



# Delaware County Regional Planning Commission

109 North Sandusky Street  
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www.dcrpc.org

Scott B. Sanders, AICP  
Executive Director

## *\*MINUTES\**

Thursday, August 27, 2015 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 July 30, 2015 RPC Minutes
- Executive Committee Minutes of August 19, 2015
- Statement of Policy

### II. VARIANCES *(none)*

### III. ZONING MAP/TEXT AMENDMENTS

25-15 ZON      Berkshire Twp. Zoning Commission – Comprehensive Plan revisions  
 26-15 ZON      Concord Twp. Zoning Commission – Comprehensive Plan revisions  
 27-15 ZON      Harlem Twp. Zoning Commission – Zoning Code revisions  
 28-15 ZON      Metro Development – Concord Twp. – 49.61 acres - PRD

### IV. SUBDIVISION PROJECTS

#### Preliminary

		<b>Township</b>	<b>Lots/Acres</b>
13-15	Clarkshaw Moors	Concord	232 lots / 116.8 acres

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

#### Final

07-05.2.B	Nelson Farms, Section 2, Phase B	Liberty	21 lots / 17.449 acres
03-12.2.B	Trail's End, Section 2, Phase B	Liberty	24 lots / 15.78 acres
12-15	North Orange, Sec. 1, Ph. 3 easement vacation	Orange	2 lots / 0.921 acres
08-12.3	Sanctuary at the Lakes, Section 3	Orange	18 lots / 08.20 acres

**T=TABLED, W=WITHDRAWN**

### V. EXTENSIONS *(none)*

### VI. OTHER BUSINESS

### VII. POLICY / EDUCATION DISCUSSION

### VIII. RPC STAFF AND MEMBER NEWS

**I. ADMINISTRATIVE BUSINESS**

▪ **Call to Order**

Vice-Chairman George called the meeting to order at 7:00 p.m.

▪ **Roll Call**

Representatives: Jeff George, Susan Kuba, Fred Fowler, Barb Lewis, Steve Burke, Tiffany Jenkins, Susan Dorsch, Hal Clase, Todd Dove, Bill Thurston, Dan Boysel, Charlie Callendar, Bonnie Newland, and Mike Dattilo. Alternates: Chet Heid and John Piccin. Arrived after roll call: Joe Proemm. Staff: Scott Sanders, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the July 30, 2015 RPC Minutes**

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

▪ **August 19, 2015 Executive Committee Minutes**

**1. Call to order**

Vice-Chairman George called the meeting to order at 9:50 a.m. *Present:* Jeff George, Tiffany Jenkins and Susan Kuba. Gary Merrell was present as a guest. *Absent:* Dave Stites. *Staff:* Scott Sanders and Stephanie Matlack.

**2. Approval of Executive Committee Minutes from July 22, 2015**

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

**3. New Business**

- Financial / Activity Reports for July 2015

REGIONAL PLANNING RECEIPTS		JULY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,640.00	\$3,690.00
Fees A (Site Review)	(4202)	\$300.00	\$1,200.00
Insp. Fees (Lot Line Transfer)	(4203)	\$900.00	\$2,300.00
Membership Fees	(4204)		\$272,375.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$465.79
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$800.00	\$32,610.60
Charges for Serv. B (Final. Appl.)	(4231)	\$3,300.00	\$31,899.60
Charges for Serv. C (Ext. Fee)	(4232)	\$150.00	\$600.00
Charges for Serv. D (Table Fee)	(4233)		
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$1,200.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$600.00	\$3,000.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$540.00	\$2,385.00
Soil & Water Fees	(4243)	\$325.00	\$2,100.00
MISCELLANEOUS REVENUE			

Other Reimbursements	(4720)		
Other Reimbursements A			
Other Misc. Revenue (GIS maps)	(4730)	\$29.00	\$85.00
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
<b>TOTAL RECEIPTS</b>		\$8,884.00	\$353,910.99

<b>Balance after receipts</b>	<b>\$829,007.21</b>
<b>Expenditures</b>	<b>- \$ 24,339.83</b>
<b>End of July balance (carry forward)</b>	<b>\$804,667.38</b>

