recreation. The plans indicate that 50 percent of the site (83.21 acres) will be open space and 22 percent of the site will be natural open space.</p>

Background Information	
A timeline of significant actions is included below.	
6/13/01	30.6-acre portion of the site currently used as a soccer park was annexed to the City of Hilliard (Ordinance No. 01-18).
1/9/02	30.6-acre portion of the site currently used as a soccer park was rezoned to S-1, Special (Ordinance No. 01-70).
3/2/01	Plans for the 30.6-acre soccer park were approved.
11/22/07	Jerman properties totaling 125.1 acres were annexed to the City of Hilliard (Ordinance No. 07-52).
3/25/08	Jerman properties totaling 125.1 acres was rezoned to A-1, Agricultural (Ordinance No. 08-03).
4/28/08	The City of Hilliard adopted the final draft of the Big Darby Accord Watershed Master Plan (BDAWMP) dated June 2006 (Resolution No. 08-R-10).
11/18/08	Big Darby Accord Panel recommended approval of Alton Commons PUD consisting of retail, office, and park uses on 155 acres.
10/8/09	Hilliard Planning and Zoning Commission forwarded a positive recommendation to Council concerning the Alton Commons PUD.
4/26/10	Alton Commons PUD approved by the City of Hilliard (Ordinance No. 10-10).
5/14/15	Hilliard Planning and Zoning Commission approved a 6-month extension of the Alton Commons PUD plan.
11/26/15	The Alton Commons PUD expired due to lack of construction.
	City of Hilliard purchased the four properties from the Jerman estate.
11/2/22	Application #PZ-22-67 to create the Hilliard Recreation & Wellness Center PUD Concept Plan on approximately 165.4 acres was submitted to the City of Hilliard.

Section C: Assessment and Evaluation

Conservation Assessment

The proposed plans indicate that the site will consist of 50 percent (83.21 acres) open space and 22 percent natural open space. The existing parking lot and the soccer fields in western half of the existing soccer park located in the northwest portion of the site will remain. The fields in the eastern half of the existing soccer park will be eliminated, and approximately 31.2 acres in the southern end of the overall site will feature soccer fields. Portions of the wooded areas along Clover Groff Ditch may be impacted by the stream restoration project. The BDAWMP identifies this site as having significant areas of Tier 1 and Tier 3 environmental conservation zones. However, FEMA Flood Insurance Rate Map (Map #39049C0143K; Map Revised 6/17/2008) information indicates that a significant portion of the 100-year floodplain (and therefore Tier 1 land) would be eliminated on this site. The proposed stream restoration would further reduce the area of the 100-year floodplain. The proposed plans represent a significant reduction in impervious surface area from the previously approved plan for this site. The Cosgray Road extension has been reduced from a 4-lane road to a 2-lane road.

Streams and Wetlands Assessment

The proposed plan identifies 13 wetlands totaling 6.34 acres on the site. Eleven wetlands are located adjacent to Clover Groff Ditch, and two are located near Alton Darby Road. Their sizes and locations have been verified by the United States Army Corps of Engineers (USACE). Six of the existing wetlands would be impacted by the proposed stream restoration project, and two others would be impacted by the proposed athletic field construction. Clover Groff Ditch will be re-aligned and restored using a natural stream channel design which will build meanders into a channelized and entrenched portion of the ditch. A 300-foot-wide Stream Corridor Protection Zone (SCPZ) is proposed along Clover Groff Ditch which will significantly reduce the area of the 100-year floodplain and serve as the SCPZ mitigation plan. The southwest corner of the site includes 100-year floodplain for Hamilton Ditch. Stream restoration for Hamilton Ditch has been completed.

