

# 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



## \*AGENDA\*

Thursday, August 30, 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 July 26, 2018 RPC Minutes
- Executive Committee Minutes of August 22, 2018
- Statement of Policy

### II. VARIANCES

- 12-16.V      Evans Farm Land Development Co. LLC - Berlin & Orange Twp.'s - requesting overall Preliminary Approval
- 23-18.V      Kipling Knoll - Liberty Twp. - requesting 6 lot CAD

### III. ZONING MAP/TEXT AMENDMENTS

- 19-18 ZON    Reese Real Estate Development - Berkshire Twp. - 11 acres from A-1 to PCD
- 20-18 ZON    Principle Real Estate Development - Concord Twp. - 12.02 acres from FR-1 to PCD
- 21-18 ZON    Genoa Twp. Zoning Commission - Zoning Resolution and Comprehensive Plan amendments

### IV. SUBDIVISION PROJECTS

#### Preliminary

		Township	Lots/Acres
12-16	Evans Farm overall	Berlin/Orange	2186 lots / 1157.62 acres
20-18	T Genoa Place	Genoa	04 lots / 03.15 acres
16-18	Duncan Run CAD	Harlem	04 lots / 27.282 acres
21-18	Davis Property CAD	Harlem	05 lots / 38.11 acres
22-18	Deseret II, Lot 4174, Div. #1	Liberty	01 lots / 06.449 acres

#### Preliminary/Final (none)

#### Final

01-17	The Reserve at Hidden Creek	Berkshire	40 lots / 31.692 acres
08-17.1	Berlin Manor, Section 1	Berlin	38 lots / 30.129 acres
16-17	Four Doctors Drive	Brown	04 lots / 28.988 acres
17-18	Northbrooke Corp. Center, Ph. 2, Lots 5099 & 5100, Div. #1	Orange	02 lots / 11.435 acres

T=TABLED, W=WITHDRAWN

### V. EXTENSIONS (none)

### VI. OTHER BUSINESS

### VII. POLICY / EDUCATION DISCUSSION

### VIII. RPC STAFF AND MEMBER NEWS

**I. ADMINISTRATIVE BUSINESS**

- Call to Order
- Roll Call
- Approval of the July 26, 2018 RPC Minutes
- August 22, 2018 Executive Committee Minutes

**1. Call to order**

Chairman Stites called the meeting to order at 8:50 a.m. Present: Dave Stites, Mike Frommer, Susan Kuba, Jeff George. Staff: Scott Sanders and Stephanie Matlack. Guest: Bob Lamb, Economic Development Director.

**2. 36/37 Corridor PowerPoint presentation presented by Bob Lamb**

**Highlights:**

- Overall study is complete and will serve as a guide moving forward
- Berlin Twp. is meeting tonight on potential cloud zoning policy
- Berkshire Twp. has implemented policies that would enable commercial
- Sanitary sewer plant is in the works but is 3-5 years out
- Corridor designation: Employment/commercial 37%, Residential 23%, Conservation/Parks 40%

**Next steps:**

- Meet with key developers in Berkshire
- Continue discussion of overlay zoning in Berlin Twp.
- Continuing discussions/getting input from Brown Twp. stakeholders

**3. Approval of Executive Committee Minutes from July 18, 2018**

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

**4. New Business**

- Financial / Activity Reports for July 2018

REGIONAL PLANNING RECEIPTS		JULY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$410.00	\$6,455.00
Fees A (Site Review)	(4202)	\$900.00	\$4,199.00
Insp. Fees (Lot Line Transfer)	(4203)	\$300.00	\$2,000.00
Membership Fees	(4204)		\$231,805.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$0.00
Assoc. Membership	(4206)		\$0.00
General Sales	(4220)	\$13.00	\$13.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$2,177.00	\$50,647.00

Charges for Serv. B (Final. Appl.)	(4231)	\$4,105.00	\$37,485.60
Charges for Serv. C (Ext. Fee)	(4232)		\$300.00
Charges for Serv. D (Table Fee)	(4233)		\$1,400.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$1,500.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$300.00	\$4,200.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$100.00	\$7,250.00
Soil & Water Fees	(4243)	\$450.00	\$4,200.00
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)	\$19.00	\$166.00
Sale of Fixed Assets	(4804)		\$0.00
<b>TOTAL RECEIPTS</b>		<b>\$9,074.00</b>	<b>\$351,620.60</b>

Balance after receipts	\$988,321.44
Expenditures	- \$ 33,501.16
End of July balance (carry forward)	\$954,820.28

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

- Site Review
  - 1.) Northstar “Goldwell Neighborhood” - Berkshire Twp. - 119 lots / 44.9 acres
- August RPC Preliminary Agenda
  - 1.) Rezoning:
    - Reese Real Estate Development - Berkshire Twp. - 11 acres from A-1 to PCD
    - Principle Real Estate Development - Concord Twp. - 12.02 acres from FR-1 to PCD
    - Genoa Twp. Zoning Resolution and Comprehensive Plan update
  - 2.) Variance / Extension
    - Evans Farm Land Development - Berlin & Orange Twp.'s - overall preliminary
    - Kipling Knoll - Liberty Twp. - 6 lot CAD

3.) Preliminary:

