



DELAWARE COUNTY REGIONAL PLANNING COMMISSION

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

Philip C. Laurien, AICP, Executive Director

MINUTES

Thursday, October 27, 2005 at 7:00 PM

Delaware Hayes Services Building,

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

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of September 29, 2005 RPC Minutes
- Executive Committee Minutes of October 19, 2005
- Statement of Policy

II. VARIANCES *(none)*

III. PUBLIC CONSTRUCTION PROJECTS *(none)*

IV. ZONING MAP/TEXT AMENDMENTS

- 52-05 ZON Delaware Route 23 Development LLC – Berlin Twp. – 3.171 acres – FR-1 to PID
- 53-05.A ZON Planned Communities – Orange Twp. – 151.767 acres-FR-1 to PC (Cobblestone Crossing at Lewis Center)
- 53-05.B ZON Planned Communities - Orange Twp. – 177.44 acres – FR-1 to MFPRD (Cobblestone Crossing)
- 53-05.C ZON Planned Communities – Orange Twp. – 122.529 acres – FR-1 to SFPRD (Cobblestone Crossing)
- 54-05 ZON Jeffrey Weingarten c/o RLG – Orange Twp. – 4.99 acres – FR-1 to SFPRD (Old State Woods)
- 55-05 ZON Thomas & Marlene Heston – Trenton Twp. – 2.653 acres – FR-1 to CB
- 56-05 ZON Schooley Caldwell–Berkshire Twp.–17.573 acres– devlpmt plan (A.D.Farrow Harley Davidson)
- 57-05 ZON Planned Equities Development Co. – Liberty Twp. – 25.78 acres – Final development plan amendment

V. SUBDIVISION PROJECTS

| <u>Preliminary</u> | <i>(none)</i> | Township | Lots/Acres |
|---------------------------------|---|-----------------|-----------------------|
| <u>Preliminary/Final</u> | | | |
| 26-05 | T Division #1 of The Park at Greif, Lot# 3868 | Liberty | 02 lots / 04.41 acres |
| <u>Final</u> | | | |
| 29-98.E.1.A | Scioto Reserve Expansion,Sec.1,Ph.A | Concord | 18 lots / 34.09 acres |
| 22-05 | Division #1 of Maxtown Subd. lot# 3460 | Genoa | 01 lot / 02.53 acres |
| 14-04 | The Preserve at Seldom Seen | Liberty | 39 lots / 44.28 acres |
| 27-02.D | Wedgewood Park, Section 2, Phase D | Liberty | 43 lots / 33.65 acres |
| 27-98.5.A | Abbey Knoll, Section 5, Phase A | Orange | 26 lots / 18.77 acres |
| 27-98.5.B | Abbey Knoll, Section 5, Phase B | Orange | 19 lots / 13.34 acres |
| 47-00.3.2.C | North Orange, Sec. 3, Ph. 2, Pt. C | Orange | 31 lots / 11.73 acres |

T=TABLED, W=WITHDRAWN

VI. EXTENSIONS

| | | | |
|-----------|------------------------|---------|-------------------------|
| 18-03 | Keller Pines | Harlem | 31 lots / 22.40 acres |
| 18-04 | Olentangy Falls | Liberty | 132 lots / 211.50 acres |
| 09-02.5-8 | Glen Oak, Sections 5-8 | Orange | 132 lots / 91.28 acres |
| 09-02.9 | Glen Oak, Section 9 | Orange | 07 lot s/ 03.18 acres |

VII. OTHER BUSINESS

- Consideration for approval: 2006 Budget and Membership Fees

VIII. POLICY / EDUCATION DISCUSSION

IX. RPC STAFF AND MEMBER NEWS

- Robert Sochor – passed away October 13, 2005
- Joe Clase, Planner I (and wife Stephanie) welcomed Baby Andrew William Clase – October 2, 2005

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

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

▪ **Roll Call**

Representatives: Paul Snajd, Rick Sedlacek, Robert Hedrick, Fred Fowler, Jim Ward, Gary Gunderman, Charles Heimlich, Dick Gladman, Bill Thurston, Eric Fischer, Lloyd Shoaf, and Mike Dattilo. *Alternates:* Dusty Gurney, Doug Riedel, Jerry Paul, and Doug Price. *Arrived after roll call:* Kris Jordan (R). *Staff:* Phil Laurien, Paul Deel, Scott Sanders, Joe Clase, Da-Wei Liou and Stephanie Matlack.

Due to the lack of a quorum, Mr. Gunderman made a motion for an emergency meeting, seconded by Mr. Snajd. VOTE: Unanimously for, 0 Opposed. Motion carried.

▪ **Approval of the September 29, 2005 RPC Minutes**

Mr. Thurston made a motion to approved the minutes from the September meeting, seconded by Me. Gunderman. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **October 19, 2005 Executive Committee Minutes**

1. Call to order

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

2. Approval of Executive Committee Minutes

a. September 21, 2005 – *Mr. Gladman made a motion to approve the minutes of the September meeting. Me. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

3. Old Business

a. Contract updates –

- 1.) Berlin Twp.** - Mr. Laurien stated that the Berlin Twp. zoning resolution is completed and the Zoning Commission passed a resolution of praise and thanks to the RPC staff.
- 2.) Etna Twp.** – Mr. Laurien will be meeting tonight to discuss Conservation Subdivision language.
- 3.) Morrow County** – Mr. Laurien met with several officials from Morrow Co. and they have expressed interest in a GIS based zoning map. They have asked for a contract to be forwarded within the week.
- 4.) Orange Twp.** – Version 6 of the Adult Entertainment regulations have been forwarded to Attorney Mike McCarthy for his review.

4. New Business

a. Financial / Activity Reports for September 2005

| REGIONAL PLANNING RECEIPTS | | SEPTEMBER | YTD TOTAL |
|---|--------|-------------|--------------|
| General Fees (Lot Split) | (4201) | \$370.00 | \$10,560.00 |
| Fees A (Site Review) | (4202) | \$500.00 | \$2,720.00 |
| Insp. Fees (Lot Line Transfer) | (4203) | \$40.00 | \$1,200.00 |
| Membership Fees | (4204) | | \$218,369.00 |
| Planning Surcharge (Twp. Plan. Assist.) | (4205) | \$4,421.56 | \$35,197.75 |
| Associate Membership Fees | (4206) | \$1,500.00 | \$3,000.00 |
| Charges for Serv. A (Prel. Appl.) | (4230) | \$20,704.10 | \$109,151.57 |
| Charges for Serv. B (Final. Appl.) | (4231) | \$8,032.24 | \$58,160.04 |

| | | | |
|-----------------------------------|--------|--------------------|---------------------|
| Charges for Serv. C (Ext. Fee) | (4232) | \$450.00 | \$2,250.00 |
| Charges for Serv. D (Table Fee) | (4233) | \$400.00 | \$3,000.00 |
| Charges for Serv. E (Appeal/Var.) | (4234) | | \$1,200.00 |
| General Sales | (4220) | \$141.26 | \$2,159.27 |
| OTHER DEPT. RECEIPTS | | | |
| Health Dept. Fees | (4242) | \$100.00 | \$18,210.00 |
| Soil & Water Fees | (4243) | \$626.00 | \$4,513.00 |
| MISCELLANEOUS REVENUE | | | |
| Other Reimbursements | (4720) | | \$0.30 |
| Other Reimbursements A | (4721) | \$54.40 | \$76.08 |
| Other Misc. Revenue (GIS maps) | (4730) | \$215.80 | \$3,064.80 |
| Misc. Non Revenue Receipts | (4733) | | |
| Sale if Fixed Asset | (4804) | | \$0.00 |
| TOTAL RECEIPTS | | \$37,555.36 | \$472,831.81 |

| | |
|---------------------------------|-----------------------|
| Balance after receipts | \$181,316.97 |
| Expenditures | - \$ 60,259.02 |
| End of September balance | \$121,057.95 |

Mr. Burke made a motion to approve the financial report. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- b. **October RPC Preliminary Agenda** – includes 7 rezoning / text amendments, 1 preliminary, 1 preliminary/final, 7 final and 4 extension requests.
- c. **2006 Budget** – The Committee reviewed the proposed budget and made the following recommendations:
 - 1.) Mr. Ward stated the health insurance should now be estimated at a 3% increase, down from 21% as previously suggested.
 - 2.) Chairwoman Foust suggested \$25 per lot increase and delete the proposed new zoning review fee. Mr. Laurien agreed to remove the zoning review fee and suggested a \$20/lot increase in platting. The Committee agreed. This change would add approximately \$60,000 to the projected revenue for 2006.
 - 3.) Consider options for the GIS Technician position: 2 part time staff or 1 full time. The Committee agreed to add \$32,000 salary for that position to the budget.

The Committee asked that the changes be made and for the full Commission to be mailed the draft prior to the meeting of Oct. 27th.

- d. **Review of resolution establishing meeting procedures and methods of notification** – Mr. Laurien explained that reading our current By-Laws, Attorney Don Brosius suggested the resolution for establishing meeting procedures and methods of notification. The Committee asked that this resolution include Executive Committee meetings also. They also asked for the news media to be included in Section 6 (a). Mr. Laurien asked that Mr. Brosius be advised for the recommendations and corrected for the Commission meeting Oct. 27th.

- 6. **Other Business - none**
- 7. **Personnel** – Mr. Laurien informed the Committee of the passing of Robert Sochor on October 13, 2005.
- 8. **Adjourn** – Having no further business, **Mr. Gladman made a motion to adjourn the meeting at 9:45 a.m. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

Meeting adjourned.

The next regular Executive Committee meeting will be Wednesday, November 9, 2005 at 8:30 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015

▪ **Statement of Policy**

As is the adopted policy of the Regional Planning Commission, all applicants will be granted an opportunity to make their formal presentation. The audience will then be granted an opportunity to speak, at which time the chair will allow questions from the members of the Commission. This policy was adopted by the Regional Planning Commission to provide for the orderly discussion of business scheduled for consideration. The Chairperson may limit repetitive debate.

II. VARIANCES (none)

III. PUBLIC CONSTRUCTION PROJECTS (none)

IV. ZONING MAP/TEXT AMENDMENTS

52-05 ZON Delaware Route 23 Development LLC – Berlin Twp. – 3.171 acres – FR-1 to PID

Request: Delaware Route 23 Development LLC requests a PID zoning to relocate Hinds Motor Sports from its current Orange Township location to 5143 US 23 in Berlin Township.

