



**DELAWARE COUNTY
REGIONAL PLANNING COMMISSION**

50 Channing Street, Delaware, Ohio, 43015 Phone 740-833-2260 Fax 740-833-2259

Philip C. Laurien, AICP, Executive Director

MINUTES

**Thursday, October 26, 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 September 28, 2000 RPC Minutes
- Executive Committee Minutes of October 18, 2000
- Statement of Policy

II. VARIANCES

43-00.V Triangle Real Estate-Liberty Twp. – request for overall preliminary

III. ZONING MAP/TEXT AMENDMENTS

53-00 ZON Scioto Twp. Zoning Commission – text amendments
 54-00 ZON Gary Wallace – Berkshire Twp. – 5.88 acres from A-1 to FR-1
 55-00 ZON Walter Durrett – Berkshire Twp. – 208.47 acres from A-1, FR-1 to PRD
 56-00 ZON John Quinn – Orange Twp. – 2.23 acres from C-2 / PC to PCD
 57-00 ZON Genoa Township Zoning Commission – Genoa Twp. – text amendments

IV. SUBDIVISION PROJECTS

Township	Lots/Acres
Preliminary	
42-00 Roesland No. 7 Berlin 03 lots / 08.76 acres	
43-00 Golf Village Liberty 1246 lots / 932.70 acres	
Preliminary/Final	(none)
Final	
29-98.1.3 Scioto Reserve, Sec. 1, Ph. 3 Concord 11 lots / 05.75 acres	
29-98.3.2 Scioto Reserve, Sec. 3, Ph. 2 Concord 47 lots / 15.88 acres	
34-00 T The Gates at Hoover Genoa 12 lots / 25.58 acres	
28-98.2 Highland Lakes North, Sec. 6, Pt. 2 Genoa 18 lots / 07.16 acres	
22-00 T Cambridge Genoa 64 lots / 28.10 acres	
27-98.1 Abbey Knoll, Section 1 Orange 51 lots / 21.78 acres	
04-00 Abbey Knoll, Section 2 Orange 13 lots / 07.20 acres	
30-99.1 River Bend, Sec. 4, Ph. 1 Orange/Liberty 19 lots / 24.42 acres	

T=TABLED

V. EXTENSIONS

VI. OTHER BUSINESS

- Consideration for approval: 2001 DCRPC Budget
- Ohio Land Use Workshop: November 15, 2000

VII. POLICY / EDUCATION DISCUSSION

I. ADMINISTRATIVE BUSINESS

■ Call to Order

Chairwoman Foust called the meeting to order at 7:05 p.m.

■ Roll Call

Representatives present: Don Poland, John Schmidt, Robert Hedrick, Fred Fowler, Chad Antle, Dale Simpkins, Tom Hopper, Leslie Warthman, Holly Foust, Charles Heimlich, Dick Gladman, Kevin Moran, and Larry Starling. Alternates present: Scott Pike, Andrew Brenner, and Carolyn Van Brimmer. Arrived after Roll Call: Gary Spanner (R) and Robert Wood (R). Staff present: Phil Laurien, Paul Deel, Mike Bissett, Jiyeong Lee, Da-Wei Liou and Stephanie Matlack.

At the time of roll call there were only 16 members present (not a quorum), therefore Chairwoman Foust asked if the Commission wished to call an emergency meeting. **Mr. Gladman made a motion for an emergency meeting, seconded by Mr. Moran. VOTE: Unanimously For, 0 Opposed. Motion carried.**

■ Approval of the September 28, 2000 RPC Minutes

Mr. Brenner made a motion to approve the September minutes, seconded by Mr. Heimlich. VOTE: Unanimously For, 0 Opposed. Motion carried.

■ October 18, 2000 Executive Committee Minutes

1. Call to order

Chairwoman Foust called the meeting to order at 8:34 a.m. Present: Holly Foust, Dick Gladman, Loretta Firis, Commissioner Ward, and Larry Starling. Staff present: Phil Laurien and Stephanie Matlack.

2. Approval of Executive Committee Minutes

- a. **September 19, 2000 – Mr. Starling made a motion to approve the minutes of the last meeting. Mr. Gladman seconded the motion. VOTE: 4 For, 0 Opposed, 1 Abstained (Commissioner Ward). Motion carried.**

3. Old Business

- a. **Office Space** – Mr. Laurien will be meeting with Mr. Cannon, Delaware County Administrator, Friday afternoon for further discussions of the DCRPC purchase/lease arrangement for 109 N. Sandusky St. Gardner Architects are working on the final revisions of the proposed building layout. The preliminary renovation costs were high but after a more detailed review Mr. Laurien and Mr. Gardner have estimated the renovations at \$230,000.00 (approximately \$40.00 / sq. ft.) This estimation includes heating/cooling installation,

windows, insulation, electrical, etc. but does not include any additional office furniture or telephone connection. Mr. Warner, City of Delaware told Mr. Laurien that since the building has accessibility to the first floor offices and handicap restrooms on the first floor, that the ADA would not require an elevator to the second floor.

4. New Business

a. Financial / Activity Reports for October 2000

The Financial reports were presented:

Ending balance as of 8/31/00

\$527,491.26

Receipts

	<u>September</u>	<u>YTD</u>
General Fees (NPA)	\$ 495.00	\$ 18,645.00
Inspec. Fees (Transfer)	\$ 100.00	\$ 1,200.00
Fees A (Site Review)	\$ 200.00	\$ 2,800.00
Membership Fees	\$	\$122,277.00
Planning Surcharge (Twp. Assist.) 22,680.21	\$ 9,056.75	\$
Charges for Services A (Prel. Appl.) 78,649.95	\$12,139.70	\$
Charges for Services B (Final Appl.) 97,781.60	\$22,516.15	\$
Charges for Services C (Ext. Fees)	\$ 300.00	\$ 1,050.00
Charges for Services D (Table Fees) 1,600.00	\$ 200.00	\$
Charges for Services E (Appeal/Var)	\$	\$ 2,100.00
General Sales	\$ 459.30	\$ 5,112.52
Health Dept. Fees	\$ 5,040.00	\$ 15,940.00
Soil & Water Fees	\$ 475.00	\$ 3,675.00
Other Reimbursements	\$	\$ 156.00
Other Reimbursements A	\$	\$ 150.00
Other Reimbursements B	\$ 50.00	\$ 50.00
Inter-fund Revenues	\$	\$ 0
TOTAL	\$50,981.90	\$373,867.94

Balance after receipts

\$578,473.16

Expenditures

\$35,750.18

End of September balance

\$542,722.98

Commissioner Ward made a motion to approve the Financial reports, seconded by Mr. Gladman. VOTE: Unanimously For, 0 Opposed. Motion carried.

