

RECORD OF PROCEEDINGS CONCORD TOWNSHIP BOARD OF TRUSTEES

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3536 FORM NO. 10148

Held _____

May 1, 2024

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Call to Order

The Concord Township Board of Trustees met in special session on Wednesday, May 1, 2024 at the Concord Township Administrative Building.

Chairman Bart Johnson called the meeting to order at 6:00 p.m. The roll was called, and present were Trustees Bart Johnson, Joe Garrett and Jason Haney. Also attending for the township were Fiscal Officer Jill Davis and legal counsel Mr. Chris Rinehart. Public attendees were recorded on the attached list.

Swearing In

The swearing in of meeting attendees was performed by the court reporter.

Purpose

Mr. Johnson stated the purpose of the meeting was for the Board of Trustees to consider the re-zoning application #ZC032024, recommended for conditional approval by the Concord Township Zoning Commission Board, that was filed by John Konovodoff with Maronda Homes, 5900 Wilcox Place, Dublin, OH 43016. The Applicant is requesting approval for rezoning from Farm Residential (FR-1) to Planned Residential District (PRD), and a preliminary development plan referred to as Clarkshaw Village on Bean Oller Road, parcels # 419-330-01-009-000 at 12.109+/- acres, #419-330-01-008-000 at 39.200+/- acres, and Clark Shaw Road parcel #419-330-01-016-000 at 12.110+/- acres, Delaware, OH, owned by Dulin Farms Ltd.

The Board of Trustees will vote by majority on the application to either approve, deny, or approve with modification. Chairman Johnson made a matter of record that the following requirements had been satisfied to hold this hearing: the Application, the legal notice, the sign-in sheet, the Notice of Conditional Approval with 4 conditions from the Delaware County Regional Planning Commission, and the Recommendation of Conditional Approval with 12 conditions from the Concord Township Zoning Commission Board.

Applicant Testimony

Mr. Anthony Moore of Faris Planning & Design, 4876 Cemetery Road, Hilliard, provided a presentation for the Board of Trustees. Mr. John Butya, Maronda Homes, 5900 Wilcox Road, Dublin also provided comments.

- The application is for rezoning of FR-1 to PRD for the project known as Clarkshaw Village on 63.63 acres with 95 lots, for a density of 1.49 units per acre, which is within the township Comprehensive Plan of 1.5 units per acre maximum.
- The project is located between Clark Shaw and Bean Oller Roads, to the east of South Section Line Road, Delaware, Ohio.
- They ask for two divergences, one being section 11.07(d) to allow plant materials on top of mounds along adjacent property lines, and another being section 21.09(a)(12) to allow driveways less than 100 feet from an intersection.
- There are 3 phases proposed: Phase 1 of ~13 acres would begin winter 2024/spring 2025, accessed from Clark Shaw Road for 18-24 months; Phase 2 of ~32 acres would begin near the end of Phase 1, accessed from Bean Oller Road for 18-24 months; Phase 3 of ~19 acres would begin near end of Phase 2, accessed from Bean Oller Road for 18-24 months on internal subdivision "Road C."
- For divergence #1, they will maintain thick landscape screening along the adjacent owner properties, including on top of the mounds per Exhibit D-4.
- Divergence #2 affects about ten lots, with driveways less than 100' from an intersection. The developer is waiting for a response from the Fire Chief.
- There will be a 5' wide trail system with benches through the open areas with retention ponds, plantings, and prairie style areas. A 10' wide multi-purpose path

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will be adjacent to both Clark Shaw and Bean Oller Roads.

- Community signage examples were presented for the entrances.
- Maronda Homes architectural elevation examples were provided on Exhibit F-2.

