

# 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, September 17, 2020 at 6:30 PM  
Meeting details to follow.

### ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of August 27, 2020 RPC Minutes
- Executive Committee Minutes of September 9, 2020
- Statement of Policy

CONSENT AGENDA (Final Plats)		Township	Lots/Acres
28-19.2	<i>T</i> Piatt Preserve, Section 2	Berlin	22 lots / 19.159 acres
28-18	Grand Pointe at North Orange	Orange	35 lots / 21.36 acres

### ZONING MAP/TEXT AMENDMENTS

- 22-20 ZON Romanelli & Hughes - Genoa Twp. - 22.043 acres - RR to PRD and SR
- 23-20 ZON Liberty Twp. Zoning Commission - text amendments - Planned Overlay District 18D

### SUBDIVISION PROJECTS

<u>Preliminary</u>		Township	Lots/Acres
17-20	Hyatts Meadows	Liberty	119 SF, 2 MF lots / 76.58 acres

*T=Tabled*

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 Weade, David Loveless, Duane Matlack, Dave Stites, Charles Hurt, Michelle Boni, Joe Proemm, James Hatten, Ed Snodgrass, Herb Ligoeki, Josh Vidor, Bonnie Newland, Mike Dattilo and Doug Price. *Alternates:* Jessie Mann, Bob Lamb, Kelsey Scott, Zach Dowley, Dustin Kent, Mike Love, and Susan Dorsch. *Arrived after roll call:* Ric Irvine (R). *Staff:* Scott Sanders, Jonathan Miller, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the August 27, 2020 RPC Minutes**

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

▪ **September 9, 2020 Executive Committee Minutes**

1. **Call to order**

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

2. **Approval of Executive Committee Minutes from August 19, 2020**

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

3. **New Business**

- Financial / Activity Reports for August

REGIONAL PLANNING RECEIPTS		AUGUST	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,845.00	\$10,250.00
Fees A (Site Review)	(4202)	\$1,200.00	\$5,700.00
Insp. Fees (Lot Line Transfer)	(4203)	\$400.00	\$3,100.00
Membership Fees	(4204)		\$243,247.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$2,596.64
Assoc. Membership	(4206)		\$0.00
General Sales	(4220)		\$0.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$10,579.00	\$23,554.00
Charges for Serv. B (Final. Appl.)	(4231)	\$6,511.80	\$52,170.00
Charges for Serv. C (Ext. Fee)	(4232)		\$1,050.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$400.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$1,800.00
Charges for Serv. F (Planned District Zoning)	(4235)		\$1,800.00

<b>OTHER DEPT. RECEIPTS</b>			
Health Dept. Fees	(4242)	\$3,710.00	\$6,130.00
Soil & Water Fees	(4243)	\$1,550.00	\$4,600.00
Commissioner’s fees	(4244)		\$0.00
<b>MISCELLANEOUS REVENUE</b>			
Other Reimbursements	(4720)		\$0.00
Other Reimbursements A	(4721)		\$0.00
Other Misc. Revenue (GIS maps)	(4730)		\$129.79
Misc. Non-Revenue Receipts	(4733)		\$0.00
Sale of Fixed Assets	(4804)		\$0.00
<b>TOTAL RECEIPTS</b>		<b>\$25,995.80</b>	<b>\$356,527.43</b>

Balance after receipts	\$1,145,871.34
Expenditures	<u>- \$ 32,218.48</u>
End of August balance (carry forward)	\$1,113,652.86

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

- September RPC Preliminary Agenda

- 1.) SKETCH PLANS
 

	<u>Township</u>	<u>Lots / Acres</u>
<ul style="list-style-type: none"> <li>• Summerwood Extension, Phase 1</li> </ul>	Berlin	14 lots / 18.6 acres
  
- 2.) CONSENT AGENDA
 

<ul style="list-style-type: none"> <li>• Piatt Preserve, Section 2 (tabled)</li> </ul>	Berlin	22 lots / 19.159 acres
<ul style="list-style-type: none"> <li>• Grand Pointe at North Orange</li> </ul>	Orange	35 lots / 21.36 acres
  
- 3.) ZONING MAP/TEXT AMENDMENTS
  - Romanelli & Hughes - Genoa Twp. - 22.043 acres - RR to PRD and SR
  - Liberty Twp. Zoning Commission - 210.49 acres - PR and FR-1 - proposed POD 18
  
