

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, May 28, 2020 at 6:30 PM
Via Zoom Meeting

ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of April 30, 2020 RPC Minutes
- Executive Committee Minutes of May 20, 2020
- Statement of Policy

CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
01-05.3.B	Cheshire Woods, Section 3, Phase B	Berkshire	35 lots / 19.634 acres
07-17.2	Heather Ridge, Section 2	Concord	43 lots / 20.438 acres

VARIANCE/EXTENSION

07-05.1-3.V Nelson Farms - Liberty Twp. - variance requesting additional extension

ZONING MAP/TEXT AMENDMENTS

12-20 ZON Orange Twp. Zoning Commission - Zoning code amendments - US 23 Overlay District
 13-20 ZON Northern Columbus Athletic Assoc. - Berkshire Twp. - 12.378 acres from A-1 to PRCD
 14-20 ZON Rotary Products Inc. - Oxford Twp. - 10 acres from FR-1 to PID

SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
08-20	The Nest at Hoover	Genoa	29 lots / 25.66 acres
07-20	The Cove at Evans Farm	Orange	01 lot / 20.08 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: David Loveless, Susan Kuba, Ric Irvine, Duane Matlack, Gary Merrell, Barb Lewis, Jeff Benton, Joe Shafer, Dave Stites, Charles Hurt, James Hatten, Ed Snodgrass, Herb Ligocki, and Mike Dattilo. *Alternates:* Dustin Kent, Mike Love and Jeff Beard. *Arrived after roll call:* David Weade (R) and Joe Proemm (R). *Staff:* Scott Sanders, Jonathan Miller, Da-Wei Liou and Stephanie Matlack.

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

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

▪ **May 20, 2020 Executive Committee Minutes**

1. **Call to order**

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

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

Mr. Merrell made a motion to Approve the Executive Committee minutes from April. Mrs. Kuba seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Miss Boni). Motion carried.

3. **New Business**

- Financial / Activity Reports for April

REGIONAL PLANNING RECEIPTS		APRIL	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,435.00	\$5,535.00
Fees A (Site Review)	(4202)	\$300.00	\$2,700.00
Insp. Fees (Lot Line Transfer)	(4203)	\$400.00	\$1,500.00
Membership Fees	(4204)	\$7,962.00	\$243,247.00
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)	\$2,000.00	\$5,767.00
Charges for Serv. B (Final. Appl.)	(4231)	\$6,800.00	\$24,757.70
Charges for Serv. C (Ext. Fee)	(4232)	\$150.00	\$750.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$200.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$1,200.00
Charges for Serv. F (Planned District Zoning)	(4235)		\$1,200.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$1,180.00	\$1,480.00
Soil & Water Fees	(4243)	\$375.00	\$1,850.00
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)	\$15.00	\$15.00
Misc. Non-Revenue Receipts	(4733)		\$0.00
Sale of Fixed Assets	(4804)	\$1,435.00	\$0.00
TOTAL RECEIPTS		\$21,117.00	\$290,201.70

Balance after receipts	\$1,227,214.86
Expenditures	- \$ 33,338.92
End of April balance (carry forward)	\$1,193,875.94

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

- May RPC Preliminary Agenda

- | | | |
|---------------------------------------|-----------------|------------------------|
| 1.) SKETCH PLANS | <u>Township</u> | <u>Lots / Acres</u> |
| • Coolmore Estates, Lot 4653, Div. #1 | Concord | 02 lots / 05.271 acres |
| • Walcutt Farms | Liberty | 03 lots / 09.108 acres |

- | | | |
|--------------------------------------|-----------------|------------------------|
| 2.) CONSENT AGENDA | <u>Township</u> | <u>Lots / Acres</u> |
| • Cheshire Woods, Section 3, Phase B | Berkshire | 35 lots / 19.634 acres |
| • Heather Ridge, Section 2 | Concord | 43 lots / 20.438 acres |

- 3.) ZONING MAP/TEXT AMENDMENTS
- Orange Twp. Zoning Commission – Zoning code amendments - US 23 Overlay District
 - Northern Columbus Athletic Assoc. – Berkshire Twp. – 12.378 acres from A-1 to PRC D
 - Rotary Products Inc. – Oxford Twp. – 10 acres from FR-1 to PID

- | | | |
|--------------------------|-----------------|-----------------------|
| 4.) SUBDIVISION PROJECTS | <u>Township</u> | <u>Lots/Acres</u> |
| <u>Preliminary</u> | | |
| • The Nest at Hoover | Genoa | 29 lots / 25.66 acres |
| • The Cove at Evans Farm | Orange | 01 lot / 20.08 acres |

- 5.) VARIANCE / EXTENSION
- Nelson Farms – Liberty Twp. – requesting additional 2 years extension

- Director’s Report
 - 1.) **May meeting** – Same process as April - PDF will be e-mailed a day or two prior to the meeting. Document will be shared during the meeting, requiring only one software program.
 - 2.) **Office** – the office is open by appointment – nothing has really changed and everyone has adapted.

- 3.) **Staff** – same process and status as previously.
- 4.) **2020 Census** – Delaware County is doing well at 74.6% self-response –
 - Regional offices have begun to reopen and there have been a number of adjustments:
 - Self-Response was prev. scheduled to end July 31. It has been extended to October 31
 - Group Quarters to be completed by June 5 is extended to September 3
 - Non-Response follow-up scheduled to end in July will start in August and extend to October.
 - Sent update to media to generate another article.
- 5.) **GIS/Website initiatives** – PDFs can now be downloaded directly from the map as well as the page of the website. **Zoning Maps:** have received some feedback/changes; **Development Activity map** now incorporates ESRI's Community Analyst, working to include for each jurisdiction;
- 6.) **Development Trends** revision complete.
- 7.) **Harlem Comp Plan** – Jonathan hosted a Zoom meeting to discuss survey returns;
- 8.) **Participated in virtual meetings:**
- 9.) **US 23 Branding Final Presentation** – 5/19;
- 10.) **Byxbe Campus furnishings follow-up** – 5/19;
- 11.) **MORPC Transportation Advisory Committee** – 5/6;
- 12.) **Various COVID-19-related meetings** by the County, Health District, and other sources;
- 13.) **American Planning Association National Conference** Jonathan and I attended events virtually.

4. Adjourn

Having no further business, Mr. Merrell made a motion to adjourn the meeting at 9:33 a.m. Mr. Frommer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, June 22, 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.

CONSENT AGENDA (Final Plats)

01-05.3.B Cheshire Woods, Section 3, Phase B – Berkshire Twp. - 35 lots / 19.634 acres

Conditions

Applicant: Homewood Corp.
Subdivision Type: Single Family Residential
Location: South of Cheshire Rd., east of I-71
Zoned: Planned Residential (PRD)
Preliminary Approval: 01/27/05
Utilities: Del-Co water and central sanitary sewer
School District: Big Walnut
Engineer: Advanced Civil Design

Staff Comments

Cheshire Woods (271 lots/228.68 acres) is located south of Cheshire Road between Rome Corners Road and Interstate 71. The lots in Cheshire Woods are typically between 12,000-13,000 s. f. (90' X 135') and are served by County sewer. The entire development contains 121.32 acres of open space.

This plat is for Section 3B of the development, and consists of 35 single-family lots and 6.149 acres of open space. This section continues the development from Section 3A and provides a road stub to the west which will provide a connection to Section 4.

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 Cheshire Woods, Section 3, Phase B to the DCRPC.

