



Delaware County Regional Planning Commission

109 North Sandusky Street
P.O. Box 8006, Delaware, Ohio 43015
740-833-2260 fax 740-833-2259
www.dcrpc.org

Scott B. Sanders, AICP
Executive Director

MINUTES

Thursday, July 31, 2014 at 7:00 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 26, 2014 RPC Minutes
- Executive Committee Minutes of July 23, 2014
- Statement of Policy

II. VARIANCES *(none)*

III. ZONING MAP/TEXT AMENDMENTS

- 12-14 ZON Epcon Communities – Orange Twp. – 16.444 acres from R-2 to SFPRD
- 13-14 ZON Epcon Communities – Orange Twp. – 28.12 acres MFPRD to MFPRD
- 14-14 ZON Epcon Communities – Concord Twp. – 26.616 acres from FR-1 to PR
- 15-14 ZON Epcon Communities – Genoa Twp. – 14.72 acres from RR to PRD
- 16-14 ZON Metro Development – Concord Twp. – 49.61 acres from FR-1 & R-2 to PR

IV. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
14-14	T Stablewood	Berlin	28 lots / 63.3 acres
15-14	Northstar, Section 1, Phase E	Berkshire/Kingston	64 lots / 30.88 acres
18-14	Verona	Liberty	166 lots / 113.53 acres
16-14	Enclave at the Lakes	Orange	44 lots / 24.6 acres
17-14	Slate Ridge Commercial South	Orange	02 lots / 17.50 acres

Preliminary/Final *(none)*

Final

11-03.3	Killdeer Meadows, Section 3	Berkshire	33 lots / 09.84 acres
13-14	Scioto Reserve, Section 1, Phase 4, Lot 5777 easement vacation	Concord	01 lot / 0.264 acres
06-14	Frog Hollow	Harlem	03 lots / 28.291 acres
07-05.1.C	Nelson Farms, Section 1, Phase C	Liberty	04 lots / 05.395 acres

T=TABLED, W=WITHDRAWN

V. EXTENSIONS *(none)*

VI. OTHER BUSINESS

- Consideration for Approval: ESRI maintenance contract expenditure \$1,677.00
- Consideration for Approval: contract for Liberty Twp. Comprehensive Plan update

VII. POLICY / EDUCATION DISCUSSION

VIII. RPC STAFF AND MEMBER NEWS

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairman O’Brien called the meeting to order at 7:00 p.m.

▪ **Roll Call**

Representatives: Jeff George, Rick Sedlacek, Ric Irvine, Fred Fowler, Gary Merrell, Ken O’Brien, Tiffany Jenkins, Dave Stites, Matt Huffman, Hal Clase, Tom Farahay, Bill Thurston, Charlie Callender, Bonnie Newland, Mike Dattilo, and Doug Price. *Alternates:* John Piccin and Adam Howard. *Staff:* Scott Sanders, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the June 26, 2014 RPC Minutes**

Mr. George made a motion to Approve the minutes from the last meeting as presented, seconded by Mr. Sedlacek. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **July 23, 2014 Executive Committee Minutes**

1. Call to order

Chairman called the meeting to order at 8:45 a.m. Present: Susan Kuba, Dave Stites, Jeff George, Ken O’Brien and Tiffany Jenkins. Staff: Scott Sanders and Stephanie Matlack.

2. Approval of Executive Committee Minutes from June 18, 2014

Mr. Stites made a motion to Approve the minutes from the last meeting, seconded by Mrs. Kuba. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. New Business

- Financial / Activity Reports for June 2014

• REGIONAL PLANNING RECEIPTS		JUNE	YTD TOTAL
General Fees (Lot Split)	(4201)	\$615.00	\$3,690.00
Fees A (Site Review)	(4202)		\$3,600.00
Insp. Fees (Lot Line Transfer)	(4203)	\$200.00	\$1,100.00
Membership Fees	(4204)		\$268,280.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$476.18	\$2,381.60
Assoc. Membership	(4206)		
General Sales	(4220)		\$10.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$13,700.00	\$69,938.80
Charges for Serv. B (Final. Appl.)	(4231)	\$2,653.80	\$7,853.80
Charges for Serv. C (Ext. Fee)	(4232)	\$150.00	\$450.00
Charges for Serv. D (Table Fee)	(4233)		
Charges for Serv. E (Appeal/Var.)	(4234)	\$425.00	\$1,025.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$600.00	\$1,800.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		\$845.00
Soil & Water Fees	(4243)	\$200.00	\$3,450.00

MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		\$207.64
Other Reimbursements A			
Other Misc. Revenue (GIS maps)	(4730)	\$527.16	\$1,315.28
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
TOTAL RECEIPTS		\$19,547.14	\$365,947.12

Balance after receipts		\$690,792.16
Expenditures	-	\$ 23,539.17
End of June balance (carry forward)		\$667,252.99

After discussion of the financial reports, Mrs. Kuba made a motion to approve the financial reports as presented for audit. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Site Review
 - 1.) Stablewood – Berlin Twp. – 28 lots / 63.3 acres
 - 2.) Olentangy Falls East – Liberty Twp. – 150 lots / 146.94 acres

- July RPC Preliminary Agenda
 - 1.) Rezoning:
 - Epcon Communities – Orange Twp. – 16.444 acres from R-2 to SFPRD
 - Epcon Communities – Orange Twp. – 28.12 acres MFPRD – dvlpt. plan amndmt.
 - Epcon Communities – Concord Twp. – 26.616 acres from FR-1 to PR
 - Epcon Communities – Genoa Twp. – 14.72 acres from RR to PRD
 - Metro Development – Concord Twp. – 49.61 acres from to PRD
 - 2.) Variance: *(none for July)*
 - 3.) Preliminary:
 - Stablewood – Berlin Twp. - 28 lots / 63.3 acres
 - Northstar, Section 1, Phase E - Berkshire/Kingston Twp. - 64 lots / 30.88 acres
 - Verona-Liberty Twp. - 166 lots / 113.53 acres
 - Enclave at the Lakes – Orange Twp. - 44 lots / 24.6 acres
 - Slate Ridge Commercial South – Orange Twp. - 02 lots / 17.50 acres
 - 4.) Preliminary/Final: *none*
 - 5.) Final:
 - Killdeer Meadows, Section 3 – Berkshire Twp. - 33 lots / 09.84 acres
 - Scioto Reserve, Section 1, Phase 4, Lot 5777 easement vacation – Concord Twp. - 01 lot / 0.264 acres
 - Frog Hollow-Harlem Twp. - 03 lots / 28.291 acres
 - Nelson Farms, Section 1, Phase C – Liberty Twp. - 04 lots / 05.395 acres
 - 6.) Extension: *(none for July)*

- Director’s Report
 - 1.) Mid-year statistics

- Building permits are slightly lower than previous year to date (through May).
- Preliminary Residential reviews total 972 including July. Total in 2013 was 791.
- Final Residential reviews total 100 including July. Total in 2013 was 240.
- Zoning cases including July – 17 compared to 33 total last year.
- Zoning acreage including July – 577 acres compared to 1,396 acres in 2013.

