

CITY OF OBETZ
RECORD OF ORDINANCES



ORDINANCE: 32 – 25

PASSED: June 23, 2025

AN ORDINANCE TO REZONE AND APPROVE A PRELIMINARY DEVELOPMENT PLAN AND TEXT PARCEL NUMBERS 152-001760, 186-000006, 186-000007, 152-001736, AND 152-001020, AND, TO APPROVE A MAJOR MODIFICATION OF THE PRELIMINARY DEVELOPMENT PLAN AND TEXT FOR PARCELS 186-000244, 152-001754 AND 186-000245 AND DECLARING AN EMERGENCY

WHEREAS, Franklin County Auditor Parcel Numbers 152-001760, 186-000006, 186-000007, 152-001736, and 152-001020 are zoned Medium Density Residential; and,

WHEREAS, Franklin County Auditor Parcel Numbers 186-000244, 152-001754 and 186-000245 are zoned Planned Residential District; and,

WHEREAS, applications were submitted to develop all of the above listed parcels as one project; and,

WHEREAS, the first application is a request to rezone parcel numbers 152-001760, 186-000006, 186-000007, 152-001736, and 152-001020 to a Planned Residential District and approve a Preliminary Development Plan and Text; and,

WHEREAS, the second application is to approve a major modification to the Preliminary Development Plan and Text for parcel numbers 186-000244, 152-001754 and 186-000245; and,

WHEREAS, the Planning and Zoning Commission held a public hearing on May 14, 2025 at 6:00 PM in Council Chambers; and,

WHEREAS, after reviewing the requests, the Planning and Zoning Commission recommended approval of the requests at that meeting; and,

WHEREAS, the Council of the City of Obetz held a public hearing on June 23, 2025 as part of the regularly scheduled Council meeting as required by the Codified Ordinances of the City; and,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OBETZ, OHIO, THAT:

Section 1. The properties known as Franklin County Auditor Parcel Numbers 152-001760, 186-000006, 186-000007, 152-001736, and 152-001020, attached hereto as Exhibit A, are hereby rezoned from Medium Density Residential District to Planned Residential District.

Section 2. A Preliminary Development Plan and Text, attached hereto as Exhibit B, is approved for Parcel Numbers 152-001760, 186-000006, 186-000007, 152-001736, and 152-001020.

ORDINANCE: 32 – 25

PASSED: June 23, 2025

Section 3. A major modification to the Preliminary Development Plan and Text is approved for the properties known as Franklin County Auditor Parcel Numbers 186-000244, 152-001754 and 186-000245, shown in Exhibit A.

Section 4. The official zoning map of the City of Obetz shall be amended to reflect the aforementioned zoning change.

Section 5. This Ordinance is hereby declared to be an emergency measure, necessary for the preservation of the public health, safety and welfare, such emergency arising from the need to secure valuable public parkland and enhance the City's recreational amenities; WHEREFORE, this Ordinance shall take effect and be in force from and after its passage.

Passed this 23 day of June, 2025.

ATTESTS:

Stacey Boumis
Stacey Boumis, Clerk of Council

Angela M. Kirk
Angela M. Kirk, Mayor

Michael Flaherty
Michael Flaherty, Council Pres. Pro-Tem

APPROVED AS TO FORM

Eugene Hollins
Eugene Hollins, Esq., Law Director

CERTIFICATION OF PUBLICATION

Pursuant to the City Charter, I, Stacey E. Boumis, Clerk of Council of the City of Obetz, Ohio, do hereby certify that Ordinance 32-25 was duly posted at 4:00 PM (time) on the 30 day of June, 2025, at the Obetz Government Center, Obetz Athletic Club, and Obetz Community Center as well as on the Obetz website.