I. Conditions

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

Proposed Zoning: Planned Industrial District (PID)

Present Use: Vacant.

Proposed Use: Motorcycle and motor sports vehicle showroom, sales and resales

Existing Density: 1 unit per acre

Proposed Density: N/A

School District: Olentangy

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

Soils: GwB – Glynwood 2-6 % slope

BoA – Blount 0 - 2 % slope

BoB – Blount 2 - 6 % slope

PwA – Pewamo 0 – 1 %

* DCRPC records indicate that this site may have been rezoned to PCD in 1991. This will need to be determined by the Township. Appropriate corrections may need to be made to the application. Nevertheless, the proposed use is only permitted in the PID zoning classification.

II. Project Description

The applicant proposes to construct a 28,784 s. f. building on the 3.171 acre site to house a motorcycle and motor sport vehicle showroom and dealership. The property is located on the east side of US 23 across from Greif Parkway. Access to the dealership will be from an existing driveway on 23 that will be replaced in the future by a new road (Hinds Parkway). The future road will align with Greif Parkway. Once Hind's Parkway is constructed, the site will have 2 access points to the new road only, with the western most curb cut being exit only and the easterly cut allowing both ingress and egress. The plan proposes 92 parking spaces which will be utilized for both customers and motorcycle/motor vehicle display.

The surrounding uses include a model home site (Schumacher Homes) to the north, vacant land and a mobile home park to the south, agriculture to the east, and the Greif Brother's commercial/office park to the west across US 23. Surrounding zoning includes Farm Residential, Planned Commercial, and Neighborhood Commercial.

The site is generally flat with a swale running along the proposed eastern property line. A retention basin is proposed on the front of the site between US 23 and the future building with a detention basin proposed to the rear of the site behind the building.

III. Issues

1. Comprehensive Plan - The 1999 Berlin Township Comprehensive Plan recommends commercial land uses for the areas along the east side of US 23 (Area 7a). A new road is recommended opposite the Greif Parkway with the intersection being signalized. Additionally, ground signs, low level lighting and landscaping of parking areas are also recommended along the US 23 corridors. The proposed zoning conforms to the Comprehensive Plan.
2. Arrangement of structures/ yard regulations - The development plan appears to meet all of the development standards of the PI district for setbacks and yard space. Staff would note that no more than 40 percent of the front setback may be used for parking area. A breakdown of the lot coverage should be provided.
3. Access – The development plan proposes a future street along the south boundary of the site. The applicant has agreed to dedicate the right-of-way with the future subdivision plat (see 7/13/05 meeting minutes). In the future, ODOT District 6 has agreed to partner with the county and township to construct the Hinds Parkway from US 23 to the rear (east side) of the Hind's land to improve the safety and access on US 23.
4. Provisions for utilities.
 - a. Sanitary sewer – The development will connect to the existing sewer line in the Greif Brother's development to the west. A letter of service availability has been provided.
 - b. Water – The development will be served by an existing 12" Del-Co water line along US 23. A service letter has been provided.
 - c. Other utilities – A service letters has been provided by Columbia Gas.
5. Storm water – The development plan proposes a retention basin on the front of the site along US 23 and a detention basin to the east end (rear) of the site. Storm sewers are provided around the perimeter of the site to route the storm water to the rear where it is released into the swale. The preliminary drainage

plan has been reviewed by the County Engineer's office, who has stated (by letter) that the conceptual layout appears acceptable, but a more detailed engineering plan will be required for approval at the subdivision level.

6. Architectural design criteria – a rendering of the proposed building with design criteria has been provided. The height and size of the building meet the development standards.
7. Signs – Two signs are proposed. A ground sign will be located 39' from US 23 with a maximum height of 15' and 64 s. f. per side. The purpose of this sign is to advertise the manufacturers of the motorcycles and motor sport vehicles. The ground sign complies with the sign standards in the zoning resolution. A wall mounted sign is proposed on the front of the building (facing US 23) bearing the Hinds logo. This sign is 113 s. f. which exceeds the 32 s. f. maximum allowed. The applicant is requesting a divergence for the wall mounted sign. **Staff comment:** The applicant is allowed a wall mounted sign on 2 sides of the building (each a maximum of 32 s. f.). We have no objection to the request to consolidate into a single sign with a divergence to allow more than 32 s. f.
8. Landscaping – A landscaping plan has been submitted.
9. Plat Required – A subdivision plat will be required within 3 years after zoning approval or the development plan will expire. The development plan includes a proposed subdivision plat of this lot plus 2 additional lots (use not known) and the Hinds Parkway dedication.

IV. Criteria for Approval

The Zoning Commission and Trustees may approve a Planned Industrial Development zoning map amendment provided they find that the proposed development 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.
Staff comment: Yes, if the sign divergence is granted.
- 2.) That the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.
Staff comment: Yes.
- 3.) That the proposed development advances the health, safety and morals of the township and the immediate vicinity.
Staff comment: Yes, if the County Engineer approves the drainage plan.
- 4.) That the proposed development is in keeping with the existing land use character and physical development potential of the area.
Staff comment: Yes.
- 5.) That the proposed development will be compatible in appearance with the remainder of the district; and
Staff comment: Yes.
- 6.) That the minimum open space as required herein has been provided.
Staff comment: Yes.

V. DCRPC Staff Recommendation

Staff recommends **Approval** of the application by Delaware Route 23 Development LLC, for rezoning 3.171 acres from FR-1 to PID to the DCRPC, Berlin Twp. Zoning Commission and Berlin Twp. Trustees.

Commission / Public Comments

Mr. Mike Shade, attorney for the applicant was present to answer questions from the Commission. He stated that the new road would be dedicated.

Mr. Gunderman asked what would cause the road to get built. Mr. Laurien explained that ODOT would build the road (Hinds Parkway from US 23 to the Sherman land) using safety improvement money if the road would be dedicated.

Mr. Shoaf made a motion to recommend approval of the rezoning request by Delaware Route 23 Development LLC. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

53-05.A ZON Planned Communities – Orange Twp. – 151.767 acres-FR-1 to PC (Cobblestone Crossing at Lewis Center)

Applicant: Planned Communities Development T, LLC

Location: East side of US 23, south of the proposed Home Road extension, Orange Township

I. Conditions

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Planned Commercial and Office (PC)

Present Use: Open fields/agriculture

Proposed Uses: Commercial and office development and the eastward extension of Home Road

Existing Density: 1 unit/acre in FR-1

Proposed Density: N/A

School District: Olentangy

Utilities Available - Del Co Water, Delaware County sanitary sewer

Soils: BoA – Blount Silt Loam, 0-2% slope

BoB – Blount Silt Loam, 2-4% slope

PwA – Pewamo Silty Clay Loam, 0-1% slope

GwB – Glynwood Silt Loam, 2-6% slope

II. Project Description

As part of an overall 452-acre project that includes condominiums (case# 53-05.B ZON) and single family residential (#53-05.C ZON) development, Planned Communities seeks to rezone 151.767 acres along US 23 to Planned Commercial. A major feature of the overall design is the eastward extension of Home Road from its planned relocated intersection with US 23 (Clear Creek, #20-05sub). Other accesses that will be provided include a full service entrance with a traffic light across from existing Corduroy Road, a right-in/right-out across from existing Halfway Avenue and a right-in/right-out 1100 feet south of Home Road across from a proposed Cross Creek access point.

The plan includes the extension of Graphics Way and Green Meadows Drive, as shown on the Orange Township Comprehensive Plan. Because end users of the commercial area are not known at this time and future divisions will be reviewed in the subdivision process, the proposal does not show any building configuration within the site.

III. Conformance with Local Comprehensive Plans

The Orange Township 2001 Comprehensive Plan recommends Planned Commercial and Office between the highway frontage and the Graphics Way extension. Although these two roads are conceptually in the correct place, undeveloped acreage is located to the south. The plan also suggests that additional service roads will serve outlots with frontage on US 23. The proposal generally conforms to the Comprehensive Plan.

IV. Conformance with Development Plan

1.) General development character...probable lot sizes...other development features – Setbacks are defined and uses along the US 23 corridor will have a minimum lot size of 1 acre.

2.) Architectural design criteria – Detailed architectural specifications are included for building materials, signage design and color palette. Although no sample drawings are provided, most buildings will have architectural details on all four sides. However, buildings that are not out-lot users along Home Road and/or west of Graphics Way will be allowed to have split faced block or oversized brick on side or rear elevations.

Staff comment: This suggests that some structures will lack architectural detail. While this might be appropriate, without knowing the final building arrangement, it is difficult to know if this is appropriate.

3.) Provisions for utilities – letters are submitted that indicate all utilities have sufficient capacity.

4.) Proposed traffic patterns showing public and private streets – The road network as previously described in this report seems to be appropriate. The site is generally flat and topography would have little effect on the design of roads. A letter is submitted from Greg Channel of ODOT stating that the arrangement of accesses to US 23 complies with the access management standards established along the highway.

Staff comments:

a.) Because of the large amount of commercial land between US 23 and Graphics Way, at least one additional public street (Corduoy Road) should be built from its intersection with US 23 to its intersection with Graphics Way.

b.) Railroad grade separation: The application shows a proposed Home Road overpass of the railroad on the plan and indicates that preliminary meetings have taken place with the County Engineer's office regarding the design of the overpass. The developer should continue to work with the Engineer's office to assure that the planned alignment (and its relationship to the surrounding uses) is appropriate.

c.) The plan refers to a "neighborhood center along Home Road". As Home Road develops into an important east/west artery across the county, it is unlikely that it will be conducive to a "neighborhood center" approach. Although such centers are not located in strips along major routes, the proposal could be improved by adding modern roundabouts at major intersections, which would improve traffic flow and reduce stacking caused by signalized intersections. If the township wishes to embrace a Smart Growth-type town center, it should obtain a commitment now as part of this development plan process. This will entail much more architectural detail.

5.) The relationship of the proposed development to existing and probable uses of surrounding areas – The plan references the relationship between this Planned Commercial and Office proposal and the other uses in Cobblestone Crossing covered in 53-05.B multi-family and 53-05.C single-family. The proposal also refers to this development as a “neighborhood center”.

