

MINUTES

Thursday, September 28, 2000 at 7:00 PM
Delaware Joint Vocational School Auditorium
1610 St. Rt. 521, Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of August 31, 2000 RPC Minutes
- Executive Committee Minutes of September 20, 2000
- Statement of Policy

II. VARIANCES (none)

III. ZONING MAP/TEXT AMENDMENTS

46-00 ZON Kenneth Buell – Harlem Twp. – 5.413 acres from AR-1 to FR-1
 47-00 ZON Lloyd Linkhorn- Harlem Twp. – 5.032 acres from AR-1 to FR-1
 48-00 ZON Don & Patricia Bishop–Harlem Twp– 1.515 acres from AR-1 to FR-1
 50-00 ZON Joyce & Harold Hardin – Liberty Twp. – 2.71 acres from FR-1 to PCD
 51-00 ZON Duffy Homes – Genoa Twp. – amendment to the development plan
 52-00 ZON Planned Commts.– Orange Twp. – 58.967 acres from FR-1 to SFPRD

IV. SUBDIVISION PROJECTS

		Township	Lots/Acres
<u>Preliminary</u>			
37-00	Trotters Gait	Liberty	23 lots / 60.03 acres
39-00	Resubd. Of Lots 2945, 2948, 2949 in Wedgewood Commerce Center, Sec. 3	Liberty	10 lots / 27.68 acres
36-00	Coleman	Liberty	04 lots / 29.06 acres
35-00	Anaconda	Marlboro	05 lots / 29.53 acres
38-00.13/14	Walker Wood, Sec.'s 13 & 14	Orange	89 lots / 34.13 acres
27-00	Rattlesnake Ridge	Trenton	05 lots / 32.12 acres
<u>Preliminary/Final</u>			
40-00	Running Fox Estates	Genoa	06 lots / 18.02 acres
41-00	Market at Big Bear	Liberty	07 lots / 33.96 acres
<u>Final</u>			
33-99	Arbors at Cheshire	Berlin	21 lots / 08.44 acres

29-98.4.3	Scioto Reserve, Sec.4, Ph.3	Concord	31 lots / 09.02 acres
41-99	T Augusta Woods II	Genoa	15 lots / 15.18 acres
21-00	Il Trovatore	Kingston	05 lots / 12.18 acres
13-96.3	Thorton Woods, Phase 3	Liberty	04 lots / 21.91 acres
30-99.1	River Bend Section 4, Ph. 1	Ora./Lib.	21 lots / 24.42 acres
26-98.1.2	River Bend, Sec.1, Ph. 2	Orange	28 lots / 12.92 acres
19-99.1 T	Olde State Farms, Section 1	Orange	56 lots / 35.34 acres
20-00	US 23 / Powell Retail Center	Orange	07 lots / 19.36 acres
02-99.9	Walker Wood, Section 9	Orange	11 lots / 11.86 acres
48-99	Walker Wood, Section 12	Orange	24 lots / 10.16 acres
24-00	Warrensburg Estates	Rad./Sci.	03 lots / 42.38 acres
51-99	Waldens Revisited	Scioto	04 lots / 10.46 acres

T=TABLED

V. EXTENSIONS

40-99	“the Park” at Grief Brothers, Ph.1	Lib./Ber.	14 lots / 149.00 acres
38-99	Slane Ridge	Genoa	18 lots / 09.80 acres

VI. OTHER BUSINESS

VII. POLICY / EDUCATION DISCUSSION

I. ADMINISTRATIVE BUSINESS

■ Call to Order

Chairwoman Foust called the meeting to order at 7:00 pm.

■ Roll Call

Representatives present: Don Poland, Fred Fowler, Don Wuertz, Loretta Firis, Chad Antle, Tom Hopper, Leslie Warthman, Holly Foust, Charles Heimlich, Dick Gladman, Yvonne Ball, Bill Thurston, Marvin Miller, Lowell Hetzner, Hansel Waugh, Bonnie Newland and Kevin Moran. *Alternates present:* Tom D’Amico, Scott Pike, Paul Oswald and Robert Wood. *Staff present:* Phil Laurien, Mike Bissett, Paul Deel, Jiyeong Lee, Da-Wei Liou and Stephanie Matlack.

■ Approval of the August 31, 2000 RPC Minutes

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

Special planning contracts (signed) for 2001: Troy Twp. Comprehensive Plan, Shawnee Hills Comp. Plan, zoning and subdivision review, and Brown Township Comprehensive Plan.

The Executive Committee will vote on a recommendation to the proposed budget at the Oct. 18th Executive Committee meeting. The recommendation will then be presented to the full Commission at the Oct. 26th RPC meeting.

- e. **2001 RPC Meeting schedule** – The Regional Planning Commission meeting schedule was reviewed. The Delaware JVS North campus has approved of the dates for the use of the auditorium. A 2001 Meeting Schedule will be mailed out in November with the Preliminary agenda and the meeting minutes.

5. Other Business

- a. **DCRPC at the Delaware County Fair** – the RPC has been staffing the booth at the County Fair located in the merchant building. We have passed out information including zoning maps, zoning officer contact lists, comprehensive plan maps, and demographic information. The booth will be manned Sat., Sept. 16 – Thurs., Sept. 21.

6. Personnel *(none)*

7. Adjourn

Mr. Gladman made a motion to adjourn the meeting, seconded by Mr. Starling. VOTE: Unanimously For, 0 Opposed. Motion carried.

Meeting adjourned at 10:00 am.

The next Executive Committee meeting will be Wednesday, October 18, 2000 at 8:30 am in the 2nd Floor conference room at 50 Channing Street, Delaware, Ohio, 43015

■ Statement of Policy

As is the adopted policy of the Regional Planning Commission, all applicants will be granted 10 minutes to make their formal presentation. The audience will then be granted up to 10 minutes 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.

II. VARIANCES *(none)*

III. ZONING MAP/TEXT AMENDMENTS

46-00 ZON Kenneth Buell – Harlem Twp. – 5.413 acres from AR-1 to FR-1

Request

The applicant is requesting to rezone a 5.413-acre lot from Agriculture Residential (AR-1) to Farm Residential (FR-1). This request was reviewed by DCRPC June 2000. Due to procedure issues, the DCRPC was asked to review it again.

Conditions

Location: Southeast corner of Green Cook Rd. (TR 29) and Lewis Rd. (TR 38), Harlem Twp.

Present Zoning: Agriculture Residential (AR-1)

Proposed Zoning: Farm Residential (FR-1)

Present Use: Agriculture

Proposed Use: Residential

Existing Density: 1 unit / 5 acres

Proposed Density: 1 unit / acre

School District: Big Walnut

Utilities Available: wells and private septic

Soils: Bennington Silt Loam (0-2 percent slopes) - BeA

Bennington Silt Loam (2-4 percent slopes) - BeB

Pewamo Silty Clay Loam (0-1 percent slopes) – PwA

Staff Comments

The site has no existing structures and is located on the southeast corner of Green Cook Road (TR 29) and Lewis Road (TR 38). The surrounding land use includes agricultural with scattered residential structures. Adjacent properties are zoned AR-1 with FR-1 to the south and west. The applicant wishes to rezone the property in order to reduce the minimum lot size requirement to 1 acre from the existing 5-acre minimum and split the site into 3 or 4 lots. The Pewamo soils on the site will affect the placement of leach fields. The applicant must serve the lots with wells.