- 4.) SUBDIVISION PROJECTS
 

<u>Preliminary</u>	<u>Township</u>	<u>Lots/Acres</u>
<ul style="list-style-type: none"> <li>• Hyatts Meadows acres</li> </ul>	Liberty	119 SF, 2 MF lots / 76.58

- Director’s Report

- 1.) **Office** – office is still by appointment;
  
- 2.) **2020 Census** – (nationally) collections completion at end of the month, Del Co is on track for count, Ashley is low; possible on site computer availability;

3.) GIS/Website initiatives;

- **Demographic Information** – Da-Wei is working on a new format using a Storymap format which is a more interesting way to display the information;
- **Historic data** – Working to combine various data sources for historical signs, historic preservation areas, information from the state historic preservation resource, as well as local organizations into one spatial database for mapping;

4.) **Harlem Comp Plan** – Jonathan continues to work on Recommendations/Vision;

5.) **Delaware Township** has requested assistance with changes to their zoning language;

6.) **Participated in virtual meetings;**

- **MORPC Transportation Advisory Committee** – September 2;
  - **Various COVID-19-related meetings** by the County, Health District, and other sources.
- 2021 Budget discussion

Mr. Sanders stated that the 2021 Budget will be voted on at the November RPC meeting. The first draft will be presented to the Executive Committee next month. Items for consideration for 2021: consistent monitors for staff, upgraded laptop, upgraded GIS software, moving expenses, Intern for 2 terms.

4. **Old Business** (*none*)

5. **Other Business** (*none*)

6. **Adjourn**

*Having no further business, Chairman Stites made a motion to adjourn the meeting at 9:45 a.m. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

The next regular Executive Committee meeting will be Wednesday, October 21, 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)**

28-19.2 T Piatt Preserve, Section 2 – Berlin Twp. - 22 lots / 19.159 acres

**Conditions**

**Applicant:** Westport Homes  
**Engineer:** Watcon

**Staff Comments**

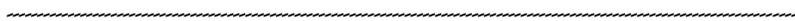
The applicant is requesting a 30-day tabling in order to work through drainage and pavement issues with the County Engineer's office.

**Staff Recommendation**

Staff recommends *Approval* of a 30-day tabling for **Piatt Preserve, Section 2** to the DCRPC.

**Commission / Public Comments**

*Mr. Price made a motion for Approval of a 30-day tabling for Piatt Preserve, Section 2. Mr. Vidor seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*



28-18 Grand Pointe at North Orange – Orange Twp. - 35 lots / 21.36 acres

**Conditions**

**Applicant:** Grand Communities  
**Subdivision Type:** Planned Residential Community  
**Location:** Western extension of Corduroy Rd., west of Gooding Blvd.  
**Zoned:** Single-Family Planned Residential (SFPRD)  
**Preliminary Approval:** 03/28/19  
**Utilities:** Del-Co Water, central sanitary sewer  
**School District:** Olentangy  
**Engineer:** CT Consultants

**Staff Comments**

Grand Pointe at North Orange is a single-family development with 35 buildable lots. The layout includes the extension of two roads through the site. Harness Way will be extended from within the North Orange, Section 2 and Corduroy Road will be extended across Gooding Boulevard into the site. Lots are generally

0.221 acres, with the smallest lots being 0.189 acres and the largest being 0.779 acres. Open space of 9.75 acres will be created in three different sections. Some of this open space protects a wooded ravine along the northern property line but a larger area is located under the high-tension powerlines that cross the southern border of the site.

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 **Grand Point at North Orange** to the DCRPC.

**Commission / Public Comments**

*Mr. Price made a motion for Final Approval of Grand Point at North Orange. Mr. Vidor seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

