



**DELAWARE COUNTY
REGIONAL PLANNING COMMISSION**

109 N. Sandusky Street, Delaware, Ohio, 43015 Phone 740-833-2260 Fax 740-833-2259

Philip C. Laurien, AICP, Executive Director

MINUTES

Thursday, July 29, 2004 at 7:00 PM

Delaware Hayes Services Building,

140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of June 24, 2004 RPC Minutes
- Executive Committee Minutes of July 21, 2004
- Statement of Policy

II. VARIANCES (none)

III. PUBLIC CONSTRUCTION PROJECTS

- 02-04 PC Columbia Gas of Ohio – proposed pipeline reinforcement project – Brown Township
- 03-04 PC OEPA - Local Clearinghouse Review and 208 Consistency Review for Camp Lazarus Conservation Easement WRRSP Project – Liberty Twp.

IV. ZONING MAP/TEXT AMENDMENTS

- 37-04 ZON Bob and Cathy Lynch – Berkshire Twp. – 6.358 acres from A-1 to FR-1
- 38-04.A ZON Don Kenney Sr. – Liberty Twp. – 183.484 acres from FR-1 to PRD (Golf Village North)
- 38-04.B ZON Don Kenney Sr. – Liberty Twp. – 36.301 acres from FR-1 to PC (Golf Village North)
- 39-04 ZON 401 East Powell Road LLC – Orange Twp. – 17.73 acres from PI to PCD
- 40-04 ZON Land Five Ltd. – Berlin Twp. – 1.865 acres – PCD – location of 2 model homes

V. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
21-04	T Estates at Cheshire	Berkshire	38 lots / 89.38 acres
22-04	T Hayden Reserve	Concord	37 lots / 70.64 acres

Preliminary/Final (none)

Final

10-04	T Tarragon Estates	Berkshire	05 lots / 10.26 acres
43-99.5	Harbor Pointe, Section 5	Berlin	14 lots / 36.59 acres
06-01.3	Willow Bend, Section 3	Genoa	42 lots / 31.94 acres

27-02.A/B	Wedgewood Park, Sec. 2, Ph.A&B	Liberty	69 lots / 79.76 acres
02-04	Dent Woods	Trenton	03 lots / 16.70 acres

T=TABLED, W=WITHDRAWN

VI. EXTENSIONS

02-03.1/2	Walnut Grove Estates, Sec.1 & 2	Genoa	56 lots / 51.30 acres
19-02.1/2	Alum Crossing, Sections 1 & 2	Orange	97 lots / 50.80 acres

VII. OTHER BUSINESS

VIII. POLICY / EDUCATION DISCUSSION

IX. RPC STAFF AND MEMBER NEWS

- Scott Sanders - AICP certified

I. ADMINISTRATIVE BUSINESS

- **Call to Order**

Chairwoman called the meeting to order at 7:00 p.m.

- **Roll Call**

Representatives present: John Schmidt, Robert Hedrick, Gary Spanner, Jim Ward, Kris Jordan, Steve Burke, Gary Gunderman, Tom Hopper, Leslie Warthman, Matt Wyscarver, Holly Foust, Dick Gladman, Bill Thurston, Marvin Miller, Llyod Shoaf, and George Mason. *Alternates present:* Jim Kappenhagen, Jack Smelker, Scott Pike. *Staff present:* Phil Laurien, Scott Sanders, Paul Deel, Joe Clase, Da-Wei Liou and Stephanie Matlack.

- **Approval of the June 24, 2004 RPC Minutes**

Mr. Miller made a motion to approve the minutes of the last meeting, seconded by Mr. Shoaf. VOTE: Unanimously For, 0 Opposed. Motion carried.

- **July 21, 2004 Executive Committee Minutes**

1. Call to order

Chairwoman Foust called the meeting to order at 8:30 a.m. Present: Holly Foust, Dick Gladman, Steve Burke and Jim Ward. (Absent: Leslie Warthman). Staff present: Phil Laurien and Stephanie Matlack.

- 2. Approval of Executive Committee Minutes**
- a. June 16, 2004** – Mr. Gladman made a motion to approve the minutes of the last meeting, seconded by Chairwoman Foust. **VOTE: Unanimously For, 0 Opposed. Motion carried.**
- 3. Old Business**
- a. Contract updates**
- 1.) **Harlem Twp.** – contract has been sent, but not signed and returned yet
 - 2.) **Genoa and Berlin Twp.’s** – zoning updates underway
 - 3.) **Delaware Twp.** – has submitted a proposed revised zoning document for staff to review under the free assistance
 - 4.) **Liberty Twp.** – planned commercial zone updated, comprehensive plan update underway
 - 5.) **Village of Van Buren** – (Hancock County) met with Ed Ingold, acting Director of the Planning Commission and elected County Commissioner, the Village of Van Buren is in a similar situation as Shawnee Hills, platted and recently installed centralized sewer. May want staff to do a master plan.
 - 6.) **Aetna and Violet Townships** – (Licking County) May want to join RPC as associate member for planning assistance. Referred by Don Brosius.
- 4. New Business**
- a. Financial / Activity Reports for June 2004**

The financial reports for June were presented.

REGIONAL PLANNING RECEIPTS		JUNE	YTD TOTAL
General Fees (Lot Split)	(4201)	\$2,035.00	\$6,865.00
Fees A (Site Review)	(4202)	\$500.00	\$2,100.00
Insp. Fees (Lot Line Transfer)	(4203)	\$100.00	\$540.00
Membership Fees	(4204)	\$30.07	\$152,781.97
Planning Surcharge (Twp. Plan. Assist.)	(4205)		
		\$3,586.00	\$41,361.06
Associate Membership Fees	(4206)		\$1,500.00
Charges for Serv. A (Prel. Appl.)	(4230)		
		\$12,600.00	\$81,281.03
Charges for Serv. B (Final. Appl.)	(4231)		
		\$9,185.73	\$56,860.21
Charges for Serv. C (Ext. Fee)	(4232)		
			\$800.00
Charges for Serv. D (Table Fee)	(4233)	\$1,000.00	\$2,000.00
Charges for Serv. E (Appeal/Var.)	(4234)		
			\$600.00
General Sales	(4220)		
		\$325.34	\$3,367.39
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		
		\$250.00	\$5,320.00
Soil & Water Fees	(4243)		
		\$550.00	\$3,644.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
			\$40.00
Other Reimbursements A	(4721)		
		\$0.20	\$32.31
Other Misc. Revenue (GIS maps)	(4730)	\$392.35	\$1,678.92
Sale of Fixed Asset	(4804)	\$700.00	\$700.00
Other Reimbursements B	(8092)		
Canceled Warrants	(8099)		
Interfund Revenues	(8701)		
TOTAL RECEIPTS		\$31,254.69	\$361,471.89
Balance after receipts		\$292,583.16	
Expenditures		\$ 44,274.54	
End of May balance		\$248,308.62	

Mr. Ward made a motion to approve the financial reports as presented. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- b. July RPC Preliminary Agenda** – Mr. Laurien presented the preliminary agenda including 2 public construction projects for comment, 5 rezoning applications, 2 preliminary and 5 final applications and 1 extension request.