*Mrs. Jenkins made a motion to Approve the financial reports as presented for audit. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

- Site Review: (none)
- August RPC Preliminary Agenda
  - 1.) Rezoning:
    - Berkshire Twp. Zoning Commission – Comp. Plan revisions
    - Concord Twp. Zoning Commission – Comp. Plan revisions
    - Harlem Twp. Zoning Commission – Zoning Code revisions
    - Metro Development – Concord Twp. – 49.61 acres - PRD
  - 2.) Preliminary:
    - Clarkshaw Moors – Concord Twp. – 232 lots / 116.8 acres
  - 3.) Preliminary/Final: (none)
  - 4.) Final:
    - Nelson Farms, Section 2, Phase B
    - Trail’s End, Section 2, Phase B
    - North Orange, Section 1, Phase 3 easement vacation
    - Sanctuary at the Lakes, Section 3
  - 5.) Extensions: (none)
- Director’s Report
  - 1.) Continued discussions with Sanitary and Engineering toward the creation of an internal GIS site where departments can share the status of development projects.
  - 2.) Coordinating a County Planning Directors meeting to be held at CCAO on Friday.
  - 3.) Final changes to Oxford Zoning Resolution with Prosecutor comments – likely initiation this month.
  - 4.) Attended groundbreaking for the Sawmill Parkway extension.

- 5.) Worked with Nancy Reger at MORPC to assist with land use projections for an update to the Delaware City Thoroughfare Plan.
  - 6.) Met with Terri Eyerman, treasurer at Big Walnut, regarding financial projections as they begin to look at future planning efforts.
  - 7.) Continue to collect data for an update to the county's Thoroughfare Plan targeted at the 36/37/71 corridor.
  - 8.) Forwarded a message from the city from Ohio Health regarding historic and current development in a 5-mile radius from the new OhioHealth site on the south side of the city. Sent map and directed to web resources and offered more detailed information.
  - 9.) Continued involvement as Trustees President with Convention and Visitors Bureau.
  - 10.) Attended a kickoff meeting for the Delaware Area Transit Agency Development Plan and Funding Study. Offered demographic information and will continue involvement as a stakeholder. Should be a five-month project of their consultants (Parsons-Brinckerhoff and Murphy-Epson). DCRPC will send out information to members as well.
  - 11.) Updated the single-family/multi-family mix on the community profiles section of the website.
  - 12.) Provided information to DeJong-Richter, which is updating a build-out study for Olentangy School District. Clarified the timing of plats as they go through the development and recording system.
  - 13.) Coordinated with the GIS office and Soil and Water to provide stream data for the county's website. Merged information from a naming study Soil and Water completed several years ago.
4. **Old Business** (*none*)
  5. **Other Business** (*none*)
  6. **Personnel** (*none*)
  7. **Adjourn**

*Having no further business, Mrs. Kuba made a motion to adjourn the meeting at 10:05 a.m. Mrs. Jenkins seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

*The next regular Executive Committee meeting will be Wednesday, September 9, 2015 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** (none)

**III. ZONING MAP/TEXT AMENDMENTS**

**25-15 ZON Berkshire Twp. Zoning Commission – Comprehensive Plan revisions**

**Introduction**

With increasing development, the Berkshire Township Zoning Commission has seen the need to update a portion of its Comprehensive Plan, last updated in 2008. Since the current plan was adopted, Northstar has begun to develop more aggressively, the Simon-Tanger outlet mall has begun development, and the southern extension of Wilson Road has been engineered and is under construction.

The update to the plan is rather simple, with an acknowledgement that the corridor along 36/37 is a significant traffic corridor with increasing development pressure. The corridor is roughly defined as 3 Bs and K Road on the west, S. Galena Road on the east, Cheshire Road to the south, and the township boundary to the north.