- b. October RPC Preliminary Agenda** – Mr. Laurien reviewed the Preliminary agenda, including 5 rezonings/text amendments, 1 variance, 2 preliminary, 8 final.

The zoning request by Mr. Walter Durrett in Berkshire Twp. does not conform to the current Comprehensive Plan nor does it comply with the proposed plan. Mr. Laurien stated that the land is in both Berkshire and Berlin Townships, but the applicant has only applied for the amendment in Berkshire Twp.

The variance for Golf Village is to allow a preliminary overall review. Mr. Laurien and Chairwoman Foust agreed that there were numerous areas of concern for this project, all of which were brought to the attention of the developer and the project engineer at the Technical Review meeting. Unless these items are adequately addressed prior to the RPC meeting, the staff will recommend denial.

c. Contracts

- (1) **Troy Twp.** – contract signed, Oct. 19th is the first planning meeting
- (2) **Kingston Twp.** - was given a sample contract, next year plan to have their own zoning resolution prepared and have their Comprehensive plan completed (by DCRPC).
- (3) **Shawnee Hills** – continuing to meet, Mr. Laurien to begin a planning document to give to the Village
- (4) **Berkshire Twp.** – first draft Plan given Oct. 17
- (5) **Brown Twp.** – ongoing on time and on budget

- d. 2001 Proposed Budget** - Chairwoman Foust stated that prior to the Sept. RPC meeting Commissioner Wuertz expressed his opposition to DCRPC providing life insurance and dental insurance to employees and their families. After a brief discussion of the benefits, the Committee unanimously agreed to continue to provide these benefits for the staff and their families.

Mr. Gladman made a motion to recommend approval of the proposed 2001 Budget to the Commission. Mr. Starling seconded the motion. Vote: 4 For, 0 Opposed, 1 Abstained (Commissioner Ward). Motion carried.

e. Conferences

- (1.) **Regional Development Forum: November 10, 2000**
- (2.) **Ohio Land Use Workshop: November 15, 2000**

Mr. Laurien stated that the above conferences were upcoming and suggested that the DCRPC offer to pay for 1 person from each dues paying entity (member) to attend the Ohio Land Use Workshop. Since the total cost (if everyone would want to attend) would be \$1,920.00, the Committee must recommend the approval of the possible expenditure to the Commission.

Commissioner Ward made a motion to recommend approval for the DCRPC to pay for one representative of each dues paying member to attend the Ohio Land Use Workshop, seconded by Mr. Starling. VOTE: Unanimously For, 0 Opposed. Motion carried.

5. Other Business - none

6. Personnel

- a. **Mike Bissett** – Mr. Laurien presented the Committee with a copy of Mr. Bissett’s 1-year evaluation.

7. Adjourn

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

Meeting adjourned at 10:15 a.m.

The next Executive Committee meeting will be Wednesday, November 22, 2000 at 8:30 a.m. 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

43-00.V Triangle Real Estate (Golf Village)–Liberty Twp. – request for overall preliminary

Staff Comments

The applicant is requesting a variance of **Section 204.01: General** of the Delaware County Subdivision Regulations in order to receive overall Preliminary approval of Golf Village Subdivision without specific engineering/development details and plans. Due to the size of the project, the applicant is requesting overall preliminary approval prior to individual phase submissions. This subdivision site was rezoned to PRD and PCD earlier this year (Case#17-00ZON and 18-00ZON).

An extension of Sawmill Parkway, a 150-foot wide public street, would be difficult in a piecemeal fashion by individual sections. For this reason, the applicant requests a variance to accomplish a very large coordinated plan that includes elements of golf course, open space and the extension of the Sawmill Parkway.

Staff Recommendation

Staff *recommends approval* of the variance for Golf Village, subject to the applicant submitting preliminary plans in accordance with subdivision regulations for individual phases, to the RPC.

Commission / Public Comments

Mr. Gladman made a motion to approve the variance request by Triangle Real Estate (Golf Village). Mr. Spanner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

III. ZONING MAP/TEXT AMENDMENTS

53-00 ZON Scioto Twp. Zoning Commission – text amendments

This application is submitted by the Scioto Township Zoning Commission for amendments to the Scioto Township Zoning Resolution.

Staff Comments

Scioto Township is proposing minor housekeeping revisions to the Zoning Resolution, including the following:

- 1) Changes the definition of agriculture to reflect the definition in ORC 519.01. This change is made in the FR-1 and A-1 districts. *Staff comment: It is not clear whether the restrictions following the definition in the current text are deleted.*
- 2) Requires a minimum 4' fence around swimming pools or yards with pools instead of the current reference to the Delaware County Building Regulations.
- 3) Classifies Common Access Driveways as a Class C road.

Staff Recommendation

Staff recommends approval of the text amendments, to the RPC, Scioto Twp. Zoning Commission, and Scioto Twp. Trustees.

Commission / Public Comments

No one was present to represent the Township.

Mr. Starling asked if the fence requirement on pools was for above or in ground pools. Mr. Deel stated all pools.

Mr. Starling made a motion to recommend approval of the text amendments for Scioto Township. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

54-00 ZON Gary Wallace – Berkshire Twp. –5.877 acres from A-1 to FR-1

Request

The applicant is requesting to rezone a 5.877-acre lot from Agriculture (A-1) to Farm Residential (FR-1)

Conditions

Location: West side of SR 61 north of Blaney Road

Present Zoning: Agriculture (A-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: Del-Co water and private septic

Soils: Cardington Silt Loam (2-6 percent slopes) - CaB

Sloan Silt Loam (0-2 percent slopes) - SnA

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

Staff Comments

The site has an existing home and is located on the west side of State Route 61 north of Blaney Road. The surrounding land use includes large lot single family residences to the north along SR 61 as well as to the west, agricultural to the east, and a Baptist Church to the south followed by large lot single family residences. Adjacent properties are all zoned A-1 except for the Baptist church to the south, which is zoned PIND (Planned Institutional District). 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 out a lot in the southeast corner of the site. The site is surrounded by large lots and is on a state route. Also, the site has an existing pond as well as Sloan and Pewamo soils, with characteristics of severe flooding and ponding. The survey provided shows a one-acre lot to be split out, which is below the net acreage requirement of the FR-1 district when the right-of-

way is excluded. The small size of the lot together with the poor soils make the lot seem unbuildable. A one-acre lot would add an additional driveway on the state road, and be out of context with the larger lots in the immediate area.

The 1989 Berkshire 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. Since the lot appears unfeasible and out of context with the current plans for the area, this does not seem to be an appropriate rezoning.

