

## Delaware County Regional Planning Commission

109 North Sandusky Street  
P.O. Box 8006, Delaware, Ohio 43015  
740-833-2260 [www.dcrpc.org](http://www.dcrpc.org)  
Scott B. Sanders, AICP Executive Director



October 14, 2019

David Thomas, Terrain Evolution ([dthomas@terrinevolution.com](mailto:dthomas@terrinevolution.com))  
Bob Kuederle, Evans Farm Land Development Company ([bkuederle@evansfarmoh.com](mailto:bkuederle@evansfarmoh.com))

Re: **Evans Farm Marketplace Townhomes 2 (19-31-S) – Orange Township – 3 Lots / 2.72 Acres**

Mr. Thomas and Mr. Kuederle,

On Thursday, October 10, 2019 the Regional Planning Commission staff conducted a sketch plan/site review of the above referenced site. Following is a list of areas reviewed during the site visit. These comments should be addressed if you intend to submit a Preliminary Plan application.

**Does the proposal appear to conform to the local zoning code/development plan?**

Buildings 1 through 5 do appear to conform to the Evans Farm PC Development Plan, however, building 6 does not. The development plan lists townhomes as a prohibited use in subarea C-3, with multi-family and flats permitted on upper floors only.

**Does the proposed development conform to the local comprehensive plan?**

The proposal does conform to the approved development plan of the entire Evans Farm development. The proposal supports residential uses surrounding a commercially oriented area which promotes a town center environment.

**Are there any known archeological, historical or natural resources on this site that could affect this development?**

There are no archeological or historical resources impacted by this proposal. The only critical resource that will be impacted by the proposal are some minor wooded areas. Street trees can mitigate the effects of the minimal loss of trees.

**Are there opportunities for vehicular/pedestrian/open space connections to adjacent lands?**

Yes. Opportunities for connection exist with the future commercial development to the south; all of which are included in the proposal. An additional connection to Hickory Drive on the north would create additional beneficial connections to reduce potential congestion issues at the main points of ingress/egress with the commercial areas.

**Is the road configuration and lot layout appropriate for the site?**

Yes, the buildings are fronted along the Piatt Road extension and subsequent intersection with Red Oak Street, including a private drive in the rear of the structures.

**(If a Common Access Driveway is proposed) Is this an appropriate use of a Common Access Driveway?**

N/A

**Does the proposed development advance the local health, safety and welfare?**

Yes, this proposal does advance the local health, safety, and welfare of the community. The proposal will add a mix to the housing supply of Delaware County. These housing units are attached townhome units, a housing type not as prevalent in Delaware County. The additional households will also help with sustaining the future commercial uses.


**Other comments:**

- Consult with the Post Office regarding their requirements concerning cluster mailboxes. Include the locations and design of the mailboxes in any submitted preliminary, including accommodations for access and parking.

Please see the attached reports from other agencies and note the following quote from Section 101.06 of the DCRPC Subdivision Regulations: "***Coordination and Compatibility.*** *The subdivider is responsible to ensure proposals comply with applicable federal, state, Commission, county, township, and district regulations policies and practices involving subdivision, health, environment, floodplain, storm water, wetland, erosion and sedimentation control, zoning, access management, or other issues.*"

If you wish to proceed with the subdivision, you will need to work closely with the Delaware General Health District if applicable (740-368-1700) and the Soil and Water Conservation District (740-368-1921). The County Engineer's office (740-833-2400) should be consulted directly for road design specifications. If you have any other questions regarding the subdivision procedures, feel free to contact our office.

Sincerely,



Jonathan P. Miller, GISP



# Delaware County Engineer

Chris Bauserman, P.E., P.S.

October 10, 2019

## EVANS FARM MARKETPLACE TOWNHOMES SECTION 2 SITE REVIEW COMMENTS

1. All site improvements shall comply with current County Design, Construction and Surveying Standards.
2. Variances to the County Standards must be addressed in Preliminary Engineering.
3. This project cannot be approved until Section 1 Plans are approved due to requisite infrastructure.
4. Piatt Road plans must be extended south prior to plan approval to ensure a second access point.
5. Six handicapped Ramps must be constructed with this development at Hickory Drive.
6. Sidewalk will need to be constructed along property frontage of Red Oak and Piatt Roads.
7. Please, ensure handicapped ramps are constructed at Red Oak and Piatt Road.

