

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, June 27, 2019 at 6:30 PM

Frank B. Willis Building, 2079 US 23 North, Conference Room,
Delaware, Ohio 43015

ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of May 30, 2019 RPC Minutes
- Executive Committee Minutes of June 19, 2019
- Statement of Policy

CONSENT AGENDA

		Township	Lots/Acres
18-13.4.B	Olentangy Falls, Sec. 4, Ph. B	Liberty	10 lots / 19.917 acres
31-18	Rooster Ranch	Trenton	02 lots / 19.097 acres

ZONING MAP/TEXT AMENDMENTS

30-19 ZON	Wayne & Heather Hiles - Harlem Twp. - 7.073 acres from AR-1 to FR-1
31-19 ZON	Westport Homes - Berlin Twp. - 22.129 acres from FR-1 to R-3 w/ PRD overlay
32-19 ZON	Evans Farm Land Dvlpt. Co. - Berlin Twp. - 42.76 acres from FR-1 to R-3 w/PRD overlay
33-19 ZON	Berlin Twp. Zoning Commission - text amendments - Berlin Commercial Overlay (BCO)
34-19 ZON	Berlin Twp. Zoning Commission - text amendments - Berlin Industrial Overlay (BIO)

SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
15-19	Neverman CAD	Berkshire	03 lots / 09.054 acres
10-19	Armenian Estates CAD	Genoa	04 lots / 21.34 acres
16-19	Bevelhymer, Lot 103, Div. #1	Genoa	02 lots / 01.108 acres
17-19	The Villas at Loch Lomond	Liberty	02 lots / 04.98 acres
18-19	Clark Shaw Reserve South	Liberty	86 lots / 42.79 acres
12-19	Ironwood	Porter	07 lots / 56.62 acres

OTHER BUSINESS (none)

POLICY / EDUCATION DISCUSSION (none)

RPC STAFF AND MEMBER NEWS (none)

ADMINISTRATIVE BUSINESS

- **Call to Order**
 Chairman Stites called the meeting to order at 6:30 p.m.

- **Roll Call**
 Representatives: Jeff George, David Loveless, Fred Fowler, Jeff Benton, Joe Shafer, Matt Kurz, Dave Stites, Charles Hurt, Michelle Boni, James Hatten, Ed Snodgrass, Dan Boysel, Herb Ligocki, Josh Vidor, Bonnie Newland, Mike Dattilo, and Doug Price. Alternates: Jesse Mann, Rob Platte, Dustin Kent, Doug Riedel, Bill Piper, Claudia Husak, and Allen Rothermel. Staff: Scott Sanders, Jonathan Miller, Da-Wei Liou and Stephanie Matlack.

- **Approval of the May 30, 2019 RPC Minutes**
Mr. Price made a motion to Approve the minutes from May 30th. Mr. Boysel seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- **June 19, 2019 Executive Committee Minutes**

1. Call to order

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

2. Approval of Executive Committee Minutes from May 22, 2019

Mrs. Kuba made a motion to Approve the minutes from May 22nd. Mr. Frommer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. New Business

- Financial / Activity Reports for May 2019

REGIONAL PLANNING RECEIPTS		MAY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$2,460.00	\$6,340.00
Fees A (Site Review)	(4202)	\$600.00	\$5,100.00
Insp. Fees (Lot Line Transfer)	(4203)	\$500.00	\$1,500.00
Membership Fees	(4204)		\$236,547.00
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)	\$5,908.60	\$20,292.90
Charges for Serv. B (Final. Appl.)	(4231)	\$11,208.60	\$17,417.90
Charges for Serv. C (Ext. Fee)	(4232)		\$600.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$1,800.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$1,800.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$300.00	\$1,800.00

OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$100.00	\$8,460.00
Soil & Water Fees	(4243)	\$575.00	\$4,745.00
Commissioner's fees	(4244)		\$0.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A			\$176.46
Other Misc. Revenue (GIS maps)	(4730)		\$0.00
Misc. Non-Revenue Receipts	(4733)	\$153.75	\$252.75
Sale of Fixed Assets	(4804)		\$0.00
TOTAL RECEIPTS		\$22,005.95	\$306,832.01

Balance after receipts	\$1,080,480.53
Expenditures	- \$ 31,626.44
End of May balance (carry forward)	\$1,048,854.09

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

- Site Reviews

	Township	Lots/Acres
1.) Villas at Old Harbor	Berlin	50 lots / 16 acres
2.) Liberty Grand Communities	Liberty	1060 lots / 283 acres

- June RPC Preliminary Agenda
 - 1.) CONSENT AGENDA

	Township	Lots/Acres
• Olentangy Falls, Sec. 4, Ph. B	Liberty	10 lots / 19.917 acres
• Rooster Ranch	Trenton	02 lots / 19.097 acres

 - 2.) VARIANCE / EXTENSION (none)

 - 3.) ZONING MAP/TEXT AMENDMENTS
 - Wayne & Heather Hiles - Harlem Twp. - 7.073 acres from AR-1 to FR-1
 - Westport Homes - Berlin Twp. - 22.129 acres from FR-1 to R-3 with PRD overlay
 - Evans Farm Land Development Co. - Berlin Twp. - 42.76 acres from FR-1 to PRD
 - Berlin Twp. Zoning Commission - text amendments - Berlin Commercial Overlay (BCO)
 - Berlin Twp. Zoning Commission - text amendments - Berlin Industrial Overlay (BIO)

 - 4.) SUBDIVISION PROJECTS

	Township	Lots/Acres
<u>Preliminary</u>		
• Neverman CAD	Berkshire	03 lots / 09.054 acres
• Armenian Estates CAD	Genoa	04 lots / 21.34 acres
• Bevelhymer, Lot 103, Div.#1	Genoa	02 lots / 01.108 acres
• The Villas at Loch Lomond	Liberty	02 lots / 04.98 acres

- Clark Shaw Reserve South Liberty 86 lots / 42.79 acres
- Ironwood Porter 08 lots / 56.62 acres

Preliminary/Final (none)

- Director's Report
 - 1.) Attended Transportation Advisory Committee at MORPC;
 - 2.) Jonathan attended strategy meeting of Physical Activity committee (Pres Parks, hospitals, health, communities);
 - 3.) I'm attending the Stepping Up initiative meeting today at 1:30;
 - 4.) Regional Data Advisory Committee at MORPC – sending Jonathan today at 2:00;
 - 5.) 2020 Census preparation – Complete Count Committee kickoff meeting for June 20 (tomorrow) 13 committed to attend, announcement being made at the Health District's Partnership meeting today.
 - 6.) Attended Berlin Township initiation of overlays for their zoning code, also on this month's agenda;
 - 7.) Office space – initial concepts for individual offices, staff had an internal follow-up meeting and made recommendations for changes back to M&A;
 - 8.) County weekly yoga class will be using our third floor.