Commission / Public Comments

Mr. Merrell made a motion for Final Approval of Cheshire Woods, Section 3, Phase B. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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07-17.2 Heather Ridge, Section 2 - Concord Twp. - 43 lots / 20.438 acres

**Conditions**

**Applicant:** Homewood Corp.  
**Subdivision Type:** Single Family Residential  
**Location:** North of Hyatts Rd., west of Steitz Rd.  
**Zoned:** Planned Residential (PRD)  
**Preliminary Approval:** 03/30/17  
**Utilities:** Del-Co Water, central sanitary sewer  
**School District:** Olentangy  
**Engineer:** Advanced Civil Design

**Staff Comments**

Heather Ridge is a 75-lot single-family subdivision with frontage on Hyatts Road, from which it takes its main access, with four reserve areas.

This plat is for Section 2, the final section, of the Heather Ridge development. This section contains the remaining 43 single-family lots, and 6.079 acres of open space. Accessed by an extension of Heather Ridge Drive and Parsley Place from Section 1, Section 2 provides road stubs to the Clarkshaw Moors development to the north, and an additional connection to the west for potential future connections.

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 Heather Ridge, Section 2 to the DCRPC.

**Commission / Public Comments**

*Mr. Merrell made a motion for Final Approval of Cheshire Woods, Section 3, Phase B. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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## VARIANCES/EXTENSIONS

### 07-05.1-3.V Nelson Farms – Liberty Twp. – variance requesting additional extension

**Applicant:** Rockford Homes Inc.

**Engineer:** EMH & T

**Preliminary approval:** 05/25/06

**Extensions granted:** 10/25/12 (to begin 3/13 for 1 year), 03/27/14 for 1 year via variance, 02/26/15 for 1 year via variance, 05/25/17 for 1 year via variance, 04/26/18 for 1 year via variance, 02/28/19 for 1 year via variance (to begin in May 2019)

#### Request

Nelson Farms Assoc. LLC. is requesting a variance to sections 102.03 and 204.04 regarding the expiration and extension of the Preliminary Plan. The applicant is requesting a 2-year extension beyond the time limit allowed in the Subdivision Regulations to complete the platting of a subdivision (five years after the first plat is recorded) in the Nelson Farms subdivision in Liberty Township. To-date, Sections 3 remains unplatted.

The proposed subdivision is located on the west side of SR 315, north of Home Road.

#### Facts

1. The Subdivision Regulations require that a Subdivision be completely platted within five years of the first Section being recorded;
2. Nelson Farms, Sections 1-3 received Preliminary approval on March 25, 2006;
3. Section 1, Phase A was recorded March 2008, giving the remaining sections until March 2013 to be recorded;
4. The project was given a 1-year extension October 2012 to begin March 2013 until March 2014;
5. Section 2, Phase A was recorded January 13, 2014;
6. A variance was granted March 2014 for a 1 year extension to March 2015;
7. A second variance was granted March 2015 to allow for a 1 year extension to March 2016;
8. Section 2, Phase B was recorded September 16, 2015;
9. A third one-year extension for the remainder of the subdivision by variance was approved May 2017;
10. Section 2, Ph. C, Pt. 1A was recorded March 13, 2018;
11. A fourth one-year extension was granted April 2018 to expire May 2019;
12. Section 2, Ph. C, Pt. 1B was recorded July 26, 2018;
13. Section 2, Ph. C, Pt. 2 was recorded October 17, 2018, and
14. A fifth one-year extension was granted February 2019 (begin May 2019) to expire May 2020.

#### Criteria For a Variance

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

- 1) The granting of this variance request shall not be detrimental to the public health, safety and welfare and not injurious to other property.
- 2) The conditions upon which this variance request is based are unique to the property for which this variance is sought.
- 3) Due to the physical surroundings, shape, or characteristics of the property, a particular hardship to the

owner would result, as distinguished from a mere inconvenience, if the strict letter of the Delaware County Subdivision Regulations were carried out.

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

***Applicant's Response:*** “On behalf of our client, Rockford Homes, we are requesting the extension of the approved preliminary plan for Nelson Farms for two additional years. Nelson Farms is located on the east side of Liberty Road south of Hyatts Road in Liberty Township, Ohio.

As part of the extension, we are also requesting a variance to the Delaware County Subdivision Regulations Section 204 Preliminary Plan Procedure, Subsection 204.04 Commission Action and Expiration, to allow for the extension beyond the approval period as stipulated in the regulations.

In our opinion, the granting of this variance will not be detrimental to the health, safety, and welfare of the public or other properties. The development is in compliance to the existing zoning requirements within Liberty Township as well as the county subdivision regulations and engineering standards. The development plan approval has also been extended numerous times within the township. There is one remaining section that is undeveloped, Section 3, which includes approximately 33 lots.

The preliminary plan will expire on May 20, 2020. Therefore, we are respectfully requesting from the Delaware County Regional Planning Commission the extension of the preliminary plan for Nelson Farms for two additional years, May 20, 2022.”

***Staff comments:*** The previous extension request, approved in February of 2019, stated that final engineering was started and that development was anticipated “soon.” With the full construction season of 2019 passing without improvements or progress, Staff is concerned that completion of the final section is not a priority for the applicant. With reports stating Central Ohio, including Delaware County, is facing a housing shortage, the applicant should be aware that completion of the remaining 33 lots in the final section is in the public’s interest, and should be a priority.

### **Staff recommendations**

DCRPC staff recommends, based on the Findings of Fact, the Variance request from Sec. 102.03 & 204.04 for Nelson Farms, Section 3 and a two-year Extension of the Preliminary Plan be Conditionally Approved, subject to the following:

1. The submission of a proposed timeline within which the final section(s) will be completed.

### **Commission / Public Comments**

Mr. Corey Theuerkauf with Rockford Homes was sworn in. He stated that sewer and right of way issues have caused delays in the completing of the project. He agreed to submit a proposed timeline of completion with the understanding that it would be just a guesstimate.

***Mrs. Kuba made a motion to Approve the Variance request for Nelson Farms, based on the findings of fact and Approval of a two-year Extension. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

ZONING MAP/TEXT AMENDMENTS

12-20 ZON Orange Twp. Zoning Commission – Zoning code amendments - US 23 Overlay District

**Request**

Orange Township is proposing a new district, Article XX – Route 23 Corridor Overlay District (RCOD) to its Zoning Resolution.

