

# Delaware County Regional Planning Commission

109 North Sandusky Street  
P.O. Box 8006, Delaware, Ohio 43015  
740-833-2260 www.dcrpc.org  
Scott B. Sanders, AICP Executive Director



## *\*MINUTES\**

Thursday, July 27, 2017 at 6:30 PM  
Frank B. Willis Building, 2079 US 23 North, Conference Room,  
Delaware, Ohio 43015

### I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of June 29, 2017 RPC Minutes
- Executive Committee Minutes of July 19, 2017
- Statement of Policy

### II. VARIANCES / EXTENSIONS

15-14.V	Northstar, Section 1, Phase E	Berkshire/Kingston	64 lots / 30.88 acres
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### III. ZONING MAP/TEXT AMENDMENTS

25-17 ZON	Maple Craft LLC - Berkshire Twp. - 2.275 acres from A-1 to FR-1
26-17 ZON	Vinmar Investment Ltd. - Genoa Twp. - 75 acres from RR to PRD
27-17 ZON	Hawks Nest Premier Living - Genoa Twp. - 19.055 acres from PCF and RR to PRD

### IV. SUBDIVISION PROJECTS

#### Preliminary

		Township	Lots/Acres
12-17	The Pines	Berlin	176 lots / 160.10 acres
03-17	W Woodhaven Est., Lot 514, Div. #1	Genoa	02 lots / 04.62 acres
13-17	Carter's Farm	Kingston	03 lots / 10.884 acres

#### Preliminary/Final (none)

#### Final

06-16	The Woods of Dornoch, Sec. 5	Delaware	40 lots / 12.091 acres
18-13.4.A	Olentangy Falls, Section 4, Phase A	Liberty	07 lots / 14.134 acres
11-17	Orange Centre Dvlpt. Lot 7492, Div. #1	Orange	01 lot / 03.336 acres

T=TABLED, W=WITHDRAWN

### V. OTHER BUSINESS

- Consideration for Approval: Reimbursement of ESRI conference expenses

### VI. POLICY / EDUCATION DISCUSSION

### VII. RPC STAFF AND MEMBER NEWS

**I. ADMINISTRATIVE BUSINESS**

▪ **Call to Order**

Chairman Stites called the meeting to order at 6:30 p.m.

▪ **Roll Call**

Representatives: Jim Nelson, Jeff George, Chet Heid, Susan Kuba, Ric Irvine, Steve Burke, Mike Frommer, Tom Hopper, Joe Shafer, Dave Stites, Tracey Mullenhour, Lee Bodnar, Bill Thurston, Josh Vidor, Bonnie Newland and Mike Dattilo. Alternates: Duane Matlack, Tiffany Jenkins, Bill Piper, Dave Jackson, Hal Clase and Allen Rothermel. Arrived after roll call: Barb Lewis and Claudia Husak. Staff: Scott Sanders, Da-Wei Liou, Phil Bennetch and Stephanie Matlack.

▪ **Approval of the June 29, 2017 RPC Minutes**

*Mr. Irvine made a motion to Approve the minutes from the June RPC meeting, seconded by Mr. George. VOTE: Unanimously For, 0 Opposed. Motion carried.*

▪ **July 19, 2017 Executive Committee Minutes**

**1. Call to order**

Chairman Stites called the meeting to order at 8:45 a.m. Present: Dave Stites, Jeff George, Gary Merrell, and Mike Frommer. Susan Kuba was absent. Staff: Scott Sanders and Stephanie Matlack.

**2. Approval of Executive Committee Minutes from June 21, 2017**

*Mr. Sites made a motion to Approve the minutes as presented with the amendment to add the Approval of the Financial Report, subject to audit. Mr. Merrell seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. George). Motion carried.*

**3. New Business**

- Financial / Activity Reports for June 2017

REGIONAL PLANNING RECEIPTS		JUNE	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,230.00	\$3,075.00
Fees A (Site Review)	(4202)	\$600.00	\$2,400.00
Insp. Fees (Lot Line Transfer)	(4203)	\$600.00	\$1,900.00
Membership Fees	(4204)		\$226,355.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$2,098.77	\$4,104.59
Assoc. Membership	(4206)		\$0.00
General Sales	(4220)		\$0.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$733.60	\$59,128.60
Charges for Serv. B (Final. Appl.)	(4231)	\$13,693.90	\$41,638.90
Charges for Serv. C (Ext. Fee)	(4232)	\$450.00	\$1,200.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$600.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$600.00	\$1,200.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$300.00	\$3,000.00

OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$100.00	\$865.00
Soil & Water Fees	(4243)	\$325.00	\$2,825.00
			\$12.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A			\$229.66
Other Misc. Revenue (GIS maps)	(4730)		\$0.00
Misc. Non-Revenue Receipts	(4733)	\$29.41	\$236.82
Sale of Fixed Assets	(4804)		\$0.00
<b>TOTAL RECEIPTS</b>		<b>\$20,960.68</b>	<b>\$348,770.57</b>