From Big Darby Accord - Section 3.6 Stream Restoration:

Based on the degree of degradation that has been documented for both Clover Groff and Hamilton Runs, stream morphology must be enhanced through some level of restoration to sustain a more desirable aquatic life use designation and to provide a meaningful contribution to the overall water quality within the watershed. The Accord general land use plan indicates a priority stream restoration zone for the entirety of Clover Groff and Hamilton Runs. Meaningful restoration of these watercourses will likely require extensive physical alteration of the existing stream channels to provide for the appropriate morphology and habitat features.

From Big Darby Accord – Section 3.7 Floodplain Management:

Stream restoration is an anticipated activity within a designated 100-year floodplain and floodway. There may be circumstances where fill is placed within the 100-year floodplain in conjunction with stream restoration.

Stormwater Best Management Practices Assessment

Most of the site is tributary to Clover Groff Ditch except for the southwestern portion which is tributary to Hamilton Ditch. The proposal includes wet basins, stormwater wetlands, vegetated swales, filter strips, and hydrodynamic separation which are from the toolkit in Section 4.8.3 (BMP Toolkit) of the Accord Plan. BMP's were selected to be consistent with Low Impact Development principles in Section 3.5.2 of the Accord Plan. The Cosgray Road extension will be designed with swales within the right-of-way. The development will exceed the predevelopment groundwater recharge rate through the use of localized infiltration practices which will mitigate the annual recharge volume deficit.

Alternative Wastewater Systems Assessment

The site will be served by central sewer from the City of Hilliard that is treated by the City of Columbus.

Revenue Assessment

The City of Hilliard paid \$1.75 million for the Clover Groff Ditch and Hamilton Ditch stream restoration projects.