In the Zoning Commission's Conditional Approval letter dated April 10, 2024, twelve conditions were listed for the Board of Trustees to consider. The developer has responded to all and the Trustees reviewed each concern:

- 1.&2. Landscape plan review and requirement issues, more specifically 50' minimum protected area, which lots 91, 92, 93 would not have. The developer would like to shift plantings, i.e. if minimum width protected area was only 25' instead of 50', the plantings/screening would double. Mr. Garrett was concerned with 25' not being a wide enough buffer; the screening requirement is to protect existing neighbors, not for the developer to shift them.
3. Request for divergence approval for the driveways less than 100' from an intersection. They are waiting for a response from Chief Cooper. Trustee Johnson noted this divergence has been granted in the past.
4. Lot 72 has a driveway that backs out into the middle of an intersection. The lot can be relocated west of Lot 23 and the wetland area, but they would need to remove perimeter screening to do so. The resulting open lot area would create access to the pond.
5. The left turn lane on Bean Oller Road was discussed. Scott Mincks, engineer at Kimley Horn, 7965 N High St, Columbus, said the road would be widened from 18' to 33' with a turn lane, per the Delaware County Engineer's office.
6. Construction entrance locations were clarified by Phase 1 at Clark Shaw Road, Phases 2 & 3 at Bean Oller Road.
7. Time frames for Phases (18-24 months each) were also clarified in the text.
8. Maronda Homes has had communication with adjacent property owners.
9. Maronda Homes has asked that leasing remain allowable as written in their proposed Deeds and Covenants.
10. Headlight issues for properties across the road from the Clark Shaw entrance were addressed. The house directly across sits about 600' off the road, and headlights reach about 300'. Regardless, the owner did not want a fence or mound, so plantings are proposed. The Trustees would like the developer to also reach out to the other neighbors to the east and west to see if there are additional concerns.
11. Mounding and buffering issues were addressed for lots 35-45 and lots 1-12. The landscaping is still being evaluated. Heavy evergreens and plantings are proposed when the mound goes below ideal height. Mounding may also change based on the Delaware County Engineer's review and storm water locations to collect runoff.
Residents John & Julianne DiNunzio, 4168 Clark Shaw Road, asked why trees were marked? Mr. Todd Faris, Faris Planning and Design, clarified the trees that were surveyed were marked. The design favors preserving existing trees and tapering mounds lower, rather than removing existing trees and growth to continue mounding. Existing tree areas were surveyed, and in areas where the mounding tapers to zero, there is existing growth so not much landscaping screening was added.
Resident Mike Baria, 3898 Clark Shaw Road, requested clarification where the basins were located to catch the storm water. He noted there is a lot of water shed across the property/farm field. The engineer noted the basins were marked as green boxes on the exhibit, and they may need to look at the water runoff along the south line mound and southwest corner to possibly add basins there. Trustee Johnson added drainage is usually improved with development since there will be no more sheeting through the farm field. He noted the Delaware County Engineer's office is very good with storm water management which needs contained throughout the site.
Mrs. DiNunzio is also concerned with the landscaping and hopes they minimize the visual impact of the development. The Trustees commented the landscape plantings will be in addition to the mounds and all will be checked after

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approval. Mr. Faris added the mounding is restricted by existing trees, every 1' tall of mound will go across 3' wide, so a 7' tall mound will need 21' wide. The mounding is not required but is extra to the plantings, and will be tapered around existing trees and growth.

12. Gas service to the development was verified by letter.

The Delaware County Regional Planning Commission also noted four conditions of approval, which included: calculating the unit density based on gross versus net acres, showing driveways with the less than 100' divergence request, reconfiguring to meet the 50' minimum buffer requirement, and meeting all zoning requirements and landscape standards of section 11.09.

Per the landscaping standard review, the development passed three areas, and failed four areas, but the resolution to that is moving plantings from the adjacent buffer areas to the middle of the open space. The Trustees felt the landscape design currently meets the intent of minimizing impact.

Public Comments

Mr. Baria noted he has addressed several issues with John Butya - there was no mounding - and he would see Phase 3. He asked if they would be clearing out the underbrush and small trees <2", or leave as a natural barrier? How can they keep a dozer driver out of the existing brush? The developer would rather keep existing trees/growth than use mounds, but will only remove growth if needed to create a mound. Mrs. DiNunzio agreed, she would rather they keep existing trees and growth. It was noted neighbor Mr. Pierce prefers a mound. Mr. Butya of Maronda said they would like to keep a mix of trees and mounding based on what the neighbors want - some want a mound and some do not. Trustee Johnson asked if the developer was opposed to keeping existing screening protected along the current field border. The intent is to preserve as much current vegetation as possible. Mr. Faris said generally they are preserving most trees except for the northwest corner near Mr. Pierce for a mound.