Balance after receipts	\$991,364.92
Expenditures	- \$ 28,423.15
End of June balance (carry forward)	\$962,941.77

*Mr. George made a motion to Approve the Financial report as presented subject to Audit. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

- Site Review: None
- July RPC Preliminary Agenda
  - 1.) Rezoning:
    - Maple Craft LLC - Berkshire Twp. - 2.275 acres from A-1 to FR-1
    - Vinmar Investments - Genoa Twp. - 75 acres from RR to PRD
    - Hawks Nest Premier Living - Genoa Twp. - 19.055 acres from RR to PRD
  - 2.) Preliminary:
    - The Pines - Berlin Twp. - 176 lots / 160.10 acres
    - Carter's Farm - Kingston Twp. - 03 lots / 10.884 acres
  - 3.) Preliminary/Final: None
  - 4.) Final:
    - The Woods of Dornoch, Section 5 - Delaware Twp. - 40 lots / 12.091 acres
    - Olentangy Falls, Section 4, Phase A - Liberty Twp. - 7 lots / 14.134 acres
    - Orange Centre Development, Lot 7492, Division #1 - Orange Twp. - 1 lot / 3.336 acres
  - 5.) Variance / Extension:
    - Northstar, Section 1, Phase E - Berkshire / Kingston Twp.'s - 64 lots / 30.88 acres
- Director's Report
  - 1.) Liberty Township Comp Plan – continuing to review Final Draft;
  - 2.) Berkshire Township Comp Plan – created full draft, met on July 13<sup>th</sup>, continuing work;
  - 3.) MORPC Regional Data Advisory Group communications subcommittee on June 21<sup>st</sup>;
  - 4.) Delaware County Trail Committee Plan: committee meeting this afternoon (July 19<sup>th</sup>), attended Commissioner work session on June 26<sup>th</sup>;
  - 5.) Attended Health District Committee on Obesity recommendations in the county health

- improvement plan on June 28<sup>th</sup>;
- 6.) Attended county branding rollout at the Commissioners' session on June 29<sup>th</sup> updated website, incorporated into materials.

Upcoming activity:

- 1.) Concord Township – considering small changes to Zoning Code PRD, lowering some densities on west side of Reservoir;
- 2.) Wants to create a commercial overlay on U.S. 42, using their existing PCD standards – created draft
- 3.) Brown Township – requesting an update to its Comprehensive Plan;
- 4.) Troy Township asked for a better organized/streamlined PCD – created first draft;
- 5.) Troy Township also needing to consider a Planned Recreational district to respond to an existing situation;
- 6.) Oxford Township – requesting marijuana restriction language for their zoning code.

4. Old Business (none)

5. Other Business

- Chairman Stites presented the Committee with a newspaper notice from the Division of Oil and Gas regarding a drilling company that will be pumping oil into an old well in the area of Kilbourne and Carter's Corner Roads. The plan is to pump 100 barrels per day (700 psi) to an aquifer approximately 3,041-3,072 feet below the surface. The notice was in the Delaware Gazette June 20-24<sup>th</sup> and required any objections to be filed during that notice period for them to be fully reviewed. A township resident brought it to the attention of the Kingston Twp. officials. Chairman Stites expressed concern with the weight of the trucks on the county roads and the damage to water sources. Mr. George suggested contacting the County Prosecutor to see if the time period allowed for objections was legal and if any there is any recourse by the Township.

6. Personnel (none)

7. Adjourn

*Having no further business, Mr. George made a motion to adjourn the meeting at 10:05 a.m. Mr. Frommer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

The next regular Executive Committee meeting will be Wednesday, August 23, 2017 at 8:45 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015.

• Statement of Policy

As is the adopted policy of the Regional Planning Commission, all applicants will be granted an opportunity to make their formal presentation. The audience will then be granted an opportunity to speak, at which time the chair will allow questions from the members of the Commission. This policy was adopted by the Regional Planning Commission to provide for the orderly discussion of business scheduled for consideration. The Chairperson may limit repetitive debate.

## II. VARIANCES / EXTENSIONS

15-14.V Northstar, Section 1, Phase E - Berkshire/Kingston Twp.'s - 64 lots / 30.88 acres

### I. Request

Northstar Residential Development LLC. is requesting a variance to allow an additional 1-year extension of the Preliminary Plan for the Northstar Section 1, Phase E subdivision in Berkshire and Kingston Townships.

The proposed subdivision is located on the south side of Wilson Road, along the proposed Honey Grove Drive.