4. Old Business (none)

5. Other Business (none)

6. Personnel (none)

7. Adjourn

Having no further business, Mrs. Kuba made a motion to adjourn the meeting at 9:55 a.m. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, July 17, 2019 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.

CONSENT AGENDA

18-13.4.B Olentangy Falls, Sec. 4, Ph. B – Liberty Twp. - 10 lots / 19.917 acres

Conditions

Applicant: Olentangy Falls Ltd.
Subdivision Type: Single Family Residential
Location: North of Hyatts Rd., east of Ruth Crossing
Zoned: Planned Residential (PR)
Preliminary Approval: 11/21/13 overall Sections 4 & 5
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: CT Consultants

Staff Comments

Olentangy Falls, Sections 4 was originally part of the larger Olentangy Falls subdivision which is also located on the south side of Hyatts Road.

Section 4 consists of 10 single-family lots on 19.917 acres, which includes 10.574 acres of open space. And 1.543 acres of ROW. The lots range in size from 0.750 to 0.855 acres and frontages ranging from 99.34 feet to 156.15 feet.

All of the lots front Alicia Kelton Drive which connects to the previously recorded sections through the existing Ruth Crossing stub. There's also an emergency access road which connects to Hyatts through a 60-foot wide strip on the south side of Alicia Kelton Drive.

Of the open space, 9.553 acres are shown as "natural green space," which, through notations in the plat, can not contain any structures, be developed in any way, or cleared. The only exception being dead and/or diseased trees or hazardous plant material that is deemed to be dangerous.

Alicia Kelton Drive stubs to the property to the east, the future Section 5 of the Olentangy Falls subdivision.

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

Staff Recommendation

Staff recommends *Final Approval* of Olentangy Falls, Sec. 4, Ph. B to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of Olentangy Falls, Sec. 4, Ph. B. Mr. Boysel seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

31-18 **Rooster Ranch - Trenton Twp. - 02 lots / 19.097 acres**

Conditions

- Applicant:** Jonathan and Alison Cochran
- Subdivision Type:** Single Family Residential, Common Access Driveway
- Location:** East side of CR 605, north of Hartford Rd.
- Zoned:** Rural Residential (RR)
- Preliminary Approval:** 11/29/18
- Utilities:** well water, private on-lot treatment systems
- School District:** Big Walnut
- Engineer:** Scioto Land Surveying

Staff Comments

Rooster Ranch Estates is a 2-lot Common Access Driveway subdivision with frontage on the east side of County Road 605. The CAD enters the site heading east and curves northeast providing frontage for a 13.893-acre lot to the north (which contains the 0.897 acre CAD and associated easement) and a 5.048-acre lot to the south. The lots will utilize on-site waste treatment and wells. Easements are secured for future service should sewer become available.

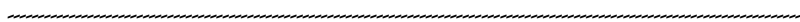
The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends *Final Approval* of **Rooster Ranch** to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of Rooster Ranch. Mr. Boysel seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.



ZONING MAP/TEXT AMENDMENTS

30-19 ZON **Wayne & Heather Hiles – Harlem Twp. – 7.073 acres from AR-1 to FR-1**

Request

The applicants, Wayne and Heather Hiles, are requesting a 7.073-acre rezoning from AR-1 to FR-1 to allow the lot to be split into two to three residential lots, though no plans to do so have been submitted.

Conditions

- Location:** southeast corner of Green Cook Rd. and Needles Rd.
- Present Zoning:** Agricultural (AR-1)
- Proposed Zoning:** Farm Residential (FR-1)
- Present Use(s):** Vacant, former agriculture

Proposed Use(s): Two to Three single-family house lots
Existing Density: 1 du / 5 acres
Proposed Density: 1 du / 2 acres
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
PwA Pewamo Silty Clay Loam 0-1% slope

Introduction

This is a straight rezoning and a development plan was not submitted with the request. According to the Delaware County Auditor data, the parcel was purchased by the applicants in April of 2019. The 7.073-acre parcel is a corner lot and has 420.23 feet of frontage on Green-Cook Road and 726.32 feet of frontage onto Needles Road. Presumably, the applicants have applied for the rezoning in order to facilitate a lot split with which to build two to three single family residences. The current zoning classification of Agricultural Residential (AR-1) requires a minimum lot size of five acres and 300 feet of frontage, while the proposed zoning classification of Farm Residential (FR-1), requires a minimum lot size of two acres with the required frontage varying depending on the lot size; two to three-acre lots require 175 feet of frontage, three to four-acre lots require 210 feet of frontage, four to five-acre lots require 250 feet of frontage, and lots over five acres require 300 feet of frontage.

Based on the development standards of the proposed zoning classification, the lot in question could potentially be split into a maximum of three lots, two acres each, with frontage on Green-Cook Road, Needles Road, or a combination of the two. Approximately 0.5 acres of the property is within the ROW of Green-Cook Road and Needles Road.

Comprehensive Plan

Harlem Township's 2007 Comprehensive Plan shows the property is located in Harlem Township's Subarea D - Agricultural Acres. Recommendations for Subarea D identified in the Comprehensive Plan include the retention of two-acre minimums for properties which are rezoned FR-1, though the recommendations do not include guidance regarding support for or opposition to the rezoning of properties from AR-1 to FR-1.

