

Delaware County Regional Planning Commission

1610 State Route 521
P.O. Box 8006, Delaware, Ohio 43015
740-833-2260 www.dcrpc.org
Scott B. Sanders, AICP Executive Director



AGENDA

Thursday, July 25, 2024 at 6:00 PM

Byxbe Campus Conference Room, 1610 State Route 521,
Delaware, Ohio 43015

ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of June 27, 2024 RPC Minutes
- Executive Committee Minutes of July 17, 2024
- Statement of Policy

CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
09-23	Beechwood Estates	Brown	14 lots / 49.713 acres
23-22	Liberty Trails	Liberty	17 lots / 30.984 acres

ZONING MAP/TEXT AMENDMENTS

21-24 ZON	Harlem Township - Zoning Resolution text amendments (Art. IV, VII, VIII, XV)
22-24 ZON	Steve Morton - Berkshire Twp. - 13.45 acres - A-1 to FR-1
23-24 ZON	Seven Hills of Berlin, LLC - Berlin Twp. - 61.039 acres - FR-1 to R-3/PRD
24-24 ZON	Northstar Residential Dvlpt. - Kingston Twp. - 480.775 acres - PRD

SUBDIVISION PROJECTS

Preliminary / Final

		Township	Lots/Acres
11-24	Hidden Ravines Crossing, Lot 9141, Div. #1	Orange	3 lots / 24.397 acres

OTHER BUSINESS

POLICY / EDUCATION DISCUSSION

RPC STAFF AND MEMBER NEWS

ADMINISTRATIVE BUSINESS

- Call to Order
- Roll Call
- Approval of the June 27, 2024 RPC Minutes
- July 17, 2024 Executive Committee Minutes

A. Call to order

Vice-Chair Snodgrass called the meeting to order at 8:45 a.m. *Present:* Ed Snodgrass, Robin Duffee, Tiffany Maag, and Gary Merrell. *Staff:* Scott Sanders and Stephanie Matlack. *Absent:* Joe Shafer.

B. Approval of Executive Committee Minutes from June 20, 2024

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

C. New Business

1. Financial / Activity Reports for June

REGIONAL PLANNING RECEIPTS		JUNE	YTD TOTAL
General Fees (Lot Split)	(4201)	\$205.00	\$2,255.00
Fees A (Site Review)	(4202)	\$400.00	\$3,200.00
Insp. Fees (Lot Line Transfer)	(4203)	\$100.00	\$1,300.00
Membership Fees	(4204)		\$222,529.20
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$430.48	\$10,205.90
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$5,049.87	\$50,360.47
Charges for Serv. B (Final. Appl.)	(4231)	\$5,049.87	\$60,225.31
Charges for Serv. C (Ext. Fee)	(4232)	\$300.00	\$2,700.00
Charges for Serv. D (Table Fee)	(4233)		\$1,200.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$2,300.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$500.00	\$5,500.00
			\$500.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		
Soil & Water Fees	(4243)	\$100.00	\$1,375.00
Commissioner's fees	(4244)	\$600.00	\$3,000.00
		\$6.00	\$846.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)		\$54.98

Other Misc. Revenue (GIS maps)	(4730)		
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
TOTAL RECEIPTS		\$12,741.22	\$367,551.86

Balance after receipts	\$1,125,048.61
Expenditures	<u>\$ 38,956.66</u>
End of June balance (carry forward)	\$1,086,091.95

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

2. RPC Preliminary Agenda July

a) Sketch Plans	<u>Township</u>	<u>Lots/Acres</u>
None		
b) Zoning Map / Text Amendments		
▪ Harlem Twp. Zoning Commission – text amendments		
▪ Steve Morton – Berkshire Twp. – 13.45 acres – A-1 to FR-1		
▪ Seven Hills of Berlin LLC. – Berlin Twp. – 61.039 acres – FR-1 to R-3,PRD		
▪ Northstar Residential Development – Kingston Twp. – 480.775 acres – PRD – major development plan amendment		
c) Subdivision Projects	<u>Township</u>	<u>Lots/Acres</u>
Preliminary/Final		
▪ Hidden Ravines Crossing, Lot 9141, Div. #1	Orange	3 lots / 24.397 acres
Final		
▪ Beechwood Estates	Brown	14 lots / 49.713 acres
▪ Liberty Trails	Liberty	17 lots / 30.984 acres

3. Director's Report

Development Team Meetings

Hosted/scheduled by DCRPC, these meetings are generally quarterly and include RPC, DCEO, DCRSD, Building Safety, and Economic Development. Departments discuss project status throughout the County.

Hosted July 10.

County Leadership Forum

Hosted/scheduled by County Administrator, these meetings are welcome to all Directors and Elected Officials of the County. General topics include personnel and benefit issues, security, building progress, etc.

Met on June 26.

Delaware County Housing Alliance (Affordable Housing)

Hosted by United Way, this effort includes **Task Force main group** meetings and a **Land Use and Zoning subcommittee**, both of which staff is involved with. This is an immediate-term effort (with long-term ongoing activities) that seek various tools to increase access and opportunities for affordable housing. Many social service agencies are involved. The effort included an initial study by a national consultant and information can be found at www.delcohousing4all.org. Subcommittee meets this Friday, July 19.

Transportation Advisory Committee

Hosted by MORPC, these are monthly in-person meetings. (No July meeting)

DCRPC-Managed Projects

Harlem Township Zoning Resolution

Staff is working with the Zoning Commission on various updates in existing sections of the Zoning Resolution. Met on July 8 – some changes are on this month's RPC agenda.

Liberty Township Comprehensive Plan

Staff is working on an update to the plan. Open Houses scheduled for July 23 and 31.