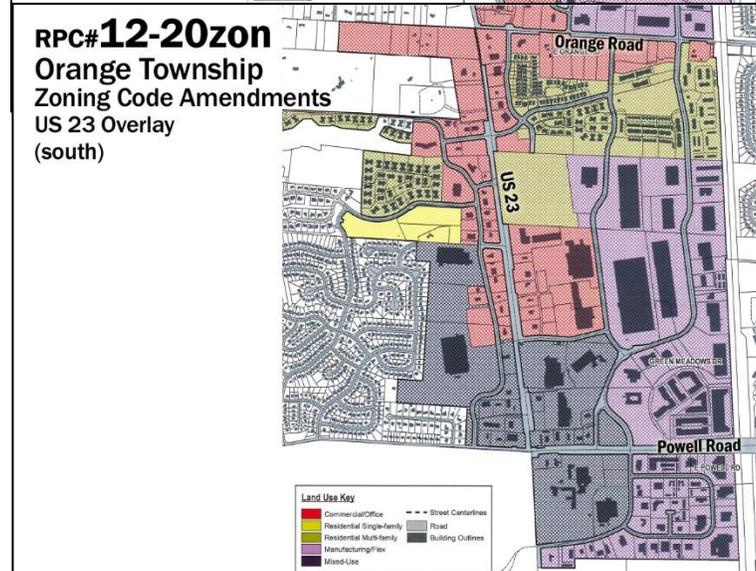
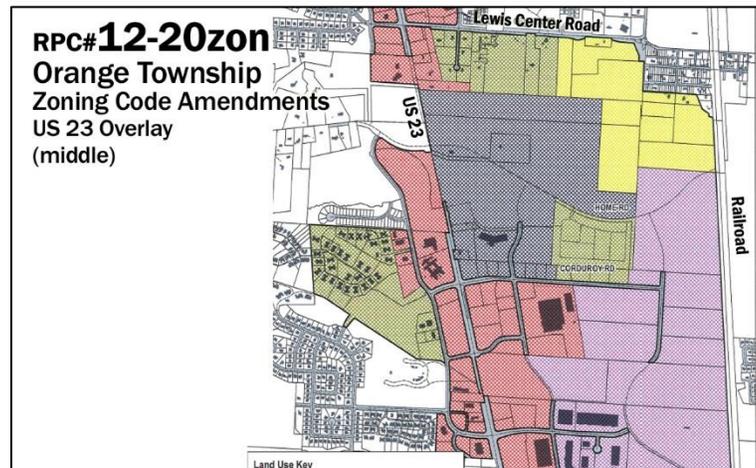
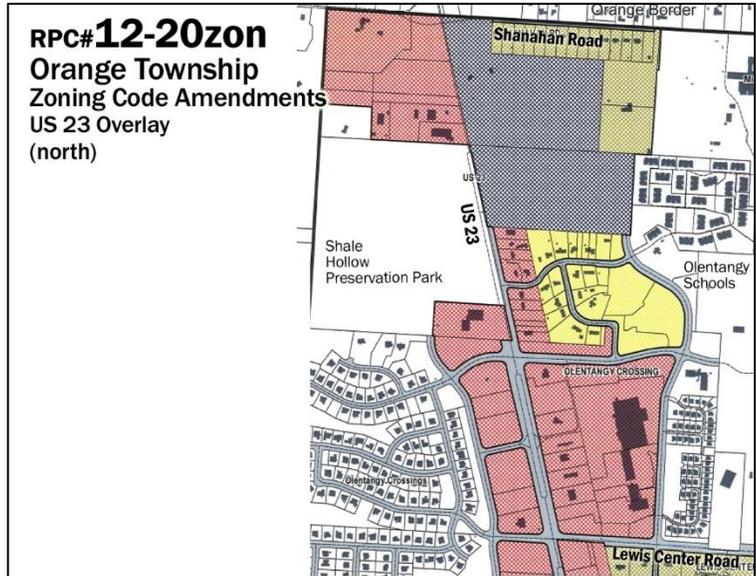
**Introduction**

Delaware County Economic Development is working with Orange Township to develop a new Article creating an overlay along the US 23 highway corridor. Overall, the overlay covers 2,020 acres, approximately 550 of which is currently undeveloped or “underdeveloped.” This largely represents the last remaining undeveloped areas of Orange Township. The Zoning Commission or Trustees will presumably initiate the amendments after this recommendation and comments are received.

**Process**

The amendment seeks to create a 519.021(C) overlay, similar to recent “cloud” zoning districts in Liberty and Berkshire Townships. Smaller overlays exist in Berlin, Harlem, and Concord Townships. After adoption, applicants can file a Development Plan that meets the standards as defined in the Article, and are approved administratively. In the case of Article XX, individual Development Plans go through the Trustees, with any major modifications or modifications after plan approval going through the Zoning Commission first, and then to the Trustees.

The end result may lead to development of undeveloped areas, additional allowable uses in developed areas, and redevelopment of underutilized areas.



**Subarea summaries**

Gross acreage is calculated using GIS data provided by the Township, italicized acreage is an estimate of developable land based on existing and recent development.

| Subarea               | Commercial/Office                                                                                                  | Advanced Manufacturing, Logistics, and Research                                                                                 | Single-Family                                                                     | Multi-Family                                                                     | Mixed Use                                                                                                  |
|-----------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Uses</b>           | Commercial and office                                                                                              | Advanced Manufacturing, Logistics, and Research                                                                                 | Single family detached and 3 or more connected with common wall, individual doors | Multi-family with units accessed with interior halls and breezeways              | Varies                                                                                                     |
| <b>Gross Acreage</b>  | 518.25 ac.<br><i>~105 acres currently zoned Planned Commercial as out-lots</i>                                     | 620.99 ac.<br><i>~110 acres zoned for development north of Clear Creek Industrial Park but undeveloped</i>                      | 139.80 ac.<br><i>~104 acres undeveloped, mostly southwest of old Lewis Center</i> | 334.87 ac.<br><i>~53 acres n FR-1 north of Walmart and other scattered sites</i> | 406.30 ac.<br><i>~170 acres FR-1 at 23 and Shanahan Road or zoned at the Home Road extension</i>           |
| <b>Density</b>        | N/A                                                                                                                | N/A                                                                                                                             | 4 units per acre or max of 5 with features                                        | 10 units per acre                                                                | 10 units per gross acre for the MF percentage                                                              |
| <b>Min. tract</b>     | None                                                                                                               | None                                                                                                                            | 10 acres                                                                          | 2 acres                                                                          | 20 acres                                                                                                   |
| <b>Min. lot size</b>  | None                                                                                                               | None                                                                                                                            | (Parcels) 7,000 s.f.                                                              | 2 acres                                                                          | Varies                                                                                                     |
| <b>Lot ratio</b>      | Width half the depth                                                                                               | Width half the depth                                                                                                            | (Parcels) 60'                                                                     | 100'                                                                             | Varies                                                                                                     |
| <b>Building ratio</b> | Min 40' max 70'                                                                                                    |                                                                                                                                 |                                                                                   |                                                                                  | Min 40' max 70' ex. single family and twin                                                                 |
| <b>Road setback</b>   | Arterials: min 50' max 75'<br>Collector: min 40' max 65'<br>Local: min 30' max 40'<br><i>No parking in setback</i> | Art.: min 80' max 100'<br>Coll.: min 40 max 60'<br>Loc.: min 30' max 50'<br><i>One double row of parking within the setback</i> | Art.: min 80'<br>Coll.: min 60'<br>Loc.: (no language)                            | Art.: min 50' max 75'<br>Coll.: min 40' max 65'<br>Loc.: min 30' max 40'         | (depending on use)<br>Art.: between 50' and 80'<br>Coll.: between 40' and 60'<br>Loc.: between 30' and 40' |
| <b>Side setback</b>   | 15' or 50' from SF                                                                                                 | Same                                                                                                                            | (Parcels) 5'                                                                      | 15' or 50' from SF                                                               | Varies, some uses have minimum separation                                                                  |
| <b>Rear setback</b>   | 25' or 50' from SF                                                                                                 | Same                                                                                                                            | (Parcels) 25'                                                                     | 25' or 50' from SF                                                               | 25, sometimes allows parking, tract boundary 50                                                            |
| <b>Max height</b>     | 50' plus 10'                                                                                                       | 60' feet plus 10'                                                                                                               | (Parcels) 35'                                                                     | 50'                                                                              | 35' for residential, 50' for MF, 60' for commercial/ office and mixed use                                  |
| <b>Lot coverage</b>   | 80%                                                                                                                | 80%                                                                                                                             | (Parcels) 30%                                                                     | 60%                                                                              | Varies: 30-80                                                                                              |
| <b>Open space</b>     | N/A                                                                                                                | N/A                                                                                                                             | 20%                                                                               | 20%                                                                              | 20%                                                                                                        |

**Map-Related Comments**

The following list includes well-maintained mostly condominium developments, some of which are recent, that are unlikely to redevelop in the near term. Staff suggests they be removed from the overlay map.