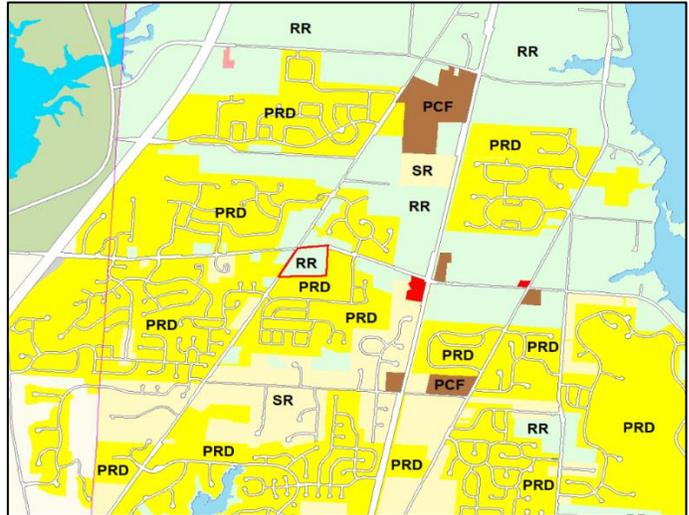
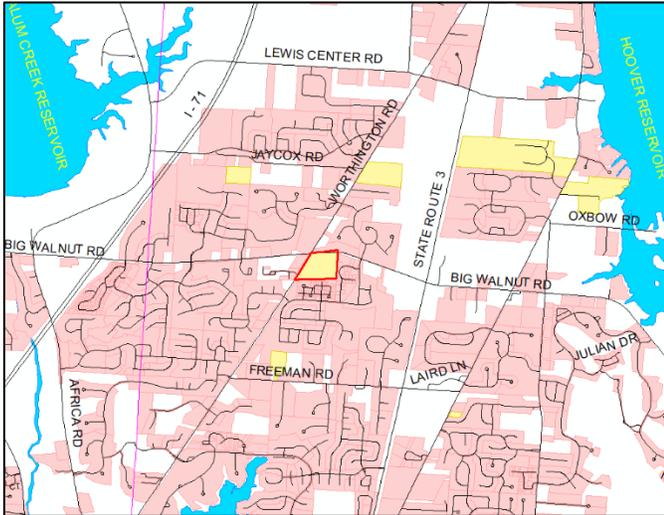
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## ZONING MAP/TEXT AMENDMENTS

22-20 ZON Romanelli & Hughes – Genoa Twp. – 22.043 acres – RR to PRD and SR

### Request

The applicant, Romanelli & Hughes, is requesting a 22.043-acre rezoning from RR to PRD and SR to allow a 30 unit Planned Residential development along with a single family residence.



**RPC#22-20zon**  
**Romanelli & Hughes**  
22.043 ac./RR to PRD and SR  
Genoa Twp.



### Conditions

**Location:** 5481 Worthington Rd.

**Present Zoning:** Rural Residential (RR)

**Proposed Zoning:** Planned Residential (PRD) and Suburban Residential (SR)

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

**Proposed Use(s):** 30 unit PRD and single family house lot

**Existing Density:** 1 du / 2 acres

**Proposed Density:** 2.2 du/nda

**School District:** Olentangy

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

**Critical Resources:** pond, wetland  
**Soils:** CaB, CaC2, BeA, BeB, PwA

### Introduction

This is a rezoning request in conjunction with a development plan for a 30-unit condominium development at the southeast corner of Worthington Road and Big Walnut Road. The proposal is to rezone a small portion to Suburban Residential District (SR) in order to split off the existing single-family residence and the majority of the site to Planned Residential District (PRD) to pursue a condominium development utilizing Conservation Development standards.

The property is currently zoned Rural Residential (RR) which carries a minimum lot size of 2 acres and would not permit the dwellings as proposed. The requested zoning will permit the proposed use under the conservation development standards option.

The submitted development plan includes 30 detached condominiums located in the center of the property. Access is obtained through a single point on Big Walnut Road. Sidewalks are included on the sides of the street where residences are located, and a multi-use path easement is provided, as there are no immediate pedestrian connections available.

### Comprehensive Plan

Genoa Township's 2019 Comprehensive Plan indicates this area would permit residential uses in accordance with an approved Planned Residential District.

### Issues

**Traffic and access:** Thirty residential units accessed via Big Walnut Road may cause congestion issues, especially with the proposed access located so close to the dedicated left turn lanes on Big Walnut Road. A secondary access point would be ideal through Worthington Road to allow for potentially less obtrusive turning movements in and out of the development. Staff also recognizes that a conventional design of ten 2-acre parcels with frontage on Worthington Road and Big Walnut Road, each with an individual access point, would be more problematic. As such, developing the property as a PRD would be in the public's best interest from a traffic standpoint. Applicant will need to work closely with the Delaware County Engineer's Office to ensure that entrances are provided which promote safe turning movements and alleviates congestion.

