



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, March 29, 2018 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 February 22, 2018 RPC Minutes
- Executive Committee Minutes of March 21, 2018
- Statement of Policy

II. VARIANCES

12-16.V T Evans Farm - Berlin and Orange Twp.'s - requesting overall Preliminary plan approval

III. ZONING MAP/TEXT AMENDMENTS

07-18 ZON OFMD Ltd. - Liberty Twp. - 73.83 acres - FR-1 with POD23 to PR

08-18 ZON Dublin Farms, LLC. - Concord Twp. - 55.8 acres from FR-1 to PCD

09-18 ZON Epcon Communities - Orange Twp. - 49.8 acres from PC and MFPRD to SFPRD

IV. SUBDIVISION PROJECTS

Preliminary

			Township	Lots/Acres
12-16	T	Evans Farm - Overall Preliminary	Berlin/Orange	2186 lots / 1157 acres
12-16.2	T	Evans Farm, Section 2	Orange	126 lots / 38.829 acres
08-18		North Orange, Sec. 1, Ph. 2, Pt. A, Lot 6257, Div. #1	Orange	02 lots / 10.28 acres

Preliminary/Final

09-18	F=T	Olentangy Crossings, Section 4, Lot 7291, Div. #1	Orange	02 lots / 05.124 acres
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Final

21-16		Old Harbor Estates, Section 2	Berlin	24 lots / 15.47 acres
05-18		Olentangy Crossings, Section 2, Lot 7528, Div. #1	Orange	02 lots / 04.32 acres

T=TABLED, W=WITHDRAWN

V. EXTENSIONS (none)

VI. OTHER BUSINESS

- Executive Committee member elections
- Consideration of Approval: Transfer of Appropriations
- Consideration of Approval: Software Expenditure

VII. POLICY / EDUCATION DISCUSSION

VIII. 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: Jeff George, Chet Heid, Ric Irvine, Fred Fowler, Barb Lewis, Jeff Benton, Steve Burke, Tammy Noble, Tom Hopper, Joe Shafer, Dave Stites, Ed Snodgrass, Dan Boysel, Tim Gose, Mike Dattilo, Doug Price. *Alternates:* Jesse Mann, Jenna Jackson, Eric Mackling, Bill Piper, Dave Jackson, Ed Reely, Jeff Beard, James Hatten, Marvin McIntire. *Arrived after roll call:* Bonnie Newland (R). *Staff:* Scott Sanders, Phil Bennetch, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the February 22, 2018 RPC Minutes**

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

▪ **March 21, 2018 Executive Committee Minutes**

1. **Call to order**

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

2. **Approval of Executive Committee Minutes from February 14, 2018**

Mr. George made a motion for Approval of the minutes from the last meeting, seconded by Mrs. Kuba. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. **New Business**

- Financial / Activity Reports for February 2018

REGIONAL PLANNING RECEIPTS		FEBRUARY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,230.00	\$1,535.00
Fees A (Site Review)	(4202)		\$1,499.00
Insp. Fees (Lot Line Transfer)	(4203)	\$200.00	\$700.00
Membership Fees	(4204)	\$27,148.00	\$74,009.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$0.00
Assoc. Membership	(4206)		\$0.00
General Sales	(4220)		\$0.00
Charges for Serv. A (Prel. Appl.)	(4230)		\$10,532.00
Charges for Serv. B (Final. Appl.)	(4231)	\$1,600.00	\$6,100.00
Charges for Serv. C (Ext. Fee)	(4232)		\$0.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$200.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$300.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$900.00	\$1,200.00
OTHER DEPT. RECEIPTS			

Health Dept. Fees	(4242)		\$4,860.00
Soil & Water Fees	(4243)		\$1,300.00
Commissioner's fees	(4244)		\$0.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A			\$0.00
Other Misc. Revenue (GIS maps)	(4730)		\$0.00
Misc. Non-Revenue Receipts	(4733)		\$0.00
Sale of Fixed Assets	(4804)		\$0.00
TOTAL RECEIPTS		\$31,278.00	\$102,235.00

Balance after receipts	\$920,251.96
Expenditures	<u> - \$ 30,698.68</u>
End of February balance (carry forward)	\$889,553.28

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

- Site Review
 - 1.) Wolfe CAD – Porter Twp. – 2 lots / 10.27 acres
 - 2.) Vinmar Village, Phases 4-6 – Genoa Twp. – 71 lots / 75 acres