The 1988 Harlem Township Comprehensive Plan shows the proposed site as agricultural. The plan recommends that residential development in this area be on large lots and smaller subdivisions, but does not define the acreage requirement. The size of the lot, as well as the close proximity of the property to other FR-1 zoned areas to the south and west along Green Cook Rd., support the rezoning.

Staff Recommendation

Staff recommends *approval* of the 5.413 acre rezoning from Agricultural Residential (AR-1) to Farm Residential (FR-1) to the RPC, Harlem Twp. Zoning Commission, and the Harlem Twp. Trustees.

Commission / Public Comments

Mr. Frank Celio of Scioto Land Surveying Service was present.

Mr. Gladman made a motion to recommend approval of the rezoning request by Mr. Buell. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

47-00 ZON Lloyd Linkhorn – Harlem Twp. – 5.032 acres from AR-1 to FR-1

Request

The applicant is requesting to rezone a 5.032-acre lot from Agriculture Residential (AR-1) to Farm Residential (FR-1).

Conditions

- Location:** 435 N. County Line Rd., Harlem Twp.
- Present Zoning:** Agriculture Residential (AR-1)
- Proposed Zoning:** Farm Residential (FR-1)
- Present Use:** Residential
- Proposed Use:** Residential
- Existing Density:** 1 unit / 5 acres
- Proposed Density:** 1 unit / acre
- School District:** Big Walnut
- Utilities Available:** wells and private septic

- Soils:** Bennington Silt Loam (0-2 percent slopes) - BeA
- Centerburg Silt Loam (2-6 percent slopes) - CeB
- Centerburg Silt Loam (6-12 percent slopes) – CeC2
- Sloan Silt Loam, Till Substratum (0-2 percent slopes) - SnA

Staff Comments

The site has an existing home with vacant land in back. The surrounding land use includes agriculture and a machine shop to the east in Licking County with residences to the north and south on County Line Rd. (CR 51). The applicant is rezoning the property in order to lower the minimum lot size from five acres to one and split out a lot (1.75 acres) with the existing house. The lot split will leave a 60' strip along the southern portion of the site allowing for future development in back.

The 1988 Harlem Township Comprehensive Plan shows the proposed site as agricultural. The plan recommends that residential development in this area be on large lots and smaller subdivisions, but does not define the acreage requirement. However, a goal of the residents was that residential lots be a minimum of 1 ¼ acres. The site is 5.032 acres in size and will be split into 2 lots that will be more than 1 ¼ acres in size.

Since the rezoning will be followed by a lot split, the applicant needs to show that the remainder lot would be buildable. A metal shed located near the northern lot line may be an encroachment and there is a large amount of Sloan soils that are not suitable for leaching.

Staff Recommendation

Staff recommends *conditional approval* of the 5.032 acre rezoning from Agriculture Residential (AR-1) to Farm Residential (FR-1) to the RPC, Harlem Twp. Zoning Commission, and the Harlem Twp. Trustees, subject to the applicant demonstrating the residual lot can be developed.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Miller made a motion to recommend conditional approval of the rezoning request by Mr. Linkhorn, subject to staff comments. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

48-00 ZON Don & Patricia Bishop – Harlem Twp. – 1.515 acres from AR-1 to FR-1

Request

The applicant is requesting to rezone 1.515 acres out of an 8.003-acre parcel from Agriculture Residential (AR-1) to Farm Residential (FR-1).

Conditions

- Location:** 7142 Harlem Road, Harlem Twp.
- Present Zoning:** Agriculture Residential (AR-1)
- Proposed Zoning:** Farm Residential (FR-1)
- Present Use:** Ag. / Residential
- Proposed Use:** Residential
- Existing Density:** 1 unit / 5 acres
- Proposed Density:** 1 unit / acre
- School District:** Big Walnut
- Utilities Available:** Del-Co water and private septic
- Soils:** Bennington Silt Loam (0-2 percent slopes) - BeA
Centerburg Silt Loam (2-6 percent slopes) - CeB

Staff Comments

The current lot size is 8.003 acres and the applicant is requesting that 1.515 acres be rezoned in order to split out a lot. The rezoning would decrease the minimum lot size requirement from 5 acres to 1 acre. The surrounding land uses include single family residences along Harlem Road and Fancher Road and open space to the east and agriculture to the west. The site is used for agriculture and has an existing home. The site is surrounded by FR-1 zoning along Harlem Road to the north, south, as well as east and west, mixed with AR-1. The lot split would not be out of character for the area.

The 1988 Harlem Township Comprehensive Plan shows the proposed site as agricultural. The plan recommends that residential development in this area be on large lots and smaller subdivisions, but does not define the acreage requirement. However, a goal of the residents was that residential lots be a minimum of 1 ¼ acres. The lot to be split out will be more than 1 ¼ acres in size. The proposed zoning does conform to the comprehensive plan.

Staff Recommendation

Staff recommends *approval* of the 1.515 acre rezoning from Agriculture

Residential (AR-1) to Farm Residential (FR-1) to the RPC, Harlem Twp. Zoning Commission, and the Harlem Twp. Trustees.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Gladman made a motion to recommend approval of the rezoning request of Mr. and Mrs. Don Bishop. Mr. Oswald seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

50-00 ZON Joyce & Harold Hardin – Liberty Twp. – 2.71 acres from FR-1 to PCD (Abbingdon of Powell), 10665 Sawmill Road

I. Request

This request is to rezone 2.71 acres, from FR-1 to Planned Commercial, east side of Old Sawmill Road, east of Bradford Court and subdivide this 2.71 acre parcel from the original 11.06 acres tract.

II. Conditions

- Present Use:** Vacant land, woods
- Proposed Use:** Assisted living community for 52 residents
- School District:** Olentangy
- Utilities Available:** Del Co Water, Delaware County sanitary sewer.

III. Facts

The applicant requests a zoning change from FR-1 to Planned Commercial (PCD) to construct an assisted living facility for 52 residents. Although categorized as a commercial use, the development “will have a residential feel and look due to the architectural style,” according to the development text. The PCD permits “Other Office and Commercial ventures not provided by this or other sections of this resolution.” The township has the ability to permit this use in this district.

The development plan provides a “set-aside” of land for future Bradford Court extension to the east.

IV. Existing Land Use:

To the west is open space part of Wedgewood Commerce Park.

To the north is the Sawmill Baptist Church.

To the south is single family residential.

To the east is an 8.3-acre residential tract left as residue after dividing this 2.71 acre parcel.

V. Conformance with the Comprehensive Plan

The 1995 Liberty Township Comprehensive Plan recommends Planned Mixed Use, Predominantly Non-Residential for this parcel. The proposed assisted living facility generally conforms to the plan, although it is a quasi-residential use. This parcel of land acts as a transition from commercial to residential to the east.

VI. Conformance with Development Plan Standards

The Plan is incomplete or requires divergences as follows:

- a.) Tract size- the minimum is ten acres. A divergence must be granted to divide this 2.71 acres.
- b.) Sanitary sewer- the letter submitted from the county sanitary engineer indicates that there is sewer capacity for 3 units per acre. An assisted living facility such as this will require the sanitary engineer to calculate its equivalent dwelling unit (EDU) sewer demand. The Sanitary Engineer has advised DCRPC staff that there is sewer capacity for only 15.7 units of assisted living on 2.71 acres. Sewer capacity can be transferred from this residual 8.3 acres lot, but it will then only retain 8 sewer taps, or one per acre.
- c.) The Bradford Court extension Right of Way should be dedicated at the time of subdivision.
- d.) The 100-foot side yard and rear yard setbacks adjacent to residential districts are requested to be reduced to 30 feet and 50 feet respectively. Given the residential character of this use, this may be justified, but there should be an attempt to save some of the dense woods on the site for buffer.
- e.) The driveway location is proposed to be 85’ from the entrance of a public street, where 100’ is required.
- f.) A reduction in parking setback is requested from 35 to 25 feet adjacent to residential districts. Again, due to the residential nature of the use, this may be appropriate, if adequately buffered with dense landscaping, and/or preservation of dense woods on site.