Berkshire Township Zoning Project

Township is working with an external consultant to study certain parts of its Zoning Resolution. Staff is coordinating with consultant and providing GIS information and background material.

Shawnee Hills Comprehensive Plan

Staff has been working on updating the 2016 Plan's background information for a few months. Staff is preparing background material updates.

Project-specific/other meetings

US 23 Connect: The Route 23 Connect Study focuses on improvements along the U.S. 23 corridor between I-270 and Waldo. This ODOT-led study will develop concepts which will be evaluated to determine an action plan that will identify specific projects that can be advanced into development. Study concepts range in size and scope, aiming to provide safer and more efficient travel, including improved travel time reliability for through traffic. Public input meetings are taking place and online comments are encouraged.

<https://publicinput.com/23connect> Open house and public input has been summarized at the site above. Additional open houses were hosted by ODOT in July – staff attended on July 16.

Met with **Drees Homes**, a Cincinnati company with a presence in Cleveland and eight other states, looking to enter this market with upper-end homes.

D. Adjourn

Having no further business, Mr. Duffee made a motion to adjourn at 9:37 a.m. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, August 21, 2024 at 8:45 a.m. at 1610 State Route 521, West Conference Room, 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)

09-23 Beechwood Estates – Brown Twp. - 14 lots / 49.713 acres

Conditions

Applicant: Robert Johnson / **Engineer:** Gandee Heydinger Group

Subdivision Type: Single Family Residential

Location: South side of SR 521, west of N. Three B's & K Rd.

Zoned: FR-1 (Farm Residential) / **Preliminary Approval:** 07/27/23

Utilities: Del-Co Water, private on-lot treatment systems / **School District:** Buckeye Valley

Staff Comments

Beechwood Estates is a single-family residential subdivision with 14 buildable lots, 5.797-acres of open space, includes a nature trail and takes access from State Route 521. A sidewalk easement is shown along State Route 521 and along the west side of Salt Well Run. Preliminary approval was granted on July 27, 2023 and the applicant is now requesting Final Plat approval.

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 **Beechwood Estates** to the DCRPC.

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23-22 Liberty Trails – Liberty Twp. - 17 lots / 30.984 acres

Conditions

Applicant: Manor Homes / **Engineer:** Terrain Evolution

Subdivision Type: Single Family Residential

Location: east side of Liberty Rd., north of Clark Shaw Rd.

Zoned: Farm Residential (FR-1) / **Preliminary Approval:** 07/28/22

Utilities: Del-Co Water, private on-lot treatment systems / **School District:** Olentangy

Staff Comments

Liberty Trails is a residential subdivision with 17 buildable lots and 1.677-acres of open space. A sidewalk easement is shown along the north side of Liberty Trails and along internal streets. Preliminary approval was granted on July 28, 2022 and the applicant is now requesting Final Plat approval.

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 **Liberty Trails** to the DCRPC.

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ZONING MAP/TEXT AMENDMENTS

21-24 ZON Harlem Township – Zoning Resolution text amendments (Art. IV, VII, VIII, XV)

Request

Harlem Township has been working with RPC staff for several months on numerous amendments to existing sections of its Zoning Resolution. Work is ongoing, and in June the Zoning Commission voted to initiate the following (summarized) to be reviewed at a Hearing in August, 2024:

Article IV – Definition of Terms: Clarification of the Agriculture definition, Density, and Residential Facility to ensure the definitions were current and consistent with other parts of the Resolution.

Article VII – Agricultural Residential District (AR-1): Updates agency terms, amends lot size to use gross acreage, clarifies setbacks, references all numbers by Arabic numbers as well as spelled out numbers, corrected internal references, ensured consistency in language with FR-1.

Article VIII – Farm Residential (FR-1): Updates agency terms, amends net lot size to only subtract road right-of-way, clarified setbacks, references all numbers by Arabic numbers as well as spelled out numbers, corrected internal references, ensured consistency in language with AR-1. Also removes some Conditional Uses.

Article XV – Planned Commercial and Office District: Proposed amendments reference the Planned District process that was recently amended to a new Procedures article for this district. Setbacks have been moved from General Standards to this article for clarity and a perimeter buffer is added. New details are added that are similar to new overlays, including screening for Service Areas and Loading Zones and general standards for Lighting.

Generally, there are several items in the Resolution such as Temporary Structures, Home Occupations, Nuisance impacts such as vibration, glare, explosion, etc., where a new section was created in a single location and other districts will relate to that section when applicable.

Staff Recommendation

Staff recommends **Approval** of Harlem Township Zoning Resolution text amendments (Art. IV, VII, VIII, XV) to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees.

22-24 ZON Steve Morton – Berkshire Twp. – 13.74 acres - A-1 to FR-1

Request

The applicant, Steve Morton, is requesting a 13.74-acre rezoning from A-1 to FR-1 to allow the lot to be split.

Conditions

Location: 1790 S. Galena Rd.

Present Zoning: Agricultural (A-1) / **Proposed Zoning:** Farm Residential (FR-1)

