



**Planning Commission Staff Report
August 18, 2025 Meeting**

**NOTTINGHAM TRACE
MODEL HOME CONDITIONAL USE**

LOCATION: Nottingham Trace Subdivision
APPLICANT: Pulte Homes, c/o Nicki Martin
REQUEST: Model Home Conditional Use
ZONING: I-PUD Infill Planned Unit Development (Nottingham Trace)
STRATEGIC PLAN: Residential
APPLICATION: CU-62-2025

Review based on: Application materials received July 29, 2025.

Staff report completed by Kylie Blackburn, Planner.

I. REQUEST

The applicant requests a renewed conditional use approval for a residential model home to be located on lot 6, 7, and 8 within the Nottingham Trace subdivision. The Planning Commission originally approved the conditional use on February 23, 2022 (CU-15-2022). A condition of approval was placed on the application stating that the conditional use expires after three years and that any extension of the use is subject to the review and approval of the board. The original conditional use approval has expired so the applicant has submitted a new application to allow for the continued use of the model home.

This unit serves as the model home and sales office for Pulte Homes of Ohio, LLC, for the homes within this subdivision. Two lots are used for a temporary parking lot to serve the model home and sales office. There are no proposed site or building modifications compared to what was originally approved in 2018 or in 2022 and all original conditions of approval have been met.

The requested duration of this conditional use is until all lots within the community have been sold or for a period of time to be no less two (2) years.

II. LOCATION

The proposed model home is located at lots 6, 7, and 8 of the subdivision. The Nottingham Trace subdivision comprises 240 age-restricted lots, with 149 of the lots having been developed and 29 in various stages of permitting and construction. The subdivision is approximately 89.6+/- acres.

The final development plan was approved on June 19, 2017 (FDP-31-2017). Phase 1 of this development was approved by the Planning Commission on September 18, 2017; phases 2, 3, and 4 were approved on March 18, 2019, and phases 5 and 6 were approved on December 4, 2023.

III. EVALUATION

General Standards for Conditional Uses (C.O. 1115.03)

The Planning Commission shall not approve a conditional use unless it shall in each specific case, make specific findings of fact directly based on the particular evidence presented to it, that

support conclusions that such use at the proposed location shall meet all of the following requirements:

- (a) *The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Ordinance.*
- (b) *The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
- (c) *The use will not be hazardous to existing or future neighboring uses.*
- (d) *The area will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
- (e) *The proposed use will not be detrimental to the economic welfare of the community.*
- (f) *The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*
- (g) *Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.*

Residential model homes. Per Code, these are newly constructed homes or temporary structures placed in a newly constructed subdivision and used by a homebuilder or developer to display home styles and lot availability in a subdivision to promote the sale of new housing units. The model home may be staffed and furnished. (C.O. 1165.11)

The criteria and the applicability of this application are detailed below (Section 1165.11(a)):

1. *Appropriate location within the community.*
The model home location is not changing as part of this request. It is located on lot 6 and the temporary parking lot is located on lots 7 and 8. The model home is located close to the subdivision entrance along the primary drive when entering from New Albany-Condit Road on Nottingham Boulevard. There have been no complaints about the model home during the duration of the original conditional use.
2. *It is integrated in the existing community with customary exterior residential lighting.*
The home will continue to utilize coach lighting fixtures consistent with the style and architectural features present on the other homes planned within the subdivision. This lighting was approved by the Planning Commission with the original conditional use application.
3. *The use is approved with limited duration.*
The applicant has stated that they would like to utilize the conditional use until all lots within the community have been sold or for a period of time no less than 2 years. Historically, the Planning Commission has approved conditional uses for other model homes within the community for 1-3 years depending on the size of the subdivision. Since this model is utilized for the entire 240 lot subdivision and only 69 homes have been built, staff recommends the model home approval is permitted for three (3) years and that any extension in time is subject to review and approval by the Planning Commission.
4. *One sign is permitted.*
The previously approved sign will remain at the site.
5. *Shall not be used as a general real estate brokerage office.*
The applicant has stated that the model home will not be used as a general real estate brokerage office.

The Planning Commission is also to consider the following (1165.11 (b)):

1. *Hours of operation*

The previously approved hours of operation are not proposed to be changed. The model home operates Monday through Friday, from 11:00am to 6:00pm and 12:00pm to 5:00pm on Sunday.

2. *Number of employees and maximum number of employees at the site at one time.*

The applicant states that there will be no more than 2 sales representatives staffing the house during its hours of operation which is the same as the original approval.

3. *Provisions for parking for employees and customers*

There are no changes to the previously approved parking area and there are 11 parking spaces on site. Staff recommends a condition of approval that the temporary parking lot, parking lot lighting, and landscaping are removed at the expiration of the permit.

4. *Size, lighting, content and location of signage*

There are no proposed changes to the previously approved site lighting or signage.

5. *Landscaping and screening*

There are no proposed changes to the previously approved site landscaping.

IV. RECOMMENDATION

Staff recommends approval of the conditional use renewal request. There are no proposed changes to what was originally approved by the Planning Commission, all previous conditions of approval have been complied with, and no complaints have been made about the site. The operational aspects of the model home are consistent with successfully operating model homes in other New Albany neighborhoods.

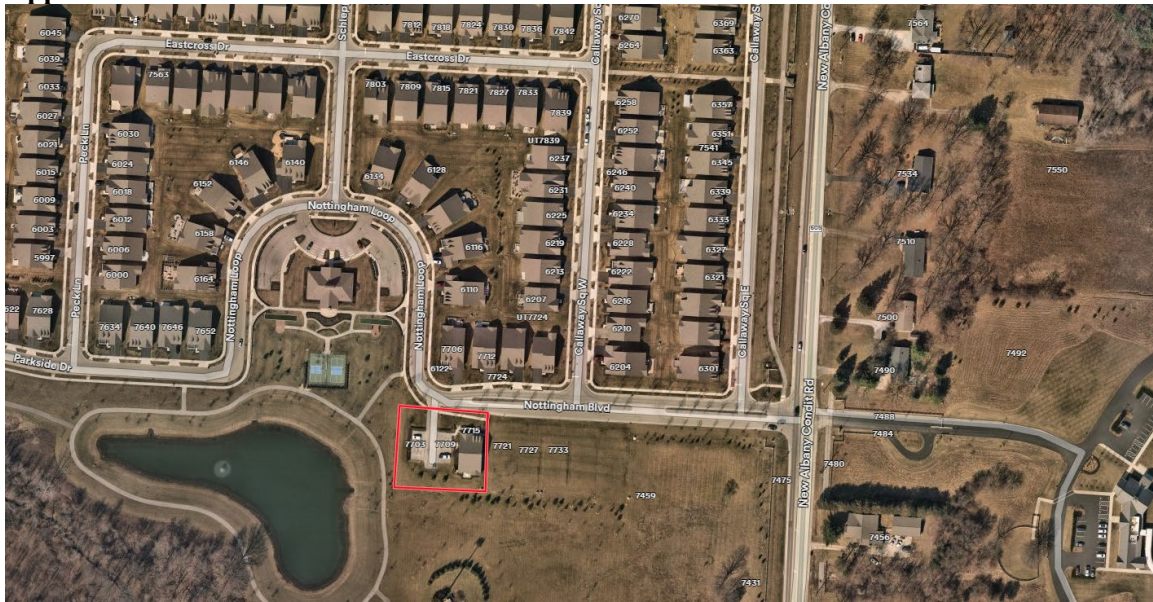
V. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate:

Move to approve application CU-62-2025 with the following conditions, subject to staff approval:

- 1) The temporary parking lot, parking lot lighting, and landscaping are removed at the time that the permit expires.
- 2) The Conditional Use Permit is permitted for three (3) years and any extension in time is subject to review and approval by the Planning Commission.
- 3) The sign associated with this application is removed at the time that the permit expires.

Approximate site location:



Source: NearMap



Community Development Planning Application

Submission	<p>Submit planning applications and all required materials via email to planning@newalbanyohio.org</p> <p>Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.</p>																									
Project Information	<p>Site Address <u>Nottingham Trace, Ph 1, Lots 6, 7, and 8 (7715, 7709, 7703 Nottingham Blvd)</u></p> <p>Parcel Numbers <u>222-004904, 222-004905, 222-004906</u></p> <p>Acres _____ # of lots created _____</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Choose Application Type</th><th style="width: 50%;">Description of Request:</th></tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td><td rowspan="5">Conditional use for model home located on lot 6 and conditional use for temporary parking lot on lots 7 and 8 in the Nottingham Trace community.</td></tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td></tr> <tr> <td><input checked="" type="checkbox"/> Conditional Use</td></tr> <tr> <td><input type="checkbox"/> Development Plan</td></tr> <tr> <td><input type="checkbox"/> Plat</td></tr> <tr> <td><input type="checkbox"/> Lot Changes</td><td>Request for temporary use of the sales model and parking lot until which time as lots within the have been sold or for period of time deemed appropriate, not to be less than two years.</td></tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td><td></td></tr> <tr> <td><input type="checkbox"/> Zoning Amendment (Rezoning)</td><td></td></tr> <tr> <td><input type="checkbox"/> Zoning Text Modification</td><td></td></tr> </tbody> </table>		Choose Application Type	Description of Request:	<input type="checkbox"/> Appeal	Conditional use for model home located on lot 6 and conditional use for temporary parking lot on lots 7 and 8 in the Nottingham Trace community.	<input type="checkbox"/> Certificate of Appropriateness	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Plat	<input type="checkbox"/> Lot Changes	Request for temporary use of the sales model and parking lot until which time as lots within the have been sold or for period of time deemed appropriate, not to be less than two years.	<input type="checkbox"/> Minor Commercial Subdivision		<input type="checkbox"/> Zoning Amendment (Rezoning)		<input type="checkbox"/> Zoning Text Modification									
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Email	nicki.martin@pultegroup.com	Email	nicki.martin@pultegroup.com																							
Signature	<p>Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.</p> <div style="display: flex; justify-content: space-between; align-items: flex-end; margin-top: 20px;"> <div style="width: 30%;"> <p>Signature of Owner _____</p> <p>Signature of Applicant _____</p> </div> <div style="width: 30%; text-align: center;"> </div> <div style="width: 30%;"> <p>Date: <u>7/29/2025</u></p> <p>Date: <u>7/29/2025</u></p> </div> </div>																									

Department Address: 7815 Walton Parkway • New Albany, Ohio 43054 • Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