Mr. Burke stated that the Health Department would like to require the letter from the OEPA regarding sewage disposal approval prior to the Health Dept. giving preliminary approval of projects with on-site septic systems. The Committee agreed that the Health Dept. should secure a letter from the OEPA stating their approval or denial of on-lot systems prior to the Health Dept. and DCRPC giving preliminary approval. Mr. Burke agreed to inform the applicants of the 2 preliminary plans that they will need this letter prior to the RPC's meeting on the 29th. The applicants could ask to table their applications if they do not already have this letter.

- 5. Other Business** (none)
- 6. Personnel** (none)
- 7. Adjourn** – **Mr. Gladman made a motion to adjourn the meeting, seconded by Mr. Ward. VOTE: Unanimously For, 0 Opposed. Motion carried.**

Meeting adjourned at 9:40 a.m.

The next regular Executive Committee meeting will be Wednesday, August 18, 2004 at 8:30 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015

P 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 (none)

III. PUBLIC CONSTRUCTION PROJECTS

02-04 PC Columbia Gas of Ohio – proposed pipeline reinforcement project – Brown Township

Applicant: Columbia Gas Company
Notification and comment request 20 inch gas main betterment project, Brown Township

I. General

Rapid growth in the Delaware County area has increased demand for gas service from supplier Columbia Gas. In order to meet demand they are proposing a new 20 inch gas main, 4500 feet in length parallel to an existing 10 inch main located within existing easements in Brown Township, Delaware County.

II. Staff Comments

The proposed gas line appears to run through or be close to lands owned by John and Dolores Breece, Lawrence and Jean Colflesh, Molly Humes, Springbrook Enterprises and Joseph Potter.

III. Findings and Recommendation

Staff finds that the proposed 20 inch gas pipeline improvement to the Columbia Gas supply line lies within an existing easement and is appropriate for the improvement of service to the North Columbus supply area and recommends **Approval** to the DCRPC, Columbia Gas, and the Ohio Power Siting Board.

Commission / Public Comment

Mr. Miller made a motion to recommend approval of the proposed 20 inch gas pipeline improvement to the Columbia Gas supply lines, seconded by Mrs. Warthman. VOTE: Unanimously For, 0 Opposed. Motion carried.

**03-04 PC OEPA - Local Clearinghouse Review and 208
Consistency Review for Camp Lazarus Conservation
Easement WRRSP Project – Liberty Twp.**

This review is a requirement of the Ohio Water Pollution Control Loan Fund. Through Ohio EPA’s Water Resource Restoration Sponsorship Program, the City of Columbus is sponsoring the purchase of a conservation easement on approximately 150 acres known as Camp Lazarus.

I. Surrounding Land Use

To the south is the recently rezoned land for the northern campus of Columbus State on Winter Road and state-owned tree preserve. To the east is US 23 and the Delaware-Union Joint Vocational School South Campus. To the north is agricultural land along US 23. To the west is Chapman Road and the Olentangy River.

II. General Comments

Camp Lazarus is located along the US 23 corridor, which has experienced tremendous growth pressure and is rapidly developing both in Liberty Township to the south and Delaware City to the north. As the landowner, the Simon Kenton Council of the Boy Scouts of America has been assessing whether to continue to own the property or to sell it for its development value. The financing provided by the Water Resource Restoration Sponsorship Program (WRRSP) creates a situation where Delaware County Preservation Parks will acquire the lands and protect them, and the Council, with proceeds it realizes from the sale of development rights, will be able to continue operation of the camp. Also, the Ohio EPA will gain protection of water resources important to maintaining the quality of the Olentangy River at this location.

Purchase of the conservation easement will allow for the protection of approximately 150 acres of land through which a high-quality headwater habitat creek flows. This creek, known as Deer Run will be protected along with over 9,800 lineal feet of the Olentangy River, Lazarus Run and other headwater tributaries.

This project involves the City of Columbus as the sponsor, Preservation Parks of Delaware County as the implementer, and the Simon Kenton Council as land owner. Columbus is applying to the Ohio Water Pollution Control Loan Fund for an approximate \$86,000,000, of which \$2,389,000 will be provided to Preservation Parks for purchase of the conservation easement. Preservation Parks will hold and manage the conservation easement in perpetuity.

III. Comprehensive Plan

The 1995 adopted Liberty Township Comprehensive Plan map shows this area as Open Space and Recreation. One of the goals of the plan under the “Character” section is:

“Encourage the private contribution of environmentally sensitive properties, development rights, or conservation easements to appropriate public or quasi-public organizations dedicated to preserving open space or historic landmarks.”

Planning Unit Seven recommends that Camp Lazarus and the State of Ohio Conservation Area to be maintained.

The loan request, purchase of the development rights, and management by Preservation Parks of Delaware County achieves this goal of the township.

IV. DCRPC Staff Recommendation

Staff recommends *Approval* of the **Local Clearinghouse Review and 208 Consistency Review for Camp Lazarus Conservation Easement WRRSP Project** to the DCRPC.

Commission / Public Comment

Mr. Ward made a motion to recommend approval of the Local Clearinghouse Review and 208 Consistency Review for Camp Lazarus Conservation Easement WRRSP Project. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

substation. To the east is Chessie Railroad tracks with large acreage (3-12 ac.) single-family lots beyond. To the south is Home Road and commercial zoning within existing un-built sections of Golf Village (City of Powell).

II. General Comments

The primary characteristic of this development is a 3700' extension of Sawmill Parkway to the north, which provides access for 272 condominium units, as well as a Planned Commercial and Office development on the north side of Home Road. The High School site will directly access Sawmill Parkway at two locations. The parkway will include a multi-purpose trail along its eastern edge. The second major characteristic of this development is the dedication to the Olentangy School District of a 63.29-acre middle school site and a 14.27-acre elementary school site. These two dedications represent approximately \$2.5 - 3 million in potential taxpayer savings to the school district.

The general alignment of Sawmill Parkway has been checked by the County Engineer. The office is comfortable with the proposed alignment south of the power lines. A corridor study is underway, so flexibility is needed at the northern end. The route may progress to the northwest as shown, or may proceed directly north.

The development includes four distinct development sub-areas and open space:

- Sub Area A includes 120 condominium units in 4-unit buildings on 33.32 acres.
- Sub Area B includes 152 condominium units in 4-unit buildings on 39.52 acres.
- Future school site is 63.29 acres.
- A 14.27-acre area of open space is located in the southern portion of the site. A 6.3-acre open space area is in the northwestern corner and the northeastern corner includes a 6.99-acre open space area. The 14.27-acre open space has been offered to the Olentangy School District as an elementary school site.

III. Planned Residential Zoning

The Liberty Township PR zoning is a Planned Unit Development district adopted pursuant to Ohio Revised Code 519.021(A). It is a one-step process that demands a final development plan at the time of the application for rezoning. There is a process for major or minor deviation from the development plan after rezoning. In this case the development leaves out some design and textual information, so much so that staff anticipates a great deal of "administrative review" after the zoning. The final development plan should include the administrative review.