Issues

Traffic and access: Shared access points (maximum of two drives) and/or a Common Access Driveway (CAD) should be utilized to limit the number of access points on the public roadways and ensure free-flowing traffic into the future.

Drainage: The soils data indicate that the Pewamo soil, which covers most of the property, is prone to ponding and may affect on-site sanitary systems.

Sanitary Treatment: Based on the soils data available, locating suitable areas for on-site treatment facilities will be limited to the eastern boundary of the property. Applicant should consult with the health department to ensure that the suitable soil area will be able to accommodate more than one property.

Critical Resources and Floodplains: There are no known critical resources located on the property, and is not

located within the 100-year floodplain.

Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by **Wayne and Heather Hiles** from AR-1 to FR-1 to the DCRPC, Harlem Twp. Zoning Commission, and Harlem Twp. Trustees, *subject to the following condition:*

1. *The applicant continuing to work with the Health Department to ensure soils are appropriate for additional on-site sanitary treatment systems.*

Commission / Public Comments

No one was present to represent the applicant.

Mr. Price made a motion to recommend Approval of the rezoning request by Wayne and Heather Hiles, subject to staff recommendation. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

31-19 ZON Westport Homes – Berlin Twp. – 22.129 acres from FR-1 to R-3 with PRD overlay

Request

The applicant, Westport Homes, is requesting a 22.129-acre rezoning from FR-1 to R-3 with PRD overlay for the development of Piatt Preserve.

Conditions

Location: West side of Piatt Rd., north of Cheshire Rd.

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Residential District High Density (R-3) with PRD overlay

Present Use(s): One single-family house, barn

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

Existing Density: 1 du / acre

Proposed Density: 1.77 du / net developable acre (NDA)

School District: Olentangy Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: none

Soils: BoB Blount Silt Loam 0-2% slope

BoA Blount Silt Loam 2-4% slope

PwA Pewamo Silty Clay Loam 0-1% slope

Introduction

This is a rezoning request in conjunction with a development plan and text so that it can be developed as the majority of Phase 4 of the Piatt Preserve West subdivision. The entire subdivision currently shows 131 homes, 30 of which will be located on the subject property in Phase 4 of Piatt Preserve West. The remaining property that consists of Piatt Preserve West was rezoned to R-3 with a PRD Overlay in September and November of 2016 (17-16 ZON and 31-16 ZON) under the development name 'Westfield Lakes', while Piatt Preserve East

was rezoned to R-2 with a PRD Overlay in January of 2017 (19-16 ZON) under the development name 'Eaststone Crossing'. No divergences were approved in the Westfield Lakes rezoning's (17-16 ZON and 31-16 ZON) which would affect the subject parcel being developed in conjunction with those properties.

None of the projects listed above have entered the subdivision stage, although development and platting have begun in Berlin Manor to the east and Glenmead to the north. The Piatt Road extension is currently under construction by the County, linking Cheshire Road to existing portions of Piatt to the north which ultimately extends to Olentangy Berlin High School. The County also anticipates eventually improving Cheshire Road with an overpass over the railroad, resulting in changes to other portions of this development which have been amended through the Township zoning process. The 22.129-acre parcel is a corner lot and has approximately 350 feet of frontage on Cheshire Road and 1600 feet of frontage onto the Piatt Road extension under construction.

The proposed zoning classification of Residential District High Density (R-3), requires a minimum lot size of 20,000 square feet, excluding ROW, with minimum frontages of 80 feet on a collector or arterial roadway. The Planned Residential District (PRD) Overlay, however, adds a level of Township oversight and flexibility in reviewing the Development Plan. The PRD overlay does not affect the densities or frontages required under the R-3 zoning.

Comprehensive Plan

Berlin Township's 2011 Comprehensive Plan map shows the property is located in the southern part of Berlin Township's Subarea 4a – the western half of Planning Area 4, Suburban Transition. Recommendations for Subarea 4a identified in the Comprehensive Plan include limiting development densities to 1.85 units per net developable acre (NDA) for PRD developments with sewer. Phase 4 of the Piatt Preserve West subdivision would contain 30 lots on 16.9 developable acres, equating to a net density of 1.77 units per NDA.

The properties immediately to the east, north, and southeast are currently zoned R-3 with PRD Overlay, while the property immediately to the west is zoned R-2 with PRD Overlay

Issues

Traffic and access: None pertaining to the rezoning request. The applicant has included a letter from the County Engineer's office noting required changes to other phases of this development. However, none of those comments except for those related to detailed stormwater analysis, related directly to this request.

Drainage: The soils data indicate that the Pewamo soil, which covers most of the property, is prone to ponding and should be taken under consideration when planning for storm water management of the site.

Signage: Two signs are proposed for the development, though not located on the subject property.

Lighting: No lighting is proposed.

Sanitary Treatment: The proposed development under the rezoning will utilize Delaware County Regional Sewer District. A letter is included with the application with the typical comments regarding capacity availability. Based on downstream improvements to the Peachblow pump station and force main by the County, sequencing might impact phasing of development in this area.

Critical Resources and Floodplains: There are no known critical resources located on the property, and it is not located within the 100-year floodplain.

Divergences

No divergences are requested.

Staff Recommendations

Staff recommends **Approval** of the rezoning request by Westport Homes c/o Molly R. Gwin, Esquire from FR-1 to R-3 with the PRD Overlay to the DCRPC, Berlin Twp. Zoning Commission, and Berlin Twp. Trustees.

Commission / Public Comments

Mr. Tom Hart with Westport Homes was present to answer questions from the Commission.

Mr. Shafer made a motion to recommend Approval of the rezoning request by Westport Homes from FR-1 to R-3 with PRD overlay. Mr. Vidor seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

32-19 ZON Evans Farm Land Development Co. – Berlin Twp. – 42.76 acres from FR-1 to R-3 with a PRD Overlay

Request

The applicant, Evans Farm Land Co., is requesting a 42.76-acre rezoning from FR-1 to R-3 with a PRD Overlay for the development of Ross Estates.

Conditions

Location: South side of Peachblow Rd., west of Piatt Rd.