Section D: Overall Assessment and Staff Analysis

Overall Assessment

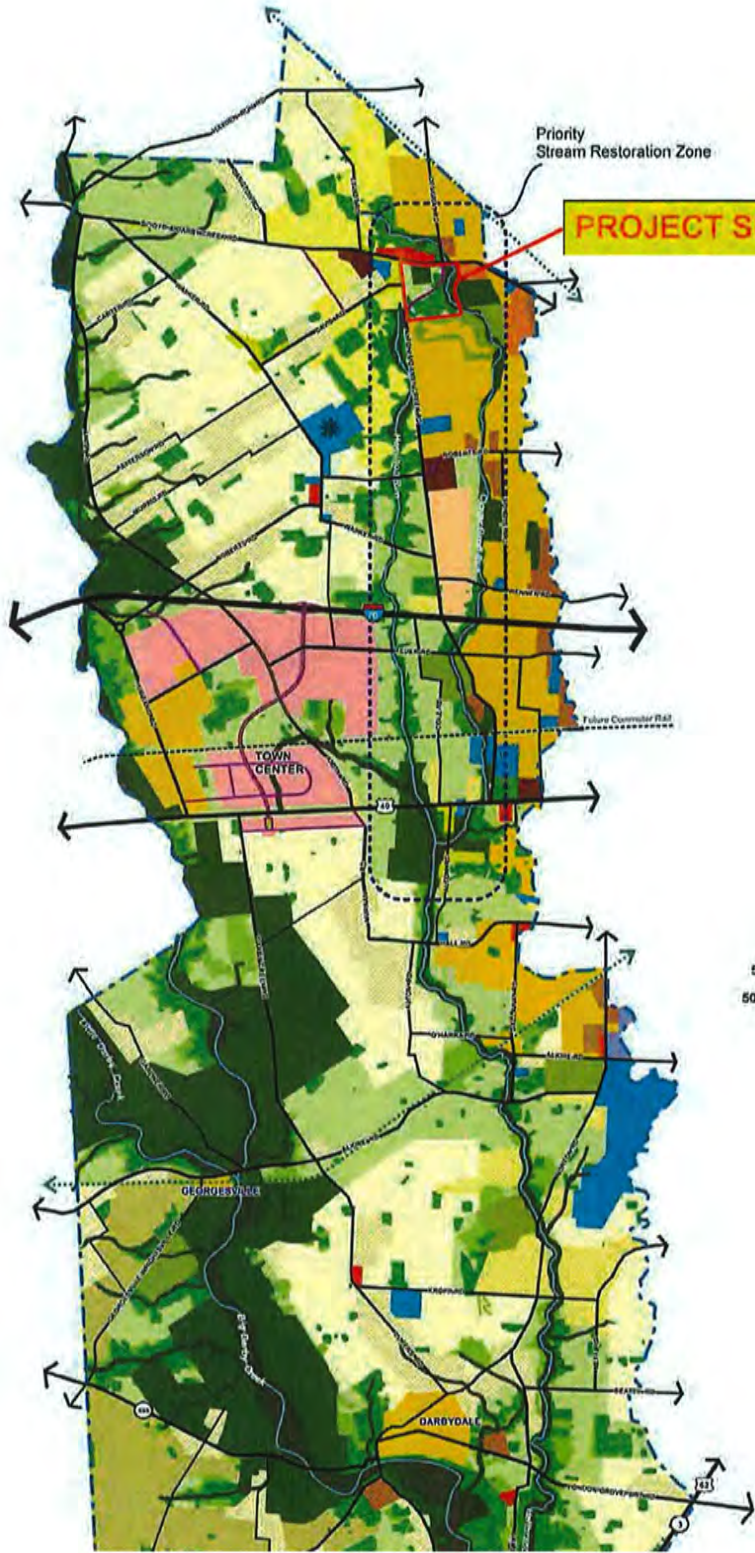
Figure 3.7 Proposed General Land Use Map identifies the site as Existing Parks and Easements, and Tier 1 and Tier 3 conservation zones. It should be noted that revised FEMA Flood Insurance Rate Map information demonstrates that a significant portion of the 100-year floodplain has been eliminated. Stream restoration activities will further reduce the amount of 100-year floodplain. The northern portion of the site is proposed to be developed with a recreation and wellness center, office uses, and athletic fields. This alternative land use will be mitigated on site by the stream restoration planned for Clover Groff Ditch and the proposed storm water management facilities including vegetated swales on each side of the Cosgray Road extension. The project will conserve at least 50 percent of the overall site as open space. The proposal will incorporate Low Impact Development principles to disconnect impervious areas, lengthen flow paths, and promote infiltration. The proposal includes the construction of the Cosgray Road extension through the site consistent with the Hilliard Thoroughfare Plan and the Big Darby Accord General Land Use Plan. The proposal will provide bike/pedestrian path links to adjacent properties and rights-of-way.

The Hilliard Master Plan recommends preserving environmentally sensitive areas and corridors; encouraging and supporting contiguous development that decreases the cost of transportation, utilities and supporting services; and ensuring that all development is pedestrian friendly. The proposal is consistent with these recommendations.

Staff Analysis

Requirement	Yes	No	NA	Analysis
Existing conditions site map is complete	√			
Conceptual site plan is complete	√			
Site data table is complete and accurately calculated	√			
Assessments	Pass	Fail	Explanation - Items incomplete, steps required to correct, etc.	
Conservation assessment	√		Provides not less than 50 percent open space and 22 percent natural open space consistent with the previously approved plan for this site.	
Streams and wetlands assessment	√		Clover Groff Ditch will be re-aligned and restored using a natural stream channel design and save as much of the woodland areas as is practicable. Proposal establishes 300-foot-wide SCPZ. Wetlands sizes and locations to be verified by USACE.	

