



# Delaware County Regional Planning Commission

109 North Sandusky Street  
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www.dcrpc.org

Scott B. Sanders, AICP  
Executive Director

## **\*MINUTES\***

**Thursday, June 26, 2014 at 7:00 PM**

**Frank B. Willis Building, 2079 US 23 North, Conference Room,  
Delaware, Ohio 43015**

### **I. ADMINISTRATIVE BUSINESS**

- Call to order
- Roll Call
- Approval of May 29, 2014 RPC Minutes
- Executive Committee Minutes of June 18, 2014
- Statement of Policy

### **II. VARIANCES**

01-05.V Cheshire Woods, Sec.'s 2-4—Berkshire Twp.—requesting additional extension of Prel. Approval

### **III. EXTENSIONS**

01-05 Cheshire Woods, Sections 2-4 - Berkshire Twp. – requesting 2 year extension

### **IV. ZONING MAP/TEXT AMENDMENTS**

11-14 ZON Metro Development LLC – Concord Twp. – 111.7 acres from FR-1 to PRD

### **V. SUBDIVISION PROJECTS**

#### **Preliminary**

		<b>Township</b>	<b>Lots/Acres</b>
13-14	Brookview Manor (fka Crownover Tract)	Berlin	88 lots / 87.84 acres
11-14	Sheffield Park, Sec. 1, Ph. B, Lot 6903, Div. #1	Genoa	03 lots / 01.823 acres
03-06.2	Meadows at Lewis Center, Section 2	Orange	37 lots / 15.80 acres

#### **Preliminary/Final** (none)

#### **Final**

08-14	Northgate II	Genoa	02 lots / 04.538 acres
19-02.2.B.2	Alum Crossing, Sec. 2, Ph. B, Pt. 2	Orange	14 lots / 06.036 acres
12-14	Villas at Olentangy Crossing II, easement vacation	Orange	01 lots / 13.995 acres

**T=TABLED, W=WITHDRAWN**

### **VI. OTHER BUSINESS** (none)

### **VII. POLICY / EDUCATION DISCUSSION** (none)

### **VIII. RPC STAFF AND MEMBER NEWS** (none)

**I. ADMINISTRATIVE BUSINESS**

▪ **Call to Order**

Chairman O'Brien called the meeting to order at 7:00 p.m.

▪ **Roll Call**

*Representatives:* Rick Sedlacek, Ric Irvine, Fred Fowler, Ken O'Brien, Tiffany Jenkins, Gary Gunderman, Tom Hopper, Jon Trainer, Dave Stites, Tom Farahay, Bill Thurston, Teresa Watkins, Charlie Callender, Bonnie Newland, and Mike Dattilo. *Alternates:* Adam Howard, Doug Riedel. *Arrived after roll call:* Susan Kuba (R). *Staff:* Scott Sanders, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the May 29, 2014 RPC Minutes**

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

▪ **June 18, 2014 Executive Committee Minutes**

**1. Call to order**

Chairman O'Brien called the meeting to order at 8:45 a.m. Present: Ken O'Brien, Tiffany Jenkins, Susan Kuba, Dave Stites and Jeff George. Staff: Scott Sanders and Stephanie Matlack.

**2. Approval of Executive Committee Minutes from May 21, 2014**

*Mr. Stites made a motion to approve the minutes from the last meeting as presented. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

**3. New Business**

- Financial / Activity Reports for May 2014

• REGIONAL PLANNING RECEIPTS		MAY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$410.00	\$3,075.00
Fees A (Site Review)	(4202)	\$1,200.00	\$3,600.00
Insp. Fees (Lot Line Transfer)	(4203)	\$300.00	\$900.00
Membership Fees	(4204)		\$268,280.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$1,044.12	\$1,905.42
Assoc. Membership	(4206)		
General Sales	(4220)		\$10.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$9,663.80	\$56,238.80
Charges for Serv. B (Final. Appl.)	(4231)	\$800.00	\$5,200.00
Charges for Serv. C (Ext. Fee)	(4232)		\$300.00
Charges for Serv. D (Table Fee)	(4233)		
Charges for Serv. E (Appeal/Var.)	(4234)		\$600.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$300.00	\$1,200.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		\$845.00
Soil & Water Fees	(4243)	\$825.00	\$3,250.00

MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		\$207.64
Other Reimbursements A			
Other Misc. Revenue (GIS maps)	(4730)	\$678.00	\$788.12
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
<b>TOTAL RECEIPTS</b>		\$15,550.92	\$346,399.98

<b>Balance after receipts</b>	<b>\$702,995.66</b>
<b>Expenditures</b>	<b>- \$ 31,750.64</b>
<b>End of May balance (carry forward)</b>	<b>\$671,245.02</b>

*After discussion of the financial reports, Mrs. Jenkins made a motion to approve the financial reports as presented for audit. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

- Site Review (*none for June*)
- June RPC Preliminary Agenda
  - 1.) Rezoning:
    - Metro Development LLC – Concord Twp. – 111.7 acres from FR-1 to PRD
  - 2.) Variance:
    - Cheshire Woods, Sec.’s 2-4–Berkshire Twp.–requesting additional extension of Preliminary approval
  - 3.) Preliminary:
    - Crownover Farms – Berlin Twp. - 88 lots / 87.84 acres
    - Sheffield Park, Sec. 1, Ph. B, Lot 6903, Div. #1 – Genoa Twp. - 03 lots / 01.823 acres
    - Meadows at Lewis Center, Section 2 – Orange Twp. - 37 lots / 15.80 acres
  - 4.) Preliminary/Final: *none*
  - 5.) Final:
    - Northgate II – Genoa Twp. - 02 lots / 04.538 acres
    - Alum Crossing, Sec. 2, Ph. B, Pt. 2 – Orange Twp. - 14 lots / 06.036 acres
    - Villas at Olentangy Crossing II, easement vacation – Orange Twp. - 01 lots / 13.995 acres
  - 6.) Extension:
    - Cheshire Woods, Sections 2-4 – requesting a 2 year extension
- Director’s Report
  - 1.) Berlin Code: no change, adoption.
  - 2.) Berkshire Zoning Code: no change, review by Prosecutor.
  - 3.) Liberty Zoning Code: no change, waiting for adoption.
  - 4.) Liberty Comp Plan: no change, negotiating contract, begin stakeholder meetings.
  - 5.) Concord Comp Plan: attendance included Buckeye Valley and Sanitary Engineer. Good discussion, committee not supportive of B.V.’s plan to renovate three existing elementary schools.
  - 6.) Good turnout for Zoning Inspector meeting on June 3.
  - 7.) Continued work with the Partnership for a Healthy Delaware County toward creation of its Community Health Improvement Plan (communications, obesity committees).

- 8.) Working with other county agencies to amend the Final Plat requirement and reduce to 11 x 17 for internal copies, use paper instead of mylar, and distribute copies of the signed plat rather than the pre-signed plat. Also reviewing the print distribution schedule which currently includes a mylar for the Map Dept. (which they no longer want) and “photo positives” for other agencies (which utilizes a process that no longer exists).
  - 9.) June 6 attended a Central Ohio Planning and Zoning conference in Columbus.
  - 10.) New DALIS site: continue working with GIS staff to add features from our own data, have modified/prepared the following: Zoning, Current Active Subdivisions, Olentangy Streams and Setbacks, Parks, Trails, Sidewalks, Proposed Roads.
  - 11.) Future educational sessions at RPC meetings: Site review, Tech Review, Lot split, Preliminary Plan, CADs.
4. **Old Business** *(none)*
  5. **Other Business** *(none)*
  6. **Personnel** *(none)*
  7. **Adjourn**

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

*The next regular Executive Committee meeting will be Wednesday, July 23, 2014 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 speak, at which time the chair will allow questions from the members of 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.

## II. VARIANCES

### 01-05.V Cheshire Woods, Sec.'s 2-4 – Berkshire Twp. – requesting additional extension of Preliminary Approval

#### I. Request

Homewood Corp. and Sotseks II are requesting a variance to allow an additional 2-year extension of the Preliminary Plan for the Cheshire Woods subdivision in Berkshire Township.