IV. Comprehensive Plan

The 1995 adopted Liberty Township Comprehensive Plan map Planning Unit One notes the Sawmill corridor is a transitional area and states:

"This unit is to be planned as a coordinated, mixed use corridor parallel to the new Sawmill Parkway...Land uses to the east of the Parkway should be non-residential."

"Consider a compatible mixture of low density office, retail, light industrial, and institutional uses throughout the remainder of the corridor north of Seldom Seen Road, only after development patterns are committed south of Seldom Seen Road, the alignment of Sawmill is finalized, and improvements to intersecting east-west roadways are also committed."

The 1995 Liberty Township Comprehensive Plan showed Sawmill Parkway running parallel to and 1000' west of the railroad. The current terminus of Sawmill Parkway is 1900' west of the railroad. There is, therefore, a much larger corridor between the parkway and the railroad tracks than originally anticipated, and this distance will be maintained or widened further up to Hyatts Road due to the electric substation at Hyatts Road and the geometry needed to avoid large transmission towers with curving roads.

The area between Sawmill Parkway and the railroad was anticipated to be mixed use, but primarily non-residential. To expect this wide corridor to be all commercial, office or industrial in 2004 is unreasonable because:

- 1.) there is a glut of office space in north Columbus and Delaware County;
- 2.) there is significant unused commercial space already within the Sawmill corridor and;
- 3.) there is little demand for light industrial uses at this location. Some residential component should be expected, and low density multi-family (four units per net acre, 1.5 units per gross acre) is a reasonable use, especially as owner-occupied condominiums.

Planning Unit Nine discusses allowable residential use at 1.0 units per gross acre, with a minimum lot size of .75 acre. Higher densities may be allowed along the railroad. This proposal trades school land dedication and Sawmill Parkway construction for density considerations. Given the location, design and type of multi-family proposed, staff finds this a reasonable trade-off.

V. Issues

A. Design – The original development plan presented a variety of problems, most of which are solved with the second design. A new pedestrian circulation pattern includes a network of paths throughout both condominium Sub-areas and the school site. Condo Sub-area A (to the south) has four entry points, two from the parkway and two that connect to the commercial site. However, condo Sub-area B

(to the north) has only one access point for automobiles and emergency equipment.

B. Density – Using a gross acreage that includes the 63.29-acre school site and 13.8 acres within the Sawmill Parkway right-of-way, the overall density of this proposal is 1.486 dwelling units per gross acre. The 1995 Liberty Township Comprehensive Plan sets a density for this area at 1 du/ac, but acknowledges that higher densities might be granted near the railroad. Surrounding conditions have also changed since the plan was adopted, bringing sewer, a new high school, and a four-lane parkway to the area. As discussed in IV above, it must be noted that the developer is providing right-of-way for and building of Sawmill Parkway, as well as a much-needed school site. Funds for this infrastructure may be generated by expanding the New Community Development Authority of Golf Village, or shared by the County Commissioners, or both.

The Liberty Township PR zoning allows a maximum of 2 du/ac for single-family units and up to 6 du/acre for multi-family. The proposed density is 1.486 units/acre.

VI. Development Plan: The following are areas of concern or comment from the Development Plan requirements of the zoning text:

A. Provision of Utilities and surface drainage. Letters from the Sanitary Engineer indicate 300 taps are available from existing capacity through Golf Village. The application states that 227 taps will be used for the condominiums, leaving 73 taps for the commercial portion to the southwest. When and if additional capacity can be gained via the Perry Taggart sewer line, the remaining 44 residential units will be constructed. The developer's consulting engineer has studied several scenarios to determine the amount needed for the commercial portion of the proposal. If the commercial site is built out without needing all 73 taps, any remaining taps will be allotted to the residential section. The application does not mention how sewage to the school site will be handled.

Storm water will be managed for the commercial and residential areas with ponds along the east side of Sawmill Pkwy.

B. Traffic Patterns. As noted in Section V-A, internal circulation uses private streets with limited entry and exit points. At least one additional access should be designed for the condos in sub-area B.

A private street cross-section is provided showing 6" roller compacted concrete with two layers of asphalt and an extruded curb. The township should adopt the County Engineer's design manual standard cross sections and require they be used on private streets in condominiums, as these developments escape platting review

and the quality of the street base and surface is totally up to the developer. The township should demand underdrains as well as side road drainage and a paving designed to last 20 years. This must be done as a condition of zoning since there is no subdivision review.

The plan shows that the large loop road that provides access to the two sub-areas as well as the school site will be a private road. The developer intends to build the curb-cuts and the condo developers will be responsible for the condo accesses, as well as a road extension 25' into the school site. The school system will be responsible for building the remainder of the loop road and the multi-purpose trail along it.

Staff comment: *The loop road should be a public road. The condominium owners should not be responsible for portions of a road that will someday carry auto and bus traffic generated by the school. The developer should build and dedicate the amount of road that is needed to access the condos and stub the road and right-of-way into the school site. In addition, the multi-purpose trail should be moved from the west side of the loop road to the east side and constructed by the developer where it passes adjacent to the condos.*

C. Relationship of the development to existing and probable uses of surrounding areas. The residential uses and open space buffer to the substation is noted in the application as fulfilling the goals of the Comprehensive Plan. However, these uses have a minimal amount of connectivity through the use of a trail system. They are three separate entities, when they could form an integrated Town Center.

The plan shows a potential connection from the commercial area to the open space in the southeastern corner of the site. There is no other access for this open space. If this area is intended to be used by the condo owners (the association will maintain it), then access should be provided from the condos rather than from the commercial area. There is no detail provided as to whether the open space will be active or passive. It might also be additional school space. The two northern areas of open space appear to be passive, leaving the southern open space as the only useable park land.

Staff Comment: *Whether the 14.27-acre open space is for the use of the condo residents, the township, or the school district, better access should be provided for the open space and detail should be added showing how the open space will be developed and used.*

Although this proposal indicates a multi-purpose trail along Sawmill Parkway, the trail diverts into the private condo developments and does not extend the entire

length of Sawmill. In addition, there are no sidewalks planned for the interior road network of the condos.

Staff comment: The multi-purpose trail should be adjacent to the parkway for its entire length, extending the existing 2-mile trail from the south. Wide sidewalks should be provided throughout the condo sub-areas with at least a 5' tree lawn between the sidewalk and street.

D. Proposed Timetable for Development. The developer commits to construct Sawmill Parkway with engineering beginning immediately upon zoning approval.