### II. Facts

1. Section 204.04 of the Delaware County Subdivision Regulations state that, "The Preliminary Plan shall expire if a complete Final Plat application for the first phase is not submitted within two (2) years of Preliminary Plan approval";
2. Northstar, Section 1, Phase E received Preliminary approval on July 31, 2014;
3. The Preliminary plan received a one-year extension on July 28, 2016 to expire July 28, 2017;
4. The applicant is requesting a second one-year extension.

### III. Criteria For a Variance

The burden is on the applicant to demonstrate in writing, each of the following:

- 1) The granting of this variance request shall not be detrimental to the public health, safety and welfare and not injurious to other property.
- 2) The conditions upon which this variance request is based are unique to the property for which this variance is sought.
- 3) Due to the physical surroundings, shape, or characteristics of the property, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the Delaware County Subdivision Regulations were carried out.
- 4.) The granting of this variance will not vary the provisions of the applicable zoning regulations, comprehensive plans, or other existing development guidelines and regulations, nor shall it otherwise impair the intent and purpose of these regulations, or the desirable development of the neighborhood and community.

***Applicant's Response:** "The previous extension request was due to issues associated with the Northstar Waste Water Treatment Plan (WWTP) which limited the number of connections to the existing sanitary sewer collection system. The WWTP repairs were completed last year and therefore connections to the sanitary system are no longer restricted.*

*Although the WWTP issues have been corrected, build out of the previously developed sections has taken considerably more time. As a result, development of Northstar Section 1, Phase E has not progressed. It is, however, our expectation that Northstar, Section 1, Phase E Final Plan will be submitted within the year as illustrated within the previously approved Preliminary Plan. Given that Northstar, Section 1, Phase E will be*

developed as previously approved it is our opinion that extension of the Preliminary Plan approval will not impact public safety or welfare.”

**Staff comments:** Staff agrees with the applicant’s assessment. The most recent comments on the Final Engineering plans were in 2015 – progress seems to be based on sluggish home building in existing sections.

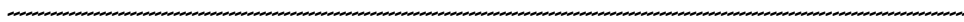
**IV. Staff Recommendation**

DCRPC staff recommends that based on the Findings of Fact under Criteria for a Variance above, the variance request from Sections 102.03 & 204.04 and a one-year extension for **Northstar, Section 1, Phase E** be *Approved*.

**Commission / Public Comments**

Mr. Mike Williamson with Terrain Evolution, was present to represent the applicant. He was sworn in by Chairman Stites. Mr. Williamson stated that the plant repairs had taken longer than anticipated.

*Mr. Irvine made a motion to Approve the Variance request for Northstar, Section 1, Phase E based on the Findings of Fact and a 1 year extension of the Preliminary approval. Mr. Clase seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*



**III. ZONING MAP/TEXT AMENDMENTS**

25-17 ZON Maple Craft LLC – Berkshire Twp. – 2.275 acres from A-1 to FR-1

**I. Request**

The applicant, Maple Craft LLC., is requesting a 2.275-acre rezoning from A-1 to FR-1 to allow the lot to be split into two residential lots.

**II. Conditions**

**Location:** west side of SR 3, east of S. Galena Rd.

**Present Zoning:** Agricultural (A-1)

**Proposed Zoning:** Farm Residential (FR-1)

**Present Use(s):** One single-family house

**Proposed Use(s):** Two single-family house lots

**Existing Density:** 1 du / 5 acres

**Proposed Density:** 1 du / 1.95 acres

**School District:** Big Walnut Local School District

**Utilities Available:** Del-Co Water and private on-lot treatment systems

**Critical Resources:** Slope  $\geq 20\%$

**Soils:** BeA Bennington Silt Loam 0-2% slope

CaB Cardington Silt Loam 2-6% slope

CaC2 Cardington Silt Loam 6-12% slope

### **III. Introduction**

This is a straight rezoning and does not require a development plan. Based on the plan submitted, the area is being rezoned to split a 2.275-acre lot out of the current acreage, leaving a 5.285-acre remainder.

According to the survey, this parcel has 761.58 feet of frontage on State Route 3. Berkshire Township's zoning resolution requires 1.95 acres exclusive of all easements and rights-of-way, and frontage of 150 feet for less than 2 acres, 175 feet for 2-3 acres, and increasing frontage as acreage increases. Assuming the parcel is split into two lots as the development plan shows, frontage should not be an issue for this parcel. The plan shows a proposed single shared driveway location.

Subdivision of this lot will be accomplished through the No Plat lot split process, allowing township and county agencies the opportunity to review and approve the proposed lots.

Staff has generally supported rezoning requests from 5 acres to 2 as land is utilized in a more efficient manner. The applicant has prepared a design of the on-site treatment system with soil testing performed earlier this year. The site is adjacent to the Village of Galena (Arrowhead Lakes Golf Course) but sewer is a significant distance away. Any on-site plan will have to be approved by the Health District during the lot split process.