Fees & Submittal Information

Appeal		250.00	
Certificate of Appropriateness			
ARB – single and two family residential		100.00	
ARB – All other residential or commercial		300.00	
ARB - Signage		75.00	
Conditional Use		600.00	600.00
Development Plan – Preliminary PUD or Comprehensive			
Planning fee	First 10 acres	750.00	
	Each additional 5 acres or part thereof	50.00 / each	
Engineering fee	1-25 lots	155.00 / each	
	Minimum fee	1000.00	
Engineering fee	26 – 50 lots	3875.00	
	Each additional lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each additional lot over 51	50.00 / each	
Development Plan – Final PUD			
Planning fee	First 10 acres	650.00	
	Each additional 5 acres or part thereof	50.00	
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 / each	
Engineering fee	26 – 50 lots	3875.00	
	Each additional lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each additional lot over 51	50.00 / each	
Development Plan – Non-PUD		300.00	
Development Plan / Text Amendment		600.00	
Plat – Road Preliminary			
Planning fee		350.00	
Engineering fee	no lots on either side of street	1.00 / LF	
	lots on one side of street	.50 / LF	
	Minimum fee	1,000.00	
Plat – Road Final			
Planning fee		350.00	
Engineering fee	no lots on either side of street	1.00 / LF	
	lots on one side of street	.50 / LF	
	Minimum fee	1,000.00	
Plat – Subdivision Preliminary			
Planning		650.00	
	Plus each lot	50.00 / each	
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 / each	
Engineering fee	26 – 50 lots	3875.00	
	Each lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each lot over 51	50.00 / each	

Plat – Subdivision Final

Planning		650.00	_____
	Plus each lot	15.00 / each	_____
Engineering fee	1-25 lots (minimum fee \$1,000.00)	155.00 /each	_____
Engineering fee	26-50 lots	3875.00	_____
	Each lot over 26	75.00 / each	_____
Engineering fee	Over 51 lots	5750.00	_____
	Each lot over 51	50.00 / each	_____

Lot Changes

200.00

Minor Commercial Subdivision

200.00

Vacation (Street or Easement)

1200.00

Variance

Non-single family, commercial, subdivision, multiple properties 600.00

Single Family residence 250.00

In conjunction with Certification of Appropriateness 100.00

Extension Request

0.00

Zoning

Rezoning - First 10 acres 700.00

Each additional 5 acres or part thereof 50.00 / each

Rezoning to Rocky Fork Blacklick Accord 250.00

Text Modification 600.00

Easement Encroachment

800.00



City of New Albany
Planning Commission
99 West Main Street
PO Box 188
New Albany, OH 43054

RE: Application for Conditional Use for a Model Home to be located on lot 6 (parcel#222-004904), and a parking lot to be located on lot 7 (parcel#222-004905) and lot 8 (parcel#222-004906) in the Nottingham Trace Community.

Below is the requested documentation for our conditional use application for the model home to be located at the Nottingham Trace Community.

- **Legal Description:** Nottingham Trace, Phase 1, lot 6 (Sales Model), and lots 7 and 8 (Temporary Parking for Sales Model)
- **Description of existing use:** New Single-Family Residence
- **Present zoning district:** I-PUD
- **Description of proposed conditional use:**

The model home/sales center will be used to showcase our product offering in this community, and to conduct sales related business for the community.
- **A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading area, traffic circulation, open spaces, landscaping, refuse, and service areas, utilities, signs, yards, and such other information as the Commission may require to determine if the proposed conditional meets the intent and requirements of this Ordinance:**

Please see Exhibits A and B for detail on the model home and the adjacent parking lot. Exhibit C contains the recorded plat for Phase 1 as well as an overall layout of the entire community. Locations for the proposed sales model and parking lot have been highlighted. Additional information pertaining to the specifications of all lighting and signage is provided below in the section pertaining to "other information".
- **A narrative statement evaluating the effects on adjoining property; the effect of such elements as noise, glare, odor, light, fumes, and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district.**

Lots 1 through 5 will be placed on hold to minimize the effects on adjoining properties. The sales model is the Martin Ray house type with a sales office located within the garage. The Martin Ray is one of the plans being offered within this community and therefore will comply with the general compatibility requirement. The model will cause no noise, odor, fume, or vibration impact on adjacent properties. Any glare or light will be minimized as lamp posts and lights consistent with the community will be utilized. The adjacent parking lot has been located in a

way to minimize any impact to adjacent homes and will be landscaped to provide additional buffer.

- **The names and addresses of all property owners within 200 feet, contiguous to, and directly across the street from the property, as appearing on the Franklin County's Auditor's current tax list. The applicant shall also provide the addresses of all property within the above reference boundaries:**

Please see Exhibit D which illustrates the 200' buffer to adjoining property along with detail of the property owners within this area. All property within this buffer area is owned by the New Albany Company (8000 Walton Parkway, New Albany, OH 43054) or Pulte Homes of Ohio, LLC (475 Metro Place South, Suite 200, Dublin, OH 43017)

- **Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the deliberations of the Planning Commission.**

Please see Exhibit E for all specifications related to our proposed signage, lighting, flagpole, and trash receptacle.

Please see Exhibit F for plans and elevations for the Martin Ray sales model.

The model home will be visible and easily accessible as you enter the community on Nottingham Boulevard. The model home will integrate within the residential character of the neighborhood. The home will have coach lights, landscaping lighting along the pathways, and the required electric post lamp (locations references on Exhibit A).

It is our intention to staff the sales office with two sales representatives. The hours of operation will be from 11a-6p Monday thru Saturday, and 12p to 5p on Sunday. The sales center shall not be used as a general real estate brokerage office where the sale of properties not owned or previously owned wholly or in part by the applicant occurs.

Parking spaces for access to the sales model will be available via the temporary parking lot located on lots 7 and 8. Access between the parking lot and sales model will be provided by landscaped pathways.

PulteGroup would like to request that the Planning Commission approve the use of this home as a sales model until which time that all lots within the community have been sold or for a period of time deemed appropriate by the Planning Commission not to be less than two years.

Respectfully Submitted,



Dawn Hargus
Resource Scheduling Coordinator
PulteGroup, Inc.

Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links

Parcel ID: 222-004904-00

Map Routing: 222-N053G-01900

PULTE HOMES OF OHIO LLC

7715 NOTTINGHAM BL

SYSTEM MAINTENANCE

The initial phase of system maintenance is complete. You may encounter slower response times as we continue to make improvements; we thank you for your patience. If you should note a discrepancy in the data, please contact the Appraisal Department at (614) 525-5624 or appraisal@franklincountyohio.gov.

Note to Parcel Detail Report users: Your report is generating in the background. Please refresh the page to view your downloaded results.

OWNER

Owner

PULTE HOMES OF OHIO LLC

Owner Mailing /

Contact Address

475 METRO PLACE SOUTH STE 200

DUBLIN, OH 43017

[Submit Mailing Address Correction Request](#)

Site (Property) Address

7715 NOTTINGHAM BL

[Submit Site Address Correction Request](#)

Legal Description

NOTTINGHAM TRACE

PHASE 1

LOT 6

Calculated Acres

.15

Legal Acres

Tax Bill Mailing

[View or Change on the Treasurer's Website](#)

If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

Parcel Permalink

<https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/22200490400>

eAlerts

[Sign Up for or Manage Property eAlerts](#)

The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.

Tools

[View Google Map](#)

[Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date

MAR-20-2018

Transfer Price

\$3,470,000

Instrument Type

LW

Parcel Count

59

2024 TAX STATUS

Property Class

R - Residential

Land Use

510 - ONE-FAM DWLG ON PLATTED LOT

Tax District

222 - PLAIN TWP-NEW ALBANY CORP

School District

2508 - NEW ALBANY-PLAIN LSD [\[SD Income Tax\]](#)

City/Village

NEW ALBANY CORP

Township

PLAIN TWP

Appraisal Neighborhood

05603000

Tax Lien

No

CAUV Property

No

Owner Occ. Credit

2024: No 2025: No

Homestead Credit

2024: No 2025: No

Rental Registration

No

Record Navigator

1 of 1

Actions

- [Neighborhood Sales](#)
- [Proximity Search](#)
- [Printable Version](#)
- [Custom Report Builder](#)

Reports

- [Proximity Report](#)
- [Map Report](#)
- [Parcel Summary](#)
- [Parcel Detail](#)

Go

Rental Exception	No
Board of Revision	No
Zip Code	
Pending Exemption	No

COMPARE YOUR HOME VALUE

Value Comparison

Compare Your Home Value

Compare your property value to other properties in your neighborhood. View statistics comparing values in Franklin County taxing districts, school districts, municipalities, and to other regions.

2024 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	4,900	0	4,900
TIF	105,100	524,900	630,000
Exempt	0	0	0
Total	110,000	524,900	634,900
Cauv	0		

2024 TAXABLE VALUE

	Land	Improvements	Total
Base	1,720	0	1,720
TIF	36,790	183,720	220,510
Exempt	0	0	0
Total	38,510	183,720	222,230

TAXES

Tax Year	Net Annual Tax	Total Paid	CDQ
2024	14,286.10	14,620.49	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
2018	4,943	7	4	3	

SITE DATA

Frontage	Depth	Acres	Historic District*
52	125	.1492	

Disclaimer:

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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Quick Links

Parcel ID: 222-004905-00
PULTE HOMES OF OHIO LLC

Map Routing: 222-N053G-02000
NOTTINGHAM BL

SYSTEM MAINTENANCE

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DUBLIN, OH 43017
[Submit Mailing Address Correction Request](#)

Site (Property) Address
NOTTINGHAM BL
[Submit Site Address Correction Request](#)

Legal Description
NOTTINGHAM TRACE
PHASE 1
LOT 7
.15

Calculated Acres
Legal Acres

Tax Bill Mailing
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If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

Parcel Permalink
<https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/22200490500>

eAlerts
[Sign Up for or Manage Property eAlerts](#)
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[Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date
MAR-20-2018

Transfer Price
\$3,470,000

Instrument Type
LW

Parcel Count
59

2024 TAX STATUS

Property Class
R - Residential

Land Use
599 - OTHER RESIDENTIAL

Tax District
222 - PLAIN TWP-NEW ALBANY CORP

School District
2508 - NEW ALBANY-PLAIN LSD [\[SD Income Tax\]](#)

City/Village
NEW ALBANY CORP

Township
PLAIN TWP

Appraisal Neighborhood
05603000

Tax Lien
No

CAUV Property
No

Owner Occ. Credit
2024: No 2025: No

Homestead Credit
2024: No 2025: No

Rental Registration
No

Record Navigator

1 of 1

Actions

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Reports

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- [Parcel Detail](#)

Go

Rental Exception	No
Board of Revision	No
Zip Code	
Pending Exemption	No

COMPARE YOUR HOME VALUE

Value Comparison

Compare Your Home Value

Compare your property value to other properties in your neighborhood. View statistics comparing values in Franklin County taxing districts, school districts, municipalities, and to other regions.

2024 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	4,900	0	4,900
TIF	105,100	4,400	109,500
Exempt	0	0	0
Total	110,000	4,400	114,400
Cauv	0		

2024 TAXABLE VALUE

	Land	Improvements	Total
Base	1,720	0	1,720
TIF	36,790	1,540	38,330
Exempt	0	0	0
Total	38,510	1,540	40,050

TAXES

Tax Year	Net Annual Tax	Total Paid	CDQ
2024	2,547.60	2,607.87	

SITE DATA

Frontage	Depth	Acres	Historic District*
52	125	.1492	

Disclaimer:

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links

Parcel ID: 222-004906-00
PULTE HOMES OF OHIO LLC

Map Routing: 222-N053G-02100
NOTTINGHAM BL

SYSTEM MAINTENANCE

The initial phase of system maintenance is complete. You may encounter slower response times as we continue to make improvements; we thank you for your patience. If you should note a discrepancy in the data, please contact the Appraisal Department at (614) 525-5624 or appraisal@franklincountyohio.gov.