Commercial development is recommended along the highway, utilizing good access management standards and assuming the road might someday have a median. Lighting, architectural details, and landscaping goals are repeated from the existing plan. Mixed-use development is appropriate, particularly in the southwest quadrant, much of which was zoned when the Simon-Tanger site was approved. Additional Open Space is a goal, but such open space is appropriate either within a development site, or dedicated nearby in the overall corridor. Internal road networks are recommended as reflected in the existing Comprehensive Plan map, including the southern and northern extension of Four Winds Drive and the continued extension of South Wilson Road.

**Staff Recommendations**

*Staff recommends Approval of the revisions to the Berkshire Township Comprehensive Plan to the DCRPC, Berkshire Twp. Zoning Commission, and Berkshire Twp. Trustees.*

**Commission / Public Comments**

*Having no comments from the Commission, Mr. Boysel made a motion to recommend Approval of the revisions to the Berkshire Township Comprehensive Plan. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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## 26-15 ZON      Concord Twp. Zoning Commission – Comprehensive Plan revisions

### Introduction

Concord Township began working in November of 2013 on an update to its 2003 Comprehensive Plan. RPC staff worked with a steering committee through August of 2014 at which time the steering committee and then the Zoning Commission began working on fine-tuning the document. Maps were updated and final changes were made in July, 2015 for the initiation process by the Zoning Commission. As part of the Executive Summary, the following trends were noted:

### **Concord Township 2015: Land Use Facts and Issues**

- The Township population is estimated at 10,301.
- Population grew 107% between 1990 and 2000, 127% between 2000 and 2010.
- Building permits peaked at 410 in 2003. After posting only 40 in 2009, the average since has been about 70.
- Single-family uses make up 37% of the land in the Township, or 5,282 acres.
- Agriculture is 24%, "Vacant Residential" is 16%, Rivers/Lakes/Streams is 7%, Parks and Open Space is 6%, Commercial is 2%. Institutional, Multi-Family, and Industrial each make up 1%. The remaining 4% is right-of-way.
- There are 980 acres zoned Planned Residential.
- Tartan Fields is 445-acre, R-2 zoned neighborhood; Scioto Reserve is 695 acres PRD and the expansion is 238 acres to the north.
- Since 1941, most annexations have been to Dublin and Shawnee Hills. The most recent, however, was a site on Home Road to Powell - 42 acres of Concord Township and 27 acres of Liberty Township.
- Housing mix is roughly 3,161 single-family structures and 355 multi-family addresses in 160 buildings.
- Four school districts are located in the Township. Dublin is to the south, with one elementary located within the Township and an elementary and middle school located in Dublin, within Delaware County. Olentangy, to the east, is mostly built-out, with roughly 151 developable acres. Except for a small area in Delaware Schools, the remainder of the Township is in the Buckeye Valley District. B.V. owns a 23-acre site on Hyatts Road.
- Road improvements are scheduled (or underway) at Home Road/Section Line/Riverside Drive and at Harriott Road/Concord Road.
- After the 2002 Concord Township Plan, the County consulted local communities in a Sewer Master Plan Update, which identified new sewer service areas. One service area was created within Concord Township, including some land in Liberty Township.
- In 2007, developers started construction of the Lower Scioto Treatment Plant which is now owned by the County. At current construction, the plant could treat 1.4 million gallons per day, with design for expansion to a maximum capacity of 2.8 million gallons per day.
- Future land use: the planning process has so far indicated the need for a business and commercial corridor along U.S. 42, "Scioto Reserve-similar" densities on the east side of the reservoir, an opportunity to redevelop the correctional facilities at Home Road and Dublin Road into a mix of residential and non-residential uses, and the possibility of

allowing a higher-density condominium transitional use bordering the Lower Scioto Treatment Plant, as long as it is blended into the surrounding development.