- March RPC Preliminary Agenda
 - 1.) Rezoning:
 - OFMD Ltd. – Liberty Twp. – 73.83 acres – FR-1 with POD23 to PR
 - Dublin Farms, LLC. – Concord Twp. – 55.8 acres from FR-1 to PCD
 - Epcon Communities – Orange Twp. – 49.8 acres from PC and MFPRD to SFPRD
 - 1.) Variance :
 - Evans Farm – Berlin & Orange Twp.’s – requesting overall Preliminary plan approval (Tabled)
 - 3.) Preliminary:
 - Evans Farm – overall preliminary – Berlin/Orange Twp. – 2186 lots / 1157 acres (Tabled)
 - Evans Farm, Section 2 – Orange Twp. – 126 lots / 38.829 acres (Tabled)
 - North Orange, Sec. 1, Ph. 2, Pt. A, Lot 6257, Div. #1 – Orange Twp. – 2 lots / 10.28 acres
 - 4.) Preliminary/Final:
 - Olentangy Crossings, Section 4, Lot 7291, Div. #1 – Orange Twp. – 2 lots / 5.124 acres (F=Tabled)
 - 5.) Final:
 - Old Harbor Estates, Section 2 – Berlin Twp. – 24 lots / 15.47 acres
 - Olentangy Crossings, Lot 7528, Div. #1 – Orange Twp. – 2 lots / 4.32 acres
 - 6.) Extension: none

- Director’s Report
 - 1.) **Berlin Township Comp Plan** met last night to discuss updates.
 - 2.) **Concord Township** – Trustees met with Post Office to discuss group mail boxes. I stayed to chat about various development-related topics.

- 3.) **Subdivision Regulations** – Commissioner session – then posted the new version on the website and at the Recorder’s office, updated all forms.
 - 4.) **Development Meeting** – discussed various issues with Econ Dev, Sanitary, and DCEO.
 - 5.) **Attended the State of the County** program at OWU on 3/13.
 - 6.) **Invited by CCAO** to comment on legislative changes proposed in township section of ORC, submitted comments – director from Hamilton County attended the sub-committee meeting.
 - 7.) **2020 Census** – hosted internal meeting with Administrator, Auditor, GIS, and Health District regarding setting up the Complete Count Committee. Looking at key date leading up to April 1, 2020 and working back to plan awareness activities.
 - 8.) **Annual Report complete**, checking with the final website location before mailing postcards.
 - 9.) **County Trail Group** (continues to meet, working on the application form for potential funding opportunities) Also, DGHD hosted meeting on 3/22 at Genoa Township to discuss Ohio to Erie efforts.
 - 10.) **Website migration** (Buckeye Interactive is largely finished with migrating our pages to the new site, which may go live on April 1! Lots of tweaks to be made).
 - 11.) **Brown Township comp plan** (continuing to prepare background chapters).
 - 12.) **Orange Township, incorporate comp plan student project** (attended second meeting to discuss plan update by OSU students. We will go through the sub areas and map at the next meeting).
 - 13.) **Age Friendly Community study with Sourcepoint/Health District** (Phil and I attended a meeting to discuss a survey that will be sent gaining information from 55+ residents related to study).
 - 14.) **Greenspace project by Friends of the Lower Olentangy and Franklin SWCD support** (uploaded GIS information to share yesterday).
 - 15.) **Agricultural Preservation easement project support** (comments were collected and sent to DSWCD. 2018 activity complete.)
- Consideration for recommendation of Approval
 - 1.) Transfer of Appropriations: \$12,861.000 from Services & Charges (5320) to Capital Outlays (Software 5452) \$12,861.00

Mr. George made a motion to recommend Approval of the Transfer of Appropriations of \$12,861.00 from Services & Charges (Software Licenses 5320) to Capital Outlays (Software 5452). Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- 2.) Recommendation of Approval for Software Expenditure: Superior LLC, \$12,861.00

Mr. George made a motion to recommend Approval of the Software Expenditure of \$12,861.00 to Superior LLC. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

4. Old Business (none)
5. Other Business (none)

6. Personnel (none)

7. Adjourn

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

The next regular Executive Committee meeting will be Wednesday, April 18, 2018 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 applicant will be granted an opportunity to make their formal presentation. The audience will then be granted an opportunity to comment followed by questions from 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

12-16.V T Evans Farm - Berlin and Orange Twp.'s - requesting overall Preliminary plan approval

III. ZONING MAP/TEXT AMENDMENTS

07-18 ZON OFMD Ltd. - Liberty Twp. - 73.83 acres - FR-1 with POD23 to PR

I. Request

The applicant, OFMD, Ltd., is requesting a 73.83-acre rezoning from FR-1 with POD23 overlay to PR to create a 206-unit single-family subdivision called Hyatts Meadows.

II. Conditions

Location: North side of Hyatts Road, west of US 23

Present Zoning: Farm Residential (FR-1) with potential POD23 overlay

Proposed Zoning: Planned Residential (PR)

Present Use(s): Single-family house lots and vacant land

Proposed Use(s): 206 single-family house lots

Existing Density: 1 du / acres (1-acre minimum lot size)

Proposed Density: 3.50 du/net developable acre

School District: Olentangy Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: streams/drainage course, slope $\geq 20\%$, ponds, wetlands

Soils: GwB Glynwood Silt Loam 2-6% slope

GwC2 Glynwood Silt Loam 6-12% slope

BoB Blount Silt Loam 2-4% slope

BoA Blount Silt Loam 0-2% slope

PwA Pewamo Silty Clay Loam 0-1% slope

III. Introduction

The applicants are proposing a 206-unit subdivision with a variety of small lot sizes. The Development Plan indicates two accesses to Hyatts Road. Lots are arranged in a pattern of blocks to fit the site. Long, uninterrupted north/south roads are shown extending from each entrance. The eastern area includes a loop road, providing access to three rows of small lots. This creates an awkward open space strip to avoid creating a number of double-frontage lots in the center of the loop. Two road connections are provided – one to existing Cornerstone Drive in the Greif office park and one to Alicia Kelton Drive, which is planned but currently unbuilt in future Olentangy Falls, Section 4, Phase B.

