



*PLANNED UNIT DEVELOPMENT APPLICATION*

RUNKLE PROPERTY – ASHVILLE PIKE  
HARRISON TOWNSHIP, PICKAWAY COUNTY, OHIO

D.R. Horton  
507 Executive Campus Drive, Ste. 100  
Westerville, OH 43082  
(614) 891-8545

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## PLANNED UNIT DEVELOPMENT TEXT

The following uses shall be permitted in the P.U.D. District:

- (a) Residential dwelling types developed in a unified manner in accordance with an approved plan.**

The Applicant is proposing a 225-unit, single-family residential development on 75.54 acres located at Parcel Number D1200020011300. Such homes will be developed in a unified manner, in accordance with the site plan, attached and incorporated herein as Exhibit B and the phasing plan, attached and incorporated herein as Exhibit C.

### **1165.03 PROCEDURE FOR APPROVAL.**

**(a) In General.** P.U.D. Districts may be established by application in accordance with the provisions set forth below. The procedure and conditions for establishing a P.U.D. District shall be as set forth in subsection (b) hereof.

**(b) Application Procedure.** The P.U.D. shall be submitted to the Zoning Inspector and processed according to the Village Zoning Code. The applicant shall submit a “Request for P.U.D. Designation” application. Any application for a planned unit development, for any land use or structure permitted under this Zoning Code, shall be submitted in accordance with the following procedure.

The enclosed is a Planned United Development Text and a request for a P.U.D.

**(1) Pre-application meeting.** The developer/landowner shall meet with the Zoning Inspector and the Planning and Zoning Board prior to the submission of the preliminary development plan. The purpose of this meeting is to discuss early and informally the purpose and effect of this Zoning Code and the criteria and standards herein and to familiarize the developer/landowner with the Comprehensive Plan, the Thoroughfare Plan, the Parks and Transportation Plan and the drainage, sewer and water systems of the Village.

The Applicant presented regarding the development at the Council of the Whole Meeting on November 10, 2020.

**(2) Contents of application for approval of preliminary development plan.** An application for preliminary planned unit development shall be filed with the Chairperson of the Planning and Zoning Board by at least one owner or lessee of property for which the planned unit development is proposed. At a minimum, the application shall contain the following information filed in triplicate:

- A. The name, address and phone number of the applicant.**

D.R. Horton – Indiana, LLC, a Delaware limited liability company, Molly R. Gwin, Esq., 2 Miranova Place, Suite 700, Columbus, Ohio 43215.

**B. The name, address and phone number of the registered surveyor, registered engineer and/or urban planner assisting in the preparation of the preliminary development plan.**

Jim Watson, Watcon Consulting Engineers, LLC, 83 Shull Ave., Gahanna, Ohio 43230; and Gary Smith, G2 Planning and Design, 720 East Broad Street, Suite 200, Columbus, Ohio 43215.

**C. A legal description of the property.**

See Attached Exhibit 2

**D. A description of the existing use.**

The property is presently zoned (100) A-Agricultural Vacant Land.

**E. Conceptual overview of the development.**

The Applicant is proposing a residential development, to be constructed in three phases, the first phase beginning to the southeast of the property with development progressing to the west. Phase one will consist of 80 lots, phase two will consist of 88 lots, phase 3 will consist of 56 lots. The property immediately to the south is zoned suburban residential and the property to the east is zoned general business.

**F. The zoning district(s).**

The Applicant is proposing a rezoning to a P.U.D. The proposed maximum height for buildings is 35'.

**G. Proposed provision of utilities.**

Water is available to the site. The Applicant shall provide oversizing of new sanitary sewer lines which are located south of the Property and upgrade the existing force main that is located south of the property.

**H. A vicinity map, at a scale approved by the Village P. and Z. Board, showing property lines, streets, existing and proposed zoning and such other items as the Village P. and Z. Board may require to show the relationship of the planned unit development to the Comprehensive Plan and to existing schools and other community facilities and services.**

See attached Exhibit 3. The property is proposed to be zoned residential under the Comprehensive Plan.

**I. A preliminary development plan, at a scale approved by the Village P. & Z. Board, showing topography at two-foot contour intervals; the location and type of residential, commercial and industrial land uses; the layout dimensions and names of existing and proposed streets, rights of way, utility easements, parks and community spaces; the layout and dimensions of lots and building setback lines; preliminary improvement drawings showing water, sewer, drainage, electric,**

telephone and natural gas; and such other characteristics as the Village P. & Z. Board deems necessary.

See attached Exhibit 4.

**J. A proposed schedule for the development of the site including the timing and phasing.**

Development will begin in the fall of 2021, beginning with Phase I. See Exhibit 5, Phasing Plan.

**K. Evidence that the applicant has sufficient control over the land in question to initiate the proposed development plan within five years.**

The Applicant is in contract to purchase the ground from the Owners. Upon zoning approval and final purchase of the property, development will begin.

**L. Proposed ownership and maintenance of common open space.**

Open space shall be owned and maintained by a homeowner's association.

**M. A fee as indicated in Ordinance 2005-10.**

A copy of the fee is enclosed with the submittal of the application.