**Open Space / Health:** Open space requirements are met from an acreage standpoint, but not from an intended purpose standpoint. Section 911.02(C) states that, "The Common Open Space shall be used for amenity or recreational purposes." No buildings, walking paths, sidewalks, benches, sports fields, playground, or other potential amenity was included in the proposal. To fulfill this section, the applicant should make the open space reflect "amenity or recreational purposes."

### Divergences

Four divergences are requested:

1. Section 903.01 – Decrease the minimum required acreage for a PRD property from 25 acres to 21.017 acres.

**Staff Comment:** Due to the character of the surrounding properties, and to maintain continuity of the type of development, staff is in favor of this divergence.

2. Section 903.03(A)(4) – Decrease the required setback from the right-of-way line of an arterial or collector street from 170 feet to 110 feet from the Big Walnut Road right-of-way and 125 feet from the Worthington Road right-of-way.  
*Staff Comment:* As a function of the reduced acreage for a PRD development, and to respect the required setbacks from adjacent properties, staff is in favor of this divergence.
3. Section 903.10 – Reduce the requirement to include sidewalks on both sides of the street to require sidewalks on only one side of the street for all roadway segments that only have residents on one side of the street.  
*Staff Comment:* As no homes are accessed in these areas, and a sidewalk is still provided to connect to Big Walnut Road to maintain pedestrian continuity, staff is in favor of this divergence.
4. Section 1608.01 – Decrease the minimum distance permitted for a window well from a neighboring property line from 6 feet to an unspecified distance, as long as there isn't an opposing window well within 3 feet.  
*Staff Comment:* The proposed side yard setbacks in the proposal is 7.5 feet from the property line, for a total distance of 15 feet between properties. A window well would have to extend a minimum of 6 feet to be within 3 feet of an opposing window well, which seems excessive. Standard window wells extend a minimum of 36 inches, or 3 feet. Based on the measurements, window wells will extend to within, at a minimum, 4.5 feet from the property line, or 9 feet from an opposing window well. Staff would support a divergence which reduced the minimum distance of a window well from the property line from 6 feet to 4 feet to allow for additional flexibility in window well design. The result would create a minimum of 8 feet between opposing window wells.

### **Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning request by Romanelli & Hughes from RR to PRD and SR to the DCRPC, Genoa Twp. Zoning Commission and Genoa Twp. Trustees, *subject to:*

- 1.) Amendment of Divergence #4 to reduce the setback for window wells from 6 feet from adjacent property line to 4 feet from an adjacent property line.

### **Commission / Public Comments**

Mr. Joe Looby, EMH & T, was present to represent the applicant. He explained that access to this site has been discussed a lot and will continue to work with the County Engineer's office. Access to Worthington Road would be difficult with the environmental constraints and the desire to preserve the existing trees. They plan to push the access on Big Walnut Road as far away from the intersection as possible. He stated that he met with the applicant regarding the window wells and they will have examples to present to the Township. As for the open space, the challenge is to find the proper amenities for open space to fit the demographics. There will be no pool/clubhouse but possibilities include a walking path and benches. Those details will be worked out with the Township.

Chairman Stites said that he appreciated the design that preserves the trees.

Mr. Loveless questioned why they would eliminate walkways/bikeways along the road? Mr. Looby stated that Genoa Township is requiring a dedicated easement for this project along Big Walnut and Worthington Road's and to keep it clear of any grading or obstructions that could get in the way of putting in a path at a

later time. Currently, there is nothing (adjacent development) to tie into.

Mr. Love stated that a traffic study is in the County Engineer's office under review but not yet been approved.

Mrs. Dorsch said that the Township has a site walk with the developer next week and appreciate all the comments made by staff and the Commission. Mr. Sanders also mentioned that the applicant submitted a sketch plan review last month, not required but appreciated. Mr. Looby said that the current proposal is a result of comments received at the sketch plan review.