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Residential District High Density (R-3) with PRD overlay

Present Use(s): One single-family house

Proposed Use(s): 72 single-family house lots

Existing Density: 1 du / acre

Proposed Density: 1.98 du / net developable acre (NDA)

School District: Olentangy Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: none

Soils: BoA Blount Silt Loam 0-2% slope

BoB Blount Silt Loam 2-4% slope

GwB Glynwood Silt Loam 2-6% slope

PwA Pewamo Silty Clay Loam 0-1% slope

Introduction

This is a rezoning request in conjunction with a development plan and text. The applicant is requesting rezoning for development as a 72-lot subdivision, connecting to, but not officially part of, the northern part of the Evans Farm Subdivision. The project takes its main access from Piatt Road, directly across from Cedar Crest Street which is the entry to Oldefield Estates. Roads circulate through the site, providing an access to the south. An emergency-only access is shown connecting to Peachblow Road. The existing home, as well as all existing outbuildings, appear to be maintained on an individual 1.5-acre lot. Open space is provided along the periphery of the site, with 13.28 acres provided (31%) which exceeds the 20% required.

The 42.76-acre parcel is located at the northwest corner of the intersection of Piatt Road and Peachblow Road and has approximately 1,464 feet of frontage on Piatt Road and 1,267 feet of frontage on Peachblow Road.

The proposed zoning classification of Residential District High Density (R-3), requires a minimum lot size of 20,000 square feet, excluding ROW, with minimum frontage of 80 feet on a collector or arterial roadway. The Planned Residential District (PRD) Overlay, however, adds a level of Township oversight and flexibility in reviewing the Development Plan. The PRD overlay does not affect the densities or frontages required under the R-3 zoning.

Comprehensive Plan

Berlin Township's 2011 Comprehensive Plan Map shows the property is located in the western-central part of Berlin Township's Subarea 8 – Suburban Heart. The Comprehensive Plan acknowledges this area as the center for residential development based on its proximity to existing residential hubs in Orange Township and South Old State Road. Recommendations for Subarea 8 identified in the Comprehensive Plan include limiting development densities to 1.85 units per net developable acre (NDA) for PRD developments with sewer, or one-acre lots for parcels utilizing on-site treatment systems. The Ross Estates subdivision would contain 72 lots on 36.35 developable acres, equating to a net density request of 1.98 units per NDA.

The properties immediately to the east are zoned R-2 with PRD Overlay, while the properties immediately to the south, which will share a connection, and west – across the railroad tracks – are zoned PRD. By comparison, the properties to the south are part of the Evans Farm Development which contain lots with frontages ranging from 40 to 50 feet, with the entire development averaging a density of 2.2 units per acre.

Issues

Traffic and access: The submitted development plan/text shows two connections into the development; one onto Piatt Road, and one connecting to the south. Based on the zoning-approved geometry of the road network in Evans Farm, this connection will need to be reworked as that section eventually goes through engineering.

The access point on Peachblow Road is labelled as a “potential temporary secondary emergency access point.” This access location should be a public drive and built to County Standards to reduce congestion on Piatt Road, as Peachblow Road is the only major east/west route for almost a mile in either direction on Piatt Road.

Informal review by the Engineer's office notes that a north-bound turn lane will be required. Since a south-bound was provided when Oldefield Estates was developed to the east, north-bound improvements may be minimal. A Traffic Memo will be required to determine the need and lengths of all turn lanes.

Open Space: The proposed open space exceeds the standard requirement in the code. All open space appears to be passive although the southeastern pond indicates a recreational trail around it. The Conditions will recommend active recreation within the site or combining active recreation with adjacent open space within the project to the south.

Drainage: The soils and contour data indicate that the property has relatively good drainage which will be enhanced with storm water management facilities.

Signage: One sign is proposed for the development. The proposed sign is located at the entrance from Piatt Road, near the multi-use path.

Lighting: No street lighting is proposed throughout the development, though porch lights and yard lamps are permitted. Applicant has indicated these will comply with the applicable sections of the Berlin Township Zoning Code. Two accent, or ‘up’ lights, are proposed for the signage, and should be designed so as not to affect the residents of this or surrounding developments. *Staff recommends downward lighting.*

Sanitary Treatment: The proposed development under the rezoning will utilize Delaware County Regional Sewer District. Typical letter is included noting that capacity is conditionally available provided downstream improvements can be achieved.

Critical Resources and Floodplains: There are no known critical resources located on the property, and it is not located within the 100-year floodplain.

Divergences

The applicant has indicated that there are three divergences requested for the subject parcel:

- 1.) A divergence from the 1.85 units per NDA density. A density of 1.98 units per NDA is requested. The request is made based on “the proximity of Ross Estates to Evans Farm and specifically the proximity to the Evans Farm Berlin Town Center, the adjacent 40' to 55' lots and the densities approaching 8.0 units per acre to the south of this proposed development, ... 1.98 du/N.D.A. is appropriate. Further, open space requirements have been exceeded; Peachblow and Piatt are proposed for improvements, and a bike trail is proposed...”

Staff Comment: The recommended density of 1.85 du/NDA results in 67 units where this request is for 71 parcels and the existing farm lot. If the County Engineer agrees that an access to Peachblow is desired, additional ROW could impact the density. Staff estimates the new same number of lots could result in 2 units/N.D.A. This project is a separate application and similar adjacent developments have not necessarily been granted standards similar to Evans Farm. Required improvements to existing adjacent roads have also not justified increase density in the past. There is a valid argument that this development forms a transition between what is developed within Evans Farm to the south and existing development to the east. To be consistent, though, staff recommends utilizing the density in the Comprehensive Plan.

- 2.) A divergence from the limitations of a model home in a single phase. Applicant is requesting that the proposed model home in the initial phase be used for all subsequent phases, and terminate in accordance with the regulations of the final phase.

Staff Comment: This appears to be reasonable.