**The application for preliminary planned unit development shall be accompanied by a written statement by the developer/landowner setting forth the reasons why, in his or her opinion, the planned unit development would be in the public interest and would be consistent with the Village's statement of purpose for planned unit developments in Section 1165.01.**

The development of the property as a Planned Unit Development is in the public interest because, and as recognized by the Village Comprehensive Plan, such residential development is desired in the Village for this area. This development will be consistent with the Village's statement of purpose for planned unit developments as set forth in Village Code §1165.01, because a P.U.D. will provide greater flexibility in the arrangement and design of the site, allowing for greater open space, and more amenities for the benefit of the community and residents of the development.

**Legal Description for Annexation**  
**76.642 Acres**

Situated in the Township of Harrison, County of Pickaway, State of Ohio, and being part of the Southwest Quarter of Section 1, Township 2N, Range 22W, of Mathew's Survey, and being more particularly described as follows;

Being a Survey of parcel conveyed to Jeffrey J. Runkle, Victor W. Runkle, and Trudy Ann Craig, as recorded in O.R. Volume 596, Page 1683, in the Pickaway County Deed Records, being all of Auditor's P.P.N. D12-0-002-00-113-00, and further described as follows;

Commencing at railroad spike found on the East line of the Southwest Quarter of Section 1 marking the centerline intersection of Ashton Pike and Winston Avenue (60' Wide R/W) of Ashton Crossing Section 1, Part 1, as recorded in Plat Book 2, Page 88, in the Pickaway County Plat Records;

Thence, N 03°27'43" E 202.43 feet with the centerline of Ashville Pike, to a railroad spike set marking the Northeast corner of a 1.00 Acre parcel conveyed to Mark R. Songer, as recorded in O.R. Volume 738, Page 2510, and being the **PRINCIPLE PLACE OF BEGINNING** of the 76.642 Acre parcel herein to be described;

Thence, N 86°32'17" W 2619.03 feet leaving Ashville Pike with the North line of said parcel conveyed to Songer, and extending along the now Corporation Line of the Village of Ashville along North line of said Ashton Crossing Section 1, Part 1, and extending along the North line of Ashton Crossing Section 1, Part 2, as recorded in Plat Book 2, Page 387, and extending along the North line of Ashton Crossing Section 2, Part 1, as recorded in Plat Book 3, Page 56, and extending along the North line of a parcel conveyed to Maronda Homes, Inc. of Ohio, as recorded in O.R. Volume 565, Page 1678, to an iron pin set on the East Right of Way Line of The Norfolk and Southern Railroad, and passing over a 3/4" o.d. iron pipe found at 323.62 feet;

Thence, N 03°41'38" E 1278.62 feet with the East Right of Way Line of said Norfolk and Southern Railroad, to a 5/8" o.d. iron pin found on the now Corporation Line of the Village of Ashville, and being the Southwest corner of a parcel conveyed to Bates Real Estate, LLC, as recorded in O.R. Volume 768, Page 439;

Thence, S 86°18'46" E 2624.23 feet with said Corporation Line and the South line of said parcel conveyed to Bates Real Estate, LLC, to a railroad spike found in the centerline of Ashville Pike, and passing over a 5/8" o.d. iron pin found at 2589.23 feet;


Thence, S 03°55'46" W 1268.34 feet with the centerline of Ashville Pike, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 76.642 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Bearings of the above description are based on the centerline of Ashville Pike, as being S 03°55'46" W, and is an assumed Meridian used to denote angles only.

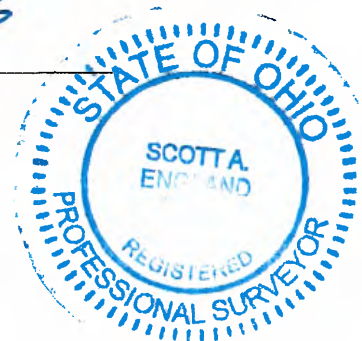
All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "Watcon #S-7452".

The above description was prepared by Watcon Consulting Engineers & Surveyors, Inc., under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in December of 2020.

Dated 12/22/20

  
Scott A. England P.S.  
Ohio Registered Surveyor #745

Runkel-Annexation



# Annexaton Plat under Ohio Revised Code 709.23 of 76.642 Acres on Ashville Pike

Township of Harrison, County of Pickaway, State of Ohio, part Southwest Quarter Section 1, Township 2N, Range 22W, of Mathew's Survey

**BASIS OF BEARING**

The bearings of this plat are based on the centerline of Ashville Pike, as being S 03°55'46" W, and is an assumed Meridian used to denote angles only.

**SITE STATISTICS**

TOTAL PERIMETER OF NEW ANNEXATION: 7,755.22'  
 LENGTH OF EXISTING ADJACENT CORP. LINE: 6,045.98'  
 PERCENT OF CONTIGUITY WITH EXISTING ADJACENT CORP. LINE: 78.0%

**PROPERTY LOCATION:**

Situated in the Township of Harrison, County of Pickaway, State of Ohio, and being a part of the Southwest Quarter of Section 1, Township 2N, Range 22W, of Mathew's Survey.