Lots are designed in two general sizes, with the smaller lots in the east and middle of the development plan and the larger lots located in the western third of the site. Smaller lots are generally 52 feet wide with a depth of a little over 100 feet. The smallest lots in this area are 5,252 square feet, or .12 acres. The lots that back up to the adjacent wooded property in the middle of the site are deeper but are impacted by a significant underground powerline and easement connecting power lines at Hyatts Road to the Greif data centers. To the west, larger lots are designed at 62 feet of frontage and generally 120 feet of depth, or 7,440 square feet (.17 acres).

Seventeen acres of open space is preserved, equaling 23.4%. The largest of these areas are a 7.13-acre woods to the east, an area of 10.5 acres comprising the powerline easement along the north, a 2.71-acre area with existing pond to the northwest, and a 1.13-acre piece of woods across from it. Other small areas of less than an acre each are located at the entrances and at a few other locations. None of these open space areas appear to be intended for active use, although a bike path is shown through the woods on the eastern end of the site. The development text notes that a sidewalk will be built on only one side of the roads.

IV. Comprehensive Plan

Liberty Township's 2018 Comprehensive Plan acknowledges that a portion of this area is covered by the POD-23 overlay. However, it generally notes that other residential development in this subarea would be developed at 1.25 units per net developable acre. To the south, Olentangy Falls East is being built at 150 units on 147 acres, or just above 1 unit per acre. Olentangy Falls is lower than that. At 3.5 units per net developable acre, this proposal is significantly higher than the development character of the area and above the recommendations of the recently updated Comprehensive Plan.

V. Issues

Traffic and access: Although two accesses are planned to Hyatts Road, unfortunately neither of them can align with the existing Olentangy Falls East entrance, based on existing development adjacent to that access. However, the accesses appear to meet the required distance for off-site accesses. Many streets are indicated with 50-foot rights-of-way where 60 is the typical standard. The long east/west road and most of the roads in the western third of the site are shown with 60 feet of right-of-way.

Drainage: New drainage maintenance ponds appear to be minimal on the west (down-slope) section of the subdivision. An existing pond appears to be proposed for stormwater use without noting improvements that may be needed to it. The typical letter from the County Engineer noting that the proposed stormwater management plan is reasonable does not appear to be included in the package.

Signage: Signage is minimal along Hyatts Road and appears to fit the character of the general area. The

Applicant should clarify whether there is signage proposed at both entrances – such multiple signs are likely warranted but typically require a variance as part of the Development Plan.

Sanitary Treatment: Typical sanitary letter is included stating that capacity is conditionally available and that a 12" sewer line is located to the west of the identified parcels.

VI. Divergences

Seven divergences are requested, which are summarized below:

1. Density - the request is for 3.5 units per net developable acre, where the Zoning Resolution allows a maximum density of 1.5 units per NDA. The application notes that the principles of a cluster housing development will be followed and also notes the allowable density under the POD23.
Staff Comment: The density exceeds both the Zoning Resolution for PR and the recommendations of the Comprehensive Plan. The high density is generating the need for many of the other divergences within this report. This housing type may add to the diversity of housing stock in the immediate area, but it is in conflict with the established pattern of the area. The high density does not allow for adequate buffering to existing development and is noticeably higher than the densities of Olentangy Falls and Olentangy Falls East, both at roughly 1 unit per acre or smaller. Those house lots are designed between .5 and .7 acres, with 120' of frontage. Additionally, the higher density may help to create a walkable community, but the proposal doesn't feature amenities to walk to while asking for divergences from some of the details that would typically encourage walkability.
2. Model Home Parking – the resolution requires 6 spaces for each Model Home while the divergence asks to allow the driveway for a 2-car parking area for each Model Home and on-street parking will be sufficient.
Staff Comment: Staff would recommend more detail as to the plan for model homes. Parking may need to be satisfied temporarily on adjacent undeveloped lots. Given that the rights-of-way are reduced from the typical standard, on-street parking may not be a viable option.
3. Requests that driveways be allowed within 40 feet of intersections where the resolution requires 40-foot distance with a 300-foot unobstructed distance.
Staff Comment: Staff doesn't typically have an issue with this when the roads are minor internal streets. Some of the proposed streets may carry significant traffic where such driveway placement may be an issue, particularly along both of the main north/south streets that enter the site.
4. Parking – the code requires that no parking be located closer than 10 feet to the side or rear line of any lot. The application requests this to be allowed per the development plan.
Staff Comment: The small lot size is generating the need for this divergence. The Development Plan should indicate specifically where this is necessary before the Zoning Commission can determine if it is reasonable.
5. Structure separation – The code requires a structure separation of 25 feet unless the adjacent walls are of masonry, and then requires spacing no closer than 15 feet. The development plan requests a divergence that this be reduced to 5 feet per side yard for a minimum separation of 10 feet.
Staff Comment: This is a common request in the last few years and is ultimately based on the comfort level of the local Fire Department. However, this appears to be excessive as a blanket divergence throughout the entire development.
6. Water impoundments – The code requires that no water impoundment be closer than 25 feet to a