The proposed subdivision is located on the south side of Cheshire Road, about 2000 feet east of I-71.

#### II. Facts

1. The Subdivision Regulations state that “the approval of a Final plat for the first phase of the subdivision shall serve to extend the Preliminary Plan approval period to five (5) years from the date the Final Plat for the first phase is recorded.”
2. Cheshire Woods, Section 1-4 received Preliminary approval on January 27, 2005, and received a six-month extension on January 26, 2006 to expire July 27, 2006;
3. Cheshire Woods, Section 1 was recorded June 20, 2006, which would hold the Preliminary approval until June 2011;
4. The applicant received a Variance and two-year extension of the remaining lots in June, 2011 to June 2013.
5. A second extension by variance was approved June 2013 to expire June 26, 2014.
6. The applicant is requesting a third extension by variance for an additional two years.

#### III. 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:*** “To date, only Section 1 has been developed and the Final Plat recorded. The future sections account for 186 lots and considerable open space. All four sections have been engineered and there is no reason to believe that the development will not ultimately be built according to plan. Currently Phase 2 is having the engineering reviewed for updated standards and we plan on developing this summer.”

*“Due to the declining housing market and general economic conditions, Homewood respectfully requests a variance to section 102.03 to allow for an extension of two years.”*

*“The granting of this variance would not be detrimental to the public health, safety and welfare to other parties. The conditions of which this variance is sought are unique to this property due to the scope and size of the overall project. A considerable hardship would occur to not only the owner of the property, but to existing homeowners who have purchased within the subdivision should the Preliminary Plan expire. The Preliminary Plan will continue to be followed and no other variances are being sought to vary any other provision of the original approval.”*

**Staff comments:** Because of the recent economic conditions, it is reasonable to allow a longer period where the Preliminary is active and this has recently been allowed on other projects as long as progress is being made. The applicant has received comments from the Engineer’s office related to the engineering plans for both Section 2 as well as Section 3, Phase A. Staff typically recommends a 1-year extension, to be re-evaluated annually.

**IV. Staff Recommendation**

DCRPC staff recommends that based on the Findings of Fact under Criteria for a Variance above, as well as current market and economic conditions, the variance request from Sec. 102.03 & 204.04 and a one-year extension for **Cheshire Woods, Sections 2-4** be *Approved*. Staff also recommends that this be the final variance and extension approved for Cheshire Woods, Sections 2-4.

**Commission / Public Comments**

No one was present to represent the applicant.

***Mr. Stites made a motion to Approve the variance request for Cheshire Woods, Sections 2-4 based on the Findings of Fact under Criteria for a Variance above, as well as current market and economic conditions. Mrs. Jenkins seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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**III. EXTENSIONS**

**01-05 Cheshire Woods, Sections 2-4 – Berkshire Twp. – requesting 2 year extension**

**Applicant:** Homewood Corp.

**Engineer:** Advanced Civil Design

**Preliminary approval:** 01/27/05

**Previous Extensions:** 01/26/06 to 07/27/06, 06/30/11 to 6/27/13 (via variance), 06/27/13 to 06/27/14 (via variance)

**I. Staff Comments**

The applicant is requesting a 1-year extension for the Cheshire Woods, Sections 204, based on the economic downturn. Extension requests allow additional conditions to be placed on the applicant. Based on changes to the surrounding area, notably within Cheshire Woods Estates to the east, access and traffic circulation may become an issue with the development of the next section. Staff recommends that the next section to be developed and recorded include the connection between Somerford Drive and Lawton Street and, ideally, an additional connection to Rome Corners Road.

## **II. Staff Recommendation**

Staff recommends **Conditional Approval** of a 12-month Extension for the **Cheshire Woods, Sections 2-4** to the RPC, *subject to approval of the variance request and providing improved circulation in the phasing plan as noted in the staff comments above.*

## **Commission / Public Comments**

No one was present to represent the applicant.