Being a Survey of Annexation from Harrison Township to The Village of Ashville, of an existing 76.54 Acre parcel (76.642 Acres by Survey) now or formerly conveyed to Jeffrey J. Runkle, Victor W. Runkle, and Trudy Ann Craig, as recorded in O.R. Volume 596, page 1683, in the Pickaway County Deed Records, and being all of Auditor's P.P.N. D12-0-002-00-113-00.

This Survey contains 76.642 Acres and is based on an actual field survey by Watcon Consulting Engineers & Surveyors, Inc., in December of 2020, under the direct supervision of Scott A. England, P.S., Ohio Registered Surveyor No. S-7452.

PREPARED FOR:  
**D.R. Horton**

**CONVEYANCES**

- LOT 79: Sherry J. Nelson  
 O.R. Volume 769, Page 1802  
 P.P.N. D13-0-037-01-079-00
- LOT 80: Maronda Homes of Ohio, Inc.  
 Plat Book 2, Page 387  
 P.P.N. D13-0-037-01-080-00
- LOT 81: Maronda Homes of Ohio, Inc.  
 Plat Book 2, Page 387  
 P.P.N. D13-0-037-01-081-00
- LOT 123: Danny L. Stanton, Jr. & Anita G. Stanton  
 O.R. Volume 763, Page 2161  
 P.P.N. D13-0-037-01-123-000
- LOT 124: Steven M. & Morgan A. Walkowiak  
 O.R. Volume 762, Page 3437  
 P.P.N. D13-0-037-01-124-00
- LOT 125: Whitney & Ben Jenkins  
 O.R. Volume 762, Page 1064  
 P.P.N. D13-0-037-01-125-00
- LOT 126: Lukas Berry  
 O.R. Volume 765, Page 1063  
 D13-0-037-01-126-00

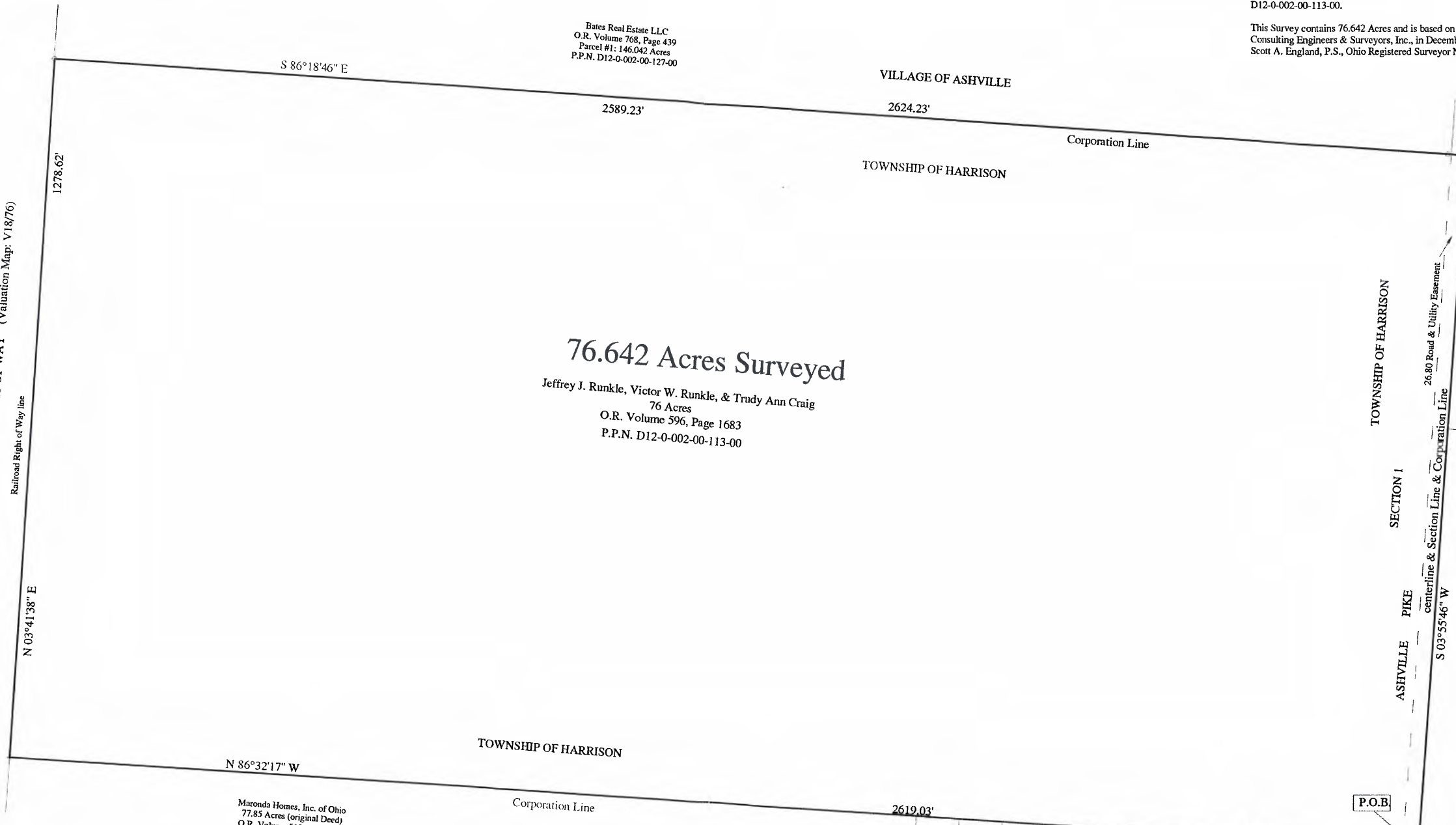
NORFOLK AND SOUTHERN RAILROAD RIGHT OF WAY (Valuation Map: V18/76)  
 Railroad Right of Way line