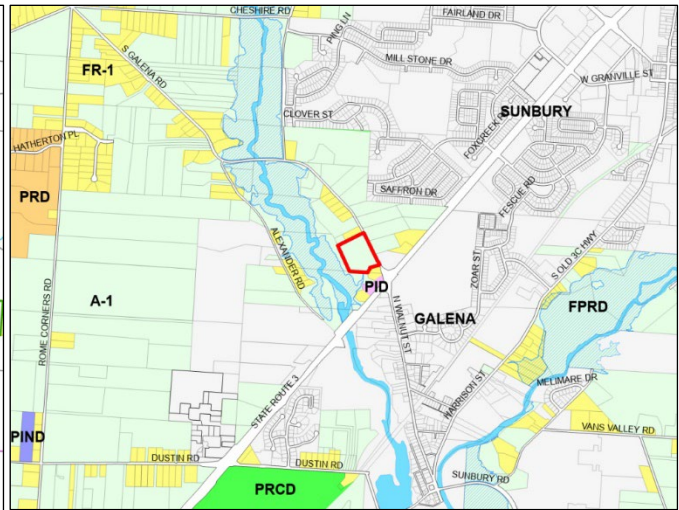
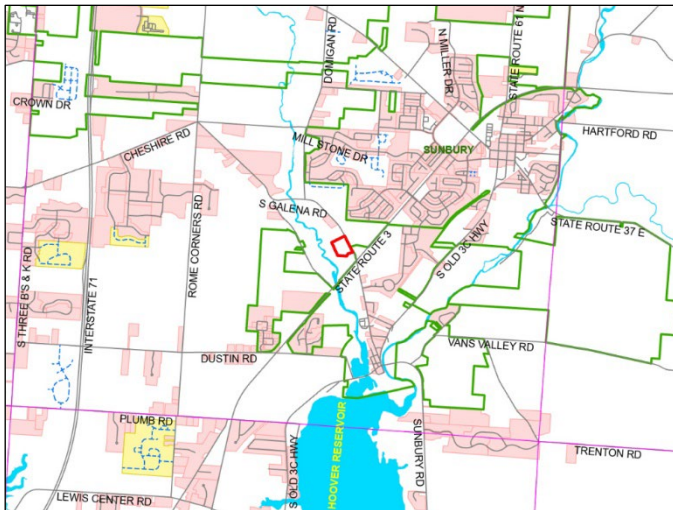
Present Use(s): One single-family house / **Proposed Use(s):** five single-family house lots

Existing Density: 1 du / 5 acres **Proposed Density:** 1 du / 1.95 acres

School District: Big Walnut

Utilities Available: Del-Co Water and private on-lot treatment systems

Critical Resources: stream and steep slopes / **Soils:** CaB, CaC2, GbB



Introduction

The applicant seeks to rezone 13.74-acres that is made up of three total parcels that are owned by the applicant. Provided the rezoning is approved the applicant intends to split the site into four residential lots. The site fronts on S. Galena Road, just north of S.R. 3 and is currently developed with a single-family home that was

constructed in 1977. There is a 0.29-acre lot at the northeast corner of the larger lot and a 0.93-acre lot to the northwest of the larger lot. The 0.93-acre lot is intended to either be sold to an adjacent property owner or combined with lot one as shown on the survey submitted. Proposed lot sizes range from 2.468 to 5.082-acres in size. Tracts 3 and 4 are bisected by a stream that includes steep slopes, with additional steep slopes just west of the stream.

The FR-1 district allows for one single-family dwelling on a lot not less than 1.95-acres in size. Based on the conceptual survey submitted, the proposed 2.486-acre lot will have 158.02 feet of frontage along S. Galena Road, less than the required 175 feet for that lot size, with the lot widening at the location of a recorded flood easement that may restrict development on the site. The existing site is large enough as a whole to allow the proposed lots to be reconfigured to meet all zoning requirements. Section 21.09 of the Berkshire Township Zoning Resolution requires a 130-foot setback from S. Galena Road street centerline. The survey submitted shows the 130-foot setback measured from the road right-of-way. It appears the lots may gain an additional 30-feet of developable area. All other depicted setbacks appear to be accurate.

Staff notes that the proposed splits must first be reviewed and approved by all applicable agencies as a Development Plan prior to Staff approving the splits. Additionally, Staff and the DCEO believe there may be a sight distance issue along the frontage of this site that may necessitate a shared access drive for future lots. Access requirements for any proposed lots will be determined by the DCEO during the Development Plan review phase.

Comprehensive Plan

Berkshire Township's 2017 Comprehensive Plan includes the site in Sub Area 8 and is generally recommended for single-family residential uses with a minimum 2-acre lot size when public sanitary sewer is not available. Goals and Objectives of the Plan include preserving natural resources that include floodplains, creeks and steep slopes. The request to rezone the 13.74-acre site adheres to the Plan's recommendations as development standards, access points and preservation of natural resources can be addressed at the lot split phase with this being such a large lot. As stated earlier in this report, the proposed lots must be reviewed as a Lot Split/NPA and approved by all applicable agencies before being split. Details regarding the Flood Easement should be submitted with any future split to determine what may occur within that easement (earth moving, driveway, structures, sanitary lines/structures, etc.).

Issues

Traffic and access:

The proposed lots and remainder lot will all gain access from S. Galena Road. Tracts 3 and 4 will require a stream crossing in order to be developed; including the construction of a home and the installation of a septic system.

Drainage:

Roadside drainage is located within the S. Galena Road ROW and the entire site naturally drains west and south to the stream on site and ultimately to Little Walnut Creek across a City of Columbus owned wooded property.

Sanitary Treatment:

The existing site and proposed lots will be served by on-site wastewater treatment systems as sanitary sewer is not

yet available in this area. The Delaware County Public Health District must approve new systems for these properties if split.

Staff Recommendations

Staff recommends **Approval** of the rezoning request by Steve Morton from A-1 to FR-1 to the DCRPC, Berkshire Twp. Zoning Commission and Berkshire Twp. Trustees. However, staff notes the following:

- 1.) Additional dimensional information will need to be shown on the NPA Development Plan to determine conformance with zoning;
- 2.) The applicant should seek informal review from Public Health based on the topography of the site; and
- 3.) All other requirements in the Zoning Resolution must be met.

23-24 ZON **Seven Hills of Berlin, LLC – Berlin Twp. – 61.039 acres – FR-1 to R-3/PRD**

Request

The applicant, Seven Hills of Berlin, LLC., is requesting a 61.039-acre rezoning from FR-1 to R-3/PRD to allow an 89-lot single-family residential subdivision.