- Villas at Riverbend (2001);
- Village at Hidden Ravines (1992) (also owns sliver that shows up on map as commercial);
- Courtyards at Hidden Ravines (2016);
- Hidden Reserve (1997);

- Hidden Springs (2002);
- Hidden Springs Condo II (2005/2008 and final buildings under construction);
- Orange Village Centre Park Association open space (10.270 ac.) ;
- Grand Pointe at North Orange (35 platted lots currently under construction) ;
- Village at North Falls (2005);
- Orange Grand Apartments (2019, nearing completion);
- Calibri Gardens Assisted Living;
- Courtyards at the Ravines (2020):
  - Current industrial lots in Creekside labeled as multifamily: Electric Connection, Banyan Food Service, and Microcom;
- Churches: Lifepoint, All Shepherds;
- Township-owned: Williamsville Cemetery, property in Olentangy Crossings at Rail Timber Way;
- Dooley's Orchard (1994) is a potential area of redevelopment.

**The following are subarea recommendations that staff recommends changing as noted.**

- South side of Riverbend (Meacham/Owen) – should be low density. Western half is part of Riverbend Homeowners Association and related zoning;
- JLP Orange (30 acres) – 23 frontage, should be commercial or mixed, not multi-family, based on frontage on the highway and natural resources on the site;
- South side of Orange Road, west of 23 – seems to extend unusually far west along Orange Road, beyond previous plans and difficult to access safely;
- Northwest corner of Orange and 23 – one existing business, backage road proposed on previous plans, this area has been shown as commercial on land use plans, but is left out of this overlay;
- North side of relocated Home Road, west of 23, include unless already agreed as unbuildable;
- Southern extension of North Road (Dimovich, Roudebush, etc.) – If this were proposed as detached single-family or a low-density attached product, this might be okay, but not at the allowable 4-5 du/ac recommended density. Based on the natural resources located on several of those parcels, this area should proceed through a regular rezoning process for additional discussion;
- Chakroff properties – should include as Mixed Use with Kerbler land to the east and west; and
- Meijer/Home Depot redevelopment area – this area is noted as Mixed Use, which allows a 60-foot building height in certain types of buildings. Although redevelopment of this site may not be in the near term, the allowance for a 60-foot building is not compatible with existing development to the west. Mixed use at a smaller scale may be appropriate.

#### **General Issues and Specific Text References:**

Since there are several areas impacted by this overlay that include **existing Planned Districts**, has the Township discussed the process of RCOD application? For example, should an existing, unbuilt outlot be able to change its list of permitted uses, setbacks, and sign regulations by submitting a Development Plan or should there be strong consideration of the existing standards that are utilized by other adjacent development? Staff recommends in such cases, larger portions of the development plan should be amended, such as all of the outlots on one side of Olentangy Crossings.

20.01 – Check spelling of “Compatibility” in bullets.

20.04(a) – **Pre-application meeting** mentions Township Staff, DCEO, DCRPC, and other departments. Does not mention Zoning Commission or local Parks Board or other township organizations. Will they be informally included?

20.04(b) – **The Zoning Commission** is not a part of the Development Plan approval process, but is included in the process for major amendments. The other overlays in the County have, to date, included the Zoning Commission as part of the approval process. Staff assumes that the removal of the Commission from the review process is an effort to streamline the overall process. Zoning Commission review may add time to the process, but their involvement is also valuable assistance in the case of sometimes complicated development plan reviews. By involving the Zoning Commission, the result may be an improved and balanced approach that leads to better development for the community. The addition of time restrictions for their review would help ensure predictable time-frames.

20.04(c) – **Development Plan Contents** seems to be complete, but follows a different order and language from other sections of the Orange Township Zoning Resolution. Revising it to be in the same sequence as other planned districts in the Resolution would combat some complaints that the codes throughout the County are “all different and hard to understand.”

20.04(c)(xiii) – Staff recommends adding language regarding **OEPA’s Olentangy Permit** stream delineation and mitigation setbacks as a feature to be indicated on plans.

20.04(e)(vi) – Approval decision based on conformity with the **Comprehensive Plan**. Since significant areas of the map and development standards and densities diverge from the existing Comprehensive Plan, is there a plan to update the current Plan to mirror this overlay?

20.04(j)(i)(2) – **Major Modification** includes increase in Single-Family density but no other densities are mentioned.

20.05(e) – Prohibition of **Adult Entertainment Establishments** – recommend including code reference.

#### Section 20.06 – Commercial-Office Standards

20.06(a)(i) – Allows **Commercial establishments** of any type – language should prohibit residential uses and limit hotels to daily-rate to avoid allowing residential hotels which would not have to follow the same guidelines as other residential uses.

20.06(a)(vi) – Permitted uses includes **Golf Courses, Country Clubs, and Driving Ranges**. Are these really desirable as the best economic use of land? Is there even sufficient acreage for a golf course or driving range?

20.06(e) – Phrasing “on the other hand...” should be simplified for clarity.

20.06(f) (*global change – several instances*) – Consider whether references to **right-of-way setbacks** impact sites adjacent to existing roads or also apply to future roads. If a development or group of developments generate the need for a new collector road, should the new development be limited to those same setbacks?

Same section “Right of Way line as shown...” should probably be “as indicated” as these are referenced in text and not necessarily graphically.

### Section 20.07 – Advanced Manufacturing Standards

20.07(h) – **Maximum height** of 60 feet (~6 stories) is a significant change in the current character of the area. Also, rooftop mechanical reference includes a typo: 10 additional feet would allow a max of 70 feet.

### Section 20.08 – Single-Family Standards

20.08(a) **Single Family Subareas** – Staff questions why there is any allowance at all for “single-family” uses in an overlay intended to attract and encourage commercial, office, and industrial. The definition of Single-Family in this district includes individual dwellings as well as buildings where three or more units are attached with common walls with individual access doors at ground level. The idea of redefining “single-family” to include an unlimited number of attached units is an unusual approach when that isn’t the way it is defined in any other community or regulation in the County. Staff recommends amending any references to Single-Family to only detached units (fee simple parcels and single-detached condos). Subareas that allow attached units could be called “Low-Density Multi-Family” or similar.

20.08(c) (*global change – several instances*) – “One” ownership should be “common.” The phrase “under single direction” seems repetitive with “one overall plan.”

20.08(e)(i) – **A maximum density** of 4 units per acre (plus bonus language below) is difficult to reach with true single-family uses, suggesting that this subarea would most likely end up being attached units.

20.08(e)(i)(1) (*global change – several instances*) – **Density bonuses** are allowed up to a maximum of 5 units per acre for items such as open space and amenities. Applicant can add 0.25 dwelling units per acre for a number of items, but Gazebos with seating and Fire Pits with seating have the same value as a Club House or Swimming Pool. A commitment to a gazebo and/or fire pits seems to be a low bar to achieve additional housing units. Consider removing from density bonus language to achieve more substantial amenities.

20.08(f) – Should the reference be “For Tract?” And wouldn’t “for Project” be more applicable?

20.08(g) – **Setbacks** and **lot requirements** seem to apply to individual fee-simple single-family lots but there isn’t similar setback information for the attached units. Ensure that they are intended to apply to both. No reference is included for road frontage. If this is covered under the definition of a lot in another part of the Resolution, this may be okay. There are several references to lot width but not a requirement that lots have public or private road frontage.

### Section 20.09 – Multi-Family Standards

20.09(d) – **Maximum density** is 10 units per gross acre.

20.09(g) – Insert “**encroach ‘into’ the minimum...**” Also, the parking encroachment is repeated several times and could be handled with the limitation already existing in 20.09(g)(iv).

20.09(j) – Does (should) **building height** include the roof utility language?

20.09(i) and 20.09(j) – references are repeated.