Bates Real Estate LLC  
 O.R. Volume 768, Page 439  
 Parcel #1: 146.042 Acres  
 P.P.N. D12-0-002-00-127-00

Michael V. Wright  
 O.R. Volume 633, Page 1267  
 0.576 Acres  
 P.P.N. D12-0-002-00-109-00

KTU, Ltd.  
 O.R. Volume 123, Page 200  
 8.543 Acres  
 P.P.N. D13-0-032-00-001-05

B & D Associates  
 O.R. Volume 471, Page 495  
 18,234 sq. ft.  
 P.P.N. D13-0-032-00-001-05

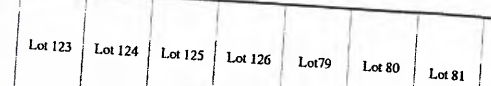


**76.642 Acres Surveyed**

Jeffrey J. Runkle, Victor W. Runkle, & Trudy Ann Craig  
 76 Acres  
 O.R. Volume 596, Page 1683  
 P.P.N. D12-0-002-00-113-00

Maronda Homes, Inc. of Ohio  
 77.85 Acres (original Deed)  
 O.R. Volume 565, page 1678  
 P.P.N. D13-0-037-00-036-00

323.62'  
 TOWNSHIP OF HARRISON  
 Mark R. Songer  
 1.00 Acres  
 O.R. Volume 738, page 2510  
 P.P.N. D12-0-002-00-110-00  
 Corporation Line  
 Reserve 'A'

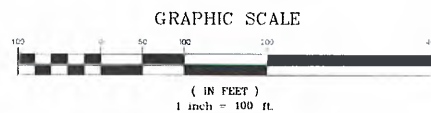


**LEGEND**

- - 3/4" o.d. Iron Found
- ▲ - Railroad Spike Found
- - Iron Pin Set
- - 5/8" Rebar, 30" long w/ Red LD. Cap Labeled "Watcon #S-7452"
- ▲ - Railroad Spike Set
- - 5/8" o.d. iron pin found

ASHTON CROSSING SECTION 1, PART 1: Plat Book 2, Page 88  
 ASHTON CROSSING SECTION 1, PART 2: Plat Book 2, Page 387  
 ASHTON CROSSING SECTION 2, PART 1: Plat Book 3, Page 56