*Mr. Stites made a motion for Conditional Approval of a 12-month extension for Cheshire Woods, subject to providing improved circulation in the phasing plan as noted in staff comments above. Mrs. Jenkins seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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## **IV. ZONING MAP/TEXT AMENDMENTS**

**11-14 ZON Metro Development LLC – Concord Twp. – 111.7 acres from FR-1 to PRD**

### **I. Request**

The applicant, Metro Development LLC, is requesting a 111.7-acre rezoning from FR-1 to PRD to allow for a 223 lot single family subdivision to be called “Clarkshaw Moors.”

### **II. Conditions**

**Location:** south side of Clark-Shaw Rd., east of S. Section Line Rd.

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

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

**Present Use(s):** vacant

**Proposed Use(s):** single family residential subdivision

**Existing Density:** 1 du / 1.5 acres

**Proposed Density:** 2 du / acre

**School District:** Olentangy Local School District

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

**Critical Resources:** streams

**Surrounding Land Uses:** Undeveloped agricultural land to the south, east, and west. Road frontage lots exist on Clark-Shaw Road, with ~5 acre lots in Liberty Township on the north side and 1.5-acre lots in Concord on the north and south side of the road.

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

BoB Blount Silt Loam 2-4% slope

PwA Pewamo Silty Clay Loam 0-1% slope

GwB Glynwood Silt Loam 2-4% Slope

### **III. Description**

The project design indicates two entrances on Clark-Shaw Road, with roads circulating through the site. Stubs are provided to the west toward an 80-acre parcel. A stub is provided to the east, toward a large area including several undeveloped parcels totaling over 300 acres before reaching the future Sawmill Parkway alignment. That area includes the extension of Steitz Road, identified as a future road on the 2001 Thoroughfare Plan. A third stub is provided to a 30-acre parcel that also has frontage on Hyatts Road, allowing for an access there.

The 233 lots are provided with three frontage configurations. There are 148 lots proposed with a minimum of 75 feet, 63 lots proposed with an 80-foot minimum frontage and 12 proposed with 90 feet of frontage. These configurations result in lot sizes of .21 acres for 75-foot lots, .27 acres for 80-foot lots and .31 acres for 90-foot lots. These are comparable to lot sizes in Scioto Reserve.

Open space is distributed through portions of the site. Most of these areas include detention ponds for drainage purposes. An 8-acre centralized open space is proposed including significant landscaping, a small playground, and an open play field. Open space is also provided along the power lines and at the southeast corner of the site. Significant buffering and landscaping is provided along Clark-Shaw Road and adjacent to the existing homes there. Total area dedicated to open space is 32 acres, or 28.8% of the overall area.

#### **IV. Process**

Concord Township's Planned Residential District is a single-step process. While some changes can be made to the approved Development Plan over the course of development, detail must be provided at the time of initial rezoning. If approved, the land would be rezoned and the Development Plan would be viable for three years. Extensions can be granted.

#### **V. Comprehensive Plan**

The 2004 Comprehensive Plan is currently in the process of being updated. The current plan recommends residential use at a density of 1.25 units per acre throughout much of the township. That plan predates the Sewer Master Plan update in 2006 and the construction of the Lower Scioto Wastewater Treatment Plant at Moore Road. These changes, as well as other development pressures, have necessitated the Township's effort to update its Comprehensive Plan. A steering committee has been meeting since November, 2013 to update the plan. The current draft of the plan recommends densities similar to Scioto Reserve, which are 1.85 units per gross acre. This project indicates 2 units per acre. The plan could be adjusted down to the 1.85 units per acre, which would result in a density of 206 units, allowing a more flexible lot frontage and reducing the need for the divergences below.

If the 8.86-acre strip under the same current ownership to the east were to be included in the overall acreage, the resulting density would be 1.85 units per gross acre. As noted elsewhere, this acreage is not a part of this proposal since it is in Liberty Township. If that parcel could be dedicated as open space, it would bring the overall development into closer conformance with the recommendations of the Comprehensive Plan.

#### **VI. Divergences**

The application lists a divergence request to allow driveways to be constructed within 40 feet of intersections. This applies to two public roads.

**Staff comment:** This is appropriate, as long as the affected streets are local in nature, according to the findings of the Traffic Impact Study. If internal streets rate as Collector streets, this issue may need to be reviewed.