### **IV. Comprehensive Plan**

Berkshire Township's 2008 Comprehensive Plan indicates this area would be single-family residential at 0.5 units per acre without centralized sewer, as is proposed.

### **V. Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning request by Maple Craft LLC from A-1 to FR-1 to the DCRPC, Berkshire Twp. Zoning Commission and Berkshire Twp. Trustees, *subject to*:

- 1.) *Continuing to work with the Health District regarding their approval and authority.*

### **Commission / Public Comments**

No one was present to represent the applicant.

*Mrs. Kuba made a motion to recommend Conditional Approval of the rezoning request by Maple Craft LLC from A-1 to FR-1 subject to staff recommendations. Mrs. Jenkins seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Galena and Berkshire Twp.). Motion carried.*

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26-17 ZON      Vinmar Investment Ltd. – Genoa Twp. – 75 acres from RR to PRD

### **I. Request**

The applicant, Vinmar Investment Ltd., on behalf of owner, Columbus Corporate Center Inc., is requesting a 75-acre rezoning from RR to PRD for the development of a 90-lot single-family development titled "Vinmar Village Phases 4, 5, and 6."

### **II. Conditions**

**Location:** West side of Old 3 C, South of Lewis Center Rd.

**Present Zoning:** Rural Residential (RR)  
**Proposed Zoning:** Planned Residential (PRD)  
**Present Use(s):** Vacant  
**Proposed Use(s):** 90 single-family house lots  
**Existing Density:** 1 du / 2 acres  
**Proposed Density:** 1.21 du / gross acre, 1.439 units /net acre  
**School District:** Big Walnut Local School District  
**Utilities Available:** Del-Co Water and central sanitary sewer  
**Critical Resources:** wetland  
**Soils:** BeA Bennington Silt Loam 0-2% slope  
CnA Condit Silt Loam 0-1% slope  
PwA Pewamo Silty Clay Loam 0-1% slope

### III. Introduction

Vinmar Village Phases 4, 5, and 6 is a proposed development of 90 lots on 75 acres just north of the previous sections of Vinmar Village. The typical lot size is 80' x 150', or 12,000 square feet. Sidewalks will be located on both sides of the street and the landscape plan shows street trees along all streets as well as the existing entrance features built for Section 1. The layout takes advantage of two road stubs from Section 1 (Olivero Drive and Luca Drive) and provides a new stub to the north. Its main access will be via South Old 3C Highway through Section 1 of Vinmar Village. Open space of 36.914 acres (49% of the net area) is provided, which includes a stormwater management area, an 8' wide asphalt path that connects to the Genoa Trail (Ohio to Erie) trail along S. R. 3, and 10 off-street public parking spaces.

### IV. Comprehensive Plan

This parcel falls within Sub Area IV of the Genoa Twp. Comprehensive Plan which recommends Conservation Subdivisions in the Rural Residential District at a density of .75 units per net developable acre with centralized sewer. The development plan proposes a density of 1.439 units per net developable acre, which represents an increase in that density.

The applicant notes that Sub Area IV limits density to 1.1 units per net developable acre. Both the current Plan, adopted in December 2016, and the previous 2008 Plan recommended this area at a density of .75 units per net developable acre. The applicant notes that the Zoning Code “is controlling with respect to density limitations and Applicant’s legal rights.” This is a logical stand for the applicant to take, but staff understands that a landowner is only entitled to develop under existing zoning, which in this case is Rural Residential or a 2-acre lot size. The land is entitled to the higher density only if the land is rezoned to that density.

The Vinmar Village site was also proposed at a density of 1.2 units per acre and 1.44 units per net developable acre. Staff commented at the time that an arterial street was being proposed and justified that a higher density be allowed by the Township. This proposal is similar, and supports the higher density with the dedication of park land at the west end of the site. The location of the park suggests that its use will be somewhat limited to residents within the immediate vicinity.

In the Vinmar Village case to the south, staff noted that the .75 units per net acre would be a substantial reduction than the proposal. That report recommended that the density be consistent with the adjacent developments in this subarea. The proposed density is directly consistent with the adjacent development. The



Township will need to determine if the same density should be granted even if it contradicts the Comprehensive Plan.

## **V. Issues**

**Traffic and access:** The site will extend Olivero Drive from the south, which is currently a no-load, 80-foot-wide street with a north-bound left turn lane at Mariposa Drive. The plan calls for tapering the width to a 60-foot right-of-way with 27-foot pavement width as it enters the site. An attached Traffic Analysis indicates that the additional development does not warrant a traffic signal at Old 3C Highway. The recommended north-bound turn lane length is 175 feet, which is the same length as recommended for the 2012 study for Vinmar Village. The 2016 aerial orthophoto indicates a current striped length of approximately 130 feet.