VII. Required findings for Approval of a Planned Commercial Development

The Zoning Commission and Trustees may approve Planned Commercial Development zoning provided they find that the proposed use complies with all of the following requirements:

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

DCRPC Staff Finding: if the issues noted in item VI above are resolved at the township Zoning Commission hearings, the proposed use will conform. At present there is insufficient sewer capacity from the proposed 2.71 acres lot split, but additional capacity could be transferred from the original 11-acre tract by the seller. This needs to be resolved.

- 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 Township agrees to an assisted living facility as being a commercial use.

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

DCRPC Staff Finding: If the issues in item VI above are resolved, the proposed use will advance the general welfare of the township.

Staff Recommendation

Staff recommends *conditional approval* of a zoning change from FR-1 to PCD for 2.71 acres on Sawmill Rd. to allow an assisted living facility **if** all the development conditions under item VI are resolved and sewer capacity is obtained or transferred.

Commission / Public Comments

Mr. Chuck Orth of Stults & Associates represented the applicant. He has requested information from the County Sanitary Engineer as to how they calculated the number of available sewer taps and what the drainage is for that area. He will be working with the County Engineer on the platting of the road. He also asked for assistance from Mrs. Foust to clarify the Liberty Twp. zoning regulation regarding the lot split of the existing residence.

Mr. Moran made a motion to recommend conditional approval of the rezoning request by Mr. & Mrs. Hardin. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

**51-00 ZON Duffy Homes – Genoa Twp. – 10.13 acres PD-1
(modification of approved plan)**

This application is submitted by Duffy Homes to amend an approved Planned Residential District Development Plan for 10.13 acres in the Medallion Estates east of Tussic Street Road and south of Big Walnut Road in Genoa Township.

Conditions

- Present Zoning:** Planned Residential District (PD-1) (1988 & 1993)
- Proposed Zoning:** Planned Residential District (PD-1)
- Present Use:** Vacant field and woods
- Proposed Use:** 55 attached condominiums (15 buildings)
- Existing Density:** 3.26 du/acre (33 units detached single family condos)
- Proposed Density:** 5.43 du/acre (0.84 du/acre in entire development)
- School District:** Big Walnut and Westerville
- Utilities Available:** Del Co Water, Delaware County sanitary sewer.
- Soils:** Udorthents (UdB)

Surrounding Land Use:

- West:** Golf course and Medallion Estates Section 10
- East:** Golf course
- North:** Golf course.
- South:** Golf course and The Medallion Club Villa (cluster housing)

Background

Duffy Homes is requesting an amendment to an approved PD-1 development plan for 10.13 acres in the Medallion Estates subdivision in order to develop 55 units of attached condominiums. Medallion Estates is a 612 acre development consisting of single family homes and multi-family/cluster housing surrounding a 27 hole championship golf course. The project was rezoned in 1993 and amended in 1995. The proposed plan will change 10.13 acres at the end of Spring Cress Drive (cul-de-sac) from 33 single family detached condos to 55 units of condos in 15 buildings. The structures are arranged around a private loop street similar to the original plan.

The approved development plan contains 517 total units (0.84 du/acre). This includes 397 single-family houses and allowed up to 120 units of cluster housing. The cluster development is located on 3 tracts, including The Medallion Club Villa (3.69 acres), The Links Condos (6.36 acres), and this request (10.13 acres). While the new plan shows an increase of 22 units, the total for all cluster housing is still less than 120 units.

Compliance with Comprehensive Plans

The 1998 Genoa Township Comprehensive Plan places this property in Planning Area 1. It recommends that this area be developed as single-family residential up to 1.8 units per acre or 2.2 units per acre if conservation standards are used. The proposal complies with the plan.

The Delaware County 1993 Regional Land Use Plan for this area shows the land to contain areas that are suitable for development, unsuitable for development, and resource management areas. The Plan states that all developments should be planned developments permitting the township to participate with the County Engineer and DCRPC to review, through zoning requirements and development standards, proposed uses, subdivision plans, etc.

Compliance with PD-1 standards

A revised development plan text has not been submitted. The last modification to the text was August 29, 1995. It does not clearly articulate the intent of the cluster housing, its density and how it is to be dispersed. In addition, the following items were not addressed:

- a.) The plan needs to show calculations for net density. In no case shall it exceed 6 units/acre if conservation standards are not used.
- b.) A landscaping plan was referenced in the text but none was submitted. Will the perimeter trees be preserved?
- c.) Section 403.06c requires buildings to be setback 25 feet from the right-of-way. The plan shows 20 feet.
- d.) Has the Fire Chief commented on the plan? There will be 64 total units (including 9 in Medallion Section 10) on a cul-de-sac.
- e.) A letter from the County Sanitary Engineer and Del-co Water were not submitted. Is there capacity for the additional units?

Criteria for approval

“Approval for planned development rezoning will be granted only when the plan for the project is such that public health, safety, comfort, morals and general welfare will be promoted”, as it pertains to Section 524.23 of the Township Zoning Resolution.

Staff Findings

Staff finds that the amended PD-1 development plan is in general conformance with the Genoa Township 1998 Comprehensive Plan and is compatible with the surrounding land use. It will not create traffic on minor residential streets outside the district, however the Fire Chief needs to review the plan. The development plan density and units are generally in conformance with the zoning standards, but additional work is needed before the overall development plan comports fully with the requirements of the PD-1 concept. The plan appears too dense with units overlapping one another. If the plan were revised then it could promote the public health, safety, and general welfare of the township until the Sanitary Engineer confirms there is sewer capacity, the increased density is premature.

DCRPC staff defers to the Genoa Township Zoning Commission to judge whether the new plan conforms to what was agreed upon at previous zonings for this development, since our historical record is sparse.

DCRPC Staff Recommendation

Due to the unconfirmed sewer capacity and other incomplete plan items, staff recommends *denial* of the amended PD-1 development plan for 10.13 acres in the Medallion Estates to the RPC, Genoa Township Zoning Commission, and Genoa Township Trustees.

Commission / Public Comments

Mr. Antle of the County Sanitary Engineer’s office stated that the old plan was zoned for 33 units and the new plan is for 55 units. The new zoning presents a potential capacity problem in the Medallion trunk line with an earlier re-zoning of the Wright and Blateri properties (located off of Old 3C Highway). Additional capacity may have to be obtained in the Madallion trunk line in order for both the developments to have adequate sanitary sewer service as zoned.

Mr. Laurien recalled the RPC review of two adjacent zoning cases (Wright & Blateri) for single family homes earlier this year. The northern parcel was zoned first and the applicants stated that it would be the last development unless there was an upgrade to the (sewer) pipe. When the southern piece (Blaterri case) came in for rezoning, it was determined that there needed to be off-site improvements. The developer stated they would pick up both parcels of land and made a verbal commitment to spend \$100,000 in Medallion to upgrade the sewer capacity. Late this afternoon, the RPC staff was told by the County Sanitary Engineer that an arrangement was tentatively set. 22 more units now requested in Medallion were not anticipated when the sewer improvement was proposed for the Wright & Blateri tracts.