Staff comment: *It is expected that an initial commercial use rezoning proposal might show no building footprints or internal traffic patterns. However, in a true mixed-use neighborhood center design is critical. Although several uses are identified in the overall master plan for this development, there is no relationship between the uses. A bike path is located along the north side of Home Road, but there is no commitment to connect the residential and commercial areas, either by pedestrians or automobiles. This location is likely the last opportunity for Orange Township to create a town center, but unless there is a design commitment to such a traditional town center, it is assumed that Cobblestone Crossing will result in a suburban, auto-oriented pattern as other development along the US 23 corridor.*

6.) Location of Schools, parks and other facilities:

Staff comment: *A new school site is planned and will be reviewed with 53-05.B.*

7.) Proposed timetable for development – The applicant has asked for a divergence based on market conditions which make predicting a timetable problematic.

Staff comment: *This is not an unusual request for an initial commercial zoning. Staff recommends approval of the divergence.*

V. Section 14.07 Development Standards and Other Issues

The applicant intends to meet most of the Development Standards in the code. The following are areas for comment.

a.) Building dimensions – Buildings may contain such area of floor space as is approved in the development plan.

Staff comment: *The application does not include building locations or any reference to maximum square footage allowed in the overall commercial development. The township should determine the overall commercial and office square footage allowed in the site. The amount of projected traffic generated may be a consideration in such limitations.*

b.) Landscaping – Plans include street tree plantings 75’ on center, four feet behind the right-of-way.

Staff comment: *In a true town center development, trees are used to create an outdoor “room”. A spacing of 75 feet between trees will not create a sense of enclosure. The applicant should consider a closer spacing of trees. The township should also revisit its requirement that trees be placed behind the right-of-way and allow them to be located closer to the street, in the tree lawn, within the right-of-way.*

c.) Signs - The applicant requests a divergence for a total of five temporary sales signs, not to exceed 32 square feet each per side.

Staff recommends approval of the sign divergence.

VI. 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 aspects with the purpose, intent, and general standards of this zoning resolution.

Staff finding: *Except for the requested divergences, the application commits to meeting the general standards of the resolution. However, the plan lacks a significant amount of detail as to the proposed arrangement of buildings and overall square footage of development. Since Orange Township has a one-step process for PCD development plan approval, it is critical that enough design guidelines are established to result in the look and feel the township wishes to see in a mixed-use PUD. If this is not done, the individual pieces are likely to be sold to various land developers or commercial users, who will create free-standing, auto-oriented franchise architecture that is disjointed and looks like suburban sprawl. The Orange Village Center (1992) began in this fashion and never resulted in a unified development.*

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

Staff finding: *The proposal is generally in conformance with the Comprehensive Plan as to land use and arterial street alignment. However, the 2001 Orange Township Comprehensive Plan had a vision for the Lewis Center area and for the Kerbler lands. That vision was expressed as a pedestrian-scale, mixed-use New Urbanist “Concept Plan for New Lewis Center” that was very popular with the citizens. This plan needs more work to achieve that vision.*

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

Staff finding: *It may, if more detail is added to commit to the New Urbanist-style Town Center that was contemplated.*

VII. DCRPC Staff Recommendation

Staff recommends **Conditional Approval** of the zoning change from FR-1 to PC, for case 53-05.Azon, subject to the following staff comments:

1. *A specific list of permitted commercial uses proposed for these PC tracts should be provided as part of this zoning.*
2. *A low speed roundabout should be used at the intersections of Graphics Way and East Home Road and perhaps at Green Meadows Drive and East Home Road.*
3. *The Graphics Way and East Home Road intersection should be the Town Center focal point. There should be some established design criteria, including bringing buildings forward to the sidewalk/bike path, tree lawn in road right-of-way, and height and bulk of structures. Sample renderings can conjure powerful images of what is expected of future developers.*

4. *The NW corner of Graphics Way and E. Home Road should be an outlot of Planned Commercial for a neighborhood general/convenience store. There should be architectural design criteria established to assure a residential appearance (no flat roofed, cinder block convenience store architecture).*
5. *Staff would support additional Planned Commercial and Office between Graphics Way and Green Meadows Drive. Additional multi-family uses could be located in a mixed-use development, as was contemplated by the Lewis Center PUD proposed in the 2001 Orange Township Comprehensive Plan.*

Commission / Public Comments

Mr. Jack Brickner, Director of Development of Planned Communities was present. He explained that over the last several months, he has been working with ODOT, County Engineer, RPC staff, and school representatives (for an elementary school site).

Mr. Snajd made a motion to recommend conditional approval of the rezoning for RPC#53-05.A ZON, subject to staff comments. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

53-05.B ZON Planned Communities - Orange Twp. – 177.44 acres – FR-1 to MFPRD (Cobblestone Crossing)

Applicant: Planned Communities Development T, LLC

Location: East side of US 23, south of the proposed Home Road extension, Orange Township

I. Conditions

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Multi-Family Planned Residential (MFPRD)

Present Use: Open fields/agriculture

Proposed Uses: 700 condominium units and the extension of Green Meadows Drive

Existing Density: 1 unit/acre in FR-1

Proposed Density: 3.95 units/acre

School District: Olentangy

Utilities Available - Del Co Water, Delaware County sanitary sewer

Soils: BoA – Blount Silt Loam, 0-2% slope

BoB – Blount Silt Loam, 2-4% slope

PwA – Pewamo Silty Clay Loam, 0-1% slope

GwB – Glynwood Silt Loam, 2-6% slope

II. Project Description

As part of an overall 452-acre project that includes commercial/office development and single family house development, Planned Communities seeks to rezone 177.44 acres along the extension of Green Meadows Drive to Multi-Family Planned Residential. A major feature of the overall design shows the eastward extension of Home Road from its planned relocated intersection with US 23 (Clear Creek, #20-05sub). Although conceptual in nature, the design shows four distinct condominium communities, all

gaining access from Green Meadows Drive. Adjacent developments have emergency accesses between them, but no other access or connection to adjacent development is provided.

The plan includes a 34-acre site for an Olentangy elementary school and a 17-acre site for the township's use. This dedication of 51 acres is used in the density calculation for multi-family units.

III. Conformance with Local Comprehensive Plans

The Orange Township 2001 Comprehensive Plan recommends planned industrial uses for the area where condominiums will be developed and the township land and some of the school site is proposed. **The proposal does not conform to the Comprehensive Plan.** The application provides a table that claims the multi-family proposal could generate approximately \$385,000 per year more than the industrial uses as shown on the Comprehensive Plan. It also reports that the added value from multi-family could generate a "surplus" of more than 1.5 million dollars for the school district since condos would add land value in property taxes while having a lesser impact on the school system than single-family homes.

Although these tables make a compelling argument, the results are based on the market value of the land and not on the other types of potential income generated by commercial and industrial use. The US 23 corridor is a potential economic and jobs base not only for Orange Township, but for Delaware County as a whole. This area represents some of the last undeveloped industrial space (with railroad access and located along a major transportation corridor) in the township. It is vital that the county retain land for future job growth. Some condominium development might be appropriate in the overall Cobblestone Crossing development as a transitional use, but the proposed intensity and location of these units is inappropriate.

IV. Conformance with Development Plan

- 1.) General development character...probable lot sizes...other development features – As stated above, the exact divisions between each area have not been determined but future developers should be required to submit development plan amendments to the township. The application proposes a buffer around the periphery of the site and between uses. However, four distinct condominium communities may not be appropriate at this density.
- 2.) Architectural design criteria – Detailed architectural specifications are included for building materials, signage design and color palette. Photographs of typical ranch and townhouse styles are also submitted. Units shall utilize natural materials such as brick, wood, stone, etc.
- 3.) Provisions for utilities – letters are submitted that indicate all utilities have sufficient capacity.
- 4.) Proposed traffic patterns showing public and private streets – All roads within the MFPRD are proposed to be private. The applicant is also committing to underdrains and a 20-year design life for all roads.

Staff comment:

- a.) *Staff concurs with the street cross-section and is pleased to see this improved standard being regularly used in condominium developments.*
- b.) *The proposed layout of the 700 condominium units forces all trips from the condos to Green Meadows Drive north to its intersection with Home Road or south to its future intersection of Orange Point Drive. Since the connection to the south depends on future adjacent development,*

the timetable for this access is unknown at this time. Corduroy Road is a full-access, signalized intersection with US 23 and is recommended under RPC #53-05.A for extension to Graphics Way. If this extension were built, the road could be extended as a public street all the way to Green Meadows Drive. This would create additional travel options for the entire site and reduce the impact to Home Rd. and Orange Point Dr.

- c.) *The plan identifies a stub for the extension of Green Meadows Drive to the north. This extension is shown on the Orange Township Comprehensive Plan as new Road “C”, eventually extending all the way to Lewis Center Road. If Graphics Way eventually were extended to Lewis Center Road, then this could satisfy the need for Road “C”. See the Alternative Graphic “A” prepared by staff. The Green Meadows Drive extension north to the intersection of Lewis Center Road and North Road may be less desirable due to a large wetland and poor geometry for a 4-legged intersection.*

5.) The relationship of the proposed development to existing and probable uses of surrounding areas – The plan references the relationship between this Multi-Family proposal and the other uses in Cobblestone Crossing covered in RPC #53-05.A commercial and #53-05.C single-family. The proposal also refers to this development as a “neighborhood center”.

Staff comment: *In a true mixed-use neighborhood center, design is critical. Although several uses are identified in the overall master plan for this development, there is no relationship between the uses. A bike path is located along the north side of E. Home Road, but there is no commitment to connect the residential and commercial areas, either by pedestrians or automobiles. This location is perhaps the last opportunity for Orange Township to create a neighborhood center, but as proposed, Cobblestone Crossing will have the same suburban, auto-oriented pattern as other development along the US 23 corridor. This was not the intention of the 2001 Orange Township Comprehensive Plan for this site.*

6.) Location of Schools, parks and other facilities: A school site and land for the township are both located as part of the open space for the multi-family development.

Staff comment:

- a.) *The school site is located on the extension of Green Meadows Drive, which potentially will be extended to the intersection of Lewis Center Road and North Road. This would provide a circulation between Olentangy High School to the north and this elementary site. However, it is difficult to determine how the school would relate to the future railroad overpass of Home Road. The developer could create a more logical relationship between the school and the single-family development if the school were located on northeast corner of E. Home Road and Graphics Way. (See DCRPC staff Alternative Graphic “A”.) The school could then become a centerpiece of the development. Condominiums utilizing a single-family detached design could then be shifted to the north side of Home Road, thereby creating an extension of the village pattern of old Lewis Center.*
- b.) *The use of the proposed township land is not identified at this time. If the intention of this land is for park land, a more centrally-located green space could form a Town Square that would be integrated into the overall design instead of relegating it to the railroad tracks and overpass.*

7.) Proposed timetable for development – The applicant has asked for a divergence based on market

conditions which make predicting a timetable problematic.

