



City of Canal Winchester

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

ZONING CODE AND MAP AMENDMENT APPLICATION

rev. 9/24/2013

PROPERTY OWNER

Name Dwight A Imler Revocable Living Trust

Address 20526 River Road, Circleville OH 43113

Daytime Phone _____ Email _____

APPLICANT

Name Westport Homes

Address 507 Executive Campus Dr, Ste. 100, Westerville OH 43081

Daytime Phone (614) 365-0066 Email TerryA@westport-home.com

Address or Location of Subject Property 7847 Lithopolis Rd, Canal Winchester
Parcel No. 184-002998-00; 184-003001-00; 184-002994-00

Requested _____

Attach a current survey (within 2 years) and legal description along with supporting materials required per Section 1143.02 (c) (see attachment). Additional information may be required by the Planning & Zoning Administrator, the Planning & Zoning Commission or Village Council.

I certify that the information provided with this application is correct and accurate to the best of my ability.

Dwight A Imler

12/18/17

Property Owner's or Authorize Agent's Signature

Date

Dwight A Imler

DO NOT WRITE BELOW THIS LINE

Date Received: ___/___/___

Fee: \$ _____
Paid

Tracking Number: ZA - _____

P&Z Public Hearing: ___/___/___

Recommendation ___ Approval ___ Denial

Council Public Hearing: ___/___/___

Action ___ Approval ___ Denial

Expiration Date: ___/___/___

Council Ordinance No.: _____

Property Owners (within 250 feet)

John J and Donna L Gallick
8121 Oregon Road
Canal Winchester, Ohio 43110
Parcel # 181-000178-00

Betty L Klamfoth Trustee
8278 Oregon Road
Canal Winchester, Ohio 43110
Parcel # 181-000063-00

Lois M and Jerry L Tomlison Sr.
5593 Hayes Road
Canal Winchester, Ohio 43110
Parcel # 181-000039-00

Ritta M and Leland E Watkins Trustee
1313 S Fox Drive
New Palestine, Indiana 46163
Parcel # 180-000147-00
180-004955-00

Kelly A Coggins
5714 Hayes Road
Groveport, Ohio 43125
Parcel # 180-004199-00

John W, Joyce L, Paul R and Mark E Brewer
5726 Hayes Road
Groveport, Ohio 43215
Parcel # 180-004198-00

Hillary J and Joseph K Lutz
5742hayes Road
Groveport, Ohio 43125
Parcel # 180-004197-00

Kathryn L and Harold H Watkins
6100 Hayes Road
Groveport, Ohio 43125
Parcel # 180-004196-00

Judith A and William C Myers Trustees
5770 Hayes Road
Groveport, Ohio 43125
Parcel # 180-004195-00

Kristopher R Muncy Trustee
5786 Hayes Road
Groveport, Ohio 43125
Parcel # 180-004194-00

Brian D and Douglas P Kinney
5800 Hayes Road
Groveport, Ohio 43125
Parcel # 180-004193-00

Janet M and Mark W Wall
5840 Hayes Road
Groveport, Ohio 43125
Parcel # 189-000003-00
189-000002-00

Brenda R Gayheart
7525 Lithopolis Road
Groveport, Ohio 43125
Parcel # 180-004200-00

Shelley D Hanning
7515 Lithopolis Road
Groveport, Ohio 43125
Parcel # 180-004201-00

Patricia A and Steven R Lance
7574 Lithopolis Road
Groveport, Ohio 43125
Parcel # 184-001075-00

Dianna K and Bruce E Kelly
7586 Lithopolis Road
Groveport, Ohio 43125
Parcel # 184-001076-00

Property Owners (within 250 feet)

Darci A and John P Roberts
7600 Lithopolis Road
Groveport, Ohio 43125
Parcel # 184-001077-00

South Central Power Co.
Director of Accounting
PO Box 250
Lancaster, Ohio 43130
Parcel # 184-003224-00

Susan I and Michael D quick
7614 Lithopolis Road
Canal Winchester, Ohio 43110
Parcel # 184-001078-00

Betty L Klamfoth Trustee
8278 Oregon Road
Canal Winchester, Ohio 43110
Parcel # 181-000130-00

Valerie M Wilde and Brandon J Scott
7646 Lithopolis Road
Canal Winchester, Ohio 43110
Parcel # 184-001079-00

Lorraine H Phillips
7808 Lithopolis Road
Canal Winchester, Ohio 43110
Parcel # 181-000158-00

Eleanor J Nunley
7844 Lithopolis Road
Canal Winchester, Ohio 43110
Parcel # 181-000301-00

Sue M and roger E II Sisler
5015 Lancaster Circleville Road SW
Lancaster, Ohio 43130
Parcel # 184-003245-00

William P Edwards
1750 Creek Road SW
Amanda, Ohio 43102
Parcel # 184-002993-00
184-003003-00
184-003002-00

Zoning Code and Map Amendment Application Attachment

Section 1143.02 (c)

6. A statement of the relationship of the proposed change or amendment to the general welfare of the community, to appropriate plans for the area and to the changed or changing conditions behind the request to rezone.