road right-of-way, 55 feet from the centerline of an adjacent road right-of-way, or 10 feet from an adjacent property. Several locations where this cannot be met are shown on the plan and this request is made per the development plan.

Staff Comment: Staff typically does not see an issue in the location of water impoundments if their placement can be mitigated in other ways. Ponds close to roads can be made safer with bollards and guardrails. Adjacent properties can be buffered, as long as the outlet includes a reasonable setback from the property. As noted in the report, however, ponds in nearby developments appear to be larger than the ones shown here and several recent projects find that the impoundments sized for the zoning process often have to be amended during the subdivision phase.

7. Sidewalks – the code requires that sidewalks with landscaping and trees be provided and separated from the road by at least 10 feet of grassed or landscaped area. The divergence request is to meet these design standards, but only by providing sidewalks on one side of each street. The justification is the clustered nature of the design.

Staff Comment: Staff does not support this divergence. Using the clustered nature of the design as a reason to reduce its walkability by not placing sidewalks on both sides is a contradiction.

VII. Staff Recommendations

Staff recommends **Denial** of the rezoning request by OFMD, Ltd. from FR-1 with potential POD23 overlay to PR to the DCRPC, Liberty Twp. Zoning Commission and Liberty Twp. Trustees, based on the density and development style being out of character with the surrounding development, as being higher than allowed via the Zoning Resolution or the Comprehensive Plan. Some smaller lots might be appropriate by clustering them at different sizes in the eastern portion of the site while providing lots on the western end at a size more comparable to Olentangy Falls. Walkability should be maintained by requiring sidewalks on both sides of the road and integrating useable open space throughout the site.

Commission / Public Comments

Mr. David Fisher, Kephart Fisher, was present to represent the applicant. He stated that with the POD 23 overlay would allow a minimum of 10 and max of 12 units per acre and not be subject to referendum as long as the development plan was in full compliance with the POD 23 requirements. The former applicant was asked by area residents to not proceed with the POD 23 application. They were unhappy with the density and didn't want apartments in the area. Mr. Fisher stated that his current clients are proposing this plan as a compromise to that extremely high density that is already "zoned" and this new layout has received support from those same area residents.

Mr. Burke asked if the applicant would consider any of the staff recommendations. Mr. Fisher replied that they would be happy to consider the staff recommendations while working through the process with the Township.

Mrs. Noble made a motion to recommend Denial of the rezoning request by OFMD, Ltd. from FR-1 with potential POD23 overlay to PR based on staff recommendation. Mr. Heid seconded the motion. VOTE: Unanimously For Denial, 0 Opposed. Motion carried.

08-18 ZON Dublin Farms, LLC – Concord Twp. – 55.8 acres from FR-1 to PCD

I. Request

The applicant, Dublin Farms, LLC, is requesting a 55.8-acre rezoning from FR-1 to PCD to create The Concord Business Park and Self-Storage.

II. Conditions

Location: northwest corner of Dublin Rd. and Cook Rd.

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Planned Commercial and Office District (PCD)

Present Use(s): Vacant

Proposed Use(s): Business park and self-storage

Existing Density: 1 du / 1.5 acres

Proposed Density: N/A

School District: Buckeye Valley Local School District

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

Critical Resources: wetlands, stream/drainage course, slope \geq 20%

Soils: BoA Blount Silt Loam 0-2% slope

GwB Glynwood 2-6% slope

GwC2 Glynwood 6-12% slope

III. Introduction

This application seeks to rezone 55.8 acres for the purposes of creating an area of potential commercial uses. The Development Plan indicates the initial development of 35.1 acres on the south end of the site to be developed as a large complex of storage unit buildings. The remaining 20.7 acres to the north will eventually require the submission of its own Development Plan when end uses are identified. This site would have its own access to Dublin Road.

The current proposal for Sub Area A shows three large structures located parallel to Dublin Road. Beyond that would be located various smaller buildings of various sizes. A single access is provided to Dublin Road, with all internal areas indicating asphalt paving. The site will be fenced, with an automatic gate at the entrance.

A detention pond is located to the south, between two existing towers that host cross-county electric lines and related easement. Existing trees to the south and west are preserved and untouched in the design. A large group of trees in the north of the site will also be maintained. Additional trees will be added near these areas and along the northern boundary to assist with buffering. Landscape mounds will be added in the buffer between the buildings and Dublin Road.