Staff Recommendation

Staff recommends *denial* of the 5.877 acre rezoning from Agricultural (A-1) to Farm Residential (FR-1) to the RPC, Berkshire Twp. Zoning Commission, and the Berkshire Twp. Trustees, due to staff comments.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Starling made a motion the deny to rezoning application by Mr. Gary Wallace. Mr. Brenner seconded the motion. VOTE: 17 For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

55-00 ZON Walter Durrett – Berkshire Twp. - 193.71 acres from A-1 (Agricultural) and FR-1 (Farm Residential) to PRD

I. Request

Walter Durrett has submitted a zoning request to change 193.71 acres on North 3 B's and K Road in Berkshire Township from A-1 zoning (approximately 192.2 acres) and FR-1 (approximately 1.5 acres) to a Planned Residential District (PRD) zone. An additional 14.76 acres lies in Berlin Township. No application for rezoning has been forwarded for review by Berlin Township from FR-1 to PRD.

This request seeks to permit:

- 250 single-family homes on 10,000 square foot lots on 130 acres, or a density of 1.92 units per acre
- 18 acreage lots on 63.9 acres with 5 CAD subdivisions, and 2 flag lots.

Present Use: a.) Berlin Twp- Agriculture and woods, one single-family house
 b.) Berkshire Township- Agriculture and woods

Proposed Use: a.) Berlin- Entrance road and land application area for on site sanitary sewer system.
 b.) Berkshire Township-250 single family homes on 10,000 square foot lots, 18 homes on acreage lots totaling 63.9 acres in CAD subdivisions; open space as land application area for on site sanitary sewer system.

Existing Density: 1 unit/acre, FR-1 zone in Berkshire Township (1.5 acres)
 1 unit/5 acres (.20 units/acre) in A-1 zone Berkshire Township (192 acres)

Proposed Density: North: 63.9 acres (Berkshire Township)- .28 units/acre, gross.
 South: 130 acres (Berkshire Township) 1.92 units/acre, gross.

School District: Olentangy

Utilities Available- Del Co Water

II. Existing Conditions

A. Adjacent Existing Land Uses-Large lot single family and agriculture to the west, north, and south

B. Water- Del Co Water serves the site.

C. Soils & Drainage-Soils are:
 CaB & CaC2 (Cardington, 2-6 and 6-12% slope)
 BeA and BeB (Bennington 0- 2% slope and 2-6% slope)
 Pw Pewamo silty clay loam
 AmE Amanda clay loam 18-25% slope.

The site is flat and somewhat poorly, to poorly-drained. Aerial photos reveal an extensive tile network. Groundwater conditions for these soils are less than one foot from the surface.

D. Sanitary Sewer
 The land in question lies outside the Delaware County Sanitary Sewer service area. To serve the 250 1/4-acre lots, the applicant proposes to construct a central sewer system with sewage treatment plant and apply treated effluent to grassed and wooded open space. There is no mention of whether the plant is to be dedicated to the county for perpetual maintenance. The 18 acreage lots are to be served by on-

site septic systems.

Well-drained soils are critical to the success of land application. The on-site soils have very slow permeability with high ground water. Land application systems must comply with OSU Extension Bulletin 860, be approved by the Delaware County Sanitary Engineer for feasibility, and be granted a Permit to install by OEPA. No sewer system feasibility study has been submitted to the County Sanitary Engineer.

The applicant submitted a one page “Summary of Evaluation of Proposed Sewerage Systems” by the firm EMH&T with the zoning application. The report is based on soil types; it “does not reflect on site soil testing”.

The EMH & T report states:

“a minimum of 35 acres of area will be required for the land application to support the proposed development” (250 lots, 100,000 gallons per day). In addition, 5 acres of surface area will be required for the storage basins and approximately 3 acres should be reserved for the wastewater treatment plant.

“The existing concept plan provides 32 acres for the land application of the treated sewage” (3 of which are unacceptable soils) “ but makes no provision for the land required for the storage basin or the wastewater treatment plant. Of the 32 acres provided, approximately 8 acres are heavily wooded, which can make installation of the land application system more complex and costly.”

The EMH & T report also states that lot numbers 38,48, 49 and 51 may be too small for on site septic systems and leach fields.

The County Sanitary Engineer’s letter to the DCRPC indicates that “the acreage set aside for land application appears to be underestimated”.

E. Other utilities

- 1.) Gas- No service letter
- 2.) Electric- No service letter

F. Community Facilities

- 1.) Fire- No service letter from the fire chief. With 80-foot wide lots of 10,000 square feet, the fire department must comment. Hydrants, flow, pressure, response time, access, all are potential concerns.
- 2.) Police- No service letter from the Delaware County Sheriff. This development would add approximately 725 new residents. The Sheriff has recently indicated that he is short-staffed by 3 patrol on each shift.

- 3.) Schools- Olentangy School District is the fastest growing district in Ohio. No letter from the school district on impact. According to Olentangy’s multipliers, the school impact might be 321 new elementary students, (represents one half an elementary school), 23 middle school and 17 new high school students.
- 4.) Parks/ recreation- the development does not propose any organized play fields or improved open space. The 59 acres of open space is mostly land application area, 14.76 of which is in Berlin Township. 268 new homes can be expected to generate 725 new residents, which requires 1-2 acres of improved organized recreation facilities.
- 5.) Traffic Impacts- No traffic study was submitted. 268 homes can be expected to generate 10 trips per day or 2,620 new trips. There will need to be substantial upgrades to North 3 B’s and K Road. The extension of Four Winds Drive as a collector street is shown to 3 B’s and K Road as a residential subdivision street with 70’ ROW and 45 driveways. The alignment of this road is east of where it is anticipated to be on the 1989 and 2000 Comprehensive Plans.
- 6.) Zoning History- This land was part of a rezoning in 1994 (RPC case # 46-94) from FR-1 to PRD and PCD. Zoning was proposed for 567 single-family homes on 227 acres that represent most of the northern and southern tracts (208 acres) currently applying for similar zoning. The zoning was overturned (denied) by referendum.

III. Requirements for approval, Section 11.06 c.)

A development plan must be submitted which meets listed criteria, and which is the expectation of what can, and would be built if the Planned District were approved and platted. “In approving an application for a PRD, the reviewing authority shall determine:”

- 1.) If the proposed development is consistent in all respects with the purpose, intent and applicable standards of this Zoning Resolution,
- 2.) If the proposed development is in conformity with the comprehensive plan or portion thereof as it, may apply, and
- 3.) If the proposed development advances the health, safety and general welfare of the township and the immediate vicinity.

1.) If the proposed development is consistent in all respects with the purpose and intent of this Zoning Resolution:

RPC Staff Finding: The development is not consistent in all respects with the purpose and intent of the PRD and Zoning Resolution.