Staff comment: *This is not an unusual request. Staff recommends approval of the divergence.*

V. Section 14.07 Development Standards and Other Issues

The applicant intends to meet most of the Development Standards in the code. The following are areas for comment.

- a.) Intensity of Use – the maximum density shall be four (4) dwelling units per gross acre within the area to be developed. **Staff comment:** *The application represents a gross density of 3.94 units/acre and a net density of 4.12 units per acre when the right-of-way is subtracted. When the school site and township land is subtracted from the gross area, the result is 700 units on 128 developed acres, or 5.46 units per acre. The use and density are inappropriate as located. They would be appropriate for the areas shown on Alternative A.*
- b.) Open Space – The 49 acres of open space include land intended for school and township use. Additional open space will be included in the developed area, along the railroad tracks, in building setbacks, along peripheral setbacks and in other areas **Staff comment:** *Final builders are not known and therefore final building layout is not known. However, the open space could be better located. It is reasonable to transfer density from a dedicated school site for condo development, but this design does not work to create a Town Center. Open space should benefit the developed area of condominiums. As stated above, by placing a large portion of that in school and township land, it has no direct benefit to the condominium development.*
- c.) Signs - The applicant requests a divergence for a total of six temporary sales signs, each meet the standards of Orange Township. Condos will be developed as four distinct projects, each needing its own sign, plus one each for the school and township site. **Staff recommends approval of the sign divergence, if the condos are relocated as recommended as Design Alternative “A”.**

VI. Criteria for Approval

In approving an application for a Multi-Family Planned Residential District, the reviewing authorities shall determine:

- 1.) If the proposed development is consistent in all aspects with the purpose, intent, and general standards of this zoning resolution. **Staff finding:** *Except for the requested divergences, the application commits to meeting the general standards of the MFPRD Zoning Resolution. If the initial zoning were approved by the township, the plans submitted by individual builders would need to adhere strictly to the zoning resolution.*
- 2.) If the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply. **Staff finding:** *The proposal is not in conformance with the Comprehensive Plan with regards to land use.*
- 3.) If the proposed development advances the general welfare of the township and the immediate vicinity. **Staff finding:** *With a commitment to provide school and township land, the plan could advance the general welfare. However, by taking land identified for potential Industrial and Commercial uses along an active railroad and major arterial and proposing 700 condominiums, the development does not advance the general welfare of the township and the immediate vicinity (Delaware County).*

VII. DCRPC Staff Recommendation

Staff recommends **Denial** of the zoning change from FR-1 to MFPRD, for case 53-05.Bzon based on the *Comprehensive Plan recommendations*. Staff would support moving multi-family to the 34.044-acre tract north of Home Road and the 17.1-acre tract south of Home Road and transferring the density to those tracts from a dedicated school site at the northeast corner of Graphics Way and E. Home Road at a density of 5 units per net developable acre. This would yield 255 condominium units. Some additional condominium units could be part of the commercial development of Cobblestone Crossing as a true Town Center, Smart Growth-style PUD.

All of the land south of E. Home Road and east of Graphics Way should be Commercial, Office, mixed-use Multi-family and Industrial. This is the best (and last) chance Orange Township has to create a true mixed-use, human-scale, walkable, 24-hour-a-day Town Center. In this case, a high-quality commercial core surrounded by a variety of densities and styles of housing ties with a coherent architectural theme could become the magnet for future high-tech jobs in an industrial/office park south of E. Home Road and east of Green Meadows Drive. Staff can envision this being an area like Easton, at a smaller scale but just as trendy and inviting. Such an eclectic mix is crucial to attract high-tech jobs, which are crucial to Delaware County's future economic and social growth.

Commission / Public Comments

Mr. Jack Brickner, Director of Development for Planned Communities was present. Mr. Brickner stated that they have been approached by the schools to set aside 15-25 acres for a new elementary school. He also said the Township Trustees have asked they set aside 8-10 acres for a specific Township use. They will continue to work with those two entities to work out the details.

Mr. Gunderman made a motion to recommend denial of case #53-05.B ZON, based on staff recommendation. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

**53-05.C ZON Planned Communities – Orange Twp. – 122.529 acres – FR-1 to SFPRD
(Cobblestone Crossing)**

Applicant: Planned Communities Development T, LLC

Location: East side of US 23, north of the proposed Home Road extension, Orange Township

I. Conditions

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Single Family Planned Residential District (SFPRD)

Present Use: Open fields/agriculture

Proposed Uses: 173 single-family lots

Existing Density: 1 unit/acre in FR-1

Proposed Density: 1.41 units/gross acre

School District: Olentangy

Utilities Available - Del Co Water, Delaware County sanitary sewer

Soils: BoA – Blount Silt Loam, 0-2% slope

BoB – Blount Silt Loam, 2-4% slope

PwA – Pewamo Silty Clay Loam, 0-1% slope

GwB – Glynwood Silt Loam, 2-6% slope

II. Project Description

As part of an overall 452-acre project that includes Commercial and a condominium development, Planned Communities seeks to rezone 122.529 acres along US 23 to Single-Family Planned Residential zoning. A major feature of the overall design shows the eastward extension of Home Road from its planned relocated intersection with US 23 (Clear Creek, #20-05sub). From this extension, two full service accesses would be provided, one from Home Road's intersection with Graphics Way and one at the intersection of Home and Green Meadows Drive.

III. Issues

1.) Lots for upper-end single family homes are located between wooded ravines. The proposed lot size is 1/3 acre, which is too large. Lots should be smaller to make the design fit the stream and ravines and to provide centrally-located, high-quality open space. Good quality homes of varying sizes can be built on lots ranging from 75-100' in width, and 120-135' in depth.

2.) The layout is somewhat sensitive to the natural characteristics of the site, but could do more to preserve woods, streams and ravines and incorporate more open space if lot sizes were smaller and more varied. Proposed landscaping and a bike path are located along the north side of Home Road.

(Many of the Development Plan issues that have been noted in RPC #53-05.A and #53-05.B apply to this rezoning as well. The following comments are issues that are unique to the SFPRD rezoning #53-05.C)

3.) Proposed traffic patterns showing public and private streets...including their relationship to existing conditions, topographically and otherwise.

Staff comment: *The road layout seeks to protect tree lines and ravines. Stubs have been provided to the north into the Roudebush property and east into the Chakroff property. An additional connection to the Chakroff property may need to be provided, an issue which will be further discussed during the subdivision phase. See DCRPC Staff Alternative Graphic "A".*

4.) Proposed timetable for development – The applicant has asked for a divergence based on market conditions which make predicting a timetable problematic. Applicant estimates that the development will be completed in five to ten years.

Staff comment: *This is not an unusual request. Staff recommends approval of the divergence.*

5.) Landscaping – Plans include street tree plantings 75' on center, four feet behind the right-of-way.

Staff comment: *With an average lot width of 100 feet, most lots will only have one street tree. To improve*

the streetscape, the applicant should consider a closer spacing of trees. The township should also revisit its requirement that trees be placed behind the right-of-way and allow them to be located closer to the street, in the tree lawn instead, within the right-of-way.

6.) Open Space – The Single-Family portion of the overall development site exceeds the open space requirement of 20%. The proposal provides 37.80 acres, which represents more than 30% but most of it is in ravines and streams. The application further divides open space into maintained and unmaintained open space and includes detailed provisions for what type of changes are allowed in each.

Staff comment: *More flexibility in lot sizes could result in a large, centrally located open space in this single-family area.*

7.) The developer indicates that all public roads will have four-foot sidewalks which will presumably connect to the Home Road and Green Meadows Drive bike paths.

Staff comment: *As discussed in the Planned Commercial rezoning, 5-foot bike paths would be appropriate on both sides of all collector and arterial roads (Home Road, Graphics Way and Green Meadows Drive).*

IV. Conformance with Local Comprehensive Plans

The Orange Township 2001 Comprehensive Plan places this proposal in Sub-Area 15, an extension of Lewis Center. The plan recommends “mixed uses, grid streets, parks and recreation, single family, attached or detached, at 2 units per acre with sanitary sewer...emulating a Traditional Neighborhood Development similar to the concept plan” shown in the body of the plan. The plan also recommends the extension of Home Road and a connection north to the intersection of North Road and Lewis Center Road.

The overall proposal provides a mix of uses, but is in the standard suburban style rather than a Traditional Neighborhood approach where different uses are separated by roads and provide minimum pedestrian connectivity. The TND approach is challenging without the inclusion of the Chakroff or Roudebush property and is not part of the Orange Township Zoning Resolution. Nonetheless, a better design can and should be laid out. See staff’s Alternative Graphic “A”. Although road connections are provided for future development, the design could be improved by assuming that these lands will develop similarly and therefore provide additional connections.

The Home Road extension is shown in this proposal and the beginnings of the North Road extension is provided. With regards to land use and road extensions, the plan generally conforms to the Comprehensive Plan but as to design aspects and linkages with historic Lewis Center, the proposal does not conform. Graphics Way could be extended as an unloaded collector street through this single-family neighborhood to connect eventually to Lewis Center Road as shown on Alternative Graphic “A”.

V. Criteria for Approval

In approving an application for a Single-Family Planned Residential District, the reviewing authorities shall determine:

1.) If the proposed development is consistent in all aspects with the purpose, intent, and general standards of this zoning resolution. **Staff finding:** *The application commits to meeting the general standards of the resolution.*

2.) If the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply. **Staff finding:** *The proposal is generally in conformance with the Comprehensive Plan as to land use and arterial street alignment. However, the Comprehensive Plan recommends Traditional Neighborhood Development design details that create an extension of Lewis Center. With regards to design, the proposal does not conform to the Comprehensive Plan. The plan should be redesigned like Design Concept "A".*

3.) If the proposed development advances the general welfare of the township and the immediate vicinity. **Staff finding:** *Yes, if it is redesigned as suggested herein.*

VI. DCRPC Staff Recommendation

Staff recommends **Conditional Approval** of the zoning change from FR-1 to SFPRD, for case 53-05.Czon, *subject to the following staff comments:*

1. *That the applicant redesign the site plan as a Village Center that relates to the other uses in the Cobblestone Crossing at Lewis Center master development;*
2. *That Graphics Way be continued north to ultimately connect to Lewis Center Road;*
3. *That DCRPC staff Alternative Design Concept "A" be a general basis of the redesign of the residential streets, school, commercial and industrial land uses.*

Commission / Public Comments

Mr. Jack Brickner of Planned Communities was present.