#### **VII. Issues**

##### **A. Phasing**

The proposal indicates that the site will start construction in fall, 2014 and be developed in several phases. The first phase of 43 lots will include the eastern access to Clark-Shaw. The second phase of 40 lots will include the western access to Clark-Shaw and the third phase of 37 lots will include the central portion of the development and centralized open space.

**Staff comment:** This suggests that quite a bit of development will take place before the useable open space is built and dedicated. Ideally, this open space would be configured (or the phase lines changed) in a way that would allow development earlier in the process. Also, any phase which includes the centralized open space should include the entire area.



## **B. Sidewalks/Trails**

The plan indicates sidewalks throughout, a bike path along the southern edge of Clark-Shaw Road, and other paths throughout the various open space areas. One of these paths includes a connection to the Buckeye Valley school site on Hyatts Road. However, this pedestrian connection would require crossing one or more unrelated parcels and would provide minor benefits, as the subdivision is within the Olentangy District.

## **C. Road alignment**

The plan indicates two main accesses on Clark-Shaw Road. The easternmost access will be built with the first section. It shows a long, north/south road, providing frontage for about 15 lots before shifting to the east and running down the eastern property boundary, which also serves as the township boundary between Concord and Liberty Townships. This 147-foot wide, 8.86-acre parcel is under the same ownership as the subject property, but is not being rezoned or calculated in any of the acreage of this proposal. This sets up an unusual situation with a single-loaded street running along undeveloped land.

The township should expect some detail of how this adjacent land might develop, particularly when it is under common ownership. The applicant has shown a road connection through the adjacent land on the southern end of the development, which indicates some consideration of this land. During the subdivision phase, the various county agencies will want to prevent the possibility that new lots could someday be created via the NPA lot split process along this road. The county will also want to control access to the road, preventing unnecessary curb cuts and road extensions. Having said that, an additional extension will likely be needed along that roadway, probably at the first intersection after entering from the north.

The property to the west may also need an additional connection. This will be further studied during the subdivision process. The traffic study process may also identify the need for additional lanes at the entrance roads, as well as improvements required along Clark-Shaw Road. Some roads may carry enough projected traffic that they may meet standards for additional width and parking restrictions.

## **D. Utilities**

The application includes service letters from major utility providers. The letter from the Regional Sewer District states that sanitary sewer is available to the site. Development is permitted to connect to the County sewer system provided that there is sufficient capacity available for the development and all requirements of the Sanitary Engineer's office can be met. Sanitary sewer is not currently located on the subject parcel and a sewer extension from the future O'Shaughnessy pump station is required to serve this area.

This site represents the first new development that will be served by the Lower Scioto Wastewater Treatment Plant, located on the west side of the O'Shaughnessy Reservoir on the south side of Moore Road. The service area includes most of Concord Township and small areas of western Liberty Township. A new pump station is required at Butts Road to provide service to the east side of the reservoir. Although it may seem premature to rezone a project before these details can be worked out, the policy of the Regional Planning Commission typically has been that applications within sewer service areas are recommended for approval where sanitary service is required. However, staff typically asks that some detail be provided showing conceptual locations of extension across unrelated parcels. In this case, it would include the conceptual extension from this site to the site of the pump station.

There is no letter from the County Engineer's office, but staff has confirmation that the office has reviewed the plan and made preliminary comments. A Traffic Impact Study will be required which will determine which streets may need to be built as collectors.

## **E. General**

The plan includes sample deed restrictions and commits to standards for building appearance and architectural detail. The application also includes landscaping detail as noted, which appears to be subtle, blending with the existing character of the area and buffering the existing homes at 3883, 3993, and 4011 Clark-Shaw Road. The entry features do not indicate lighting, and staff recommends that they not be lit. If provided, any landscape lighting should be low-voltage, down lighting with cutoff fixtures.