Mr. Charles Driscoll with Duffy Homes was present. He is awaiting a response from Mr. Smelker (Sanitary Engineer) on the sewer issue. He requested that the Commission give a conditional approval of the rezoning contingent upon the appropriate sewer capacity. He reminded the Commission that this is not a rezoning. It was zoned for 60 units (6 units / acre) on 10 acres. The developer is asking for 55 units. The development plan is being amended to allow the units to be attached condo. units, instead of detached units as in the old plan. In regards to the comments that setbacks weren’t being met on the R/W, the applicant stated that the streets are private therefore, no R/W. He further stated that they have 2 exits, including the stub to the south.

Mr. Wuertz stated that he preferred to see the letters from the Co. Sanitary Engineer and Del-Co water prior to making a recommendation. Mr. Laurien reminded the Commission that they are required to make a recommendation. Only the Township can remove a zoning case from our agenda.

Mr. Miller made a motion to recommend conditional approval of the rezoning request by Duffy Homes, subject to staff comments and the applicant providing proof of adequate sewer capacity and adequate water supply to the Township. Mr. Gladman seconded the motion. HAND VOTE: 12 For, 6 Opposed. Motion carried.

**52-00 ZON Planned Communities, Inc. – Orange Twp. - 58.9 acres
from FR-1 to SFPRD**

Location: East side of I-71, south of Big Walnut Road

I. Conditions

Present Zoning: Farm Residence (FR-1)

Proposed Zoning: SFPRD

Present Use: Vacant, former agriculture

Proposed Uses:

- 118 single family detached condominiums
- 5.89 acres of open space in ravine or 100 year flood plain of the watercourse.

Existing Density: 1 unit/acre in FR-1

Proposed Density: 2 units per acre (gross density overall)

School District: Olentangy

Utilities Available- Del Co Water, Delaware County sanitary sewer.

Soils: CaB Cardington 2-6% slope
CaC Cardington 6-12% slope
CnA Condit
LsA Lobdell

II. Conformance with Local Comprehensive Plans

The 1991 Orange Township Comprehensive Plan recommends High Density Residential, 2 dwelling Units per acre. The request conforms to the plan.

The revised Orange Township 1999 Comprehensive Plan has not yet been adopted. It recommends residential at 2 dwelling units per acre.

III. Conformance with Development Standards

The development plan is incomplete in the following areas:

- 1.) No landscaping plan is submitted. Typical details for units are included, but no overall plan, including retention of wooded areas.
- 2.) No sign plan detail.
- 3.) No storm water detention shown. Off-stream detention should be included in the development plan. This may affect the location of some units.
- 4.) Proposed Traffic Patterns and their relationship to existing conditions-
 - a.) There are no street names.
 - b.) The main spine road that connects Big Walnut to Highland Hill at the Lakes should be a public street with a 50-foot right of way. This will affect unit locations and setbacks.
 - c.) The 4-unit hooked street south of Big Walnut and east of the spine road encroaches on the ravine. This street should be relocated to setback from the top of the ravine. This will affect unit location.
 - d.) There should be a stub street to the Leveque land to the south on the west side of the creek. This may be a requirement of the subdivision process and should be provided now on the development plan.
 - e.) The set-aside area for a future interchange at I-71 should be shown as an open space reserve in the event it is not used for an interchange.
 - f.) The internal roads are shown as private streets with a 30' right of way. This may not be adequate for utility easements. Will there be parking on street or just in the alleys?

- g.) Sidewalks should be extended from Big Walnut to Highland Hills at the Lakes, not just internal to the condos.
- 5.) Divergences required:
- a.) Lot lines- none shown; stipulate unit location exactly per plan.
 - b.) Front setbacks- 12' shown from ROW, 25' required.
 - c.) Side setbacks- 12.5' required, 7.5' shown.
 - d.) Lot width- 75' required, per plan must be stipulated, no lot lines.
 - e.) One hour firewall divergence requested for units with 15 feet separation.
 - f.) No lot coverage shown, maximum 25% allowed
- 6.) Open space-10% is required, and is provided in ravine and floodplain. Watercourses are not considered useable open space unless they are provided with a trail. Since this open space is mostly steep ravine and 100 year floodplain, additional useable open space should be dedicated as a reserve.

IV. Required Findings for SFPRD

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

DCRPC Staff Finding: The development plan is incomplete: see III above.

- 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: If the development plan were completed as noted in III above, and divergences are granted, it could advance the general welfare of the township.

V. DCRPC Staff Recommendation

Staff recommends approval of the zoning change from FR-1 to SFPRD, subject to granting of divergences and completion of the development plan, to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees.

Commission / Public Comments

Mr. Jack Brickner, Development Director of Planned Communities was present. He states that this project will be similar to the North Orange project. All the streets will be private with entrance feature gates coming off of Big Walnut Rd. and Highland Hills at the Lakes (eastern) area. The divergences mentioned by Mr. Laurien were obtained from the Township on the other projects and will be applied here also. The open space in the ravine area was to meet the Township requirements and can be expanded greatly.

Mr. Gladman made a motion to recommend conditional approval of the rezoning request by Planned Communities, Inc., subject to staff comments. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

37-00 Trotters Gait – Liberty Twp. – 23 lots, 60.32 acres

Applicant: Crafton Properties

Subdivision Type: Single Family Residential

Location: South side of Seldom Seen Rd. east side of Riverside Dr., Liberty Twp.

Current Land Use: Horse Farm

Zoned: Farm Residential (FR-1)

Utilities: Del-Co water and private septic

School District: Olentangy

Engineer: Paul Phillips – Stults and Associates, Inc.

Staff Comments

The surrounding land uses in the area include large lot single family residential and agriculture to the north south and east, and the O'Shaughnessy Reservoir to the west. The 60-acre horse farm is to be divided into 23 lots ranging from 1.7 to 5.4 acres. Each lot will have leach fields or mound systems (a variance has yet to be received for the mound systems). The design includes two streets (Rosalind Drive and Rosalind Lane) each with an access from Seldom Seen Road.

Additional right of way is to be dedicated to accommodate the straightening of the curve in Seldom Seen Rd. All existing horse barns will be razed. The existing house will remain (Lot 17). Drainage will be routed to the ditch along Seldom Seen Road. Trees in Seldom Seen Rd. right-of-way will be removed. Del-Co water is requiring the developer to extend an 8" line from the north side of Seldom Seen Road at the entrance of Woods on Seldom Seen for adequate fire protection.

A technical review was held on September 19, 2000, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of **Trotters Gait Subdivision** to the RPC, subject to the variance being granted for the use of mound systems and the 8" waterline being extended.

Commission / Public Comments

Mr. Tim Huffman of Stults and Associates was present to represent the applicant. He stated that he will ask for the variance for the mound systems and is working with Del-Co Water to extend the line (possibly from SR 257).

Mr. Miller asked how much dirt was over the bedrock. Mr. Huffman stated that he would need to consult the soils report.

Miss Firis stated that the soil report indicates at least 2' of natural soil above the bedrock on the western end of the subdivision. She feels, and will recommend (to the Health Board), that the use of the Wisconsin Mound Systems are appropriate throughout the subdivision because of the seasonal high water table.

Miss Firis made a motion for conditional Preliminary approval of Trotters Gait Subdivision, subject to staff comments. Mr. Gladman seconded the motion. VOTE: 17 For, 1 Opposed (Mr. Miller). Motion carried.