Mr. Gunderman asked if there is a reason that the alignment of Home Road to go so far south. Mr. Laurien stated that the location of Home Road at US 23 was established by road geometry on the MTB Clear Creek zoning at the southwest corner of Home and US 23. The large swing to the south from that location allowed Planned Communities to benefit from development on both sides of Home Road without the Chakroff parcel, since it was a holdout.

Mr. Ward made a motion for conditional approval of case#53-05.C, subject to staff comments. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

54-05 ZON Jeffrey Weingarten c/o RLG – Orange Twp. – 4.99 acres – FR-1 to SFPRD (Old State Woods)

The applicant, Jeffrey Weingarten c/o RLG Builders, is requesting a 4.99 acre rezoning from Farm Residential (FR-1) to Single-Family Planned Residential (SFPRD) to allow for the development of an eight (8) lot single-family subdivision containing an existing residence and a proposed seven (7) lot common access drive (CAD).

I. Conditions

Applicant: Jeffrey Weingarten (c/o RLG Builders)

Location: East side of S Old State Rd, about ¾ mile north of Orange Rd (6651 S. Old State Rd), Orange Twp.

Present Zoning: Farm Residence (FR-1)

Proposed Zoning: Single Family Planned Residential (SFPRD)

Present Use: Wooded lot w/ single-family residence.

Proposed Uses: Addition of a seven (7) lot CAD

Existing Density: 1 unit/acre

Proposed Density: Gross density will be 1.6 units/acre)

School District: Olentangy Local Schools

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

Critical Resource(s): Drainage swale

Soils: BoA: Blount Silt Loam (0 to 2% slopes)

GwB: Glynwood Silt Loam (2 to 6% slopes)

II. Project Description

The development plan indicates that the existing residence on this property would be split on a 0.336 acre lot continuing to share access off South Old State Road with Del-Co Water Co. to the north. A shared access easement (SAP) will need to be recorded with the subdivision plat if one does not already exist.

Seven (7) additional single-family lots are being proposed to access off a common access drive (CAD). The CAD is depicted as 300 feet long with a 150' x 60' T-turnaround at its terminus and with sidewalks on both sides. The development plan indicates a 20 foot surface width to align with Ash Creek Avenue to the west. Only three (3) lots would be permitted on the CAD according to current Delaware County Subdivision regulations. Pending amendments to the Subdivision Regulations could allow for three (3) more lots. The proposed seven (7) lot CAD would not comply with either existing or proposed regulations. The proposed CAD development will require a variance from Delaware County Subdivision Regulations. Alternatively, the applicant could dedicate a public LVLD street, or create a private street built to public standards.

The development plan delineates 1.00 acre of open space (20%) on this 4.99 acre site. There is a 0.411 acre open space lot on the north side of the CAD and a 0.589 acre open space lot on the south side of the CAD. The southern open space lot will be primarily used for storm water detention. There is an existing drainage course in the southern open space lot that flows toward the south eastern corner of the property. No other critical resources are depicted on the GIS maps.

According to the Delaware County Sanitary Engineer, there is sewer capacity to serve this development. A letter of service availability has been provided. Del-Co water is available through a 12" water line along South Old State Road. Service letters have been provided for gas (Suburban Natural Gas), electric (American Electric Power), and telecommunication (Verizon) companies.

The surrounding subdivisions are zoned SFPRD with a few larger lot residences zoned FR-1 along South Old State Road. The Estates at Glen Oak and Alum Crossing are located to the west, with Olde State Farms Subdivision to the south and the Del-Co Water Co. treatment site to the north and east.

III. General Issues

1. **Storm water:** A storm water management plan must be submitted to and approved by the County Engineer. The development plan proposes a detention pond within the southern open space lot.

Staff comment: A storm water plan will need to be submitted and approved by the County Engineer during the subdivision process.

2. Traffic Patterns: No traffic study was submitted. The development will generate 70 new trips per day on S. Old State Road.

Staff comment: The applicant should work with the County Engineer's office to determine if road improvements will be necessary on S Old State Road.

IV. Conformance with SFPRD Development Standards

The development standards listed with the application do not directly correspond with the actual development standards of the code. The applicant should revise this section of the application to reflect SFPRD standards of the latest version of the township zoning code.

- a. Intensity of the Use: The request is for a density of 1.6 units per acre which meets the 2 units/acre maximum density in a PRD.
- b. Open Space: The request includes 1.00 acre of open space which satisfies the 20% requirement. The use of all open space should be noted on the development plan.

Divergences: Section 10.07(b) states that storm water facilities are acceptable in "Maintained Passive Open Space, provided such facilities do not exceed ten percent (10%) of the total open space required." The applicant is requesting a divergence to allow for up to 35% of the open space to be used for the detention basin.

Staff comment: Additional acreage from Lots 2, 3, and 4 can be designated as open space which would reduce the size of this divergence request, in which case staff would concur. Notes should also be added to the application and development plan regarding the type and maintenance of all open space.

- c. Lot Width: The proposed lots comply with the minimum width of 75 feet.
- d. Lot Depth: All lots appear to be at least 135 feet deep.
- e. Side Yard Setback: The proposed building pads comply with side yard requirements.
- f. Building Setback: The applicant is requesting a divergence for setbacks off of S Old State Road for Lots 7. The applicant is also requesting that the existing house on Lot 8 be grandfathered as a non-conforming use at a setback of 28.35 feet from the right-of-way line.

Staff comment: Staff does not support this divergence request for Lot 7. Lots could be shifted east to allow for the appropriate setback. Staff would support Lot 8 being treated as a pre-existing non-conforming setback.

- g. Rear Yard Requirement: The proposed building pads comply with the rear yard requirement of 35 feet.

- h. Maximum Lot Coverage: No lot shall contain buildings covering more than 25% of the lot area.
- i. Site Development: Drainage plans will need approved by the County Engineer's office.
- j. Landscaping: Proposed landscaping appears to be adequate.
- k. Parking: No parking will be permitted on the CAD.
- l. Signs: Signage will need to be approved by the Orange Township Board of Zoning Appeals.
- m. Building Height Limits: No building will exceed 35 feet in height.
- n. Building Dimensions: All dwellings shall be at least 1,000 ft².
- o. Mobile Home Development Standards: n/a.
- p. Public Improvements: Orange Township should determine whether they feel a CAD is appropriate for this site. If a CAD is not desirable, a Low Volume/Low Density (LVLD) roadway may better serve the intent of the development. The township should determine if the applicant should also be responsible for a 5' asphalt bike path on the east side of S. Old State Rd. within their 359' of frontage.

V. 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.

Staff Finding: Not unless the development plan is modified to add appropriate open space outside of the detention basin, reflect the required 70 foot setback for Lot 7. Lot 8 should be acknowledged as a pre-existing home with a non-conforming setback.

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

Staff Finding: Yes, The Orange Township 2001 Comprehensive Plan for this area (Sub-area 11: The Alum Creek Resource Area) reflects this property's current zoning (FR-1) and recommends single family development at 2 dwelling units per acre if central sewer is available. The proposed 1.6 dwelling units per acre conforms to the recommendations of the comprehensive plan.

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

Staff Finding: Yes, if issues of this report are addressed.

VI. DCRPC Staff Recommendation

Staff recommends **Conditional Approval** of the zoning change from FR-1 to SFPRD, for case 54-05 ZON, *subject to:*

- 1) Modification of the development plan and application to reflect current standards of the Delaware County Subdivision Regulations or approved variance of these standards; and
- 2) Revision of the application to reflect development standards in direct relation to the most recent copy of the Orange Township Zoning Code; and
- 3) County Engineer approval of a storm water management plan and statement of required improvements to S. Old State Rd.; and
- 4) Modification of the development plan and application to include a 70 foot setback from S Old State Road right-of-way on Lot 7; and
- 5) Modification of the development plan and application to include a 5 foot asphalt bike path on the east side of S. Old State Rd., if the Zoning Commission deems it necessary; and
- 6) Modification of the development plan and application to demonstrate additional common open space from the backside of Lots 1 – 5 so the detention basin does not represent such a large percentage of the open space.

Commission / Public Comments

Mr. Mike Williamson of Cornerstone Engineering was present to represent the applicant. He clarified that the open space south of the road is a detention basin, not a wet pond.

Mr. Laurien expressed his concern with the use of a common access driveway. He explained that a low volume/low density road with a design feature may be more appropriate. Mr. Williamson stated that the land owner believes there is a “niche” market for private drive home lots.

Mr. Ward made a motion to recommend conditional approval of the rezoning request from RLG Builders, subject to staff comments. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

55-05 ZON Thomas & Marlene Heston – Trenton Twp. – 2.653 acres – FR to CB

The applicants, Thomas & Marlene Heston, are requesting a rezoning from farm residential (FR-1) to commercial business (CB) for 2.653 acres of their 32.619 acre parcel. This rezoning is intended to allow for their existing business (Heston’s Greenhouse and Florist) to be split on a separate parcel and brought into compliance with the zoning code. The remainder of the applicants’ parcel is an agricultural field.

I. Conditions

Location: East side of County Road 605, about 600’ south of State Route 36 (3574 CR 605), Trenton Twp.

Present Zoning: Farm Residential (FR)

Proposed Zoning: Community Business (CB)

Existing Uses: 6 greenhouse buildings, a floral shop, a single-family residence and a garage.

School District: Big Walnut Local Schools

Utilities Available: Del-Co Water

Critical Resources: none on-site

Soil type: BeA: Bennington Silt Loam (0 to 2 percent slopes)

II. General Comments

Section 404.01 states, “The intent of the commercial business district is to provide within Trenton Township areas for business and service establishments which are pleasant, safe, and convenient to the neighborhood.” This district is not a planned district, so this rezoning would allow for any permitted use listed under CB in the zoning code to be established without a rezoning case. Although no change in land use is being proposed with this rezoning, Trenton Township should pay special attention to the list of permitted CB uses to ensure that they would each be appropriate for this site.

Surrounding land uses include Carter Lumber to the west, single-family residential lots to the north and south along County Road 605 and agricultural fields to the east behind these residents.