2.) Activity updates

- No change on Berlin Zoning Code, Berkshire Zoning Code, and Liberty Zoning Code.
- Liberty Comp Plan: begin stakeholder meetings in the next few months.
- Oxford Zoning Code: reformatted, beginning internal updates before meeting this fall.
- Concord Comp Plan: good meeting – determined densities throughout the township. Working on language to allow the Zoning Commission to determine densities in multi-family areas by looking at the impact to traffic and students rather than a specific number.

3.) Zoning Inspector follow-up meeting to discuss permit-tracking software used by Code Compliance. Meeting set for July 31 at 10:00.

4.) July 15 and 16 attended an ODOT-sponsored Ohio Planning Conference in Columbus.

5.) MORPC beginning a new process called Insight 2050 – gathering data for future projections.

6.) The County painted the trim on our building as part of regular maintenance. Also stripped and stained the front door which was not done in 2003. Looks very nice.

7.) Continue working with GIS staff to add features from our own data, host our own online maps. Just found out that Annie Parsons is no longer in the DALIS office and that Robert Parsons will be assuming that role.

8.) Future educational sessions at RPC meetings: Site review, Tech Review, Lot split, Preliminary Plan, CADs.

4. **Old Business**

- Bonus Policy – Mr. Sanders presented the Committee with a draft Merit Compensation Policy. The Committee will review and discuss at the August meeting.

5. **Other Business**

- Consideration for recommendation of approval – ESRI maintenance agreement to DALIS office - \$1,677.00

Mrs. Jenkins made a motion to recommend Approval of the ESRI maintenance agreement of \$1,677.00 to the Commission. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

6. **Personnel** (*none*)

7. **Adjourn**

Having no further business, Mr. Stites made a motion to adjourn the meeting at 10:30 a.m. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, August 20, 2014 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** (none)

III. **ZONING MAP/TEXT AMENDMENTS**

12-14 ZON Epcon Communities – Orange Twp. – 16.444 acres from R-2 to SFPRD

I. Request

The applicant, Epcon Communities, on behalf of the owner, C.E. Mainous Trustee, is requesting a 16.444-acre rezoning from R-2 to SFPRD to allow for a 32-unit condominium project to be called **The Courtyards at Abbey Knoll**.

History of the site

This site was reviewed by the RPC in September, 2013 as a 42-unit development with a similar courtyard condominium product. The RPC recommended conditional approval and the project was later withdrawn at the Township. The RPC zoning data indicates this is still zoned FR-1.

II. Conditions

Location: 2085 South Old State Rd.

Present Zoning: R-2 (Farm Residential - FR-1)

Proposed Zoning: Single Family Planned Residential (SFPRD)

Present Use(s): several existing buildings and two ponds

Proposed Use(s): condominiums

Existing Density: 1 du/acre

Proposed Density: 3.28 du/acre

School District: Olentangy Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: ponds, streams

Soils: GwB Glynwood Silt Loam 2-6% slope

GwC2 Glynwood Silt Loam 6-12% slope

BoA Blount Silt Loam 0-2% slope

LyD2 Lybrand Silt Loam 12-18% slope

III. Description

The Development Plan represents a similar design as the one previously reviewed, with a reduction of 10 units. The plan indicates two entrances – one from Abbey Knoll Drive and a second one from South Old State Road. An internal, private road circulates through the site, providing access to the courtyard-style single-unit buildings. The site currently includes two ponds which will be retained and reworked to allow a more logical development of the site.

The “courtyard” housing product is a design that has been built in two or three sites in the county, with several others proposed (three other cases this month). Units are typically between 1,800 and 2,500 square feet. Two bedrooms are standard (three with an optional bonus suite). They have front-load garages, with adequate space in front of the garage for two additional parking spaces. Units have ample windows and openings along one side, leading to a courtyard. The wall of the adjacent unit does not have windows or openings (except for the possibility of small areas of glass-block).

There is open space of 6.52 acres (an increase of .8 acres), which exceeds the 20% (3.28 ac.) required. Mounding is provided in a 70-foot strip between the additional right-of-way and the rear of units. Other open space is located around the two ponds to the east. A “site amenity” is shown on the plan with a potential list of possibilities (cabana, pavilion, pool, exercise facility, or other similar amenities...as shown on the Development Plan). No specific details are included. Eight guest parking spaces are provided.

Sidewalks are provided on at least one side of each private street, with connections to existing sidewalks. This will provide a link to Orange Road and Orange Township park facilities on the southwest corner of Orange and South Old State. Roads are designed to meet the County Engineer’s standards.

IV. Comprehensive Plan

The 2010 Orange Township Comprehensive Plan recommends residential uses in this area at a density of 2 units per acre. This development represents a gross density of 1.95 units per acre. The residential use is consistent with the Plan, as is the density. Condominium uses typically create a smaller impact on traffic and student population, but not with regard to sewer and other utility use. Also, this proposal is an infill development immediately adjacent to other single-family uses and should create a transition between the two neighborhoods.

V. Divergences

The previously-reviewed proposal was for a Multi-Family PRD designation. This required a single divergence, since the Township’s MFPRD language does not specifically allow for single-unit condominiums. This version indicates a request for Single Family PRD designation, resulting in a number of divergence requests. Since there is not fee-simple lot for each home, these include divergences for 1.) lot width, 2.) lot depth, 3.) side yard setback, and 4.) rear yard setback. Additionally, because the proposal is utilizing the “cluster housing” detail within the SFPRD, the applicant is asking for a divergence from the standards for attached dwellings, since the cluster language requires attached dwellings.

Staff response: Staff can understand that the township would prefer that the map shows SFPRD in this area, since it is adjacent to Abbey Knoll. However, it’s interesting to note that whether this proposal is zoned to MFPRD or SFPRD, it needs a divergence request for single-unit construction. The SFPRD designation generates the need for several additional divergences as noted. Several single-unit-style condominium projects are located throughout the county. If other standards such as fire suppression and access can be accommodated, staff sees no reason why these divergences wouldn’t be appropriate. However, staff recommends that the township consider finding the best location for single-unit condominiums designs (probably MFPRD) and allow for it, reducing the need for divergences in the future.

VI. Building spacing

As a condominium-type development, there are no parcel lines and therefore no side yard setbacks. The design indicates a minimum 15-foot building separation between most buildings, with 15-foot separation also between the rears of buildings down the center of the development. The Code requires a 25-foot separation unless both adjacent walls are masonry, in which case no buildings shall be closer than 15 feet.

Staff response: These are designed as courtyard units, with windows and openings primarily on the front and one side, minimal openings on the opposing side and no features or openings on the rear of each unit. Staff recommends that, based on similar projects throughout the county, the applicant provide more detail with regard to other fencing and areas that are visible from outside the development.

VII. Design

The design introduces a different look from what is adjacent to this site, both to the east and to the west across South Old State Road. The buildings present their backs to Old State Road homes and those within Abbey Knoll. Units in the northwest corner are located awkwardly facing the curve of the road. The development should be designed so that buildings do not present blank walls to adjacent homes and streets.

VIII. Access

Two accesses are shown – one on South Old State and one on Abbey Knoll Drive. Development of the site should seek to improve sight distance looking north from Abbey Knoll Drive, which is currently restricted based on topography. The access to Abbey Knoll has been designed to align with Redwood Valley Court to the south.