**Section 20.10 – Mixed Use Standards**

20.10(a) – Mixed Use Permitted Uses prohibit “**auto-oriented uses.**” Recommend clarification –this could mean either **auto service uses** (tires, mechanics) or **auto-oriented design** (building surrounded by parking) or both!

20.10(a)(vi) – Recommend removing **Single-Family** uses from Mixed Use district.

20.10(a)(viii) – Only reference to “**townhomes**” in document. Either unnecessary or needs a definition.

20.10(e) – References **percentages** of different uses within each mixed-use sub-area.

| Type of Use                                                                    | Minimum Percentage of Net Subarea Acres | Maximum Percentage of Subarea Acres |
|--------------------------------------------------------------------------------|-----------------------------------------|-------------------------------------|
| Single-Family, Twin Single, Single-Family Attached, and Multi-Family Buildings | 20 percent                              | 40 percent                          |
| Non-Residential including Mixed Use Buildings                                  | 40 percent                              | 60 percent                          |
| Open Space                                                                     | 20 percent                              | No maximum                          |

Consider referencing “within each project” instead of “within each mixed-use sub-area” to limit development of a single-use project that meets the percentage of the subarea. Also, the reference to “**Non-Residential including Mixed Use Buildings**” is confusing. Are Mixed-Use Buildings with residential uses allowed in this percentage?

Section also references “**net**” subarea acres but doesn’t define how “net” is determined. Assuming it means that after necessary roads are removed, the remaining lot sizes are used to calculate density and other details. As part of that definition, staff recommends including private streets as well as any ROW that may need to be removed before calculating “net.”

This section uses a **Floor Area Ratio (F.A.R.)** of 0.5 to calculate sizes of buildings allowed on a site, based on the size of the site. The square footage of any mixed-use building that proposes residential uses determines the number of units based on that square footage (except for the ground floor, which cannot be residential). This can be a valid way of determining density, particularly in urban blocks where the lot size is already known. This calculation makes it very difficult to project what densities might be permitted, causing concerns for the long-term provision of services and utilities. This would be unique among township codes in Delaware County and it will be important that it is understood during the review process.

The proposed text provides a sample for this calculation using a 2-acre lot which generates a total building size of 43,560 square feet (2 acres x 0.50). That would then allow for 10,890 square feet for four floors. The example table removes 1,906 s.f. for common and utility uses on each floor (approximately 18%), leaving approximately 8,984 s.f. for residential uses on each floor, or 26,952 s.f. for the whole building. The example uses a mix of one, two, and three-bedroom units, resulting in a total number of 31 units, or a density of 15.5 units per acre on this 2-acre site.

To determine a range, if only three-bedroom units per proposed, 27 units (each 1,000 s.f.) would be the result and if only one-bedroom units were proposed, it would generate 45 units (each 600 s.f.). Those numbers represent a density of between 13.5 - 22.5 units per acre. Considering that there is a

54-acre mixed use site at the northern end of the corridor and more than 150 acres along the extension of Home Road, it's critical that the Township be able to have an idea of what densities this approach might represent.

Note: second table says "2<sup>nd</sup>/3<sup>rd</sup> Floors" but the math indicates it should say "2<sup>nd</sup> through 4<sup>th</sup> Floors."

20.10(f) – **Density bonus** – same comments in Single-Family above.

20.10(g)(i) – **Density** is figured by that portion of the project devoted to that use – multi-family buildings are set at a maximum of 10 units per acre. Possibly add language "as determined by Township Zoning Staff" to ensure reasonable boundary lines are drawn. See comment under 10.10(e) – language references the gross acreage of the area dedicated to such use. Ensure this is the intention or specify that it is the "lot" after ROW and private road easements are removed.

20.10(j) – **Setback table** lists setbacks when abutting a residential subarea – may want to reference "existing" residential subarea, since that setback could be excessive if both uses were designed as a unified development.

20.10(k) – **Graphic** is lacking detail and shouldn't be in color. Captures various elements but does not appear to promote a unified design.

#### Section 20.11 – Development Standards Section

20.11(a)(iii)(3) – "**Front Plane...covered porch**" – Unclear whether this is just a measurement or a requirement for a front porch. i.e. "front plane shall include a covered porch..."

20.11(b)(i)(1) – "...**street trees shall be placed in an easement.**" Unsure if this directs the location or requires an easement. Is the easement for the purposes of maintenance? Consider defining.

20.11(d) – reference "a. – e." should be "i. – v." list continues correctly at "vi."

20.11(d) table – **Parking** regulations reference Golf Courses and Driving Ranges – see previous comments under commercial uses. Second, parking is defined for Stadiums. Is this necessary?

20.11(f)(iv.) – **Graphic** indicating a cut-off light fixture doesn't seem to add to the text, should not be in color.

20.11(g) **Signs** – Should specify whether the maximum square footage is per side, or for the overall sign.

Add a prohibition for signs in the Right-of-Way. The only reference to right-of-way is in the single-family section and Temporary signs.

20.11(g)(i)(2) – **Wall murals are prohibited.** Murals could add character in a unified mixed-use district. Consider limiting without prohibiting.

20.11(g)(i)(4) – Should "**gas-filled**" be "**air-filled?**"

20.11(g)(ii)(2) – **Maximum height** for individual tenants of Commercial/Office, Manufacturing/Logistics, and Mixed Use buildings is 25 feet for wall-mounted signs. This is significantly higher than existing 22.03(c)(2) which has a maximum height of 12 feet for wall mounted signs.

**20.11(g)(ii)(3) – Maximum sign area** of 6 feet and a maximum height of 15 feet for projecting signs which conflicts with sections 22.03(c)(3)(b) and 22.03(c)(2) which have a maximum area of 5 feet and a maximum height of 12 feet, respectively. This is not a significant difference and may cause confusion by how similar the standards are.

**Section 20.11(g)(ii)(4)(b) – Monument signs** must be setback a minimum of 20 feet along an arterial. No mention of collectors or local roads is included and it doesn't specify where the 20 feet is measured from...edge of pavement or right-of-way? Should be defined.

**Section 20.11(g)(vi)(2)** – Doesn't include a time limit for **temporary signs** that are permitted without a permit. Conflicts with Section 22.02(e) which only permits temporary signs without a permit for special events.

**20.11(g)(ii)(4)(c) and (iv)(6) – Graphics** need more detail, dimensions, and labeling to determine how the sign face is defined – like an outline rather than an arrow. Should not be in color.

**20.11(h)** – Although the language doesn't prohibit **regional detention**, can the language encourage it? Staff recommends language regarding OEPA's Olentangy Permit stream delineation and mitigation setbacks to be indicated on plans.

**20.11(i)(ii)** – Add word “Dwelling Unit do not *\*need\** to be shown...”

**Definitions** – This section should be numbered (20.12) and reference that the definitions ONLY apply to development that utilizes Article XX -RCOD.