39-00

Resubd. Of Lots 2945, 2948, 2949 in Wedgewood Commerce Center, Section 3 – Liberty Twp. – 10 lots, 27.68 acres

Applicant: The Kroger Company

Subdivision Type: Commercial

Location: South side of Powell Road, west of Sawmill Parkway, Liberty Twp.

Current Land Use: Vacant

Zoned: Planned Commercial (PCD)

Utilities: Del-Co water and public sewer

School District: Olentangy

Engineer: Jerry Turner – C.F. Bird & R.J. Bull, Inc.

Surrounding Land Use

West: Wedgewood Section 1 (zoned PC) and a golf course (FR-1).

East: Big Bear Farms Section 6A (PC).

North: Proposed Market at Big Bear Farms (PC) and Big Bear Farms Section 1 (PR) across Powell Road.

South: Wedgewood Commerce Center Section 3 (PC).

Staff Comments

This subdivision includes the redivision of lots in Wedgewood Commerce Center Section 3, a portion of a lot in Wedgewood Section 1, and a 5.48-acre parcel. The result will be 10 lots on 27.68 acres. There will be 2 large lots (10.71 and 6.47 acres) and 8 smaller lots (ranging from ½ to 2 acres). The principle tenant will be a Kroger store on the 10.71-acre lot. Three additional curb cuts are proposed along Powell Road with 2 being right in/right out only. The third along the west boundary will align with Farmington Avenue in the Big Bear Farms subdivision to the north and will eventually be signalized. The current signal at Wendy's and Big Bear would then be removed. A new street will also connect to Fairway Drive in the Wedgewood Commerce Center Section 1 to the west. Interior traffic will utilize private drive easements rather than dedicated streets. Stormwater will be detained within the paved parking lots, subject to the County Engineers approval.

A technical review was held on September 19, 2000, after which the applicant has addressed all of the required changes, except:

- The County Engineers Map Dept. requested that the subdivision name be changed. The revised name is more confusing than the original. The Map Dept.

recommends Wedgewood Commerce Center, Section 3, Part A.

Staff Recommendation

Staff recommends *conditional Preliminary approval of the Resubdivision of Lots 2945, 2948, 2949 in Wedgewood Commerce Center, Section 3* to the RPC, subject to the County Engineers approval of the drainage plan, the name of the subdivision being changed to the satisfaction of the Map Dept. and Township approval of the revised development plan.

Commission / Public Comments

Mr. Jerry Turner of Bird + Bull was present. He concurred with all the staff comments.

Mr. Miller made a motion for conditional Preliminary approval of the Resubdivision of Lots 2945, 2948, 2949 in Wedgewood Commerce Center, Section 3, subject to staff comments. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

36-00 Coleman – Liberty Twp. – 4 lots (CAD), 29.06 acres

Applicant: Dr. Carl Coleman
Subdivision Type: Single Family Residential, (CAD)
Location: West side of St. Rte. 315, about 1200 feet north of Jewett Rd., Liberty Twp.
Current Land Use: Residential
Zoned: Farm Residential (FR-1)
Utilities: Private wells and private septic
School District: Olentangy
Engineer: John McCann – Stults & Associates, Inc.

Staff Comments

Coleman is a 4 lot CAD subdivision of 29.06 acres with each lot being over 5 acres. The site is zoned FR-1 and has a steep ravine (with flood plain entering site) and woods running along its southern portion. The Olentangy River is

located to the east with Deer Run subdivision to the west and large lot single family residential to the north and south. The lots will be served by well and septic since the connection to County sewer and Del-Co water line was found to be infeasible. Dedication of additional R/W for SR 315 will create an unbuildable lot between SR 315 and the Olentangy River. This will need to be labeled as a “no build zone”. The existing driveway is gated at SR 315. This gate will be relocated and an existing turnaround will be available for the prevention of vehicles backing out onto SR 315. The existing driveway has a slope that exceeds the maximum 10% required of CADs in the Subdivision regulations. If this slope requirement can not be met, a variance must be applied for.

A technical review was held on September 19, 2000, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *conditional Preliminary approval of Coleman Subdivision* to the RPC, subject to the CAD being constructed to meet the subdivision regulation maximum of 10% grade or a variance being granted for a design allowing otherwise. Also, the gate must be relocated.

Commission / Public Comments

Mr. Chuck Orth of Stults & Associates was present to represent the applicant. He concurs with the staff comments and will speak with Dr. Coleman regarding the area east of SR 315.

Mr. Bob Gable, Scenic River Administrator for the Ohio Department of Natural Resources raised a few concerns for the protection of the Olentangy River. He suggested a conservation easement for the site east of SR 315 due to the protection it gives to the Olentangy River banks. A protective easement should also be placed on the ravine that crosses the property with a forest buffer to be established from the top of the ravine banks to 120’ (ODNR standard).

Mr. Gladman made a motion for conditional Preliminary approval of the Coleman Subdivision, subject to staff comments and ODNR concerns. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

35-00 Anaconda – Marlboro Twp. – 5 lots (CAD), 29.53 acres

Applicant: Vista Land Company, LLC.
Subdivision Type: Single Family Residential, (CAD)
Location: North side of State Route 229, about 5,000 feet east of Benedict Road, Marlboro Twp.
Current Land Use: Agriculture
Zoned: Farm Residential (FR-1)
Utilities: Del-Co water and private septic
School District: Buckeye Valley
Engineer: Frank Celio – Scioto Land Surveying Service, Inc.

Staff Comments

Anaconda is a 5 lot CAD subdivision of 29.528 acres from an original 120.437-acre tract. The site and the surrounding area is zoned FR-1 with the surrounding land uses including agriculture to the north, east and west and Delaware State Wildlife Area to the south. The site itself is agricultural with a large wooded area in the northern half. The lots in the subdivision range from 2.6 to 8.2 acres and will all gain access from the CAD. The lots will all be on septic systems and have Del-Co water. The flood plain enters part of a lot fronting on SR 229 but will not affect home or leach field locations. The applicant requests the 2 frontage lots be accessed by the CAD. Staff supports this request.

A technical review was held on September 19, 2000, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary approval of Anaconda Subdivision* to the RPC.

Commission / Public Comments

Mr. Frank Celio of Stults & Associates was present to represent the applicant.

Mr. Moran made a motion for Preliminary approval of the Anaconda Subdivision, seconded by Mr. Hopper. VOTE: Unanimously For, 0 Opposed. Motion carried.

38-00.13/14 Walker Wood, Sections 13 & 14 – Orange Twp. – 89 lots, 34.13 acres

Applicant: Planned Communities, Inc.
Subdivision Type: Single Family Residential
Location: East side of South Old State Road, north of Powell Road, Orange Twp.
Current Land Use: Vacant
Zoned: Single Family Planned Residential (SFPRD)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: Shawn Lanning – EMH&T, Inc.

Surrounding Land Use

West: Walker Wood Section 6.
East: Walker Wood Section 10.
North: Wilshire Estates Section 2 and Section 3.
South: Walker Wood Section 8 and Section 12.

Staff Comments

This is the continued platting of the Walker Wood Subdivision. Sections 13 and 14 include 89 lots on 34.14 acres for a density of 2.6 du/acre. Lot sizes range from 9,600 to 12,500 sq., ft. These sections include the extension of Reeves Avenue from Section 6 to connect back to Maxwell Avenue in the southern part of Section 14. Emanuel Drive will be extended from Section 8 and connect to Wilshire Estates Section 3 to the north. There will also be 3 cul-de-sacs (Charlene Court, Earldale Court, and Barnet Court). A detention pond will be constructed on a 1.1-acre reserve lot to the north. This site was rezoned to SFPRD from FR-1 in April 1996 (case # 12-96). The proposed preliminary subdivision plan conforms to the approved zoning development plan.