Note to Parcel Detail Report users: Your report is generating in the background. Please refresh the page to view your downloaded results.

OWNER

Owner
PULTE HOMES OF OHIO LLC

Owner Mailing /
Contact Address
475 METRO PLACE SOUTH STE 200
DUBLIN, OH 43017
[Submit Mailing Address Correction Request](#)

Site (Property) Address
NOTTINGHAM BL
[Submit Site Address Correction Request](#)

Legal Description
NOTTINGHAM TRACE
PHASE 1
LOT 8
.16

Calculated Acres
Legal Acres

Tax Bill Mailing
[View or Change on the Treasurer's Website](#)
If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

Parcel Permalink
<https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/22200490600>

eAlerts
[Sign Up for or Manage Property eAlerts](#)
The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.

Tools
[View Google Map](#)
[Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date
MAR-20-2018

Transfer Price
\$3,470,000

Instrument Type
LW

Parcel Count
59

2024 TAX STATUS

Property Class
R - Residential

Land Use
599 - OTHER RESIDENTIAL

Tax District
222 - PLAIN TWP-NEW ALBANY CORP

School District
2508 - NEW ALBANY-PLAIN LSD [\[SD Income Tax\]](#)

City/Village
NEW ALBANY CORP

Township
PLAIN TWP

Appraisal Neighborhood
05603000

Tax Lien
No

CAUV Property
No

Owner Occ. Credit
2024: No 2025: No

Homestead Credit
2024: No 2025: No

Rental Registration
No

Record Navigator

1 of 1

Actions

- [Neighborhood Sales](#)
- [Proximity Search](#)
- [Printable Version](#)
- [Custom Report Builder](#)

Reports

- [Proximity Report](#)
- [Map Report](#)
- [Parcel Summary](#)
- [Parcel Detail](#)

Go

Rental Exception	No
Board of Revision	No
Zip Code	
Pending Exemption	No

COMPARE YOUR HOME VALUE

Value Comparison

Compare Your Home Value

Compare your property value to other properties in your neighborhood. View statistics comparing values in Franklin County taxing districts, school districts, municipalities, and to other regions.

2024 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	5,200	0	5,200
TIF	104,800	2,700	107,500
Exempt	0	0	0
Total	110,000	2,700	112,700
Cauv	0		

2024 TAXABLE VALUE

	Land	Improvements	Total
Base	1,820	0	1,820
TIF	36,680	950	37,630
Exempt	0	0	0
Total	38,500	950	39,450

TAXES

Tax Year	Net Annual Tax	Total Paid	CDQ
2024	2,509.42	2,568.90	

SITE DATA

Frontage	Depth	Acres	Historic District*
55	125	.1578	

Disclaimer:

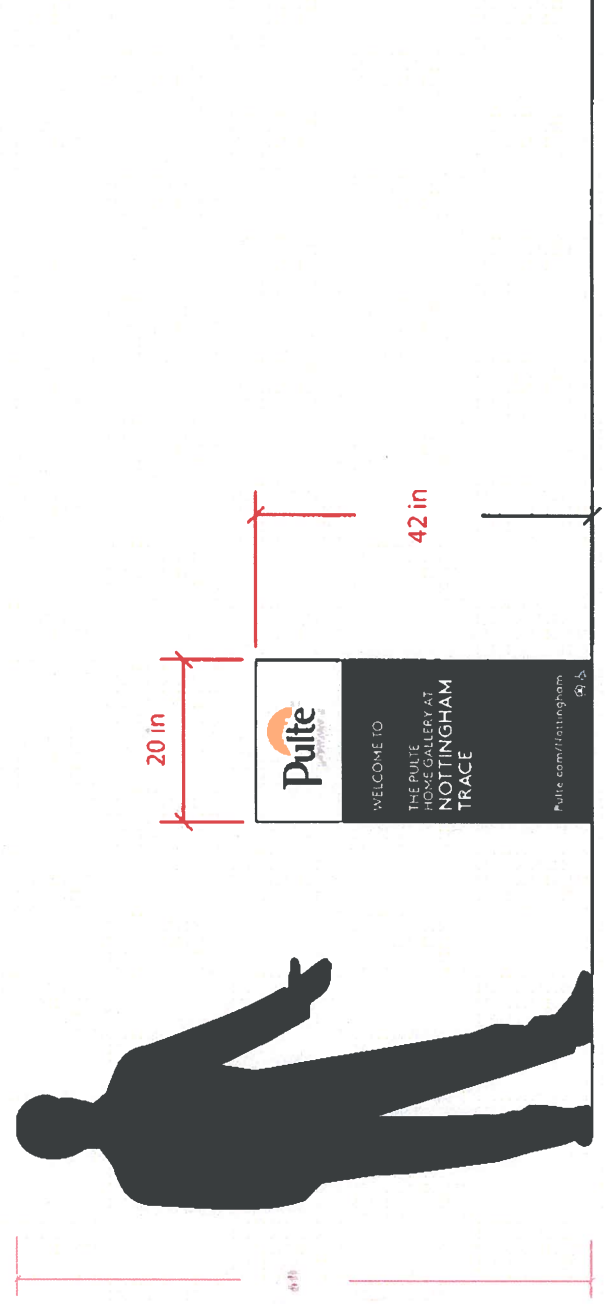
The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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EXHIBIT E- SPECIFICATIONS

Nottingham Trace
Home Gallery Sign

- C=100 M=57 Y=12 K=61
- C=11 M=16 Y=18 K=32
- PANTONE 131 C
- WHITE



Scale: 1/2" = 1' @ 8 1/2" x 11" document

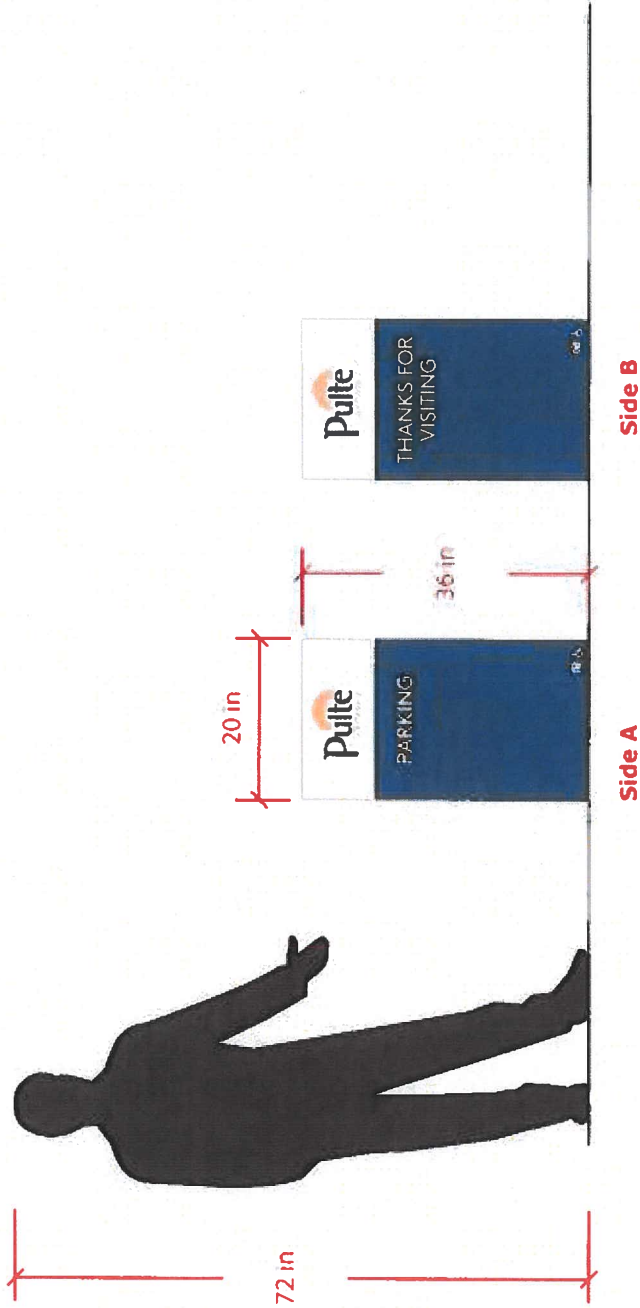


File Type: Home Gallery
Quantity: 1
Finished Size: 20" x 42" (6 sq. ft.)
Sides: 1

Scale: As Noted
Date: 3/13/18
Rev. Date:

Nottingham Trace
Parking / Thanks for Visiting

- C=100 M=57 Y=12 K=61
- C=11 M=16 Y=18 K=32
- PANTONE 131 C
- WHITE



Scale: 1/2" = 1' @ 8 1/2" x 11" document

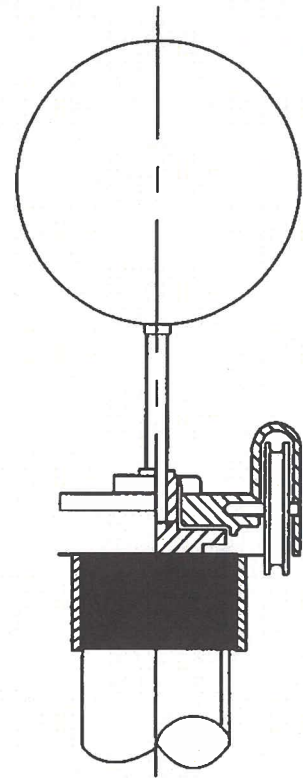
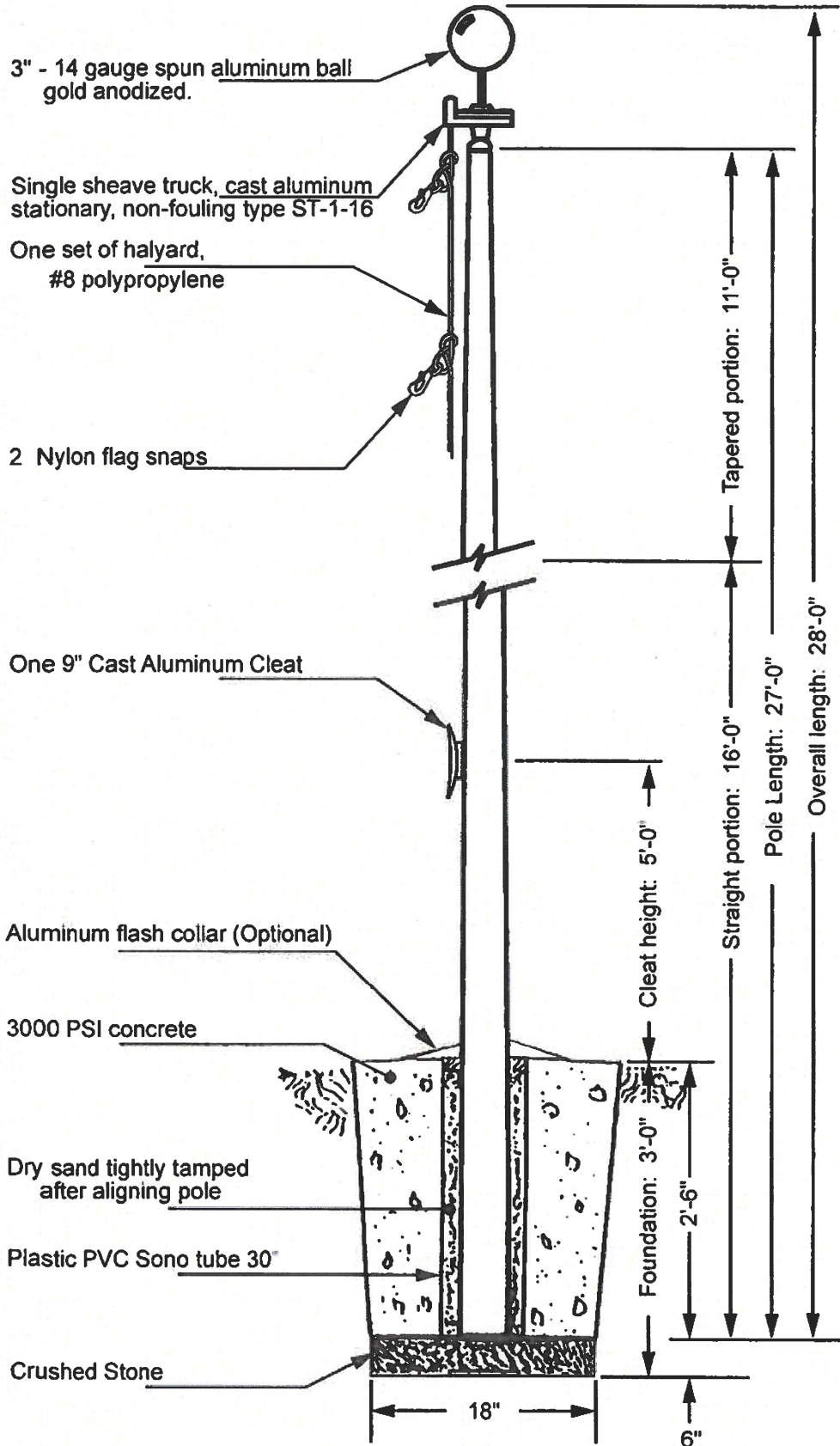


Sign Type: Parking / Thanks For Visiting
Quantity: 1
Finished Size: 20" x 36" (5 sq. ft.)
Sides: 2

Scale: As Noted
Date: 3/13/18

Model ECSS 25

EF



FLAG DETAIL

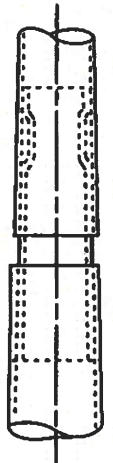
(1) 4'x6' AMERICAN FLAG

(1) 3'x5' CORPORATE FLAG

All shafts with overall length of more than 38'-6" are shipped in two sections.

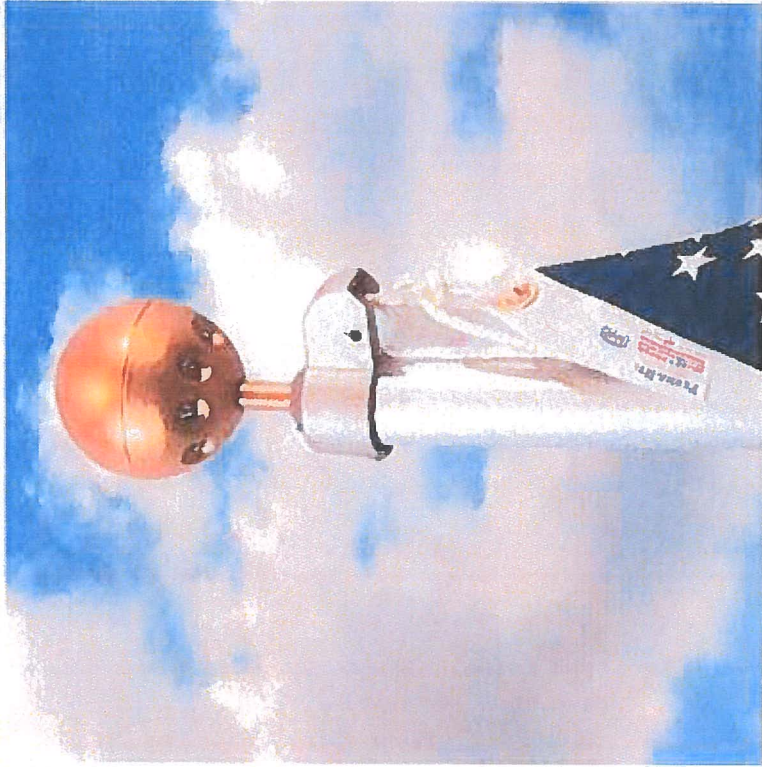
Each section matched marked for field assembly. Exposed portion of jam sleeve must be well lubricated prior to assembly.

1-1/2" maximum shop gap allowed for field fitting (ram for tight joint)



Filename: ECSS 25 stationary truck_external halyard a

Project	Ground set tapered aluminum flagpole. ALLOY 6063T6		EDER FLAG	Date:
Location	Exposed height: 25'-0"	Overall height: 28'-0"	MANUFACTURING COMPANY	Revision
Architect	Ship in 1 section	Butt diameter: 3"	1000 W. Rawson Avenue	
Contractor	Top diameter: 1-7/8"	Wall thickness: .125"	Oak Creek, WI 53154	
Customer	Finish: 100 grit polish			Job



Zoom



ULTRA BRIGHT BALL TOP LIGHT

 [Email To A Friend](#)

    [Write a review](#)

Availability: **In stock**

\$110.00

Qty:

1

ADD TO CART



QUICK OVERVIEW

Utilizes 8 ultra bright 8mm LED lights

Made from a colored aluminum

Comes with 45ft power cord, plug, and photo sensor

Automatic on/off sensor

Plugs into an 110 outlet

Country of Origin: China



Metrix 16 Gallon Trash Receptacle

Classic slat design with a modern twist.

Metrix 16-gallon receptacle features a lift-off lid for easy access to the inner liner.

Item N°: L2008

Dimensions: 27"H x 17"Dia.

Weight: 46 lbs

Receptacle Color: Black
[Save Image](#)

[Specs + Resources](#)

[Colors + Options](#)



[View
Gallery](#)



[Share](#)



[Download
Images](#)

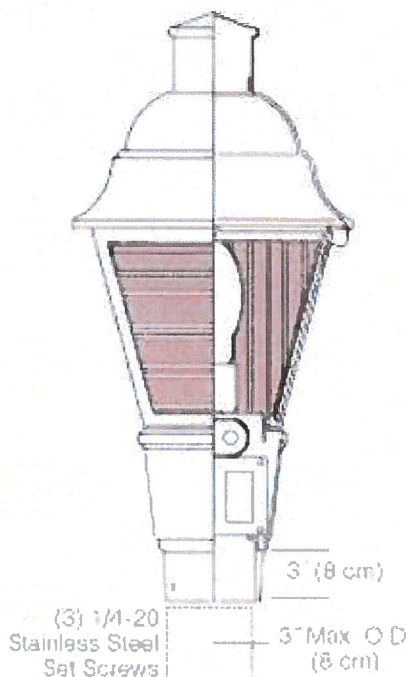
FEATURES

- 20-year limited structural warranty with 7-year finish warranty against fading
- Fade-resistant, powder coated steel slats feature a state-of-the-art primer proven to prevent rusting
- Includes top, reusable plastic liner and adjustable rubber feet
- Matching dual opening receptacles, recyclers and benches are available
- Also pairs well with the Exposition, Latitude or Park Lane benches
- Federally ADA-compliant*
- *Please check your local regulations for possible additional requirements.



Independence (V1503) Specification Sheet

Project Name:	Location:	MFG: Phillips Hadco
Fixture Type:	Catalog No.:	Qty:



Ordering Guide

Example: V1503 A B3 N D 70S E

Product Code	V1503	Independence
Finish	A B G H J	Black White Verde Bronze Green
Optics	B3 B5	Type III Refractive Panels Type V Refractive Panels
Photo Control	N	None
Socket	D G	Medium Mogul
Wattage	70S 100S 70H 100H	70W HPS 100W HPS 70W MH 100W MH
Voltage	E F G H K	120V 208V 240V 277V 347V

*1 Available with Medium base (D) socket only.

Specifications

HOUSING:

356 HM high-strength, low-copper, proprietary cast aluminum alloy. Hinged roof with stainless steel thumb screw. A weatherproof ballast assembly isolates the ballast from water and heat for longer life. Easy access to lamp. All non-ferrous fasteners prevent corrosion and ensure longer life. Slip Fitter Dimensions: 3" I.D. x 3" deep.

FINISH:

Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B-117-64 and ANSI/ASTM G53-77 specifications. For larger projects where a custom color is required, contact the factory for more information.

OPTICAL ASSEMBLY:

Type III Refractive Panels. Type V Refractive Panels. Optically designed, U.V. stabilized, injection molded, acrylic refractive panels. Tool-less removal panels for ease of cleaning.

LAMPING:

HPS Mogul base: E23.5. MH and HPS Medium base: E17.

ELECTRICAL ASSEMBLY:

Ballast assemblies are mounted to an aluminum plate or spinning, which is mounted inside the ballast pod. 4kv rated medium base porcelain socket. Nickel-plated screw shell with center contact. 4kv rated mogul base porcelain socket. Nickel-plated screw shell with center contact.

BALLAST:

All HID ballasts are core and coil and regulated with power factors better than 90% (HPF). Ballast provides +/- 5% lamp power regulation with +/- 10% input voltage regulation. Ballasts are factory pre-wired and tested. Metal halide ballasts are capable of starting at -20° F or -30° C and HPS at -40° F or -40° C. NOTE: All ballasts are EISA / Title 20 / Title 24 compliant where applicable.

CERTIFICATIONS:

ETL Listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.

WARRANTY:

Three-year limited warranty.

Height :

21 1/4" (54cm)

ISO 9001:2008 Registered

Page 1 of 2

PHILIPS
HADCO

Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-9289 | <http://www.hadco.com> | Copyright 2011 Philips
HW2

Independence (V1503) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type:	Catalog No.:	Qty:

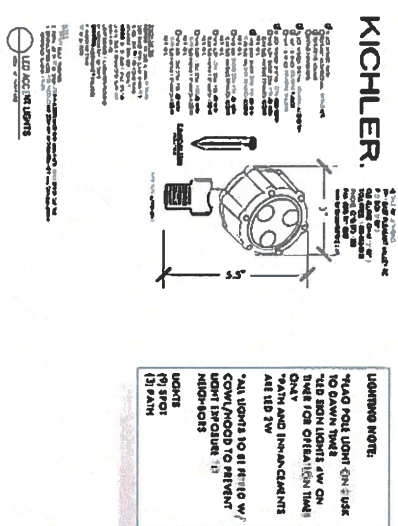
Width:
10 1/8" (26cm)

Max. EPA:
1.12 sq. ft.