IX. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Epcon for 16.444 acres from R-2 (FR-1) to SFPRD to the DCRPC, Orange Twp. Zoning Commission, and Orange Twp. Trustees, *subject to:*

1. *Additional definition of the Site Amenity;*
2. *Approval of the divergence requests;*
3. *Additional detail as to the backs of buildings adjacent to existing roads and homes, as well as other site-specific fencing and detail.*
4. *The Zoning Commission considering changes to its Zoning Resolution to allow single-unit-style condominiums in one of its residential designations without the need for a divergence.*

Commission / Public Comments

Ms. Linda Menerey, EMH & T and Mr. Phil Fankhauser with Epcon were present to answer questions from the Commission.

Mr. O'Brien asked Mr. Piccin if this will fit with the proposed plan for South Old State North of Abbey Knoll. Mr. Piccin said that he would talk with Rob Riley to confirm.

Mr. Sites made a motion to recommend Conditional Approval of the rezoning request by Epcon for 16.444 acres from R-2 (FR-1) to SFPRD, subject to staff recommendations. Mrs. Jenkins seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

13-14 ZON Epcon Communities - Orange Twp. – 28.12 acres MFPRD to MFPRD

I. Request

The applicant, Epcon Communities, is requesting a change in the approved development plan, which is handled as a rezoning of 28.12-acres from Multi-Family Planned Residential District (MFPRD) to MFPRD to allow for a 91-unit condominium community to be called **The Courtyards at Hidden Ravines**.

History of the site

This site was part of a larger project known as Orange Village Center, which included commercial close to U.S. 23 and residential to the east, including land that was ultimately developed on the east side of Highfield Drive. A subsequent proposal reviewed by the RPC in 2005 and approved by Orange Township in 2006 for the area between Highfield and Route 23 created the layout for the commercial outlots along the highway as well as 156 condominiums arranged in 4-unit buildings. Our records indicate that the Township ultimately approved 128 units. The outlots (including several along Orange Road) were platted and some have experienced construction (Gordon Food Service, Aldi, and a veterinary office).

In February, 2010, the RPC reviewed a proposal to build 220 units on the residential portion of the overall site. The Commission recommended Denial of the increase in density to the township, which ultimately denied the case as well, in August, 2010.

II. Conditions

Location: southeast corner of US 23 and Orange Road, Lewis Center

Present Zoning: MFPRD

Proposed Zoning: MFPRD

Present Use(s): vacant, stormwater detention pond

Proposed Use(s): condominium project (The Courtyards at Hidden Ravines)

Existing Density: 5.54 du/acre (based on GIS data using the current residential acreage)

Proposed Density: 3.24 du/acre

School District: Olentangy School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: wetlands, slopes > 20%

Soils: GwC2 Glynwood Silt Loam 6-12% slope

GwB Glynwood Silt Loam 2-6% slope

BoA Blount Silt Loam 0-2% slope

PwA Pewamo Silty Clay Loam 0-1% slope

LyE2 Lybrand Silt Loam 18-25% slope

III. Description

As noted in the History section above, this site is surrounded by development that has already taken place. As part of the Orange Centre Development, platted in 2007, the main roads through this development have been constructed. East Hidden Ravines Drive is a connector between U.S. 23 and Highfield Drive. Orange Centre Drive has been built to East Orange Road, aligning with the driveway for the Developmental Disabilities site to the north. This road extends toward adjacent land to the south, with improvement stopping short approximately 185 feet of the property line.

The current proposal is for a reduction in density, from 128 units in four-unit pinwheel buildings to a mix of 65 units of courtyard product to the north and 26 units of double and triple units to the south. The “Courtyard” housing product is a design that has been built in two or three sites in the county, with several others proposed (three other cases this month). Units are typically between 1,800 and 2,500 square feet. Two bedrooms are standard (three with an optional bonus suite). They have front-load garages, with adequate space in front of the garage for two additional parking spaces. Units have ample windows and openings along one side, leading to a courtyard. The wall of the adjacent unit does not have windows or openings (except for the possibility of small

areas of glass-block).

Internal streets will be private and built to standards of the County Engineer for private streets. Stormwater management was developed and built with the original plat for Orange Centre. This proposal indicates that the eastern detention pond will be moved farther east, allowing for a more cohesive design.

IV. Conformance with the Comprehensive Plans

The Orange Township 2010 Comprehensive Plan identifies the area between Orange Road and Powell Road, east of US 23 to the Conrail RR tracks as the “Central Commercial/Industrial Corridor” and recognizes the current MFPRD zoning at the approved density of 128 condominium units. Multi-family is certainly an acceptable use and, in this case, an approved use for this site. The area includes a large amount of existing multi-family development, including 52 units at Hidden Reserve condos, 160 units at Hidden Springs condos, 218 units at Dooley’s Orchard Apartments, and 48 units at Hidden Springs II condos with another 32 approved.

V. Divergences

Only one divergence is requested. The MFPRD has traditionally been used for multi-family uses where multiple units are in a single building (4-unit “pinwheel” condos and multi-unit condos and apartments). Therefore, the code requires that buildings have two or more units.

Staff response: This requirement is the result of trying to differentiate between a single-family project and a multi-family project. Several single-family-style condominium projects are located throughout the county. If other standards such as fire suppression and access can be accommodated, staff sees no reason why this divergence wouldn’t be appropriate. Again, staff recommends that the township consider finding the best location for single-unit condominium designs (probably this designation) and allow for it, reducing the need for divergences in the future.

VI. Building spacing

As a condominium development, there are no parcel lines and therefore no side yard setbacks. The design indicates a minimum 15-foot building separation between most buildings, with 15-foot separation also between the rears of buildings down the center of the development.

Staff response: These are designed as courtyard units, with windows and openings primarily on the front and one side, minimal openings on the opposing side and no features or openings on the rear of each unit. Staff recommends that, based on similar projects throughout the county, the applicant provide more detail with regard to other fencing and areas that are visible from outside the development.

VII. Paths

When the Orange Centre plat was created, no paths or sidewalks were created along East Hidden Ravines Drive or Orange Centre Drive. Staff recommends such a path be created along at least one side of these roads at this time.

VIII. Staff Recommendations

Staff recommends **Conditional Approval** of the request by Epcon Communities for 28.12-acres from MFPRD to MFPRD, to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, *subject to:*

1. *Approval of the divergence request;*
2. *Providing a path along East Hidden Ravines Drive and Orange Centre Drive, or as indicated by the township;*
3. *Additional detail as to the backs of buildings adjacent to Hidden Ravines Drive and other site-specific fencing and accessories;*
4. *The Zoning Commission considering changes to its Zoning Resolution to allow single-unit-style condominiums in one of its residential designations without the need for a divergence.*

Commission / Public Comments

Ms. Linda Menerey, EMH & T and Mr. Phil Fankhauser with Epcon were present to answer questions from the

Commission.

Mr. Farahay stated that he is certain the Zoning Commission would require the 10' wide path along the North side of Hidden Ravines Drive and on the East side of Orange Center Drive.

Mr. Stites asked how the private roads would be maintained. Mr. Fankhauser stated that there would be a condominium established to maintain all the private roads. He stated that they would provide fully funded reserves to cover the first year of any repair or maintenance.