Conditions

Location: west side of Piatt Rd., south of Cheshire Rd.

Present Zoning: Farm Residential (FR-1) / **Proposed Zoning:** R-3 / PRD

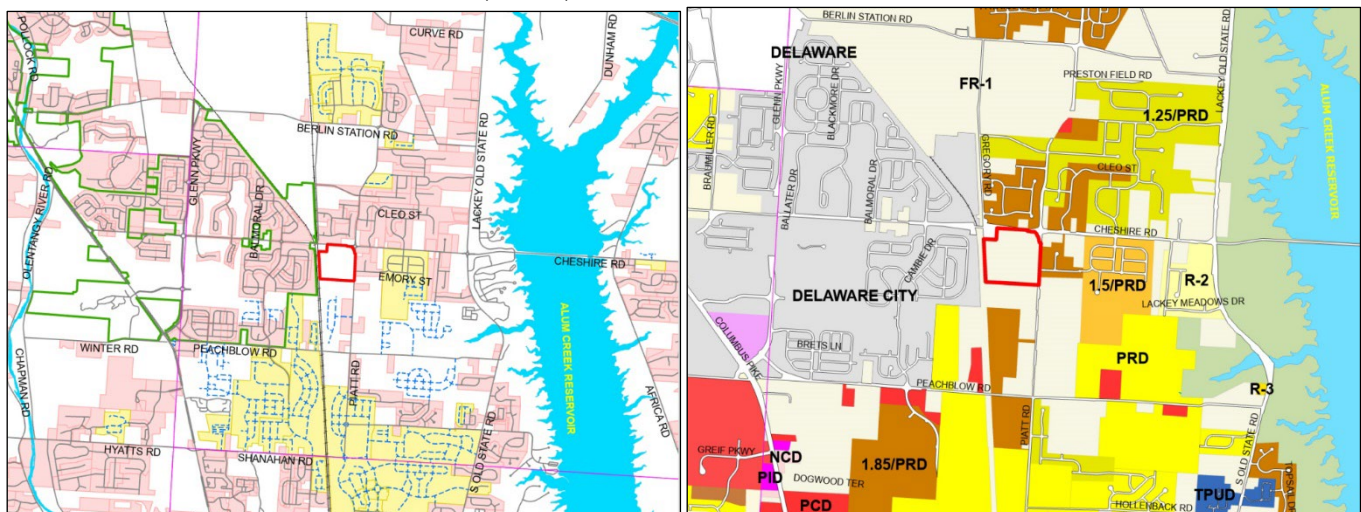
Present Use(s): agricultural / **Proposed Use(s):** 89 single-family house lots

Existing Density: 1 du / acre **Proposed Density:** 1.45 du / acre (gross), 1.86 du / acre (net)

Number of units requested: 89

School District: Olentangy / **Utilities Available:** Del-Co and central sanitary sewer

Critical Resources: none / **Soils:** BoA, GwB, PwA





Introduction

Seven Hills of Berlin is a proposed single-family development with 89 lots on 61.039 gross acres located at the southwest corner of Cheshire Road and Piatt Road. The site is bordered by a former parcel to the northwest that is under ownership of Delaware County for the purpose of constructing a railroad overpass in 2025/2026. Railroad tracks are located along the western edge of the site and a religious temple is to the south. The site gains access from Piatt Road, with internal loop roads terminating at a cul-de-sac to the west. Lots typically have 80' of frontage and are 137-180' deep, with lot sizes ranging from 10,960 to 21,227 square feet. High-voltage powerlines bisect the northwest portion of the site from northeast to southwest and railroad tracks border almost the entire west side of the site.

The Development Plan shows the site being developed with two stormwater ponds, a multi-use path along Cheshire and Piatt Road frontage, internal sidewalks on both sides of the streets, street trees, mounding with landscaping, adequate open space, one entry monument sign, Cluster Mail Box, playground and other outdoor amenities. If the rezoning is approved the site is intended to be developed in two phases; phase one will take approximately 18-24 months and phase two would begin spring/summer 2027. *It's of note that the Township amended their Zoning Resolution as of June 10, 2024 and the R-3 zoning district is now known as the High Density Family Residential Standards District (R-1.85) and changed the rezoning process to a single step. This review utilizes the previous Resolution.*

Comprehensive Plan

Berlin Township's 2023 Comprehensive Plan includes the site in Planning Area Eight – Suburban Heart, and recommends residential development at a density of 1.85 units per net developable acre with 20,000 square foot lots, which may be reduced to 10,890 when used as a PRD. The proposal is to develop at 1.86 units per net acre with lot sizes ranging from 10,960 to 21,227. The proposal exceeds the recommended density by a fraction of a unit and lot sizes meet zoning requirements. The Plan also suggests this site, being centrally located in the township, should be used and developed as a township park when the township is fully built-out.

The proposal does fall within a subarea that supports the density, despite the goal of locating a park in the area. Other than the proposed tot lot and multi-use path, the 23.4-acres of dedicated open space is taken up by an overhead electric easement (4.074-acres), two stormwater ponds (7+ acres), meadow grasses and landscaping. Staff recommends considering removing lots as necessary to provide a centrally located greenspace/park that is

accessible by residents from Roads A and B as shown on the Development Plan.

Issues

Traffic and access:

A Traffic Access Study is included and has been received by the Delaware County Engineer's office. A letter from the County Engineer was included. However, it's dated prior to the Study being submitted. DCEO constructed a round-a-bout at the intersection of Cheshire Road and Piatt Road in 2020, and ROW from the site was dedicated. There is one primary access point that connects to Piatt Road that aligns with McKenna Drive to the east and an emergency access drive connects to Piatt Road. Internally, the road layout is essentially two loop roads with a cul-de-sac terminus to the southwest.