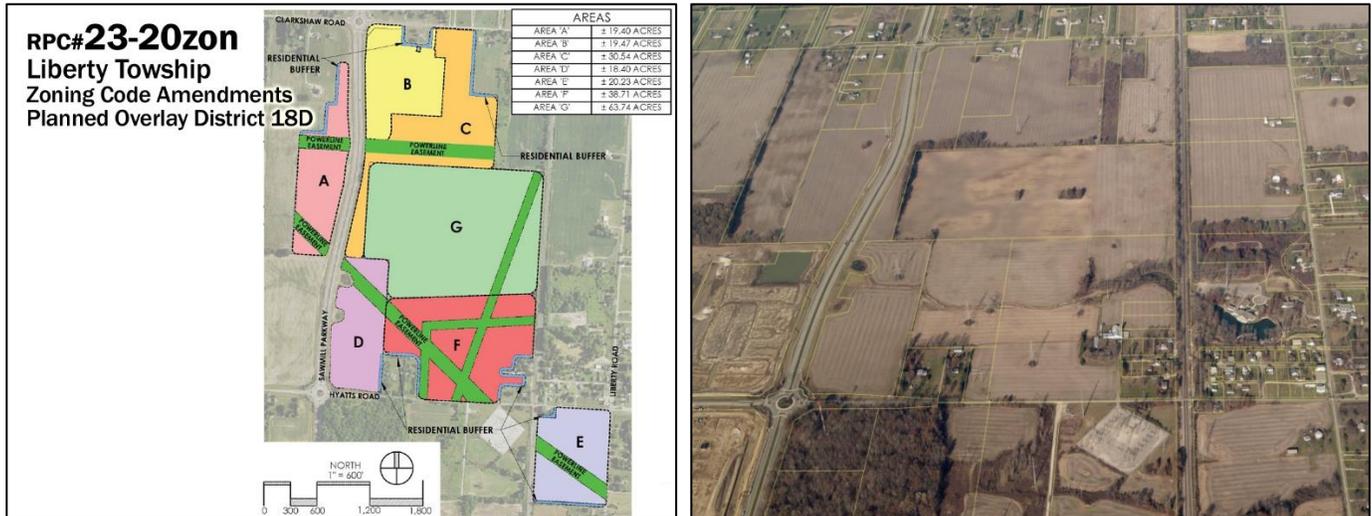
***Mr. Price made a motion to recommend Conditional Approval of the rezoning request by Romanelli & Hughes from RR to PRD and SR. Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.***

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23-20 ZON Liberty Twp. Zoning Commission – text amendments – Planned Overlay District 18D

**Request**

Liberty Township is proposing a new district, Article 18D – Planned Overlay District 18D (POD 18D) to its Zoning Resolution.



**Introduction**

Liberty Township has been working on an overlay that will provide a mix of uses and economic benefits along Sawmill Parkway north of Hyatts Road. The overlay covers 210.49 acres, all of which is currently undeveloped. The Zoning Commission initiated the process with agreement of the impacted landowners on September 2, 2020.

**Process**

The amendment seeks to create a 519.021(C) overlay, similar to recent “cloud” zoning which is underway in other townships. Overlays currently exist in Berkshire, 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 18D, individual Development Plans go to the Zoning Commission for approval and application of the new standards, which staff strongly supports.

**Subarea summaries**

Acreage is provided within the zoning text provided by the Township.

Subarea	Acreage	Uses	Residential Detail	Commercial Detail
A	19.40	Multi-Family, Attached, Commercial	240 max units	Max 17,000 s.f. per acre and 65,000 max building
B	19.47	Commercial	N/A	Max 17,000 s.f. per acre and 65,000 max building
C	30.54	Single-Family, Attached, Commercial	75 max units	“Sawmill frontage,” Max 17,000 s.f. per acre and 65,000 max building

<b>D</b>	18.40	Healthcare	N/A	Max 17,000 s.f. per acre
<b>E</b>	20.23	Single-Family, Attached	100 max units, transition to Hyatts village	N/A
<b>F</b>	38.71	Multi-family, Attached, Commercial	240 max. units	Max 17,000 s.f. per acre and 65,000 max building
<b>G</b>	63.74	Single-Family, Commercial	75 max units	“Sawmill frontage,” Max 17,000 s.f. per acre and 65,000 max building

**Issues**

**Access and Transportation** – The County Engineer has confirmed that Sawmill Parkway was designed for no new accesses and intends to maintain this access management policy as development occurs. To promote access and circulation among the various uses on the east side of Sawmill, a parallel road should be planned, starting at the eastern edge of Sub-area D at Hyatts Road and extending to the border of B and C at Clark Shaw Road. This road should be built as a boulevard with pedestrian facilities, similar to the main boulevard through the Liberty Grand development.

Placing commercial uses in Subarea A on the west side of Sawmill Parkway will be problematic since access will need to come through Clark Shaw Reserve to the west. Road stubs have been designed “toward” this parcel, but they provide traffic through single-family residential development and must go through an adjacent parcel.