Stacey Boumis
Stacey Boumis, Clerk

6/30/25
Date

EXHIBIT A

Parcel	Current Zoning District	Map Color
152-001760	Medium Density Residential	Pink
186-000006	Medium Density Residential	Red
186-000007	Medium Density Residential	Red
152-001020	Medium Density Residential	Yellow
152-001736	Medium Density Residential	Yellow
186-000244	Planned Residential District	Blue
152-001754	Planned Residential District	Green
186-000245	Planned Residential District	Light Blue



MAVERICK TRACE
PLANNED RESIDENTIAL DEVELOPMENT

April 25, 2025

DEVELOPMENT STATEMENT

Maverick Trace provides a mixed residential, open space, and recreational component to the Bixby Road and Big Walnut Creek corridor in the eastern quadrant of the City of Obetz. It provides a variety of housing types to promote retention of existing residents, and the attraction of future residents. This proposal capitalizes on existing assets in the immediate area – Rapid5 and LinkUs opportunities along Big Walnut Creek, the creation of needed open space and public parkland in this portion of the City, and employment base to name a few. This request provides recreational opportunities with potential connections to a greater interconnected open space and trailway system along Big Walnut Creek, by providing a new 22.8+/- acre park and open space through the center and along the western, southern, and northern portions of the development. Long term this can provide connectivity to the southern 35+/- acres of Obetz park along the Big Walnut Creek frontage of the Buckstone development. Maverick Trace will continue to diversify housing opportunities in Obetz, increase the viability of planned Obetz commercial and retail growth including Buckstone, and provide housing opportunities in Obetz for young professionals, for those seeking to age in place in Obetz, and for the ever-growing Rickenbacker area workforce.

According to the published Obetz Zoning Map, the property is presently zoned Planned Residential District (PRD) and Medium Density Residential (MDR), and consists largely of undeveloped property. Along the western portion of the property are two single-family homes and accessory structures. This application is filed to rezone the entire site to Planned Residential Development classification.

The Applicant seeks to create a unified, high quality, residential and recreational opportunity with proposed standards herein, and architectural product commitments, in accordance with the intent of the Planned Residential Zoning District. The attached preliminary development plan and text represent the configuration of the development to include 22.8 +/- acres of open space and park, 264 3-story breezeway apartments along the north adjacent to Greenfield Estates mobile home park, and a maximum of 105 age-targeted single-story garden apartment units to the south.

The proposed development will increase the quality of life in the community and supplement the existing variety of quality housing in the community. Regionally there is presently a gross shortage of new, quality housing. This neighborhood will serve that need, continue to allow the community to grow and prosper, and together with the substantial open space and park amenity will ultimately create a synergy with growth objectives undertaken by Obetz at Buckstone and the office, retail, hotel commercial development at Alum Creek and I-270.

The development will incorporate permanent landscaped entry signs within landscaped entry features, leisure paths, pedestrian gateways, and a public park and open space.

PRD DEVELOPMENT STANDARDS

This development shall be in accordance with the City of Obetz Zoning Code which is effective as of the time the zoning is approved by the City of Obetz Council unless noted otherwise in these Development Standards. Where conflicts occur between the City of Obetz Code and the Development Standards, the Development Standards shall be applied over the Code.

The site is comprised of approximately 49.6+/- gross acres located along the west side of Bixby Road, east of Big Walnut Creek, and to the south of Groveport Road. The Applicant proposes a mix of multi-family residential housing options in two subareas with a maximum of 369 units and a gross density of 7.8 dwelling units per acre overall. The development will also provide 22.8+/- acres of open space and public park.

I. DEVELOPMENT STANDARDS

A. Subarea Descriptions The Planned Residential District shall contain two Subareas as follows:

1. Subarea A is located along the north side of the property and is 12.6+/- acres. It will be developed with 3 story breezeway multi-family residential uses.
2. Subarea B is located along the south side of the property and is 14.2+/- acres. It will be developed with single-story age targeted garden multi-family residential homes.
3. Park / Open Space consists of a programmed 4-acre public park and an 18.8+/- acre open space area with interconnected trails.