P.O.C.: Centerline Intersection of Winston Avenue & Ashville Pike



**WATCON**  
 CONSULTING ENGINEERS & SURVEYORS  
 83 Shull Avenue  
 Gahanna, Ohio 43230  
 Ph. (614) 414-7979

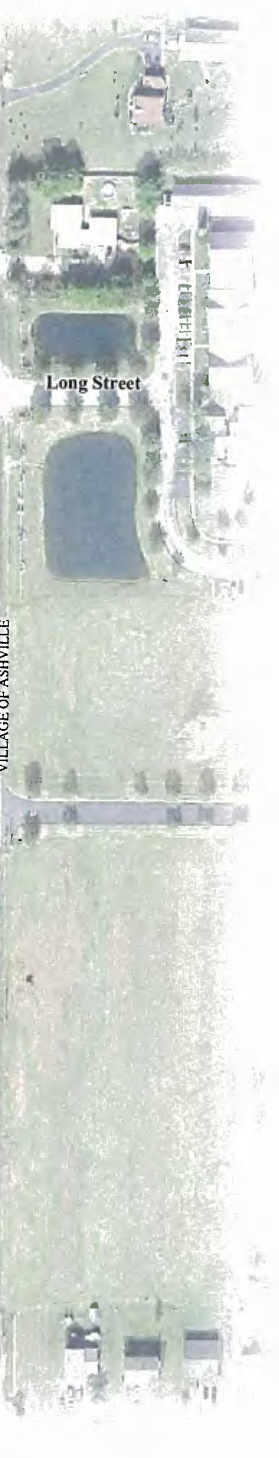
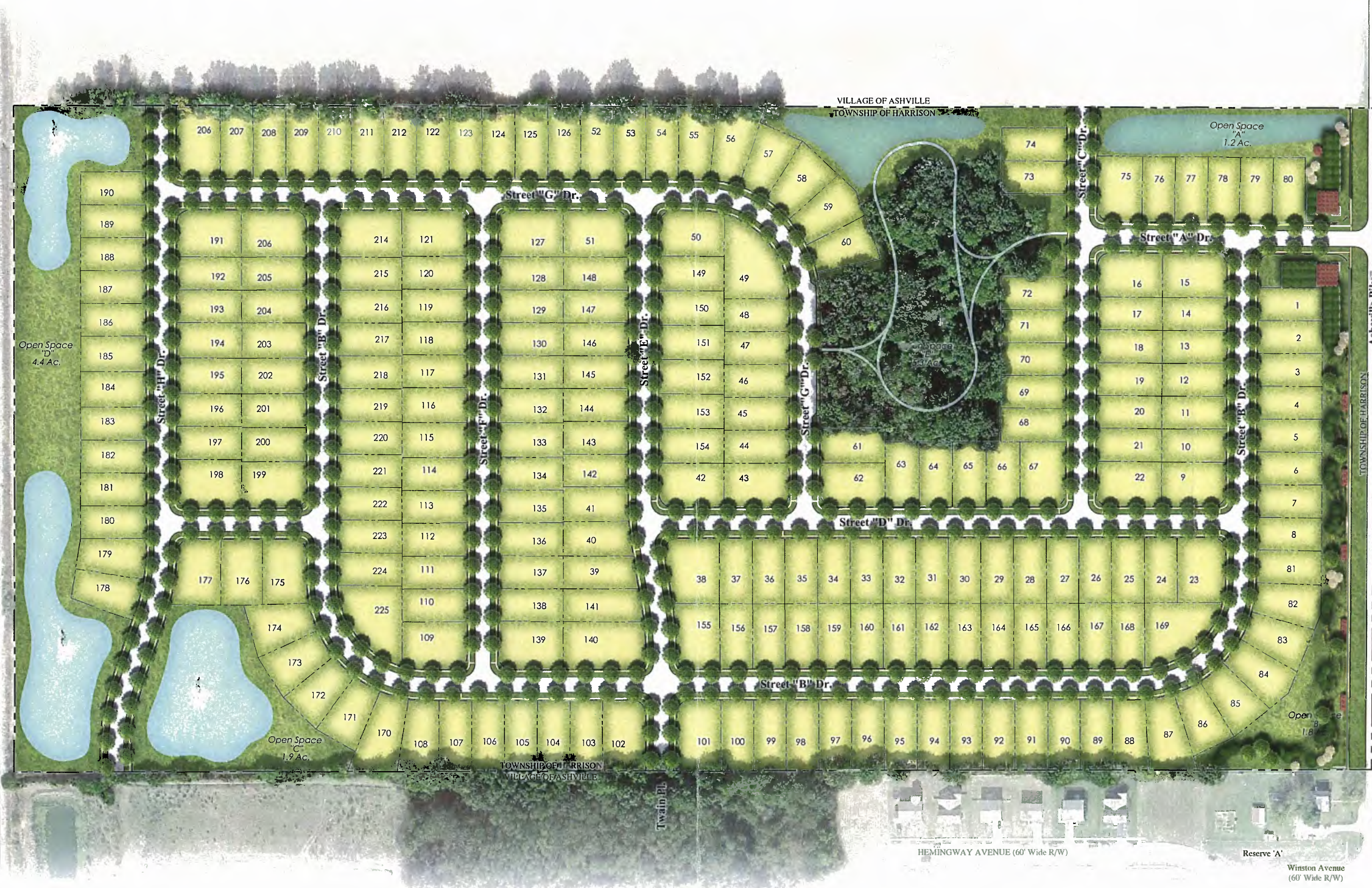
I hereby certify that an actual survey of the premises was made and that this plat is correct to the best of my knowledge.

Date: 12/22/20  
 Signature: Scott A. England, P.S.  
 Ohio Registered Surveyor #S-7452



# RUNKLE PROPERTY - ASHVILLE PIKE

Harrison Township, Pickaway County, OH





NOTES

NOTE "A": All of the Runkle property is in Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39129C0180 J, effective date July 22, 2010.

NOTE "B": Reserves "A" - "E" shall be owned and maintained by the Runkle Home Owners Association and managed by the HOA or the Neighborhood Management Company it hires.

NOTE "C": Street alignments and lot lines may be adjusted based on best engineering and planning practices to provide a more desirable community.

NOTE "D": No Parking will be allowed on the Fire Hydrant side of the street throughout the entire subdivision. Signage will be posted along the street.

PRELIMINARY DEVELOPMENT PLAN

FOR:

Runkle Property

LOCATED IN:

SOUTHWEST QUARTER SECTION 1, TOWNSHIP 2N, RANGE 22W, of MATHEWS SURVEY  
TOWNSHIP OF HARRISON, COUNTY OF PICKAWAY, STATE OF OHIO

Bates Real Estate LLC  
O.R. Volume 768, Page 439  
Parcel #: 146.042 Acres  
P.P.N. D12-0-002-00-127-00

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Page 1 ----- SITE PLAN  
Page 2 ----- PHASING/TYPICAL SECTION

SITE STATISTICS

TOTAL ACREAGE: 76.6 ACRES  
NUMBER OF LOTS: 225  
GROSS DENSITY: 2.9 LOT/ACRE  
OPEN SPACE: 14.6 AC. (19.3%)  
ZONING: P.U.D.  
TOTAL LIN. FT. OF ROAD: 11,227 L.F.