## Miller, Jonathan

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**From:** Simmons, Kurt  
**Sent:** Wednesday, October 9, 2019 4:18 PM  
**To:** Miller, Jonathan; Sanders, Scott  
**Subject:** FW: Sketch Plan agenda 10/10/19

Guys,

I won't be able to make it to site review tomorrow. As for most of the site reviews, my comments are limited anyways.

Piatt Preserve

- Site will be placed on drainage maintenance and a DESC permit will be required.

Liberty Grand

- Site will be placed on drainage maintenance and a DESC permit will be required.

Evans Farm Marketplace Townhomes West

- Site will not go on drainage maintenance, but a DESC permit will be required for the overall site and individual buildings.

Sorry to miss the fun,



**Kurt Simmons**  
*Stormwater Program Manager*  
**Delaware County Engineer's Office**  
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**From:** Matlack, Stephanie  
**Sent:** Tuesday, October 01, 2019 3:24 PM  
**To:** Heid, Chet <[zoninginspector@berlintwp.us](mailto:zoninginspector@berlintwp.us)>; Tracey Mullenhour ([tmullenhour@libertytwp.org](mailto:tmullenhour@libertytwp.org)) <[tmullenhour@libertytwp.org](mailto:tmullenhour@libertytwp.org)>; Michele Boni <[MBoni@orangetwp.org](mailto:MBoni@orangetwp.org)>; Bergefurd, Brett <[BBergefurd@co.delaware.oh.us](mailto:BBergefurd@co.delaware.oh.us)>; Dirk Gross <[dirk.gross@dot.ohio.gov](mailto:dirk.gross@dot.ohio.gov)>; Dustin Kent - Delaware HHealth Dept (<[dkent@delawarehealth.org](mailto:dkent@delawarehealth.org)>) <[dkent@delawarehealth.org](mailto:dkent@delawarehealth.org)>; Fowler, Fred <[FFowler@co.delaware.oh.us](mailto:FFowler@co.delaware.oh.us)>; Frommer, Mike <[MFrommer@co.delaware.oh.us](mailto:MFrommer@co.delaware.oh.us)>; Jennings, Jack <[JJennings@co.delaware.oh.us](mailto:JJennings@co.delaware.oh.us)>; Liou, Da-Wei <[DLiou@co.delaware.oh.us](mailto:DLiou@co.delaware.oh.us)>; Mackling, Erik <[EMackling@co.delaware.oh.us](mailto:EMackling@co.delaware.oh.us)>; Lanum, Matt <[MLanum@co.delaware.oh.us](mailto:MLanum@co.delaware.oh.us)>; Mike Rogich (<[mrogich@delawarehealth.org](mailto:mrogich@delawarehealth.org)>) <[mrogich@delawarehealth.org](mailto:mrogich@delawarehealth.org)>; Miller, Jonathan <[jpmiller@co.delaware.oh.us](mailto:jpmiller@co.delaware.oh.us)>; Piccin, John <[jpiccin@co.delaware.oh.us](mailto:jpiccin@co.delaware.oh.us)>; Ridge, Mike <[MRidge@co.delaware.oh.us](mailto:MRidge@co.delaware.oh.us)>; Sanders, Scott <[Ssanders@co.delaware.oh.us](mailto:Ssanders@co.delaware.oh.us)>; Scheiderer, Aaron <[ascheiderer@co.delaware.oh.us](mailto:ascheiderer@co.delaware.oh.us)>; Simmons, Kurt <[KSimmons@co.delaware.oh.us](mailto:KSimmons@co.delaware.oh.us)>; Steve Burke <[sburke@delawarehealth.org](mailto:sburke@delawarehealth.org)>; Thiel, Kelly <[kthiel@co.delaware.oh.us](mailto:kthiel@co.delaware.oh.us)>; Thom Slack (<[tslack@dot.state.oh.us](mailto:tslack@dot.state.oh.us)>) <[tslack@dot.state.oh.us](mailto:tslack@dot.state.oh.us)>; Tom Curtin (<[tcurtin@preservationparks.com](mailto:tcurtin@preservationparks.com)>) <[tcurtin@preservationparks.com](mailto:tcurtin@preservationparks.com)>  
**Cc:** Shawn Lanning (<[shawn@watconeng.com](mailto:shawn@watconeng.com)>) <[shawn@watconeng.com](mailto:shawn@watconeng.com)>; terrya@westport-home.com; Jason Francis <[jfrancis@MIHOMES.com](mailto:jfrancis@MIHOMES.com)>; Jeff Strung <[jstrung@emht.com](mailto:jstrung@emht.com)>; Robert Kuederle <[bkuederle@evansfarmoh.com](mailto:bkuederle@evansfarmoh.com)>; Dave