



# 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*



## *\*MINUTES\**

Thursday, February 27, 2020 at 6:30 PM  
Hayes Services Building, 145 N. Union St., Conference Room 235,  
Delaware, Ohio 43015

### ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of January 30, 2020 RPC Minutes
- Executive Committee Minutes of February 19, 2020
- Statement of Policy

### OTHER BUSINESS

- Presentation by Chad Stover, Partnership Specialist, US Census Bureau

### CONSENT AGENDA

		Township	Lots/Acres
03-18	Maple Glen	Berlin	14 lots / 18.9 acres
12-13.4	The Heathers at Golf Village, Sec. 4	Liberty	27 lots / 12.636 acres

### VARIANCES

03-20.V John Hill Jr. Trustee - Kingston Twp. - requesting variance from Sec. 306.02 - 6 lot CAD

### ZONING MAP/TEXT AMENDMENTS

03-20 ZON 9944 Partners, LLC - Berkshire Twp. - 3.278 acres from A-1 to PCD  
 04-20 ZON Metro Dvlpt. - Concord Twp. - 254.436 acres from FR-1 to PRD

### SUBDIVISION PROJECTS

		Township	Lots/Acres
<u>Preliminary</u>			
04-20	Slate Ridge Commercial - Emil's Way Extension	Orange	2 lots / 13.43 acres

### POLICY / EDUCATION DISCUSSION

- Annual Development Trends report is complete at [www.dcrpc.org](http://www.dcrpc.org), then Data/County Development and scroll down to "Development Trends Report - Data to 12/2019."
- Individual Community Profiles have been updated with American Community Survey information at [www.dcrpc.org](http://www.dcrpc.org), then Data/Community Profiles.
- MORPC's Metropolitan Transportation plan draft projects can be reviewed at [morpc.org/MTP2050](http://morpc.org/MTP2050).

**ADMINISTRATIVE BUSINESS**

▪ **Call to Order**

Chairman Stites called the meeting to order at 6:30 p.m.

▪ **Roll Call**

*Representatives:* David Weade, David Loveless, Ric Irvine, Fred Fowler, Gary Merrell, Jeff Benton, Mike Frommer, Tammy Noble, Joe Shafer, Matt Kurz, Dave Stites, Charles Hurt, Ed Reely, Joe Proemm, Ed Snodgrass, Dan Boysel, Herb Ligocki, and Mike Dattilo. *Alternates:* Bob Lamb, Dustin Kent, John Piccin, Bill Piper, and Jeff Beard. *Arrived after roll call:* Jim Nelson and Susan Kuba. *Staff:* Scott Sanders, Jonathan Miller, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the January 30, 2020 RPC Minutes**

*Mr. Boysel made a motion to Approve the minutes from the last meeting. Mr. Frommer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

▪ **February 19, 2020 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, Susan Kuba and Michelle Boni. Staff: Scott Sanders and Stephanie Matlack.

2. **Approval of Executive Committee Minutes from January 22, 2020**

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

3. **New Business**

- Financial / Activity Reports for January

REGIONAL PLANNING RECEIPTS		JANUARY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$205.00	\$205.00
Fees A (Site Review)	(4202)	\$300.00	\$300.00
Insp. Fees (Lot Line Transfer)	(4203)	\$600.00	\$600.00
Membership Fees	(4204)	\$209,042.00	\$209,042.00
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)	\$1,800.00	\$1,800.00
Charges for Serv. B (Final. Appl.)	(4231)		\$0.00
Charges for Serv. C (Ext. Fee)	(4232)	\$600.00	\$600.00
Charges for Serv. D (Table Fee)	(4233)		\$0.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$600.00	\$600.00
Charges for Serv. F (Planned District Zoning)	(4235)		\$0.00
OTHER DEPT. RECEIPTS			

Health Dept. Fees	(4242)		\$0.00
Soil & Water Fees	(4243)	\$325.00	\$325.00
Commissioner’s fees	(4244)		\$0.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		\$0.00
Other Reimbursements A	(4721)		\$0.00
Other Misc. Revenue (GIS maps)	(4730)		\$0.00
Misc. Non-Revenue Receipts	(4733)		\$0.00
Sale of Fixed Assets	(4804)		\$0.00
<b>TOTAL RECEIPTS</b>		<b>\$213,472.00</b>	<b>\$213,472.00</b>