B. Density

1. Total density for the Planned Residential District shall not exceed 7.8 dwelling units per gross acre.
2. Total density for Subarea A shall not exceed 20.9 dwelling units per acre based on 12.6+/- acres for a total of 264 dwelling units.
3. Total density for Subarea B shall not exceed 7.3 dwelling units per acre based on 14.2+/- acres for a total of 105 dwelling units.

C. Permitted Uses

1. Subareas A and B.
 - a. Multi-family dwelling units and uses customarily incidental thereto as indicated on the attached preliminary development plan

- b. Conditional Use - Accessory buildings and uses in association with permitted multi-family dwelling units, pursuant to Chapter 1171 of City of Obetz Zoning Code.
 - c. Conditional Use – Offices to handle rentals and maintenance of dwelling units within a multiple family development in which the office is located.
- 2. All Subareas
 - a. Parks, playgrounds, and other public and private recreational facilities.

D. Lot Sizes

- 1. Subarea A is 12.6+/- acres.
- 2. Subarea B is 14.2+/- acres.
- 3. Open Space and Park provided is 22.8+/- acres.

E. Building Setbacks

- 1. Subarea A and B
 - a. The building setback from Bixby Road shall be 80 feet.
 - b. The side yard building setback shall be a minimum of 10 feet per side.
 - c. The rear yard building setback shall be a minimum of 10 feet from the rear lot line.

F. Height The maximum building height for Subareas A and B shall be 35 feet measured to the midpoint between the eave and pitch for principle dwelling structures and 18 feet for accessory structures.

G. Open Space, Pedestrian Connectivity and Neighborhood Identity Features

- 1. Twenty percent of the 49.6+/- acres of total land area requires 9.9+/- acres of open space. This Planned Residential District shall provide a minimum of 22.8+/- acres of open space, or over 2 times the minimum amount required.
- 2. Open spaces are anticipated to include parks, passive and active recreation areas, significant interconnected walking paths and seating areas, recreation and play areas, preservation of natural features including floodway, floodplain and treed areas.
- 3. A shared-use leisure trail network shall be established as generally depicted on the Preliminary Development Plan. This network shall extend along the Bixby Road frontage, through the central 4-acre park, and along Big Walnut Creek to the west.
- 4. Storm water management shall be provided as generally depicted on the Preliminary Development Plan. The basin shall be jointly maintained by the individual owners of

the subareas on a pro rata contribution basis. The pond is proposed to be on public park property as an amenity.

5. 22.8+/- acres of parks, open spaces and storm water management areas, including wet ponds, shall be transferred to the City of Obetz.
6. A storm water management plan shall be provided at time of Final Development Plan and approved by the City Engineer.

H. Landscaping, Fences and Mailboxes

1. Entry features shall be provided at each entrance from Bixby Road and additional landscape and amenities may be provided at certain locations throughout the development as approved by the Planning and Zoning Commission with the Final Development Plan.
2. Entry features may be located within the setbacks but shall not prohibit clear sight distance or cause safety concerns.
3. Entry features may include but not be limited to fences, posts, columns, walls, trellises, gazebos, signs, lighting, landscaping, signage which may include a logo. Entry features shall be reviewed and approved by Obetz prior to installation.
4. Trees shall be installed along all internal private streets, drive aisles and parking areas per City Code Section 1167.06, except as otherwise provided herein. Landscape Plans for each subarea shall be submitted to the City of Obetz for review and approval with the Final Development Plan.
5. Mailboxes shall be consistent in design and style throughout each subarea. Based on the requirements of the USPS, mailboxes are expected to be provided in "clustered" form at one or more locations. A mailbox design indicated the location(s) as well as the style and character of such mailboxes shall be submitted for review and approval with the Final Development Plan.
6. Fences shall be approved at the discretion of Obetz with the Final Development Plan.