E. The applicant has requested the following divergences.

- Request that water impoundments be allowed between Sawmill Parkway and the condominium units where the Zoning Code does not allow them in front yards. **Staff comment:** This is potential safety issue. The County Engineer should review the proposed pond locations and depths to determine if there is a safety issue.
- A total of three subdivision sales signs shall be erected prior to platting. **Staff comment:** this is reasonable.
- Permanent identification signs – 4 requested (2 signs, 2 medallions) at each entry on the private loop road, 4 requested (2 signs, 2 medallions) at the right-in/right-out on Sawmill and 2 logo medallions. **Staff comment:** seems excessive, since the curb-cuts from Sawmill are close to the curb-cuts to the condo entry points. However, given the submitted entry detail, this is probably reasonable.
- Density divergence – **Staff comment:** the zoning relates density to the Comprehensive Plan. The 1995 Comprehensive Plan does not stipulate a specific density for Sub-area 1. Staff supports the density proposed because of the trade-off for a dedicated school site(s) and extension of Sawmill Parkway.

VII. Conformance with Development Standards

The application addresses the General Development Standards for the Planned Residential District as well specifically addresses standards for each Sub Area.

- Lighting detail, mailbox, fencing and sign standards are included.
- Landscaping detail is included both for the entries and for general structures.
- Off-street parking standards will be met.
- Phasing plan is included.
- The application notes that the pavement setback in Sub-area A shall be 0 feet along the private loop road. **Staff comment:** The plan does not

indicate a need for a 0' pavement setback except to allow the condo property line to be along the edge of the road pavement. Because this will someday be a school access road, a proper right-of-way should be proposed for potential utilities and road maintenance. Multi-purpose trail should be on the east side of the loop road. Condos can be reconfigured so that the 0' setback is not necessary.

VIII. Criteria for Approval

The township must find that the development is:

1) Consistent in all respects with the purpose, intent and general standards of the Zoning Resolution.”

Staff finding: The submitted plan meets many of the general zoning standards of the township code but there is much detail missing. Final development plan approval should include the “administrative review” process and amendments.

2) In conformity with the comprehensive plan or portion thereof as it may apply.”

Staff finding: Yes. The 1995 adopted Liberty Township Comprehensive Plan map notes this is a transitional area for office, commercial, light industrial and some residential use. It also acknowledges that higher densities may be allowed along the railroad.

3) Advances the general welfare of the County and the immediate vicinity.”

Staff finding: Generally yes, but more detail is needed in the administrative review process.

IX. DCRPC Staff Recommendation

Staff recommends **Conditional Approval** of the change in zoning of 183.484 acres from FR-1 to PR to the DCRPC, the Liberty Township Zoning Commission and the Liberty Township Trustees, subject to:

- 1.) The loop road accessing the school site be a public road. The road should be built and dedicated along the condo sites and stubbed into the proposed school property;
- 2.) Better access be provided to the 14.27-acre open space to the south. If this becomes an additional school site, access should come from the north;
- 3.) The multi-purpose trail be extended the entire length of Sawmill Parkway;
- 4.) Sidewalks should be provided on at least one side of the street within the condo areas;
- 5.) Review the placement of the retention ponds adjacent to Sawmill Parkway to ensure traffic safety.

- 6.) An additional access be added to condo Sub Area B (north)
- 7.) Final development plan approval not being granted until all "administrative review" items are complete

Commission / Public Comment

Mr. Charlie Vince was present to answer questions from the Commission.

Mrs. Warthman asked if the suitability for a school site had been determined with the proximity of the power lines in relation to the proposed location. Mr. Vince stated that a study was conducted and the school was placed 500' away from the power lines. Mr. Laurien stated that the Olentangy School district is counting on this site for a middle school for construction for next year. The south east area of the project is projected for an elementary school in the future. He added that this proposed school location is no closer to the powerlines than those by the high school.

Mr. Gunderman asked what the access would be for the elementary school site. Mr. Laurien stated that the staff suggestion is that it should come from the north and south. They should have two ways in and out. Staff suggests the road to the south be extended to the elementary site and be a full public access. Mr. Sanders stated that the elementary school might be shifted north.

Mr. Laurien said that instead of having a two step process where you give a preliminary development plan approval and then a final later, Liberty Township gives a final development plan approval basically upfront then does an administrative review on the housekeeping items. This plan has a lot of housekeeping items. Our suggestion is to delay the granting of the final development plan approval and have both those processes run concurrently. Mr. Spanner asked if Mr. Vince was in agreement with the seven items under staff comments. Mr. Vince stated that he was and would work with the Township on these issues.

Mr. Miller made a motion to recommend conditional approval of the rezoning request for 183.484 acres from FR-1 to PR for Golf Village North, subject to staff comments. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

38-04.B ZON Don Kenney Sr. – Liberty Twp. – 36.301 acres from FR-1 to PC

This rezoning application is submitted by Don Kenney Sr. for a 36-acre Planned Commercial and Office Development, on the northeast corner of Home Road and Sawmill Parkway, east of Olentangy Liberty High School. The residential zoning proposal includes a 3700' extension of Sawmill Parkway.

I. Conditions

- Present Zoning:** Farm Residential (FR-1)
- Proposed Zoning:** Planned Commercial (PC)
- Present Use:** Agriculture, high tension power lines and easements
- Proposed Use:** Commercial and Office
- Existing Density:** 1 unit per acre
- Proposed Density:** N/A
- School District:** Olentangy
- Utilities Available:** Del-Co Water, County sewer
- Soils:** BoA Blount Silt Loam, 0-2% slope
- BoB Blount Silt Loam, 2-4% slope
- PwA Pewamo Silty Clay Loam, 0-1% slope

Surrounding Land Use: To the west is Olentangy Liberty High School. To the north and east is farmland proposed for multi-family residential zoning in companion case 38-04.A. To the south is Home Road and commercial zoning within existing un-built sections of Golf Village (City of Powell). To the southwest is single family residential and golf course.

II. General Comments

The primary characteristic of this development will be the extension of Sawmill Parkway, 1600' to the north at the developer's expense. The secondary major characteristic of this project and case 38-04.A is the dedication of 63.29 acres to the Olentangy School District for a Middle School at a projected savings to taxpayers of approximately 2 million dollars. There is also a potential for the 14.27-acre site in the southeast corner of case 38-04.A to be an elementary school site.

The development plan includes one large interior 24-acre building site and nine out-parcels. The nine commercial frontage lots along Home Road and Sawmill Parkway are between 1.1 and 1.6 acres. One full access from Home Road, one right-in/right-out from Sawmill Parkway and one full access from Sawmill at the northern edge of the site are proposed.

Tenants are not named in the proposal, but may include retail uses, restaurants and offices. Total square footage for the buildings will be 326,709 s.f. (9,000

s.f. per acre). The largest commercial building proposed is 300' x 400', or 120,000 square feet.

Immediately to the south across Home Road is a zoned, but un-built 32-acre commercial node within existing Golf Village. The development plan for this corner includes 7 out-lots and a 22-acre interior lot.

III. Planned Commercial and Office Zoning

The Liberty Township PC zoning is a Planned Unit Development district adopted pursuant to Ohio Revised Code 519.021-A. It is a one-step process that demands a final development plan at the time of the application for rezoning. There is a process for major or minor deviation from the development plan after rezoning. Staff anticipates "administrative review" after the zoning (and after the citizens' right of referendum has lapsed). Adequate details about the nature and size of the businesses should be agreed to as part of the zoning to avoid problems later.