Phase One would include one large building along Dublin Road and three smaller buildings to the west, totaling 69,780 square feet. Phase Two would include the other two buildings along Dublin Road and the remainder of the smaller buildings at 182,690 square feet.

The larger buildings indicate a design with board and batten siding, standing seam metal roofs with cupolas and small shed roofs over individual doors. The details improve the look of the building and will make the best of a use that typically looks more industrial than rural.

IV. Comprehensive Plan

Concord Township's 2016 Comprehensive Plan recommends this area for residential uses at a higher density than most of the township. This was the result of an effort to redevelop the quarry area as a mixed-use development but would require sanitary service. Secondly, the current plan sought commercial development along Home Road at the site formerly owned by the State of Ohio which is now under the ownership of the City of Columbus.

Because this is no longer an option for an increase in tax base, the Township may seek commercial and industrial opportunities at other locations in the Township besides along U.S. 42. Given the impact of the state route and the character of the former quarry property, the subject site may be an appropriate place for these storage units and the future commercial development that may be located on the remainder of the parcel. If the site is well-designed and appropriately buffered and landscaped as proposed, it is reasonable to allow this site to be developed. It is unlikely that this would develop as a residential area.

V. Issues

Traffic and access: Access would be granted by ODOT, but site distance appears to be good. Dublin Road is straight and flat at the location of the entrance.

Drainage: Drainage would be reviewed and approved through the County Engineer's office.

Signage: Separate signage is not provided, but the location of a monument sign is indicated on the Development Plan.

Lighting: Lighting is not indicated. Any security lighting should be cutoff downlighting and minimal.

Sanitary Treatment: on-site treatment areas are shown to provide service for the office area.

VI. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Dublin Farms LLC from FR-1 to PCD to the DCRPC, Concord Twp. Zoning Commission and Concord Twp. Trustees, *subject to:*

- 1.) *Ensuring the sign plan conforms to the Zoning Resolution;*
- 2.) *Utilizing cutoff downlighting, if lighting is used;*
- 3.) *Ensuring proper circulation by the Fire Department.*

Commission / Public Comments

Mr. Jack Bricker, Planned Communities was present to represent the applicant. He stated that they would be meeting with the fire chief next week.

Mr. Burke asked how many employees would be working at this site. Mr. Brickner stated that there would be 1 on-site manager.

Mrs. Noble questioned the outside storage buffer along Dublin Road. Mr. Brickner stated that there would be smaller mound (3'-5') with trees.

Mr. George made a motion to recommend Conditional Approval of the rezoning request by Dublin Farms LLC from FR-1 to PCD, subject to staff recommendations 1-3. Mr. Boysel seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Concord Twp.). Motion carried.

09-18 ZON Epcon Communities – Orange Twp. – 49.8 acres from PC and MFPRD to SFPRD

I. Request

Epcon Communities is requesting a 49.8-acre rezoning from PC and MFPRD to SFPRD to allow a 134 single-family lot subdivision, The Courtyards at Clear Creek.

II. Conditions

Location: south of Home Rd., west of the proposed extension of Gooding Blvd.

Present Zoning: Planned Commercial (PC) and Multi-Family Planned Residential District (MFPRD)

Proposed Zoning: Single-Family Planned Residential District (SFPRD)

Present Use(s): Agriculture, vacant

Proposed Use(s): 134 single family detached senior housing

Existing Density: N/A

Proposed Density: 2.69 du / gross acres

School District: Olentangy Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: streams / drainage courses, wetland, slope $\geq 20\%$

Soils: GwB Glynwood Silt Loam 2-6% slope

GwC2 Glynwood Silt Loam 6-12% slope

LyD2 Lybrand Silt Loam 12-18% slope

III. Introduction

Site History: in January 2004, the DCRPC reviewed a rezoning application for this overall 83-acre site from MTB Corp. called Clear Creek. The proposal included a 69-acre Planned Commercial and Office development area along U.S. 23 and a 14-acre Multi-Family PRD area designed with 45 housing units in 15 3-unit buildings (3.13 units/gross acre). The plan included the relocation of Home Road to a location more appropriate for further extension to the east and a northerly extension of Gooding Boulevard from its end point at the Delaware County District Library. Office uses were intended for the area west of Gooding but north of a small wooded ravine, with the Multi-Family development south of that ravine as a buffer against existing condos to the south. That plan went through several iterations at the township level but the same general concept was ultimately approved.

In October 2007, the Commission reviewed and conditionally approved a proposal by Menard Inc. to develop an overall area of 70 acres (including the existing PC area as well as a small additional FR-1-zoned parcel) to Planned Commercial to develop as a Menards building material and supply store. That proposal was ultimately pulled, with the project eventually developed on the east side of U.S. 23 instead.

In October 2014, the Commission reviewed and conditionally approved a request from ICSP called “Project Sandstone,” which was a multi-building Amazon data center. That plan utilized the entire site, preventing the extension of Gooding Boulevard. After significant review, the applicant pulled the proposal and sited the project elsewhere.