- 3.) A divergence from the front setback requirements of residential properties in the R-3 zoning district with frontage on Class B and Class C roads (80 feet and 70 feet, respectively). Applicant requests that the front yard setbacks be set to 25 feet to match the pedestrian-scale and neighborhood feel of the neighboring Oldefield Estates.

Staff Comment: Staff agrees this allows a transition between the smaller lots in Evans Farms and larger lots in Ross Estates by having similar front setbacks.

Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Evans Farm Land Development Company, on behalf of Brooke Ann Martin Trustee, from FR-1 to R-3 with a PRD Overlay to the DCRPC, Berlin Twp. Zoning Commission, and Berlin Twp. Trustees, *subject to the following conditions:*

- 1) Recommend using the density of 1.85 units per net developable acreage as noted in the Comprehensive Plan while allowing the model home and front setback divergences;
- 2) Clarify the rezoning request to R-3 with a PRD overlay – application and Development Plan were unclear until midway through the document;
- 3) The access point onto Peachblow should be constructed as a public road, reworking lots by providing frontage for lots on the west side of the road, potentially reducing traffic impacts at the Peachblow Road and Piatt Road intersection;
- 4) Add dimensions to the layout as well as to the “Typical Lot Dimension” detail;
- 5) Consider active open space when proposed open space is combined with adjacent open areas to the south; and
- 6) Utilizing downward lighting for the signage.

Commission / Public Comments

Mr. Tony Eyerman with Evans Farm Land Development Co. was present to answer questions from the Commission.

Ms. Husak agreed with staff comments and the density reduction. She questioned if there was enough space for off-street parking and agreed that the open space was “leftover” land. Mr. Eyerman stated that the front setback was 25 feet off the right-of-way. He also explained that after meetings with the Township, had designed the open space along Piatt similar to that in Oldfield Estates.

Mr. Price made a motion to recommend Conditional Approval of the rezoning request by Evans Farm Land Development Co., subject to staff recommendations 1-6. Mr. George seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Berlin and Porter Townships). Motion carried.

33-19 ZON Berlin Twp. Zoning Commission – text amendments – Berlin Commercial Overlay (BCO)

Request

On May 29, 2019, the Berlin Township Zoning Commission initiated the addition of two new articles to the Zoning Resolution. The articles are called the Berlin Commercial Overlay (BCO) and the Berlin Industrial Overlay (BIO), discussed elsewhere on this agenda.

Process

Berlin Township and Delaware County have identified the 36/37 corridor as a vital for economic growth through an increased tax base through non-residential development. In an effort to see the land developed in a way that takes traffic, sewer, and other services into consideration in a regional way and not in a piece-meal approach, the Township is considering this overlay districts for a specific area as defined in the text. This process allows the initial rezoning to take place now setting the overall vision for the area, then requiring a rigorous process for Development Plan review as each sub-area of development is presented to the Township.

Adoption of this overlay will establish a new zoning designation in accordance with ORC 519.021(C), which allows a Planned Unit Development to be “floated” over a specific area. A future applicant must submit to the Zoning Commission a Development Plan that meets the standards as outlined in the code. The standards of the Planned Overlay District would then apply to that defined area of land. The establishment of this zoning designation is a Legislative act and the future approval of any Development Plan is an Administrative act by the Zoning Commission and the Trustees. The initial act of amending the Zoning Resolution has no effect on any existing zoning or use of any property within the defined area. This is the process informally known as “floating a cloud.” It has been used now in several townships throughout Delaware County for a variety of reasons.

The Township utilized staff from the Regional Planning Commission in consultation with the Economic Development Department to craft language that incorporates language from existing sections of the Berlin code, as well as additional language from previously-adopted overlays within the County. The Township has hosted at least two informational meetings with landowners and agencies (including ODOT) and has sent notices to affected property owners, providing them the option of being included or not.

Comprehensive Plan

The Comprehensive Plan for Berlin Township has long recognized the importance of the corridor from a Township and County perspective. The vision of the Township has included well-planned commercial and industrial growth along the frontage of the corridor, with supporting residential growth “behind” that non-residential development. Industrial has generally been recommended toward the west of the overall area, with commercial and office east of Roloson, extending to the Berkshire Township line. “Backage” access roads are conceptually shown on the plan, directing traffic toward existing intersections in accordance with the access management plans by ODOT. Development of the area has been limited by the capacity and availability of sewer, with options now in place to provide service in the near term. This amendment is the result of these services and may result in changes needed within the Comprehensive Plan.

Description

The overlay of approximately 990 acres is generally described as the area east of a line extending north from Lackey Old State, over to the Berkshire Township line, including parcels of land that are not currently developed as residential subdivisions. Within this area, a number of uses are allowed through the process

defined above. These uses generally follow the current allowable uses within Berlin Township's Planned Commercial district. Several more-intense uses in the PC district are not included but such uses can go through the typical rezoning process if an applicant so chooses.

There are several sub-areas where residential would be allowed, generally following the design standards of Berlin Township's Transitional PUD article but expanded and inserted into this Article. These areas lend themselves to residential development due to their location adjacent to other residential areas and their environmental features. These subareas include land to the north fronting on Baker Road, land on the southern end of Dunham Road, and lands west of N. 3Bs and K Road. The draft currently does not include maximum number of units for these areas, an issue that will likely be discussed during the Zoning Commission and Trustee hearing process.

Design standards are generally more rigorous, given the nature of the "permitted" uses within the code. Increased buffering and setbacks are required adjacent to residential development. Any Development Plan seeking to utilize the overlay will require a Traffic Impact Analysis. Conversations have begun regarding a more regional approach to the Traffic Study which will identify the location of such major roads, such as the backage roads on the Comprehensive Plan, as well as a network of minor interior roads. Subdivision plats are required within the overlay, so the additional review of the county agencies can be coordinated during actual development.

Staff Recommendations

Staff recommends **Conditional Approval** of the text amendments (Berlin Commercial Overlay - BCO) to the Berlin Twp. Zoning Resolution to the DCRPC, Berlin Twp. Zoning Commission and Berlin Twp. Trustees, subject to:

- 1.) Removal of property east of N 3Bs and K Road currently under development as portions of Northlake Woods; and
- 2.) Update the Comprehensive Plan, where needed, to conform to the areas and sub-areas of this overlay.