Mr. O'Brien questioned the screening between the condominiums and the cemetery. Mr. Fankhauser said there would be screening with trees and for houses that back up to the public streets, there will be architectural elements added to screen.

Mr. George made a motion to recommend Conditional Approval of the request by Epcon Communities for 28.12-acres from MFPRD to MFPRD. Mrs. Jenkins seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

14-14 ZON Epcon Communities - Concord Twp. – 26.616 acres FR-1 to PRD

I. Request

The applicant, Epcon Communities, on behalf of the owner, Thomas E. Price, is requesting a rezoning of 26.616 acres from Farm Residential (FR-1) to Planned Residential District (PRD) to allow for an 80-unit condominium project to be called **The Courtyards at South Section Line**.

II. Conditions

Location: south of South Lake Hill Rd., east of South Section Line Rd., north of Home Rd.

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Planned Residential District (PRD)

Present Use(s): single family home and several outbuildings

Proposed Use(s): condominium project (The Courtyards at South Section Line)

Existing Density: 1 du / 1.5 acres

Proposed Density: 3 du / acre

School District: Buckeye Valley School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: streams, slopes > 20%

Soils: GwB Glynwood Silt Loam 2-6% slope

BoB Blount Silt Loam 2-4% slope

MpD2 Milton-Lybrand Complex 12-18% slope

III. Description

Epcon is proposing an 80-unit “infill” condominium development between existing sections of Scioto Reserve and South Section Line Road. It is directly adjacent to open space areas in Scioto Reserve to the east. Typical lots in this portion of Scioto Reserve are between .22 acres and .28 acres. Adjacent lots to the west across S. Section Line are part of the Ebright’s Scioto Subdivision plat, recorded in 1955. The lots are generally between .85 and 1.3 acres in size.

The proposed layout uses a single access to S. Section Line Road. Sight distance is generally limited along Section

Line Road, as the area is the location of several hills and valleys that limit driveway locations. The access is shown at a mostly level area. The intent is to preserve the existing home and a barn into a lot that will gain access internally. The entry road terminates into a proposed club house with pool. An additional emergency/pedestrian access is provided via an existing stub (St. Laurent Drive) in Scioto Reserve.

Lots are arranged in a block pattern, with open space provided along S. Section Line utilizing a 130-foot setback from centerline. Other open space is provided along the valleys that cut across the northern portion of the site. These valleys include two streams that are delineated on the aerial. A sidewalk is provided along one side of the private streets, with street trees planted along each property “line.” Existing vegetation is preserved along S. Section Line Road with additional trees added where needed. A portion of the acreage is contained in a 1.18-acre parcel with frontage on South Lake Hill Road. This acreage does not indicate any development or improvement.

The “Courtyard” housing product is a design that has been built in two or three sites in the county, with several others proposed (three other cases this month). Units are typically between 1,800 and 2,500 square feet. Two bedrooms are standard (three with an optional bonus suite). They have front-load garages, with adequate space in front of the garage for two additional parking spaces. Units have ample windows and openings along one side, leading to a courtyard. The wall of the adjacent unit does not have windows or openings (except for the possibility of small areas of glass-block). Minimum building spacing is 10 feet, according to the development plan.

IV. Process

Concord Township’s Planned Residential District is a single-step process. While some changes can be made to the approved Development Plan over the course of development, detail must be provided at the time of initial rezoning. If approved, the land would be rezoned and the Development Plan would be viable for three years. Extensions can be granted.

V. Comprehensive Plan

The 2004 Comprehensive Plan is currently in the process of being updated. The current plan recommends residential use at a density of 1.25 units per acre throughout much of the township. That plan predates the Sewer Master Plan update in 2006 and the construction of the Lower Scioto Wastewater Treatment Plant at Moore Road. These changes, as well as other development pressures, have necessitated the Township’s effort to update its Comprehensive Plan. A steering committee has been meeting since November, 2013 to update the plan. The current draft of the plan recommends densities of 2 units per acre in much of the township. This is similar to Scioto Reserve, which is an overall density of 1.85 units per gross acre.

The proposal represents a departure from the density recommended in the existing and draft Comprehensive Plan. Condominium projects, even when not age-restricted, tend to have a lower impact on schools and traffic than single-family developments on fee-simple lots. The 2 units per acre calculation would result in a total of 53 lots. If developed as a single-family development, this density would generate 524 trip ends per day. At the proposed density of 3 units per acre, detached housing would generate 400 trip ends per day (*source: Institute of Transportation Engineers*). Where sewage use is concerned, Delaware County calculates one-bedroom facilities at 60% per unit versus that of a single-family home. Student generation will be negligible, if any, at this site.

VI. Issues

A. Density

No divergences are requested as the zoning code allows for certain density increments of one-half unit per acre be allowed for each item in a list of features, as long as the overall density does not exceed 3 units per acre. This plan appears to achieve #3) useable parks...as part of the design, #4) pedestrian or bike trails provided as part of the design, and #5) retention and protection of natural...areas. Language within the draft Comprehensive Plan is

proposed to note that multi-family and condominium developments may be acceptable at densities above those recommended within the Land Use Recommendations, provided the impact to traffic and other community impacts.

B. Building spacing

As a condominium development, there are no parcel lines and therefore no side yard setbacks, although the plan indicates “lots” that will be created via the exempt condominium process. The design indicates a minimum 10-foot building separation between most buildings, with a larger separation between the rears of buildings down the center of the development.

***Staff response:** These are designed as courtyard units, with windows and openings primarily on the front and one side, minimal openings on the opposing side and no features or openings on the rear of each unit. Staff recommends that, based on similar projects throughout the county, the applicant provide more detail with regard to other fencing and areas that are visible from outside the development.*

C. Road Composition

Concord Township has experienced areas where the private nature of condominium roads has generated maintenance problems over time. Such standards need to be provided for in the Development Plan through the zoning process. The proposed cross section shows 1.5 inches of 404 asphalt over 3 inches of 402 asphalt on a 4-inch aggregate base and 4-inches of #2 stone. Staff recommends the township consult with the County Engineer for the appropriate language.

D. Utilities

The application includes service letters from major utility providers. The letter from the Regional Sewer District states that sanitary sewer is available to the site, similar to the letter for the Moors at Clark-Shaw which was reviewed in June. Development is permitted to connect to the County sewer system, provided that there is sufficient capacity available for the development and all requirements of the Sanitary Engineer’s office can be met. Sanitary sewer is not currently located on the subject parcel and a sewer extension from the future O’Shaughnessy pump station is required to serve this area.

This site represents the second proposal for development that would be served by the Lower Scioto Wastewater Treatment Plant, located on the west side of the O’Shaughnessy Reservoir on the south side of Moore Road. The service area includes most of Concord Township and small areas of western Liberty Township. A new pump station is required at Butts Road to provide service to the east side of the reservoir. Although it may seem premature to rezone a project before these details can be worked out, the policy of the Regional Planning Commission typically has been that applications within sewer service areas are recommended for approval where sanitary service is required.

There is no letter from the County Engineer’s office, but staff has confirmation that the office has reviewed the plan and made preliminary comments. A Traffic Impact Study will be required. The access point appears to be appropriate but will need to be confirmed by the developer.