III. Conformance with CB Standards

The applicants will be responsible for complying with all standards relevant to Section 404 of the Trenton Township Zoning Code after any approval of this rezoning. The following are issues within these standards that do not currently appear to be addressed:

Section 404.05 Required Standards

(e) “Where the property lines separate a business district from a residential district, a visual and mechanical barrier, a minimum of five and one-half (5 ½) feet in height, shall be provided along the common lot line, as regulated by Section 510.”

Staff comments: The existing vegetation appears to naturally buffer some portions of the northern and eastern property lines, but portions of these lines contain no visual or mechanical barrier. The applicant should discuss the need for additional buffering on the proposed southern property line adjacent to residential zoning districts.

Section 404.07 Dimensional Requirements

(d) “Minimum front yard depth (measured from the front lot line): 50 feet.”

Staff comments: The existing residence does not appear to be 50 feet from the front property line. This is an existing non-conformity that should be noted as part of the Zoning Commission’s deliberations.

Section 404.08 General Development Requirements

(c) “Provision for storm drainage shall be adequate to protect the public and owners of surrounding lands.”

Staff comments: The applicant should consult with the County Engineer’s office to determine if any storm water management measures should be used with this rezoning.

(e) “All service and delivery shall be at the rear of the structures; provided, however, that under hardship considerations provisions may be made for service and delivery at the side of the structures.”

Staff comments: The existing buildings and driveway are arranged as to permit service and delivery only to their side (south side). This existing function should be permitted to continue.

(i) “Pavement areas adjacent to a residential district shall be screened. Such screening shall have a minimum height of five and one-half (5 ½) feet and a maximum height of eight (8) feet.”

Staff comments: A visual barrier should be placed on the southern property line to block the view of the drive that follows this line.

IV. Conformance with the Trenton Township Comprehensive Plan

The 2004 Trenton Township Comprehensive Plan lists this site in Sub Area 3 named Condit Station and recommends this site for commercial or light industrial use. The proposed rezoning conforms to the recommendations of the plan.

V. Staff Recommendation

Staff recommends **Conditional Approval** of the 2.653 acre rezoning for Thomas & Marlene Heston from FR-1 to CB to the DCRPC, the Trenton Township Zoning Commission and the Trenton Township Trustees, subject to:

1. *Opaque fencing or evergreen trees at least five and a half (5 ½) feet but no more than eight (8) feet in height, should be placed along residential properties along the southern property line and on the northern and eastern lines as determined by the Trenton Township Zoning Commission.*
2. *The 6 greenhouses, single-family residence and garage should be acknowledged by the Zoning Commission as permitted accessory structures to the floral shop.*

Commission / Public Comments

Mr. Thomas Heston was present.

Mr. Shoaf made a motion for conditional approval of the rezoning request by Mr. Heston, subject to staff comments. Motion seconded by Mr. Paul. VOTE: Unanimously For, 0 Opposed. Motion carried.

56-05 ZON Schooley Caldwell Architects –Berkshire Twp.–17.573 acres– development plan approval on behalf of A.D. Farrow Harley Davidson Dealership

Introduction

This request seeks to develop 17.573 acres south of the Pilot Truck stop at the south-east quadrant of the U.S. 36 and I-71 interchange as a Harley Davidson dealership. A.D. Farrow of Columbus is the oldest Harley Davidson dealer at the same location in America. They are located on West Broad Street in downtown Columbus. This proposed location would be a suburban satellite and would be a destination dealership, with amenities and training areas.

I. Existing Conditions

Present Use: Vacant tract with a 4.48 acre pond.

Proposed Use: Harley Davidson dealership, training areas for new riders, lounge, and coffee shop.

Existing Zoning: Planned Commercial and Office

Proposed Zoning: Planned Commercial and Office

School District: Big Walnut

Utilities Available- Del Co Water, Delaware County Sewer

II. Issues

1. The 17.573 acres was previously zoned Planned Commercial and Office; by letter of 10-27-05 from Schooley Caldwell this application is for preliminary development plan approval of this currently vacant tract.
2. Development Plan Issues:

A. Required Design Features from PCD Section 15.05- there are a number of issues that need clarification or correction.

- 1.) Access is proposed to be provided to US 36/SR37 at the main spine driveway that is owned by Pilot Truck stop and shared by Burger King. An access easement needs to be secured for this driveway use. Although this 17.573 acre tract has frontage on U.S 36, it is too close to the I-71 interchange to be permitted access, therefore the need for an access easement through Pilot. There is a second proposed "limited" access through the western-most Pilot driveway from Pilot to US 36. According to Greg Channel of ODOT District 6, this is intended to be a right in right out only.
- 2.) Maximum impervious surfaces (ground coverage by buildings and paved parking areas) is calculated to be 6.9 acres, which is approximately 70% of net developable area, where 50% is the maximum. This will require a divergence. The development plan by R.D. Zande incorrectly states that the net developable area is 17.53 acres. DCRPC calculations put the NDA at approximately 9.8 acre due to the 15% subtraction for roads (2.62 acres), the existing pond (4.48 ac.) and dry land under power line easements (.64 ac.). A divergence may be reasonable, but the amount is questionable. The large area of parking (282 spaces!) and training areas (two areas of 200' x 300' paved) are enormous. The training areas are the size of two football fields, all blacktopped. This seems excessive: could they not have some green space in the center to accept drainage and still provide adequate areas for new riders? It seems that this needs more discussion before a divergence is granted. This also relates to the plan for the open space.
- 3.) Minimum Side yards for non-residential structures shall equal one-third (1/3) the sum of the height and depth of the structure. The building is 140 feet deep. There is no height listed for the building, but it scales off as a 32 foot tall 3 story structure with a 20 foot tall water tower on the roof. The building sets back 120 from the I-71 right of way and 112 feet for the lands to the east, so side yard setbacks are O.K.
- 4.) Perimeter Area- No building or parking shall be constructed within 100 feet of the perimeter property line of the overall tract, or as approved per plan. The two paved training areas encroach well into the 100 foot setback. A divergence is required, is reasonable and should be granted, but again, the size of these training areas and their shape may be adjusted as part of the discussion on total impervious surfaces.
- 5.) Building design- Building renderings are submitted. The building apparently is intended to replicate the original Harley factory in Milwaukee, Wisconsin. The look is industrial, with a flat roof and an attached glass two story showroom. For this location, the look and scale of the building are appropriate. The roof-top water tower is part of this authentic look. The

building height and access should be reviewed by the local fire chief to see if there are any fire safety problems.

- 6.) Landscaping- The development plan shows the location of potential new trees, but there is no actual landscape plan submitted, as required. Article XV requires "A landscape plan showing the caliper, height, numbers, name and placement of all material, prepared by a licensed landscape architect."
- 7.) Parking- the amount of off-street parking appears excessive. 25 employee parking spaces are provided, so it seems inconceivable that there need to be 243 customer spaces, even with large training areas for motorcycle safety classes. This large amount of parking should be justified or reduced.
- 8.) Signs- It appears that there will be two new signs co-located on the existing "lollipop" sign for Pilot Gas along I-71; these will be the brand signs for Harley Davidson and Buell. In addition, there is a proposed Harley Davidson bar and shield sign on the roof top water tower facing north towards US 36, and another Harley "icon" sign on the south face of the building. These signs appear to be in scale and appropriate for the use and location. Since the sign on the water tower projects above the roof line it will require a divergence, which is recommended. It would seem that an entry directional sign may be desired for the limited access driveway at Pilot's westernmost driveway and another such directional sign at the shared driveway easement. If so, a sign plan for these signs should be included.
- 9.) Exterior Lighting- there is no exterior lighting plan, which is required. All lights should be of the cutoff variety, and downward cast to reduce night sky glare for the Perkins Observatory in Delaware.

B. Some required development plan elements are missing:

- 1.) Final development plan scale must be 1"=100 feet. The current plan scale is 1" = 160 feet.
 - 2.) A Traffic Impact Analysis is required, none was submitted.
 - 3.) There are no Emergency service letters from the Fire and Police departments.
 - 4.) The calculation of net developable acreage needs to be redone-see item 2 (A) (2) above.
 - 5.) Final development plans must be sealed by an architect, landscape architect, and professional engineer licensed to practice in the state of Ohio.
 - 6.) Divergences must be requested.
3. A subdivision plat will be required, subsequent to the approval of the final development plan.
 4. There is no development text to go with the plans other than a letter from Schooley Caldwell on 10-27-05.

III. DCRPC Staff Recommendation:

The DCRPC staff recommends to the DCRPC, the Berkshire Township Zoning Commission and the Berkshire Township Trustees that the requested PCD development plan for 17.573 acres by A.D. Farrow be **Conditionally Approved**, *subject to:*

1. *A development text being submitted that explains what the standards are for signs, architecture, landscaping, access easements and so forth.*

2. *An access easement being secured for the main entrance off the Pilot/Burger King driveway.*
3. *A divergence being granted by the township for the amount of impervious surfaces. Currently the amount is approximately 70% of net developable area, where 50% is the maximum. It would appear that the amount of parking or the training areas could be reduced with additional green space in their centers to increase the amount of open space.*
4. *A divergence being granted by the township for the two paved training areas that encroach into the 100 foot perimeter setback. The size of these training areas and their shape may be adjusted as part of the discussion on total impervious surfaces.*
5. *The building height and access being reviewed by the local fire chief.*
6. *A landscape plan being submitted showing the caliper, height, numbers, name and placement of all material, prepared by a licensed landscape architect.*
7. *A divergence being granted by the township for the Harley Davidson bar and shield sign on the water tower, which projects above the roof line.*
8. *An exterior lighting plan being submitted, as required. All lights should be of the cutoff variety, and downward cast to reduce night sky glare for the Perkins Observatory in Delaware.*
9. *The scale of the final development plan being increased to 1"=100 feet.*
10. *A Traffic Impact Analysis being submitted and the applicant mitigating his fair share of traffic impacts.*
11. *The calculation of net developable acreage being redone-see item 2 (A) (2) above.*
12. *The development plan(s) being submitted with the seal of an architect, landscape architect, and professional engineer licensed to practice in the state of Ohio.*

Commission / Public Comments

Mr. Mike Kromas, Landscape Architect and Land Planner with Schooley Caldwell Assoc. along with Kevin Kershner, Civil Engineer with RD Zande were present to represent the applicant. Mr. Kromas stated this dealership has received Special Retail Location (SRL) status which will allow the architects to customize a design as opposed to a standard building footprint. Harley has a very detailed program for facility performance and exterior signage. This facility would be a destination location with leisure and training areas.