The road network of the area was studied when the development to the south was proposed. At the time, the intent was to build Olivero as a no-load street that would potentially continue to S.R. 3. It is unlikely that a new access would be allowed at the state route and the township is no longer pursuing the idea, so it is reasonable to allow the road to become a local street with driveways. However, the traffic analysis indicated no individual driveways before the road's intersection with the loop street and the addition of a cul-de-sac to the east. Staff prefers a layout similar to the one in the traffic study, since those first lots will be impacted with traffic from the entire subdivision.

The layout within the traffic analysis provided an access to both the 17.7-acre Stahl property as shown in the current proposal, and the 21.55-acre Lucia property which is adjacent to S.R. 3. Staff recommends both of these connections be made, a likely requirement by both RPC and the County Engineer during the subdivision platting phase.

Finally, the east/west cul-de-sac appears to measure at about 1,300 feet. The layout in the traffic analysis shows this as a loop street. Staff recommends the loop street be used, creating a more interconnected road network and reducing the traffic impact on the lots at the entrance to the development.

**Lot size:** The general concept of most Comprehensive Plans is that densities are lower and become less “suburban” as development moves away from the “center.” This has been the case in Genoa Township, where densities are recommended at lower levels as projects move away from Maxtown Road and Polaris Parkway. This is especially true in this subarea, where lower densities are recommended as noted in the previous section. The lot sizes for this rezoning area are generally 12,000 square feet with typical 80-foot frontages. In Vinmar Village to the south, lots are 13,500 square feet with 90-foot frontages. Ninety feet is the minimum frontage that typically accommodates side-load garages, allowing a better streetscape and more space between homes. It would be logical to allow the same size lot or larger in this development, rather than smaller lots.

**Open Space:** As noted, Open Space of 36.91 acres, or 49% is proposed to be set aside. Of this, 24%, or 15.93 acres will be common open space. This area is located west of the development, along the Genoa/Ohio to Erie Trail and is intended to be dedicated to the Township as a park. Parking for up to nine cars is proposed. The developer is proposing landscaping and funding for improvements to the park, with input from nearby residents.

Central to the development is an area of 15.21 acres of open space. This appears to be passive open space, providing homes on smaller lots that are adjacent to open space, a typical feature of Conservation Subdivisions.

Given the value of the treelines along the north boundary, staff recommends a strip of open space along the north be created by moving the lots down, allowing for a tree-preservation area to be created in common open space.

**Drainage:** Drainage appears to be feasible, with a large detention facility at a reasonable location. Stormwater will be fully studied at the subdivision platting phase.

**Signage:** No signage information is included, but this is proposed as an extension of the existing Vinmar Village project.

**Sanitary Treatment:** A service letter is included stating conditional capacity to the site, “provided that the Vinmar pump station is functioning at design capacity. Extensions from the existing Vinmar pump station to the south, including acquiring sanitary easements, will be necessary to provide service to the proposed lots.”

#### **VI. Divergences**

No divergences are requested.

#### **VII. Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning request by Vinmar Investment Ltd. from RR to PRD to the DCRPC, Genoa Twp. Zoning Commission and Genoa Twp. Trustees, *subject to:*

- 1.) *Staff recommends utilizing the name Vinmar North – using references to “Phases 4, 5, 6” is not consistent with the subdivision nomenclature policy;*
- 2.) *Approval of the proposed density, but with larger lots that are consistent with Vinmar Village to the south (90-foot frontages);*
- 3.) *Configuration of the lots along the northern boundary to allow an open space tree preservation area; and*
- 4.) *Consideration of changing the cul-de-sac to a loop street and providing an additional stub street to the Lucia property (with frontage on S.R. 3).*

#### **Commission / Public Comments**

Mr. Joe Looby with Stantec was present. He explained that the site has an ephemeral stream that is classified. They could relocate it but decided to avoid it completely.

Mr. George questioned the need for the lot divergence. Mr. Looby stated that adjacent projects used off-site open space but this project uses on-site open space. Mr. George asked if the applicant had considered the other concept (from the traffic study). Mr. Looby stated that the issue was getting the pond to function properly with leaving the stream alone.

***Mrs. Kuba made a motion for Conditional Approval of the rezoning request by Vinmar Investment Ltd., subject to staff recommendations #1-4. Mr. George seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.***

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27-17 ZON      Hawks Nest Premier Living – Genoa Twp. – 19.055 acres from RR and PCF to PRD

**I. Request**

The applicant, Hawks Nest Premier Living on behalf of Greater Ohio Wesleyan Church and Michael Emrich, is requesting a 19.055-acre rezoning from RR and PCF to PRD for the development of Hawks Nest at Highland Lakes.