VII. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Epcon Communities for 26.616-acres from FR-1 to PRD, to the DCRPC, Concord Twp. Zoning Commission and Concord Twp. Trustees, *subject to:*

1. *Check building spacing with the Fire Department and ensure that roof overhangs and other bump-outs are considered;*
2. *Provide proper construction of the Fire Access to St. Laurent’s Drive as a paved driveway in accordance with Fire Department standards;*
3. *Confirm proper site distance is provided at the entrance location;*
4. *Provide additional detail for building design where structures are adjacent to existing homes and along the rear of the*

lots where the utilities are located.

Commission / Public Comments

Mr. Todd Faris with Faris Planning and Design along with Mr. Phil Fankhauser with Epcon were present to answer questions from the Commission. Mr. Faris stated that they would work with the Fire Department on staff comments.

Mrs. Jenkins reiterated that condo sanitary needs are calculated the same as a single family home without reduced use as would be calculated for a 1 bedroom apartment.

Mr. O'Brien asked if the emergency access is available to any emergency vehicle and not just fire access. Mr. Faris said yes.

Mr. Price made a motion to recommend Conditional Approval of the rezoning request by Epcon Communities for 26.616-acres, subject to staff recommendations. Mr. Fowler seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Concord Twp.). Motion carried.

15-14 ZON Epcon Communities - Genoa Twp. – 14.72 acres RR to PRD

I. Request

The applicant, Epcon Communities, is requesting a rezoning of 14.72-acres zoned Rural Residential (RR) to Planned Residential District (PRD) to allow for a 39-unit condominium community to be called **The Courtyards on Maxtown**.

History of the site

The RPC reviewed a proposal on this site in October, 2013. At that time, a similar courtyard condominium neighborhood of 50 units was presented. The RPC recommended approval with several conditions. The case was denied by the township in March, 2014.

II. Conditions

Location: 7339, 7341 and 7377 Maxtown Rd.

Present Zoning: Rural Residential (RR)

Proposed Zoning: Planned Residential District (PRD)

Present Use(s): three single family homes and accessory buildings

Proposed Use(s): condominium project (The Courtyards on Maxtown)

Existing Density: 1 du / 2 acres

Proposed Density: 2.65 du/acre

School District: Westerville School District

Utilities Available: Del-Co Water and central sanitary system

Critical Resources: none

Soils: PwA Pewamo Silty Clay Loam 0-1% slope

CaB Cardington Silt Loam 2-6% slope

BeB Bennington Silt Loam 2-4% slope

III. Description

The proposal indicates a similar design to the previous application, but with 11 fewer units. It includes an access to Maxtown Road with a private road which circulates through the property. The entrance has been

changed to not show shared access to the church property to the east.

A detention basin is shown to the northeast corner of the site. Three potential amenities are located through the site. Mounding is located along the western property line.

IV. Issues

1. The application incorrectly refers to the current zoning as PD-1.
2. The 2009 Genoa Township Comprehensive Plan recommends this site for residential use at a maximum density up to 2.2 units per net developable acre.
Staff Comment: *The proposal represents a departure from the density recommended in the Comprehensive Plan. If gross acreage is used, the 2.2 units per acre calculation would result in a total of 32 units. This proposal exceeds that number by seven units. As has been discussed in past zoning cases, age-restricted units generate lower impacts in some areas such as education costs and traffic, but the sewage use is the same.*

At the recommended density of 2.2 units per acre, a single family development on this site would generate 320 trip ends per day. At the proposed density of 2.65 units per acre, detached senior housing would generate 145 trip ends per day (source: Institute of Transportation Engineers). Where sewage use is concerned, Delaware County calculates one-bedroom facilities at 60% per unit versus that of a single-family home. Student generation will be negligible, if any, at this site.
3. Open space: The code requires at least 40% open space throughout the development where the development plan indicates that 55.6% (8.19 acres) is provided. This is an increase from 6.63 acre as provided in the previous proposal.
Staff Comment: *The calculation includes Common Open Space. In a condominium development, all open space is common, so the actual number may be higher than the one listed. The site is significantly wooded, and the revised layout preserves much of the wooded area to the north.*
4. Utilities: (Same comments from previous review) The utility of greatest concern at this location is Sanitary Sewer. A letter is included, dated August 16, 2013, which notes that although there is capacity in the sewer system for 50 units, there are more sewer capacity requests than there is capacity available in the Maxtown Pump Station. The county is working with the township and consultants to determine if improvements can be made to expand the capacity of the pump station. Improvements may include upgrades to the pump station as well as downstream gravity sewers (pipes).
5. Building spacing: As a condominium-type development, there are no parcel lines and therefore no side yard setbacks. The design indicates a minimum 15-foot building separation between most buildings, with 15-foot separation also between the rears of buildings down the center of the development. The Code requires an 11-foot separation.
Staff comment: *These are designed as courtyard units, with windows and openings primarily on the front and one side, minimal openings on the opposing side and no features or openings on the rear of each unit. This could create a blank wall of buildings facing the existing homes to the west.*
6. Site amenities are shown on the plan with a potential list of possibilities (cabana, pavilion, pool, exercise facility, or other similar amenities...as shown on the Development Plan. No specific details are included. Eight guest parking spaces are provided.
Staff comment: *Specific plans will be part of the Final Development Plan process.*
7. The previous plan showed a shared driveway for the church property to the east. This has been removed in the current proposal.

Staff comment: *Staff is unaware of conversations that might have taken place regarding this access and recommends continued efforts to share an access point.*

8. Divergences: The applicant is requesting several divergences for this project:

a.) PRD zoning requires a minimum area of 25 acres for the creation of a cohesive planned area.

Staff Comment: *The site is adjacent to other Planned Residential development to the north, Suburban Residential (half-acre lots without open space), and Planned Community Facilities (church) to the east. This standard is in place to ensure that the appropriate density and open space can be designed in a way that can allow for proper relationship with surrounding uses. It may be appropriate to allow this divergence from the required acreage.*

b.) Maximum density in the zoning resolution is 2.2 units per net developable acreage. The proposal is for 2.65 units per gross acre and 3.10 per net developable acre.

Staff Comment: *As noted earlier, the PRD zoning designation is consistent with the Comprehensive Plan in its definition of maximum number of units per acre. As noted under #2 above, the proposal will be a lower impact than the typical number of allowable lots if developed as a single-family development.*

c.) Percentage of cluster housing: The code is designed to allow such cluster development at 35% of a PRD development. This project is 100% cluster product.

Staff Comment: *Based on surrounding development, this is a reasonable request.*

V. Criteria for Approval

Planned district zoning designations require the following Criteria for Approval:

1. If the proposed development is consistent in all respects with the purpose, intent and general standards of the Genoa Township Zoning Resolution.

Staff Comment: *As noted in the report, there are numerous divergences requested, signaling the areas where the proposal is not consistent with the standards of the resolution, as well as some of the “unique natural features and balanced residential environment” statements in the Intent and Purpose section of the PRD zoning designation.*

2. If the proposed development is in conformity with the Genoa Township Comprehensive Plan.

Staff Comment: *The residential use generally conforms to the plan.*

3. If the proposed development advances the general welfare of the township and the immediate vicinity.

Staff Comment: *Perhaps the use does, since the proposal targets a demographic that is a growing population that wishes to remain in (or locate to) the general area. However, there are questions about whether additional density is justified with this product at this location.*

VI. Staff Recommendations

Staff recommends **Conditional Approval** of the zoning case for 14.72 acres from RR to PRD for Epcon Communities to the RPC, the Genoa Township Zoning Commission and the Genoa Township Trustees, subject to:

1. Resolution of the pump station Sanitary Capacity issue.
2. Approval for the reduction of land required for PRD application and allowance for 100% cluster housing.
3. Continue to seek shared access point with the church property to the east.