**Interconnectivity** – Although the “Nature of the District” section includes language regarding unified development, additional language should be included, noting that individual developments should be interconnected and not built as isolated projects.

**Comprehensive Plan:** The proposed text does [not\*] follow the most recent Comprehensive Plan. However, at the time of the plan, the Liberty Grand development was not yet underway and the Township did not know whether that property would be developed within the City of Powell or whether it would develop within the Township. The development of Liberty Grand suggests that some limited commercial development would benefit the area heading north from Hyatts Road. There are limited large tracts of land which would provide flexibility of a mix of uses in remaining portions of Liberty Township. [\*After review, staff noted that the word “not” was inadvertently missing from the sentence.]

**Existing Planned District:** Sub-Area D is located within a parcel that was previously zoned as part of Clark Shaw Reserve and proposed as open space with limited access. The Township should review how development of the site would impact the density and open space requirements of the previous rezoning.

**General Issues and Specific Text References:**

**18D.03.1 – Attached Homes:** four subareas allow Attached Homes, which are defined as Common Wall residential units of 4, 6, or 8-unit buildings, either “condominiums or townhomes.” First, Condominiums

and Townhomes are not two unique categories since one is defined by ownership and the second is defined by design. Also, both generally fall within the definition of Multi-family, which is specifically allowed in three subareas. Staff recommends a more explicit definition of “Attached” and limiting the areas where they may be built. It may be useful to check the 23 Overlay language regarding Attached units having their own entrances to differentiate them from apartment-style Multi-Family proposals.

**18D.03.2** – Amend to “Limited to uses included in ~~of~~ Article 15.”

**18D.06.C.29** – The applicant may request a divergence. The text should limit the parameters of a divergence and should state that the number of units shall not be requested to be increased.

**18D.07.A** – Access – Text states that “subareas shall have direct access to one or more roads...” May be better worded as “individual development projects shall have direct access...” Staff can’t tell whether this references existing streets (Subarea G has no current access) or new roads.

**18D.07.B** – Setbacks and Yard Areas – seems redundant with **18D.08.D** and should specifically reference the table of setbacks at **18D.09**.

**18D.07.F** – Staff adding language regarding OEPA’s Olentangy Permit stream delineation and mitigation setbacks within the Olentangy watershed as a feature to be indicated on plans.

**18D.07.G** – Seems more appropriate for the next section “Development Standards.”

**18D.08.C** (several locations) – References to Postal Service, Historical Sites, Golf Courses, and Country Clubs seem unnecessary and unlikely, given the acreage and current features.

**Subarea C and G** – Allows commercial near Sawmill. This should be better defined as within 550 feet of the centerline of Sawmill Parkway. This would allow for two rows of outlots, or commercial between the referenced parallel backage road and Sawmill.

Summary paragraph at the end of the Subareas (top of page 20) seems wordy and complicated. It references “total number of units” but does not provide a tally of that total number. This paragraph should be included before the Subareas are listed, and sections that begin with a direct reference to a specific Subarea should appear within that Subarea. Staff can’t determine whether a Subarea that is mostly developed with a commercial use can fit the maximum number of residential units on the remaining property, or is there a maximum development density per acre?

**Subarea E** – Staff recommends the residential uses directly south of the old Hyatts plat be limited to detached single-unit development, whether fee-simple or condo. If attached units must be allowed, it is suggested they be limited to only the southern half of the parcel.

**Subarea F** – Seems open to too many commercial and residential possibilities. Commercial should only be allowed within 250 feet of the Hyatts frontage. Should not include 4413 Automotive uses, 447 Gasoline Stations, 72111 Traveler Accommodation, 811 Repair and Maintenance, 812 Personal and Laundry, and similar.

**18D.08.E.2** – Building height limits multi-family dwellings to two stories and All other principal structures to 40 feet. Ensure that this is sufficient to regulate building height (“two stories” may be too general) and that 40 feet is sufficient for a medical use.

**18D.08.J.1** references driveway setback 5 feet from intersections. **18D.08.J.2** references multi-family spaces setback at least 300 feet from any entryway. **18D.08.J.3** references driveways setback 20 feet of any intersection. Ensure that it is clear where each of these apply.

**18D.08.K** – Open Space may be used for stormwater drainage. Language should ensure that all open space within a single development is not completely dedicated to stormwater management.