**II. Conditions**

**Location:** South side of Big Walnut Rd., west side of Worthington Rd.

**Present Zoning:** Rural Residential (RR) and Planned Community Facilities District (PCF)

**Proposed Zoning:** Planned Residential (PRD)

**Present Use(s):** Church, residential homes

**Proposed Use(s):** 30 single-family house lots

**Existing Density:** 1 du / 2 acres

**Proposed Density:** 1.57 du / acre

**School District:** Olentangy Local School District

**Utilities Available:** Del-Co Water and central sanitary sewer

**Critical Resources:** streams/drainage course, pond

**Soils:** BeA Bennington Silt Loam 0-2% slope

CaC2 Cardington Silt Loam 6-12% slope

Cardington Silt Loam 2-6% slope

**III. Introduction**

Hawks Nest at Highland Lakes is a proposed single-family detached condominium development of 30 units. The site plan shows one full access via Worthington Road and an emergency access to Big Walnut Road. Building envelopes are 55'x73' or 4,015 square feet. Sidewalks will be located on both sides of the streets, and the landscape plan shows street trees throughout. Large setbacks along Big Walnut and Worthington Roads preserve the views and meet Conservation Subdivision standards.

Open space of approx. 10.07 acres (52.85% of the net area) is provided, which includes 8' wide asphalt paths along Big Walnut and Worthington Roads, 5' wide asphalt paths throughout, four ponds, mounding, and a community green with benches. Units are either front-load garages with adequate space in front of the garage for two additional spaces, or side-load garages. Unit floor area ranges from 1,900 square feet to 2,700 square feet, and the minimum building spacing is 15'. All internal streets will be private.

**IV. Comprehensive Plan**

Genoa Township's 2016 Comprehensive Plan indicates the current Planned Community Facility zoning and recommends residential uses up to 2.2 units per net developable acre with sanitary sewer. At 1.57 units/net acre, this proposal is lower than the maximum recommended density.

**V. Issues**

**Traffic and access:** This developer will be required to construct a northbound left turn lane at the Worthington Road site access drive. In doing so, the developer will be responsible for connecting a 3-lane section between the existing improvements north and south of the entrance. An emergency access is provided to Big Walnut Road. While a full access would be preferred, it would require additional improvements to Big Walnut Rd.

**Drainage:** If the existing pond is placed on county maintenance, a geotechnical analysis will be required, as well as ensuring an adequate outlet is available to drain the site. The topography of the site generally falls to the southwest corner, with water eventually draining into a stream on the Highland Lakes North, Section 4 plat.

**Signage:** A double-sided hung sign at a height of 10 feet is proposed, which exceeds the zoning code's maximum height of 6 feet. A final signage plan will be provided at time of Final Development Plan. Staff recommends not exceeding the height limit.

**Lighting:** A lighting plan is included, and the fixtures proposed do not meet the zoning code's requirement for fully-shielded cut-off fixtures.

**Sanitary Treatment:** A letter from Environmental Services was enclosed with a previous rezoning on this site stating that "there is capacity and sanitary access for this development." It is assumed this is still the case since there is no letter in the application staff reviewed.

#### **VI. Divergences**

One divergence is requested:

1. The applicant seeks divergence from the requirement of 25 acres for rezoning to PRD where the proposed acreage is 19.055.

*Staff Comment:* The site is adjacent to other Planned Residential developments, so this is a reasonable request.

#### **VII. Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning request by Hawks Nest Premier Living from RR/PCF to PRD to the DCRPC, Genoa Twp. Zoning Commission and Genoa Twp. Trustees, *subject to:*

- 1.) Approval of the site acreage divergence as noted;
- 2.) Sign divergence not recommended for approval;
- 3.) Ensure adequate mounding and buffering against existing homes to the south and west; and
- 4.) Design the emergency access in a way that reduces confusion for motorists who might assume it is an entrance.

#### **Commission / Public Comments**

Mr. Todd Faris with Faris Planning and Design was present to represent the applicant. He stated that they agree with staff recommendations.

*Mr. George made a motion to recommend Conditional Approval of the rezoning request by Hawks Nest Premier Living, subject to staff recommendations #1-4. Mr. Heid seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.*

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#### IV. SUBDIVISION PROJECTS

##### Preliminary

12-17                    **The Pines – Berlin Twp. - 176 lots / 160.10 acres**

##### I. Conditions

**Applicant:** M/I Homes

**Subdivision Type:** Planned Residential

**Location:** West side of Lackey Old State Rd., south of Berlin Station Rd.

**Current Land Use:** Vacant, former agricultural

**Zoned:** R-2 with PRD overlay

**Zoning Approval:** July 10, 2017

**Utilities:** Del-Co water and central sanitary sewer

**School District:** Olentangy

**Engineer:** EMH & T

##### II. Staff Comments

The Pines is a 176-lot single-family subdivision with frontage on Lackey Old State Road. Its main entrance is via Lackey Old State Road, but it will have eventual access via the extension of Piatt Road, across from the new high school. A single road enters the site heading west and ending in a central loop with a green space. From that central green space, one road heads south ending in a stub, and the other heads north, curving west, and connecting with future Piatt Road. Two cul-de-sacs extend east off the north-south roads.