Westport's proposed development plan and partial rezoning of the subject property includes several community and area benefits as follows:

Value, Architectural Commitments and Updated Designs: According to the Multiple Listing Service, published by the Columbus Board of Realtors, the homes sold in 2016 (new and existing) in the Canal Winchester City School District brought an average sales price of \$191,173. Update for the partial 2017 selling year, through October the average sales price was \$208,004. According to the US Census Housing data, the mean price of a home in City of Canal Winchester itself was \$198,867 in 2016. At the Coleman's Crossing community, Westport expects to sell its traditional single family homes at \$315,000 and its empty nester homes at \$265,000. These values will continue to support positive appreciation in home values for homes in the immediate adjacent area to this site, as well as the Canal Winchester as a whole. Westport's commitment to four-sided architecture, upgraded architectural garage doors on each home and updated interior house designs are all features that will create housing value, produce a high value to square foot ratio and are desired by today's homebuyers.

As City documentation of building permits and zoning approvals evidence, very few new housing developments have been approved in Canal Winchester in the last decade. When measured against existing owner-occupied housing (3,091 in 2106 according to US Census) the average number of single family homes permitted since 2010 through mid-2017 of 33 units per year in the City represents about a 1% increase in new single family housing stock. (See new housing units data) Census data also reports 1999 as the median year for houses/condos built in Canal Winchester. This means that for the most part existing Canal Winchester housing stock lacks the updates that come with newly designed homes.

In particular, standard home designs since the "Great Recession" emphasize transition rooms (mud rooms and utility rooms) between the garage and the balance of the living space, updated fire safety features, better energy efficiency and more electronic component compatibility.

Canal Winchester home values have experienced value appreciation in the last several years. Some residents would undoubtedly like the opportunity to take advantage of that appreciation by selling but may also want the option to stay in their own community and purchase a new house. Supply conditions need to reach a greater balance for such opportunities to occur. As with any housing market, to remain dynamic and positive, Canal Winchester needs a healthy level of new development to continue to upgrade its housing stock with updated homes, attract buyers into its market for new homes and resales, provide both "downsizing" and "move-up" housing options for its existing residents, and to protect the values of its existing housing stock. Westport's product offerings hit these marks and provide existing residents with the opportunity to buy several choices of new homes that are very limited in the current market.

Housing Diversity, More Open Space, Less Density: The overwhelming majority of the City's owner occupied housing is traditional single family housing, and with subdivisions designs targeting buyer preferences from a different era, including the preference for larger lots. There is still market demand for moderate lot and home sizes, but as the attached MORPC 2050 Report documents, many of today's buyers prefer smaller lots and even smaller overall home square footages. This is driven by both the values of millennial buyers and the needs of many downsizing Baby-Boomers. The MORPC data also documents the shrinking demand for the predominance of large-lot, and even "mega-lot" traditional single family housing in many Columbus suburbs.

The mix of housing options offered by Westport, with both updated traditional single family homes and "Lifestyle" empty nester homes, has several advantages. First, mixed residential developments offering several product choices and different lot configurations helps meet the demands of future buyers and mitigates the existing large lot dominance. This is important to diversify existing housing stock. Second, adding empty nester housing as a component to this development balances the competition for sales with the existing traditional single family housing in the area. Mixing products, lot sizes and differentiating sales to different buyers means absorption will occur faster than it otherwise would with one uniform housing type, shortening the construction process. Too many large-lot, large square footage single family homes coming on the market at once would mean such homes would compete with each other and existing resales of similar homes. Third, Westport's proposed lot configurations have the advantage of producing more open space and less density than code requirements by focusing on market driven preferences. The compactness of more moderate lot designs and mixing traditional single family with empty nester housing, as well as emphasizing quality also results in higher overall values.

See the development text and exhibit plans addressing the balance of requirements under 1143.02 (c).

11.954 ACRES

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, in Section 1, Township 10, Range 21, Congress Lands, being part of that 70.797 acre tract of land conveyed to The Dwight A. Imler Revocable Living Trust by deed of record in Instrument Number 201607050085266, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the centerline intersection of Hayes Road and Lithopolis Road;

Thence South 53° 02' 57" East, with the centerline of said Lithopolis Road, a distance of 406.78 feet to the northwesterly corner of that 8.000 acre tract conveyed to Roger E. Sisler II by deed of record in Instrument Number 201604150045988;

Thence South 36° 43' 38" West, with the westerly line of said 8.000 acre tract, a distance of 721.31 feet to a point;

Thence North 53° 02' 48" West, crossing said 70.797 acre tract, a distance of 666.89 feet to a point in the easterly line of that 5.001 acre tract conveyed as Parcel III to The Dwight A. Imler Revocable Living Trust by deed of record in Instrument Number 201607050085266;

Thence North 00° 27' 50" East, with said easterly line, a distance of 419.95 feet to a point in the centerline of said Hayes Road;

Thence North 89° 50' 16" East, with said centerline, a distance of 635.80 feet to the POINT OF BEGINNING, containing 11.954 acres of land, more or less;

This description is to be used for zoning purposes only, not for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

ZONING EXHIBIT

SECTION 1, TOWNSHIP 10, RANGE 21

CONGRESS LANDS

CITY OF CANAL WINCHESTER, COUNTY OF FRANKLIN, STATE OF OHIO

Date: November 16, 2017

Scale: 1" = 100'

Job No: 2017-1159

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