Mr. Snajd expressed concern with the right in/right out at the western end of the Pilot gas station. He suggested it be closed off and used for emergency purposes only. Mr. Kromas stated he would look into a limited access.

Mr. Ward asked if ODOT has been contacted regarding this request. Mr. Laurien stated that this project would not affect the short term plans for the interchange improvement. ODOT does not know what the

design is going to be for the long term fix to the interchange. If it has to acquire land in the future, it will do so. That is a good reason to maintain the required 100' perimeter setback.

Mr. Shoaf asked if the water tower would be connected to the Del-Co water lines. Mr. Kromas stated that they are looking into purchasing a used tank and depending on its condition would consider what uses it could handle. The tower would mainly be used for the Harley Davidson sign.

Mr. Ward made a motion for conditional approval of the rezoning request by A.D. Farrow Harley Davidson, subject to staff comments. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

57-05 ZON Planned Equities Development Co. – Liberty Twp. – 25.78 acres – Final development plan amendment

I. Request

The applicant, Planned Equities Development Company Ltd., is requesting a development plan amendment for a 25.78 acre lot (#3641) in “The Market at Big Bear.” This lot was previously called Big Bear Plaza. The applicant is asking for a development plan amendment to allow the future tenant, Giant Eagle, to construct a fuel station and convenience store in a portion of the existing parking lot.

II. Conditions

Location: Northwest corner of Sawmill Pkwy & Powell Rd (4000 W Powell), Liberty Twp

Zoning: Planned Commercial District (PC)

Present Use(s): Grocery store (currently vacant) w/ commercial tenants in attached strip mall

Proposed Use(s): Giant Eagle grocery store & fuel station with convenience store

School District: Olentangy Local School District

Utilities Available: Del-Co Water and Sanitary Sewer

Critical Resources: Drainage course that has been rerouted

Soils: BoA: Blount Silt Loam (0 to 2% slopes)

GwB: Glynwood Silt Loam (2 to 6% slopes)

PwA: Pewamo Silty Clay Loam (0 to 1% slopes)

III. General Description

This site was originally zoned Planned Commercial (PC) in March 1991 (17-95 ZON) as part of a 215.2 acre rezoning request by Big Bear. The Market at Big Bear subdivision plat was recorded on October 20, 2000. The Market at Big Bear is a 7 lot, 33.96 acre commercial subdivision including this 25.87 acre lot and 6 outlots. The outlots front on Powell Road and range from 1.03 to 1.79 acres.

This development plan amendment indicates a proposed fuel station with convenience store (“GetGo” station) to be built in the southeastern corner of Big Bear Plaza’s existing parking lot. This will include the addition of 1,111 square feet of retail floor area in the convenience store and eight (8) fuel pump stations covered by a proposed canopy. The addition of the retail floor conforms to the 10,000 square feet per acre of retail permitted by the original development plan. Building materials will be comparable to the existing buildings in the Market at Big Bear.

Surrounding land uses include Big Bear single-family subdivision to the north and west, another section of Big Bear commercial development to the east, and Wedgewood Commerce Park to the south.

IV. Issues

The applicant has submitted a development plan indicating the proposed design of the proposed fuel station/convenience store, including landscaping and signage to demonstrate compliance with the zoning standards.

1. **Permitted Use:** The applicant is requesting that fuel sales (NAICS# 447) be permitted.

Staff Comments: The use of this site for fuel sales will be in character with the surrounding land uses. Kroger has a fuel/convenience store use in their parking lot on the south side of Powell Road in Wedgewood Shopping Center.

2. **Traffic Analysis:** The traffic impact study that was submitted demonstrates moderate increases in traffic due to the addition of a fuel station and convenience store at this location. This expanded use will account for 8% of total traffic to this site. The study indicates that the Sawmill Parkway entrance is currently at Level of Service (LOS) “C” and will remain at LOS “C” by 2016 despite whether this fuel station and convenience store are built. The traffic engineer labels LOS “C” as acceptable. The study indicates that a traffic light will likely be needed at the Sawmill Parkway access point when the Market at Big Bear is entirely developed.

Staff Comments: Traffic impacts of the amendment appear to be minor and do not warrant additional road improvements or signals at this time.

3. **Signage:** The application contains a request for divergence to the Market at Big Bear’s existing development plan restrictions on signage. Four canopy signs and two wall signs are proposed on the convenience store. A monument sign is also proposed in front of the building to list gasoline prices. Wall signage is also being submitted for the Giant Eagle grocery store.

Staff Comments: Staff recommends that the township do a thorough review of the signage submittal. Staff feels the requested signage is not in excess of other grocery stores that contain supplemental fuel/convenience stores and would be in character with the surrounding commercial land uses.

4. **Parking:** The development plan indicates that 77 of the existing 819 parking spaces will be removed and 12 parking spaces will be added to the fuel station site. The ratio of spaces to retail floor area will be 5.39 parking spaces per 1,000 square feet of retail floor area.

Staff Comments: This complies with the existing development plan restriction of at least 5 spaces per 1,000 square feet of floor area and is more than adequate.

V. Criteria for Approval

1. That the proposed development is consistent in all aspects with the purpose, criteria, intent, and standards of this Zoning Resolution.

Staff Comments: Yes, if the township feels that the sign divergence is appropriate.

2. That the proposed development is in conformity with the comprehensive plan as adopted or concurrently amended or portion thereof as it may apply.

Staff Comments: Yes.

3. That the proposed development promotes the health, safety, and general public welfare of the township and the immediate vicinity.

Staff Comments: Yes, having Giant Eagle refurbish the vacant Big Bear store as a tenant in this location will be an asset to the community.

4. That the proposed plan meets all of the design features required in this Resolution.

Staff Comments: Yes, if the sign divergence is granted.

5. That the proposed development will be compatible in appearance with surrounding existing or proposed land uses.

Staff Comments: Yes.

6. That the development promotes the efficient use of land and resources, promotes greater efficiency in providing public utility services and encouraging innovation in the planning and building of all types of development.

Staff Comments: Yes, the fuel/convenience store is proposed in a location where it will not affect parking and other functions of the overall site.

VI. Staff Recommendations

Staff recommends **Conditional Approval** of this PC development plan amendment for Planned Equities to the DCRPC, the Liberty Township Zoning Commission and the Liberty Township Trustees, *subject to the signage divergence being granted.*

Commission / Public Comments

Mr. David Hodge with Giant Eagle was present to answer questions from the Commission.

Mr. Ward made a motion to recommend conditional approval of the development plan amendment by Planned Equities, subject to staff comments. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. SUBDIVISION PROJECTS

Preliminary (none)

Preliminary/Final

26-05 T Division #1 of The Park at Greif, Lot# 3868 – Liberty Twp. - 02 lots / 04.41 acres

Applicant: Greif Bros. Corp. of Ohio Inc.

Consultant: Daniel Bond, Civil & Environmental Consultants Inc.

I. Staff Comments

The applicant is requesting a 30-day tabling of the Preliminary and Final applications for Division #1 of The Park at Greif, Lot# 3868 in order to obtain engineering approvals.

II. Staff Recommendation

Staff recommends *Approval of the 30-day table* request for the Preliminary and Final applications of **Division #1 of The Park at Greif, Lot# 3868** to the RPC.

Commission / Public Comments

Mr. Ward made a motion for approval of the 30-day table request for The Park at Greif, Lot# 3868. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Final

29-98.E.1.A Scioto Reserve Expansion, Sec. 1, Ph. A – Concord Twp. - 18 lots / 34.09 acres

Applicant: Triangle Real Estate Services

Subdivision Type: Single Family Residential/Condominium

Location: East of Section Line Road, South of Hyatts Road, North of Scioto Reserve

Current Land Use: vacant/former agricultural

Zoned: Planned Residential

Utilities: Del-Co Water, public sewer system via Scioto Reserve

School District: Buckeye Valley/Olentangy

Engineer: Floyd Browne Associates, Inc.

I. Staff Comments

Scioto Reserve Expansion, Section 1, Phase A takes access from an extension of Lilac Lane to the north out of existing Scioto Reserve. These 15 lots are located on Scenic View Drive, an east/west road that stubs to adjacent property. Potters Way accesses two lots to the north, but is not intended for extension. Access to the condominium area is platted from the western end of Scenic View Drive. An additional access will be located on the main spine road to the west in a future phase. The 15 lots are located on 5.257 acres, two open space lots total 7.276 and the condominium area totals 21.556 acres.

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

II. Staff Recommendation

Staff recommends *Final Approval* of **Scioto Reserve Expansion, Section 1, Phase A** to the RPC.

Commission / Public Comments

Mr. Shoaf made a motion to approve the final plats by consent for Scioto Reserve Expansion, Section 1, Phase A. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

22-05 Division #1 of Maxtown Subd. lot# 3460 - Genoa Twp. - 01 lot / 02.53 acres

Applicant: Home Depot U.S.A., Inc.

Subdivision Type: Division of a platted commercial lot

Location: Genoa Square Shopping Center (6017 Maxtown Rd), Genoa Twp.

Current Land Use: Home Depot

Current Zoning: PD-2

Utilities: Del-Co Water and County Sewer

School District: Westerville City School District

Engineer: Jeff Hofius, EMH&T

I. Staff Comments

The applicant is requesting a subdivision of Lot #3460 of Maxtown Subdivision to allow for separate ownership of a strip mall that was platted on the Home Depot lot. The proposed 2.513 acre outlot will be split from the 12.29-acre Home Depot site. The lot is accessed via a 40' access strip on its west side and a 60' access strip on its east side, which both link between SR 3 and Maxtown Road. Private access drives exist within these access strips.

This application was previously approved by the RPC on August 25, 2005, but has been resubmitted with a minor adjustment to the southern property line of the proposed Lot 7337.

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

II. Staff Recommendation

Staff recommends *approval* of the final plat for **Division #1, Maxtown Subdivision, Lot #3460**, to the RPC.

Commission / Public Comments

Mr. Shoaf made a motion to approve the final plats by consent for Division #1, Maxtown Subdivision, Lot# 3460. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

14-04 The Preserve at Seldom Seen – Liberty Twp. - 39 lots / 44.28 acres

Applicant: Romanelli & Hughes
Subdivision Type: Single Family Residential
Location: North side of Seldom Seen Road, 1200' east of Filiz Lane
Current Land Use: former agriculture
Zoned: PR
Utilities: Del-Co Water, County Sewer
School District: Olentangy
Engineer: R.D. Zande & Associates, Inc.