Max. Weight:
20 lbs

IESNA Classifications:
Semi Cutoff: Refractive Panels

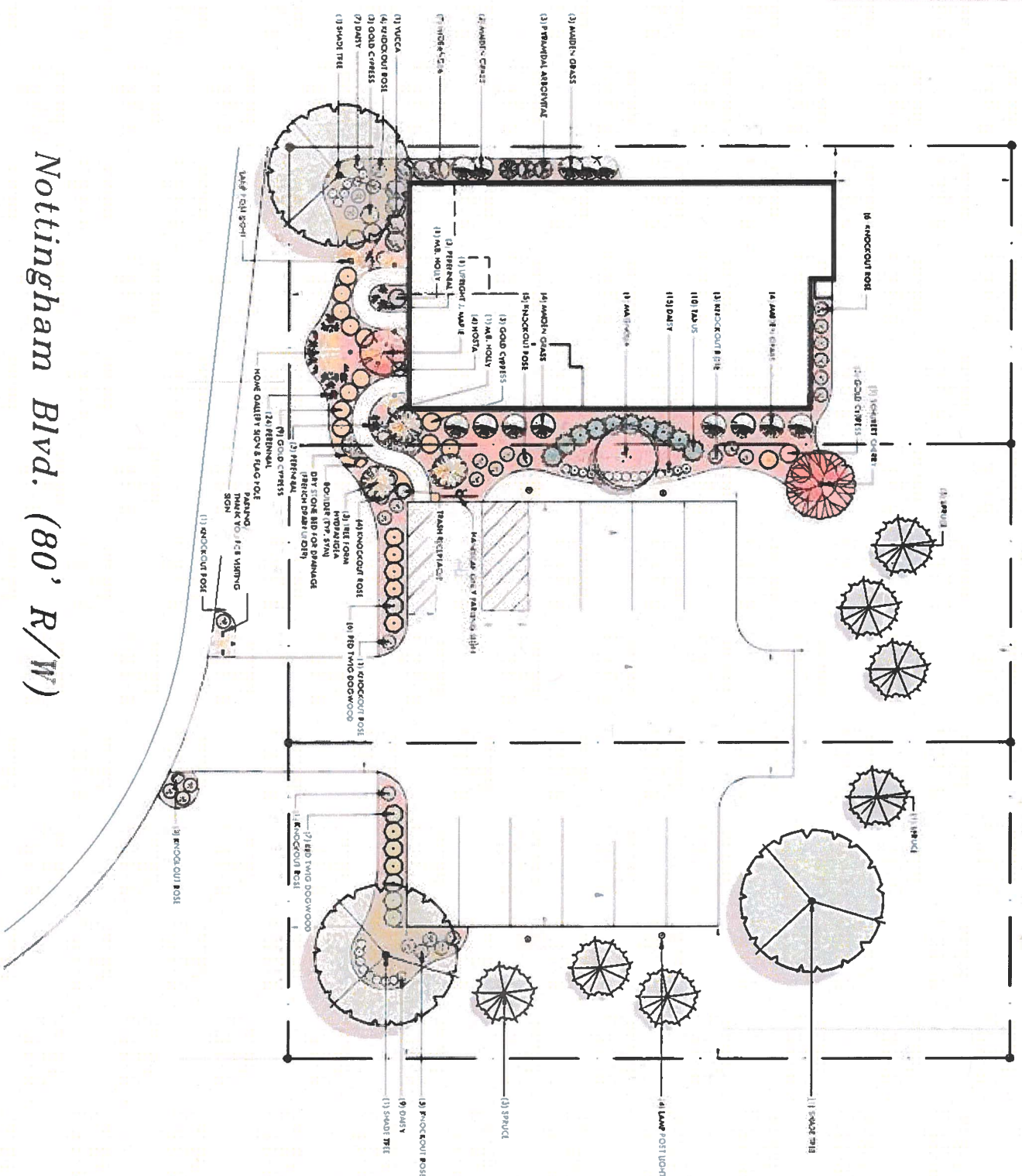
Exhibit A- Landscape Plan



TYPICAL LIGHT FIXTURE
SCALE NONE



TYPICAL LIGHT FIXTURE
SCALE: NONE



1 OVERALL SITE LAYOUT PLAN

Nottingham Blvd. (80' R/W)



REVISED	01/14/2018
01/16/2018 (P.L.)	
DATE 01/15/2018	
DUANNE RY F BELLSFOURD	
CHECKED BY L BIELSFOURD	
PROJECT NUMBER	
SHEET.	

LOTS 6, 7, & 8
NOTTINGHAM TRACE
CITY OF DELAWARE
LANDSCAPE PLAN

 Pulte

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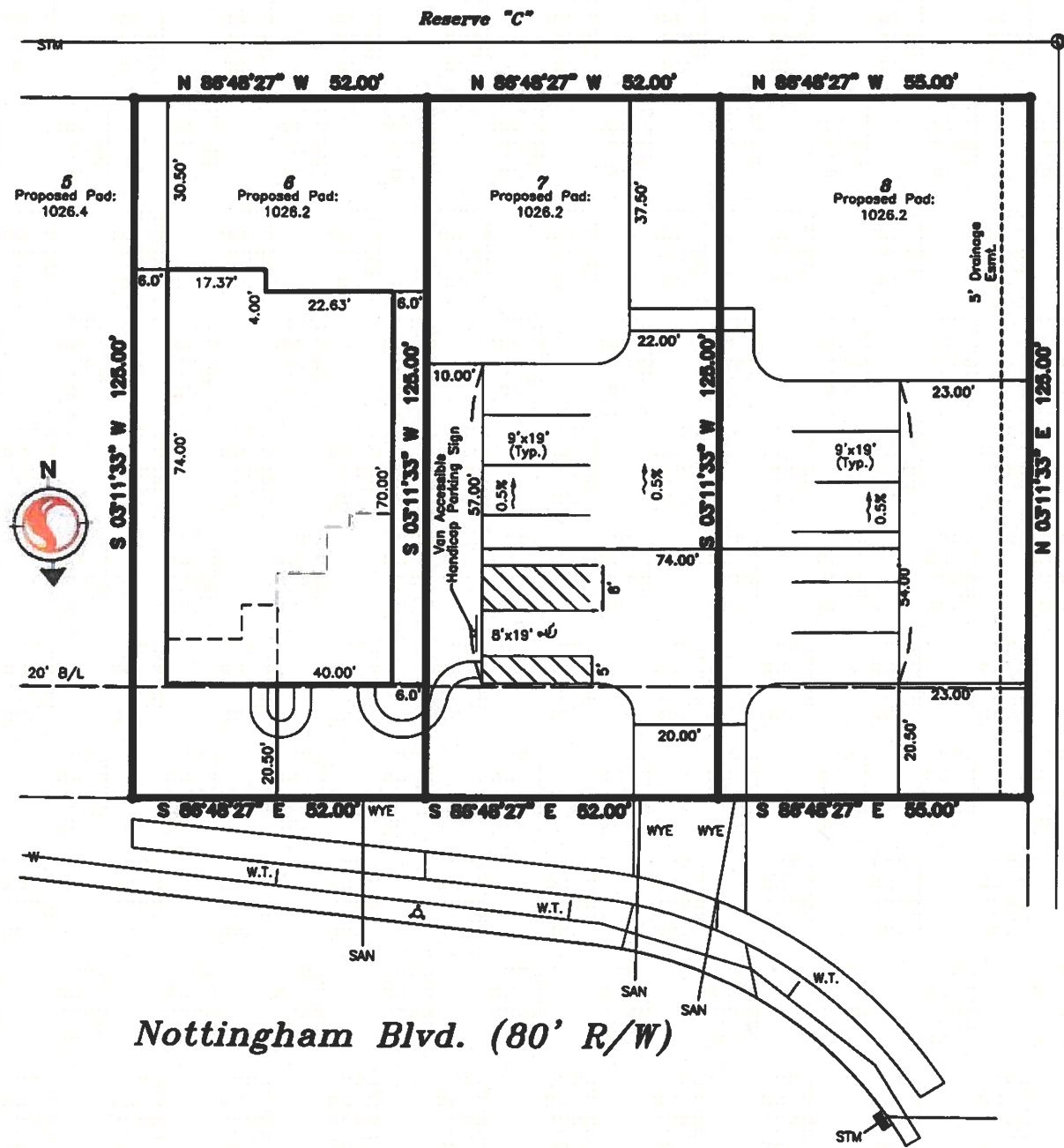
Blendon Gardens
landscaping...the investment that grows!

9540 S. Old State Road
Lewis Center, OH 43025

 blendongardens.com

Phone (614) 880 0501 x132
Eveett@blendon.com

Exhibit B- Parking Lot Detail



Lot No. 6,7&8 lies within Zone(s) X as designated on the FIRM Map No. 39049C0206K dated 6/17/08

*Elevations are per Pulte Group.

LOT: 6, 7 & 8

Nottingham Trace

Phase 1

Plat Book 124, Page 14
City of Delaware
for



Scale: 1"=30' March, 2018



1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
PHONE: (614) 486-4383
FAX: (614) 486-4387