## **VIII. Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning of 111.7 acres from FR-1 to PRD by Metro Development LLC, to the DCRPC, Concord Twp. Zoning Commission, and Concord Twp. Trustees, *subject to:*

1. *Reducing the density to 1.85 units per acre, or committing to dedicate the adjacent 8.85 acres in Liberty Township to open space;*
2. *Phasing the development so that the useable open space is developed earlier in the process;*
3. *Providing clarification of the reasons behind the placement of the road along the property line;*
4. *Providing another connection to the east and to the west;*
5. *Providing conceptual plans to connect this site with the proposed O'Shaughnessy Pump Station;*
6. *Any landscape lighting should be down lighting with cutoff fixtures.*
7. *Providing large enough access for EMS to the internal park (added by Mr. Cooperider.)*

## **Commission / Public Comments**

Mr. Todd Farris with Farris Planning and Design was present to represent the applicant. He agreed to work with the appropriate agencies on the staff comments.

Mr. Farahay was concerned about the improvements to Clark Shaw Road. Mr. Riedel stated that after the traffic study is completed the County Engineer's office will work with the developer on the required improvements. He was confident that the improvements would be completed with the first phase.

Mr. Clase asked if the small piece to the north (Ruhl property), surrounded by this project was considered for development. Mr. Sanders explained that there was a significant sized pond on the 5-acre property which would limit the number of lots that could be created.

Mr. Cooperider was concerned with the availability of access to the larger park area. Mr. Sanders agreed and provided language for item #7 in the staff recommendations.

***Mrs. Kuba made a motion to recommend Conditional Approval of the rezoning of 111.7 acres from FR-1 to PRD by Metro Development LLC, subject to:***

1. *Reducing the density to 1.85 units per acre, or committing to dedicate the adjacent 8.85 acres in Liberty Township to open space;*
2. *Phasing the development so that the useable open space is developed earlier in the process;*
3. *Providing clarification of the reasons behind the placement of the road along the property line;*
4. *Providing another connection to the east and to the west;*
5. *Providing conceptual plans to connect this site with the proposed O'Shaughnessy Pump Station;*
6. *Any landscape lighting should be down lighting with cutoff fixtures.*
7. *Providing large enough access for EMS to the internal park.*

***Mr. Gunderman seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Concord Twp.). Motion carried.***

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## V. SUBDIVISION PROJECTS

### Preliminary

13-14 Brookview Manor (fka Crownover Farms) – Berlin Twp. - 88 lots / 87.84 acres

#### I. Conditions

**Applicant:** Dominion Homes

**Subdivision Type:** Single Family Residential

**Location:** East side of Africa Road, 3,000 feet north of Sherman Road

**Current Land Use:** Vacant, former agricultural

**Zoned:** R-2 with PRD overlay

**Utilities:** Del-Co water and public sanitary sewer

**School District:** Olentangy

**Engineer:** Civil & Environmental Consultants

#### II. Staff Comments

Brookview Manor is a single-family subdivision with its main access from Africa Road. A series of internal streets provide frontage for the 88 lots. Road connections are provided to existing Acadia Court to the west, Cliff View Drive to the north (platted but unbuilt) and to the undeveloped Ravines at Meadow Ridge property, also to the north. No connection is provided to Sherman Road, based on the desires of the township and the poor condition of Sherman Road. Significant open space of 26.69 acres is included. Much of this protects a stream running through the site. Other open space provides a rural development character along Africa Road and a buffer around the perimeter of the project.

*A technical review was held on June 17, 2014, after which the applicant has addressed all of the required changes.*

#### III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Brookview Manor** to the DCRPC.

#### Commission / Public Comments

Mr. Mike Reeves with Civil and Environmental Consultants was present to represent the applicant.

*Mr. Farahay made a motion for Preliminary Approval of Brookview Manor. Mrs. Jenkins seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.*

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11-14                    **Sheffield Park, Sec. 1, Ph. B, Lot 6903, Div. #1 – Genoa Twp. - 03 lots / 01.823 acres**

**I. Conditions**

**Applicant:** GMV Holdings

**Subdivision Type:** Single Family Residential

**Location:** West side of Worthington-Galena Road, 100 feet north of Sheffield Park Drive

**Current Land Use:** Original farm house and barns

**Zoned:** Planned Residential District

**Utilities:** Del-Co water and public sanitary sewer

**School District:** Olentangy

**Engineer:** DES Engineering

**II. Staff Comments**

Sheffield Park, Section 1, Phase B was recorded in 2003. It included 36 buildable lots, one of which was a 1.82-acre parcel housing the original farmhouse and collection of outbuildings that were in existence at the time. The plat also included 17 acres of reserves, part of the open space network within the larger subdivision. Over the years, the barns have fallen into disrepair and do not fit the character of the area. It was anticipated that the existing house, which is non-conforming in its location, would eventually be replaced, with the new structure required to be in compliance with zoning.