- Concord Township has significant natural beauty in its Scioto River frontage and ravines, but development pressure can cause damage to these sensitive areas.
- The Lucy Depp subdivision in southern Concord Township contains approximately 700 small, non-conforming lots of record that were platted in the 1920s but have not been fully built because of lack of sanitary sewer.
- U.S. 42 is a busy two-lane federal highway with heavy truck traffic that has not become a commercial road. Access management practices that limit curb cuts can help prevent the deterioration of this important highway as the area develops.
- There is adequate potable water supplied by the Del Co Water Company, but summertime lawn watering stretches their ability to maintain treatment and pressure. A year-round alternate-day watering ban was instituted in 1999.
- The township is blessed with significant parks and open space. The township operates its own park with both recreational fields and walking paths at the SW corner of Dublin and Home Roads. The City of Columbus maintains parklands surrounding the O'Shaughnessy Reservoir, providing passive open space, and boating. With growth there will be a need for more active recreation such as baseball and soccer fields, tennis and basketball courts and perhaps a public swimming pool.

Changes to the recommendations are not significant. The following is a list of changes:

Generally, the density of residential areas is set at 2 units per acre. In some cases, this is an increase over the current plan. Other standards must be met, such as open space and mitigation of traffic impacts.

Multi-family may be requested at certain locations at higher densities if the impacts to schools and traffic are no greater than the underlying single-family density. These sites include Glick and Manley, the old quarry site, and as a buffer around the Lower Scioto Water Treatment Plant on Moore Road.

Arterial roads are conceptually located through large blocks of land so that they can be discussed as development occurs.

A commercial corridor along U.S. 42 has been added to complement the existing commercial/industrial node at 42 and Section Line. Development must adhere to access management guidelines by limiting access points along the highway and providing for cross-connections and backage roads.

The plan recommends the redevelopment of 84 acres at the southeast corner of Home Road and Dublin Road as a mixed use district, bringing potential commercial tax base to the township. Unfortunately, the City of Columbus purchased this property. The township will need to seek other opportunities for such mixed use areas in an effort to serve the needs of local residents.

The plan acknowledges the ability of a developer to create a Conservation Subdivision without a rezoning, by submission of a Development Plan that follows the Conservation Subdivision standards.

### **Staff Recommendations**

***Staff recommends Conditional Approval of the revisions to the Concord Township Comprehensive Plan to the DCRPC, Concord Twp. Zoning Commission, and Concord Twp. Trustees, subject to:***

1. Continuing to seek areas where local services can be provided to increase the tax base;
2. Continued review of approved densities as they relate to the capacity of the treatment plant. Higher densities in multi-family projects may impact future capacity needs.

### **Commission / Public Comments**

Mr. Clase asked if the Comp. Plan addressed watershed. Mr. Sanders stated the Plan has a section that identifies where the watersheds are. Storm water management is under the review of the County Engineer so they are always looking at what watershed a development is in and making sure that output is equal to the predevelopment.

**Mr. Clase made a motion to recommend Conditional Approval of the revisions to the Concord Township Comprehensive Plan, subject to:**

1. Continuing to seek areas where local services can be provided to increase the tax base;
2. Continued review of approved densities as they relate to the capacity of the treatment plant. Higher densities in multi-family projects may impact future capacity needs.

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

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## **27-15 ZON      Harlem Twp. Zoning Commission – Zoning Code revisions**

### **Introduction**

The Harlem Township Zoning Commission has set a date of September 8, 2015, to consider changes to its Zoning Resolution. There are numerous amendments, but each one is minor:

**Article IV** – Definition of a Common Access Drive (CAD).

**Article V** – Addition of recent zoning districts to the printed listing of zoning districts.

**Article VII** – adding the words “extensively damaged” to the list of prohibited outdoor storage of vehicles (currently includes only “inoperable or unlicensed”). Also removes the phrase “for a period exceeding (14) days”.

**Article VII, IX, XI, XII, XIV, XV, XVI, and XIX** – same as above.

**Article XXI** – Replaces the general landscaping paragraph with more detail. Generally asks that larger trees be maintained where possible. It requires Perimeter Landscaping between non-compatible uses and provides detail. Streetscape plantings are required with new developments. Streetscape plans are required in all Planned Districts and in non-residential straight districts.

Also **Article XXI** – Clarifies the requirement that a 12-foot width for driveways that serve two or more residences is related to Common Access Driveways.