The purpose of the PRD is to “recognize demand for well organized residential areas which take into account unique natural features, contemporary land use concepts, and a balanced residential environment.” The design does not preserve rural character, or natural features. The northern section does not share open space with the southern section. The northern section uses septic systems while the southern section uses central on-site sewer. 5 CAD subdivisions and 2 flag lots are created rather than plat a new subdivision street. There are unique natural features- three ponds, a ravine and woods. 2 of the ponds are placed on private lots, not preserving them for common open space. The third pond is in the back yards of houses. Some woodland buffer to I-71 is retained for land application. Most of the wooded areas are cut. No bike trails or hiking trails are shown. The ravine is to be dammed for storm water detention.

2.) If the proposed development is consistent in all respects with the applicable standards of this Zoning Resolution: *RPC Staff Finding: The proposed development is not consistent in all respects with the applicable standards of a PRD.*

- a.) General development character- there are no proposed structures shown.
- b.) Architectural design criteria- there is no clear architectural code, renderings or syntax developed.
- c.) Proposed provisions for water- no service letter from Del Co Water.
- d.) Proposed provisions for fire hydrants- No service letter from the Fire Chief.
- e.) Proposed provisions for sanitary sewer- No county sewer service. According to the applicant’s consultant report, there is inadequate area for land application to support the density and number of lots proposed in the development. County Sanitary Engineer states that the land area needed for land application “appears to be underestimated.” No engineering feasibility shown for land application.
- f.) Proposed provisions for surface drainage- No storm water retention/detention ponds shown, other than existing farm ponds. EMH

& T states that a storm water detention facility would be located in the main deep drainage outlet north of the main entrance road. This area is also shown for land application. The ravine is a natural feature that ought to be preserved, not dammed.

- g.) Traffic- No traffic study has been submitted.
- h.) Location of existing and probable uses of surrounding areas- The Four Winds Drive is supposed to extend south to US 36, but this alignment is far east of the comprehensive plan. Has it been reviewed by 36/37 Partners?
- i.) Location and proposed use of common open space- There is no plan for the use of the proposed open space, most of which doubles as land application area. According to National Recreation and Park Association standards, there should be 1-2 acres for organized recreation space for field games, etc for the projected 725 new population.
- j.) Statement of divergence- The 80’ x 125’ lots must comply with 25’ side yard separation, or 12.5 feet per side, which means that the maximum width of home and garage is 55’. Can this be met? No divergence requested.

3.) If the proposed development is in conformity with the Comprehensive Plan or portion thereof as it may apply:

RPC Staff finding:

- a.) *The PRD plan for the southern 130 acres does not conform to either the 1989 or draft 2000 Berkshire Township Comprehensive Plan.*
- b.) *The northern section (63 acres) of the plan does conform to the 1989 adopted and 2000 draft Berkshire Comprehensive Plans.*

The Delaware County 1993 Regional Land Use Plan shows a large portion of the land area as low suitability for development. Low suitability suggests difficult soil conditions for land application systems.

Berkshire’s adopted 1989 Comprehensive Plan recommends:

- a.) A collector extension of Four Winds Drive through this land linking with N 3B’s and K. *This design shows a residential street with 45 driveways, unacceptable for a collector road.*
- b.) The southern portion (144 acres) for office/light industry. *The*

proposed residential uses do not comply.

- c.) The northern area (18 acreage lots) for residential, without sanitary sewer, at low density. *Complies with the 1989 plan.*

Berkshire’s [Draft, not adopted] 2000 Comprehensive Plan recommends for Sub Area I:

- a.) The lands currently zoned FR-1 along the north end of 3 B’s and K Road and the south side of Berkshire Road are recommended for single family development at approximately one unit per acre, or larger as dictated by the area required for septic systems. *The development proposal complies with the recommendation for the north area of 63 acres.*
- b.) The remainder of Sub area I is recommended for single family development at one unit per 85,000 square feet (1.95 acres) without sanitary sewer service. If public centralized sanitary sewer is provided to this remainder of Sub Area I during the planning period, the plan recommends single family residential use at up to 1.25 units per acre. *The “northern” acreage lots lower the overall density to 1.29 units/acre, but they do not create open space that benefits the 250 southern landowners, and the overall density of 1.29/acre exceeds the plan recommendation. The actual southern density of 1.92 units/acre far exceeds the 1.25 recommended.*
- c.) Permit Conservation Subdivisions at the density of the underlying zoning. *The development plan is not a conservation subdivision since it does not conserve primary or secondary conservation areas.*
- d.) New road “Fn” should extend Four Winds Drive north from the platted location at US 36 to connect with 3 B’s and K north. This road should be built in increments as part of new developments at developer’s expense. *The development plan shows a residential street with 45 driveways, unacceptable for a collector road.*
- e.) The number one goal of the Berkshire Township 1989 and 2000 (draft) comprehensive plans is “To preserve the rural character of the township as expressed in its openness, green areas, farms, natural resources (floodplains, wetlands, slopes > 20%, ravines, creeks and rivers). *The applicant states that “the development will be rural in character with 268 single family lots with minimum lot frontage of 80’ and varying in lot size from a minimum of 10,000 square feet to six acre lots.” The 250, ¼ acre lots are packed in a dense mass, back-to-back like a standard suburban subdivision. 141 lots face open space, leaving 109 lots inside the dense mass at four units to the acre. This does not appear rural in character.*

4.) If the proposed development advances the health, safety and general welfare of the Township and the immediate vicinity:

RPC staff finding: The request for PRD in Berkshire Township does not advance the health, safety and general welfare of the township and the immediate vicinity.

The southern portion of the plan for 250 lots on 144 acres is similar to the request that was overturned by referendum in 1994. The design does not save natural features (dams the ravine, removes much of woods, puts 2 of 3 lakes on private property). The plan proposes no organized recreational fields for 725 new residents. The plan creates a collector street with 45 new driveways. The plan avoids platting a new street for 18 acreage by creating 5 new gravel CADS, and 2 flag lots. No traffic impacts have been studied and mitigated.

IV. DCRPC Staff Recommendation

Staff recommends the PRD zoning on 193.71 acres be *denied* in Berkshire Township, based upon the lack of compliance with the criteria for a PRD in Section 11.06 as outlined in section III of this report.

Staff also notes that no formal rezoning submission was made to Berlin Township, despite a ruling by the township zoning officer that a PRD also was needed for the 14.76 acres.

Commission / Public Comments

Mr. Mark Schieber, Landscape Architect with Schieber & Associates was present to represent the applicant. Re-layouts have been designed addressing some of the RPC’s concerns. Mr. Schieber requested to table the application. Mr. Laurien asked if the Township Zoning hearing had been set. Mr. Schieber said yes, November 2nd. Mr. Laurien explained that once an application is made to the Township, the DCRPC must make a recommendation and present it to the Township before their scheduled hearing. The Township can table the application at their meeting if they so choose.