IV. Comprehensive Plan:

The site lies within Planning Area 1 of the 1995 Liberty Township Comprehensive Plan. Planning Unit 1 notes the Sawmill corridor is a transitional area and states:

"This unit is to be planned as a coordinated, mixed use corridor parallel to the new Sawmill Parkway...Land uses to the east of the Parkway should be non-residential.

"Consider a compatible mixture of low density office, retail, light industrial, and institutional uses throughout the remainder of the corridor north of Seldom Seen Road, only after development patterns are committed south of Seldom Seen Road, the alignment of Sawmill is finalized, and improvements to intersecting east-west roadways are also committed."

Planning Unit Nine, which lies to the east of Planning Unit 1, discusses allowable residential use at 1.0 units per gross acre, with a minimum lot size of .75 acre. Higher densities may be allowed along the railroad, as well as light industrial uses and agribusiness.

V. Development Plan: The following are areas of concern or comment from the Development Plan requirements of the zoning text:

A. Architectural standards and exterior material. The description of the design and construction materials standards is extensive. Buildings will include natural materials of brick, stone, or stucco, facades will be articulated with details for visual interest, entries shall include entrance features such as awnings, arches, peaked roofs, and canopies. These are appropriate features and descriptive details, but there are no sample elevations provided and no building footprints.

B. Provisions for water, sanitary sewer, waste disposal, etc. Letters from the Sanitary Engineer indicate 300 taps are available from existing capacity through Golf Village. The application states that 227 taps will be used for the residential units in RPC#38-04.A, leaving 73 taps for this application. When and if additional capacity can be gained via the Perry Taggart sewer line, the remaining 48 residential units will be constructed as well as any commercial/office uses not able to be served with the current allotment.

The developer's consulting engineer has studied several scenarios to determine the amount needed for the commercial portion of the proposal. If the commercial site is built out without needing all 73 taps, any remaining taps will be allotted to the residential section. Storm water will be managed for the commercial and residential areas with ponds between Sawmill and the condominiums.

C. Proposed traffic patterns, public and private streets, and their relationship to existing conditions. The development plan shows entry points, and an internal road network with street trees. Direct access should not be allowed to any lot from Sawmill Pkwy. or Home Road. The plan states that additional accesses must be approved by the County Engineer.

The plan shows an intersection within the commercial development with an oval island. Although this is a private internal road system, a small roundabout would be a better way to handle traffic flow within the commercial area. As drawn, the oval creates three traffic conflict points.

D. Relationship to existing and probable uses of surrounding areas. The development plan shows two connections to the residential proposal to the north, which have been added since the

initial application. The network begins to create a potential focal point and gathering place, but the detail shows the footprints of two larger big-box structures and a strip center – a standard commercial layout. It is impossible to know the final result of this commercial area without architectural elevations.

- E. Size of structures.** Many residents of Liberty Township are concerned about big-box retail on Sawmill Parkway. The Zoning Commission enlisted the DCRPC to craft a 65,000 s.f. limitation on so-called big-box uses. A new Planned Commercial text addressing this issue has been drafted but not adopted.

The largest of the commercial structures is drawn as 120,000 square feet, certainly a big box scale. In discussions with the developer and the designer, both indicated that the plan should have shown a maximum footprint size for the building of 65,000 square feet. They will adjust the plan to comply with the township's proposed standard.

- F.** The plan shows a potential connection from the commercial area to the open space in the southeastern corner of the site. There is no other access for this open space. If this area is intended to be used by the condo owners (the association will maintain it), then access should be provided by a public street from the condos rather than from the commercial area. There is no detail provided as to whether the open space will be active or passive. It might also be additional elementary school space. The two northern areas of open space appear to be passive, leaving the southern open space as the only useable park land.

Staff Comment: Whether the 14.27-acre open space is for the use of the condo residents, the township, or the school district, access from the north should be provided for the open space and detail should be added showing how the open space will be developed and used.

- G. The applicant has requested the following divergences.**

- A total of two subdivision sales signs shall be erected prior to platting. *Staff comment: this is reasonable.*
- Setback divergence at 25' for buildings and 10' for pavement from interior lot lines. *Staff comment: This is reasonable and comparable to other sites along Sawmill.*

- Setback divergence at 50' for buildings and 35' for pavement from Planned Residential zoning, where the requirement is 1/3 of the sum of the height and depth of the structure, but no less than 100' from Residential Districts. *Staff comment: Probably okay, but there are no constraints within the site itself that result in a need for a divergence.*
- A 0' setback for pavement is requested since the entry drive will be shared by the condo Sub-area A and the commercial development. *Staff comment: No; this establishes a potential maintenance issue with the access road being owned by two different entities. This should be a publicly dedicated road where it accesses both uses.*
- Specific phases within the commercial area are not determined at this time and will be market driven. *Staff comment: This is reasonable.*
- A divergence from the parking requirements is requested. *Staff comment: The parking provided generally meets or exceeds the township's requirements. This is acceptable.*

VI. Conformance with Development Standards

The application addresses the General Development Standards and specific detail for the PCD as well.

- Lighting detail, buffering, and sign standards are included.
- Landscaping detail is described for entry features and parking lot islands.
- Dumpsters and trash receptacles will be enclosed and rear building facades shall have architectural detail similar to front elevations.
- Unless previously noted, the application indicates the proposal will conform to the township's development standards.

VII. Criteria for Approval

1) Consistent in all respects with the purpose, intent and general standards of the Zoning Resolution."

Staff finding: The submitted plan meets some of the general zoning standards of the township code but there is detail missing. Architectural elevations should be added, or the declaration of final development plan approval be considered as part of the administrative review process.

2) In conformity with the comprehensive plan or portion thereof as it may apply."

Staff finding: Yes. The 1995 adopted Liberty Township Comprehensive Plan map recommends mixed uses of commercial office and light industrial between Sawmill Parkway and the railroad.

3) *Advances the general welfare of the County and the immediate vicinity.*

Staff finding: A commercial node that includes the extension of Sawmill Parkway could advance the public health, safety and welfare of the vicinity, but more detail is needed about the commercial uses and the final development plan.

VIII. DCRPC Staff Recommendation

Staff recommends **Conditional Approval** of the change in zoning of 36.301 acres from FR-1 to PC to the DCRPC, the Liberty Township Zoning Commission and the Liberty Township Trustees, *subject to:*

- 1) *A more detailed development plan be submitted, showing architectural elevations,*
- 2) *An alternative development plan be considered as a town center, with the central commercial area having buildings pulled closer to Home and Sawmill Parkway, and parking located in parking courtyards to the side and rear.*
- 3) *That the road that accesses both the commercial development and the condo Sub-area A be dedicated as a public road stub, with suitable setbacks for the condos. This will shift the road south.*
- 4) *Divergences to be granted as itemized under item V.G above*
- 5) *Final development plan approval not being granted until all "administrative review" items are complete.*

Commission / Public Comment

Mr. Charlie Vince was present.