Balance after receipts	\$1,268,549.31
Expenditures	- \$ 45,395.91
End of January balance (carry forward)	\$1,223,153.40

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

- February RPC Preliminary Agenda

- 1.) CONSENT AGENDA

- Maple Glen - Berlin Twp. - 14 lots / 18.9 acres
- The Heathers at Golf Village, Section 4 - Liberty Twp. - 27 lots / 12.636 acres

- 2.) VARIANCES

- John Hill Jr. Trustee - Kingston Twp. - 6 lot CAD

- 3.) ZONING MAP/TEXT AMENDMENTS

- 9944 Partners, LLC - Berkshire Twp. - 3.278 acres from A-1 to PCD
- Metro Dvlpt. - Concord Twp. - 254.436 acres from FR-1 to PRD

- 4.) SUBDIVISION PROJECTS  
Preliminary

	Township	Lots/Acres
• Slate Ridge Commercial - Emil’s Way Ext.	Orange	2 lots / 13.43 acres

- Director’s Report

- 1.) Records Retention Schedule - met with Chris Shaw from the Records Center on 1/28.

Although the RPC adopted the county’s records retention schedule for miscellaneous items, we did not have an updated list of agency-specific items since 1977. Have created a first draft to forward back to Records Center to check before adopting;

- 2.) Physical Activity Committee - Jonathan and I attended on 1/28 at DACC. Committee is part of the Health District’s Community Health Improvement Plan (CHIP) recommendations (Pres Parks is heading). Proposing a health fair for the public next January at DACC.

- 3.) Zoning Inspectors Meeting – hosted on 1/29 – discussions regarding Agricultural exemption, lot splits, drainage, enforcement;
  - 4.) Monthly Development Meeting – met on 1/29;
  - 5.) MORPC Transportation Advisory Committee (monthly) – attended on 2/6;
  - 6.) MORPC Regional Data Advisory Group – Jonathan participated on 2/12;
  - 7.) Berlin Township – attended first hearing by Trustees on the business park overlay on 2/6;
  - 8.) Ohio Township Association – Jonathan and I each attended sessions (Columbus Convention Center) on Thursday, 2/6;
  - 9.) 2020 Census – Hosted Complete Count committee on 2/3. E-mail with social media and article resources went out to all communities including Powell and Delaware on 2/13 asking for placement in communication. Emphasizes message to school systems. Would like Chad Stover to give the RPC a brief update at this month’s RPC meeting;
  - 10.) Harlem Comp Plan – Jonathan continues to meet with the Steering Committee and has all the background chapters ready to present as needed;
  - 11.) Kingston Comp Plan – complete with background information – will set up a meeting in February or March to begin going through chapters;
  - 12.) GIS Intern– still open;
  - 13.) DACC remodel – Finalized space layout. Furniture meeting scheduled;
  - 14.) Data – Uploaded the Development Trends Report to the website;  
<https://regionalplanning.co.delaware.oh.us/wp-content/uploads/sites/17/2018/03/dvtrend2019.pdf>
  - 15.) GIS – updating all Zoning Maps with slightly new layout, more consistency across communities.
4. **Old Business** (none)
5. **Other Business** (none)
6. **Personnel**

Chairman Stites made a motion at 9:40 a.m. to go into Executive Session per ORC 121.22 (G) (1) to consider the appointment, employment, dismissal, discipline, promotion, demotion or

*compensation of a public employee. Mr. Merrell seconded the motion.*

*Roll call vote: Mr. Merrell, Aye, Miss Boni, Aye, Mrs. Kuba, Aye, Mr. Frommer, Aye, Mr. Stites, Aye. Motion carried.*

*At 10:37 a.m. Mr. Frommer made a motion to return to regular session, seconded by Mr. Merrell. VOTE: Unanimously For, 0 Opposed. Motion carried.*

## 7. Adjourn

*Having no further business, Mr. Frommer made a motion to adjourn the meeting at 10:40 a.m. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

The next regular Executive Committee meeting will be Wednesday, March 18, 2020 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.