A technical review was held on September 19, 2000, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary approval of Walker Wood, Sections 13 & 14* to the RPC.

Commission / Public Comments

Mr. Shawn Lanning of EMH & T was present to represent the applicant.

Mr. Oswalt made a motion for Preliminary approval of Walker Wood, Sections

13 & 14, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed.
Motion carried.

27-00 Rattlesnake Ridge – Trenton Twp. – 5 lots (CAD),
32.115 acres

Applicant: Jeff Baldauf
Subdivision Type: Single family residential, (CAD)
Location: Southeast side of State Rte. 605, about 300 feet north of
State Rte. 37, Trenton Twp.
Current Land Use: Vacant
Zoned: Farm Residential District (FR)
Utilities: Del-Co water and private septic
School District: Big Walnut
Engineer: Bauer, Davidson & Merchant, Inc.

Staff Comments

Rattle Snake Ridge is a subdivision of 27.396 acres into a 5 lot CAD including a public road accessing from SR 605. The site is surrounded by the Rattlesnake Ridge golf course and is zoned FR. The site includes a ravine along the southern boundary with the 100-year floodplain entering part of lot 3. Lot 3 and 4 also have a 200' electric power line easement along their southern boundary with leach fields within the easement in lot 3 (the easement has the required 25' clear path along its centerline). The homes will be buffered with mounding that will be maintained by the golf course. The lots are all 5+ acres and will have leach fields or mound systems (variance has yet to be granted for the mound systems) and Del-Co water.

In regards to the Electric Power line on the site, the following note, shall be placed on the final plat:

“NOTE: Potential health and environmental impacts associated with high voltage power line electromagnetic fields are not completely understood at this time.”

A technical review was held on September 19, 2000, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends conditional Preliminary approval of Rattlesnake Ridge Subdivision to the RPC, subject to the variance being granted for the mound system and the power line note being placed on the final plat.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Gladman made a motion for conditional Preliminary approval of Rattlesnake Ridge Subdivision, subject to staff comments. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final

40-00 Running Fox Estates – Genoa Twp. – 06 lots (CAD),
18.02 acres

Applicant: Dan Stoops
Subdivision Type: Single Family Residential, (CAD)
Location: South side of Big Walnut Rd., about 600 feet east of S. R. 3.
Current Land Use: Residential
Zoned: Rural Residential (RR)
Utilities: Del-Co water and private septic
School District: Big Walnut
Engineer: Tim Huffman – Stults & Associates, Inc.

Staff Comments

Running Fox Estates is a 6 lot CAD subdivision on the south side of Big Walnut Road just east of S. R. 3 in Genoa Township. It includes 3 lots from the DeMatteis Subdivision #3 (2 of which will be split) and an existing 1.14 acre parcel fronting on Big Walnut Road. The RPC granted a variance in June 2000 to allow the additional lots on the CAD (50-97.V). The lots range from 1.14 acres to 4.56 acres with the largest lot including the CAD. The CAD driveway will be upgraded to 16' wide with a chip and seal surface per condition of variance approval.

A technical review was held on September 19, 2000, after which the applicant has addressed all of the required changes. Also, the applicant has presented to the RPC

Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends *Preliminary and Final approval of Running Fox Estates Subdivision* to the RPC.

Commission / Public Comments

Mr. Tim Huffman of Stults & Associates was present to represent the applicant.

Mr. Thurston made a motion for Preliminary and Final approval of Running Fox Estates Subdivision. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Surrounding Land Use:

West: Big Bear Farms Section 1 (Zoned PR).

East: Big Bear Farms Section 4 (PC) and Section 5 (PR) are across Sawmill Parkway.

North: Big Bear Farms Section 3 Phase 2, Section 8 and Section 9 (PR).

South: Big Bear Farms Section 6A and Wedgewood Commerce Center Section 3 (PC) are across Powell Road.

Staff Comments

The Market at Big Bear is a proposed 33.96 acre commercial subdivision to include the existing Big Bear Plaza on 25.87 acres and 6 outlots. The outlots front on Powell Road and range from 1.03 to 1.79 acres. Access to the outlots will be within the Market at Big Bear via the existing curb cuts on Powell Road and Sawmill Parkway. No additional curb cuts to Powell Road and Sawmill Parkway are proposed.

A technical review was held on September 19, 2000, after which the applicant has addressed all of the required changes. Also, the applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends *Preliminary and Final approval of Market at Big Bear* to the RPC.

Commission / Public Comments

Mr. Jack Brickner was present to represent Planned Equities.

Mr. Oswalt made a motion for Preliminary and Final approval of Market at Big Bear. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

41-00 Market at Big Bear – Liberty Twp. – 07 lots, 33.96 acres

Applicant: Equities Development Company, LTD.

Subdivision Type: Commercial

Location: North side of Powell Rd., west side of Sawmill Parkway, Liberty Twp.

Current Land Use: Commercial

Zoned: Planned Commercial (PCD)

Utilities: Del-Co water and public sewer

School District: Olentangy

Engineer: Adam Long – EMH&T, Inc.

CONSENT AGENDA

Chairwoman Foust asked if there were any subdivisions that should be removed from the consent agenda. Mr. Deel stated that Augusta Woods II and Olde State Farms, Section 1 were requested to be tabled by the applicants. Chairwoman

Foust asked for a motion on the remaining Final applications.

Mr. Gladman made a motion for Final approval of Arbors at Cheshire, Scioto Reserve, Section 4, Phase 3, Il Trovatore, Thorton Woods, Phase 3, River Bend, Section 4, Phase 1, River Bend, Section 1, Phase 2, US 23 / Powell Retail Center, Walker Wood, Section 9, Walker Wood, Section 12, Warrensburg Estates, and Walden’s Revisited. Mr. Oswald seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Final

33-99 Arbors at Cheshire – Berlin Twp. – 21 lots, 8.442 acres

Applicant: Brad Holbert & Luke Blazek
Subdivision Type: Single Family Residential
Location: South side of Ford and East streets in Cheshire
Current Land Use: Vacant/Open space
Zoned: PRD (Planned Residential District)
Utilities: Del-Co Water, Public Sanitary Sewer
School District: Olentangy
Engineer: Scioto Land Surveying Service, Inc.

Staff Comments

This is an application for a 21-lot subdivision on 8.442 acres of infill located on the south side of Ford and East streets in Cheshire. The density will be 2.5 du/acre. The subdivision is surrounded by residential homes including the Meadows at Cheshire to the east and south and small lots within the Village of Cheshire to the north. The site is zoned PRD (Planned Residential District) with a minimum lot size of 0.2 acres. The site includes two open space lots, one at the entrance to the subdivision and another that acts as a buffer, which surrounds the homes to the south and east. The homes in the development will be accessed from two small cul-de-sacs. The subdivision received preliminary approval on June 29th, 2000.

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

Staff Recommendation

Staff recommends *Final approval* of **The Arbors at Cheshire** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Arbors at Cheshire. Mr. Oswald seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

29-98.4.3 Scioto Reserve, Sec. 4 Phases 3 – Concord Twp. - 31 Lots, 9.02 acres

Applicant: Home Road, Ltd.
Subdivision Type: Single Family Residential
Location: North side of Home Road west of Steitz Road
Current Land Use: vacant
Zoned: PRD (Planned Residential District)
Utilities: Del-Co Water, private sewer system
School District: Olentangy
Engineer: R.D. Zande & Associates, Inc.