Seven separate reserves are being created totaling approximately 77.7 acres. The reserves line the edge of most of the site, with two open spaces on the inside of the subdivision. The reserves include four retention ponds, one existing pond, two streams, two wetlands, several 8' wide asphalt paths, a 10' wide asphalt path along Lackey Old State Road, and a tot lot.

Further discussion with the County Engineer's office resulted in a recommendation that any multi-use trail along Lackey Old State should not be located on the west side of the road where the topography might cause problems with engineering and multiple owners to the north and south would make a consistent trail less likely. Any continuous multi-use path should be on the east side of Lackey Old State, with other trails fully within the project and outside the proposed right-of-way.

*A technical review was held on July 18, 2017, after which the applicant has addressed all of the required changes.*

##### III. Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of **The Pines** to the DCRPC, *subject to:*

- 1.) *Continued work with the County Engineer's staff through the Final Engineering phase to locate multi-use trails outside the right-of-way.*

##### Commission / Public Comments

Mr. Jeff Strung with EMH & T was present to answer questions from the Commission.

Mr. Heid stated that he spoke with Mr. Piccin with the County Engineer's office and agreed that the multi-use path on Lackey Old State would be kept out of the right-of-way.

**Mr. Shafer made a motion for Conditional Preliminary Approval of The Pines, subject to staff recommendation. Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.**

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03-17 W Woodhaven Est., Lot 514, Div. #1 – Genoa Twp. - 02 lots / 04.62 acres

*\*\*This application was withdrawn by the Applicant.\*\**

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13-17 Carter's Farm - Kingston Twp. - 03 lots / 10.884 acres

**I. Conditions**

**Applicant:** John W. Hill Jr., Trustee

**Subdivision Type:** 3 Lot Common Access Driveway

**Location:** West side of Carter's Corner Rd., South of SR 521

**Current Land Use:** Vacant

**Zoned:** Farm Residential (FR-1)

**Utilities:** Del-Co water and private on-lot treatment systems

**School District:** Buckeye Valley

**Engineer/Surveyor:** Scioto Land Surveying Service

**II. Staff Comments**

Carter's Farm is a 3-lot Common Access Driveway Subdivision located on Carter's Corner Road. The CAD enters the site from Carter's Corner Road heading west. The lots will utilize on-site waste treatment systems as there is no sanitary available at this time. Critical resources include a stream that runs through the site from the north heading southwest. All lots are at least 2 acres in size.

*A technical review was held on July 18, 2017, after which the applicant has addressed all of the required changes.*

**III. Staff Recommendation**

Staff recommends *Preliminary Approval* of **Carter's Farm Subdivision** to the DCRPC.

**Commission / Public Comments**

Mr. Mike Williamson, Terrain Evolution, was present to represent the applicant.

**Mrs. Jenkins made a motion for Preliminary Approval of Carter's Farm Subdivision. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

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Preliminary/Final (none)

CONSENT AGENDA

Final

06-16            The Woods of Dornoch, Sec. 5 – Delaware Twp. - 40 lots / 12.091 acres

I.            Conditions

**Applicant:** Rockford Homes  
**Subdivision Type:** Single Family Residential  
**Location:** West of Braumiller Rd., North of Covered Bridge Dr.  
**Current Land Use:** Vacant  
**Zoned:** PRD (Planned Residential)  
**Zoning Approval:** August 1, 1994  
**Preliminary Approval:** February 25, 2016  
**Utilities:** Del-Co Water, private wastewater treatment plant  
**School District:** Delaware  
**Engineer:** Advanced Civil Design

II.            Staff Comments

The Woods of Dornoch, Section 5 is the final undeveloped part of Dornoch, which spans areas of both Delaware Township and Liberty Township. Sections were initially recorded in 1997 and 1998. The most recent Section to be platted was just west of this area in 2005. Section 5 indicates the completion of Maketewah Drive, which is stubbed to this property from both the east and the west. The 40 lots are generally 65' wide by 130' deep and are either adjacent to the existing golf course to the south or large wooded areas to the north. A small, half-acre area is retained in open space and conservation easement, preserving a stream and slopes. Additional acreage has been added to the north, allowing for stormwater maintenance, as well as conservation of a steep slope leading to Weiser Run.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

III.            Staff Recommendation

Staff recommends *Final Approval* of **The Woods of Dornoch, Section 5** to the DCRPC.