Mr. Ward made a motion to recommend conditional approval of the rezoning request for 36.301 acres from FR-1 to PC by Charlie Vince for Golf Village North, subject to staff comments. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

39-04 ZON 401 East Powell Road LLC – Orange Twp. – 17.73 acres from PI to PCD

Applicant: Judith Dempsey Hook

Location: 401 East Powell Road, northeast corner of Green Meadows Drive and Powell Road.

I. Conditions

Present Zoning: Planned Industrial (PID)
Proposed Zoning: Planned Commercial (PCD)
Present Use: Industrial warehouse (Emery Freight).
Proposed Uses: Shopping Center development
Existing Density: N/A
Proposed Density: N/A
School District: Olentangy
Utilities Available- Del Co Water, Delaware County sanitary sewer.
Soils: UdB-Udorthents

II. Project Description

The applicant requests a zoning change for 17.73 acres from Planned Industrial to Planned Commercial in order to redevelop an industrial warehouse (Emery Freight) to a shopping center. The existing building will be razed and 6 new commercial outlots will be subdivided. The site will be divided into 6 lots and include up to 158,800 s.f. of building space. The following table contains site information:

	Maximum s.f.	Parcel acreage
Parcel A (Shopping center)	64,800 s.f.	6.48
Parcel B	28,800 s.f.	2.88
Parcel C	18,100 s.f.	1.81
Parcel D	14,200 s.f.	1.42
Parcel E	16,400 s.f.	1.64
Parcel F	16,500 s.f.	1.65
Total	158,800	15.88

III. Conformance with Local Comprehensive Plans

The Orange Township 2001 Comprehensive Plan places this property in Sub-area 5 "Central Commercial/Industrial Corridor" and recommends Planned Commercial as infill to all existing commercial zoning. The proposal conforms to the plan.

IV. Conformance with Development Standards

- 1.) Provisions for utilities.
 - a.) Sanitary sewer – Sewer is available through an 8" line along Green Meadows Drive. The Sanitary Engineer has provided a letter stating

that there is capacity to serve this development.

- b.) Water – Del-Co water is available through a 12” line along Powell Road according to a letter provided by Del-Co Water Company.
 - c.) Other utilities – Service letters have been provided for gas (Columbia Gas of Ohio) and phone (Verizon).
- 2.) Storm water – The plan shows a detention pond on Parcel A. Additional detention may be required pending the County Engineer’s review.
- 3.) Proposed Traffic Patterns and their relationship to existing conditions-
- a.) A traffic study has not been submitted. The County, ODOT and/or the Township may require one.
 - b.) Arrangement of streets in regard to existing or planned streets- The development will include the relocation of Green Meadows Drive to align with Green Meadows Drive south of Powell Road. The existing signal at Green Meadows Drive (north) will also be relocated to the new intersection. An east-west spine road will provide access to the outparcels. Staff recommends that the eastern road be extended to the project boundary to allow for a connection to the adjacent development (Green Meadows Commerce Center). Also, the western leg does not appear to align with Hornbeam Lane west of the existing Green Meadows Drive. The plan should be modified to provide a proper alignment. The existing Green Meadows Drive intersection with Powell Road will become full access-in/right-out only movement. The development will be completed in three to seven years and will consist of 3 phases. Phase 1 includes three lots on the west side (Parcel B, C, and D). Phase 2 includes two lots (Parcel E and F) and the first leg of the relocated Green Meadows extending from Powell Road. Phase 3 will complete the relocation of Green Meadows Drive and include the large retail outparcel (Parcel A). ODOT is seeking funds to accommodate the relocation, but if money is not available the developer may need to contribute funds.
- 4.) Parking – The plan indicates that the parking requirements of Article XXI will be met. Staff would encourage the Township to allow shared parking between tenants.
- 5.) Architectural design criteria - No renderings were provided for buildings

although materials were described for commercial buildings. Sign details have been provided.

- 6.) Landscaping – A landscaping plan has been provided.
- 7.) Divergences - A divergence is requested for minimum acreage within a phase to allow less than 5 acres to be developed. Staff has no objection to this request. A divergence is also requested for signs. The applicant has not stated what the divergence is.

V. Required Findings for PCD

- 1.) That the proposed development is consistent in all respects with the purpose, intent, and general standards of this zoning resolution.

DCRPC Staff Finding: Yes.

- 2.) That the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.

DCRPC Staff Finding: Yes.

- 3.) That the proposed development advances the general welfare of the township and the immediate vicinity.

DCRPC Staff Finding: Yes. The relocation of Green Meadows Drive will improve traffic flow and safety along Powell Road. However, the relocation should occur in the first phase of the development.

VI. DCRPC Staff Recommendation

Staff recommends **Conditional Approval** of the zoning change from PID to PCD, for case 39- 04 ZON, *subject to the issues raised by staff in item IV and V being resolved and specifically that Green Meadows Drive be relocated in the first phase of the development if cost contributions from various funding sources (developer, ODOT, etc.) are available to do so.*

Commission / Public Comment

Mr. Jack Reynolds, attorney with Smith & Hale, was present to represent the applicant. He stated that he agreed with the staff conditions.

Mrs. Warthman made a motion to recommend conditional approval of the rezoning from PID to PCD by 401 East Powell Road LLC, subject to staff comments. Mr. Miller seconded the motion. VOTE: Unanimously For, 0

Opposed. Motion carried.

40-04 ZON Land Five Ltd. – Berlin Twp. – 1.865 acres – from NCD to PCD

Applicant: Land Five Ltd. (owner), Summit Homes
Location: 6830 State Route 37, east of Africa Road and west of 3 B's and K Road.

I. Conditions

Present Zoning: Neighborhood Commercial (NCD)
Proposed Zoning: Planned Commercial (PCD)
Present Use: Vacant.
Proposed Uses: 2 model homes, display and sales office
Existing Density: N/A
Proposed Density: N/A
School District: Olentangy
Utilities Available- Del Co Water, Delaware County sanitary sewer.
Soils: BeB – Bennington Silt Loam, 2 to 6 percent slopes
 CaB – Cardington Silt Loam, 2 to 6 percent slopes

II. Project Description

Summit Homes seeks a zoning change from NCD to PCD to construct 2 model homes with sales offices on 1.865 acres. The site is located on the south side of US 36/37 approximately 950' east of Africa Road. The surrounding land use is mostly commercial with a single family residence located just west of this site. An existing pond to the rear of the site will be utilized for stormwater management.

The development is arranged such that the model homes are toward the front of the site, 130' from the centerline of US 36/37. Staff notes that Section 21.05 of the Zoning Resolution requires a minimum setback of 80' from the right-of-way which pushes the setback line back another 50' and into the buildings shown on the development plan. Access to the site is through a 20' drive along the west side and terminating behind the homes at a parking area which includes 27 spaces. Section 21.01 does not provide allocation formula for model home parking spaces, but 27 seem to be too many. A service building is proposed to the rear and a single 8' tall ground sign is proposed on the west side of the entrance.