## OTHER BUSINESS

- Presentation by Chad Stover, Partnership Specialist, US Census Bureau

Census counts affect funding in many different categories, since the results of the census are used as a resource for the next ten years. Census results are supposed to disperse more than \$675 billion in federal funds, grants and support. Census Day is April 1<sup>st</sup>. The first letters will be sent around March 12<sup>th</sup>. For the first time, census takers can respond on-line, by mail or by phone. Residents will receive a postcard with a personal identification number that they can enter securely on-line. There are 9 questions for the first person and 7 for each other living in the household. A second notice will be sent the first week of April.

More information can be found at: <https://regionalplanning.co.delaware.oh.us/data/census/>

## CONSENT AGENDA

03-18                    Maple Glen – Berlin Twp. - 14 lots / 18.9 acres

### Conditions

**Applicant:** Maple Glen LLC / Samuel Shrock  
**Subdivision Type:** Single Family Residential  
**Location:** East side of Africa Rd., north of Plumb Rd.  
**Zoned:** FR-1 (Farm Residential)  
**Preliminary Approval:** 01/25/18  
**Utilities:** Del-Co Water, central sanitary sewer  
**School District:** Olentangy  
**Engineer:** Terrain Evolution

### Staff Comments

Maple Glen is a 14-lot single-family subdivision with frontage on the east side of Africa Road, from which it takes its access. A single, private road enters the site heading east and ending in a cul-de-sac. The lots range from 1 to 2.28 acres in size, and sidewalks are provided on both sides of the street, which will be owned and maintained by the subdivision's homeowners association.

No reserves are being platted, although there is an existing pond/wetland and a drainage course.

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 Maple Glen Subdivision to the DCRPC.

### Commission / Public Comments

*Mr. Frommer made a motion for Final Approval of Maple Glen Subdivision. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

12-13.4                    The Heathers at Golf Village, Sec. 4 – Liberty Twp. - 27 lots / 12.636 acres

### Conditions

**Applicant:** Pulte Homes of Ohio LLC  
**Subdivision Type:** Single Family Planned Residential  
**Location:** East side of Sawmill Parkway, south of Hyatts Rd.  
**Zoned:** PRD (Planned Residential)  
**Preliminary Approval:** 07/25/13 (overall)  
**Utilities:** Del-Co Water, central sanitary sewer  
**School District:** Olentangy  
**Engineer:** EMH & T

### **Staff Comments**

The Heathers is a 129-lot subdivision on the remaining portion of Golf Village North. It is bordered by Olentangy Schools to the south, the railroad to the east, and an electrical substation to the north. The western boundary is Sawmill Parkway, from which the subdivision takes two accesses. These accesses include a full access to the south and a right-in/right-out to the north. Because of the surrounding development, there are no opportunities for connections to adjacent property, except for potential emergency access to the south, which also serves as access to a pump station and as a pedestrian connection to the schools.

This application is for Section 4 of the subdivision. Section 4 consists of 27 lots, 26 of which are buildable with the remaining lot as designated open space. This is the final section of the subdivision.

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

### **Staff Recommendation**

Staff recommends *Final Approval* of **The Heathers at Golf Village, Section 4** to the DCRPC.

### **Staff Recommendation**

Staff recommends *Final Approval* of **The Heathers at Golf Village, Section 4** to the DCRPC.

### **Commission / Public Comments**

*Mr. Frommer made a motion for Final Approval of Maple Glen Subdivision. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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## **VARIANCES**

03-20.V            John Hill Jr. Trustee – Kingston Twp. – requesting variance from Sec. 306.02 – 6 lot CAD

### **Request**

John Hill, Jr Trustee is requesting a variance from Section 306.02 of the Delaware County Subdivision Regulations for Kingston Meadows (fka KSM CAD) to permit six lots on a Common Access Driveway subdivision.

The 23.46-acre proposed subdivision is located on the south side of SR 521, about 1500 feet west of Carter's Corner Rd.