- Evans Farm overall - Berlin/Orange Twp's - 2186 lots / 1157.62 acres
- Genoa Place - Genoa Twp. - 04 lots / 03.15 acres
- Duncan Run CAD - Harlem Twp. - 04 lots / 27.282 acres
- Davis Property CAD - Harlem Twp. - 05 lots / 38.11 acres
- Deseret II, Lot 4174, Div. #1 - Liberty Twp. - 01 lots / 06.449 acres

2.) Final:

- The Reserve at Hidden Creek - Berkshire Twp. - 40 lots / 31.692 acres
- Berlin Manor, Section 1 - Berlin Twp. - 38 lots / 30.129 acres
- Four Doctors Drive - Brown Twp. - 04 lots / 28.988 acres
- Northbrooke Corp. Center, Ph. 2, Lots 5099 & 5011, Div. #1 - Orange Twp. - 02 lots / 11.435 acres

• Director's Report

- 1.) **Platting issue from July:** confirmed with Auditor that there was a time in the past, where platted lots that were split along a Township line would typically be placed in one Township or the other, based on a formula that included acreage, location of frontage, etc. That policy was resolved in recent years to define that parcels that straddle any taxing districts are taxed individually within each district (schools and townships). Currently, the Map Dept. is working on identifying parcels that were located under the previous system and recommending them for correction to the Auditor;
- 2.) **Berlin Township Comp Plan** waiting for next meeting;
- 3.) **Berlin Township general:** performed an additional administrative review for a plat;
- 4.) **Health District:** attended third meeting to prioritize focus areas for the Community Health Improvement Plan. This is a process that takes place every 5 years or so and engages community health partners, local hospital systems, and other agencies;
- 5.) **Brown Township Comp Plan** third meeting - presented draft, continue in September;
- 6.) **Troy Township** - continuing to make changes to draft;
- 7.) **Trakit Software:** worked with other "project tracking" agencies and on our own to begin process of setting up preferences and functions for the software (several sessions over three days);
- 8.) **Harlem Township:** First complete draft of reformatting code submitted to township;
- 9.) **Project Oasis:** attended a meeting with project engineers; engineer also requested a meeting for Friday just to discuss process/sketch plan, etc.;
- 10.) **23 Corridor Study:** met with MKSK regarding early steps in their corridor study;
- 11.) **Attended CORSA training on workplace harassment and social media policies;**
- 12.) **GIS Intern:** previous intern got a full-time job, have interviewed and made offer to second candidate to begin September 10.

5. Old Business (*none*)

6. Other Business

- Update fiscal authorization form  
The Commission previously approved for Si Kille to sign off on payroll when Scott was

not in along with approving his request for leaves. Since, Si has moved from the Asst. County Administrator position, the Auditor suggested a new approval be made. He is now the Fiscal Services Director.

*Mr. George made a motion to Approve Si Kille the ability to sign off on the Directors vacation/sick request for leave and biweekly payroll worksheets. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

7. Personnel (none)

8. Adjourn

*Having no further business, Mrs. Kuba made a motion to adjourn the meeting at 11:15 a.m. Mr. Stites seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

The next regular Executive Committee meeting will be Wednesday, September 19, 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 applicants 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** (none)

12-16.V **Evans Farm Land Dvlpt. Co. LLC – Berlin & Orange Twp.’s – requesting overall Preliminary Approval**

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

**I. Request**

The applicant is requesting a variance from **Section 204.02 Preliminary Plan Submission** of the Delaware County Subdivision Regulations in order to receive overall Preliminary approval of Evans Farm without requiring per lot fees or detailed development plans for future development along the road. Due to the size of the project, the applicant is requesting overall approval prior to individual submissions.

The proposed subdivision is located on the north side of Lewis Center Rd., west of Old State Rd.

## II. Facts

1. The applicant provided the required base fee for Preliminary submissions and included detail;
2. All future development areas will be required to submit Preliminary plans and appropriate fees; and
3. This type of variance has been used previously on Scioto Reserve (Concord Twp.), Glen Oak (Orange Twp.), and Four Winds Drive North (Berkshire Twp.).

## III. Criteria For a Variance

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

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

***Applicant's Response:*** “Evans Farm Development is a large master planned development located in both Orange Township and Berlin Township, Delaware County, Ohio. Per the approved zoning within the respective townships this project is 1,157.6 acres, 2,186 residential units as well as commercial and civic land uses.

Due to the overall size of the project and duration associated with completion it is not practical to prepare a Preliminary Subdivision Plan that adheres to the Section 204: Preliminary Plan Procedure requirements within the Subdivision Regulations of Delaware County, Ohio.

We are respectfully requesting a variance to the Subdivision Regulations of Delaware County, Ohio, Section 204: Preliminary Plan Procedure.”

***Staff comments:*** Staff requested that the applicant file an overall Preliminary Plan in the initial stages of this project so that further review can take place in the proper order. Staff concurs with the request.

## IV. Staff recommendations

DCRPC staff recommends *Approval* of the variance request by Evans Farm Land Development Co. LLC from Sec. 204.02 for **Evans Farm** based on the Findings of Fact.

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23-18.V Kipling Knoll – Liberty Twp. – requesting 6 lot CAD

**Applicant:** Rankin Homes

**Consultant:** Joe Clase, Plan 4 Land

**I. Request**

The applicant is requesting a variance from Section 306.02 of the Delaware County Subdivision Regulations for Kipling Knoll to permit up to six lots on a Common Access Driveway.