The applicant is proposing to divide this lot into three lots. Two would create new build lots and a third would house the existing home, with the same assurances that any replacement house would meet current zoning regulations. This proposal has been through several hearings at the township, since the site is part of an existing Planned Residential Development. It has also been reviewed by the Home Owners Association. Both the HOA and the Township have acknowledged that the proposal establishes a better long-term solution than the current situation.

The proposal does not require any public road or road-related improvements to be made and the sanitary connection has been approved by the Sanitary Engineer's office. All existing structures will be removed and any foundations backfilled before new construction will be approved by the Code Compliance office.

***A technical review was held on June 17, 2014, after which the applicant has addressed all of the required changes.***

**III. Staff Recommendation**

Staff recommends *Preliminary Approval* of **Sheffield Park, Section 1, Phase B, Lot 6903, Division #1** to the DCRPC.

**Commission / Public Comments**

Mr. Drew Berlin was present to answer questions from the Commission.

Mr. O'Brien questioned sewer availability to this project. Mr. Berlin stated that there is a line available for these three lots. Mrs. Jenkins confirmed the presence of availability and would work with Mr. Berlin on the timing for a connection during the Final Engineering stage.

***Mr. Clase made a motion for Preliminary Approval of Sheffield Park, Section 1, Phase B, Lot 6903, Division #1. Mr. Farahay seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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**03-06.2 Meadows at Lewis Center, Section 2 (Revised) – Orange Twp. - 37 lots / 15.80 acres**

**I. Conditions**

**Applicant:** Silvestri Homes

**Subdivision Type:** Single Family Residential

**Location:** North side of Lewis Center Road, 2,180 feet west of S. Old State Road

**Current Land Use:** Vacant, former agricultural, house, and outbuildings

**Zoned:** Single Family Planned Residential District

**Utilities:** Del-Co water and public sanitary sewer

**School District:** Olentangy

**Engineer:** Kleingers Group

**II. Staff Comments**

The first section of Meadows at Lewis Center was recorded in 2011 and was the site of the 2012 Parade of Homes. Two other plats have been recorded, completing the original site plan for Section 1. First approved in 2006, several changes in ownership have taken place on the various subject parcels. Based on those changes and the fact that the remaining land to the north and west are currently in speculation for uses and a transportation network that may not be compatible with the currently-approved Preliminary, the applicant is seeking a change for Section 2. Additionally, the applicant is no longer seeking development of the remaining sections to the west.

The new design shows the extension of existing Koester Trace continuing through the site to the west. A new road, Joab Street, travels north also extending to the northern property line. This section includes 37 buildable lots and 1.165 acres of open space.

***A technical review was held on June 17, 2014, after which the applicant has addressed some of the required changes. The applicant has committed to providing the road stubs during Final Engineering. Also, if the western road stub needs to shift north based on drainage issues, it will not require a revised Preliminary Plan.***

**III. Staff Recommendation**

Staff recommends *Conditional Preliminary Approval* of **Meadows at Lewis Center, Section 2 (Revised)** to the DCRPC, *subject to extending the road stubs to the property line during Final Engineering.*

**Commission / Public Comments**

Ms. Knittle with Kleingers group was present to represent the applicant.

Mr. O'Brien asked if the applicant would commit the stubs as noted in the staff recommendations. Ms. Knittle confirmed that they would commit to the stubs.

Mr. O'Brien asked if the applicant would commit to a flatter more usable open space. He mentioned the surrounding developments have open spaces on hills that are not so usable. Ms. Knittle agreed to make the open space usable.