Mr. Schmidt stated that the applicant must apply for rezoning through Berlin Township also. Mr. Schieber stated that they are working with their attorney and the Berlin Twp. Zoning officer.

Mr. Spanner made a motion to deny the application request by Mr. Durrett, based on staff comments. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

56-00 ZON John Quinn – Orange Twp. – 2.23 acres from C-2 / PC to PCD

This rezoning application is submitted by John Quinn in order to develop a Marathon service station, convenience store and Dairy Queen Restaurant on 2.23 acres at the northeast corner of Powell Rd. and US 23 in Orange Township.

Conditions

Present Zoning: Neighborhood Commercial (C-2) and Planned Commercial and Office (PCD)

Proposed Zoning: Planned Commercial and Office District (PCD)

Present Use: BP Service Station

Proposed Use: Marathon service station, convenience store and Dairy Queen Restaurant

Existing Density: N/A

Proposed Density: N/A

School District: Olentangy

Utilities Available: Del-co water and Delaware County sanitary sewer

Soils: UdB – Udorthents

Surrounding Land Use:

West: Powell 23 Limited subdivision (Zoned PCD).

East: US 23/Powell Retail subdivision currently under construction (Zoned PCD).

North: US 23/Powell Retail subdivision currently under construction (Zoned PCD).

South: Nationwide Campus (Zoned PCD) and Highbanks Park to the southwest.

General comments

The BP service station was originally situated on 1.39 acres. The applicant has recently purchased an additional 0.85 acres north and east of the parcel and intends to replace the existing service station with a new Marathon Service Station, convenience store and Dairy Queen Restaurant with a drive-thru. The site is located on the northeast corner of Powell Road and US 23.

The proposed use includes a 5,140 sq. ft. building to be utilized as a convenience store and Dairy Queen Restaurant. There will also be a 28' X 110' car wash along

the north side of the property. A 30' X 154' canopy and island including gas dispensers will be constructed between the main building and US 23. There will be right in/right out access to the site from Powell Road, as well as a new access from the commercial development to the north (Continental / Eagle I LLC property). The plan shows full turn movement on the access on US 23.

Criteria for Approval

“In approving an application for a Planned Commercial and Office District the reviewing authorities shall determine:”

- 1.) If the proposed development is consistent in all respects with the purpose, intent and general standards of the Zoning Resolution;
- 2.) If the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply;
- 3.) If the proposed development advances the general welfare of the township and the immediate vicinity.

Comments on meeting criteria for approval:

Compliance with local zoning

The development plan is generally consistent with the standards of the Planned Commercial and Office District, except for the following:

- a.) Section 14.07(o) only allows for 75 percent lot coverage of buildings and impervious surface material. The plan should provide these calculations.
- b.) The applicant states that stormwater will be routed to a ditch on the Continental site to the north, that flows under US 23 but has not submitted calculations to the County Engineer. Is Continental willing to grant an easement and will the County Engineer and ODOT approve additional flows into this ditch, which ultimately feeds into Highbanks to the southwest? This ditch is currently at capacity.
- c.) ODOT indicates that because there is a change in use (Dairy Queen with drive-thru), a traffic study is warranted. It is possible that they may not allow access to US 23. The US 23 access should be at a minimum, right in / right out only with a pork chop island. The access on Powell will also need a barrier.
- d.) A divergence from the required 15-foot setback for signs is requested on

US 23 to 7 feet. Staff does not support this request considering the location of the site at a busy intersection, if the sign can be moved to 15' and still be within the landscaped area.

Compliance with the Comprehensive Plan

- a.) The Delaware County 1993 Regional Land Use Plan for this area shows the land to contain an existing commercial use, areas that are suitable for development, and resource management areas. The Plan is not site specific enough to recommend land use for this parcel. However, given its location adjacent to a high speed, high volume U.S. Highway, PCD zoning would be a reasonable request and in general compliance with the intent of the 1993 Regional Land Use Plan, which shows commercial uses nearby.
- b.) The 1991 Orange Township Comprehensive Plan shows this area as part of the U. S. 23 Corridor (Powell-Orange Road). According to the plan, this segment has been the primary focus of commercial development and most of its frontage has been committed to commercial use.

The draft 2000 Orange Township Comprehensive Plan recommends the corridor between US 23 and the Railroad tracks from Powell Road to Orange Road be Planned Commercial with areas along the tracks Planned Industrial. Left turn movement across traffic on US 23 should be discouraged except at signalized intersections. And finally, “franchise” architecture and signage should be avoided by using stone, brick, and neutral split face block. The development plan as presented proposes the standard design and materials typically found at Marathon Stations. The township may request materials and architecture that matches surrounding structures.

Advancing the general welfare of the Township

The Property is currently zoned Neighborhood Commercial and Planned Commercial District and has commercial zoning and other commercial uses around it. The existing service station has many setback encroachments. The proposed use largely meets PCD development standards (including setbacks), but still needs additional information. Staff finds that the concept of the PCD district could enhance the general welfare of the township and the immediate vicinity.

Findings:

- 1.) The development plan for the most part, conforms to both the current and proposed Township comprehensive plan. Additional work is needed for compliance with PCD zoning standards.

Staff Recommendation

The *staff recommends* to the Regional Planning Commission, the Orange Township Zoning Commission, and the Orange Township Trustees that the application by John Quinn for rezoning 2.23 acres on Columbus Pike from C-2/PCD to PCD be conditionally approved, subject to staff comments.

Commission / Public Comments

Mr. John Dzwonczyk, project engineer with JGD Associates, Inc. was present to represent the applicants. He stated that preliminary calculations show that they can meet the maximum 75% lot coverage. Also he feels that the pre and post construction stormwater flows can be managed on site. Mr. Quinn has agreed with the right-in/right-out onto US 23.

Mr. Starling made a motion to recommend conditional approval of the zoning request by Mr. Quinn, subject to staff comments, seconded by Mr. Brenner. VOTE: 17 For, 1 Opposed (Mr. Spanner). Motion carried.

57-00 ZON Genoa Township Zoning Commission - Text Amendments

Applicant: Genoa Township Zoning Commission
Request: Text Amendments to Section 403, 408, 515, 521, 523, 524, and 803 for the purposes of general clarification and/or elimination of archaic language.

I. General

The Genoa Township Zoning Commission has initiated various “housekeeping” revisions to their zoning text. This zoning amendment creates no new map changes.

