

Planning for subdivision in eastern part of county

By Gary Budzak - January 2, 2025



The Delaware County Regional Planning Commission (DCRPC) has had recent monthly meetings, and here are the highlights with an emphasis on eastern Delaware County:

- Among the rezonings for Oct. 24 was Hawks Nest Premier Living LLC, 25.7 acres in Genoa Township, PRD to Rural Residential. The minutes said the rezoning would “allow a more flexible rural development with larger lots” on the east side of South Old 3C Highway. This was approved. Also in Genoa, a plat vacation was approved for a one-acre lot.

Extensions were granted for Royal Green Estates (12 lots off Berkshire Road) in Kingston Township and Porshi in Orange Township (19 lots on 9.6 acres on the west side of South Old State Road, north of East Orange Road).

For Berlin Township, the commission heard rezonings for Central Ohio Development LLC (FR to PRD on 29.6 acres for the Estates at Berlin) and M/I Homes (FR to Transitional Planned Use Development on 37.6 acres) for the Bluffs at Alum Creek condominiums. The former was approved, the latter denied. Summer Crest Drive requested a one-year extension, which was granted. Also, final plats were approved for Berlin Farm West sections three and four (65 lots on 45 acres). These are north of Berlin Station Road and east of the railroad tracks.

Wallick Communities in Berkshire Township wanted a text amendment to an article for its 8.4-acre PMUD known as the Ashford of Berkshire. No vote was taken, but staff recommended conditional approval subject to stormwater management information. Also in Berkshire, Pulte Homes requested an amendment for its 13.2-acre subdivision Honey Grove Neighborhood at Northstar. This was given conditional approval.

- Berkshire Lofts LLC (4.6 acres in Berkshire Township) PMUD was among the applicants on Nov. 21. The site will be called Berkshire Commons, and is on the west side of Rider Road, west of South Wilson Road. Currently zoned Agricultural, the proposed use is 58-unit workforce housing. It is in the Big Walnut school district. No vote was required, but staff recommended conditional approval.

The DCRPC also approved a number of changes to the articles of the Harlem Township Zoning Resolution, including a Mixed Service Business Residential overlay. Both requests were approved.

“To date there have been six other overlay districts adopted in Harlem Township and cover the majority of the southern and eastern portions of the Township, including the following districts: County Line Road Overlay District (CLR-A, CLR-B and CLR-C), Mixed Use District (MU-A and MU-B) and Cluster Residential Conservation District (CRCD-3),” staff comments said. “All of these overlays (including the proposal) overlap with an existing lower density Conservation Subdivision (PRCD).”

There was also a text amendment to the Vision Acquisitions LLC and Home & High LLC (31.1 acres in Orange Township, zoned PC) for a 220-unit apartment complex at Home Road and U.S. 23, which was denied.

Consent was given to final plats for The District at Berkshire (300 units on one lot on 25 acres in Berkshire Township east of the Tanger Outlet), section one of Northstar Ivywood (63 lots on 32.7 acres in Berkshire connecting to Prestwick Road), revised Hyatt Plaza (a single lot on 3.2 acres in Berlin Township), and a CAD in Brown Township (five lots on 13.6 acres).

A final revised plan for Summer Crest Drive (10 lots on 17.8 acres in Berlin, Olentangy Schools) was heard. This was tabled for 30 days.

In other business, the DCRPC approved its budget and meeting schedule for 2025.