**18D.09** – Standards – Needs the word “Setback” either in the title or within each row of the table.

Table shows a building and parking setback of 140' from the centerline of Sawmill. This seems excessive, since existing development along Sawmill observes a 120' pavement setback, and buildings at 170'. Either way, consider language limiting parking lots to two rows of parking between the building and Sawmill to limit large swaths of paved areas.

Table also requires a 25' setback from existing residential uses. This is minimal and doesn't provide much in the way of a buffer. Staff recommends providing a larger buffer in general, or at least for non-residential uses where they are proposed next to these existing uses.

### **Staff Recommendations**

Staff recommends **Conditional Approval** of the POD 18D text amendments by Liberty Township Zoning Commission to the DCRPC, Liberty Twp. Zoning Commission and Liberty Twp. Trustees, *subject to the comments listed in this report.*

### **Commission / Public Comments**

Mr. Steve Cuckler, attorney at Taft Law Offices, was present to represent the landowners. He stated that this application was comprised of 6 different land owners and over 200 acres. The Liberty Grand development was used as a template. The applicants were looking to maximize the commercial use and create some continuity in the visual look of the area.

*Mr. Irvine said that “it was my understanding when we put in Sawmill Parkway north of Home Road that the County Engineer was not going to allow any cuts on Sawmill Parkway unless there was a service road. Is that still the case?” Mr. Love said yes that is correct no curb cuts will be allowed on Sawmill Parkway.*

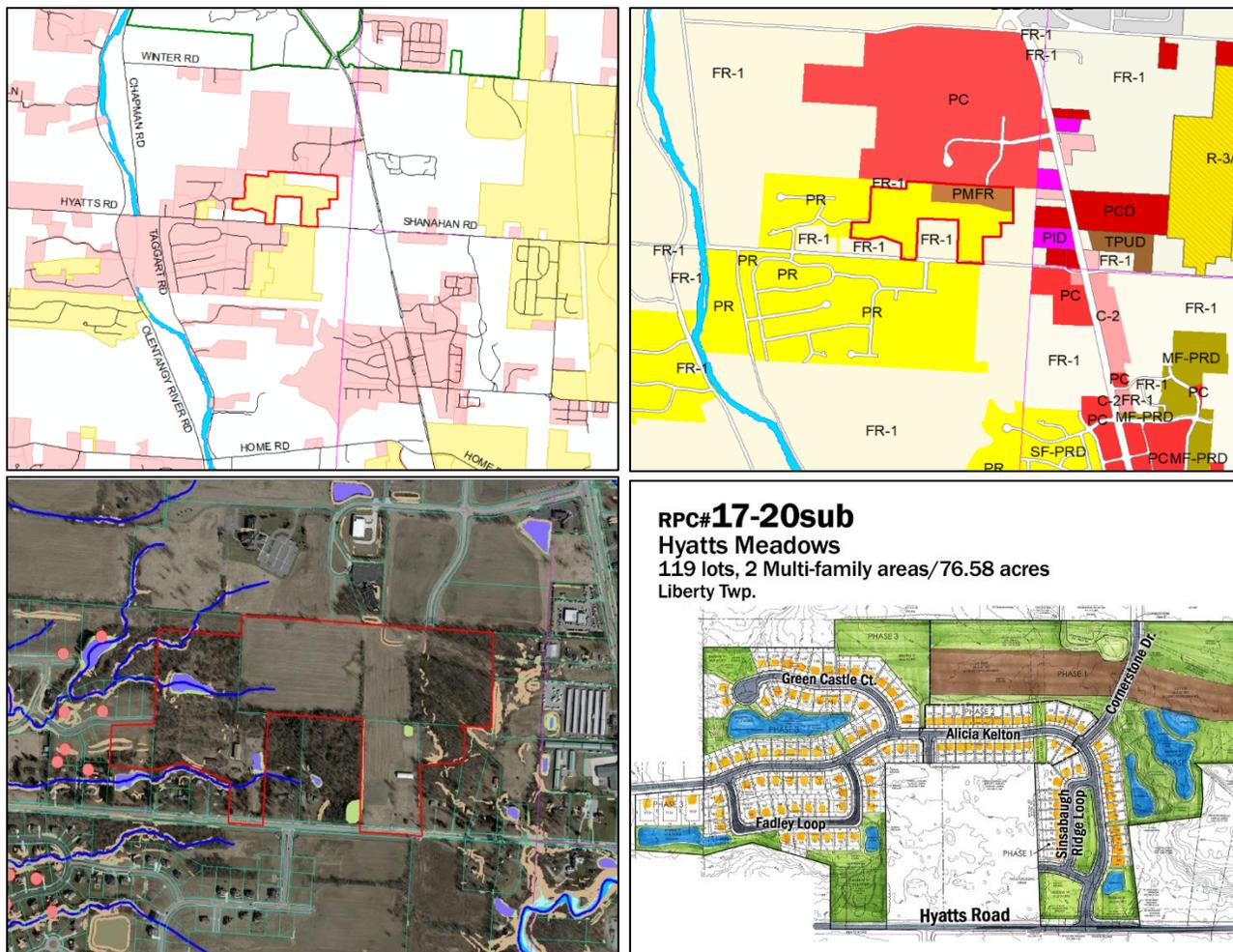
*Mr. Lamb made a motion to recommend Conditional Approval of the POD 18D text amendments, subject to staff recommendations. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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## SUBDIVISION PROJECTS