Drainage:

The site is very flat but ample areas are shown for conceptual detention basins. As noted elsewhere, though, the basins fill most of the open space. The DCEO indicated in their letter that an adequate drainage outlet must be identified and off-site drainage easements will need to be established and recorded prior to final plan approval. Roadside drainage also exists within Cheshire Road and Piatt Road ROW.

Signage:

A double-sided temporary sign, with 28 square feet on each side, will be located south of the entrance along Piatt Rd. A double-sided, 24 square foot monument-style identification sign will be located north of the entrance along Piatt Rd.

Lighting:

No street lighting is proposed.

Sanitary Treatment:

Public sanitary sewer will be provided by the DCRSD and may connect to an existing 10" sanitary sewer at the southeast corner of Piatt Road and McKenna Drive.

Open Space / Health:

As noted, the open space exceeds the required 20% (12.2-acres) open space with 38.4% (23.4-acres) provided. However, most of the open space is appropriated for stormwater detention areas and landscape mounding and planted with prairie grasses. The location and extent of the basins and railroad prevent easy location of mounded buffers. Buffering and mounding should be a continued discussion during development of this site.

House design: No conceptual building designs are included; staff assumes these will be provided at the Final Development Plan review. The Development Text does include restrictions on architectural elements for homes within the subdivision.

Divergences

One divergence is requested:

1. Section 10.01 allows for a maximum net density of 1.85 du/acre and the applicant is proposing 1.86 du/acre. The applicant stated "With a net developable acreage of 47.81, 1.85 units per acre allows for 88.45 units. Given the additional site amenities of a tot lot, open air shelter, benches, picnic areas, and open space which significantly exceeds the required 20%, rounding up to the next whole lot is justified."

Staff Comment: Although the divergence is negligible, Section 11.06(J) states that “The permitted density shall not be exceeded.” As noted in the Comprehensive Plan review section in this report, Staff recommends considering removing lots as necessary to provide a centrally located greenspace/park that is accessible by residents from Road A and B as shown on the Development Plan. Sec. 11.06(U) of the Zoning Resolution supports this recommendation stating “Street layouts should relate to natural topography, and be designed to provide open space views to as many homes as possible.” As designed, only 41% (37 lots) have open space views.

Potentially required but not requested:

1. Section 26.03(A(1(a))) requires a 10’ buffer when a residentially zoned property adjoins a commercial use. Lots 33-41 are adjacent to the religious temple to the south, which is considered a commercial use. Required landscaping within this buffer include 1 tree every 40 lineal feet (or 23 total trees) with a continuous 6’ high planting, hedge, fence, wall or earth mound.

Staff Comment: No buffer or landscaping is provided in this area, which overlooks a large parking lot and two commercial structures. With no hardship identified by the applicant, Staff believes this requirement should be met.

2. Section 26.03(A(1(b))) requires landscaping between a residentially zoned property and a railroad. Landscaping must include 1 tree every 30 lineal feet (or 15 total trees) with a continuous 6’ high planting, hedge, fence, wall or earth mound.

Staff Comment: No landscaping is provided between lots 18-21 and the railroad. With no hardship identified by the applicant and ample space available to meet this requirement in the “Meadow Grasses” area, Staff believes this requirement should be met

Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Seven Hills of Berlin LLC. from FR-1 to R-3,PRD to the DCRPC, Berlin Twp. Zoning Commission and Berlin Twp. Trustees, *subject to:*

- 1.) Consider removing lots (at least one) as necessary to provide a centrally located greenspace/park that is accessible by residents from Roads A and B as shown on the Development Plan;
 - 2.) The required landscape and buffering requirements should be met; and
 - 3.) All other requirements in the Zoning Resolution must be met.
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24-24 ZON Northstar Residential Development – Kingston Twp. – 480.775 acres - PRD

Request

The applicants, Northstar Residential Development, LLC. and Northstar Golf, LLC., are requesting a 480.775-acre major Development Plan amendment.

Conditions

Location: north side of Wilson Rd., east of N. Galena Rd.