Commission / Public Comments

Ms. Linda Menerey, EMH & T and Mr. Phil Fankhauser with Epcon were present to answer questions from the Commission.

Mrs. Jenkins made a motion to recommend Conditional Approval of the rezoning for 14.72 acres from RR to PRD, subject to staff recommendation. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

16-14 ZON Metro Development - Concord Twp. – 49.61 acres FR-1 and R-2 to PRD

I. Request

The applicant, Metro Development, on behalf of the owner, Martha A. Yinger Trustee, is requesting a rezoning of 49.61 acres zoned Farm Residential (FR-1) and Residential (R-2) to Planned Residential (PRD) for a 92-lot single-family community to be called **River Bluff**.

II. Conditions

Location: south side of Butts Rd, west of South Section Line Rd.

Present Zoning: Farm Residential (FR-1) and Residential (R-2)

Proposed Zoning: Planned Residential (PRD)

Present Use(s): five separate lots with single family homes and accessory buildings along with agricultural use

Proposed Use(s): single family subdivision with open space

Existing Density: 1 du / 1.5 acres

Proposed Density: 1.85 du / acre

School District: Buckeye Valley School District

Utilities Available: Del-Co Water and central sanitary system

Critical Resources: streams

Soils: GwB Glynwood Silt Loam 2-6% slope

GwC2 Glynwood Silt Loam 6-12% slope

MpD2 Milton-Lybrand Complex 12-18% slope

III. Description

The project design indicates two entrances on South Section Line Road, with one aligning with Scenic Creek Drive, a private road in a condominium portion of Scioto Reserve Expansion. The main entrance aligns with Highlands Drive, a subdivision of 1+ acre lots platted in 1996-2002. Internal public roads circulate through the site. The 92 lots include 87 that are generally quarter-acre in size with 75 feet of frontage.

Open space is distributed throughout the site. Along South Section Line, a 130-foot lot setback from centerline will maintain a strip of open space along the road. This area will include a 5-foot walking path which will continue along Section Line and down Butts Road. The main entry terminates into a 1.22-acre park which includes landscaping and an active play area with a small playground structure. Other open spaces include detention around the site for drainage purposes. Significant buffering and landscaping is provided along S. Section Line and adjacent to the existing home to the south. Total area dedicated to open space is 10.81 acres, or 22% of the overall area.

Five lots are planned with access to a CAD coming off Riverside Drive. This particular area consists of three lots that are currently zoned R-2, allowing a minimum lot size of 29,000 square feet if served by centralized sewer. The southern two lots currently exist although only one contains a house. The northern three lots would be created from a single lot in the Sciotosage Bluffs subdivision, platted in 1978. These three lots measure between 39,000-s.f. and 48,000-s.f., well above the current R-2 minimum. They also exceed the minimum 75-foot frontage

as they are all at least 113 feet wide. Although these three new lots could be created under the current zoning district, they will require an amendment to the current Sciotosage Bluffs plat whether rezoned or not.

IV. Process

Concord Township's Planned Residential District is a single-step process. While some changes can be made to the approved Development Plan over the course of development, detail must be provided at the time of initial rezoning. If approved, the land would be rezoned and the Development Plan would be viable for three years. Extensions can be granted.

V. Comprehensive Plan

The 2004 Comprehensive Plan is currently in the process of being updated. The current plan recommends residential use at a density of 1.25 units per acre throughout much of the township. That plan predates the Sewer Master Plan update in 2006 and the construction of the Lower Scioto Wastewater Treatment Plant at Moore Road. These changes, as well as other development pressures, have necessitated the Township's effort to update its Comprehensive Plan. A steering committee has been meeting since November, 2013 to update the plan. The current draft of the plan recommends densities similar to Scioto Reserve, which is 1.85 units per gross acre. This project indicates the same 1.85 units per acre.

VI. Divergence

The application lists a divergences request to allow driveways to be constructed within 40 feet of intersections. This appears to apply to only two lots.

Staff comment: This is appropriate based on the proposed layout; such spacing is not a County standard.

VII. Issues

A. Sidewalks/Trails

The plan indicates sidewalks throughout, a bike path along the frontage of South Section Line and Butts Road. Staff concurs with these facilities as positive impacts for public health and increased value for the overall area.

B. Road alignment

As noted, the plan indicates two accesses on South Section Line Road. The northern access will be built with the first section. A Traffic Access Study has been reviewed and approved by the County Engineer's office indicating that the accesses are appropriate and requiring north-bound turn lanes at both locations.

The property to the west is a 12-acre wooded parcel with a single home. This property could generate from 15-24 single-family homes, assuming sanitary sewer becomes available. While this land has access to Butts Road, a road stub should be provided from this development to promote connectivity and community. This will be further studied during the subdivision process. The traffic study process may also identify the need for other requirements along the adjacent roads, including additional right-of-way as defined in the Thoroughfare Plan.

C. Utilities

The application includes service letters from major utility providers. The letter from the Regional Sewer District states that sanitary sewer is available to the site. Development is permitted to connect to the County sewer system provided that there is sufficient capacity available for the development and all requirements of the Sanitary Engineer's office can be met. Sanitary sewer is not currently located on the subject parcel and a sewer extension from the future O'Shaughnessy pump station is required to serve this area.

This site represents the first of several developments that will be served by the Lower Scioto Wastewater

Treatment Plant, located on the west side of the O’Shaughnessy Reservoir south of Moore Road. The service area includes most of Concord Township and small areas of western Liberty Township. A new pump station is required to provide service to the east side of the reservoir. Although it may seem premature to rezone a project before these details can be worked out, the policy of the Regional Planning Commission typically has been that applications within sewer service areas are recommended for approval where sanitary service is required. However, staff typically asks that some detail be provided showing conceptual locations of extension across unrelated parcels. In this case, it would include the conceptual extension from this site to the site of the pump station.

There is no letter from the County Engineer’s office, but staff has confirmation that the office has reviewed the plan and made preliminary comments. A Traffic Impact Study will be required which will determine which streets may need to be built as collectors.

D. General

The proposal includes sample deed restrictions and commits to standards for building appearance and architectural detail. The application also includes landscaping and signage. Signage detail shows a post and mast arm design at a maximum height of 15 feet as well as gooseneck downlighting. Staff agrees that lighting should be low-voltage, down lighting with cutoff fixtures. Other details show rail fencing as a landscaping detail.

VIII. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning of 49.61 acres FR-1 and R-2 to PRD by Metro Development LLC, to the DCRPC, Concord Twp. Zoning Commission, and Concord Twp. Trustees, *subject to:*

1. *Ensuring that the park is developed with the initial phase of the development, as indicated in the Development Plan;*
2. *Providing a road connection (stub) to the west;*
3. *Any landscape lighting should be down lighting with cutoff fixtures.*

Commission / Public Comments

Mr. Todd Faris with Faris Planning and Design was present to represent the applicant. He stated that they would look into the connection (stub) location to the west and that the playground would be developed in the first phase of this project.