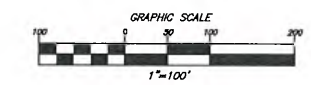
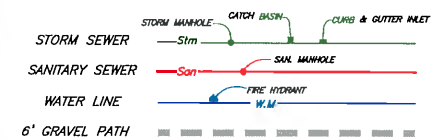
MIN. LOT SIZE PER PLAN

MIN. LOT FRONTAGE @R/W: 57 FT.  
MINIMUM LOT WIDTH @B/L: 63 FT.  
TYPICAL LOT SIZE: 63' x 125'  
AVERAGE LOT SQ. FT.: 7875 sq.ft.

LOT SETBACKS

FRONT YARD SETBACK: 25 FT.  
SIDE YARD SETBACK: 5 FT. (ea. side)  
REAR YARD SETBACK: 25 FT.

LEGEND



PREPARED FOR:

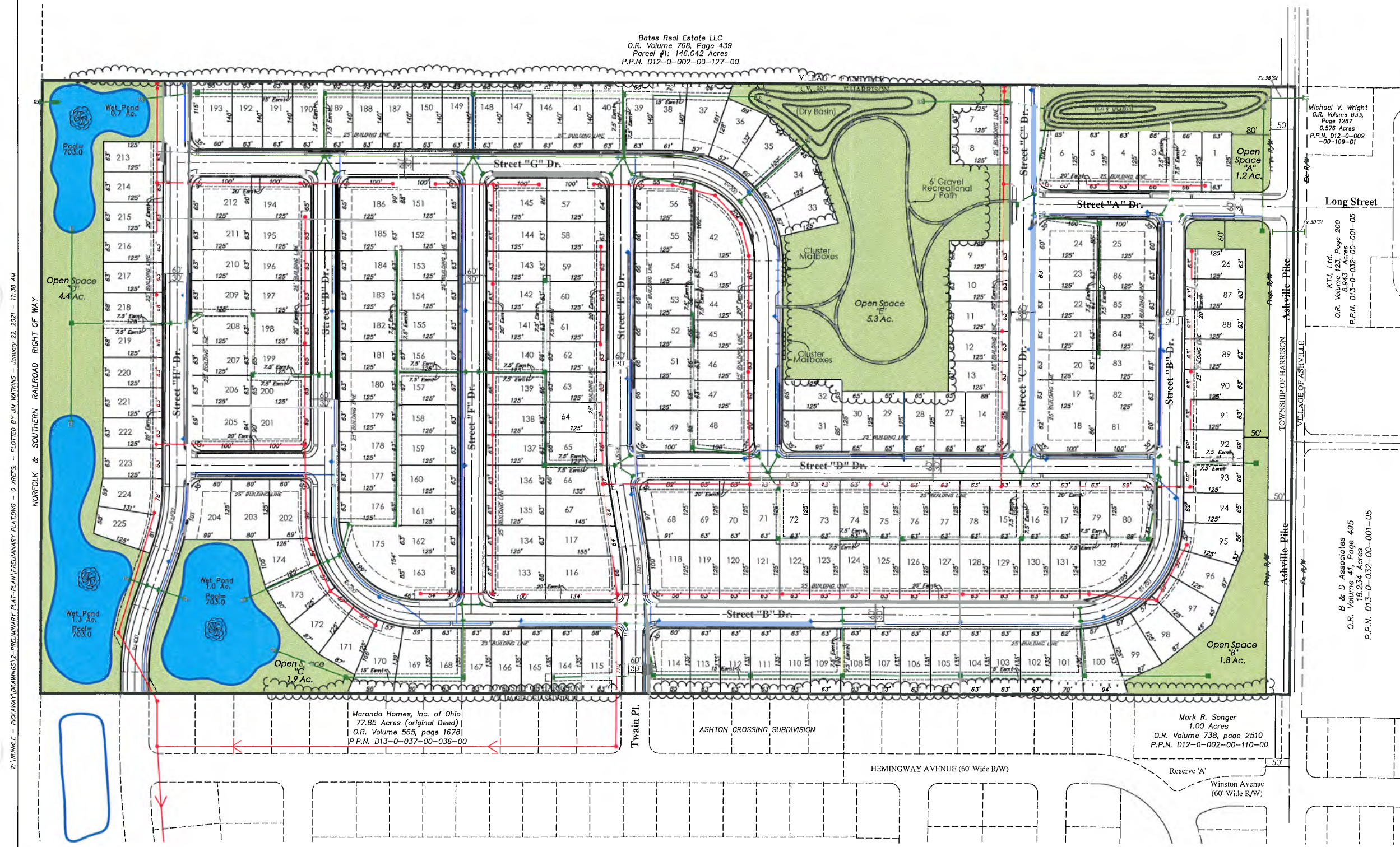
**D.R. HORTON**  
America's Builder

507 EXECUTIVE CAMPUS DRIVE, SUITE 100  
WESTERVILLE, OHIO 43082

PREPARED BY:

**WATCON**  
CONSULTING ENGINEERS  
& SURVEYORS  
83 Shull Avenue  
Cahanna, Ohio 43230  
Ph. (614) 414-7979

DATE: JANUARY 22, 2021



Z:\RUNKLE - PICKAWAY\DRAWINGS\2-PRELIMINARY\PLAT-PLAN\PRELIMINARY PLATING - D XREFS - PLOTTED BY JIM WATKINS - January 22, 2021 - 11:28 AM

NORFOLK & SOUTHERN RAILROAD RIGHT OF WAY

Maranda Homes, Inc. of Ohio  
77.85 Acres (original Deed)  
O.R. Volume 565, page 16781  
P.P.N. D13-0-037-00-036-00

ASHTON CROSSING SUBDIVISION

Mark R. Songer  
1.00 Acres  
O.R. Volume 738, page 2510  
P.P.N. D12-0-002-00-110-00

B & D Associates  
O.R. Volume 41, Page 495  
18.234 Acres  
P.P.N. D13-0-032-00-001-05

Michael V. Wright  
O.R. Volume 633,  
Page 1267  
0.576 Acres  
P.P.N. D12-0-002  
-00-109-01

KTU, Ltd.  
O.R. Volume 123, Page 200  
8.943 Acres  
P.P.N. D13-0-032-00-001-05

TOWNSHIP OF HARRISON  
VILLAGE OF ASHVILLE

Ashville Pike

Winston Avenue  
(60' Wide R/W)

HEMINGWAY AVENUE (60' Wide R/W)

Twain Pl.



PHASING PLAN / TYPICAL SECTION

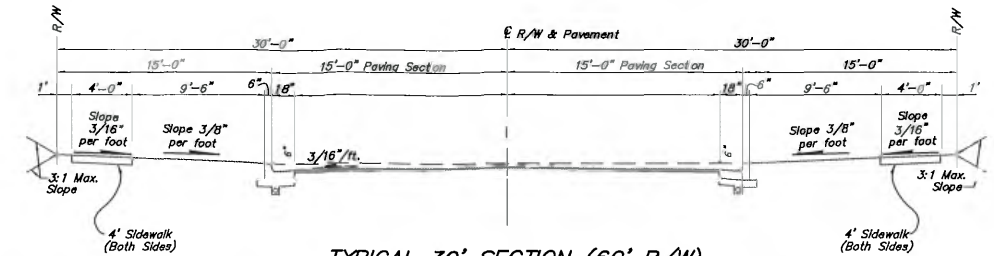
FOR:

# Runkle Property

LOCATED IN:  
SOUTHWEST QUARTER SECTION 1, TOWNSHIP 2N, RANGE 22W, of MATHEWS SURVEY  
TOWNSHIP OF HARRISON, COUNTY OF PICKAWAY, STATE OF OHIO