### **Facts**

1. The applicant seeks to create a six-lot subdivision, utilizing a Common Access Driveway;
2. The site is approximately 23 acres with 250' 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 1.951 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.”

**Criteria for Variance**

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

**Applicant’s Response:** *“The granting of the variance request will not be detrimental to the public health, safety and welfare and will not be injurious to other property. The proposed CAD subdivision would utilize a single curb cut and access point on State Route 521 (which would require a permit from ODOT), which helps to minimize traffic congestion. CAD subdivisions should be supported to avoid situations involving multiple contiguous curb cuts. In addition, applicants’ proposed CAD subdivision provides for a low density residential development of one (1) unit per 3.9 acres. The Comprehensive Land Use Plan for Kingston Township (“Comprehensive Plan”) recommends low densities in the Agricultural Heartland at less than one (1) unit per 1.95 acres. Applicants’ proposal meets and far exceeds the desired and stated planning goals of Kingston Township.”*

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

**Applicant’s Response:** *“Applicant’s proposed CAD subdivision provides for six (6) lots ranging in size from 2 acres to 6 acres. The area to be developed is a large area with limited frontage along the public road and owner is seeking to gain access to the building sites. Other connections to roads and lands are limited due to previous development in the area, and existing streams.”*

- 3. Due to 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;**

**Applicant’s Response:** *“If the variance is not granted, then our clients will be unable to effectively utilize the Property, without creating two 3-Lot CAD subdivisions. Other connections to roads and lands are limited due to previous development in the area, and existing streams. This creates a hardship for the property owners. The proposed CAD subdivision not only meets the goals and objectives of the property owners, but conforms to the stated purposes, goals, and objectives of the Comprehensive Plan, see below.”*

- 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:** *“The Applicants’ proposed CAD subdivision necessitates a variance from the Subdivision Regulations, which allow for no more than five (5) lots on a CAD subdivision, including the frontage lots. Applicant is requesting six (6) lots. We believe that the Applicant’s proposed CAD subdivision configuration meets the stated*



overall purposes and goals of the Comprehensive Plan. Again, the proposed CAD subdivision provides for one (1) dwelling unit per 3.9 acres. Also, the overall objective of Kingston Township in its land planning is to preserve the rural character of Kingston Township, with a variety of housing choices. This is achieved through the promotion of low densities and retention of a primarily single family residential housing mix, both of which are satisfied by this proposal. Lastly, as previously stated, the proposed CAD subdivision, with its plan to use only one CAD for all six (6) lots, implements access management controls to limit access points and to minimize traffic congestion on State Route 521. Applicant believes that one 6-lot CAD is better than two 3-lot CADs. Overall, the Applicant's proposal conforms to the Comprehensive Plan and meets the spirit and intent of the Subdivision Regulations and the Kingston Township Zoning Resolution."

**Staff Comments:** Staff is agreement that one six-lot CAD may potentially be a better configuration than two three-lot CADs. In this particular instance, the subject parcel may have been able to more appropriately be developed as a conservation subdivision, however, the development potential is limited due to the existing stream along the western boundary of the property. No potential connections to other properties are being blocked. Applicant should consider a wider driveway rather than the minimum with pull-offs, since an increased number of lots is requested.

**Staff Recommendations**

DCRPC staff recommends *Approval* of the variance request by John Hill, Jr. Trustee from Sec. 306.02 for **Kingston Meadow** for 6 lots on a CAD based on the Findings of Fact.

**Commission / Public Comments**

Mrs. Karen Coffman with Scioto Land Surveying was present to represent the applicant.

*Mr. Frommer made a motion for Approval of the Variance request by John Hill, Jr. Trustee based on the Findings of Fact. Mr. Lamb seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Kingston Twp). Motion carried.*

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**ZONING MAP/TEXT AMENDMENTS**

03-20 ZON      9944 Partners, LLC – Berkshire Twp. – 3.278 acres from A-1 to PCD

**Request**

The applicant, 9944 Partners, LLC, is requesting a 3.278-acre rezoning from A-1 to PCD to allow the expansion of the Sunbury Storage facility.