The proposed CAD is on the west side of Liberty Road, approximately 800 feet south of Bean Oller Rd.

**II. Facts**

1. The applicant seeks to create a six-lot subdivision, utilizing a Common Access Driveway;
2. The site is approximately 10 acres with 515' of frontage;
3. A CAD would enter the site and travel west, providing frontage for six lots;
4. The land is zoned FR-1, with a minimum 1-acre lot size;
5. Del-Co Water is available to the site with an existing 6" line running across the frontage of the site;
6. Relevant section of the Subdivision Regulations:

**“306.02 Number of Lots.** The CAD may serve and provide access for up to three (3) lots as shown on the CAD subdivision plat. Two (2) additional lots contiguous to the CAD at the point of access to the public or private road by the CAD and which would meet the current applicable zoning requirements as free-standing lots may, at the discretion of the Commission, be accessed by the CAD.”

**III. Criteria For Variance**

- 1.) The granting of this variance request shall not be detrimental to the public health, safety and welfare and not injurious to other property;

**Applicant’s response:** *“This proposal provides for a single access point on Liberty Road with a driveway built to a safety standard far in excess of what common residential driveways are built to. Platting a six (6) lot CAD versus five (5) no plat lots or a no plat lot with a five (5) lot CAD will permit for a more thorough review by county and township officials, including the fire department. If the owner proceeded with a five (5) lot CAD, they would still be able to split a fifth lot through with frontage. With a five (5) lot CAD the last two lots would be combined leaving a large lot that will likely see a similar request to split in the future.”*

- 2.) The conditions upon which this variance request is based are unique to the property for which this variance is sought;

**Applicant’s response:** *“Platting additional road right-of-way in this project would reduce lot sizes and limit suitable sites for on-site systems. Central sewer is not available in the foreseeable future.”*

- 3.) Due to the physical surroundings, shape, or characteristics of the property, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these Regulations were carried out; and

**Applicant’s response:** “If a street could be designed straight through this site, it may be practical to layout the project without losing the sixth lot. The railroad prohibits such a connection. Creating a public road stub to the north or south will, as mentioned in the prior item, create increased setbacks that will cause a particular hardship in the loss of one or more buildable lots.”

- 4.) The granting of this variance will not vary the provisions of the applicable zoning regulations, comprehensive plans, or other existing development guidelines and regulations, nor shall it otherwise impair the intent and purpose of these regulations, or the desirable development of the neighborhood and community.

**Applicant’s response:** “This proposal is otherwise entirely compliant with the standards of the Liberty Township Zoning Resolution and other applicable regulations.”

**Staff Comments:** It is conceivable that a 5-lot CAD and a sixth frontage lot could be pursued, which would not meet the county’s desire to reduce curb cuts and conflict points along existing roads (assuming the owner would get the CAD access and a second driveway access). The proposed lots are comparable to those in Malabar Subdivision to the northeast as well as the lots along Bean-Oller Road. Six lots will also create a more aesthetic subdivision with a balanced number of lots on each side of the CAD. Assuming the other subdivision standards and on-site treatment systems can be met (which will be reviewed as part of the Subdivision process), this is a reasonable request.

#### **IV. Staff recommendations**

DCRPC staff recommends *Approval* of the variance request by Rankin Homes from Sec. 306.02 for **Kipling Knoll** for 6 lots on a CAD based on the Findings of Fact.

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### **III. ZONING MAP/TEXT AMENDMENTS**

**19-18 ZON Reese Real Estate Development – Berkshire Twp. – 11 acres from A-1 to PCD**

#### **I. Request**

The applicant, Reese Real Estate Development, is requesting to rezone 11 acres from A-1 to PCD to allow construction of a Tractor Supply Company retail store.

#### **II. Conditions**

**Location:** north side of SR 37, East

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

**Proposed Zoning:** Planned Commercial and Office District (PCD)

**Present Use(s):** vacant/agricultural

**Proposed Use(s):** retail store

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

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

**Critical Resources:** none

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



BeB Bennington Silt Loam 2-4% slope  
CaB Cardington Silt Loam 2-6% slope

### III. Introduction

The applicant proposes to develop the site for a 19,097 square foot Tractor Supply Company store and an adjacent 15,000 s.f. fenced outdoor display area. The Development Plan indicates a single access to US 36/SR 37, aligning with the opposing existing access to the storage facility to the south at 9944 SR 37. Parking areas are proposed to the south and east of the building and outdoor storage area. The application notes that shared access will be provided to future development to the east.

The site slopes to the southeast, with proposed detention provided in two areas to the south and east. The landscaping plan shows a tree every 25 feet along the pavement edge. The application notes that open space of 65% will be provided. (Staff notes that it is difficult to tell what is being counted as open space.)

The existing property will be divided so that the western portion of the 15.93-acre parcel with frontage on 36/37 is combined with a portion of the 11-acre site to the north. Depending on the resulting acreage, this may be accomplished by transferring portions of the parcels under common ownership.

### IV. Process

The Berkshire Township Zoning Resolution provides for the filing of a Development Plan at the time of rezoning. The process allows for either a one-step or a two-step zoning process. The current application includes drawings, elevations, and other detail, and specifically responds in text form.