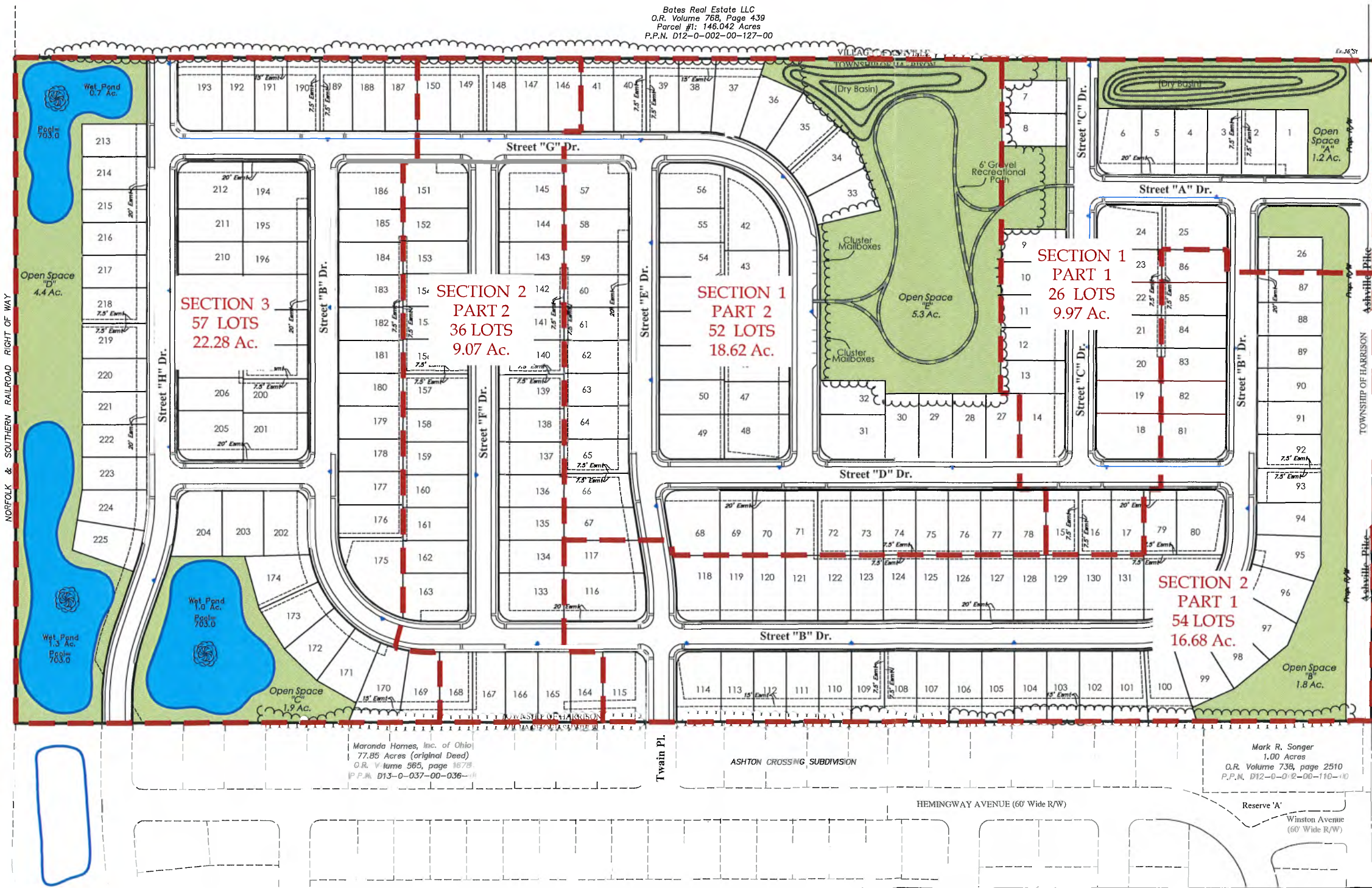
PHASING OF DEVELOPMENT

- SECTION 1, PART 1 - 26 LOTS
- SECTION 1, PART 2 - 52 LOTS
- SECTION 2, PART 1 - 54 LOTS
- SECTION 2, PART 2 - 36 LOTS
- SECTION 3 - 57 LOTS



TYPICAL 30' SECTION (60' R/W)  
STANDARD CURB

Bates Real Estate LLC  
O.R. Volume 768, Page 439  
Parcel #1: 146.042 Acres  
P.P.N. D12-0-002-00-127-00



Michael V. Wright  
O.R. Volume 633, Page 1267  
0.578 Acres  
P.P.N. D12-0-002-00-109-01

Michael V. Wright  
O.R. Volume 123, Page 200  
8.943 Acres  
P.P.N. D13-0-032-00-001-05

B. & D. Associates  
O.R. Volume 441, Page 465  
18.934 Acres  
P.P.N. D13-0-032-00-001-05

Maranda Homes, Inc. of Ohio  
77.85 Acres (original Deed)  
O.R. Volume 565, page 1678  
P.P.N. D13-0-037-00-036-00

Mark R. Songer  
1.00 Acres  
O.R. Volume 738, page 2510  
P.P.N. D12-0-0-0-00-110-00

PREPARED FOR:

**D.R. HORTON**  
America's Builder

507 EXECUTIVE CAMPUS DRIVE, SUITE 100  
WESTERVILLE, OHIO 43082

PREPARED BY:

**WATCON**  
CONSULTING ENGINEERS  
& S. RVEYORS  
83 Shull Avenue  
Cahanna, Ohio 43230  
Ph. (614) 414-7979

2:1 SCALE FIG. 10/1/20 PRELIMINARY PLAN PLANNING - 0: XREFS - PLOTTED BY J.M. WATSON - JANUARY 22, 2021 - 11:38 AM



RUNKLE PROPERTY - ASHVILLE PIKE  
 Harrison Township, Pickaway County, OH



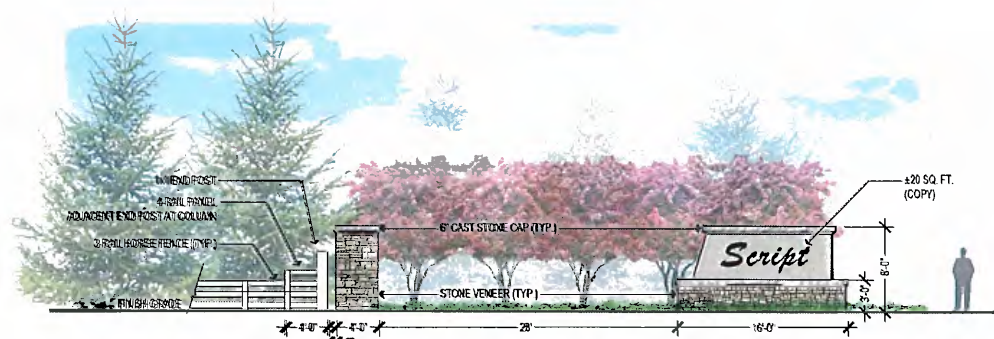
ASHVILLE PIKE FRONTAGE - PLAN

1" = 40'



ASHVILLE PIKE FRONTAGE - ELEVATION

1" = 40'



ENTRY FEATURE MONUMENT SIGN - ELEVATION DETAIL

1/8" = 1'