**Conditions**

**Location:** south side of SR 37/US 36, east of Domigan Rd.

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

**Proposed Zoning:** Planned Commercial (PC)

**Present Use(s):** Vacant

**Proposed Use(s):** Lot split for storage facility expansion

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

**Utilities Available:** Del-Co Water

**Critical Resources:** none

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

BeB Bennington Silt Loam 2-4% slope

### **Introduction**

This is a rezoning in conjunction with a development plan to construct an additional storage building for an existing storage facility. The building will be constructed on the 3.278-acre property which was recently acquired by, and transferred to, the Sunbury Storage property owned by 9944 Partners LLC. According to the application, the subject acreage was purchased recently and transferred to the existing Sunbury Storage property. (This transfer does not yet appear on the Auditor's website). Rezoning the property to Planned Commercial will allow for the additional storage unit to be a permitted use.

As additional acreage which was transferred, and lacking roadway frontage, no additional requirements are triggered by the acquisition.

### **Comprehensive Plan**

Berkshire Township's 2017 Comprehensive Plan indicates this area, both north and south of SR 37 – east of Domigan Road, is recommended to be professional offices. As the rezoning is a small expansion of an existing non-residential use, and maintains the existing character along the 36/37 frontage, this use does appear to conform to the Comprehensive Plan.

### **Divergences**

One divergence is requested:

1. A reduction of the side yard setback for the subject acreage from “one third (1/3) the sum of the height and depth of the structure, but in no case less than one hundred (100) feet from any Residential Zoning District” to fifty (50) feet.

***Staff Comment:** In an effort to minimize the acreage needed to accommodate an additional structure, and to provide more useable acreage in a developing area, staff is in favor of the divergence. Additionally, the proposed storage structure will match the existing structures, meaning that the proposed 50-foot setback will be adequate for the 1/3 sum of height and depth calculation, (i.e. the proposed 50-foot setback will be appropriate for the size and scale of the proposed addition). The Township needs to ensure that the proposed landscaping is sufficient to mitigate the appearance of the units from neighboring properties and from the road. Applicant may consider moving building father south.*

Staff notes that this is an expansion of a use that was allowed under the previous Planned Commercial district but is now limited to the Planned Industrial district. It should be noted that this is a unique situation and should not be applied to any new storage developments.

### **Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning request by 9944 Partners LLC from A-1 to PCD to the DCRPC, Berkshire Twp. Zoning Commission and Berkshire Twp. Trustees, *subject to ensuring appropriate*

landscaping is provided to mitigate impacts to neighboring properties.

### **Commission / Public Comments**

Mr. John Guthrie and Mr. Mark Miller, owners of the property were present to answer questions from the Commission.

*Mr. Lamb made a motion to recommend Conditional Approval of the rezoning request by 9944 Partners, LLC, subject to staff recommendation. Mr. Merrell seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.*

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04-20 ZON      Metro Development – Concord Twp. – 254.436 acres from FR-1 to PRD

### **Request**

The applicant, Metro Development, on behalf of the owners, Roy and Virginia Farneman and Brewsters Trillions LLC, is requesting a 254.436-acre rezoning from FR-1 to PRD for the development of the Concord Highlands subdivision, expanding a zoning-approved subdivision with the same name.

### **Conditions**

**Location:** West side of Dublin Rd., south of Moore Rd.

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

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

**Present Use(s):** current/former agricultural

**Proposed Use(s):** single family and multi-family lots

**Existing Density:** 1 du / 1.5 acre lot minimum

**Proposed Density:** 2.91 du / acre, 1.5 du/ac plus incentive units

**School District:** Buckeye Valley

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

**Critical Resources:** ponds, streams/drainage courses

**Soils:** BoA Blount Silt Loam 0-2% slope

BoB Blount Silt Loam 2-4% slope

PwA Pewamo Silty Clay Loam 0-1% slope

GwB Glynwood Silt Loam 2-6% slope

### **Introduction**

This application is a proposal to rezone property from FR-1 to PRD in order to facilitate the construction of 740 total housing units (100 condominiums, 120 garden units [multi-family], and 520 single-family lots). The general concept for the development places the garden units on roughly 18 acres (6.7 units/gross acre) in the northeast corner of the development closest to the Lower Scioto wastewater treatment plant, with the condominium units (single-family detached) located on roughly 40 acres (2.48 units/gross acre) in the southeast corner of the development.