Commission / Public Comments

Mr. Price made a motion to recommend Conditional Approval of the Berlin Commercial Overlay, subject to staff recommendations. Miss Boni seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Berlin and Berkshire Twp.'s). Motion carried.

34-19 ZON Berlin Twp. Zoning Commission – text amendments – Berlin Industrial Overlay (BIO)

Request

On May 29, 2019, the Berlin Township Zoning Commission initiated the addition of two new articles to the Zoning Resolution. The articles are called the Berlin Commercial Overlay (BCO), discussed elsewhere in this agenda, and the Berlin Industrial Overlay (BIO).

Process

Berlin Township and Delaware County have identified the 36/37 corridor as a vital for economic growth through an increased tax base through non-residential development. In an effort to see the land developed in a way that takes traffic, sewer, and other services into consideration in a regional way and not in a piece-meal

approach, the Township is considering this overlay districts for a specific area as defined in the text. This process allows the initial rezoning to take place now setting the overall vision for the area, then requiring a rigorous process for Development Plan review as each sub-area of development is presented to the Township.

Adoption of this overlay will establish a new zoning designation in accordance with ORC 519.021(C), which allows a Planned Unit Development to be “floated” over a specific area. A future applicant must submit to the Zoning Commission a Development Plan that meets the standards as outlined in the code. The standards of the Planned Overlay District would then apply to that defined area of land. The establishment of this zoning designation is a Legislative act and the future approval of any Development Plan is an Administrative act by the Zoning Commission and the Trustees. The initial act of amending the Zoning Resolution has no effect on any existing zoning or use of any property within the defined area. This is the process informally known as “floating a cloud.” It has been used now in several townships throughout Delaware County for a variety of reasons.

The Township utilized staff from the Regional Planning Commission in consultation with the Economic Development Department to craft language that incorporates language from existing sections of the Berlin code, as well as additional language from previously-adopted overlays within the County. The Township has hosted at least two informational meetings with landowners and agencies (including ODOT) and has sent notices to affected property owners, providing them the option of being included or not.

Comprehensive Plan

The Comprehensive Plan for Berlin Township has long recognized the importance of the corridor from a Township and County perspective. The vision of the Township has included well-planned commercial and industrial growth along the frontage of the corridor, with supporting residential growth “behind” that non-residential development. Industrial has generally been recommended toward the west of the overall area, with commercial and office east of Roloson, extending to the Berkshire Township line. “Backage” access roads are conceptually shown on the plan, directing traffic toward existing intersections in accordance with the access management plans by ODOT. Development of the area has been limited by the capacity and availability of sewer, with options now in place to provide service in the near term. This amendment is the result of these services and may result in changes needed within the Comprehensive Plan.

Description

The overlay of approximately 1,080 acres is generally described as the area west of Lackey Old State Road to Sweeny Road and the railroad, including parcels of land that are not currently developed as residential lots. Within this area, a number of uses are allowed through the process defined above. These uses generally follow the current allowable uses within Berlin Township’s Planned Industrial district. Several more-intense uses in the PI district are not included but such uses can go through the typical rezoning process if an applicant so chooses.

There are several sub-areas where residential would be allowed, generally following the design standards of Berlin Township’s Transitional PUD article, which have been edited and added specifically to the BIO. These areas lend themselves to residential development due to their location adjacent to other residential areas and their environmental features. These subareas include land depicted on the map, generally adjacent to Curve Road and 3,000 feet away from 36/37. The draft currently does not include maximum number of units for these areas, an issue that will likely be discussed during the Zoning Commission and Trustee hearing process.

Design standards are generally more rigorous, given the nature of the “permitted” uses within the code.

Increased buffering and setbacks are required adjacent to residential development. Any Development Plan seeking to utilize the overlay will require a Traffic Impact Analysis. Conversations have begun regarding a more regional approach to the Traffic Study which will identify the location of such major roads, such as the backage roads on the Comprehensive Plan, as well as a network of minor interior roads. Subdivision plats are required within the overlay, so the additional review of the county agencies can be coordinated during actual development.

Staff Recommendations

Staff recommends **Conditional Approval** of the text amendments (Berlin Industrial Overlay - BIO) to the Berlin Twp. Zoning Resolution to the DCRPC, Berlin Twp. Zoning Commission and Berlin Twp. Trustees, subject to:

- 1.) Removal of the 48-acre Olentangy Schools property at Curve and Sweeny Roads; and
- 2.) Update the Comprehensive Plan, where needed, to conform to the areas and sub-areas of this overlay.

Commission / Public Comments

Mr. Price made a motion to recommend Conditional Approval of the Berlin Industrial Overlay, subject to staff recommendations. Mr. Vidor seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

SUBDIVISION PROJECTS

Preliminary

15-19 Neverman CAD – Berkshire Twp. - 03 lots / 09.054 acres

Conditions

Applicant: Kenneth Neverman
Subdivision Type: Single Family, Common Access Driveway subdivision
Location: South side of Dustin Rd., east of I-71
Current Land Use: Vacant
Zoned: Farm Residential (FR-1)
Zoning Approval: 04/25/19
Utilities: Del-Co water and private on-lot treatment systems
School District: Big Walnut
Engineer: Plan 4 Land

Staff Comments

This application is for a CAD Subdivision of three lots to be served by a Common Access Driveway. The property, located on the south side of Dustin Road between I-71 and Ryan Meadow Place, is an existing lot of 9.054 acres, and was purchased by the applicant in January of 2013.

The submitted plan shows the property split into 3 single-family residential lots, two of which are 1.950 acres,

and the third 4.894 acres – 0.614 acres of which are covered by the common access driveway (CAD) and associated easement.

The CAD extends south along the eastern boundary of the property for a distance of about 380 feet from the ROW, with a turnaround located about 320 feet from the ROW. The lots will have water service, and on-site treatment systems as public sewer is not currently available on the property.

There are no critical resources located on the site, and it is not located in 100-year floodplain.