II. Amendments

- 1. Section 403 Planned Residential District 403.031** deletes an incorrect reference to section 406.02, 406.031, and 406.02 due to renumbering of the code in 1999.
DCRPC Staff Comments- None
- 2. Section 403.06-** deletes an incorrect reference to section 406.061 due to renumbering of the code in 1999.
DCRPC Staff Comments- None
- 3. Section 515.03-** corrects an incorrect reference to ORC 519.21.

DCRPC Staff Comments- None

4. Section 524.21- Application Procedure
Corrects incorrect references due to renumbering of the code.

DCRPC Staff Comments- None

5. Section 523 Telecommunications Towers
Corrects an archaic reference to Section 410, which has now been deleted.

DCRPC Staff Comments- None

6. Section 524.21 b.) Application Procedure, Planned Development
Deletes the words “by the Genoa Township Board of Zoning Appeals.” Variations are normally granted by the Zoning Commission as part of development plan review. This change is consistent with that procedure. DCRPC Staff Comments- None

7. Section 803 Non Conforming Structures
Deletes the word “nonresidential” so that no nonconforming structure may be enlarged.

DCRPC Staff Comments- None

8. Section 403.061 d.) Dimensional Requirements without Conservation Development Standards
Deletes the word “buildings”, adds the words “building property lines” and changes the setback from 150’ to 200’ from an arterial street to the nearest internal property line.

DCRPC Staff Comments- Suggest this be reworded as follows:

There shall be an open space no-build setback of 200 feet measured from the centerline of a major thoroughfare or arterial street to any lot line(s) of the house lots created within the PD-1 zone.

9. Section 403.062 a.) Dimensional Requirements with Conservation Development Standards
Deletes the word “buildings”, adds the words “building property lines” and changes the setback from 150’ to 200’ from an arterial street to the nearest internal property line.

DCRPC Staff Comments- Suggest this be reworded as follows:

There shall be an open space no-build setback of 200 feet measured from the centerline of a major thoroughfare or arterial street to any lot line(s) of the house lots created within the PD-1 zone.

10. Section 408 Community Facilities District
Adds the word “Planned” before Community Facilities, and makes this a planned district, not a “straight” district.
DCRPC Staff Comments- Section 408.01 should also be amended to add the word Planned as follows: “The purpose of the Planned Community Facilities District...”

11. Section 524 Planned Development Standards
Adds the Planned Community Facilities District and the CF symbol.
DCRPC Staff Comments: None

III. Staff Recommendation
Staff recommends *approval* of the proposed text amendments, subject to staff comments to the Regional Planning Commission, the Genoa Township, Zoning Commission and the Genoa Township Trustees.

Commission / Public Comments
There were no comments regarding the text amendments.

Mr. Simpkins made a motion to recommend approval of the text amendments by Genoa Township. Mr. Brenner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary
42-00 Roesland No. 7 – Berlin Twp. – 3 lots (CAD), 8.762 acres

Applicant: Patricia A. Canter and Kirti Jackson
Subdivision Type: Single Family Residential (CAD)
Location: Western terminus of Roesland Drive on the west side of 3 B’s and K Rd., south of Dustin Rd.
Current Land Use: Residential
Zoned: Farm Residential (FR-1)
Utilities: Del-Co water and private septic
School District: Olentangy
Engineer: Tim Huffman – Stults and Associates, Inc.

Staff Comments
The site is surrounded by residential lots within other sections of the Roesland Subdivision to the west, south and east, and large lot residential to the north. The zoning of the site and surrounding area is Farm Residential with a one-acre

minimum lot size. At the terminus of Roesland Drive is a 60’ strip that serves two homes, one through an access easement. Patricia Canter’s existing home is on a 5 acre tract that accesses from Roesland Drive. The new lot split would have to access from the 60’ strip and would not have frontage on a public street, which forces a CAD subdivision. The subdivision will consist of three lots over 2 acres, with the CAD serving two within this subdivision and another lot within Roesland No. 6 to the south. The platted lot to the south has legal frontage on Africa Road but access from an easement over the 60’ strip. The lot within Roesland No. 6 will have to be included in the maintenance agreement for the CAD. The driveway on the existing 60’ strip is already built to CAD standards, but some shrub removal is necessary.

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 Roesland Subdivision, No. 7 to the RPC.

Commission / Public Comments

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

Mr. Gladman made a motion for Preliminary approval of Roesland Subdivision, No. 7. Mr. Spanner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

43-00 Golf Village – Liberty Twp. - 1246 lots / 932.70 acres

Applicant: Triangle Real Estate

Subdivision Type: Planned residential (single family, multi-family apartments and condominiums), retail /office commercial and light industrial

Location: Approximately 1.7 mile corridor on the west side of the CSX Railroad tracks extending from Seldom Seen Road to Home Road, Liberty Twp.

Current Land Use: Agriculture and woods, several homes.

Zoned: Planned Residence (PR), Planned Commercial (PCD), and Industrial (I)

Utilities: Del-Co water and Delaware County sanitary sewer.

School District: Olentangy

Engineer: RD Zande, Kevin Kershner.

Soils: PwA - Pewamo Silty Clay Loam, 0-1% slopes
GwB – Glynwood Silt Loam, 2-6% slopes
BoA Blount Silt Loam, 0-2% slopes
BoB- Blount Silt Loam, 2-6% slopes
LyD2 – Lybrand Silt Loam, 12-18% slopes, eroded

Request

This request is for 932.7 acres of a planned residential (single family, multi-family apartments and condominiums) and retail /office commercial community called Golf Village surrounding a new golf course, along the to-be-extended Sawmill Parkway from Seldom Seen Road to Home Road, in Liberty Township. This subdivision site was rezoned to PRD and PCD earlier this year (Case#17-00ZON and 18-00ZON).

The key element is the extension of the Sawmill Parkway. This will serve future development north of Powell Road keeping traffic out of Powell’s four-corners. The Delaware County Engineer, ODOT, Liberty Township and the Village of Powell all agree that the Sawmill Parkway northerly extension to Home Road is absolutely critical to the safe and efficient development of the area.

The developer has also proposed a 231.42-acre golf course, to serve as permanent private open space. The golf course will provide aesthetic views from surrounding houses as private open space. The golf course will maintain the scenic and rural character by providing views of the course from Sawmill Parkway, as public open space.

The Development also incorporates Planned Office at the northeast corner of the Sawmill Parkway and Seldom Seen Road (30 acres) and the southwest corner of Sawmill and Home Road (15.2 acres). Planned Commercial is proposed on the southeast corner of Sawmill and Home Road. An Industrial area (21 acres) is proposed at the northeast corner of the development adjacent to the railroad tracks. There will be a total of 47.96 acres reserved for condominiums (183 units) and 20.22 acres for multi-family development (144 units) in addition to 939 single family house lots.