**Staff comments:** *These changes appear to be reasonable. Providing a window of time for inoperable cars of fourteen days appears to be a reasonable way to provide the violator with warning before he/she is in violation. Check with Prosecutor before removing this.*

### **Staff Recommendations**

**Staff recommends Conditional Approval of the revisions to the Harlem Township Zoning Code to the DCRPC, Harlem Twp. Zoning Commission, and Harlem Twp. Trustees, subject to review and recommendations by the County Prosecutor.**

**Commission / Public Comments**

***Mr. Clase made a motion to recommend Conditional Approval of the revisions to the Harlem Township Zoning Code, subject to review and recommendations by the County Prosecutor. Mrs. Lewis seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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**28-15 ZON Metro Development – Concord Twp. – 49.61 acres - PRD**

**I. Request**

The applicant, Metro Development, on behalf of the owner Martha A. Yinger Trustee, is requesting a change in an approved Development Plan to allow the construction of 143 courtyard-style condominium units to be called The Courtyards at River Bluff and 5 large lots accessed with a Common Access Driveway.

**II. Conditions**

**Location:** west side of South Section Line Road, south of Butts Road

**Present Zoning:** Planned Residential (PRD)

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

**Present Use(s):** Residential and agricultural

**Proposed Use(s):** Planned Residential condos and clubhouse

**Existing Density:** 1 du / acre

**Proposed Density:** 2.98 du / acre

**School District:** Buckeye Valley Local School District

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

**Critical Resources:** none

**Soils:** GwB Glynwood Silt Loam 2-6% slope

GwC2 Glynwood Silt Loam 6-12% slope

**III. Issues**

In July 2014, the Regional Planning Commission reviewed a request on this property to rezone to Planned Residential for the purposes of creating a 92-lot single-family community to be called River Bluff. RPC records indicate that Concord Township approved the rezoning effective October 15, 2014. The applicant indicates that the market for single-family homes in this area was not strong but is confident that the courtyard units will be more successful.

The project design indicates two entrances on South Section Line Road, with one aligning with Scenic Creek Drive, a private road in a condominium portion of Scioto Reserve. The main entrance aligns with Highlands Drive, a subdivision of 1+ acre lots platted in 1996-2002. Internal private roads circulate through the site.

Open space is distributed throughout the project. Along South Section Line, a setback with mounding and landscaping will maintain a strip of open space along the road. The main entry terminates into an open space area with a clubhouse and pool. Significant buffering and open space landscaping is provided along Butts Road to the north. Open space areas within condo developments typically are not recorded as independent parcels, but the application includes an exhibit indicating 15.3 acres of open space, totaling 30.84% of the site.

Five lots are planned with access to a CAD coming off Riverside Drive. This part of the development would see one parcel in the Sciotosage Bluffs subdivision, platted in 1978 become three new lots. The southern two lots currently exist although only one contains a house. This part of the development, when platted, will require

notification to the current owners within the Sciotosage Bluffs plat.

**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 RPC review is on this same agenda. The current draft of the plan recommends densities similar to Scioto Reserve, which is 1.85 units per gross acre, but also generally allows other housing types as long as the impacts to schools and roads are similar and the location is appropriate. These issues are discussed within this report.

**VI. Divergence**

No divergences are requested.

**VII. Issues**

**A. Building spacing**

As a condominium development, there are no parcel lines and therefore no side yard setbacks, although the plan indicates “lots” that will be created via the exempt condominium process. The design indicates a minimum 10-foot building separation between most buildings, with a larger separation between the rears of buildings down the center of the development.

*Staff response: These are designed as courtyard units, with windows and openings primarily on the front and one side, minimal openings on the opposing side and no features or openings on the rear of each unit. Staff recommends that, based on similar projects throughout the county, the applicant provide more detail with regard to other fencing and areas that are visible from outside the development.*

**B. Road Composition**

Concord Township has experienced areas where the private nature of condominium roads has generated maintenance problems over time. Such standards need to be provided for in the Development Plan through the zoning process. Staff supports the addition of 6 inches of Roller Compacted Concrete base between the asphalt surface course and the subgrade compaction. Some models recommend 4 inches of 304 aggregate below the concrete. Staff recommends the township consult with the County Engineer for the appropriate standard.