Staff Comments

Scioto Reserve Section 4, Phases 3 consists of 31 lots on 9.02 acres as part of the overall Scioto Reserve subdivision on the north side of Home Road east of South Section Line Road. The site is zoned PRD with a net density of 3.44 du/acre. Section 4 Phases 3 is located north of Section 4 Phase 2 which gains access from Home Rd. through the existing Scioto Chase Blvd. Section 4 Phases 3 consists of the continuation of Scioto Chase Blvd. to the north and a cul-de-sac (Houston Pond Drive) that extends to the west. The golf course is located to the east and west of the site and an open space lot from Phase 2 is located to the south with Phase 4 to the north. This development is to be served by a tertiary sewage treatment plant with sewage land application to the golf course. The plant has been constructed to OEPA and County standards and dedicated to Delaware County for permanent maintenance.

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

Staff Recommendation

Staff recommends *Final approval* of **Scioto Reserve, Section 4, Phase 3** to the RPC, subject to staff comments.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Scioto Reserve, Section 4, Phase 3. Mr. Oswald seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

41-99 Augusta Woods II – Genoa Twp. - 15 lots, 15.20 acres

Applicant: F & S Block
Engineer: ME Civil Engineering

Staff Comments

The applicant has requested a tabling for a period of 90-days to resolve sanitary engineering issues.

Staff Recommendation

Staff recommends a 90-day tabling of Augusta Woods II to the RPC.

Commission / Public Comments

Mr. Gladman made a motion to table the Augusta Woods II subdivision. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

21-00 II Trovatore – Kingston Twp. – 05 lots, 08.25 acres

Applicant: Vista Land Company, LLC
Subdivision Type: Single-family Residential (CAD)
Location: South side of Todd Street Road, about 4,200 feet West of Clark Road, Kingston Twp.
Current Land Use: Agricultural
Zoned: Farm Residential (FR-1)
Utilities: Del-Co Water and private on-site septic
School District: Buckeye Valley

Engineer: Scioto Land Surveying Service, Inc.

Staff Comments

This is an application for 5 lots on 8.25 acres, all of which are to be accessed from a CAD. The CAD will extend south from Todd Street Road. The lots average 1.5 acres and will have on-site septic systems. The vacant site is flat and will drain to the south into a tile, which drains to the east. The subdivision is surrounded by agriculture with scattered single family residences along Todd Street Road. The site is zoned FR-1 with a density of one unit per acre. The site to the east is also being split into similar sized lots. II Trovatore received preliminary approval on June 29th, 2000.

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

Staff Recommendation

Staff recommends *Final approval* of the **II Travatore Subdivision** to the RPC, subject to staff comments.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of II Trovatore. Mr. Oswald seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

13-96.3 Thorton Woods, Phase 3 – Liberty Twp. – 04 lots, 21.91 acres

Applicant: Theresa Doodan
Subdivision Type: Single-family Residential (CAD)
Location: South side of McGinnis Road, southwest of Bean-Oller and SR 315
Current Land Use: Wooded
Zoned: Farm Residential (FR-1)
Utilities: Del-Co Water and private septic
School District: Olentangy

Engineer: Daniel Torchia – Patridge Professional Surveyors & Engineers, LLC.

Staff Comments

Thorton Woods Phase 3 is a 4 lot CAD subdivision of 21.9 acres with lots ranging between 3.9 and 6.3 acres. The CAD gains access from McGinnis Road to the north (A cul-de-sac within Phase 2). Davis Heights subdivision is located to the east with large acreage agriculture and open space to the west and south. The site is zoned FR-1 and the lots will have Del-Co water and on-site septic. The site is wooded with a sloping landscape. A variance was granted in July 1996 to allow the fourth lot on the CAD.

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

Staff Recommendation

Staff recommends *Final approval* of the **Thorton Woods, Phase 3 Subdivision** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Thorton Woods, Phase 3. Mr. Oswald seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

30-99.1 River Bend, Sec. 4, Phase 1 - Liberty and Orange Twp.'s – 19 lots, 24.42 acres

Applicant: Planned Communities, Inc., and Riverwood Limited Partnership

Subdivision Type: Single-family Residential

Location: Behind 8737 & 8695 Columbus Pike, Orange/Liberty

Twp.

Current Land Use: Mostly wooded and undeveloped

Zoned: Planned Residential District, (SFPRD) in Orange Twp.

and Farm Residence District, (FR-1) in Liberty Twp.,

Utilities: Del-Co water and public sewer

School District: Olentangy

Engineer: Stults and Assoc., Inc.

Staff Comments

The proposed site is zoned SF-PRD in Orange Twp. (case #18-98ZON), and FR-1 in Liberty Twp along the Olentangy River. Phase 1 of this section is surrounded by Section 4 Phase 2 to the south, Section 1 Phase 1 to the north, Section 3 to the east and the Olentangy River to the west. This phase contains a 6.636-acre open space/ no build zone that includes a large ravine that stretches all the way to the Olentangy River and 19 lots averaging between ½ and 1 acre. The design consists of a private through street called Riverbend Avenue and a small private court called Cavecreek Court. This Phase was given preliminary approval on July 22nd, 1999.

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

Staff Recommendation

Staff recommends *Final approval* of the **River Bend, Section 4, Phase 1 Subdivision** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of River Bend, Section 4, Phase 1. Mr. Oswald seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

26-98.1.2 River Bend, Sec. 1, Phase 2 – Orange Twp. - 28 lots, 12.915 acres

Applicant: Planned Communities, Inc.

Subdivision Type: Single-family residential

Location: South of 720 W. Orange Road, Orange

Township

Current Land Use: Single-family houses and woods

Zoned: Single-Family Planned Residential District (SFPRD), in Orange Twp. and Farm Residence District (FR-1), in Liberty Twp.
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: Stults and Assoc., Inc.

Staff Comments

This area was rezoned to SFPRD in Orange Twp. Land use to the south includes a ravine and River Bend Section 2 and 3 with Phase 1 of Section 1 to the northwest, Olentangy River to the west, and condos and commercial to the east. This phase includes a private loop street called Grennan Woods accessing from a through street called Matthews Brook Lane that connects Section 1 to development to the east. There is a 3.285-acre no build/ open space lot in the southern portion of the site where the ravine is located. The 27 lots in this phase will range between 0.25 and 0.35 acres.

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

Staff Recommendation

Staff recommends *Final approval* of the **River Bend, Section 1, Phase 2 Subdivision**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of River Bend, Section 1, Phase 2. Mr. Oswald seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

19-99.1 Olde State Farms, Section 1- Orange Twp. - 56 lots, 35.337 acres

Applicant: Olde State Farms, Ltd.
Engineer: EMH&T, Inc.

The applicant has requested to a 90-day tabling.

Staff Recommendation

Staff recommends *approval* of the table request of the **Olde State Farms, Section 1** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion to approve the 90 day table request of Olde State Farms, Section 1. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

20-00 US Route 23 / Powell Retail – Orange Twp. – 07 lots, 19.36 acres

Applicant: Continental Real Estate
Subdivision Type: Commercial Retail
Location: North side of Powell Road, east side of US Route 23
Current Land Use: Vacant/wooded
Zoned: Planned Commercial District (PCD)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: EMH&T; Shawn Lanning

Staff Comments

US Route 23/Powell Retail Subdivision is a proposed planned commercial and office development consisting of 7 lots on 19.2 acres northeast of the US 23 and Powell Road intersection (behind BP gas station). Lot 4475 (12 +/- acres) is the primary lot with a large parking area, a detention/retention pond and 84,299 sq. ft. of retail area. Access to the site will be from US 23 at the northwest corner (right in/right-out only) and also via a reconstructed entrance to the BP Station to the southwest. A proposed private street (Hornbean Lane) extends to Green Meadows Drive to the east. There will be no access to Powell Road for the frontage lots. A large pond will be constructed in the northeast corner (part of lot 4475) for retention/detention and the existing swale will be rerouted around the proposed parking area. The subdivision received preliminary approval on June 29th, 2000.