### V. Use

The PCD Permitted Uses utilizes the NAICS system, and includes 444 – Building Material and Garden Equipment and Supplies Dealers. Online directories list TSC as 444210 and 444130, which are included within the larger 444 division.

### VI. Comprehensive Plan

The 2017 Berkshire Township Comprehensive Plan recommends Planned Office uses at this location, but recognizes that along the U.S. 36/S.R. 37 corridor, additional non-residential uses are appropriate. It is likely that the land around this site will serve as a mix of commercial and industrial uses as development pressure increases in the area.

### VII. Divergences

The applicant is requesting three divergence and wishes to discuss a fourth with the Zoning Commission.

1. Divergence requested to provide 81 parking spacing where the code requires 95. Applicant notes that their parking spaces are wider at 10' than the code requirement of 9'. Reduction will lessen the impact of a large asphalt area. Additionally, three trailer spaces are provided.

*Staff Comment:* This appears to be reasonable as parking requirements are generally excessive.

2. Divergence requested from the requirement that a 6' fence, planting or mound be provided along the front of the property at 36/37.

*Staff Comment:* A 6' high fence or mound is not necessary for this use and location. However, as noted within the report, a smaller mound and landscaping should be used to prevent accidental entry into the detention basin

along 36/37.

3. Divergence requested from the requirement to landscape parking lot islands. Spaces have been positioned so that only three rows are located in front of the building, with two to the side. Due to the nature of the store, the applicant notes that landscape islands don't hold up well over time.

*Staff Comment:* This request is also reasonable, but additional foundation landscaping should be provided along the front and sides of the building.

4. The applicant would also like to discuss the size of the monument sign and work together on a solution that the township likes.

*Staff Comment:* Without detail as to the request, staff can't evaluate this request. Current maximum height is 15'. Based on the setback table, the sign would be limited to the maximum 25 square feet per side or 50 square feet total. These seem to be reasonable maximums in an area where the signage will not be "competing" with other signage.

*In general, the application should provide more detail in a landscaping plan along the road frontage that refines the location and shape of the detention basin, provides safety along the area between the basin and road, and incorporates a detailed signage plan.*

## VIII. Other Issues

### **Access**

The plan shows a main access from U.S. 36/S.R. 37, a road with an existing Access Management Plan in place through ODOT. A traffic study has been completed and reviewed by ODOT. Evidence from ODOT is included noting that the access is appropriate and no improvements are needed along 36/37. The correspondence from ODOT in the application notes that an access will be allowed until a shared backage road can provide access to frontage lots. This may result in the need for an easement to be dedicated along the rear of the property as a function of the rezoning. Further discussion may need to take place.

### **Drainage/Stormwater**

As noted, the site drains to the southeast. The proposed basin along 36/37 is located within the area of the existing high-tension powerline tower. Based on the tower's location, the pond needs to be amended. A divergence request from the requirement of 6' mounding along the highway is appropriate, but care should be taken to prevent accidental entry into the detention area. This could be provided with a smaller mound and a combination of landscaping and guardrail. A general feasibility letter should be included from the County Engineer's office – a drainage plan for the eventual development of the site will be reviewed and approved through that office.

### **Sewage Treatment**

On-site treatment is indicated and a soil study is currently underway. Approval could be under the permitting authority of the EPA, based on total usage. This area is not in an existing sewer service area of the County.

### **Building design**

The proposed building shows natural colored materials on all four sides. Smooth faced concrete blocks will

provide the appearance of brick, with accent colors and a corrugated awning on the front face of the building. These are all positive features in building design and preferred over the white split-face block sometimes used in large commercial buildings.

### **Utilities**

No utility letters are provided. Del-Co GIS information shows an 8" water line along the site's road frontage, as well as a hydrant located just west of the proposed driveway.

### **VIII. Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning request by Reese Real Estate Development from A-1 to PCD, to the DCRPC, Berkshire Twp. Zoning Commission, and Berkshire Twp. Trustees, based on:

1. Ensuring an easement is provided for the future adjacent use to the east property and discussion with DCEO as to whether an easement along the northern boundary is appropriate;
2. Providing more detail in a landscaping plan along the road frontage that refines the detention basin, provides safety along the area between the basin and road, and incorporates the signage;
3. Utilizing the existing limitations on sign height and maximum square footage; and
4. Define graphically what is being counted as open space.

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## **20-18 ZON Principle Real Estate Development – Concord Twp. – 12.02 acres from FR-1 to PCD**

### **I. Request**

The applicant, Principle Real Estate Development LLC, on behalf of the owners Jeffrey and Jackie Humphrey, is requesting a rezoning to allow the construction of 30 single-family detached condominium units to be called The Reserve at Scioto Bluff.

### **II. Conditions**

**Location:** south side of Butts Rd., east of Riverside Dr.

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

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

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

**Proposed Use(s):** 30 Single-family condominium homes

**Existing Density:** .66 du / acre (1.5-acre minimum lot size)

**Proposed Density:** 2.49 du / acre

**School District:** Buckeye Valley

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

**Critical Resources:** streams / drainage course

**Soils:** MoC2 Milton Silt Loam 6-12% slope

MpD2 Milton-Lybrand Complex 12-18% slope

GwB Glynwood Silt Loam 2-6% slope

GwC2 Glynwood Silt Loam 6-12% slope

### **III. Introduction**

The project design indicates a single entrance from Butts Road. An east/west 24'-wide road provides access to

the majority (19) of the units. The road extends approximately 850' and ends in a cul-de-sac. A drive at the same width provides access to an additional five units off the end of the cul-de-sac. Two units are accessed with a road toward the northeastern part of the site and four units face Butts Road and are accessed by a small frontage road with buffering. Three roads are labeled with a variety of names, "Road A," "Private Road B," "Drive C," and the fourth is unlabeled. Staff assumes they are all intended to be private and recommends clarification.