A technical review was held on June 18, 2019, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Neverman CAD** to the DCRPC.

Commission / Public Comments

Mr. Joe Clase with Plan 4 Land was present to represent the applicant.

Mr. Price made a motion for Preliminary Approval of Neverman CAD. Mr. BoyseI seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

10-19 Armenian Estates CAD – Genoa Twp. - 04 lots / 21.34 acres

Conditions

Applicant: Tigran Safaryan
Subdivision Type: Single Family, Common Access Driveway subdivision
Location: east side of Worthington Rd., north of Fleur Dr.
Current Land Use: former agricultural with barn and house
Zoned: Rural Residential (RR)
Utilities: Del-Co water and private on-lot treatment systems
School District: Olentangy
Consultant: Plan 4 Land

Staff Comments

This application is for a CAD subdivision to serve four lots through a Common Access Driveway. The property, located on the east side of Worthington Road, north of Fleur Drive and directly across from and aligned with Jaycox Road, is an existing lot of 21.34 acres. The property is not platted and no transfer history is available on the Delaware County Auditor's website.

The submitted preliminary CAD indicates that the property will be divided into four large lots with acreages ranging from 3.65 to 6.03 acres, the largest of which containing the 1.72 acres that constitutes the CAD and associated easement.

Delaware County Subdivision Regulations stipulates that a CAD can serve a maximum of three lots, but provides for two additional lots if those lots are contiguous to the CAD and have frontage on a public roadway, such as two of the lots (1 and 4) of the submitted preliminary CAD.

The CAD extends west from Worthington Road about 300 feet and curves slightly north for another 300 feet and terminates in a cul-de-sac. The CAD serves two lots adjacent to Worthington Road, and two additional lots behind those. The lots will have water service, and contain on-site treatment systems as wastewater lines are not currently available on the property.

There are no critical resources located on the site, and it is not located in 100-year floodplain.

A technical review was held on June 18, 2019, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Armenian Estates** to the DCRPC.

Commission / Public Comments

Mr. Joe Clase with Plan 4 Land was present to represent the applicant.

Mr. Vidor asked if this project would be gated. Mr. Clase said it would be an automated gate.

Mr. Boysel made a motion for Preliminary Approval of Armenian Estates. Mr. George seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.

16-19 **Bevelhymer, Lot 103, Div. #1 – Genoa Twp. - 02 lots / 01.108 acres**

Conditions

Applicant: Jordan Street Homes LLC.

Subdivision Type: Replat of Lot 103 of the Bevelhymer Subdivision

Location: Southwest corner of the intersection of Maxtown Road and Sunbury Road

Current Land Use: Single-family Residence

Zoned: Suburban Residential (SR)

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

School District: Westerville

Consultant: Plan 4 Land

Staff Comments

This application is a replat of a parcel (Lot 103) of the Bevelhymer subdivision, a nine-lot subdivision originally platted in 1954. The property, located at the southeast corner of the intersection of Maxtown Road and Sunbury Road (7026 Sunbury Road), was purchased by the applicant in December of 2018.

The plan indicates that the property will be divided into two lots, one containing the existing residence on

0.46 acres, and the second being a 0.47 acre lot containing the proposed shared access point and cross access easement. Cross access easements for shared access points are typically not included in minimum lot area calculations.

An additional 15 feet of ROW along Sunbury Road, as well as a tangent to Maxtown Road, will be dedicated. The site will be served with Del-co water, and utilize on-site treatment systems as wastewater lines are not currently available.

There are no critical resources located on the site, and it is not located in 100-year floodplain.

A technical review was held on June 18, 2019, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Bevelhymer, Lot 103, Div. #1** to the DCRPC.

Commission / Public Comments

Mr. Joe Clase with Plan 4 Land was present to represent the applicant. He stated that the applicant is attempting to get sewer but currently do not have an easement in place.

Mr. George made a motion for Preliminary Approval of Bevelhymer, Lot 103, Div. #1. Mr. Price seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.

17-19 The Villas at Loch Lomond – Liberty Twp. - 02 lots / 04.98 acres

Conditions

Applicant: Denis King
Subdivision Type: Single Family, Common Access Driveway subdivision
Location: North side of Manning Parkway, west of Villa Way
Current Land Use: Vacant
Zoned: Planned Residential (PR)
Zoning Approval: 2018 Plan Amendment
Utilities: Del-Co water and central sanitary sewer
School District: Olentangy
Engineer: CEC

Staff Comments

This application is for a CAD subdivision of two lots which are accessed through a Common Access Driveway. The property, located on the north side of the west end of Manning Parkway, adjacent to Villa Way, is an existing lot of 5.044 acres. The property is not platted and was transferred to the current company ownership in February of 2015.

The submitted preliminary CAD indicates that the property will be divided into two large lots. Lot 1 will be

2.44 acres, while Lot 2 will be 2.06 acres and contain the CAD and associated easement. Based on the location of the parcel, 0.28 acres will also be dedicated ROW, with an additional 0.48 acres set aside as reserve space.

The CAD extends north from Manning Parkway and curves towards the east to run parallel with a stream/drainage course before curving to the west to cross over the stream where the two residences will be located. The two homes will also be served by wastewater and water service.

There is a considerable amount of critical resources located on the site including slopes over 20% and streams and/or drainage courses. None of the critical resources, however, will be impacted by the proposed development. Culverts are proposed to construct the driveway over the drainage course, and the location of the proposed buildings and drive have taken the excessive slopes into account. Although there are critical resources, the property is not located within the 100-year floodplain.

A technical review was held on June 18, 2019, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **The Villas at Loch Lomond** to the DCRPC.

Commission / Public Comments

Mr. Brian Burkhart with Civil and Environmental Consultants was present to represent the applicant.

Mr. Price made a motion for Preliminary Approval of The Villas at Loch Lomond. Mr. Boysel seconded the motion. VOTE: Majority For, 0 Opposed. Motion carried.