I. Architectural Requirements

1. Subarea A and B:
 - a. General: A representative sample of the architectural style of the development is submitted with this development plan.
 - b. Color Palette: Earth tones.
 - c. Exterior materials: Building materials will be traditional and natural in appearance by employing the following building materials: brick, stone, stucco

stone, wood, glass, vinyl, and fiber cement siding or similar engineered product. Manufactured materials may be used as long as they are natural in appearance. Metal and E.I.F.S. are allowed only as an accent feature.

- d. Windows: Atria, single-hung vinyl.
 - e. Roof: 30-year dimensional shingles.
2. Architectural Elevations are submitted with this Preliminary Development Plan. Site architecture shall be substantially similar to those submitted elevations and renderings, final color pallet and determination of natural material selection where used on the elevations shall be determined with the Final Development Plan.

J. Project Phasing

Both subareas will commence upon issuance of permitting approvals. Subarea A will be constructed in 1 phase, subarea B may be constructed in 2 phases.

K. Divergences

- 1. 1143.05(c) and (d) and (e) to allow yards to be a minimum of ten (10') feet.
- 2. 1143.05(g) to allow dwelling unit sizes as proposed by the Applicant.
- 3. 1143.05(h) and 1159.03(b)(4) to allow the height measurement to be to the midpoint of the eave and peak.
- 4. 1143.05(e)(1) to allow buildings to be spaced in accordance with minimum Building Code requirements.
- 5. 1159.03(b)(3) residential styles shall be substantially similar to those submitted with the Preliminary Development Plan, and as otherwise provided herein.
- 6. 1159.03(c)(3) to ensure the parking system is generally as depicted on the Preliminary Development Plan.
- 7. 1159.03(c)(4) to provide for a density of 7.8+/- dwelling units per acre.
- 8. 1159.03(c)(6) to allow service and delivery as depicted on the Preliminary Development Plan.
- 9. 1159.03(h) to allow tree clearing as necessary to accommodate the development reflected on the Preliminary Development Plan.
- 10. 1165.06 to acknowledge all acreage set aside requirements are met by the 22.8 acre park land and open space provided.
- 11. Chapter 1167 to acknowledge landscaping and screening requirements are per Preliminary Development Plan, Development Text and preservation requirements being met by the provision of the 22.8+/- acre open space and park land area.
- 12. 1167.04 (a)(1) Residential Districts, Planned Residential District, and Residential Areas in a Planned Unit Development District. Multi-family structures are to include two trees per dwelling unit. A divergence is requested to reduce the minimum number of trees as shown on the Preliminary Development Plan. This divergence is not substantial and will not cause adjacent property owners any detriment because +/- 22.8 acres of public park and open space will be located throughout and adjacent to this development.

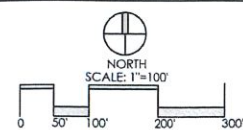
13. 1167.04 (a)(3) Multi-Family Perimeter Treatment. For all multi-family residential uses a fifteen (15) foot landscaped perimeter shall be provided where such development is adjacent to or abuts a residential zoning district or public right-of-way, excluding on-site access drives. Such landscaping shall include a combination of trees (both deciduous and evergreen), shrubs, hedges, earth mounds, and other natural features. No more than fifty (50) percent of natural landscaping material shall consist of turf. A divergence is requested to reduce the minimum east buffers to a width of ten (10) feet with reduced landscaped perimeter as shown on the Preliminary Development Plan. This divergence is not substantial and will not cause adjacent property owners.
14. 1169.02 to allow parking space dimension to be 9 X 18.
15. 1169.09 to allow parking to be located as reflected on the Preliminary Development Plan.



SITE PLAN

BIXBY ROAD DEVELOPMENT

PREPARED FOR HODGE ASSEMBLY
DATE: 4/8/25



Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p (614) 487-1944
Hilliard, OH 43026
www.farisplanninganddesign.com