**C. Density**

As noted above, this site was approved as a Planned Residential District for 92 lots including five on Riverside Drive while this request is for an increase to 143 condominium lots with five on Riverside. Last year, the RPC reviewed the student generation numbers in a variety of housing densities, also comparing single-family to multi-family and condominium. The following chart shows application of those numbers to the existing Development and the proposed amendment:

Project	Units	Student Generation .63 – 1.2 students/unit	ITE Trip Generation 9.5 trip ends per single-family
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River Bluff	92	58 – 110 Students	874 trip ends per day
		<b>Student Generation</b> <b>0 – .41 students/unit</b>	<b>ITE Trip Generation</b> <b>5.8 trip ends per residential condo</b>
Courtyards at River Bluff	143	0 – 59 Students	829 trip ends per day

*(The 5 units on Riverside were removed from both examples)*

The figures indicate that the proposed Courtyards product will not increase the impact beyond that of the approved development plan. In fact, the study focused on the Olentangy District, with an elementary school within close proximity of each development. The current location of Buckeye Valley elementary schools suggest the student generation of this site will be on the low side of the range shown above. It should be noted that sewer use is generally consistent whether units are on single-family fee simple parcels or single-family condominium units.

**D. Sidewalks/Trails**

The plan indicates sidewalks throughout, as well as a 5-foot path along the frontage of South Section Line and Butts Road. Staff concurs with these facilities as positive impacts for public health and increased value for the overall area.

**E. Road alignment**

As noted, the plan indicates two accesses on South Section Line Road. The northern access will be built with the first section. A Traffic Access Study has been reviewed and approved by the County Engineer’s office indicating that the accesses are appropriate and requiring north-bound turn lanes at both locations.

The property to the west is a 12-acre wooded parcel with a single home. This property could generate from 15-24 single-family homes, assuming sanitary sewer becomes available. While this land has access to Butts Road, a road stub could be provided from this development to promote connectivity and community. Staff understands that developing this site as a condominium prevents that from happening and that a future access to the existing road from the adjacent property is probably appropriate. The traffic study process may also identify the need for other requirements along the adjacent roads, including additional right-of-way as defined in the Thoroughfare Plan.

**F. 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 one of several developments that will be served by the Lower Scioto Wastewater Treatment Plant, located on the west side of the O’Shaughnessy Reservoir south of Moore Road. The service area includes most of Concord Township and small areas of western Liberty Township. To date, approximately 550 units including this proposed amendment are somewhere in the review pipeline, plus those units currently served by the Scioto Reserve plant.

A new pump station is required 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.

Staff has confirmation that the County Engineer’s office has reviewed the plan and made preliminary comments. A Traffic Impact Analysis for the new density is included as submitted to the Engineer’s office.

## **G. General**

The plan includes sample deed restrictions and commits to standards for building appearance and architectural detail. The application also includes landscaping detail and signage. Signage detail shows a post and mast arm design at a maximum height of 15 feet as well as gooseneck downlighting. Staff agrees that lighting should be low-voltage, down lighting with cutoff fixtures. Other details show rail fencing as a landscaping detail.

## **VIII. Staff Recommendations**

***Staff recommends Conditional Approval of the Development Plan amendment of 49.61 acres by Metro Development to the DCRPC, Concord Twp. Zoning Commission, and Concord Twp. Trustees, subject to:***

- 1. Any landscape lighting should be downlighting with cutoff fixtures.*
- 2. Applicant and Township should consult the County Engineer for a model private street standard.*
- 3. Check building spacing with the Fire Department and ensure that roof overhangs and other bump outs are considered;*
- 4. Provide additional detail for building design where structures are adjacent to existing homes and along the rear of the lots where the utilities are located.*

## **Commission / Public Comments**

Mr. Todd Faris with Faris Planning and Design was present to represent the applicant. He stated that they would work with the Township on building separation and their geotechnical engineer on the composition of the roadway.