III. Conformance with Local Comprehensive Plans

According to the Berlin Township 1999 Comprehensive Plan, this property is in Planning Area 6 "East Alum Creek Corridor." The plan recommends commercial uses along US 36/37 and new parallel access Road "H". Access to US 36/37 should be limited. Road "H" is intended to be built in increments by developers. While this site is not deep enough to contribute to the new road, access to 36/37 should be shared with any future development to the west and an access road should be stubbed to the east. At such time as Road "H" is developed, the access to this site should become right in/right out only. Future development to the south should provide a stub from Road "H" to this site, if topographically possible.

IV. Conformance with Development Standards

- 1.) Provisions for utilities.
 - a.) Sanitary sewer – A 10" line runs along the east property line. A letter has not been provided from the Sanitary Engineer acknowledging service and capacity.
 - b.) Water – Del-Co water is available through a 6" water line along US 36/37 according to a letter provided by Del-Co Water Company.
 - c.) Other utilities – Service letters have been provided for gas (Columbia Gas of Ohio), electric (AEP), and phone (Verizon).
- 2.) Storm water – The existing pond and proposed parking area will be utilized for stormwater management. The County Engineer should review to determine if the plan is adequate. The pond is within a tributary to the Alum Creek so OEPA and the Army Corps of Engineer's approval may be required as well. For maintenance purposes, the entire pond should be located within the lot.
- 3.) Proposed Traffic Patterns and their relationship to existing conditions-
 - a.) An existing curb cut will be utilized for access. ODOT has indicated that if the access is not at least 600' from North 3 B's and K Road that access will be restricted to right in/right out only.
 - b.) Arrangement of streets in regard to existing or planned streets- As noted earlier, the access should be shared with the adjacent land to the west and a rear access road should be stubbed to the east for a potential internal traffic network when new Road "H" (as identified on the Comprehensive Plan) is built. A stub to the south should be provided on this site for future connection to Road "H".

- 4.) Other issues:
 - c.) According to Section 21.05 the building setback shall be a minimum of 80' from US 36/37 right-of-way, not 130' from centerline as shown on the plan.
 - d.) Article 21.01 does not provide a parking allocation requirement for model homes, but 27 spaces is excessive.

V. Required Findings for PCD

- 1.) That the proposed development is consistent in all respects with the purpose, intent, and general standards of this zoning resolution.

DCRPC Staff Finding: Yes, if staff concerns in Section IV of this report are adequately addressed.

- 2.) That the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.

DCRPC Staff Finding: Yes, if the access is shared with potential future development to the west and a rear access road is stubbed to the east.

- 3.) That the proposed development advances the general welfare of the township and the immediate vicinity.

DCRPC Staff Finding: Yes, if all development plan and access issues are resolved.

VI. DCRPC Staff Recommendation

Staff recommends **Conditional Approval** of the zoning change by Land Five Ltd. from NCD to PCD, for case 40-04 ZON, *subject to:*

- 1.) *extending access easements to the east and west to allow connection to adjacent properties and*
- 2.) *providing for a future connection to planned road H on the Berlin Twp. Comprehensive Plan.*

Commission / Public Comment

Mr. Jeff Strung was present to represent the applicant.

Mr. Gladman made a motion to recommend conditional approval of the rezoning request by Land Five Ltd. from NCD to PCD, subject to staff comments. Mr. Miller seconded the motion. VOTE: Majority For, 0

Opposed, 1 Abstained (Berlin Twp.). Motion carried.

V. SUBDIVISION PROJECTS

Preliminary

21-04 T Estates at Cheshire – Berkshire Twp. - 38 lots / 89.38 acres

I. Staff Comments

The applicant has requested a 30-day tabling in order to resolve some development issues with the Township.

II. Staff Recommendation

Staff recommends *approval* of the 30-day tabling request for **Estates at Cheshire** to the RPC.

Commission / Public Comment

Mr. Miller made a motion for approval of the 30-day table request for Estates at Cheshire, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

22-04 Hayden Reserve – Concord Twp. - 37 lots / 70.64 acres

Applicant: Mike Myers

Engineer: Bauer Davidson & Merchant Inc.

I. Staff Comments

The applicant has requested a 30-day tabling to resolve outstanding issues from Technical Review.

II. Staff Recommendation

Staff recommends *approval* of the 30-day tabling request for **Hayden Reserve Subdivision**, to the DCRPC.

Commission / Public Comment

Mr. Miller made a motion for approval of the 30-day table request for Hayden Reserve, seconded by Mr. Gladman. VOTE: Unanimously For, 0

Opposed. Motion carried.

Mr. Laurien stated that Steve Burke with the Delaware General Health District had some information to discuss with the Commission regarding the OEPA and the Health Departments approval for projects with on-site septic systems.

Mr. Burke stated that prior to approving subdivisions utilizing on-site sewage disposal, a letter is required from the OEPA that states sewer feasibility. In the past, the Health Dept. could give conditional approval because they knew where sewer was in the County, what was available and what was not. On both of the preliminary applications this month the OEPA has said tie into sewer. Sewer is not available for either of these projects. He stated that he has been talking with several other health districts and they have been told the same thing. The other change in thinking for the OEPA is that they would rather see package plants run by Home Owner associations rather than individual on-site systems. Mr. Laurien explained that this change in "policy" has effected other subdivisions as well. Example: Sage Creek was up for Final approval last month. It was the 4th phase and was told they must connect to sewer, even though no sewer was available.

Preliminary/Final (none)

CONSENT AGENDA

Final
10-04 Tarragon Estates – Berkshire Twp. - 05 lots / 10.26 acres

Applicant: Jason Monsul
Engineer: ADR

I. Staff Comments

The applicant has requested at 90-day tabling to address issues raised by the Delaware County General Health District.

II. Staff Recommendation

Staff recommends *Approval* of the 90-day tabling of **Tarragon Estates** to the RPC.

Commission / Public Comments

Mr. Ward made a motion to approve the 90-day tabling of Tarragon Estates. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

43-99.5 Harbor Pointe, Section 5 – Berlin Twp. - 14 lots / 36.59 acres

Applicant: M/I Homes of Central Ohio
Subdivision Type: Single Family Residential
Location: West side of 3 B's and K Rd approximately 1700' south of Cheshire Rd.
Current Land Use: wooded ravine and former agriculture
Zoned: PRD (Planned Residential District)
Utilities: Del-Co water and Delaware County Sanitary Sewer
School District: Olentangy
Engineer: EMH&T

I. Staff Comments

Harbor Pointe, Section 5 is the last phase of a subdivision that will include 189 single-family house lots around a series of ravines that drain to the Alum Creek Reservoir. Section 5 is located on the eastern end of the development and is separated from the other sections by a large ravine. The only connection from Section 5 to the rest of the subdivision is a bike path across the ravine. Access to this section is from 3 Bs and K Road via a loop street called Bay Harbor Square. Section 5 contains 14 lots on 36.59 acres (0.38 units/acre). There are 2 large open space reserves totaling 20.33 acres. The overall density of Harbor Pointe is 1.22 du/acre with lots averaging 1/3 acre on the west side of the major ravine. The 14 lots on the east side (Section 5) range from 0.74 acres to 1.32 acres and all back up to open space. Perimeter woods and large no-build areas buffer the lots on the north and south of Section 5.