Development Data

Proposed Uses:

- 939 Single-family house lots in a PRD
- 144 Apartments
- 183 condominiums
- Private Golf course – 231.42
- Open Space – 90.42

- Neighborhood retail-planned commercial- 32.4 acres
- Planned office - 45.2 acres
- Industrial- offices and light industrial, 21 acres

Density Proposed:

1.5 units/acre overall (1246 units /837 residential and golf course acres);
Minimum lot size 10,400 Sq. Ft.

The subdivision will utilize Delaware County sanitary sewer. Del-Co water is able to serve this site subject to the developer extending a 16” main from Seldom Seen Road to Home Road along the Sawmill Parkway, and potentially provide a location for an elevated storage tank. AEP and Columbia Gas can provide electric and gas service, respectively. Detention/retention ponds have been scattered throughout the development within open space reserves and areas on the golf course for stormwater management. The location and size of these ponds could change during engineering/design review process.

The developer has requested a variance for overall preliminary approval without detailed engineering plans.

The application received a technical review on October 17, 2000 after which the applicant has addressed most of the required changes, except the following, which were orally agreed to in a meeting on 10/24/00:

- Show condominium areas as separate lots.
- Designate open space areas as active or passive recreation. Establish at least 3 acres of organized active recreation and provide linkage to the bike path and bridge overpass.
- Revise acreage table to accurately reflect totals for commercial/office and industrial parcels.
- Dwelling units total 1266, but table states 1246. Zoning is for 1246. (1.5 du/acre)
- Delineate areas to be set aside for the Sheriff’s substation and the County Engineers salt barn.
- Provide letter from AEP approving detention/retention ponds within electric easements.
- Remove pond from open space lot in southeast corner of the subdivision.
- Satisfy Liberty Township Zoning Officer that the overall preliminary plan does conform to the approved zoning development plan.
- Adjust radius on lot 400
- Show bike path connection from Laurel Valley Drive to Fallen Leaf Lane
- Extend the Hickory Rock Blvd. street name from Home Road to Rutherford

Rd. if approved by EMS, Fire Departments and Map Dept.

Staff Recommendation

Staff recommends *conditional Preliminary approval* of **Golf Village Subdivision** to the RPC, subject to staff comments and the variance being granted.

Commission / Public Comments

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

Mr. Bob Gable, Scenic Rivers Program Administrator for the Ohio Department of Natural Resources, was present to express some concerns with this project. (See attached letter from Timothy Peterkoski, ODNR.) The primary concerns were, (1) no earthwork should be permitted within 50 feet on either side of the tributary, (2) a stormwater pollution prevention plan should be developed (including appropriate sediment and erosions controls pre and post construction), and (3) an appropriate stormwater treatment facilities and buffer strips should be incorporated into the golf course design. Mr. Vince stated that he has a copy of the ODNR’s concerns and believes that they will be taken care of through further engineering.

Chairwoman Foust stated that Mr. Kevin Kershner of RD Zande has provided her a revised plan and is satisfied that what the developer is proposing is in compliance with the zoning and development plan that has been approved by the Township. There will be more detail when each phase is submitted for approval.

Mr. Spanner asked about removing the pond from the open space in the south portion of the site. Mr. Vince stated that originally the pond was designed to hold the water from the land application system (as with Scioto Reserve), but the City of Columbus objected to that so now they do not have a land application system.

Mr. Pike stated that the County Engineer had some access issues which have already been conveyed to the developer. He would like the Commission’s approval to be subject to the developer addressing those access issues. Mr. Vince stated that he believes those issues have been addressed on the revised plan.

Mr. Vince stated that sequentially, Sawmill Road would be completed first, along with the improvements to the roads that intersect with Sawmill Road, then the golf course.

Mr. Gladman made a motion for conditional Preliminary approval of the Golf Village overall plan, subject to staff and the County Engineers comments. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final (none)

CONSENT AGENDA

Chairwoman Foust asked if there were any cases the Commission wished to have removed from the consent agenda. Hearing none asked for a motion.

Mr. Gladman made a motion for Final approval of Scioto Reserve, Section 1, Phase 3, Scioto Reserve, Section 3, Phase 2, Highland Lakes North Section 6, Part 2, Abbey Knoll, Section 1, Abbey Knoll, Section 2, and River Bend Section 4, Phase 1. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Final

29-98.1.3 Scioto Reserve Section 1, Phase 3 – Concord Twp. - 11 lots, 5.75 acres

- Applicant:** Rockford Homes
- Subdivision Type:** Single Family Residential
- Location:** South side of Home Road, east of South Section Line Rd.
- Current Land Use:** Agricultural / Vacant land
- Zoned:** PRD
- Utilities:** Del-Co Water, Private on-site sewage system
- School District:** Buckeye Valley
- Engineer:** R.D. Zande (Kevin Kershner)

Staff Comments

Scioto Reserve, Section 1, Phase 3 is an 11 lot subdivision of 5.754 acres with 1.4 of those acres being two open space lots. This section is part of the southeastern portion of the overall Scioto Reserve subdivision.

The golf course and future condos are to the west, as well as other phases of Scioto Reserve to the north, across Home Rd. Section 1, Phase 4 and the Stonehenge development is located to the south while the east is agricultural. Phase 3 & 4 of Section 1 received preliminary approval in February of 2000 and include a through

street called Tree Lake Dr. that extends south from Home Rd. Phase 3 is the first part of this extension, which will be single-loaded with houses along the eastern side of the new road. There is a tree line along the eastern boundary and a ravine that runs through the open space lot to the south. The other open space lot provides a buffer from Home Road to the north.

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 1, Phases 3 to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Scioto Reserve, Section 1, Phase 3. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

29-98.3.2 Scioto Reserve, Sec. 3, Ph. 2 – Concord Twp. – 47 lots, 15.87 acres

- Applicant:** Triangle Properties, Inc.
- Subdivision Type:** Single Family Residential
- Location:** North side of Home Road, east of South Section Line Rd.
- Current Land Use:** Agricultural / Vacant land
- Zoned:** PRD
- Utilities:** Del-Co Water, Private on-site sewage system
- School District:** Buckeye Valley
- Engineer:** R.D. Zande (Kevin Kershner)

Staff Comments

Scioto Reserve, Section 3, Phase 2 is a 47 lot subdivision of 15.875 acres. This section is part of the northwestern portion of the overall Scioto Reserve subdivision.

The golf course and future development are to the north with large lot residential along South Section Line to the west. Section 3 Phase 1 is located to the east with open spaces that surround Section 3, Phase 2.

Phase 1 & 2 of Section 3 received preliminary approval in January of 1999. This Phase includes a street called Fairfield Lakes Drive that extends to the southwest

from Scioto Parkway in Phase 1. The design also includes a small cul-de-sac called Indian Creek Way.