***Mrs. Jenkins made a motion to recommend Conditional Approval of the Development Plan amendment of 49.61 acres by Metro Development, subject to:***

- 1. Any landscape lighting should be downlighting with cutoff fixtures.*
- 2. Applicant and Township should consult the County Engineer for a model private street standard.*
- 3. Check building spacing with the Fire Department and ensure that roof overhangs and other bump outs are considered;*
- 4. Provide additional detail for building design where structures are adjacent to existing homes and along the rear of the lots where the utilities are located.*

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

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#### IV. SUBDIVISION PROJECTS

##### Preliminary

13-15 Clarkshaw Moors - Concord Twp. - 232 lots / 116.8 acres

##### I. Conditions

**Applicant:** Homewood Corp.

**Subdivision Type:** Single Family Planned Residential community

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

**Current Land Use:** Former agricultural, one house and outbuilding, pond

**Zoned:** Planned Residential District

**Zoning approved:** December 10, 2014 (5-acre parcel still in process)

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

**School District:** Olentangy

**Engineer:** Advanced Civil Design

##### II. Staff Comments

Clarkshaw Moors was zoned through the Township in December, 2014 and the submitted plan generally follows what the RPC saw during its zoning review. In May, a five-acre parcel along Clark-Shaw Road was reviewed as an independent rezoning. During that review, it was recommended that the site be incorporated into this larger development. This parcel has been incorporated into the Preliminary Plan as shown.

The subdivision shows two entrances on Clark-Shaw Road. Roads circulate through the site, with multiple accesses for future development in adjacent land. Two potential accesses are provided to the east, one is provided to the south and one provided to the west. Open space is provided through a 130-foot strip along Clark-Shaw Road, as well as other large space distributed through the site. Total area dedicated to open space is around 34.76 acres or around 30% of the gross site. Lot sizes are generally a quarter acre in size with lots have frontages of 75-feet to 90-feet.

Sidewalks are provided throughout, with a path along the northern open space as well. Additional trails are located through the other open spaces.

*A technical review was held on August 18, 2015, after which the applicant has addressed all of the required changes.*

##### III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Clarkshaw Moors** to the DCRPC.

##### Commission / Public Comments

Mr. Dave Denniston with Advanced Civil Design was present. He confirmed that the five-acre zoning was approved Monday night by the Township Trustees.

*Mrs. Kuba made a motion for Preliminary Approval of Clarkshaw Moors. Mr. Thurston seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**Preliminary/Final** (none)

**CONSENT AGENDA**

**Final**

**07-05.2.B Nelson Farms, Section 2, Phase B – Liberty Twp. – 21 lots / 17.449 acres**

**I. Conditions**

- Applicant:** Nelson Farms Associates LLC
- Subdivision Type:** Single Family Residential
- Location:** east of Liberty Twp., west of Forestview Lane
- Current Land Use:** vacant
- Zoned:** PR (Planned Residential)
- Preliminary Approval:** 5/24/2006
- Utilities:** Del-Co Water, central sanitary sewer
- School District:** Olentangy
- Engineer:** EMH & T

**II. Staff Comments**

Nelson Farms, Section 2, Phase B includes two separate areas of development toward the west. Shale Run Drive is extended 373 feet to the west, providing frontage for seven new lots. Lots are generally .8 acres in size with approximately 120 feet of frontage. Forestview Lane is being extended 1,273 feet to the west then turning north. This road provides frontage to fourteen new lots which are generally .6 acres in size with 160 feet of frontage. No open space is platted in the internal areas of Nelson Farms and large areas of some lots include large Drainage and Conservation easements.