Open space of 5.17 acres (43%) is distributed around the edges of the site. Woods appear to be preserved as buffers, but three dry basins and one retention pond are distributed along the downslope western side of the site. A landscaped mound of approximately 5' is located along Butts Road. The project is not proposed to offer any community amenities.

A sidewalk is provided along the eastern edge of the main internal road, with a wider multi-use path shown along Butts Road.

#### 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

Recent development pressures and controversies have necessitated the Township's effort to update its Comprehensive Plan. In May, a density of 1.5 dwelling units per gross acre was recommended throughout the Township where this proposal requests 2.49 units per acre. The Zoning Resolution allows additional densities as part of the review and approval process, but not guaranteed by formula. Some consideration might be given to a slightly higher density based on the reduced impacts of multi-family projects as opposed to single-family on individual parcels. However, that language does not specifically appear in this subarea.

#### VI. Divergences

Two divergences are requested.

1. A divergence is requested for intensity of use (density) from 1.5 du/ac as recommended in the Comprehensive Plan to 2.49 du/ac. The application notes that this is appropriate as the developer is providing high quality architecture with high quality materials, preservation of open space and existing trees. It is also consistent with densities approved for other condominium projects that are age-targeted and require fewer services.

*Staff comment: The RPC recently reviewed the student generation numbers in a variety of housing densities, also comparing single-family to multi-family and condominium. The following chart shows application of those numbers to the proposed development as compared to a single-family development at the recommended density:*

Project	Units	Student Generation .63 – 1.2 students/unit	ITE Trip Generation 9.5 trip ends per single-family
If developed as single family at 1.5 du/ac	18	11.34 – 21.6 students	167 trip ends per day
		Student Generation 0 – .41 students/unit	ITE Trip Generation 5.8 trip ends per residential condo
Reserve at Scioto Bluff	30	0 – 12.3 Students	174 trip ends per day

The figures indicate that the proposed product could produce slightly more traffic than a single-family development would at the recommended 1.5 du/ac density. Student impact on Buckeye Valley would be lower. Sewer use is generally consistent whether units are on single-family fee simple parcels or single-family condominium units.

The most recent condominium project approved in Concord Township is on Hyatts Road at a gross density of 2.35 units per acre. If this project were reduced from 2.49 to that density, it would result in 28 units, resulting in 162 projected trips per day, comparable to single-family numbers. Also, this is a transition between the approved condominium project to the east and the existing single-family homes along Riverside Drive.

2. A divergence is requested for Structure Separation from 20' to 15' for the main structure walls on specified units. Structure separation from overhangs will be no less than 12'. It is requested to allow clustering of homes and preservation of wooded areas and watercourses.

*Staff comment:* See comments above. The density is generating the need for reduced structure separation. If this separation has been approved in the past, it is appropriate here.

## VII. Issues

### **A. 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 proposal indicates 4" of 304, 6" of 301, a 1-1/2" intermediate asphalt course and a 1-1/2" surface course. Staff has typically supported the addition of 6 inches of Roller Compacted Concrete base between the asphalt surface course and the subgrade compaction. Staff recommends the township continue to consult with the County Engineer for the appropriate standard.

### **B. Sidewalks/Trails**

The plan indicates sidewalks throughout, as well as an 8' path along the frontage of Butts Road. Staff concurs with these facilities as positive impacts for public health and increased value for the overall area. The applicant should work with the development to the east to create a pedestrian connection between the two developments. The staff review for the project to the east recommended such a connection as well.

### **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. Facilities were recently put in place along South Section Line and Butts Roads, providing access to the O'Shaughnessy pump station and ultimately to the Lower Scioto Wastewater Treatment Plant, located on the west side of the Reservoir.

*Staff comment:* The letter from the Fire Department notes the general ability to serve the site but does not comment on the internal network or whether there is a need to provide an emergency connection to the east. Staff recommends continued discussion of this issue.

#### **D. General**

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

#### **VIII. Staff Recommendations**

Staff recommends **Conditional Approval** of the Development Plan amendment by **Principle Real Estate Development** of 12.02 acres to the DCRPC, Concord Twp. Zoning Commission, and Concord Twp.

Trustees, *subject to:*

1. *Reduction of the density by two units to align traffic generation with comparable single-family development;*
2. *Any landscape lighting should be down lighting with cutoff fixtures;*
3. *Applicant and Township should consult the County Engineer for a model private street standard;*
4. *Check with the Fire Department regarding building spacing and whether an emergency connection to the east is desired; and*
5. *Work with the applicant to the east to provide a pedestrian connection.*

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### **21-18 ZON Genoa Twp. Zoning Commission – Zoning Resolution and Comprehensive Plan amendments**

#### **I. Request**

The Genoa Township Zoning Commission has requested review of a number of proposed amendments to its existing Comprehensive Plan and Zoning Resolution. The changes are intended to bring more “harmony” and consistency between the two documents. Some amendments are also the result of recent issues the Township has experienced while reviewing projects for rezoning and development.