The remaining acreage (roughly 196 acres) will contain 520 single-family, fee-simple lots (2.64 units/gross acre). Typical lot size is 65' x 130', 8,450 s.f. or .19-acre. Ninety-one of the lots are slightly larger at 75' of frontage for

a lot size of 9,750 s.f. or .22-acre. Larger lots are located along the southern boundary of the site.

The garden units are accessed through the northern entrance to the development from Dublin Road and are generally located around two small green spaces. There are 15 buildings with 8 units each. A clubhouse and pool are also proposed in this section of the development.

The condominium units are single-family detached condominiums, and are accessed through the southern entrance to the development from Dublin Road. A relatively grid-like road layout provides frontage for each unit, and a clubhouse and pool are also included with this section. Lot “areas” are 52' x 120', 6,240 s.f. or .14-acre.

The single-family portion of the development is accessed through both entrances from Dublin Road, as well as one entrance from Concord Road. The single-family section contains winding and interlinking roadways. Larger lots types are located along the southern part of the development, on the outer edge of the looping roadways. A centralized open space is provided with a playground and pavilion, and additional open space is provided to buffer the properties and loop roads from each other. Multi-use paths are also provided, however, which link all of the open spaces and extend the length of the developments frontage with both Dublin and Concord Roads.

### **Comprehensive Plan**

Concord Township’s 2018 Comprehensive Plan indicates this area would be residential. The Comprehensive Plan also recommends placing condominium or age-targeted units adjacent to the wastewater plant on Dublin Road to transition use intensities. The recommended density for housing in this area, with centralized sewer available, is 1.5 units per gross acre after a deduction in acreage for existing right-of-way and road easements (not to exceed a maximum of 10% of the gross acreage). Additional recommendations include locating developments on collector and/or arterial roads, the need for the inclusion of additional arterial and/or collector roads, and the possibility of office or localized retail uses along Dublin Road.

The submitted plan conforms to some of the recommendations in the Comprehensive Plan in its residential use and the location of the multi-family garden units. Moving the condominium units to the northeast part of the development would increase the conformity of the proposal regarding the transition of use intensities.

The proposed density for the development, however, does not conform to the Comprehensive Plan recommendations. The development’s overall density (2.9 units per gross acre), and each individual housing-type density is above the recommended 1.5 units per gross acre. The Comprehensive Plan does however, suggest allowing higher densities so that the incorporation of the transitional housing types (garden units and condominiums) can be possible, since such units typically have a reduced impact on traffic and student generation.

Regarding the road layout, the Comprehensive Plan does identify an east/west connector between Concord Road and Dublin Road. While the development can be accessed from both streets, subsequently providing a connection between the two roads, there is no centralized collector-style roadway with which additional connections are made.

## Issues

**Traffic and Access:** The development is located between Duffy Road and Moore Road. An east/west through route, designed as a collector with pedestrian amenities, would be extremely beneficial to Concord Township in order to manage traffic congestion in the future based on the current development trends in the County.

**Transitional Land Uses:** Based on the Comprehensive Plan recommendations, the development would be served better by relocating the condominium uses to the northeast to provide an additional transitional layer. Doing so would create a better transition of intensities from the large lot homes on Duffy Road, through the proposed single-family lots, to the condominium and garden unit uses, to the wastewater treatment plant.

**Housing Density:** The proposed densities in the development, both as a whole and in each individual section, exceed the recommended densities in the Comprehensive Plan. The garden unit and condominium uses propose higher densities, and staff is in agreement. The Comprehensive Plan suggests permitting the higher densities if the overall traffic and school impacts will remain relatively constant. Should the layout of the proposed development be reconfigured to move the condominium uses to the northeast corner, and an east/west through route designed as a collector is included, the development may be able to support the higher densities without creating adverse impacts to the community. A full traffic study may indicate the need for fewer accesses on more heavily traveled internal roads.