Present Zoning: Planned Residential

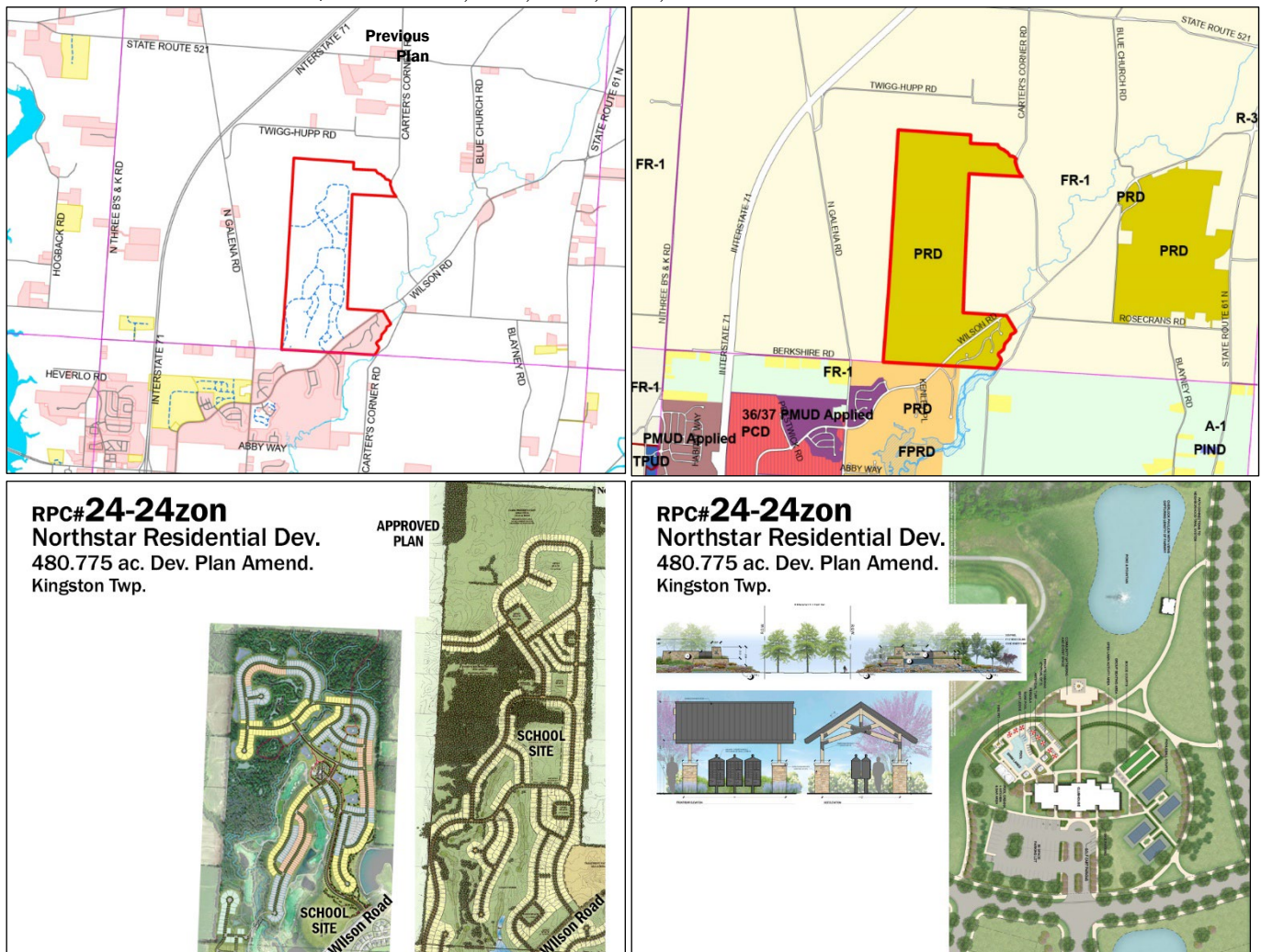
Present Use(s): Golf course / **Proposed Use(s):** Single Family Residential, clubhouse, pool, pickleball courts

Existing Density: 0.84 du / acre (gross) **Proposed Density:** 0.68 du / acre (gross/based on a total 866.24-acres)

Number of units requested: 592 (total units for all sections unchanged from original zoning approval of 651)

School District: Big Walnut / **Utilities Available:** Del-Co Water and central sanitary sewer

Critical Resources: streams/ **Soils:** BeA, BeB, PwA, CaB, AmD2



Introduction

Del Webb at Northstar is a proposed single-family residential development with 592 lots on 480.775 gross acres located on the north side of Wilson Road, east of N. Galena Road, surrounding a portion of the existing

Northstar Golf Course. The approved zoning from 2005 for all sections of this subdivision in Kingston Township included 651 lots on 866.24-acres; 592 on this site and 59 lots on the south side of Wilson Road. Those lots were platted as Northstar, Section 3 in November, 2017, and have since been fully built out.

The site is generally surrounded by agricultural lots and single-family lots zoned FR-1, with the Kinston Township Hall to the northeast. The site gains access from Wilson Road and Honey Grove Drive.

Subarea A, at the southwest portion of the site, includes 22 single-family homes sites and is an extension of an area currently under development in Berkshire Township. Lots will have 80' of frontage and 130' of depth, and a minimum lot size of 10,400 sq. ft. The lots will be typical suburban-style lots that will form a transition from the smaller Goldwell neighborhood to the golf course.

Subarea B includes 570 single-family detached patio-style homes and is designed as a “themed community for active adult homeowners desiring low-maintenance living” in a public-street setting. There are four typical lot configurations; 46', 52' and 66' of frontage; all are generally 125' deep. Lots range in size from 5,750 to 8,250 sq. ft.

A number of streams traverse the site, ultimately draining to Butler Run, which travels between Subareas A and B. The plan shows the site being developed with entry features including a monument sign, 17 stormwater ponds, a public multi-use path that connects the Kingston Township Hall to the site and connects to the existing path along Wilson Road, internal sidewalks, street trees, a relocated 20-acre school site along Wilson Road, 111 acres of open space (additional 373.20-acres preserved and dedicated to the Township), eight Cluster Mail Box locations, a clubhouse, and other outdoor amenities. If the amendment is approved the site is intended to be developed in six phases. Due to the size of development and number of phases, construction sequence and timing is subject to market conditions.

Comprehensive Plan

Kingston Township's 2023 Comprehensive Plan includes the site in Subarea III – Estate Transition and acknowledges that this site is approved for the Northstar development with up to 651 homes at a density of 1.25 du/acre. The Plan recommends the extension of the system of multi-use paths, particularly along Wilson Road and throughout adjacent development, and to generally protect the rural character and natural resources within the township. Staff believes the request is supported by the Plan as the site is still being developed as a residential subdivision that is buffered by open space from Wilson Road, a multi-use path is provided along Wilson Road, within the subdivision, and also connecting the Township Hall. Additionally, more than 373-acres is being dedicated to the township as dedicated open space/passive park/farm preservation land, an increase from the previous plan.

Issues

Economic Development:

A New Community Authority (NCA) was recorded in December, 2007 for the overall Northstar development and the Master Deed Declaration, Restrictions and Bylaws of the Northstar Community was recorded in December, 2014. The NCA was applied to the Del Webb at Northstar site in December, 2016.