### Preliminary

17-20 Hyatts Meadows – Liberty Twp. -119 SF, 2 MF lots / 76.58 acres



### Conditions

- Applicant:** Lifestyle Equity Fund III
- Subdivision Type:** Planned Residential Community
- Location:** North side of Hyatts Rd., west of US 23
- Current Land Use:** Vacant
- Zoned:** Planned Residential
- Zoning Approval:** 01/15/20
- Utilities:** Del-Co water and central sanitary sewer
- School District:** Olentangy
- Engineer:** EMH & T

### Staff Comments

This is the preliminary plan for Hyatts Meadows, a single-family subdivision of 119 single-family lots located north of Hyatts Road and west of U.S. Route 23. The overall subdivision is organized into three Subareas

(A, B, and C) and is proposed to be completed in three phases. Two additional lots will be platted with this application – to be developed with 78 multi-family townhouse units.

Phases 1 and 2 of the development will develop all of Subarea A. Located on the eastern half of the development, Subarea A obtains access from Hyatts Road and is characterized by the cluster home style of housing. A multi-use path is proposed on the east side of the access point at Hyatts Road, with an easement on the west side to include a path at a later date.

Forty-nine single-family lots are located in Subarea A with typical dimensions of 52 feet by 120 feet (0.143 acres). Four open space lots are included in Subarea A, totaling 10.7 acres for the purpose of buffering the development from the roadway and stormwater retention, although a shelter house will also be featured as a community amenity. Phase 1 will consist of Subarea A from Hyatts Road to an extension of Cornerstone Drive. Two road stubs are also provided, one in each phase, to the Champa property to the southeast of Subarea A.

Subareas B and C consist of the third phase of the development and are characterized by 66 traditional single-family lots (Subarea B) which measure 70 feet by 120 feet (0.193 acres), and 3 estate lots (Subarea C) that measure about 115 feet by 160 feet (0.422 acres). Both Subareas are accessed by the extension of Alicia Kelton Drive from the Olentangy Falls development, with the larger lots in Subarea C closer to the Olentangy Falls development in order to provide a transition in lot sizes. Open space areas are divided among 5 lots and total about 13.1 acres. These areas serve to manage stormwater, with the northernmost subarea occupied by high-voltage power lines. A tot lot is also included in Subarea B as a community amenity.

Sidewalks are included on both sides of the roadways in all areas except Subarea C, though the lack of sidewalks in Subarea C is consistent with the Olentangy Falls development. The development also has walking paths located throughout.

Critical resources on the property are limited, with two ponds and some excessive slopes. These resources will remain, located in the open space areas and incorporated into stormwater management plans.

*A technical review was held on September 8, 2020, after which the applicant has addressed all of the required changes.*

#### **Staff Recommendation**

Staff recommends *Preliminary Approval* of **Hyatts Meadows** to the DCRPC.

#### **Commission / Public Comments**

Mr. Jeff Strung, EMH & T, was present to answer questions from the Commission.

*Mr. Irvine made a motion for Preliminary Approval of Hyatts Meadows. Mr. Loveless seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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OTHER BUSINESS (none)

POLICY / EDUCATION DISCUSSION (none)

RPC STAFF AND MEMBER NEWS (none)

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

*The next meeting of the Delaware County Regional Planning Commission will be Thursday, October 29, 2020, 6:30 PM via Zoom Meeting. Details to follow.*

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Dave Stites, Chairman

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Stephanie Matlack, Executive Administrative Assistant