18-19 Clark Shaw Reserve South – Liberty Twp. - 86 lots / 42.79 acres

Conditions

- Applicant:** Rockford Homes
- Subdivision Type:** Planned Residential
- Location:** North side of Hyatts Rd., south of Clark Shaw Rd.
- Current Land Use:** Vacant, former agricultural
- Zoned:** Planned Residential (PR)
- Zoning Approval:** 09/06/2016
- Utilities:** Del-Co water and central sanitary sewer
- School District:** Olentangy
- Engineer:** Terrain Evolution

Staff Comments

This is the preliminary plan for Sections 1, 2, and 3 of the Clark Shaw Reserve South subdivision. The overall subdivision consists of 86 single-family lots on 42.792 acres (including all internal streets and reserve areas), located on the north side of Hyatts Road, just west of Sawmill Road.

The main entrance to the subdivision is Gretsche Street, on the north side of Hyatts and extends around 1,400 feet to the north. Tama Drive extends west off of Gretsche St. and curves north and then east to reconnect with Gretsche St. Gretsche St. ends with a T-intersection with Fender Avenue, which runs east and west. Eastbound Fender Avenue creates another T-intersection with Ludwig Street, which runs north and south, providing connections to the development to the south and potential future developments to the north. Westbound Fender Avenue curves north to the Clark Shaw Reserve South boundary line, and will be extended with future phases of the Clark Shaw Reserve development. Near the termination of Fender Avenue is a T-intersection with Gibson Court, which is a cul-de-sac street that extends east.

Section 1 contains the southern half of Gretsche St. and Tama Dr., and consists of 31 lots ranging in size from 0.20 acres to 0.31 acres. Section 1 also contains the majority of Open Space D-2, a reserve area covering Sections 1 and 2, and occupies about 9.15 acres of predominantly five- to six-foot mounds and a retention pond.

Section 2 contains the northern half of Gretsche St. and the east/west portion Fender Ave., along with the short stub of Ludwig St. Consisting of 35 lots with a range of 0.20 to 0.31 acres. Section 2 also contains the remainder of Open Space D-2, Open Space B at 1.65 acres located between Ludwig St. and Sawmill Rd., and a small portion of Open Space C-1. Open Space B also contains a multi-use path (MUP) which extends from the intersection of Fender Ave. and Ludwig St., through the open space, and connecting to Sawmill Parkway. The section of Open Space C-1 which lies in Section 2, also contains a MUP which runs north, through open space and connects with Gibson Court.

Section 3 contains the north/south portion of Fender Ave. and the Gibson Cr. cul-de-sac, and consists of 20 lots, ranging from 0.2 to 0.29 acres. This section also contains two small Open Space areas and a 5.03 acre wooded area.

In total, the lot sizes average about 0.22 acres with 16.23 acres of open space. Lot dimensions have a minimum of 65 feet of frontage and 135 feet of depth. Connections have been provided to the neighboring development to the east, and future developments to the north and northeast. All lots will be served by public water and sewer service.

Included in the development are sidewalks, to be completed as properties develop. There is a pond located on the eastern property line, which will be removed by the proposed development. Storm water will be diverted to an off-site pond developed as part of the condominium development to the east, Courtyards at Hyatts. Gretsche St. will be constructed with the condo community and dedicated later with the first section of this project.

A technical review was held on June 18, 2019, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Clark Shaw Reserve South** to the DCRPC.

Commission / Public Comments

Mr. Justin Wollenberg with Terrain Evolution was present to represent the applicant.

Chairman Stites asked if the bollards were removable by the Fire Department. Mr. Riedel explained that the County Engineer required the connection and right-of-way. The Township chose to prevent the cut-through traffic in response to neighborhood concerns.

Mr. George made a motion for Preliminary Approval of Clark Shaw Reserve South. Mr. Loveless seconded the motion. VOTE: Majority For, 0 Opposed. Motion carried.

12-19 Ironwood – Porter Twp. - 07 lots / 53.04 acres

Conditions

Applicant: Gregory & Kari Shakley
Subdivision Type: single family residential
Location: east side of Plantation Rd., south of Olive Green Rd.
Current Land Use: Vacant/Agricultural
Zoned: Farm Residence District (A-1)
Utilities: Del-Co water and private on-lot treatment systems
School District: Big Walnut
Consultant: Plan 4 Land

Staff Comments

The subdivision consists of 7 single-family lots on 53.04 acres (utilizing a public street), located on the east side of Plantation Road, south of Olive-Green Road.

The entrance to the subdivision is via Ironwood Drive, on the east side of Plantation Road and extends around 600 east, perpendicular to Plantation Road, before curving slightly to the north and ending in a cul-de-sac.

Six of the seven lots range in size from 2.94 acres to 3.53 acres (an average of 3.16 acres), with the last lot having 31.53 acres. The last lot also contains most of the eastern half of the property, of which around 21 acres is in the Big Walnut Creek floodway and 100-year floodplain.

The zoning classification of the subject property is Farm Residential, and has a minimum lot area of 2 acres per NDA, well below the smallest proposed lot. All lots will have water service, and utilize on-site treatment systems. The developer has also committed to constructing a sidewalk on the north side of the development.

No open space or reserve areas are included in the proposal, however, lot sizes exceed the 2-acre minimum. Subsequently, the subdivision is not considered a conservation subdivision and does not require the dedication of open space.

The subject property also contains slopes that are over 20%, a stream, and is located within the 100-year floodplain. The development plan shows that none of the critical resources will be impacted or altered in the construction of the subdivision.

A technical review was held on June 18, 2019, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Ironwood** to the DCRPC.

Commission / Public Comments

Mr. Joe Clase with Plan 4 Land was present to represent the applicant.

Mr. Price made a motion for Preliminary Approval of Ironwood. Mr. George seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Porter Twp.). Motion carried.

OTHER BUSINESS (none)

POLICY / EDUCATION DISCUSSION (none)

RPC STAFF AND MEMBER NEWS (none)

Having no further business, Mr. Boyse made a motion to adjourn the meeting at 7:30 p.m. Miss Boni seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, July 25, 2019, 6:30 PM at the Frank B. Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.

Dave Stites, Chairman

Stephanie Matlack, Executive Administrative Assistant