### **Staff Recommendations**

Staff recommends **Conditional Approval** of the amendments to the Orange Township Zoning Resolution request to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, *subject to the review of issues raised in the staff report.*

### **Commission / Public Comments**

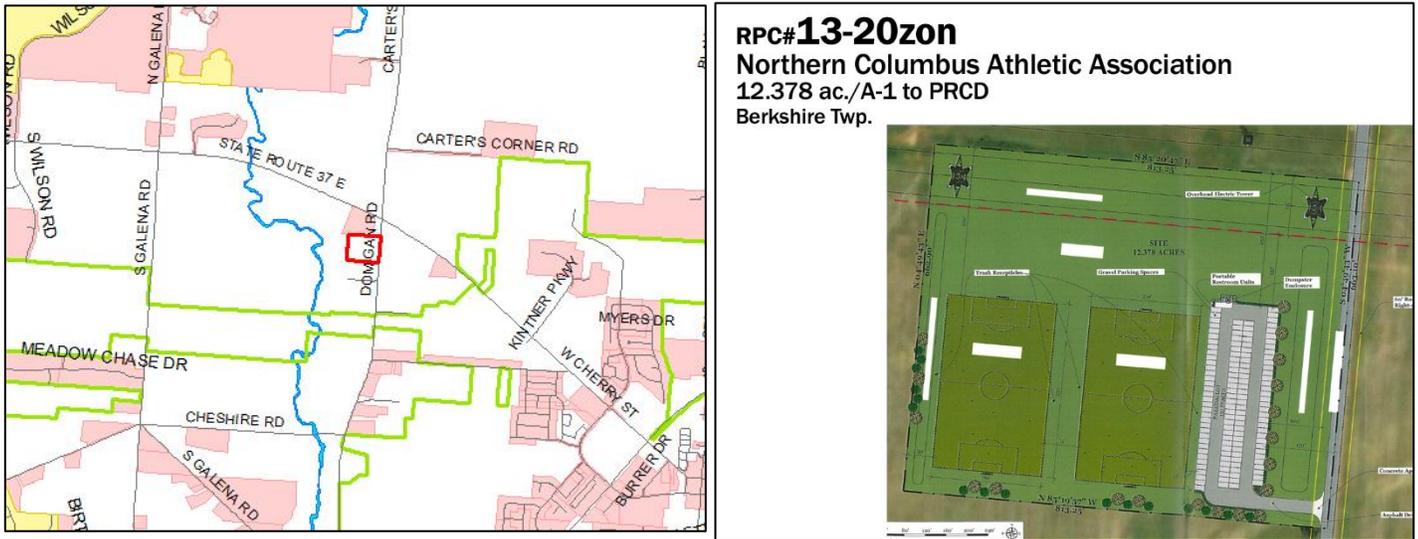
Mrs. Holly Mattei, Crossroad Community Planning, LLC. was present to answer questions from the Commission. She stated this is the first draft and would take staff comments into consideration. She thought there might be a misunderstanding on the single family section. She clarified that it was not intended to include attached units but should be only single family detached units. They can add clarification to that section. They would like to sit down with Mr. Sanders and go through his comments.

Mr. Irvine felt that due to this being the first kind of proposal in Delaware County that recommending approval may be premature and should work out some of the issues first. Chairman Stites explained that the Commission's duty is to recommend to the Township and that Mr. Sanders has included several comments for the Township to consider.

***Mr. Matlack made a motion to recommend Conditional Approval of the amendments to the Orange Twp. Zoning Resolution, subject to staff recommendations. Mrs. Lewis seconded the motion. VOTE: Majority For, 1 Opposed (Concord Twp.). Motion carried.***

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13-20 ZON Northern Columbus Athletic Assoc. – Berkshire Twp. – 12.378 acres from A-1 to PRCD



**Request**

The applicant, Northern Columbus Athletic Association, is requesting a 12.378-acre rezoning from A-1 to PRCD for the development of the NCAA Soccer Campus.

**Conditions**

- Location:** west side of Domigan Rd., south of SR 37
- Present Zoning:** Agricultural (A-1)
- Proposed Zoning:** Planned Recreational District (PRCD)
- Present Use(s):** Vacant, former agricultural
- Proposed Use(s):** Two soccer fields and parking
- School District:** Big Walnut Local School District
- Utilities Available:** Del-Co Water
- Critical Resources:** none on this portion of the parcel
- Soils:** BeA, BeB, JmA, GaC2

**Introduction**

The subject request to rezone 12.378 acres from A-1 to PRCD is in conjunction with a development plan to build two regulation size soccer fields and associated parking. The parcel is located on the west side of Domigan Road, roughly 500 feet south of the intersection of Domigan Road and State Route 37. No major natural resources exist on the subject acreage. A high-tension powerline crosses along the northern boundary.

The current zoning classification of Agricultural Residential (A-1) would permit the use in general. However, as a non-profit which charges application fees, the use does not qualify for the permitted use 7.02(I)(2), Parks, playgrounds, and play fields open to the public without fee, in the existing A-1. The proposal consists of two soccer fields and an associated parking area.

**Comprehensive Plan**

Berkshire Township’s 2017 Comprehensive Plan indicates this area is located within Sub Area 7. Recommendations in this sub area include the inclusion of frontage roads or combined and connected access points for properties fronting on State Route 37, and residential properties for the remaining sections of the sub

area. The subject parcel, located just south of the properties with frontage onto State Route 37, contains a high voltage electric power line and associated easement which limits the property's development potential. The properties to the north which front State Route 37 are also recommended to transition to office uses, creating an opportunity for a transitional use, like the proposed soccer fields. It should be noted that the Berkshire Township Comprehensive Plan does not recommend any new areas for recreational uses. As a very closely related use which would be permitted in the existing zoning and recommended use for the area, this request is in line with the intent of the Comprehensive Plan.

### Issues

**Paving Materials:** The submitted plan includes a concrete apron at the access point on Domigan Road, as well as asphalt drive and parking aisles. However, the parking spaces themselves are shown to be gravel. As the fields are presumably aimed at youth soccer teams, it doesn't seem advisable to include gravel parking spaces which may kick up/out gravel at nearby pedestrians. Gravel will also inevitably be kicked onto the parking aisles and driveways, and even Domigan Road. Staff recommends paving the entire parking lot for increased safety and consideration for pedestrians.

### Divergences

One divergence is requested:

1. Divergence from the requirement that all common parking areas and adjacent aisles or driveways be paved with asphaltic material or concrete in order to permit gravel parking spaces.

**Staff Comment:** Staff is not in favor of supporting this divergence based on the proposed use. Gravel parking spaces are more prone to generating debris. When the fields are in use, the parking lot will be full with an abundance of pedestrians. As such, the parking spaces should be paved with asphalt or concrete in order to ensure the safety of pedestrians and other vehicles.

### Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Northern Columbus Athletic Association from A-1 to PRCD to the DCRPC, Berkshire Twp. Zoning Commission and Berkshire Twp. Trustees, *subject to the recommendation that the overall parking area be paved.*

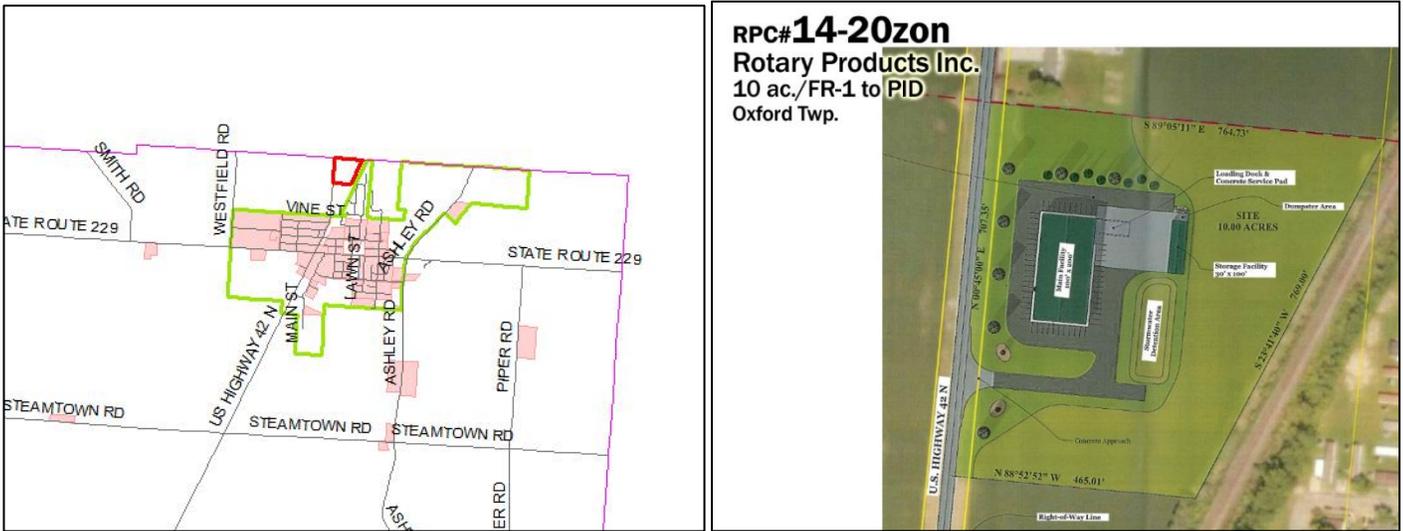
### Commission / Public Comments

Mr. Joe Clase with Plan 4 Land was present to represent the applicant. He stated that for economic reasons and the continued maintenance of asphalt, gravel was proposed.