#### **II. Comprehensive Plan amendments**

Genoa Township last amended its Comprehensive Plan in December of 2016. The current proposed amendments are related to Planning Areas 4 and 5. Together, they represent the area north of Big Walnut Road, west of the Hoover Reservoir. Area 4 is generally east of Worthington Road, Area 5 is west.

The amendments remove the options of figuring density by using either a Gross or Net calculation from the general recommendations chapter.

**Planning Area 4** - Recommended density is simplified by removing references to a 2015 Resolution to Delaware County. The plan recommends that without sanitary sewer, single-family development is recommended on lots of two acres or greater. All recommendations for sewer service and Planned Residential Districts in general are removed.

**Planning Area 5** - The plan recommends that without sanitary sewer, single-family development is

recommended on lots of two acres or greater. All recommendations for sewer service and Planned Residential Districts in general are removed.

Language is clarified related to the process of an applicant asking for a change that differs from what is recommended in the Comprehensive Plan.

### **III. Zoning Resolution Amendments**

Proposed amendments include definitions for Building Envelope, Limited Common Element, Multi-Family Dwelling, and Multi-Use Path. **Staff comment:** *except for Multi-Use Path, these definitions will assist in future enforcement of review of condominium projects.*

Simplification of the definition of Single-Family Dwellings.

Removal of definition of and references to Cluster Housing and Dwelling “units,” to simplify references to “Dwellings.”

Removal of the Lower Density Planned Residential District, which allowed a density of 1.35 Dwelling Units per Net Developable Acre with Conservation Standards or 1.1 Dwelling Units per Net Developable Acre otherwise.

Significant amendments to the remaining Planned Residential District, which retains its recommended density of 2.2 Dwellings per NDA with Conservation Standards (50% open space) and 1.8 Dwellings per NDA without Conservation Standards (15% open space):

- Additional detail for Open Space buffers;
- Critical Resource Protection;
- Access (developments with more than 30 lots or building envelopes require a second vehicular access);
- Removal of an allowance for Cluster housing in no more than 35% of a development, but Permitted Uses include typical Single Family, Zero Lot Line S.F., Common Wall SF, and Multi-Family (only when Conservation Standards are used);
- Addition of Stormwater Management setbacks;
- Additional detail related to Sidewalks along streets and multi-use paths;
- Dwellings on individual lots in developments without Conservation Standards will continue to be 10,000 s.f., while lot sizes in developments with Conservation Standards are determined during the review process. In condominium-style developments with Conservation Standards, the building envelope must be 60' wide by 120' deep;
- Removal of Concept stages of the Planning Process Overview, including Site Analysis, Sewage Disposal requirements, Conceptual Preliminary, and other steps normally associated with a Conservation Subdivision review process;

**Staff comment:** *The Township is generalizing its land use recommendations, removing specific recommendations for density, allowing the Zoning Resolution to determine density (2.2 DU/NDA or 1.8 DU/NDA). The map also suggests that any land that is not used for parks or institutional uses, or is not currently zoned Planned Residential, is recommended for 0.5 dwellings per acre, or a 2-acre lot minimum. Given recent controversial proposals, this is probably the intent. However, existing sewer service may be extended to land that is adjacent to these current projects. Removing the reference to sewer service in the recommended land use section may cause confusion. If the intent is to allow development at 0.5 dwellings per acre whether there is sewer or not, then this needs to be clarified.*

### III. Staff Recommendations

Staff recommends **Conditional Approval** of the amendments to the Genoa Township Comprehensive Plan and Zoning Resolution to the DCRPC, Genoa Twp. Zoning Commission and Genoa Twp. Trustees, *subject to*:

- 1.) Clarify whether areas that would have sanitary sewer service extended to them are recommended for a density of 0.5 dwellings per acre;
- 2.) Consult the Prosecutor regarding the decision to essentially remove the option to rezone to a Planned Residential District from the Comprehensive Plan map and recommendations.

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### IV. SUBDIVISION PROJECTS

#### Preliminary

12-16 Evans Farm Overall - Berlin/Orange Twps. – 2,186 lots / 1,157.62 acres

#### I. Conditions

**Applicant:** Evans Farm Land Development Co. LLC

**Subdivision Type:** Single Family Residential and Planned Commercial

**Location:** North side of Lewis Center Rd., west of Old State Rd.

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

**Zoned:** Orange: Single Family Planned Residential, Planned Commercial and  
Berlin: Planned Residential, Planned Commercial

**Zoning Approval:** Orange: 3/21/16, Berlin: 02/27/17

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

**School District:** Olentangy Local School District

**Engineer:** Terrain Evolution

#### II. Staff Comments

Evans Farm is a large-scale town-center development located on the boundary line of Orange and Berlin Townships. The vision is to create a village-style development that promotes walkability, creates a diverse and mixed-used community, supports a variety of housing styles and types, insists on quality architecture and design, seeks to create a true neighborhood, and focuses on quality of life. Predominantly made up of single-family residential, the total acreage also includes 346.5 acres of open space, 24.4 acres for an elementary school and preschool, 59.2 acres of commercial and office, and 85.3 acres of commercial, office, and multi-family residential.

