



Delaware County Regional Planning Commission

109 North Sandusky Street
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Scott B. Sanders, AICP Executive Director



AGENDA

Thursday, July 27, 2017 at 6:30 PM
Frank B. Willis Building, 2079 US 23 North, Conference Room,
Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of June 29, 2017 RPC Minutes
- Executive Committee Minutes of July 19, 2017
- Statement of Policy

II. VARIANCES / EXTENSIONS

15-14.V	Northstar, Section 1, Phase E	Berkshire/Kingston	64 lots / 30.88 acres
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III. ZONING MAP/TEXT AMENDMENTS

25-17 ZON	Maple Craft LLC - Berkshire Twp. - 2.275 acres from A-1 to FR-1
26-17 ZON	Vinmar Investment Ltd. - Genoa Twp. - 75 acres from RR to PRD
27-17 ZON	Hawks Nest Premier Living - Genoa Twp. - 19.055 acres from PCF and RR to PRD

IV. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
12-17	The Pines	Berlin	176 lots / 160.10 acres
03-17	W Woodhaven Est., Lot 514, Div. #1	Genoa	02 lots / 04.62 acres
13-17	Carter's Farm	Kingston	03 lots / 10.884 acres

Preliminary/Final (none)

Final

06-16	The Woods of Dornoch, Sec. 5	Delaware	40 lots / 12.091 acres
18-13.4.A	Olentangy Falls, Section 4, Phase A	Liberty	07 lots / 14.134 acres
11-17	Orange Centre Dvlpt. Lot 7492, Div. #1	Orange	01 lot / 03.336 acres

T=TABLED, W=WITHDRAWN

V. OTHER BUSINESS

- Consideration for Approval: Reimbursement of ESRI conference expenses

VI. POLICY / EDUCATION DISCUSSION

VII. RPC STAFF AND MEMBER NEWS

26-17 ZON Vinmar Investment Ltd. – Genoa Twp. – 75 acres from RR to PRD

I. Request

The applicant, Vinmar Investment Ltd., on behalf of owner, Columbus Corporate Center Inc., is requesting a 75-acre rezoning from RR to PRD for the development of a 90-lot single-family development titled “Vinmar Village Phases 4, 5, and 6.”

II. Conditions

Location: West side of Old 3 C, South of Lewis Center Rd.

Present Zoning: Rural Residential (RR)

Proposed Zoning: Planned Residential (PRD)

Present Use(s): Vacant

Proposed Use(s): 90 single-family house lots

Existing Density: 1 du / 2 acres

Proposed Density: 1.21 du / gross acre, 1.439 units /net acre

School District: Big Walnut Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: wetland

Soils: BeA Bennington Silt Loam 0-2% slope

 CnA Condit Silt Loam 0-1% slope

 PwA Pewamo Silty Clay Loam 0-1% slope

III. Introduction

Vinmar Village Phases 4, 5, and 6 is a proposed development of 90 lots on 75 acres just north of the previous

sections of Vinmar Village. The typical lot size is 80' x 150', or 12,000 square feet. Sidewalks will be located on both sides of the street and the landscape plan shows street trees along all streets as well as the existing entrance features built for Section 1. The layout takes advantage of two road stubs from Section 1 (Olivero Drive and Luca Drive) and provides a new stub to the north. Its main access will be via South Old 3C Highway through Section 1 of Vinmar Village. Open space of 36.914 acres (49% of the net area) is provided, which includes a stormwater management area, an 8' wide asphalt path that connects to the Genoa Trail (Ohio to Erie) trail along S. R. 3, and 10 off-street public parking spaces.

IV. Comprehensive Plan

This parcel falls within Sub Area IV of the Genoa Twp. Comprehensive Plan which recommends Conservation Subdivisions in the Rural Residential District at a density of .75 units per net developable acre with centralized sewer. The development plan proposes a density of 1.439 units per net developable acre, which represents an increase in that density.

The applicant notes that Sub Area IV limits density to 1.1 units per net developable acre. Both the current Plan, adopted in December 2016, and the previous 2008 Plan recommended this area at a density of .75 units per net developable acre. The applicant notes that the Zoning Code “is controlling with respect to density limitations and Applicant’s legal rights.” This is a logical stand for the applicant to take, but staff understands that a landowner is only entitled to develop under existing zoning, which in this case is Rural Residential or a 2-acre lot size. The land is entitled to the higher density only if the land is rezoned to that density.

The Vinmar Village site was also proposed at a density of 1.2 units per acre and 1.44 units per net developable acre. Staff commented at the time that an arterial street was being proposed and justified that a higher density be allowed by the Township. This proposal is similar, and supports the higher density with the dedication of park land at the west end of the site. The location of the park suggests that its use will be somewhat limited to residents within the immediate vicinity.