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

II. Staff Recommendation

Staff recommends *Final approval* of **Harbor Pointe, Section 5** to the RPC.

Commission / Public Comment

Mr. Gladman made motion for Final approval of Harbor Pointe, Section 5.

Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed.
Motion carried.

06-01.3 Willow Bend, Section 3 – Genoa Twp. - 42 lots / 31.94 acres

Applicant: Big Walnut Associates
Subdivision Type: Single-family Residential
Location: South side of Big Walnut Road, west of Worthington Road
Current Land Use: Vacant, former agriculture
Zoned: Planned Residential Development (PD-1)
Utilities: Del-Co water and county sewer system
School District: Olentangy School District
Project Engineer: EMH&T

I. Staff Comments

Willow Bend, Section 3 contains 38 lots on 31.94 acres and 4 open space reserve lots (14.51 acres). This phase includes the completion of Salem Drive between Section 1 (to the west) and Highland Lakes (to the south). Lynbrook Lane is extended from Section 2 and terminates at Salem Drive. Piermont Court is a cul-de-sac extending to the north. The phase will also include part of a network of bike paths throughout the Willow Bend development. Most of the open space contains ravines. Tree preservation areas are located along the rear of lots backing up to the ravines. Willow Bend subdivision received preliminary approval April 26, 2001. The overall density of the development is 1.4 units per acre (123 lots/87.6 acres) with 26.5 acres of open space.

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

II. Staff Recommendation

Staff recommends *Final approval* of Willow Bend, Section 3, to the RPC.

Commission / Public Comment

Mr. Gladman made motion for Final approval of Willow Bend, Section 3.
Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed.
Motion carried.

27-02.A/B Wedgewood Park, Section 2, Phases A & B – Liberty Twp. - 69 lots / 79.76 acres

Applicant: Virginia Homes
Subdivision Type: Single Family Residential
Location: East Side of Riverside Drive, 3000 feet North of Powell Road
Current Land Use: vacant/former agricultural
Zoned: PR (Planned Residential)
Utilities: Del-Co Water, County sewer system
School District: Olentangy
Engineer: C. F. Bird and R. J. Bull Inc.

I. Staff Comments

Wedgewood Park, Section 2 extends west from Section 1, which currently has access on Powell Road. Section 2 connects to Riverside Drive. The area along Riverside Drive will be open space, including a large detention pond. Topography includes rolling hills rising from the O'Shaughnessy Reservoir and deep ravines with seasonal streams.

Phases A & B contain 69 single-family residential lots with 11.1 acres of reserve on 79.76 acres. The gross density of this development is 0.83 du/acre. The plan includes Creighton Drive crossing the site from west to east joining Section 1 with future Section 2, Phases C & D.

Section 2, Phases C & D are located directly east of these two phases. Phase D has not received preliminary approval. There is a large treed area in this eastern portion, a waterway running through the treed area and some existing ponds.

Trotter's Gate subdivision, which is currently under construction lies to the north. To the southeast are lands owned by the Columbus Zoo. To the immediate south is Sunset Cove Estates (platted in 1962) which is connected to this development through a street connection.

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

II. Staff Recommendation

Staff recommends *Final approval* of Wedgewood Park, Section 2, Phases A & B to the RPC.

Commission / Public Comment

Mr. Gladman made motion for Final approval of Wedgewood Park, Section 2, Phases A & B. Mr. Miller seconded the motion. VOTE: Unanimously For,

0 Opposed. Motion carried.

seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

02-04 Dent Woods – Trenton Twp. - 03 lots / 16.70 acres

Applicant: Vanness (Brian Lee & Darryl Adkins)
Subdivision Type: Single-Family Residential (CAD)
Location: Northwest corner of the bend in Dent Road, Trenton Twp.
Current Land Use: Wooded
Current Zoning: Farm Residential (FR)
Utilities: Del-Co Water and private septic systems
School District: Big Walnut Local School District
Engineer: Patridge Surveying

VI. EXTENSIONS

02-03.1/2 Walnut Grove Estates, Sections 1 & 2 – Genoa Twp. - 56 lots / 51.30 acres

Applicant: Vince Romanelli
Engineer: RD Zande, Inc.

I. Staff Comments

Dent Woods includes 3 lots on a common access driveway (CAD) on Dent Road in Trenton Township. Lots range in size from 5.0 to 6.7 acres. The proposed CAD is 1,800-feet long.

I. Staff Comments

The applicant has requested a six-month extension to allow time for construction of underground utilities. Preliminary approval was given in January 2003. This is the applicant's second request for an extension.

The applicant received preliminary approval on February 26, 2004. Site distance issues have since been resolved with the County Engineer. The applicant now owns an additional 10-foot swath along the lot's southern boundary, which was acquired to meet CAD subdivision regulations for 60-foot access.

II. Staff Recommendation

Staff recommends *approval* of the 6-month extension for **Walnut Grove Estates, Sections 1 & 2**, to the RPC.

Surrounding land uses include scattered single-family homes along Dent Road with agricultural fields to the north and south. Rattlesnake Ridge Golf Club is adjacent to the west. The golf course is currently purchasing 20 acres adjacent to the south. This development includes a 20-foot walking easement to the golf course along the western boundary of the development that is to be maintained by homeowners.

Commission / Public Comment

Mr. Miller made a motion to approve the 6 month extension request for Walnut Grove Estates, Sections 1 and 2. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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

19-02.1/2 Alum Crossing, Sections 1 & 2 – Orange Twp. - 97 lots / 50.80 acres

Applicant: Rockford Homes
Consultant: Sands Decker Ltd.

II. Staff Recommendation

Staff recommends *Final approval* of **Dent Woods** to the RPC.

I. Staff Comments

Commission / Public Comment

Mr. Gladman made motion for Final approval of Dent Woods. Mr. Miller

The applicant has requested a 6-month extension of the Alum Crossing, Sections 1 and 2 preliminary plan in order to obtain the necessary approvals for final plat submission.

II. Staff Recommendation

Staff recommends *approval* of the 6-month extension of **Alum Crossing, Sections 1 and 2** to the RPC.

Commission / Public Comment

Mr. Miller made a motion to approve the 6 month extension request for Alum Crossing, Sections 1 and 2. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. OTHER BUSINESS (none)

VIII. POLICY / EDUCATION DISCUSSION (none)

IX. RPC STAFF AND MEMBER NEWS

- **Scott Sanders - received the AICP certification**

Having no further business, Mr. *Miller made a motion to adjourn the meeting. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

The meeting adjourned at 8:15 p.m.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, August 26, 2004 7:00PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.