The layout shows several roads entering the site, with the main “entrance” from Lewis Center Road in Orange Township. Piatt Road extends from the north, traveling through the site and down to the Orange Township section. Piatt Road will eventually terminate at a new a roundabout when Home Road is extended with development to the southwest. Development incorporates Hollenback Road, as well as a new access to South Old State Road. Shanahan is proposed to cross the railroad tracks with an above grade crossing, and realign with Hollenback. A new street connects Peachblow to Shanahan. The layout is generally a grid



pattern, which increases the internal connectivity within the site and disperses traffic. Stubs are provided to the north and to other existing street stubs.

The “overall” preliminary is intended to establish a general layout for the major roads in the development and not exact geometry until Final Engineering is reviewed and approved. All required information will be provided as future sections are submitted. It is understood that this is a general approval and does not lock in road geometry, particularly toward the north and on the west side of the railroad.

*A technical review was held on August 21, 2018, after which the applicant has addressed all of the required changes.*

**III. Staff Recommendation**

Staff recommends *Conditional Overall Preliminary Approval* of **Evans Farm** to the DCRPC, subject to:

1. *A Variance being granted allowing the project to defer specific details and lot fees to the future, as individual platted areas are presented.*

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20-18 T Genoa Place - Genoa Twp. - 04 lots / 03.15 acres

**Applicant:** Brookewood Construction  
**Engineer:** Watcon Consulting Engineers

**II. Staff Comments**

The applicant has requested a 90 day tabling in order to resolve issues from the Technical Review Committee meeting.

**III. Staff Recommendation**

Staff recommends *Approval of the 90-day tabling* for **Genoa Place** to the DCRPC.

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16-18 Duncan Run CAD - Harlem Twp. - 04 lots / 27.282 acres

**I. Conditions**

**Applicant:** DNJS Investments, LLC.  
**Subdivision Type:** Four lot CAD subdivision  
**Location:** South side of Center Village Rd., east of Duncan Run Rd.  
**Current Land Use:** Vacant, former agricultural  
**Zoned:** Agricultural Residential (AR-1)  
**Utilities:** Del-Co water and private on-lot treatment systems  
**School District:** Big Walnut  
**Engineer:** Geo-Graphics Inc.

**II. Staff Comments**

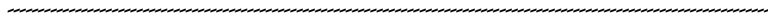
Duncan Run CAD is a 4-lot Common Access Driveway located on the south side of Center Village Road in Harlem Township. The CAD enters the site heading south and ends in a cul-de-sac turnaround. All lots are larger than 5 acres per zoning and will utilize on-site waste treatment systems.

The project received a Variance in June, 2018 for a fourth lot to be created where the existing frontage would have limited the project to three lots based on the Subdivision Regulations.

*A technical review was held on August 21, 2018, after which the applicant has addressed all of the required changes.*

**III. Staff Recommendation**

Staff recommends *Preliminary Approval* of **Duncan Run CAD** to the DCRPC.



21-18          **Davis Property CAD – Harlem Twp. - 05 lots / 38.11 acres**

**I. Conditions**

- Applicant:** Homewood Corp.
- Subdivision Type:** 5 lot CAD Subdivision
- Location:** West side of SR 605, south of Robbins Rd.
- Current Land Use:** Vacant, former agricultural
- Zoned:** Agricultural Residential (AR-1)
- Utilities:** Del-Co water and private on-lot treatment systems
- School District:** Big Walnut
- Engineer:** Advanced Civil Design

**II. Staff Comments**

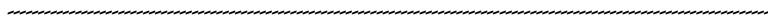
Davis Property CAD is a 5-lot Common Access Driveway located on the west side of State Route 605 in Harlem Township. The CAD enters the site heading west and ends in a cul-de-sac turnaround. The plan notes that parts of the existing parcel will be transferred to the adjacent property to the west and the property to the south. All lots are larger than 5 acres per zoning and will utilize on-site waste treatment systems.

*A technical review was held on August 21, 2018, after which the applicant has addressed all of the required changes.*

**III. Staff Recommendation**

Staff recommends *Conditional Preliminary Approval* of **Davis Property CAD** to the DCRPC, *subject to:*

- 1.) *Changing project boundaries to exclude lots to be split off and transferred.*



22-18 Deseret II, Lot 4174, Div. #1 – Liberty Twp. - 01 lots / 06.449 acres

**I. Conditions**

**Applicant:** Coppertree Homes  
**Subdivision Type:** Single Family Residential  
**Location:** South side of Deseret Dr., east of Liberty Rd.  
**Current Land Use:** Open space  
**Zoned:** Farm Residential (FR-1)  
**Utilities:** Del-Co water and central sanitary sewer  
**School District:** Olentangy Schools  
**Engineer:** Stantec

**II. Staff Comments**

Deseret II, Lot 4174, Div. #1 is a replat of an existing open space parcel, which is intended to add one lot to an existing residential subdivision. It is located on the south side of Deseret Drive in Liberty Township. All utilities are in place, and the addition of the lot will preserve 79% of the open space.

In accordance with the Subdivision Regulations, the other owners within the subdivision were provided notice of the Preliminary Plan meeting, along with an exhibit of the proposed layout.