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 3, Phases 2 to the RPC.

Commission / Public Comments

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

34-00 The Gates at Hoover – Genoa Twp. – 12 lots, 25.58 acres

Applicant: Skip Weiler
Engineer: Scioto Land Surveying Service

Staff Comments

The applicant has requested to table this application for 60 days.

Staff Recommendation

Staff recommends a *60-day tabling* of the Gates at Hoover Subdivision to the RPC.

Commission / Public Comments

Mr. Gladman made a motion to approve the table request for the Gates at Hoover for 60 days. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

28-98.2 Highland Lakes North, Sec. 6, Pt. 2 – Genoa Twp. – 17 lots, 7.163 acres

Applicant: Planned Communities, Inc.
Subdivision Type: Single-family Residential
Location: North side of Somerset Ave. 200 ft. west of Gainey Ct.
Current Land Use: vacant

Zoned: Planned Residential Development (PD-1)
Utilities: Del-Co Water and County Sewer
School District: Olentangy
Engineer: Adam Long – EMH&T, Inc.

Staff Comments

Highland Lakes North Section 6 Part 2 is a 17 lot subdivision of 7.163 acres that will be accessed by a cul-de-sac called Anacala Court. It is surrounded by Section 6, Part 1 to the north and east, Section 5 Part 1 to the south, and the future Section 7 to the west. The design includes a half acre open space lot that has a 10 foot access strip from Anacala Court and that will have about 115' of access on Somerset Avenue in Section 5 to the south. The site as well as the surrounding area is zoned PD-1 and received conditional preliminary approval with the rest of Section 6 in October of 1998.

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 Highland Lakes North, Section 6, Part 2 subdivision to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval Highland Lakes North Section 6, Part 2. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

22-00 Cambridge Subdivision – Genoa Twp. – 64 lots, 28.10 acres

Applicant: Cambridge Land Investments, LLC
Engineer: Franklin Consultants, Inc.

Staff Comments

The applicant has requested a 30-day tabling of the Cambridge subdivision.

Staff Recommendation

Staff recommends *the 30-day tabling* of the Cambridge Subdivision to the RPC.

Commission / Public Comments

Mr. Gladman made a motion to approve the table request of the Cambridge

Subdivision for 30 days. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

27-98.1 Abbey Knoll, Section 1 - Orange Twp. - 51 lots, 21.778 acres

Applicant: Rockford Homes, Inc.
Subdivision Type: Single-family Residential
Location: East of S. Old State Road, north of Orange Road
Current Land Use: Open fields, pastures, and woods
Zoned: Single Family Planned Residential District, (SFPRD)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: EMH&T, Inc.

Staff Comments

The overall preliminary plan for Abbey Knoll was approved in July of 1999 for 183 lots. This section consists of 51 lots accessed from South Old State Road. The design includes a road called Abbey Knoll Drive, which extends east from South Old State Road into the site winding to the north and then stubbing to the east. St Ninians Street and Allison's Street extend to the north from Abbey Knoll Drive. There is a stub to the south as well for the possible future connection of Cross Creek Section 3. The site is surrounded by future sections of Abbey Knoll to the north and east, with Cross Creek Sec. 3 to the south and a large single family lot to the west. One of the lots within Section 3 will be a no-build lot functioning as an access to a large open space area under a power line easement that makes up much of the northern portion of Abbey Knoll.

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 Abbey Knoll Section 1 to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Abbey Knoll, Section 1. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

04-00 Abbey Knoll, Section 2 - Orange Twp. - 13 lots, 7.196 acres

Applicant: Rockford Homes, Inc.
Subdivision Type: Single-family Residential
Location: East of S. Old State Road, north of Orange Road
Current Land Use: Residence
Zoned: Single Family Planned Residential District, (SFPRD)
Utilities: Del-Co water and public sewer
School District: Olentangy
Engineer: EMH&T, Inc.

Staff Comments

The overall preliminary plan for Abbey Knoll was approved in July of 1999 for 183 lots. This section received preliminary approval in January 2000. Abbey Knoll, Section 2 consists of 13 lots, accessed from South Old State Road, one of which is a no build lot for a buffer from South Old State Road. The design includes a cul-de-sac called Redwood Valley Court that extends to the south from Abbey Knoll Road, which is part of Section 1. The design also includes lots that front on Abbey Knoll Drive. The lots will range between 0.32 acres to 0.79 acres. There is a 25' no-build zone along the southern boundary of the site and a large drainage easement on the northwestern portion of the site.

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 Abbey Knoll, Section 2 to the RPC.

Commission / Public Comments

Mr. Gladman made a motion for Final approval of Abbey Knoll, Section 2. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion

carried.

30-99.1 River Bend, Sec. 4, Ph. 1 – Liberty/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. This subdivision received final approval for 21 lots in September of 2000 and is now being amended to reduce the number of lots to 19 (including the two no-build lots).

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 to the RPC.

Commission / Public Comments

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

V. EXTENSIONS

VI. OTHER BUSINESS

• **Consideration for approval: 2001 DCRPC Budget**
Mr. Laurien explained that the platting revenues for 2000 are down possibly due to the rise in interest rates. Some of the surplus may be used to balance the 2000 budget. Projected contract revenues for 2001 includes Troy Twp. and possibly Trenton, Concord, Liberty, Orange and Kingston Townships. The major projected expenditure for 2001 will be office space. The estimated cost to renovate the (current) Health Dept. building is \$230,000 (40/sq. ft.). Salary increases are budgeted for a maximum of 5%, but will be determined by the staff's annual evaluation. The same evaluation form is used by the County. Total projected revenue (including the projected 2000 carryover) is \$939,328. Projected expenditures are estimated at (including office purchase of \$300,000) \$782,608. Therefore the estimated carryover to 2002 is \$156,720.

Mr. Starling made a motion to approve the 2001 Budget as presented. Mr. Moran seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

• **Ohio Land Use Workshop: November 15, 2000**

The Executive Committee made a motion to recommend that the DCRPC pay for the registration fees for one (1) member of each dues paying jurisdiction to attend the Ohio Land Use Workshop. Mr. Laurien handed out the workshop agenda to the Commission. The full Commission needs to approve the expenditure because the total cost could be \$1,920.00 if each jurisdiction registers one person.

Mr. Gladman made a motion to pay for the registration fees for one member of each dues paying jurisdiction to attend the Ohio Land Use Workshop, on November 15, 2000. Mr. Spanner seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. POLICY / EDUCATION DISCUSSION

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

Meeting adjourned at 8:45 p.m.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, November 30, 2000, 7:00PM at the Delaware Joint Vocational School North Campus, 1610 St. Rte. 521, Delaware, Ohio 43015.