In 2015, Home Road was relocated as a project of the County Engineer to an improved, widened intersection as previously planned. The improvement includes a road stub for Gooding Boulevard and provides access to the

remaining site along the northeast corner. The road is located within an easement, with platted right-of-way needed. **In 2017, staff reviewed a similar layout with 146 lots. This report will note the changes from that plan.**

Proposal: The current proposal relocates the alignment of Gooding Boulevard slightly, providing less acreage on the east side and more acreage on the west side. The plan is to utilize all the land west of the road for single-family use, except for a 3-acre parcel at the northern edge of the site. Two accesses to Gooding are provided; one is roughly 130 feet into the site from the current terminus behind the library, and one is approximately 300 feet south of the stub at Home Road.

Lots are arranged in blocks to the north, with a long cul-de-sac to the south. **The previous plan for 146 lots has been reduced to 134 units. Lots are generally a minimum width of 52 feet, (though some are slightly smaller) with a total lot size of .15 acres, or 6,500 square feet. The plan notes that 20% open space (or 9.96 acres) is required. This includes additional acreage along the ravine in the southern portion of the site as well as an additional area west of Gooding and just south of Home Road which was left undefined in the previous plan. A club house and pool have been added near the southern entrance from Gooding. Sidewalks are included throughout, but a trail connecting two cul-de-sacs has been removed.**

IV. Comprehensive Plan

Orange Township's 2008 Comprehensive Plan acknowledges the current zoning as the proposed land use, including Planned Commercial in the larger area and multi-family south of the ravine. This is, therefore, a departure. However, the amount of acreage dedicated to office use west of Gooding Boulevard seemed to be excessive and lacking in exposure from U.S. 23. Significant office and commercial use is available east of U.S. 23 along the proposed extension of Home Road. Vacant commercial and office outlots exist south of this site and at the Menards development. It is appropriate for the site to be reconfigured with land uses as proposed. Other details will be discussed below.

V. Issues

Traffic and access: Access points are similar to the previously-approved project. A design with at least two access points is desirable. Internal network of roads appears to result in a positive circulation throughout the site. The southernmost east/west cul-de-sac appears to be exceedingly long. This detail will have to meet the County Engineer's standards during the Subdivision and Final Engineering process. Staff supports the completion of Gooding Boulevard to U.S. 23.

Drainage: Appears adequate, but detailed drainage will be designed as part of the Subdivision process. The RPC owns a dataset showing the OEPA setbacks for the Olentangy Watershed. Setbacks based on stream type either need to be preserved or mitigated. This data should be included for the Township's review of the Development Plan.

Signage: Description of the signage is included in text form. Rendering is provided showing a small post-and-beam sign, which is reasonable.

Sanitary Treatment: Service letter is included. The development of this site is critical for the extension of sewer to lands east and north across U.S. 23.

Pedestrian facilities: The application indicates sidewalks throughout, **on both sides.** An additional, wider multi-

use path will be provided along Gooding Boulevard, completing the facility from its terminus at the library and allowing pedestrian connection from this neighborhood to the bridge over U.S. 23.

VI. Divergences

Eight divergences are requested, with all of them based on similar rationale:

1. Density increase from **2.0 to 2.69 (was 3.3)**;
2. Reduction in lot frontage from 75 and 60 feet at the right-of-way to **55 feet (was 52 feet)** at the setback line;
3. Reduction in front yard setback from “30 feet or as allowed in the Development Plan” to 25 feet as allowed in Section 21.09;
4. Reduction of side yard setbacks from 12.5 feet for each side yard and 25 feet between buildings to **6.5 feet (was 6) for each side yard and 13 (was 12) feet** between buildings;
5. Reduction in rear yard setbacks from 35 feet to 15 feet for interior lots. **Also, perimeter lot rear yards have 20 feet of reserve for tree preservation outside of the lot as requested by the Township.**
6. Reduction of minimum lot depths at **120 feet or as depicted in the Development Plan**;
7. Increase in maximum building coverage to allow for **51% (was 45%) lot coverage**, includes garages and covered porches;
8. Divergence from the requirement that no single acre contain more than three dwelling units.

Summary of applicant’s rationale: The divergences relate to a different form of single-family housing that will allow the Township to meet the goal of “a variety of residential development, [including] townhouses, condos, and apartments in suitable areas.” Market conditions in the Township and throughout Central Ohio support other types of single-family housing than such traditional, large homes on large lots as limited by current SFPRD standards. Based on certain design characteristics of the proposal, the development will function much like the empty nester multi-family development to the immediate south, while still offering a detached, single-family empty nester home setting that has more market acceptance today.

***Staff Comment:** As is usually the case, the higher density is driving the need for all these divergences. The market has changed in recent years as buyers seek less maintenance. Generally speaking, when densities increase, quality of construction and details need to increase as well. Higher densities and small lots have been approved in Evans Farm, but because it was a mixed-use walkable community with a mix of lot types and house styles. All the architectural concepts seem to be similar. Most units are shown with a single-story configuration, with optional second-story lofts and larger loft/bedroom combinations.*

VII. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Epcon Communities from PC and MFPRD to SFPRD to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, *subject to:*

- 1.) Consider deeper reserves at the entrance features;
- 2.) Consider increasing lot width at the building line;
- 3.) Ensure OEPA stream buffers are shown on the Development Plans.