I. Staff Comments

This site is located between the one-acre lots of Woods on Seldom Seen and the 1/3-acre lots of Golf Village. The land is slightly rolling, with a wooded swale crossing from east to west and a wooded area in the northwest corner.

The proposal includes an access to Seldom Seen Road via Shaffer Drive. Menderes Drive continues into the site from the east and loops to the south. Metler Court is a cul-de-sac that terminates in an area of open space. Approximately 13.5 acres of the site is open space. Lots are at least 17,000 s.f. (.39 acres).

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

II. Staff Recommendation

Staff recommends *Final Approval* of **The Preserve at Seldom Seen** to the RPC.

Commission / Public Comments

Mr. Shoaf made a motion to approve the final plats by consent for The Preserve at Seldom Seen. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

27-02.D Wedgewood Park, Section 2, Phase D – Liberty Twp. - 43 lots / 33.65 acres

Applicant: Virginia Homes
Subdivision Type: Single Family Residential
Location: East of Riverside Drive, west of Wedgewood Park
Current Land Use: vacant/former agricultural and woods
Zoned: PRD (Planned Residential)
Utilities: Del-Co Water, public sewer system

School District: Olentangy
Engineer: C. F. Bird and R. J. Bull Inc.

I. Staff Comments

Wedgewood Park Section 2 received an overall preliminary in December of 2002. Phase D extends west from the original Wedgewood Park, which has access on Powell Road. Section 2 connects to Riverside Drive to the west. The site is wooded with deep ravines, a major intermittent stream and related feeder creeks.

The plan includes Creighton Drive crossing the site from west to east and joining with Section 1. A street connection is provided to 16-acre parcel to the north. A Common Access Drive to the north serves two lots. Pine Creek Drive extends to the south and ends in a cul-de-sac. Two Common Access Drives extend between the ravines to the west, one with four lots and one with five. The consulting engineer worked with the Township and with staff since early 2003 to achieve a plan that avoids costly cutting and filling and preserves the significant ravines and wooded areas. Phase D received a revised preliminary approval in January, 2005 as well as a variance for the number of lots on a CAD.

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

II. Staff Recommendation

Staff recommends *Final Approval* of **Wedgewood Park, Section 2, Phase D** to the RPC.

Commission / Public Comments

Mr. Shoaf made a motion to approve the final plats by consent for Wedgewood Park, Section 2, Phase D. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

27-98.5.A Abbey Knoll, Section 5, Phase A – Orange Twp. - 26 lots / 18.77 acres

Applicant: Rockford Homes, Inc.
Subdivision Type: Single Family Residential (w/ 3 CAD's)
Location: East of South Old State Rd., about ¼ mile north of Orange Rd., Orange Twp.
Current Land Use: Wooded / Vacant
Zoned: Single-family Planned Residential District, SFPRD
Utilities: Del-Co Water & County Sewer
School District: Olentangy
Engineer: Edward J. Miller, EMH&T, Inc.

I. Staff Comments

Abbey Knoll Subdivision is a 183-lot, 108.57-acre single-family subdivision with an overall gross density of 1.7 du/acre. Preliminary approval was granted in July of 1999.

Section 5, Phase A includes 26 lots on 18.77 acres and consists of the eastern extension of Abbey Knoll Drive from Section 4 to connect with Abbey Knoll Drive in McCammon Chase to the southeast. Abbey Knoll Court is a short cul-de-sac extending to the east serving 6 lots. A little more than 6 acres of open

space is provided in a single reserve lot, much of which contains a 150' overhead electric easement. A bike path will be constructed within the open space.

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

II. Staff Recommendation

Staff recommends *Final approval* of **Abbey Knoll, Section 5, Phase A** to the RPC.

Commission / Public Comments

Mr. Shoaf made a motion to approve the final plats by consent for Abbey Knoll, Section 5, Phase A. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

27-98.5.B Abbey Knoll, Section 5, Phase B – Orange Twp. - 19 lots / 13.34 acres

Applicant: Rockford Homes, Inc.

Subdivision Type: Single Family Residential (w/ 3 CADs)

Location: East of South Old State Rd., about ¼ mile north of Orange Rd., Orange Twp.

Current Land Use: Wooded / Vacant

Zoned: Single-family Planned Residential District, SFPRD

Utilities: Del-Co Water & County Sewer

School District: Olentangy

Engineer: Edward J. Miller, EMH&T, Inc.

I. Staff Comments

Abbey Knoll Subdivision is a 183-lot, 108.57-acre single-family subdivision with an overall gross density of 1.7 du/acre. Preliminary approval was granted in July of 1999.

Section 5, Phase B contains 19 lots on 13.34 acres. It includes the north extension of Coltsbridge Drive from Section 4 to connect to Coltsbridge Drive in Olde State Farms to the north. Woodstone Drive is extended to the west from The Estates of Woodstone, crossing Coltsbridge Drive and terminating in a cul-de-sac. A 4.5 acre open space reserve is located to the south and is primarily occupied by a 150' overhead electric line easement. The open space will also include a bike path.

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

II. Staff Recommendation

Staff recommends *Final approval* of **Abbey Knoll, Section 5, Phase B** to the RPC.

Commission / Public Comments

Mr. Shoaf made a motion to approve the final plats by consent for Abbey Knoll, Section 5, Phase B. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

47-00.3.2.C North Orange, Sec. 3, Ph. 2, Pt. C – Orange Twp. - 31 lots / 11.73 acres

Applicant: Bob Webb Park Place, LLC
Subdivision Type: Single Family Residential
Location: West side of US Route 23 1950 feet south of Home Road
Current Land Use: Agricultural/Woods
Zoned: SFPRD
Utilities: Del-Co water and Delaware County Sanitary Sewer
School District: Olentangy
Engineer: Floyd Browne Group

I. Staff Comments

The site is generally flat with a ravine to the south. The 31 lots in Section 3, Phase 2, Part C, are access via Wayside Avenue which proceeds to the west from Overland Trail and then doglegs to the north to an intersection with Abbot-Downing Boulevard. Seven of these lots are located on a cul-de-sac, Dickens Court. The ravine to the south will be located in open space recorded in a future section. No open space is being recorded with Part C.

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

II. Staff Recommendation

Staff recommends *Final Approval* of **North Orange, Section 3, Phase 2, Part C** to the RPC.

Commission / Public Comments

Mr. Shoaf made a motion to approve the final plats by consent for North Orange, Section 3, Phase 2, Part C. Mr. Snajd seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. EXTENSIONS

18-03 Keller Pines – Harlem Twp. - 31 lots / 22.40 acres

Applicant: Brad Keller
Engineer: EMH&T

I. Staff Comments

Preliminary approval for Keller Pines was given October 30, 2003. The applicant is currently requesting a 30-day extension. They recently received approved final engineering plans and have submitted their application for the November RPC meeting.

II. Staff Recommendation

Staff recommends *approval* of the 30-day extension for **Keller Pines** to the RPC.

Commission / Public Comments

Mr. Gunderman made a motion for approval of the 30-day extension for Keller Pines. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

18-04 Olentangy Falls – Liberty Twp. - 132 lots / 211.50 acres

Applicant: Planned Communities
Engineer: Floyd Browne Group

I. Staff Comments

Preliminary approval for Olentangy Falls was given May 27, 2004. The applicant was granted an extension in May 2005 to expire in November 2005. The applicant is requesting a 6 month extension (beginning November 2005).

II. Staff Recommendation

Staff recommends *approval* of the 6-month extension for **Olentangy Falls** to the RPC.

Commission / Public Comments

Mr. Gunderman made a motion for approval of the 6-month extension for Olentangy Falls. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-02.5-8 Glen Oak, Sections 5-8 – Orange Twp. - 132 lots / 91.28 acres

Applicant: Dominion Homes
Engineer: RD Zande

I. Staff Comments

Preliminary approval for Glen Oak, Sections 5-8 was given October 28, 2004. The applicant is currently requesting a 6 month extension in order to finalize construction plans.

II. Staff Recommendation

Staff recommends *approval* of the 6-month extension for **Glen Oak, Sections 5-8** to the RPC.

Commission / Public Comments

Mr. Gunderman made a motion for approval of the 6-month extension for Glen Oak, Sections 5-8. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-02.9 Glen Oak, Section 9 – Orange Twp. - 07 lots/ 03.18 acres

Applicant: Dominion Homes
Engineer: RD Zande

I. Staff Comments

Preliminary approval for Glen Oak, Section 9 was given October 28, 2004. The applicant is currently requesting a 6-month extension in order to finalize construction plans.

II. Staff Recommendation

Staff recommends *approval* of the 6-month extension for **Glen Oak, Section 9** to the RPC.

Commission / Public Comments

Mr. Gunderman made a motion for approval of the 6-month extension for Glen Oak, Section 9. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. OTHER BUSINESS

- Consideration for approval: 2006 Budget and Membership Fees

Mr. Laurien presented the proposed 2006 DCRPC Budget.

Revenue projections are based on an estimated 3000 lots for 2006. Dues are collected at \$0.92/capita. The cash carry forward to 2006 is estimated at \$75,000. The Executive Committee recommended a \$20 per lot increase for subdivision lots and lot splits. Contract work is estimated at \$116,000 (proposed: 6 out-of-county contracts and 9 in-county).

Estimated 2006 Revenue \$773,000

Expenditures are anticipated to be 1% lower than 2005. \$375,000 is proposed for salaries which reflects a 3% maximum salary raise. Hospitalization is estimated at \$69,000 – 3% higher than 2005. No capital expenditures are anticipated. Savings came from returning the GIS/Planner job to entry level.

Estimated 2006 Expenditure \$610,000

Estimated carry forward to 2007 = \$162,484

Mr. Snajd made a motion to approve the 2006 Budget and membership due schedule as presented. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VIII. POLICY / EDUCATION DISCUSSION (none)

IX. RPC STAFF AND MEMBER NEWS

- Robert Sochor – passed away October 13, 2005
- Joe Clase, Planner I and wife Stephanie welcomed baby Andrew William Clase, October 2, 2005.

At 9:45 p.m., ***Mr. Gunderman made a motion to adjourn the meeting, seconded by Mr. Shoaf. VOTE: Unanimously For, 0 Opposed. Motion carried.***

The next meeting of the Delaware County Regional Planning Commission will be Thursday, November 17, 2005, 7:00 PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G35, Delaware, Ohio 43015.

Kelly Foust, Chairperson

Stephanie Mallack, Executive Administrative Assistant