Traffic and access:

Subarea A will gain access from streets in Berkshire Township. The area gains access from existing Honey Grove

Drive which is adjacent to the Northstar-Goldwell Neighborhood in Berkshire Township. Changes will be required to the approved plan in Berkshire Township as well. DCEO and RPC are advising that during the subdivision phase, a connection will be required to the west to the Cockrell parcel. The plan also shows an emergency access drive that connects Subarea A and B across the golf course.

In Subarea B, one boulevard-style entrance serves as the only access. That entry road is designed as a no-load (driveway free) road for approximately 3,000 feet to the Club House, pool and amenity area. From that point, the 570 lots gain access from a network of internal public roads that terminate at multiple cul-de-sacs. A large majority of these lots back up to open space.

DCEO has identified other areas where connections to adjacent property is desired and will likely be required at the subdivision phase. Given the potentially long timeline of adjacent development in this area, the Engineer is asking for dedications both east and west rather than stub streets. Open space is provided at logical locations for connection points.

Drainage:

The development drains to multiple streams on site that ultimately drain to Butler Run. Subdivision streets are constructed with curb and gutter and storm structures are located throughout. The DCEO must approved the final drainage plan prior to Final Plat approval. Additionally, site drainage will be part of the Delaware County Ditch Maintenance Program. There are numerous potential wetlands on site that are protected within dedicated reserve/open space.

Signage:

Subarea A signage is located in Berkshire Township and will require approval.

Subarea B entry signage will include a significant landscape and wall structure with signage on both sides of the boulevard entrance and will include stone architectural elements, landscaping and waterfall as depicted on Exhibit C3. Per the Development Text, “Signage may exceed the height and display area required by the Township Zoning Resolution by divergence; provided that the Township Zoning Officer shall be permitted to review and approve all signage substantially in compliance with the provisions of this paragraph and the Township Zoning Resolution.” It is noted that “the Plan Drawings are intended to conceptually depict the general type and scale of such signage. Such signage may exceed the height and display area required by the Township Zoning Resolution by divergence; provided that the Township Zoning Officer shall be permitted to review and approve all signage substantially in compliance with the provisions of this paragraph and the Township Zoning Resolution. The location, number and arrangement of signage in Subarea B shall be based on the developer of Sub-Area B’s final plans and details for the community. The developer of Sub-Area B reserves the right to add, change substitute, eliminate or re-design certain features of such signs, provided that they are consistent with the general character and general design shown on the Plan Drawings and promote a community of high-quality, “resort-like” amenities and features, including such signs that are consistent with active adult residential communities and the intent to develop the subject property as such. The final plans for the signage and amenities located in Sub-Area B shall be subject to the approval of the Master Developer.”

Lighting: A lighting plan was not provided. Staff assumes that at minimum, the amenities and entrance will have lighting, which should be submitted to the Township.

Sanitary Treatment: The site is served by central sanitary sewer provided by Delaware County Regional Sewer District. The County owns and operates the Northstar Water Reclamation Facility at the southeast corner of the site; the Northstar NCA owns the reservoir/holding pond that is adjacent the Reclamation Facility. Upgrades to this facility to accommodate the new development started in 2023 and are projected to be completed in 2025.

Open Space / Health: Required: 50% (433.12-acres) Proposed: 56% (484.28-acres)

These numbers are based on the total 866.24-acres for the overall Northstar development. Per the Development Text, “Reduced lot sizes will result in an additional 160 +/- acres of open space being created, including an additional 100 acres of farmland to be conveyed to the Township. Extensive landscaping and mounding is provided at the boulevard entrance to Subarea B.

Lot owners and the Township shall be responsible for maintaining sidewalks and street trees in Sub-Area A. The NorthStar New Community Authority shall be responsible for maintaining bike/walking paths in Sub-Area A. The Homeowners Association for Sub-Area B shall be responsible for maintaining sidewalks, street trees and bike/walking paths in Sub-Area B, excluding the eight-foot-wide asphalt pedestrian trail that leads to the Township Park and Farmland Preservation. This trail will be maintained by the NCA.

Divergences

No divergences have been requested. However, the applicant noted that “entry signage may require a divergence and the Township Zoning Officer may approve minor modifications and divergences from the Amended Final Development Plan.”

Potentially required but not requested:

1. Sec. 8.05(D(1)) requires a minimum lot size of 0.5-acres. The proposed minimum lot size is 5,750 sq. ft.

***Staff Comment:** Lot size has been an issue since the original review of Northstar in 2004. However, in the last twenty years the market has changed significantly when it comes to subdivision projects. In addition to responding to market changes, the amendment proposes a high-quality residential product, significant community amenities, an improved layout with reduced road length, a substantial amount of dedicated open space, and increased preserved agricultural land.*

2. Sec. 8.05(D(2)) requires a minimum lot frontage of 100 feet. The proposed minimum lot frontage is 46 feet.

***Staff Comment:** Staff would have no concern with this request based on the minimum lot frontage is not out of character with the approved/platted Northstar-Goldwell subdivision. Additionally, the comments made above apply here as well.*

3. Sec. 8.05(E(1(b))) requires a minimum setback from the project boundary to be 75 feet. Lots 50-72, 94-95, 153-159 and 580-589 appear to not meet this setback requirement.

***Staff Comment:** Staff has no concern with this request based on the “No Build Zone” covering the rear 25 feet of all lots in Subarea A and 15 feet of all lots in Subarea B.*

4. Sec. 8.05(E(2(a))) requires a minimum front yard setback from the ROW to be 35 feet; the proposed setback is 25 feet in Subareas A and B.