***Mr. Gunderman made a motion for Conditional Preliminary Approval of Meadows at Lewis Center, Section 2 (Revised), subject to extending the road stubs to the property line during Final Engineering. Mrs. Jenkins seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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**Preliminary/Final** (none)

**CONSENT AGENDA**

**Final**

08-14                    Northgate II - Genoa Twp. - 02 lots / 04.538 acres

**I. Conditions**

- Applicant:** Romanelli & Hughes
- Subdivision Type:** Commercial
- Location:** North side of Northgate Way, East of S.R. 3
- Current Land Use:** Goodwill store, vacant
- Zoned:** Planned Industrial Warehouse District
- Utilities:** Del-Co Water, on-site treatment
- School District:** Westerville
- Engineer:** Advanced Civil Design

**II. Staff Comments**

The proposal is to divide the lot into a 2.263-acre site for a Goodwill store currently under construction and a 2.276-acre site for future development. Both parcels will utilize a shared driveway along the northwest property line. The site gets its access from Northgate Way, a private road. This revision has been through the Township Zoning process.

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

**III. Staff Recommendation**

Staff recommends *Final Approval* of Northgate II - Genoa Twp. to the DCRPC.

**Commission / Public Comments**

**Mr. Gunderman made a motion for Final Approval of Northgate II. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

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19-02.2.B.2 Alum Crossing, Sec. 2, Ph. B, Pt. 2 - Orange Twp. - 14 lots / 06.036 acres

**I. Conditions**

**Applicant:** Rockford Homes  
**Subdivision Type:** Single Family Residential  
**Location:** West of Orangelake Drive, South of the up ground Del-Co reservoir  
**Current Land Use:** Vacant  
**Zoned:** Single Family Planned Residential District  
**Utilities:** Del-Co Water, on-site treatment  
**School District:** Olentangy  
**Engineer:** Sands Decker CPS

**II. Staff Comments**

This plat represents the final section of Alum Crossing, begun in 2002. It includes the terminus of Rocklake Court, providing frontage for 14 buildable lots. All open space related to the overall development has been previously platted.

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

**III. Staff Recommendation**

Staff recommends *Final Approval* of Alum Crossing, Sec. 2, Ph. B, Pt. 2 to the DCRPC.

**Commission / Public Comments**

*Mr. Gunderman made a motion for Final Approval of Alum Crossing, Sec. 2, Ph. B, Pt. 2. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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12-14 Villas at Olentangy Crossing II, easement vacation – Orange Twp. - 01 lots / 13.995 acres

**I. Conditions**

**Applicant:** NRS Properties  
**Subdivision Type:** Condominiums  
**Location:** East side of Rail Timber Way, north of Lewis Center Road  
**Current Land Use:** vacant  
**Zoned:** Planned Commercial and Office  
**Utilities:** Del-Co Water, on-site treatment  
**School District:** Olentangy  
**Surveyor:** Jeff Green

**II. Staff Comments**

The plat for Olentangy Crossings Section 2 included several drainage and utility easements on Lot 7354, which were created based on the approved Development Plan that was proposed at that time. The site plan has changed and several of the easements are no longer needed or need to be reduced. The easement vacation, as well as new easements have been reviewed and approved by the County Engineer's office. The vacation was advertised in the newspaper and notice was sent with the subdivision agenda. The office received no objections to this action.

The applicant has presented to the RPC Office a survey of the easements to be vacated, a requirement for approval.

**III. Staff Recommendation**

Staff recommends *Final Approval* of easement vacation for Villas at Olentangy Crossing II, to the DCRPC.

**Commission / Public Comments**

*Mr. Gunderman made a motion for Final Approval of the easement vacation for Villas at Olentangy Crossing II. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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VI. OTHER BUSINESS (*none*)

VII. POLICY / EDUCATION DISCUSSION (*none*)

VIII. RPC STAFF AND MEMBER NEWS (*none*)

*Having no further business, Mrs. Kuba made a motion to adjourn at 7:56 p.m. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

*The next meeting of the Delaware County Regional Planning Commission will be Thursday, July 31, 2014, 7:00 PM at the Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.*

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Ken O'Brien, Chairman

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Stephanie Matlack, Executive Administrative Assistant