**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 **Nelson Farms, Section 2, Phase B** to the DCRPC.

**Commission / Public Comments**

***Mrs. Jenkins made a motion for Final Approval of Nelson Farms, Section 2, Phase B. Mrs. Lewis seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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**03-12.2.B Trail's End, Section 2, Phase B – Liberty Twp. – 24 lots / 15.78 acres**

**I. Conditions**

**Applicant:** Edwards Land Company  
**Subdivision Type:** Single Family Residential  
**Location:** south of Home Rd., west of SR 351  
**Current Land Use:** vacant  
**Zoned:** Planned Residential (PR)  
**Preliminary Approval:** 6/27/2012  
**Utilities:** Del-Co Water, central sanitary sewer  
**School District:** Olentangy  
**Engineer:** Civil & Environmental Consultants

**II. Staff Comments**

Section 2, Phase B is the final phase of Trail's End. It includes the completion of the loop street through the subdivision. A portion of this is named Guilford Road to a point where it becomes Dartmoor Lane. A stub street is provided to the undeveloped land to the west (Kasson Lane) and a connection to Home Road is located to the north. Lots are generally .4 acres in size, with at least 90 feet of frontage (or lot width at the building line). Open space of 4.923 is being dedicated along the northern edge of the subdivision. Improvements are being bonded and are not yet in place.

**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 **Trail's End, Section 2, Phase B** to the DCRPC.

**Commission / Public Comments**

***Mrs. Jenkins made a motion for Final Approval of Trail's End, Section 2, Phase B. Mrs. Lewis seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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**12-15 North Orange, Section 1, Phase 3 easement vacation – Orange Twp. - 2 lots / .921 acres**

**I. Conditions**

**Applicant:** Nationwide Children's Hospital  
**Subdivision Type:** Commercial  
**Location:** South of Gooding Blvd., east of Pacer Dr.  
**Current Land Use:** 2 vacant lots  
**Zoned:** Planned Commercial and Office (PC)  
**Utilities:** Del-Co Water and central sanitary sewer  
**School District:** Olentangy Local School District  
**Engineer:** EMH & T

**II. Staff Comments**

North Orange, Section 1, Phase 3 Subdivision was recorded February 17, 2004.

In accordance with the Subdivision Regulations, notice was published and there were no comments from any other utilities.

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 **North Orange, Section 1, Phase 3 easement vacation** to the DCRPC.

**Commission / Public Comments**

*Mrs. Jenkins made a motion for Final Approval of North Orange, Section 1, Phase 3 easement vacation. Mrs. Lewis seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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08-12.3            Sanctuary at the Lakes, Section 3 – Orange Twp. - 18 lots / 08.20 acres

**I. Conditions**

- Applicant:** M/I Homes
- Subdivision Type:** Single Family Residential
- Location:** east of Africa Rd., south of Sanctuary Dr.
- Current Land Use:** vacant
- Zoned:** SFPRD (Single Family Planned Residential)
- Preliminary Approval:** 11/28/2012
- Utilities:** Del-Co Water, central sanitary sewer
- School District:** Olentangy
- Engineer:** Watcon Engineering

**II. Staff Comments**

Sanctuary at the Lakes, Section 3 is the continuation of Royal Birkdale Drive, which forms a loop street with Sanctuary Drive. Lots are generally 11,500 square feet with 85 feet of frontage. An open space lot of 1.89 acres will be platted, adding it to a 2.41-acre parcel already dedicated.

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 **Sanctuary at the Lakes, Section 3** to the DCRPC.

**Commission / Public Comments**

*Mrs. Jenkins made a motion for Final Approval of Sanctuary at the Lakes, Section 3. Mrs. Lewis seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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V.            EXTENSIONS    (*none*)

VI.          OTHER BUSINESS

**VII. POLICY / EDUCATION DISCUSSION**

**VIII. RPC STAFF AND MEMBER NEWS**

- Please note that the next four meetings are earlier in the month than usual – September 17<sup>th</sup>, October 22<sup>nd</sup> (*meeting will be held at the County Commissioners meeting room*), November 19<sup>th</sup>, and December 17<sup>th</sup>.

*Having no further business, Mr. BoyseI made a motion to adjourn the meeting at 7:30 p.m. Seconded by Mrs. Kuba. VOTE: Unanimously For, 0 Opposed. Motion carried.*

*The next meeting of the Delaware County Regional Planning Commission will be Thursday, September 17, 2015, 7:00 PM at the Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.*

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*Jeff George, Vice-Chairman*

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*Stephanie Matlack, Executive Administrative Assistant*