*A technical review was held on August 21, 2018, after which the applicant has addressed all of the required changes.*

**III. Staff Recommendation**

Staff recommends *Preliminary Approval* of **Deseret II, Lot 4174, Division #1** to the DCRPC.

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**Preliminary/Final** (none)

**CONSENT AGENDA**

**Final**

01-17 The Reserve at Hidden Creek – Berkshire Twp. - 40 lots / 31.692 acres

**I. Conditions**

**Applicant:** Westport Homes  
**Subdivision Type:** Planned Residential  
**Location:** east side of 3 B's & K Rd., west of I-71  
**Zoned:** Planned Residential Development (PRD)  
**Preliminary Approval:** 01/26/17  
**Utilities:** Del-Co Water, central sanitary sewer

**School District:** Olentangy  
**Engineer:** Watcon Engineering

**II. Staff Comments**

The Reserve at Hidden Creek is a 40-lot residential subdivision taking its main access from Killdeer Meadows subdivision, and having no frontage on any other road. A single road enters the site going north from Killdeer Meadows, intersecting the main road, which starts in a cul-de-sac to the west and goes to the eastern end with potential future access northeast of the site. The average lot size is 0.38 acres and most lots have 92 feet of frontage.

Two reserves are being created for open space and tree preservation. One is a 7.092-acre parcel along the northern edge of the site, containing one pond, a stream, and 6'-wide pedestrian paths. The second is a 3.245-acre parcel to the southeast end of the site, containing a 6'-wide asphalt pedestrian path. Since the developer was not required to cross the stream in the northeast corner of the site, the owner of the residual land will be required to sign the plat acknowledging that the road must be extended when that land is developed.

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

**III. Staff Recommendation**

Staff recommends *Final Approval* of **The Reserve at Hidden Creek** to the DCRPC.

08-17.1 Berlin Manor, Section 1 – Berlin Twp. - 38 lots / 30.129 acres

**I. Conditions**

**Applicant:** Berlin Manor One LLC.  
**Subdivision Type:** Single Family Planned Residential development  
**Location:** North side of Cheshire Rd., west of Lackey Old State Rd.  
**Zoned:** R-2 with PRD overlay  
**Preliminary Approval:** 05/27/17  
**Utilities:** Del-Co Water, central sanitary sewer  
**School District:** Olentangy  
**Engineer:** Advanced Civil Design

**II. Staff Comments**

Berlin Manor is a 95-lot single-family subdivision, including two existing estate lots, with frontage on both Cheshire Road and Lackey Old State Road. The site is fairly divided by the Berlin Township Hall and Cheshire Cemetery into two parts. Section 1 includes the main entrance off Cheshire Road heading north and curving west. A second road intersects and continues north connecting with a third, east-west road. Lots in this section are 90'-100' wide by 150'-185' deep.

Four reserves are being created, totaling 12.8 acres of open space. These include a central neighborhood park

with 8' wide asphalt path, two retention basins, general open space, and mounding.

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 **Berlin Manor, Section 1** to the DCRPC.

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16-17            **Four Doctors Drive - Brown Twp. - 04 lots / 28.988 acres**

**I. Conditions**

**Applicant:** Greg Holland  
**Subdivision Type:** 4 Lot CAD Subdivision  
**Location:** West side of North 3 B's & K Rd.  
**Zoned:** Farm Residential (FR-1)  
**Preliminary Approval:** 05/31/18  
**Utilities:** Del-Co Water, private on-lot treatment systems  
**School District:** Buckeye Valley  
**Engineer:** Terrain Evolution

**II. Staff Comments**

Four Doctors Drive is a 4-lot Common Access Driveway subdivision located on North 3 B's and K Road in Brown Township. The CAD and utility easement will utilize the existing driveway, which enters the site heading west, extend it, and adding a T-turnaround. Each lot will be larger than 5 acres, whereas the minimum of the current zoning is 2 acres, and will utilize on-site waste treatment.

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 **Four Doctors Drive** to the DCRPC.

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17-18            **Northbrooke Corp. Center, Ph. 2, Lots 5099 & 5100, Div. #1 – Orange Twp. - 02 lots / 11.435 acres**

**I. Conditions**

**Applicant:** Chiller LLC.  
**Subdivision Type:** Commercial  
**Location:** West side of Highfield Dr., north of Meadow Park Ave.  
**Zoned:** Planned Industrial (PI)

**Preliminary Approval:** 07/26/18

**Utilities:** Del-Co Water, central sanitary sewer

**School District:** Olentangy

**Engineer:** Kleinger Group

**II. Staff Comments**

Northbrooke Corporate Center, Phase 2, Lots 5099 & 5100, Div. #1 is a 2-lot commercial subdivision with frontage on Highfield Drive in Orange Township. The project includes the expansion of OhioHealth Chiller North, moves a lot line in order to sell the southern piece, and improves the stormwater basin to the north. Access will not change off Highfield Drive, but parking will also be expanded to the west and south.

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 Northbrooke Corp. Center, Ph. 2, Lots 5099 & 5100, Div. #1 to the DCRPC.

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V. EXTENSIONS (none)

VI. OTHER BUSINESS

VII. POLICY / EDUCATION DISCUSSION

VIII. RPC STAFF AND MEMBER NEWS

*The next meeting of the Delaware County Regional Planning Commission will be Thursday, September 27, 2018, 6:30 PM at the Frank B. Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.*