Staff Comment: Staff has no concern with this request based on the site being developed, generally, as a stand-alone development that is essentially a private golf course community.

5. Sec. 8.05(E(2(b))) requires a minimum side yard setback to be 15 feet; the proposed setback is 7.5 feet in Subarea A and 6 feet in Subarea B.

Staff Comment: Staff has no concern with this request based on the Northstar-Goldwell development having a 5-foot side yard setback and the Development Text states “No improvements are permitted in the 6’ Side Yard Setback except for overhang of eaves, utility boxes and connections, and HVAC units; provided that if HVAC units are located in adjacent side yards, they shall be separated by at least 10’.”

6. Sec. 8.05(E(2(c))) requires a minimum rear yard setback to be 80 feet; the proposed setback (“No Build Zone”) is 25 feet for all lots in Subarea A and 15 feet for all lots in Subarea B.

Staff Comment: Staff has no concern with this request based on the “No Build Zone” covering the rear 25 feet of all lots in Subarea A and 15 feet of all lots in Subarea B.

Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Northstar Residential Development, LLC. and Northstar Golf, LLC., for major development plan amendments to the DCRPC, Kingston Twp. Zoning Commission and Kingston Twp. Trustees, subject to:

- 1.) Right-of way dedication or easements extending to adjacent properties as identified by DCEO;
 - 2.) A lighting plan should be submitted to the township if street lights and/or other lighting is proposed;
 - 3.) The development as submitted must go through the platting process; and
 - 4.) All other requirements in the Zoning Resolution must be met.
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SUBDIVISION PROJECTS

Preliminary/Final

11-24 Hidden Ravines Crossing, Lot 9141, Div. #1 – Orange Twp. - 3 lots / 24.397 acres

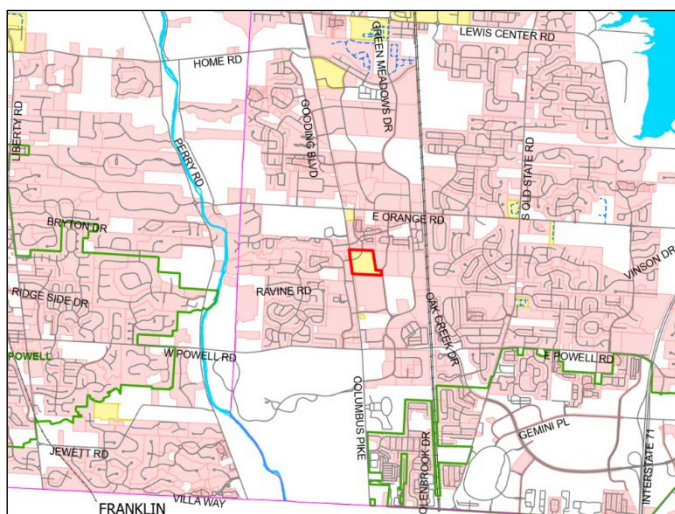
Conditions

Applicant: JLP Orange LLC. / **Engineer:** CEC Inc.

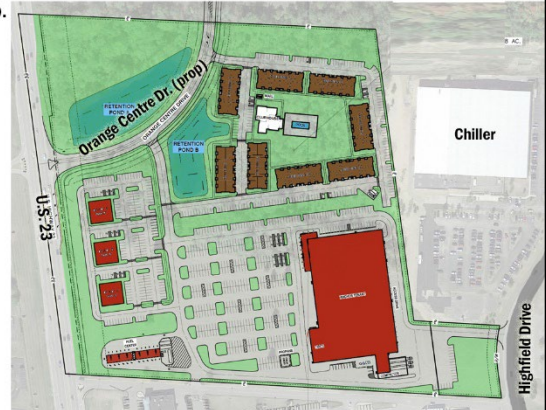
Subdivision Type: Commercial / **Location:** south of Orange Centre Dr., east of Columbus Pike

Zoned: Planned Commercial / **Zoning Approval:** 4/20/2022

Utilities: Del-Co Water, central sanitary sewer / **School District:** Olentangy



RPC#15-22
Hidden Ravines Crossing
1 lot / 31.13 acres
Orange Twp.



RPC#11-24sub
Hidden Ravines Crossing Lot 9141 Div. #1
3 lots / 24.397 ac.
Orange Twp.



Staff Comments

Hidden Ravines Crossing is a commercial subdivision that was originally platted in November, 2023, and included extension and dedication of Orange Centre Drive ROW and internal lots. The existing plat currently includes a 3.654-acre open space lot at the northwest corner of Orange Centre Drive and a 24.397-acre lot that is developed with a BJ's Wholesale Club and gas station. The request is to create three total lots out of the BJ's site; 3.689-acre out-lot at the corner of U.S. 23 and Orange Centre Drive, 8.862-acre lot that is

intended to be developed with apartments and a 12.026-acre lot that will include BJ's and the gas station. The proposed lot configuration matches the development plan that was approved with the rezoning, which was reviewed by RPC in December, 2021 and approved by the township in April, 2022. An existing point of ingress/egress along Orange Centre Drive will be utilized by all lots and the 8.862-acre lot will also have a second access point to be used by the apartments. A shared access easement is identified on the plat, providing access for all lots to Orange Centre Drive. No end user for the out-lots is identified at this time.

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 *Preliminary and Final Approval* of **Hidden Ravines Crossing, Lot 9141, Div. #1** to the DCRPC.

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OTHER BUSINESS

POLICY / EDUCATION DISCUSSION

RPC STAFF AND MEMBER NEWS

The next meeting of the Delaware County Regional Planning Commission will be Thursday, August 29, 2024, 6:00 PM at the Byxbe Campus Conference Room, 1610 State Route 521, Delaware, Ohio 43015.