Martin Ray

DRN dg
CND
JOB 2812171

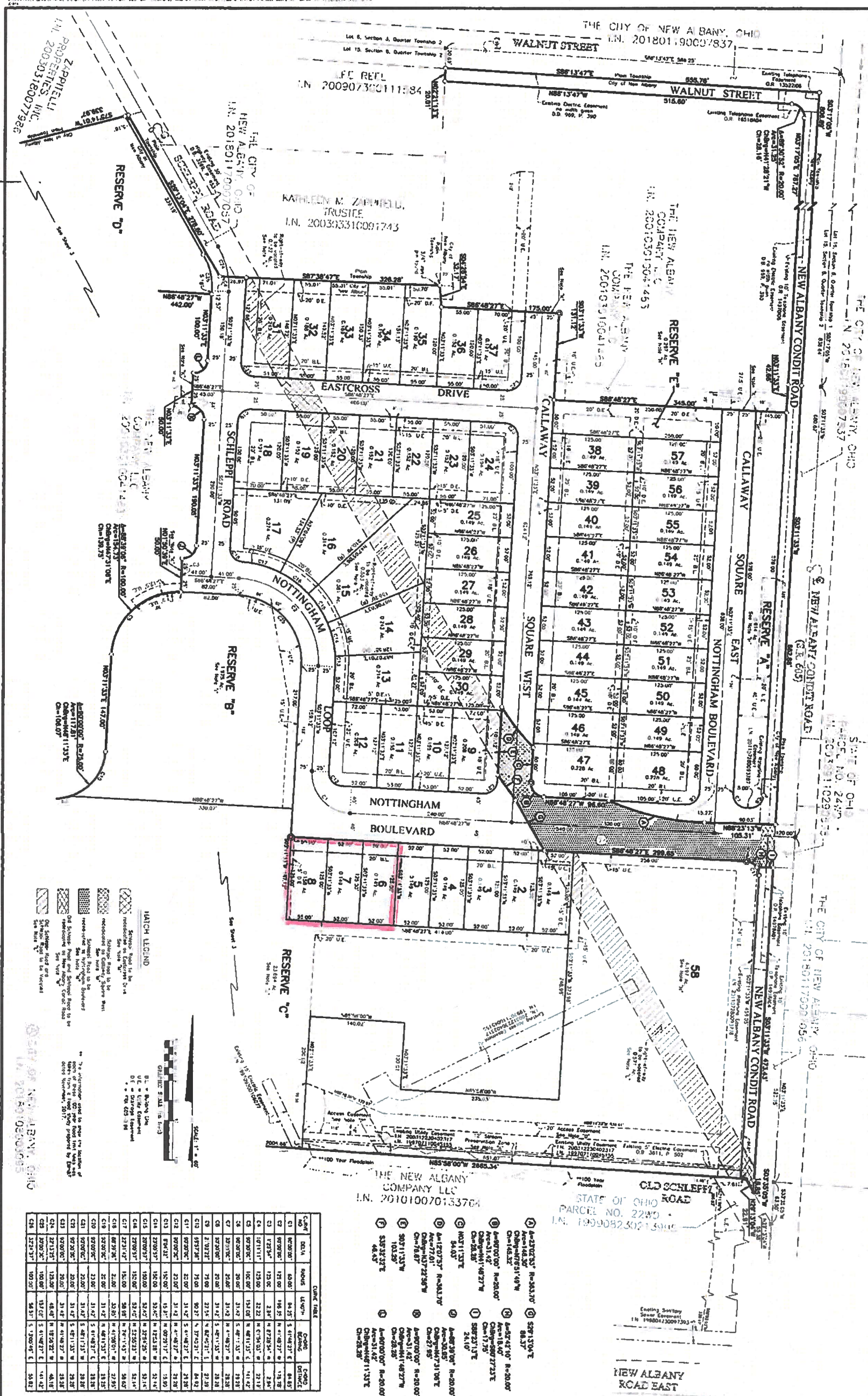
Page: 2 of 4

PLATBOOK 124 PAGE 15

Date _____

NOTTINGHAM TRACE PHASE 1

PAT BOX (PAGE 3)



SITE STATISTICS:

TOTAL ACRES	224.4 ACRES
LESS SUBAREA B COMMERCIAL	22.8 ACRES
SUBAREA A RESIDENTIAL	39.8 ACRES
LESS P.O.V. 50' C.I.	2.4 ACRES
NET RESIDENTIAL ACRES	37.4 ACRES
NUMBER OF LOTS	200
MINIMUM LOT AREA	5,000 S.F.
GROSS DENSITY	22.24 D./AC
NET DENSITY	23.22 ACRES
PER ALLOT DEDICATION REQUIRED	12,400 S.F. PER UNIT
SUBTOTAL OPEN SPACE REQUIRED	2,496,000 S.F.
20% OF GROSS SITE AREA (89.8 ACRES)	17.7% ACRES
TOTAL OPEN SPACE REQUIRED	23.18 ACRES
OPEN SPACE	
RESERVE A (89.403 & VALUITY)	23.2 ACRES
RESERVE B (HARVEY ARAN)	2.9 ACRES
LESS BUILDING AND PARKING	
RESERVE C (SOUTHERN PARK)	22.7 ACRES
RESERVE D (SOUTHERN PARK)	40.7 ACRES
RESERVE E (SOUTHERN PARK)	40.8 ACRES
RESERVE F (HARVEY ARAN)	43.2 ACRES
RESERVE G (POCKET PARK)	40.2 ACRES
RESERVE H (POCKET PARK)	40.3 ACRES
RESERVE I (POCKET PARK)	40.3 ACRES
NET OF POOLDS	46.3 ACRES
TOTAL OPEN SPACE PROVIDED	227.9 ACRES
TOTAL DEVELOPABLE OPEN SPACE	227.9 ACRES
OPEN SPACE DEFICIT	< 0.148 ACRES >

SITE PHASING DATA:

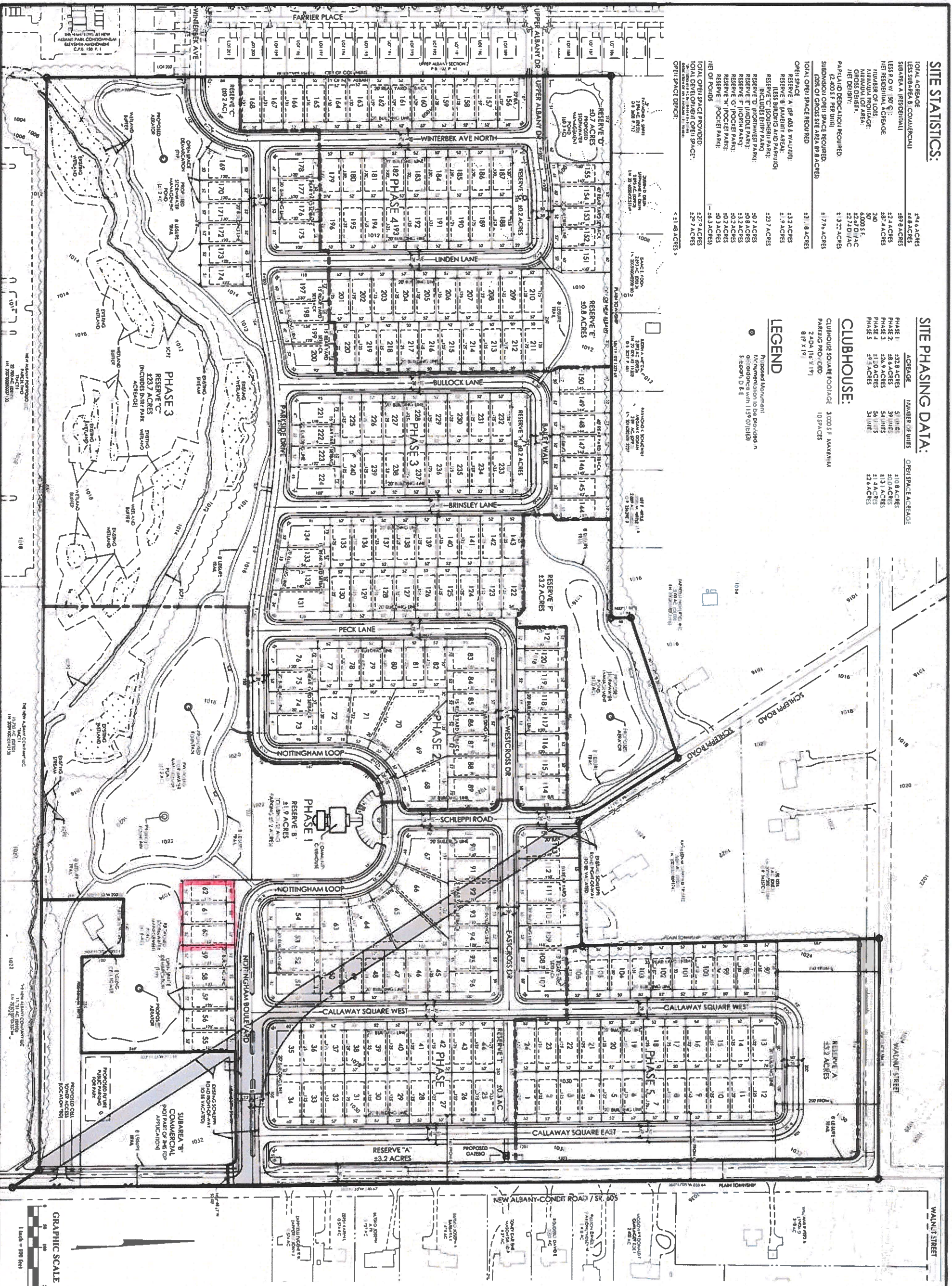
ACRES	NUMBER OF UNITS	OPEN SPACE ACRES
PHASE 1	510 UNITS	210.8 ACRES
PHASE 2	39 UNITS	20.0 ACRES
PHASE 3	54 UNITS	21.3 ACRES
PHASE 4	54 UNITS	21.4 ACRES
PHASE 5	34 UNITS	22.6 ACRES

CLUBHOUSE:

CLUBHOUSE SQUARE FOOTAGE	3,000 S.F. MAXIMUM
PARKING PROVIDED	103 SPACES
2,000 (16.8 S.F.)	817 X 191

LEGEND

Proposed Development
Phase 1: Units 1-510
Phase 2: Units 511-549
Phase 3: Units 550-594
Phase 4: Units 595-649
Phase 5: Units 650-684



7



Exhibit F - Plans AND Elevation

Del Webb

Martin Ray
Nottingham Trace (Lot 6)

MIDWEST ZONE
1900 GOLF RD. - SUITE 300 - SCHAUMBURG, IL 60173

SHEET INDEX

Sheet No.	Sheet Description
CZ 0.1	Zone Cover
CZ 0.2	Zone General Notes
ARCHITECTURAL DETAILS	
A0 SHEETS	Typical Architectural Details
ARCHITECTURAL DRAWINGS	
A1 4-1.1	First Floor Plan / 4" Exterior Walls
A1 4-2.2	Second Floor Plan / 4" Exterior Walls
A2 S.1	Building Sections 1 and 2 / Stob Foundation
A3-HR28	Elevation HR28 Georgian - Stob / 2 Car Front Entry / Front, Side and Rear
2FS.1	Elevations, Roof Plan and Ventilation Schedule
A3-HR28	Elevation HR28 - Elevation Details
2FS.2	
UTILITY DRAWINGS	
U0 S-1.1	Stob Utility Plan
U1 4-1.10	First Floor Utility Plan / 4" Exterior Walls
U1 4-1.11	First Floor Utility Plan / Opt. Lighting Package / 4" Exterior Walls
U1 4-2.20	Second Floor Utility Plan / 4" Exterior Walls
U1 4-2.21	Second Floor Utility Plan / Opt. Lighting Package / 4" Exterior Walls
STRUCTURAL DRAWINGS	
S-0 SHEETS	Structural Notes
S-1 SHEETS	Foundation Plans & First Floor Framing
S-2 SHEETS	2nd Floor Framing Plans
S-3 SHEETS	Roof Framing Plans
S-4 SHEETS	Framing Details
SO-3 SHEETS	Deck Framing Plans
STRUCTURAL DETAILS	
SD SHEETS	Structural Details

MUNICIPALITY (Building Dept.)	ARCHITECT PulteGroup 1900 Golf Rd. Suite 300 Schaumburg, IL 60173 www.pulte.com	DESIGN LOADS and CRITERIA LIVE LOAD _____ SLEEPING _____ DEAD LOAD _____ WIND SPEED _____ ROOF LIVE LOAD _____ ROOF DEAD LOAD _____ WIND UPLIFT _____ OTHER _____
STRUCT. ENGINEER Mulheim & Kulp Engineers 20 S. Moore Street Suite 100 Schaumburg, IL 60195 215.446.8001 www.mulheims.com	MECH. ENGINEER	
BUILDING CODE ANALYSIS USE GROUP: _____ CONSTRUCTION CLASS: _____ HEIGHT & AREA: _____ OTHER REQUIREMENTS: _____	APPLICABLE CODES BUILDING CODE _____ ELECTRICAL CODE _____ MECHANICAL CODE _____ PLUMBING CODE _____ MUNICIPAL CODE _____	