**Mrs. Kuba made a motion to recommend Conditional Approval of the rezoning request by Northern Columbus Athletic Association, subject to staff recommendation. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

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14-20 ZON Rotary Products Inc. – Oxford Twp. – 10 acres from FR-1 to PID



**Request**

The applicant, Ben Buechel, Rotary Products Inc., is requesting a 10-acre rezoning from FR-1 to PID to allow the relocation of Rotary Products Inc.

**Conditions**

**Location:** East side of US 42, north of Vine St. (Village of Ashley)

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

**Proposed Zoning:** Planned Industrial District (PID)

**Present Use(s):** Vacant

**Proposed Use(s):** 20,000 sq. ft. principal building, 3,000 sq. ft. accessory building

**School District:** Buckeye Valley Local School District

**Utilities Available:** public water and sewer through the Village of Ashley

**Critical Resources:** none

**Soils:** BoA, BoB, GwB, PwA

**Introduction**

This request to rezone 10-acres from FR-1 to PID is in conjunction with a development plan to develop an industrial facility and associated storage space. The parcel is located on the east side of US Route 42. The northern boundary of the property is the Delaware County and Morrow County border with the east side of the property bounded by railroad tracks. The current zoning classification of Farm Residential (FR-1) permits agricultural and residential uses with a residential minimum lot size of two acres.

The proposal for the property includes a 20,000 square foot (200' x 100') industrial facility which fabricates and manufactures a variety of equipment and supplies, as well as a 3,000 square foot (100' x 30') structure for additional storage.

No major natural resources exist on the property.

**Comprehensive Plan**

Oxford Township's 2006 Comprehensive Plan shows the subject area to be in Planning Area #1, which consists

of the Village of Ashley area. The recommendation in the Oxford Township Comprehensive Plan includes zoning for residential uses, but also creating a joint economic development district (JEDD) to leverage industrial/manufacturing uses that might locate just outside of the Village. While no JEDD has been created, that doesn't preclude the assumption by the Comprehensive Plan that industrial/manufacturing uses were presumed to locate in the area consisting of this request. A recommendation also involves pursuing agreements with the Village of Ashley to provide sanitary service to properties just outside of the Village boundaries. The subject proposal is in line with the aforementioned recommendations for this area.

### Issues

**Paving Materials:** The applicant shows a paved apron and loading dock area. However, the remainder of the access drive and parking lot are intended to be gravel. Thought should be given to paving the remainder of the access drive and parking/drive aisle which extends from the access drive to the loading dock area in order to accommodate larger vehicles.

**Sanitary Treatment:** Considering the potential for additional industrial/manufacturing uses in the future, if the Village of Ashley is amenable to providing sanitary service, every effort should be made to utilize that service over on-site systems.

### Divergences

One divergence is requested:

1. Applicant is requesting a divergence from the requirement that "all common parking areas and adjacent aisles or driveways are recommended to be paved with asphalt material or concrete." Applicant is proposing to pave only the apron and loading dock area

*Staff Comment:* Staff is generally in support of this request based on the surrounding uses, their proximity, and the property's proposed use. The applicant should, however, ensure consider paving the remainder of the access drive, the drive between the access drive and parking areas, and the associated parking spaces included with the parking aisle. Doing so will accommodate vehicles of all size which may utilize the loading docks. Additionally, ADA compliant parking spaces require a very specific type of gravel treatment, and paving these areas will ensure improved compliance where needed.

### Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Rotary Products Inc. from FR-1 to PID to the DCRPC, Oxford Twp. Zoning Commission and Oxford Twp. Trustees, *subject to consideration of additional paving of the access drive.*

### Commission / Public Comments

Mr. Joe Clase with Plan 4 Land represented the applicant. He explained they are meeting with the Village of Ashley regarding water and sewer. Gravel is being proposed to limit the use of hardscape as the area around this parcel is still being farmed.

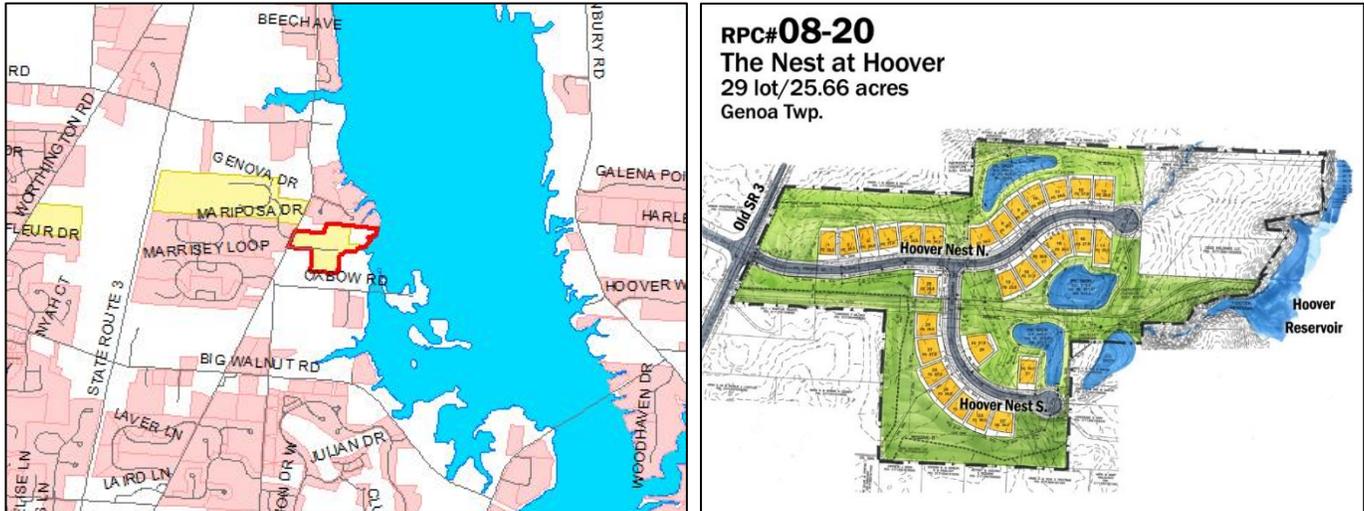
*Mr. Shafer made a motion to recommend Conditional Approval of the rezoning request by Rotary Products, Inc., subject to staff recommendation. Mr. Merrell seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Code Compliance and Oxford Twp.). Motion carried.*

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## SUBDIVISION PROJECTS

### Preliminary

08-20            The Nest at Hoover – Genoa Twp. - 29 lots / 25.66 acres



### Conditions

- Applicant:** GSCS Holdings LLC
- Subdivision Type:** Single Family Planned Residential development
- Location:** East side of S. Old 3 C, north of W. Olivero Dr.
- Current Land Use:** Barn
- Zoned:** Planned Residential/Rural Residential
- Zoning Approval:** 06/06/19
- Utilities:** Del-Co water and central sanitary sewer
- School District:** Big Walnut
- Engineer:** EP Ferris

### Staff Comments

This is the preliminary plan for The Nest at Hoover subdivision. The subdivision consists of 29 new single-family lots on 25.66 acres (including internal streets and reserve areas). The development is located on the east side of Old 3C Highway, directly across from Olivero Drive in Vinmar Village Section 1. No major critical resources exist on the property.