Mr. Fowler made a motion to recommend Conditional Approval of the rezoning of 49.61 acres FR-1 and R-2 to PRD, subject to staff recommendations. Mr. Sedlacek seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Concord Twp.). Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

14-14 T Stablewood – Berlin Twp. - 28 lots / 63.3 acres

I. Conditions

Applicant: Homewood Corp.
Engineer: EMH&T

II. Staff Comments

The applicant has requested a 30-day tabling in order to resolve issues presented by the County Engineer.

III. Staff Recommendation

Staff recommends *Approval* of the 30-day tabling of **Stablewood** to the DCRPC.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Price made a motion to Approve the 30-day table request for Stablewood. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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

I. Conditions

Applicant: Northstar Residential Development
Subdivision Type: Single Family residential
Location: north side of Wilson Rd., east of N. Galena Rd.
Current Land Use: Vacant
Zoned: Planned Residential District (PRD)
Utilities: Del-Co water and public sanitary sewer
School District: Big Walnut
Engineer: Terrain Evolution

II. Staff Comments

Northstar, Section 1, Phase E includes an area north of Wilson Road within both Berkshire and Kingston Townships. It includes a single access on Wilson Road. One new road travels north through the site, providing access to 38 lots. A second street intersects the main street, turning and also traveling north, providing access to 26 lots. This Phase is the western most edge of the overall Northstar project in Kingston Township and is adjacent to a portion of the existing golf course. Although the preliminary only shows a small area of open space, roughly half of the 87 acres in Berkshire Township to the west of this phase will be dedicated to Berkshire Township as a future park. This will either occur with this plat or as an independent dedication prior to platting this residential area. The remainder of this land is zoned for a future condominium use.

A technical review was held on July 22, 2014, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Northstar, Section 1, Phase E**, to the DCRPC.

Commission / Public Comments

Mr. Mike Williamson, Terrain Evolution was present.

Mr. O'Brien questioned if a connection to the property to the west of this plan at the northern end of Wilson Road would be made. Mr. Williamson stated that they would need to look into it due to the location of Butler Run. He explained that there is a preliminary draft that shows a connection (to the west) further north of this project.

Mr. Price made a motion for Preliminary Approval of Northstar, Section 1, Phase E. Mr. Thurston seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

18-14 Verona – Liberty Twp. - 166 lots / 113.53 acres

I. Conditions

Applicant: Vince Romanelli
Subdivision Type: Single Family Residential
Location: north of West Powell Rd., south of Seldom Seen Rd.
Current Land Use: Single family home and Shamrock Golf Course
Zoned: Planned Residential (PR)
Utilities: Del-Co water and public sanitary sewer
School District: Olentangy
Engineer: Stantec

II. Staff Comments

Verona is a project that is a redevelopment of the Shamrock Golf Course and a residential parcel on Seldom Seen Road. The Planned Residential rezoning was approved by the trustees in February, 2014. It contains two distinct lot types. In the southern part of the site, 54 lots are generally 62'x130' or 8,060 square feet. The remainder of the lots are more typical 100'x150' in area, or 15,000 s.f. The main entrance road, Street A, is a no-load street (no lots have frontage on the street) until it enters the part of the project with larger lots. Open space is provided in a buffer surrounding the entire development. Other open space areas are provided along the main spine road in the southern portion of the site. The northern part of the site includes a 4.81-acre park in the center of the development. Sidewalks are provided throughout, with additional walking trails provided through the open space. Some of these trails will include existing cart paths. Right-of-way is being dedicated in accordance with future plans for the widening of Powell Road from Sawmill Parkway to its current four-lane conditions just west of this site.

A technical review was held on July 22, 2014, after which the applicant has addressed most of the required changes.

III. Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of **Verona** to the DCRPC, subject to *providing street names on the Preliminary Plan*.

Commission / Public Comments

Mr. Kevin Kershner with Stantec was present to represent the applicant.

Mr. O'Brien asked Mr. Kershner if he could address the road names issue (multiple intersections with the same road names). Mr. Kershner explained that what they have done on other sites similar to this is to break the street name at the elbow or at the radius. He stated that they would work with the map department and EMS for a solution. Mr. Kershner confirmed that at each intersection the road names would have unique names.

Mr. Stites made a motion for Conditional Preliminary Approval of Verona, subject to staff and Commission comments. Mr. Farahay seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

16-14 **Enclave at the Lakes – Orange Twp. - 44 lots / 24.6 acres**

I. Conditions

- Applicant:** M/I Homes
- Subdivision Type:** Residential Community
- Location:** east side of Africa Rd., north of Sanctuary Drive
- Current Land Use:** Vacant
- Zoned:** Single Family Residential (SFPRD)
- Utilities:** Del-Co water and public sanitary sewer
- School District:** Olentangy
- Engineer:** Watcon Consulting

II. Staff Comments

Enclave at the Lakes was approved through the Orange Township zoning process as part of Sanctuary at the Lakes but did not proceed concurrently with the Preliminary approval of Sanctuary. It includes a single access point onto Sanctuary Drive, called Enclave Boulevard. A second road, McAlister Park Drive, circulates through the site, ending in a cul-de-sac to the east. Lots are smaller than typical single-family lots, at 65'x135' or 8,775 square feet. No connectivity is available as reviewed and approved through the zoning phase. Such connections would have been difficult given the surrounding development and the topography of the site.

There are areas of floodplain located on this site. This floodplain area will need to be addressed during the construction phase, since Enclave Boulevard creates a crossing. The crossing method shall be engineered and constructed in a manner consistent with the Delaware County Flood Damage Prevention Regulations. Smaller areas of floodplain overlap slightly with several buildable lots and will generate the need for a floodplain map revision before the Final Plat can be signed.

A technical review was held on July 22, 2014, after which the applicant has addressed the required changes, but the applicant will need to submit complete plans to the County Engineer's office before receiving Preliminary Engineering approval.

III. Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of **Enclave at the Lakes** to the DCRPC, *subject to obtaining the approval from FEMA of a Letter of Map Revision for the development within the buildable lots prior to Final Plat approval and filing complete Preliminary Engineering plans to the County Engineer.*

Commission / Public Comments

Mr. Jim Watkins of Watcon Engineering was present to represent the applicant.

Mr. George made a motion for Preliminary Approval of Enclave at the Lakes, subject to staff recommendation. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

17-14 **Slate Ridge Commercial South - Orange Twp. - 02 lots / 17.50 acres**

I. Conditions

Applicant: Slate Ridge Commercial South
Subdivision Type: Commercial
Location: east side of US 23, south of Home Rd.
Current Land Use: Vacant, former agricultural
Zoned: Planned Commercial and Office (PC)
Utilities: Del-Co water and public sanitary sewer
School District: Olentangy
Engineer: Kleingers

II. Staff Comments

Slate Ridge Commercial South is the first area of development on the Kerbler property. This property is part of a much larger mix of development, including areas of single-family, age-targeted housing, commercial and semi-industrial areas. Initially, this small plat is needed to facilitate a medical office building. Graphics Way is extended approximately 572 feet north from the Menards project. A private road provides a right-in/right-out access to U.S. 23 goes east to an intersection with another private road, Emil's Way, which goes south and then east to Graphics Way. This network provides access around the 11.44-acre site for the facility. A bikepath will be built as part of the project, providing a connection between the existing path on the Menards site and the bridge over U.S. 23 currently under construction. The preliminary has been amended to create a single lot with private access easements recorded at the time of platting.