In the Vinmar Village case to the south, staff noted that the .75 units per net acre would be a substantial reduction than the proposal. That report recommended that the density be consistent with the adjacent developments in this subarea. The proposed density is directly consistent with the adjacent development. The Township will need to determine if the same density should be granted even if it contradicts the Comprehensive Plan.

V. Issues

Traffic and access: The site will extend Olivero Drive from the south, which is currently a no-load, 80-foot-wide street with a north-bound left turn lane at Mariposa Drive. The plan calls for tapering the width to a 60-foot right-of-way with 27-foot pavement width as it enters the site. An attached Traffic Analysis indicates that the additional development does not warrant a traffic signal at Old 3C Highway. The recommended north-bound turn lane length is 175 feet, which is the same length as recommended for the 2012 study for Vinmar Village. The 2016 aerial orthophoto indicates a current striped length of approximately 130 feet.

The road network of the area was studied when the development to the south was proposed. At the time, the intent was to build Olivero as a no-load street that would potentially continue to S.R. 3. It is unlikely that a new access would be allowed at the state route and the township is no longer pursuing the idea, so it is reasonable to allow the road to become a local street with driveways. However, the traffic analysis indicated no individual

driveways before the road's intersection with the loop street and the addition of a cul-de-sac to the east. Staff prefers a layout similar to the one in the traffic study, since those first lots will be impacted with traffic from the entire subdivision.

The layout within the traffic analysis provided an access to both the 17.7-acre Stahl property as shown in the current proposal, and the 21.55-acre Lucia property which is adjacent to S.R. 3. Staff recommends both of these connections be made, a likely requirement by both RPC and the County Engineer during the subdivision platting phase.

Finally, the east/west cul-de-sac appears to measure at about 1,300 feet. The layout in the traffic analysis shows this as a loop street. Staff recommends the loop street be used, creating a more interconnected road network and reducing the traffic impact on the lots at the entrance to the development.

Lot size: The general concept of most Comprehensive Plans is that densities are lower and become less “suburban” as development moves away from the “center.” This has been the case in Genoa Township, where densities are recommended at lower levels as projects move away from Maxtown Road and Polaris Parkway. This is especially true in this subarea, where lower densities are recommended as noted in the previous section. The lot sizes for this rezoning area are generally 12,000 square feet with typical 80-foot frontages. In Vinmar Village to the south, lots are 13,500 square feet with 90-foot frontages. Ninety feet is the minimum frontage that typically accommodates side-load garages, allowing a better streetscape and more space between homes. It would be logical to allow the same size lot or larger in this development, rather than smaller lots.

Open Space: As noted, Open Space of 36.91 acres, or 49% is proposed to be set aside. Of this, 24%, or 15.93 acres will be common open space. This area is located west of the development, along the Genoa/Ohio to Erie Trail and is intended to be dedicated to the Township as a park. Parking for up to nine cars is proposed. The developer is proposing landscaping and funding for improvements to the park, with input from nearby residents.

Central to the development is an area of 15.21 acres of open space. This appears to be passive open space, providing homes on smaller lots that are adjacent to open space, a typical feature of Conservation Subdivisions. Given the value of the treelines along the north boundary, staff recommends a strip of open space along the north be created by moving the lots down, allowing for a tree-preservation area to be created in common open space.

Drainage: Drainage appears to be feasible, with a large detention facility at a reasonable location. Stormwater will be fully studied at the subdivision platting phase.

Signage: No signage information is included, but this is proposed as an extension of the existing Vinmar Village project.

Sanitary Treatment: A service letter is included stating conditional capacity to the site, “provided that the Vinmar pump station is functioning at design capacity. Extensions from the existing Vinmar pump station to the south, including acquiring sanitary easements, will be necessary to provide service to the proposed lots.”

VI. Divergences

No divergences are requested.

VII. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Vinmar Investment Ltd. from RR to PRD to the DCRPC, Genoa Twp. Zoning Commission and Genoa Twp. Trustees, *subject to:*

- 1.) *Staff recommends utilizing the name Vinmar North – using references to “Phases 4, 5, 6” is not consistent with the subdivision nomenclature policy;*
- 2.) *Approval of the proposed density, but with larger lots that are consistent with Vinmar Village to the south (90-foot frontages);*
- 3.) *Configuration of the lots along the northern boundary to allow an open space tree preservation area; and*
- 4.) *Consideration of changing the cul-de-sac to a loop street and providing an additional stub street to the Lucia property (with frontage on S.R. 3).*

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