Commission / Public Comments

Mr. Joel Rhoades with Epcon was present. He stated that the applicant would work with the Township regarding staff recommendations. This project represents a need they see in the market along with providing the extension of Gooding Blvd.

Mr. Mann questioned the staff recommendation of lot width preference. Mr. Sanders stated that staff was making a suggestion as a general recommendation of increasing the lot width.

Mr. George made a motion to recommend Conditional Approval of the rezoning request by Epcon Communities from PC and MFPRD to SFPRD, subject to staff recommendations. Mr. Shafer seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Village of Ashley). Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

12-16 T Evans Farm – Overall Preliminary - Berlin/Orange Twp.’s - 2186 lots / 1157 acres

Applicant: Evans Farm Land Development Co. LLC
Engineer: Terrain Evolution

II. Staff Comments

The applicant has requested a 90-day tabling in order to address comments raised at the Technical Review Committee meeting.

III. Staff Recommendation

Staff recommends *Approval of the 90-day Tabling* of **Evans Farm** overall Preliminary to the DCRPC.

Commission / Public Comments

Mr. Tom Reis with Terrain Evolution was present to represent the applicant.

Mr. Irvine made a motion to Approve the 90-day Table request for Evans Farm overall Preliminary. Mr. Heid seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

12-16.2 Evans Farm, Section 2 – Orange Twp. - 126 lots / 38.829 acres

I. Conditions

Applicant: Evans Farm Land Development Co. LLC
Engineer: Terrain Evolution

II. Staff Comments

The applicant has requested a 90-day tabling in order to address comments raised at the Technical Review Committee meeting.

III. Staff Recommendation

Staff recommends *Approval of 90-day table request* by **Evans Farm, Section 2** to the DCRPC.

Commission / Public Comments

Mr. Tom Reis with Terrain Evolution was present to represent the applicant.

Mr. Price made a motion to Approve the 90-day Table request for Evans Farm, Section 2. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

08-18 North Orange, Sec. 1, Ph. 2, Pt. A, Lot 6257, Div. #1 – Orange Twp. - 02 lots / 10.28 acres

I. Conditions

Applicant: North Orange Development LLC.

Subdivision Type: Commercial

Location: East side of Gooding Blvd., between Corduroy Rd. and Halfway Ave.

Current Land Use: Vacant

Zoned: Planned Commercial and Office (PCD)

Zoning Approval: Nov. 4, 2000

Utilities: Del-Co water and central sanitary sewer

School District: Olentangy Local School District

Engineer: Advanced Civil Design

II. Staff Comments

North Orange, Sec. 1, Ph. 2, Pt. A, Lot 6257, Div. #1 is a commercial subdivision with frontage on U.S. 23, Corduroy Road, Gooding Boulevard, and Halfway Avenue. The Preliminary Plan indicates the northern 2-acre portion being developed, which is a 5,600 square foot building for North Orange Family Dentistry. One final plat will be prepared and recorded to create both lots. The office will have two accesses, one right-in/right-out on Corduroy from the north and one shared access drive on Gooding from the west. The site plan shows 45 parking spaces, including 2 ADA spaces, and a stormwater basin. The remainder will likely be further divided in the future.

A technical review was held on March 20, 2018, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of North Orange, Sec. 1, Ph. 2, Pt. A, Lot 6257, Div. #1 to the DCRPC.

Commission / Public Comments

Mr. Dave Denniston, Advanced Civil Design, was present to represent the applicant.

Mr. George made a motion for Preliminary Approval of North Orange, Sec. 1, Ph. 2, Pt. A, Lot 6257, Div. #1. Mr. Heid seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final

09-18 F=T Olentangy Crossings, Section 4, Lot 7291, Div. #1 – Orange Twp. - 02 lots / 05.124 acres

I. Conditions

Applicant: DMG, LLC
Subdivision Type: Commercial
Location: West side of US 23, north of Coal Bend
Current Land Use: Vacant
Zoned: Planned Commercial (PC)
Utilities: Del-Co water and central sanitary sewer
School District: Olentangy
Engineer: CT Consultants

II. Staff Comments

Olentangy Crossings, Section 4, Lot 7291, Div. #1 is a 2-lot commercial subdivision with frontage on U.S. 23, Gallopers Ridge, and Artesian Run. The preliminary plan includes the southern 1.8 acres developed as a 7,219 square foot Panera restaurant and retail space. It will take its access from the existing private drive currently used by The Ohio State Bank to the south. The site plan shows 86 parking spaces, including 4 ADA spaces, and a detention basin.

A technical review was held on March 20, 2018, after which the applicant has addressed all of the required changes.

The applicant has requested a 30-day tabling of the Final plat in order to obtain all necessary signatures on the final plat.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Olentangy Crossings, Section 4, Lot 7291, Div. #1** to the DCRPC.