Proposed General Land Use Map



- POTENTIAL NEW SCHOOL SITES * (asterisk symbol)
- PROPOSED MAIN ROADS (solid line with double arrows)
- EXISTING MAINROADS (solid line with single arrow)
- TRAILS (dashed line)
- EXISTING DEVELOPMENT (hatched pattern)
- TOWN CENTER ZONE (pink)
- RESIDENTIAL URBAN HIGH DENSITY > 8 DU/s/acre (dark brown)
- RESIDENTIAL URBAN MEDIUM DENSITY 5 - 8 DU/s/acre (orange)
- RESIDENTIAL SUBURBAN HIGH DENSITY 3 - 5 DU/s/acre (yellow-orange)
- RESIDENTIAL SUBURBAN 0.5 - 3 DU/s/acre (yellow)
- RESIDENTIAL RURAL 0.2 - 0.5 DU/s/acre (light yellow)
- RURAL RESIDENTIAL ESTATE (> 5 ac Lots) (pale yellow)
- SPECIAL PILOT (LEED) RESIDENTIAL* 3 DU/s/acre (orange)
- COMMERCIAL (red)
- PUBLIC / INSTITUTIONAL (blue)
- INDUSTRIAL (purple)
- MIXED USE (brown)
- AGRICULTURE (light green)
- GOLF COURSE (dark green)
- ENVIRONMENTAL CONSERVATION ZONES
 - PROTECTED ** (dark green)
 - EXISTING PARKS & EASEMENTS (medium green)
 - TIER 1 (light green)
 - TIER 2 (pale green)
 - TIER 3 (very pale green)
- CONSERVATION DEVELOPMENT OVERLAYS
 - 50 % OPEN SPACE based on existing zoning RURAL DENSITY (light yellow)
 - 50 % OPEN SPACE with 1 du/ac (sewer required) LOW DENSITY (yellow)

Important Note:

This map is a general land use map. It is recognized that application of the general land use plan map at the local level may require flexibility to allow for varying and unanticipated circumstances. Site by site analysis will be required to verify local conditions and requirements to ensure consistency with the provisions of the Big Darby Accord Plan

Land use categories shown represent maximum densities suggested for a particular area. The land use information shown is for planning purposes only.

Land Use Category Notes:

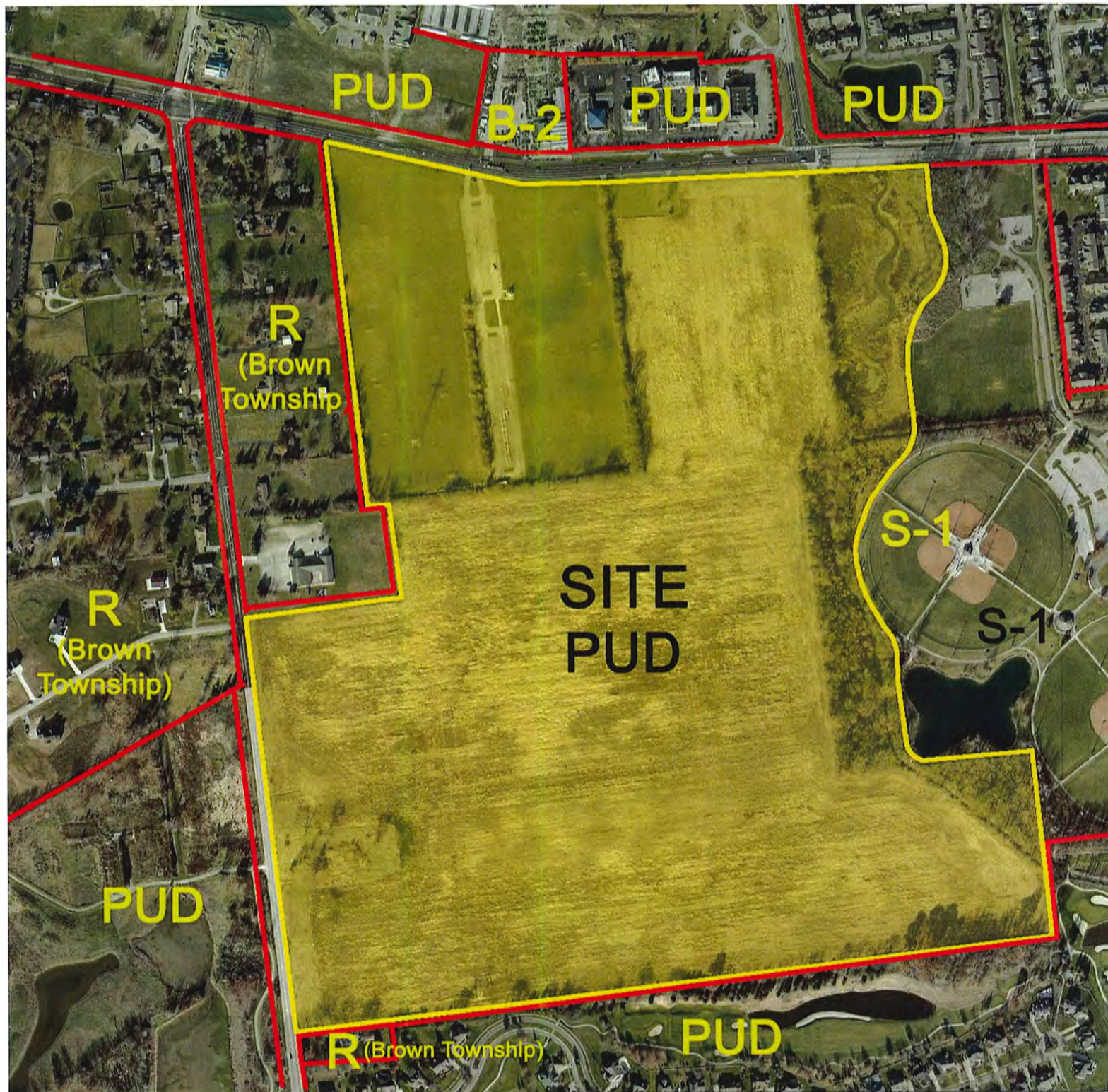
- * Special Pilot Residential denotes State-of-the-Art LEED certified sustainable development to be implemented as a special project conditional to specific performance standards
- ** Protected: Environmental conservation areas protected by current regulations
- Existing: Existing Metro Parks, community parks and easements that are already conserved as open space
- Tier 1: Important hydro-geologic considerations - 100 year Floodplains, wetlands, in-stream sensitive habitat areas, critical groundwater recharge and pollution potential zones
- Tier 2:

**Hilliard Wellness Campus/Clover Groff Phase 2 Restoration
Site Location within General Land Use Plan**



Hilliard Wellness Campus/Clover Groff Phase 2 Restoration

Site Context



Hilliard Wellness Campus/Clover Groff Phase 2 Restoration

Zoning Exhibit

Franklin County Engineers – Discussion of Ditch Clearing Policy
May 5, 2022

Stream quality in Ohio is directly and highly dependent on stream riparian and channel quality. Based on the presentation of the “Franklin County Petition Ditch Maintenance Program.” by the Franklin County Engineers office, the Big Darby Accord panel has major concerns about the impacts of that program on the quality of the Big Darby Watershed. Removal of the native vegetation along the ditches can have a number of negative consequences on stream quality:

1. Without the shade of trees in the riparian corridor, the temperature of the stream will increase impacting its ability to carry the oxygen needed by the stream biota.
2. Algal growth will increase due to the sun exposure of the water, further degrading stream quality.
3. The current program appears to be a riparian corridor management program rather than an invasive species management program.
4. Loss of the leaf litter from native vegetation removes a source of food for the stream's aquatic species and makes other changes to the stream ecology.

Efforts for stream restoration in both Clover Groff Run and Hamilton Run will require the restoration of a healthy riparian corridor with adequate shade and stable banks. Removal of all of the vegetation along these ditches are contrary to those objectives.

The Big Darby Accord Panel recommends a review of the current Ditch Maintenance Program to reflect the well documented scientific evidence of the relationships between a healthy stream riparian corridor, stream quality, and biologic diversity.