Increases in density should be based on elements that bring value to the larger community. Considerable open space and amenities are being proposed, but appear to be accessible only from within the development. Parking should be provided near the central open space, even if some on-street parking is designated as such.

**Open Space/Health:** There is ample open space provided. Total open space is measured at 78.12 acres, representing 30.7% of the site. Passive open space is defined at the entrance and at several locations around the outside of the development area, as well as some internal wedges of property. A more formal central active park area is provided, including a tot lot, a community gathering pavilion, and an active play area. This area measures out at approximately 4.5 acres, not counting the tree preservation area and proposed detention pond, which brings that total central open space to 11.5 acres.

Several open spaces are connected with wider walking paths, which are designed to meet the 10-foot standard we've been recommending. The open space exhibit indicates 12,200 lineal feet of pathway, or approximately 2.31 miles. Staff notes that with the request for additional density, the development should be providing a public benefit. Open spaces may be accessible to the public, but some public parking would help achieve this. This may be partially met using on-street parking.

Single-family lots in the northern half of the site do not have close access to open space and would benefit from a small area of active open space connected to one of the small passive areas.

## Divergences

Five divergences are requested:

1. An increase in the permitted density from 1.5 units per gross acre to 2.91 units per gross acre. The PRD allows up to 3 units per acre, but no longer provides automatic bonuses. Applicants must show efforts to justify the density while minimizing additional impacts.

**Staff Comment:** The Comprehensive Plan suggests allowing an increasing in density for housing types that result in a lower impact to traffic and schools. Development improvements which may also help reduce the impact to traffic and schools may also suggest allowing higher densities, such as a road layout which includes a collector through-route. The applicant has already included several pedestrian amenities and open spaces which may limit the number of household trips.

2. A reduction of the structure separation requirement from 20 feet to 10 feet for the condominiums only.

**Staff Comment:** Staff is generally in favor of this request, based on the proposed condominium design. Allowing for an increased number of housing units in this category may allow for a decrease in the number of housing units in single-family parcel category – which carries a greater impact to traffic and schools. The design of some of the structures is problematic, especially considering the reduced setback of the condos. The “snout house” style of some of the buildings places the front doors on the side of the structure. A reduction of the setback for units with side entries is not advisable for both safety, aesthetic, and community purposes.

3. A reduction of the driveway setback from intersections of public roads from 100 feet to an unidentified number to accommodate corner lots within the development.

**Staff Comment:** Staff agrees that a divergence from the requirement is needed based on the nature of a PRD development, but is not in favor of providing a blanket request for an undetermined value. The smallest typical lot size of a lot that may be present on a corner, based on the submitted proposal, is 65 feet wide by 135 feet deep. Staff would support a divergence for the driveway setback from an intersection requirement from 100 feet to 40 feet in order to accommodate front loaded garages while balancing a spacing standard from intersections.

4. A reduction of the required number of parking spaces for the garden unit apartments from three spaces to two spaces.

**Staff Comment:** Staff is in favor of supporting this request. Apartments typically generate fewer trips and do not have as many cars per household. However, the only visitor parking is located at the proposed clubhouse and pool. Additional visitor parking could be incorporated at the drive termini or along roadways to alleviate concerns regarding parking conflicts with visitors.

5. A divergence from the requirement that all lighting be down-lighted. The application indicates that the main entrance lighting will include backlighting of the letters. Backlighting isn't possible on the secondary entrance based on the stone column and plaque features.

**Staff Comment:** Staff is not in favor of providing this divergence. Downward lighting can be utilized with equal efficiency compared to upward lighting. These initial projects will set the tone for the development of the area.

**Additional Staff Comments:**

While not applicable to the rezoning request, the applicant should consider making the following changes to the submitted proposal before submitting a Preliminary Plan application:

- 1) Extending the tree line along the northern property line for the garden-style apartments in the

northeast section of the development. The submitted elevations show patios/decks on the rear of the structures, and the orientation of the structures faces these patios and decks towards the wastewater treatment plant. Extending the tree line for the length of the structures would help visually shield the residential units from the wastewater treatment plant.