Staff recommends *Approval of the 30-day table request* of the Final Plat for **Olentangy Crossings, Section 4, Lot 7291, Div. #1** to the DCRPC.

Commission / Public Comments

Mr. Eli Cowan, E/I, Project Engineer, CESO, was present to represent the applicant.

Mr. Price made a motion for Preliminary Approval of Olentangy Crossings, Section 4, Lot 7291, Div. #1. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Mr. Price made a motion for Approval of the 30-day Table request for Olentangy Crossings, Section 4, Lot 7291, Div. #1. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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CONSENT AGENDA

Final

21-16 Old Harbor Estates, Section 2 – Berlin Twp. - 24 lots / 15.47 acres

I. Conditions

**Applicant:** Old Harbor Estates LLC  
**Subdivision Type:** Single Family Residential  
**Location:** North side of Hollenback Rd., east of South Old State Road  
**Zoned:** Planned Residential District (PRD)  
**Preliminary Approval:** 10/27/16  
**Utilities:** Del-Co Water, central sanitary sewer  
**School District:** Olentangy  
**Engineer:** Advanced Civil Design

II. Staff Comments

Old Harbor Estates, Section 2 is a 24-lot residential subdivision with frontage on the north side of Hollenback Road, east of South Old State Road. Its main entrance is via Hollenback Road, but it will also have access via South Old State Road through Section 1 of the same project. The main road enters the site on Hollenback from the south heading north, connecting to Old Harbor Estates, Section 1. One cul-de-sac extends east from the middle of the main road, and another road extends just west from the north end of the main road.

Four reserves are being created. One is a 2.05-acre parcel at the southeast end of the site and contains a retention basin and stream to the north and a small wetland to the south. The second is a 0.36-acre parcel on the middle west side of the site. The third is a 1.02-acre parcel at the northeast corner of the site. The fourth is a narrow 0.05-acre strip of open space directly south of the west-bound road.

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 Old Harbor Estates, Section 2 to the DCRPC.

Commission / Public Comments

*Mr. Irvine made a motion for Final Approval of Old Harbor Estates, Section 2. Mr. Price seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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05-18 Olentangy Crossings, Section 2, Lot 7528, Div. #1 – Orange Twp. - 02 lots / 04.32 acres

**I. Conditions**

**Applicant:** Kibbey Development Group  
**Subdivision Type:** Commercial  
**Location:** South side of Olentangy Crossings East, east of US 23 North  
**Zoned:** Planned Commercial (PC)  
**Preliminary Approval:** 02/22/18  
**Utilities:** Del-Co Water, central sanitary sewer  
**School District:** Olentangy  
**Engineer:** Advanced Civil Design

**II. Staff Comments**

Olentangy Crossings, Section 2, Lot 7528, Div. #1 is a 2-lot commercial subdivision with frontage on Olentangy Crossings East, Rail Timber Way, and Pullman Drive. The Preliminary Plan includes 4.32 acres, but only the eastern 2.173-acre lot is being developed as part of the project, which is Kiwi's Clubhouse, a child care franchise business. It will have two accesses off Olentangy Crossings East and include 33 parking spaces.

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 Crossings, Section 2, Lot 7528, Div. #1 to the DCRPC.

**Commission / Public Comments**

*Mr. Irvine made a motion for Final Approval of Olentangy Crossings, Section 2, Lot 7528, Div. #1. Mr. Price seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

V. EXTENSIONS (none)

VI. OTHER BUSINESS

- Executive Committee member elections

Mr. Stites stated that the Nominating Committee had not received any notes of interest to serve on the Executive Committee. He also stated that the current members were willing to serve on the Committee again.

*Mr. Boyssel made a motion to Approve the Executive Committee members of Dave Stites, Susan Kuba, Mike Frommer and Jeff George. Mr. Mann seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried. (The fifth member of the Executive Committee is appointed by the County Commissioners.)*

- Consideration of Approval: Transfer of Appropriations – Transfer \$12,861.00 from Services & Charges (Software Licenses & Computer Services 5320) to Capital Outlays (Software 5452)

*Mr. Irvine made a motion to Approve the Transfer of Appropriations of \$12,861.00 from Services & Charges (Software Licenses & Computer Services 5320) to Capital Outlays (Software 5452). Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

- Consideration of Approval: Software Expenditure; Superior LLC for \$12,861.00

*Mr. Irvine made a motion to Approve the Software Expenditure of \$12,861.00 to Superior LLC. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

#### VII. POLICY / EDUCATION DISCUSSION

- Annual Report – Color copies were passed out to those in attendance. Additional copies are available at: <http://www.dcrpc.org/RESOURCES/files/AnnRep2017.pdf>

#### VIII. RPC STAFF AND MEMBER NEWS (none)

*Having no further business, Mr. Irvine made a motion to adjourn the meeting at 7:35 p.m. Mr. Mann seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

*The next meeting of the Delaware County Regional Planning Commission will be Thursday, April 26, 2018, 6:30 PM at the Delaware County Commissioners office, 101 N. Sandusky St., Conference Room, Delaware, Ohio 43015.*