The main entrance to the subdivision is Hoover Nest North, which extends eastward from the intersection of Old 3C Highway and Olivero Drive. A second street, Hoover Nest South, intersects and extends south, curving east. Two existing homes which previously gained access through an existing drive on the property will gain access off of the termini of the southern cul-de-sac. Land between the northern cul-de-sac and the Hoover Reservoir will be platted with any adjacent plat.

Open space in the development is divided among three reserve areas and totals 13.66 acres, or 53.2% of the development's acreage. Reserve A consists of 4.85 acres north of Hoover Nest North and provides stormwater retention and buffer the proposed lots from Old 3C Highway and the residences to the north. Reserve B, approximately 5.23 acres south and west of Hoover Nest South, serves to buffer the development

from Old 3C Highway and the residences to the south. Finally, Reserve C, 6.09 acres between the two roads, contains two stormwater basins and buffers the development from the existing residences to the east.

The proposed lots range in size from 0.19 acres to 0.29 acres, averaging about .215 acres. All lots will be served by water and wastewater service.

Included in the development are the construction of sidewalks on both sides of the proposed streets, and a pathway is included which extends eastward Hoover Nest South to Hoover Reservoir. The subject property is also surrounded by existing residences, so no additional connections were included. A small land transfer between the Carter property must take place prior to the plat being approved.

*A technical review was held on May 19, 2020, after which the applicant has addressed all of the required changes.*

**Staff Recommendation**

Staff recommends *Preliminary Approval* of **The Nest at Hoover** to the DCRPC.

**Commission / Public Comments**

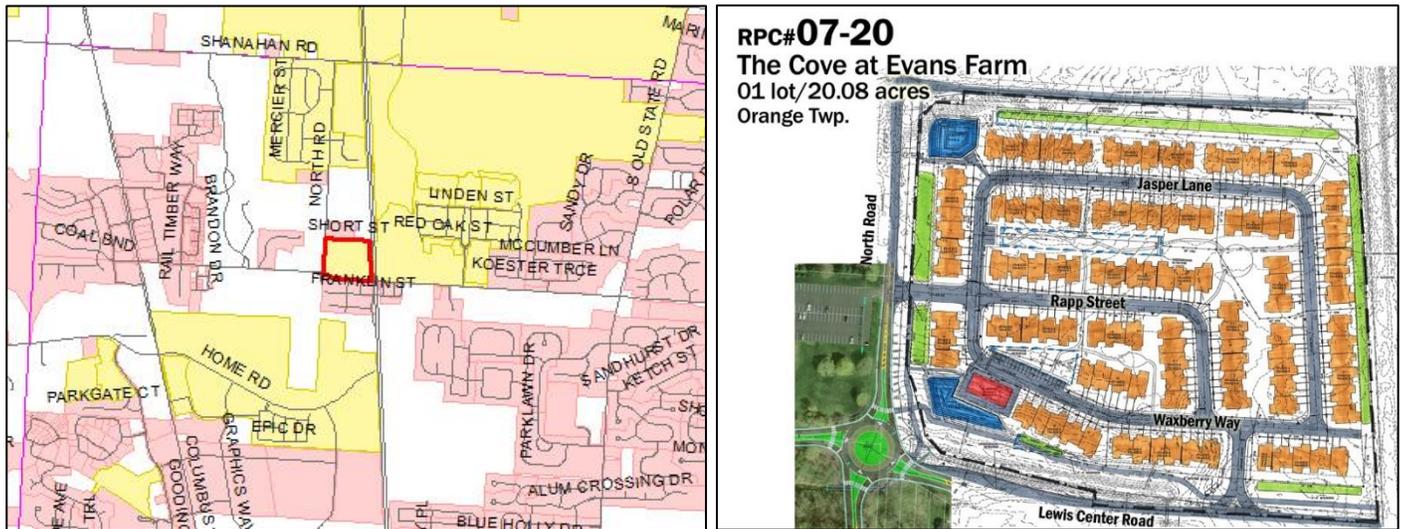
Mrs. Lewis asked about protections for the Hoover Reservoir. Mr. Shafer said that there is a pedestrian trail and a pavilion planned. The applicants are in discussions with the City of Columbus to put in a dock for the residents of the plan. The north east corner of that area would be open space or private property.

*Mrs. Kuba made a motion for Preliminary Approval of The Nest at Hoover. Mr. Merrell seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.*

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07-20

The Cove at Evans Farm – Orange Twp. - 01 lot / 20.08 acres



### Conditions

- Applicant:** BZ Evans LLC
- Subdivision Type:** condominium development
- Location:** North side of Lewis Center Rd., east of North Rd.
- Current Land Use:** Vacant
- Zoned:** Planned Commercial
- Zoning Approval:** 03/20/16
- Utilities:** Del-Co water and central sanitary sewer
- School District:** Olentangy
- Engineer:** Kimley-Horn

### Staff Comments

This is the preliminary plan for The Cove at Evans Farm subdivision. The subdivision consists of 114 condominium units in 22 attached unit structures, averaging about 5 units per structure. The proposal, located on 20.08 acres, results in a net density of 5.98 units per acre. The proposed development is at the northeast corner of Lewis Center Road and North Road, just west of the CSX railroad tracks. Some significant slopes and ditches exist on the property.

The main entrance to the subdivision is through Rapp Street, which extends east from North Road. A second entrance from Janine Drive, a right-in/right-out only, extends north from Lewis Center Road. The bulk of the proposed units are located on a loop network which consists of Waxberry Way, Jasper Lane, and Placid Place, while Rapp Street provides an L-shaped bisection of the loop.

As a condominium development, open space consists of all areas not covered by structures and totals 10.44 acres, or 52% of the development's acreage. The open spaces serve to provide space for stormwater management, and buffering for the development from North Road, Lewis Center Road, and the railroad. Two centralized green space areas are included for the residents' benefit, which includes patio areas. Additionally, a clubhouse and dog park are also part of the proposal. Several underground stormwater management areas are proposed.

The development includes the construction of sidewalks on one side of each roadway, as well as a multi-use path located along Lewis Center Road and North Road. The subject property is surrounded by existing residences, so no additional connections were required. The applicant is also working with Evans Farm on extending the multi-use path over the railroad tracks to provide the pedestrian connection to the rest of the Evans Farm development and the commercial areas.

*A technical review was held on May 19, 2020, after which the applicant has addressed all of the required changes.*

**Staff Recommendation**

Staff recommends *Preliminary Approval* of **The Cove at Evans Farm** to the DCRPC.

**Commission / Public Comments**

Mr. Kevin Kershner with Kimley Horn was present to represent the applicant.

*Mr. Benton made a motion for Preliminary Approval of The Cove at Evans Farm. Mr. Matlack seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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Having no further business, Mrs. Lewis made a motion to adjourn the meeting at 7:25 p.m. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

*The next meeting of the Delaware County Regional Planning Commission will be Thursday,
June 25, 2020, 6:30 PM, location to be determined.*

Dave Stites, Chairman

Stephanie Matlack, Executive Administrative Assistant