### **Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning request by Metro Development from FR-1 to PRD to the DCRPC, Concord Twp. Zoning Commission and Concord Twp. Trustees, *subject to:*

- 1.) *Approval of Divergence #1 (density), provided that a more direct collector route is provided within the development – continue working with the County Engineer’s staff – and providing for public access to open space. The density could be lowered with additional open space provided in the northern single-family area;*
- 2.) *Approval of Divergence #2 for the condominium units with the condition that the snout-house housing type is eliminated from the options;*
- 3.) *Approval of Divergence #3, with driveway/intersection spacing distance to be no less than 40 feet;*
- 4.) *Approval of Divergence #4, reduction of parking for garden units, provided that additional visitor parking is provided; and*
- 5.) *Denial of Divergence #5, downward lighting.*

Also, staff recommends that the Zoning Commission and Trustees revisit its Comprehensive Plan to identify additional areas for local retail and office uses. The closest commercial development is 3.5 miles away in Shawnee Hills, 3.4 miles away at Sawmill Parkway. The current recommended areas were purchased by the City of Columbus and are unlikely to redevelop.

### **Commission / Public Comments**

Mr. Todd Farris with Farris Planning and Design was present to represent the applicant. He stated that the condo units were placed at the proposed location due to the bedrock in that area. This location would not be suitable for basements. They would continue to work with the County Engineer’s staff on the road design.

***Mr. Shafer made a motion to recommend Conditional Approval, based on staff recommendations. Mr. Merrell seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Concord Twp.) Motion carried.***

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## SUBDIVISION PROJECTS

### Preliminary

04-20                    Slate Ridge Commercial – Emil’s Way Extension – Orange Twp. - 2 lots / 13.43 acres

### Conditions

**Applicant:** Kerbler Farms LLC  
**Subdivision Type:** Roadway extension  
**Location:** south side of Home Rd., east of US 23  
**Current Land Use:** Vacant  
**Zoned:** Planned Commercial  
**Zoning Approval:** 12/4/13  
**Utilities:** Del-Co water central sanitary sewer  
**School District:** Olentangy  
**Engineer:** The Kleingers Group

### Staff Comments

This is the Preliminary Plan for the extension of Emil’s Way at Slate Ridge. The plan includes extending existing Emil’s Way from the T-intersection with Slate Ridge Drive, north to intersect at another T-intersection with Home Road, which is currently under construction.

The platting of the roadway extension and dedication of Right-of-Way will create two lots; both of which currently have no development proposal. Lot 1 will be roughly 2.44 acres, bounded by US 23 on the west, Slate Ridge Drive to the north, Emil’s Way to the east and the neighboring property line to the south. Lot 2 will be roughly 9.23 acres, bounded by US 23 to the west, future Home Road to the north, the proposed Emil’s Way extension to the east, and Slate Ridge Drive to the south.

*A technical review was held on February 18, 2020, after which the applicant has addressed all of the required changes.*

### Staff Recommendation

Staff recommends *Preliminary Approval* of **Slate Ridge Commercial – Emil’s Way Extension** to the DCRPC.

### Commission / Public Comments

Mr. Kyle Weber with The Kleingers Group was present to represent the applicant.

*Mr. Frommer made a motion for Preliminary Approval of Slate Ridge Commercial – Emil’s Way Extension. Mr. Lamb seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.*

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## POLICY / EDUCATION DISCUSSION

- Annual Development Trends report is complete at [www.dcrpc.org](http://www.dcrpc.org), then Data/County Development and scroll down to “Development Trends Report – Data to 12/2019.”
- Individual Community Profiles have been updated with American Community Survey information at [www.dcrpc.org](http://www.dcrpc.org), then Data/Community Profiles.
- MORPC’s Metropolitan Transportation plan draft projects can be reviewed at [www.morpc.org/MTP2050](http://www.morpc.org/MTP2050).

*Having no further business, Mr. Boysel made a motion to adjourn the meeting at 7:15 p.m. Mr. Weade seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

*The next meeting of the Delaware County Regional Planning Commission will be Thursday, March 26, 2020, 6:30 PM at the Frank B. Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.*

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Dave Stites, Chairman

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Stephanie Matlack, Executive Administrative Assistant