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

Staff Recommendation

Staff recommends *Final approval* of **US Route 23 / Powell Retail** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of US 23 / Powell Retail Center. Mr. Oswalt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

02-99.9 Walker Wood, Sec. 9 – Orange Twp. – 11 lots, 11.863 acres

Applicant: Planned Communities, Inc.
Subdivision Type: Single-family residential
Location: West side of Walker Wood Blvd. And north of E. Powell Road, Orange Township
Current Land Use: Woods and open fields
Zoned: Single-Family Planned Residential District (SFPRD)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: EMH&T, Inc.

Staff Comments

This is the continued platting of the Walker Wood Subdivision. It is surrounded by Oak Creek East Section 2 to the west, and Walker Wood to the north and east with East Powell Road bordering on the south. The site includes a cul-de-sac called Ratcliff Court that accesses from Tucker Trail with 11 lots between 03 and 0.55 acres with a large no build zone in a separate 6.766 acre lot to the south. There is an existing storm water detention basin within the no build zone. The preliminary plan for this section was approved along with Section 8 and 10 on January 28th, 1999.

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

Staff Recommendation

Staff recommends *Final approval* of **Walker Wood Subdivision, Sec. 9**, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Walker Wood, Section 9. Mr. Oswalt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

48-99 Walker Wood, Section 12 – Orange Twp. – 24 lots, 10.2 acres

Applicant: Jack Brickner, Planned Communities Ltd.
Subdivision Type: Single Family Residential
Location: East side of South Old State Road North of East Powell Road
Current Land Use: Agricultural
Zoned: Single Family Planned Residential District (SF-PRD)
Utilities: Del-Co Water, Public sewer
School District: Olentangy
Engineer: EMH&T, Inc. (Shawn Lanning)

Staff Comments

Walker Wood Section 12 includes 24 lots on a 10.2 acre parcel and is part of the overall platting of the Walker Wood 168.5 acre subdivision located on the east side of South Old State Road north of East Powell Road. The site is zoned Single Family Planned Residential District and will be served by public sewer and Del-Co water. Section 12 has two cul-de-sacs, Minnie and Rufus Courts. Each extends towards the west from Tucker Trail. Walker Wood Section 8 is to the west, Section 9 to the south, Section 10 to the northeast, Section 7 to the east. Maxwell Ave lies to the North. This section was rezoned to SFPRD on September 1997. The preliminary plan was approved on December 16th, 1999.

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

Staff Recommendation

Staff recommends *Final approval* of **Walker Wood Section 12** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Walker Wood, Section 12. Mr. Oswalt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

24-00 Warrensburg Estates - Radnor/Scioto Twp. - 03 lots, 42.41 acres

Applicant: Gerald French
Subdivision Type: Residential (CAD)
Location: South side of Warrensburg Road, 2,200 feet west of Section Line Road
Current Land Use: Residential
Zoned: Farm Residential (FR-1)
Utilities: Del-Co Water, On sit septic
School District: Buckeye Valley
Engineer: Stults & Associates, Inc.

Staff Comments

Warrensburg Estates is a proposed 42.41-acre CAD subdivision containing 3 lots in Radnor and Scioto Townships. Lots will be 21.76 acres (existing house), 11.548 acres (including CAD), and 10.1 acres. All the lots are within Scioto Township and the CAD is in Radnor Township. The existing 1,400 foot paved drive will be upgraded to meet CAD standards. The CAD has only 25 feet of frontage on Warrensburg Road for which the RPC granted a variance in May 2000 for a reduction in width from 60’ to 25’ (01-00.V). The subdivision is surrounded by agriculture to the west, south and east and a cemetery to the northwest. There are several single-family residences along Warrensburg Road to the north. The preliminary plan was approved on July 27th, 2000.

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

Staff Recommendation

Staff recommends *Final approval* of **Warrensburg Estates** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Warrensburg Estates. Mr. Oswalt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

51-99 Walden’s Revisited – Scioto Twp. – 4 lots (CAD), 10.46 acres

Applicant: James B. Blumensteil
Subdivision Type: Single Family Residential (CAD)
Location: East side of Brindle Rd., north of Slocum Rd.
Current Land Use: Agriculture and woods
Zoned: Farm Residential (FR-1)
Utilities: Well and On-site septic
School District: Buckeye Valley
Engineer: Scioto Land Surveying Service, Inc.

Staff Comments

Walden’s Revisited is a proposed four lot CAD Subdivision of 10.456 acres, located on the east side of Brindle Road approximately 1,200 feet north of Slocum Road. The site contains a large wooded area in its western portion with the remaining areas in agriculture. Smith Run cuts through the southwestern corner of the site. Adjacent land uses include woods and agriculture. Lot sizes range from 1.864 acres to 3.845 acres, with the largest lot containing the CAD. All 4 lots will utilize well and septic. Waldens’s Revisited received preliminary approval on December 16th 1999.

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

Staff Recommendation

Staff recommends *Final approval* of **Walden’s Revisited** to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Walden’s Revisited. Mr. Oswalt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS

40-99 “The Park” at Grief Brothers, Phase 1 - Liberty/Berlin Twp.’s - 14 lots, 149.00 acres

Applicant: Greif Brothers Cooperage Cooperation
Engineer: John McCann, Stults & Associates

The engineer for the applicant has requested a 90-day extension on the Preliminary approval which was received September 30, 1999. Mr. McCann states that “the project is currently under construction”.

Staff Recommendation

Staff recommends *approval* of the 90 day extension for “The Park” at Grief Brother, Phase 1 until December 28, 2000.

Commission / Public Comments

Mr. Moran made a motion to approve the 90 day extension request for “The Park” at Grief Brother, Phase 1 until December 28, 2000. Mr. Oswalt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

John Miller of Kramer Engineers has requested a 6-month extension on the Preliminary approval of the Slane Ridge Subdivision. He states that the project has preliminary approval from the County Engineer and final approval from the Sanitary Engineer. The developer is currently in final negotiations with potential home builders. This subdivision received conditional preliminary approval in September 1999.

Staff Recommendation

Staff recommends *approval* of the 6-month extension for the Slane Ridge Subdivision until March 2001.

Commission / Public Comments

Mr. Miller made a motion to approve the 6 month extension request for Slane Ridge Subdivision until March 2001. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried

VI. OTHER BUSINESS

- **Ohio GIS Conference** – Mr. Laurien stated that Mr. Jiyeong Lee and Mr. Da-Wei Liou won 3rd Place in the GIS map contest with the Orange Township Comprehensive Plan map. Congratulations to both!

VII. POLICY / EDUCATION DISCUSSION (*none*)

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

Meeting adjourned at 8:30 p.m.

38-99 Slane Ridge - Genoa Twp. - 18 lots, 09.80 acres

Applicant: The Slane Company
Engineer: Kramer Engineers

The next meeting of the Delaware County Regional Planning Commission will be Thursday, October 26, 2000, 7:00PM at the Delaware Joint Vocational School North Campus, 1610 St. Rte. 521, Delaware, Ohio 43015.