PLOTTED: March 14, 2018 / Rudolph Sanchez / 1562-MARTIN RAY-CZ-BAS2-COVER.DWG

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION UNITS
PLOT NUMBER
1562
DATE
03/06/2018

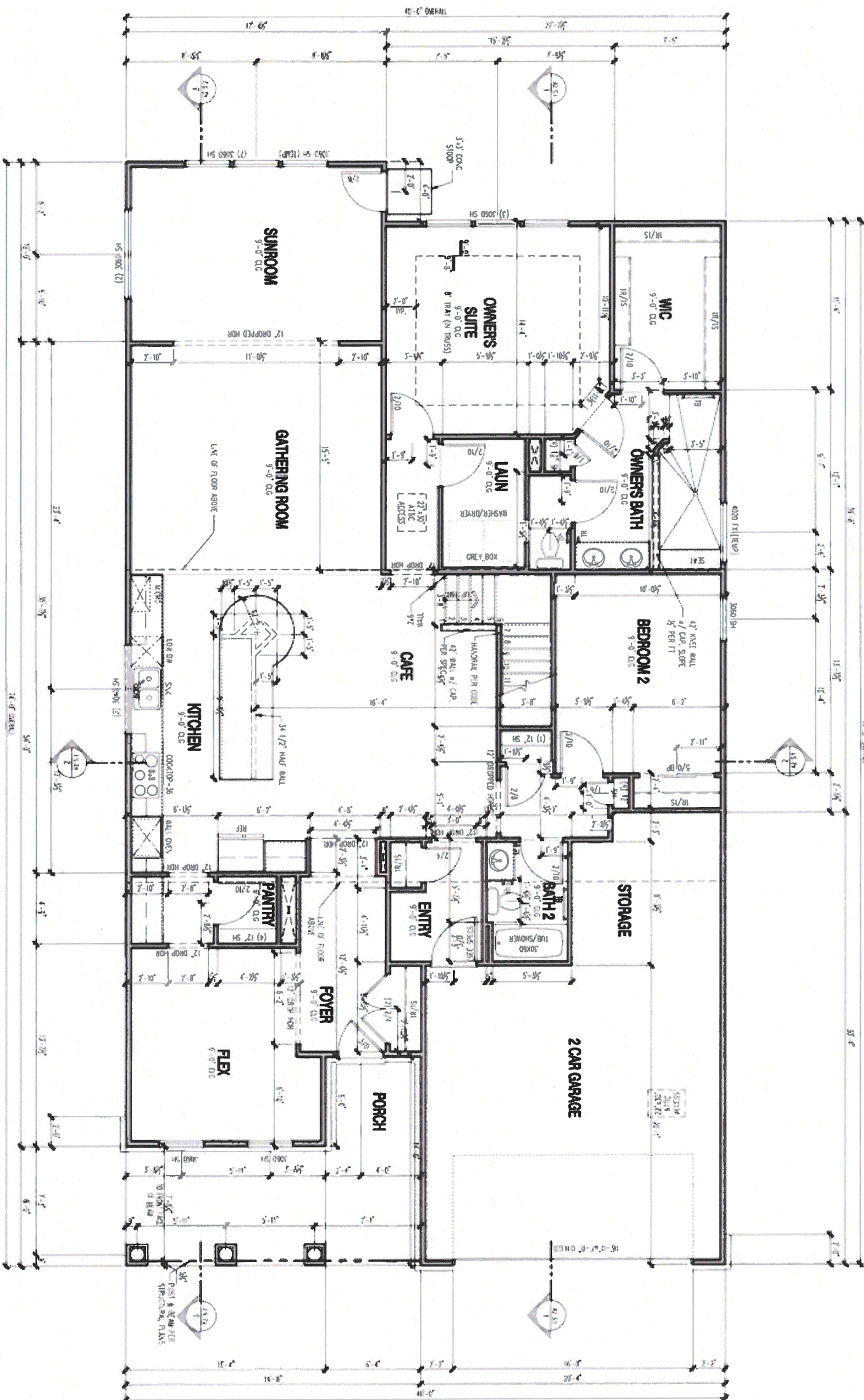
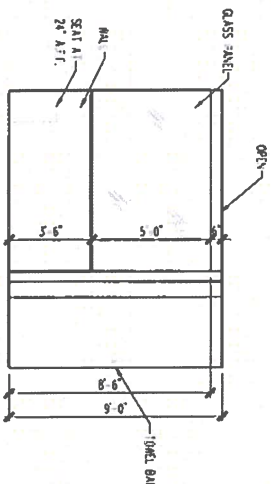
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GENERAL SPECIFICATIONS

- 16 FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS AND NOTES

SCALE 1/4" = 1'-0"

SEE BASE PLANS FOR INFORMATION AND SHOWS


$$\text{SMAE}_{\text{N/4}} = 1.005$$
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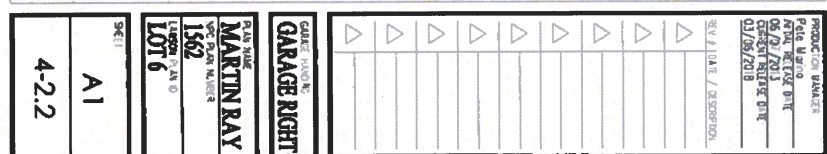
Midwest Zone Office
1900 Golf Road, Suite 300
Schaumburg, Illinois 60173

DeWitt

First Floor Plan

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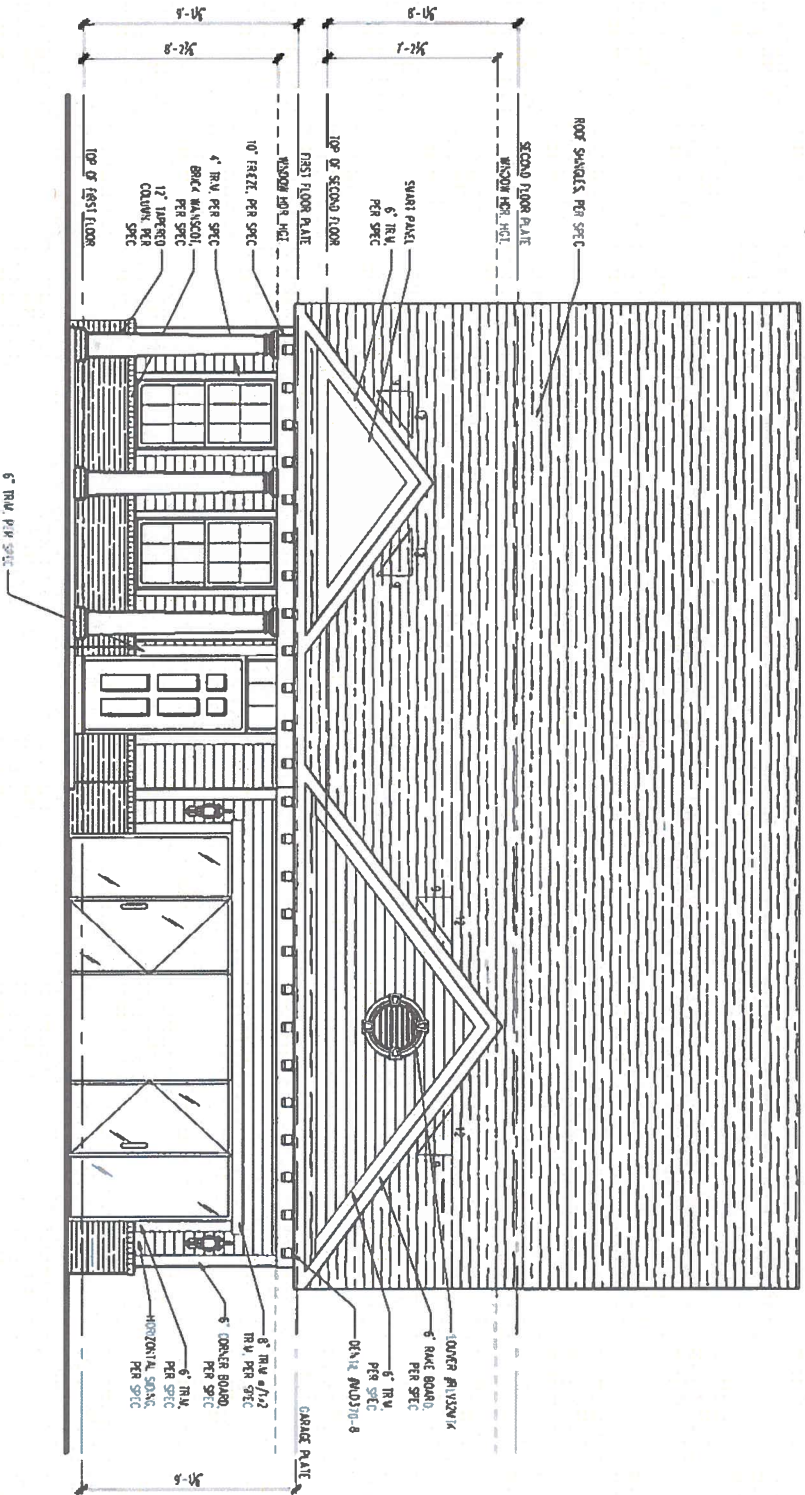
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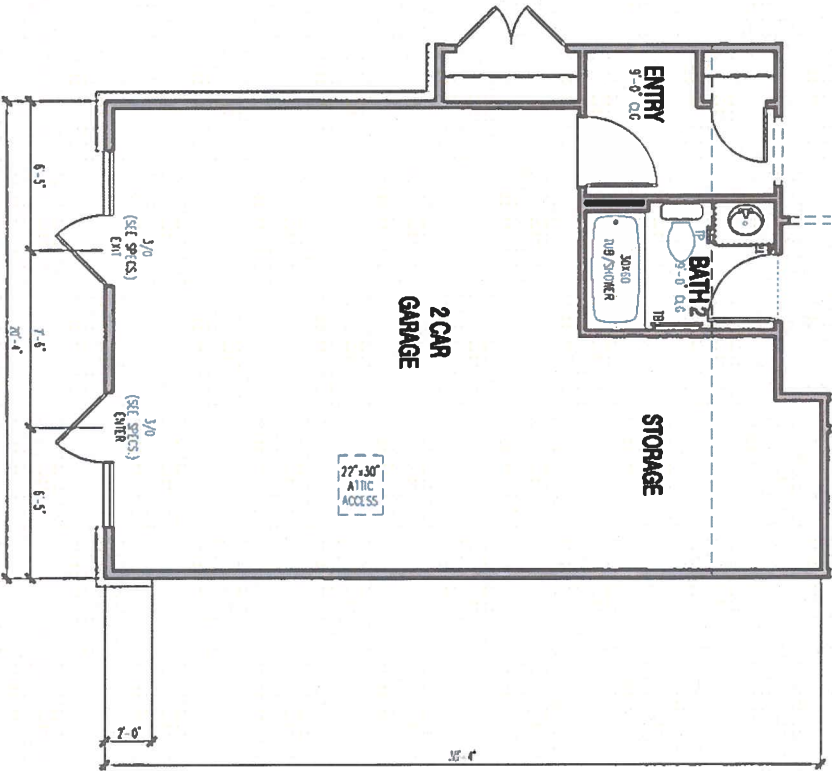
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4" Exterior Walls