A technical review was held on July 22, 2014, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Slate Ridge Commercial South** to the DCRPC.

Commission / Public Comments

Ms. Jennifer Knittle with Kleinger's Group, along with owner Mr. Jim Kerbler, were present to answer questions from the Commission.

Mrs. Jenkins made a motion for Preliminary Approval of Slate Ridge Commercial South. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final (*none*)

CONSENT AGENDA

Final

11-03.3 Killdeer Meadows, Section 3 - Berkshire Twp. - 33 lots / 09.84 acres

I. Conditions

- Applicant:** M/I Homes
- Subdivision Type:** Single Family Residential
- Location:** East of 3 B's & K Rd., south of Falling Meadows Dr.
- Current Land Use:** vacant
- Zoned:** Planned Residential District (PRD)
- Utilities:** Del-Co Water, public sewer
- School District:** Olentangy
- Engineer:** Hockaden and Associates

II. Staff Comments

Killdeer Meadows, Section 3 includes the southern extension of Killdeer Place and the eastern extension of Falling Meadows Drive. This section will provide a connection with Hidden Creek Estates to the south. Johnnycake Corners Elementary School (Olentangy District) is located on the existing portion of the subdivision.

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 **Killdeer Meadows, Section 3** to the DCRPC.

Commission / Public Comments

Mr. Farahay made a motion for Final Approval of Killdeer Meadows, Section 3. Mr. Thurston seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

13-14 Scioto Reserve, Section 1, Phase 4, Lot 5777 easement vacation – Concord Twp. - 01 lot / 0.264 acres

I. Conditions

- Applicant:** Connie Gallucci
- Subdivision Type:** Single Family Residential
- Location:** 4771 Stoneview Court
- Current Land Use:** Single-family homes
- Zoned:** Planned Residential District (PRD)
- Utilities:** Del-Co Water, sanitary sewer
- School District:** Olentangy
- Engineer:** Patridge Surveying

II. Staff Comments

The plat for Scioto Reserve, Section 1, Phase 4 included a drainage and utility easement on Lot 5777, which was created based on the approved Development Plan that was proposed at that time. The current owner of

the site would like to make improvements on the lot that will impact a portion of the easement. The easement vacation has been reviewed and approved by the County Engineer's office. The vacation was advertised in the newspaper and notice was sent with the subdivision agenda. The office received no objections to this action.

The applicant has presented to the RPC Office a survey of the easements to be vacated, a requirement for approval.

III. Staff Recommendation

Staff recommends *Final Approval* of **Scioto Reserve, Section 1, Phase 4, Lot 5777 easement vacation** to the DCRPC.

Commission / Public Comments

Mr. Farahay made a motion for Final Approval of Scioto Reserve, Section 1, Phase 4, Lot 5777 easement vacation. Mr. Thurston seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

06-14 Frog Hollow – Harlem Twp. - 03 lots / 28.291 acres

I. Conditions

Applicant: Scott and Tina Humphreys
Subdivision Type: Single Family Residential, Common Access Driveway
Location: 4457 Green Cook Rd.
Current Land Use: one single-family home
Zoned: Agricultural Residential (AR-1)
Utilities: Del-Co Water, on-site treatment
School District: Big Walnut
Engineer: Scioto Land Surveying

II. Staff Comments

Frog Hollow is a three-lot subdivision on Green-Cook Road in Harlem Township. As a flag lot with an existing house, it utilizes a Common Access Driveway to create frontage for two new home sites. The CAD travels approximately 2,090 feet east from Green-Cook Road before turning south and going another 864 feet to access the southern-most lot.

The homes sites will utilize on-site sanitary systems and private wells. The current site includes a pond situated with a dry hydrant for use by the local fire district. This hydrant has been inspected and tested by the district. Based on the lack of public water and the length of the CAD, there is some concern of the capacity of the home sites to be serviced by the fire district. The applicant has committed to the Fire Chief that additional turning areas will be provided when each of the two new driveways go in. The site is flat and wet, likely requiring that each new parcel owner will build their own pond for the purposes of acquiring dirt to prepare the building site. The Fire Chief has asked that the zoning office require a dry hydrant be built with each pond.

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 **Frog Hollow** to the DCRPC.

Commission / Public Comments

Mr. Farahay made a motion for Final Approval of Frog Hollow. Mr. Thurston seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

07-05.1.C Nelson Farms, Section 1, Phase C – Liberty Twp. - 04 lots / 05.395 acres

I. Conditions

Applicant: Nelson Farms Associates, LLC.
Subdivision Type: Single Family Residential, Common Access Driveway
Location: west side of Olentangy River Rd., west of Haverhill Court
Current Land Use: vacant
Zoned: Planned Residential (PR)
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: EMH&T

II. Staff Comments

Nelson Farms, Section 1, Phase C is a 4-lot Common Access Driveway subdivision gaining access from Haverhill Court. This CAD was approved as part of the overall Nelson Farms subdivision and complies with the standards within the Subdivision Regulations. Three lots take access from the CAD and a fourth has frontage on Haverhill Court. As with all CAD's, a maintenance agreement will be recorded and noted on the plat before signature. Lots are 2.118 acres, 1.690 acres, 0.824 acres, and 0.763 acres in size. The two larger lots are impacted by a high-tension powerline easement running across the 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 Nelson Farms, Section 1, Phase C to the DCRPC.

Commission / Public Comments

Mr. Farahay made a motion for Final Approval of Nelson Farms, Section 1, Phase C. Mr. Thurston seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS *(none)*

VI. OTHER BUSINESS

- Consideration for Approval: ESRI maintenance contract expenditure \$1,677.00 (paid to Co. Auditor)

Mr. Price made a motion to Approve the \$1677 expenditure for ESRI maintenance, seconded by Mr. Sedlacek. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration for Approval: contract for Liberty Township Comprehensive Plan update not to exceed \$5,000

Mr. Sedlacek made a motion to Approve the contract for Liberty Township comprehensive plan update not to exceed \$5,000. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. POLICY / EDUCATION DISCUSSION

- Mr. Sanders reminded members that condominiums are exempt from subdivision platting law in the ORC unless a new road is required to reach the project. Based on the number of new condos being proposed, developing townships should be prepared to administer these going forward.

VIII. RPC STAFF AND MEMBER NEWS

- Mr. Sanders explained that the new Director of the county GIS is Robert Parsons. Mr. O'Brien said that if any Township would like additional GIS training, Mr. Kaitsa has offered for Mr. Parsons to come out and provide that. Please contact the GIS office for more information (740/833-2071).

Having no further business, Mr. Farahay made a motion to adjourn the meeting at 8:20 p.m. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, August 28, 2014, 7:00 PM at the Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.

Ken O'Brien, Chairman

Stephanie Matlack, Executive Administrative Assistant