Commission / Public Comments

*Mrs. Jenkins made a motion for Final Approval of The Woods of Dornoch, Section 5. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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18-13.4.A      **Olentangy Falls, Section 4, Phase A – Liberty Twp. - 07 lots / 14.134 acres**

**I.            Conditions**

**Applicant:** Olentangy Falls, Ltd.  
**Subdivision Type:** Single Family Residential  
**Location:** North side of Hyatts Rd., east of Chapman Rd.  
**Current Land Use:** Vacant  
**Zoned:** PRD (Planned Residential)  
**Zoning Approval:** March 18, 2004  
**Preliminary Approval:** November 21, 2013  
**Utilities:** Del-Co Water, central sanitary sewer  
**School District:** Olentangy  
**Engineer:** CT Consultants

**II.            Staff Comments**

Olentangy Falls Sections 4, Phase A is the first phase of the Olentangy Falls subdivision to be platted north of Hyatts Road. One access, Olentangy Falls Boulevard, is located on Hyatts Road, which aligns with the Hyatts Road entrance to the southern sections of Olentangy Falls. This entry road ends and intersects with an east-west road, Ruth Crossing. The phase includes 7 lots on 14.134 acres. Open space makes up 3.566 acres. The site includes a pond and two streams leading west toward the Olentangy River.

In addition to platted open space, the site will include preservation easements that travel across building lots as well as through open space. Internal roads are open ditch and include a sidewalk on one side.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

**III.            Staff Recommendation**

Staff recommends *Final Approval* of Olentangy Falls, Section 4, Phase A to the DCRPC.

**Commission / Public Comments**

*Mrs. Jenkins made a motion for Final Approval of Olentangy Falls, Section 4, Phase A. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*



11-17      **Orange Centre Development, Lot 7492, Div. #1 – Orange Twp. - 01 lot / 03.336 acres**

**I.            Conditions**

**Applicant:** Columbus Jewish Foundation  
**Subdivision Type:** Commercial  
**Location:** West side of Orange Centre Drive, south of East Hidden Ravines Dr.  
**Current Land Use:** Vacant  
**Zoned:** PC (Planned Commercial)  
**Zoning Approval:** May 14, 2006



**Preliminary Approval:** June 29, 2017  
**Utilities:** Del-Co Water, central sanitary sewer  
**School District:** Olentangy  
**Engineer:** Civil & Environmental Consultants

## **II. Staff Comments**

The lot in question was originally created with the Orange Centre Development plat, recorded in December of 2007. At that time, most of the internal roads were built but the southern end of Orange Centre Drive was not built due to the topography of the site, with the land placed in a Reserve. While such roads would typically be required to be built, it was determined that the extension could be bonded and that the future development of the lot would be conditioned upon the road eventually being built when the site to the south was developed and the full road connection could be made.

While land to the south is not under review for development, the current owner of the parcel has identified a buyer and has agreed to amend the financial agreement to allow for the development of the site. A Final Plat was filed with the RPC and various agencies which dedicates the right-of-way and removes the related plat notes that limit the development of the lot. This plat simply displays the lot (same lot number) while dedicating the right-of-way, with some slight variations on setbacks as amended through Orange Township.

Glimcher (the original developer of the site and owner of the Reserve) has agreed with JLP-Orange LLC which owns the property to the south, to amend their Roadway Construction Agreement and Roadway and Utility Easement Agreement, which both date from 2008, to clarify that JLP-Orange will not be required to commence the construction of the extension of Orange Centre Drive on the Glimcher site until JLP-Orange commences construction of the extension of Orange Centre Drive on the JLP-Orange site. JLP-Orange has further agreed to amend its Escrow Agreement and Project Agreement with the County, which both date from 2009 and address the extension of Orange Centre Drive, to clarify that the amount of the escrowed funds will be increased to cover the full cost of the Orange Centre Drive extension on the Glimcher site.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

## **III. Staff Recommendation**

Staff recommends *Final Approval* of Orange Centre Development, Lot 7492, Division #1 to the DCRPC.

## **Commission / Public Comments**

*Mrs. Jenkins made a motion for Final Approval of Orange Centre Development, Lot 7492, Division #1. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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## **V. OTHER BUSINESS**

- Consideration for Approval: Reimbursement of ESRI conference expenses to Da-Wei Liou for \$1,600.95

*Mr. Clase made a motion to Approve the \$1600.95 reimbursement for Da-Wei Liou for the ESRI*

*conference. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

VI. POLICY / EDUCATION DISCUSSION (none)

VII. RPC STAFF AND MEMBER NEWS (none)

*Having no further business, Mr. Irvine made a motion to adjourn the meeting at 7:10 p.m. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

*The next meeting of the Delaware County Regional Planning Commission will be Thursday, August 31, 2017, 6:30 PM at the Frank B. Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.*

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Dave Stites, Chairman

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Stephanie Matlack, Executive Administrative Assistant