Midwest Zone Office
1900 Golf Road, Suite 300
Schaumburg, Illinois 60173



FRONT ELEVATION - SALES OFFICE
 SCALE 1/4" = 1'-0"



SALES OFFICE

SCALE 1/4" = 1'-0"
 SEE BASE PLANS FOR INFORMATION NOT SHOWN

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

SHEET	A3-HR2B
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DATE	05/07/2013
BY	MARTIN RAY
LOT	6

DATE	05/07/2013
BY	MARTIN RAY

DATE	05/07/2013
BY	MARTIN RAY
LOT	6

Elevation HR2B Georgian - Slab

2 Car Front Entry

Front Elevation, First Floor Plan - Sales Office

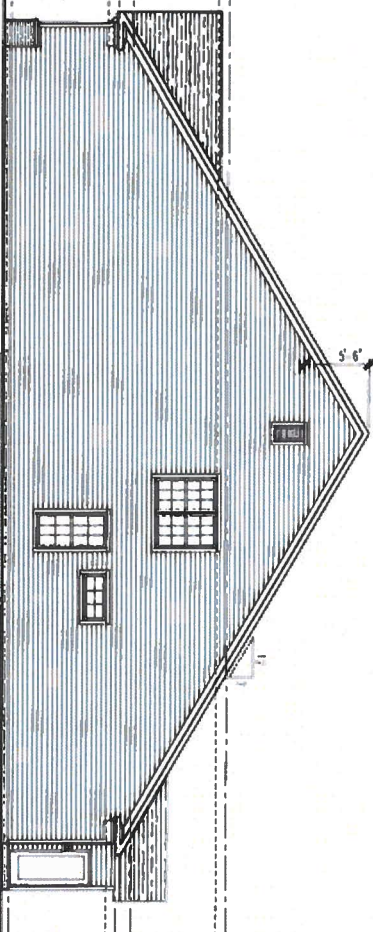
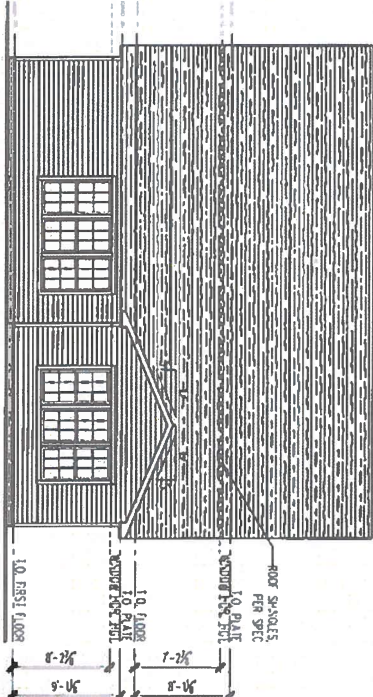
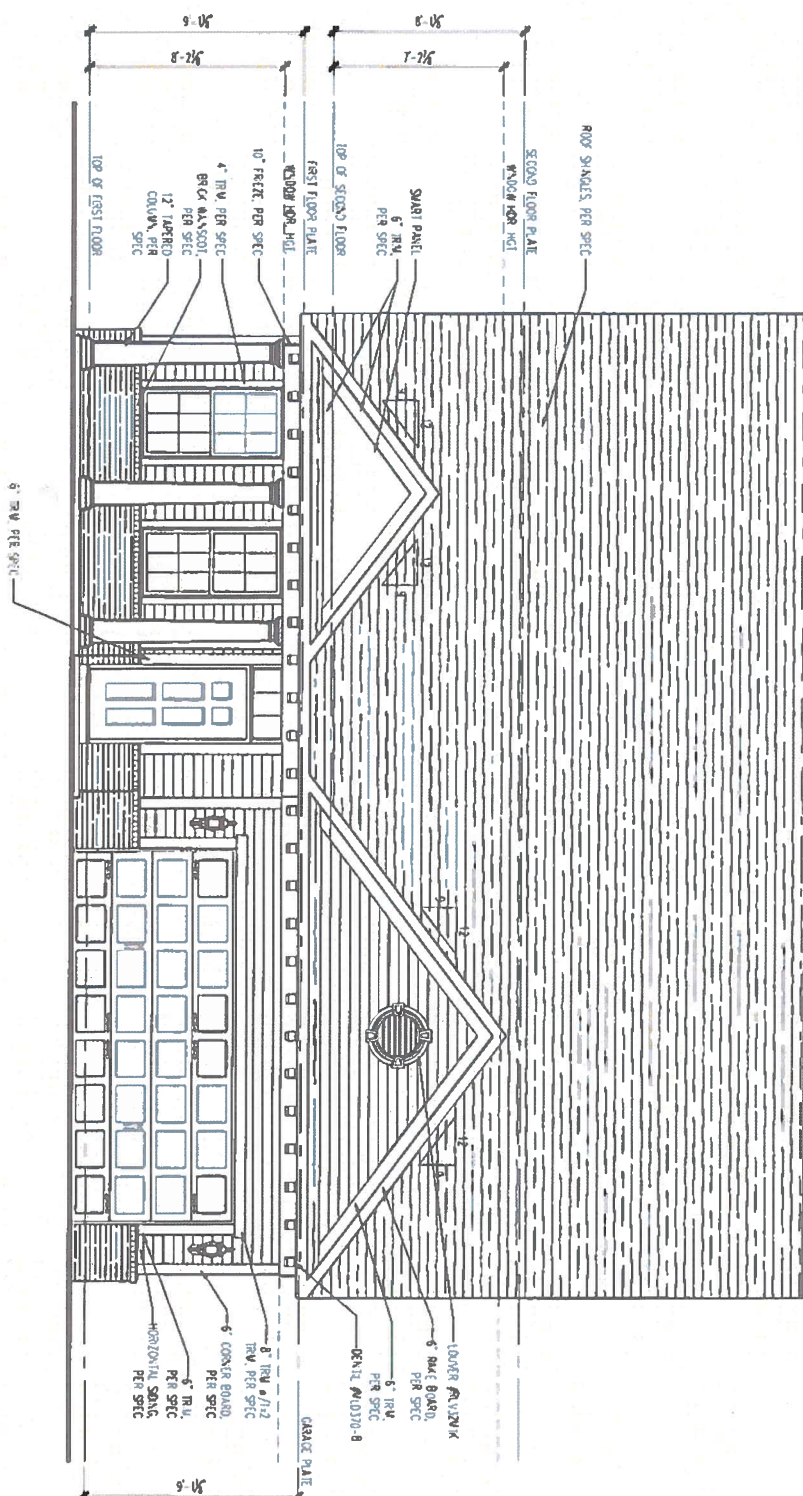
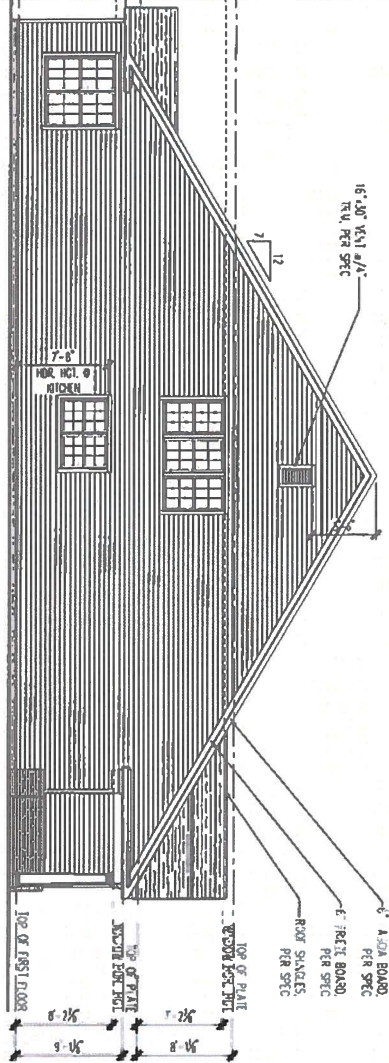
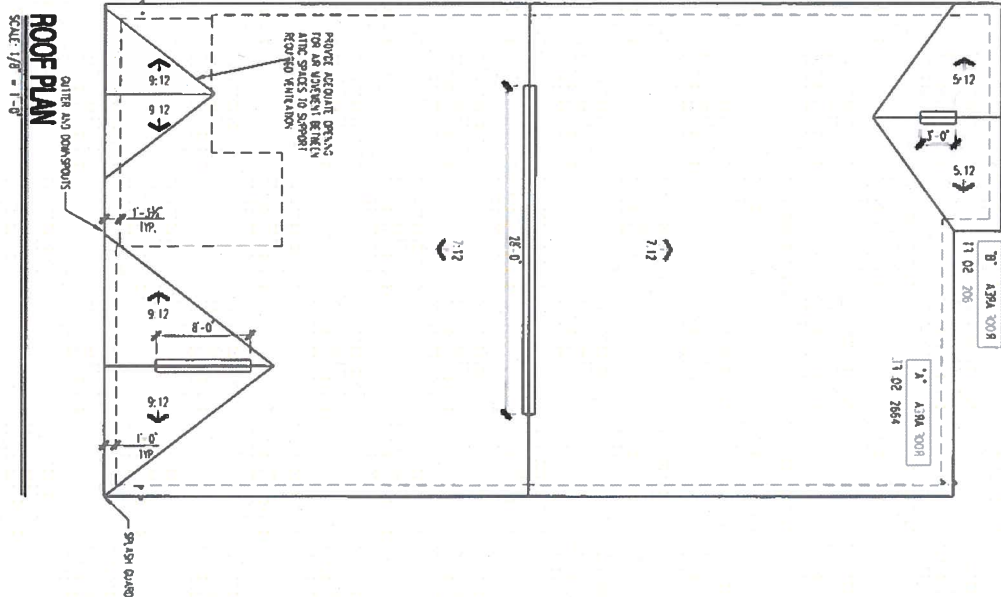
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Midwest Zone Office

1900 Golf Road, Suite 300

Schaumburg, Illinois 60173

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Elevation HR2B Georgian - Slab
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER	Pete Varino
FINAL RELEASE DATE	06/07/2013
CURRENT RELEASE DATE	03/06/2016
REV 1, DATE / DESCRIPTION	

Navigation icons: back, forward, search, and other controls.

GARAGE RIGHT

PLAY WARE
MARTIN RA

SPC PLAN NUMBER
1562
LAWSON PLAN ID
LOT 6

A3-HR2B	2FS.1
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