Mr. Marino Colatruglio, 4500 Clark Shaw Road, asked about the traffic impact study, that states 50% traffic would use Clark Shaw and 50% would use Bean Oller Road. In reality, he felt much more would go south onto Clark Shaw, but the turn lane was being built on Bean Oller instead. The impact study was completed in 2021 with projections, but he felt it would have a different profile if completed today. Township attorney, Mr. Chris Rinehart, noted traffic is the responsibility of the Delaware County Engineer's office; the township cannot dictate design and/or traffic improvements. It is reasonable though to request review by the County if there are concerns with the age of the study. Mr. Faris clarified the study was based in 2021, and expanded in 2022. Trustee Johnson felt a turn lane on Clark Shaw Road may be warranted and could be asked of the County Engineer. Mr. Baria added that more development on Clark Shaw Road near the round-a-bout (in Liberty Township) has added to traffic in the past 6-12 months.

Mr. DiNunzio commented the easement going through the land limits the development design layout, which places the highest density of homes near the existing neighbors. Mr. Faris noted the County wanted the development to connect to both roads.

Board Comments

Mr. Garrett reminded the attendees that the property owner has rights to sell. And if the development meets the Zoning Code and Comprehensive Plan, then the Township risks being sued if it is not approved. The Code and Comp Plan are created by residents, so he encouraged residents to participate in the review process for input. He added the County has a master thoroughfare plan that is also considered. He encouraged the developer to research the gas line connection cost for 95 homes which will be significant. Trustee

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Garrett also noted if the development plan is changed, it needs to come back through the Board of Trustees for final approval.

Trustee Johnson noted from a design standpoint, the original plan of 2 units per acre did not have houses bordering with back yards up against Bean Oller Road. He preferred them curved away from the road.

Regarding a homeowner's association, Mr. Butya shared the HOA would be turned over to the residents at a percentage of completion, to the Scioto Reserve Master HOA.

Trustee Johnson inquired about the house price point and student load this development would create for the school district. Mr. Butya stated the price point is probably in the \$450,000 range, targeting families and empty nesters; no student calculations were provided. Trustee Johnson requested student load figures for similar development since the Buckeye Valley Elementary is already near capacity.

After reviewing architectural elevations, it was clarified the 3-car garage option would not fit on the lots.

Trustee Haney spoke to the adjustment of the landscaping plan. He has no problem with the shifting of plants to screening areas, but the size of the plants along the buffer and back of homes at Bean Oller need to be larger. For evergreens planted near lots 1-6, 12-21, 89-93, 35-45, size 6-7 trees were requested by Mr. Haney as part of the divergence along with placement on top of the mounds.

Trustee Johnson said to clarify that "street trees" are not in the road right-of-way. He discussed issues with Scioto Reserve street trees, overgrown into the roadway and damage to sidewalks. Mr. Faris will incorporate into the text and landscape plan that trees will be behind the road right-of-way.

The Trustees also stated their request for RCC/rolled compacted concrete as a road base, which has had less issues in other developments. The current text says roads will be to "county standard."

The following issues were summarized and presented by Mr. Rinehart:

- Traffic: The Board cannot require more than the Delaware County Engineer's office mandates, but can ask.
- School: Impact can be taken into consideration.
- HOA: The Board can ask what the proposed covenants and restrictions within the development will be within the development plan.
- The development may not be to the best health and welfare to the township at this time.
- If the Trustees wish to approve the divergence at lots 91-93 of a 50' buffer area, the approval would be documented as property specific, for the purpose of this unique property situation.
- An approval letter from the fire department is needed.
- The path widths and materials need to be clarified.
- If driveway divergence of less than 100' from intersection is approved by the Trustees, is that also acceptable to the fire department and County Engineer's office?
- Lot 72 will need relocated to the west and the development plan updated as discussed.
- Verify screening for headlights at Clark Shaw Road for the neighbor to the south, as well as the properties to the east and west of there.
- Lot 11: the perimeter buffer needs resolved, mound or plantings.
- Updated binders need prepared for the Trustees, including the gas service letter.
- Inquire about a turn lane at Clark Shaw Road with the County Engineer.
- Traffic study updated per County Engineer.
- Update/specify the evergreen trees size per Trustee Haney's request.
- Update/specify no street trees within the road right-of-way.

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- Update/specify road base will be RCC.
- Drainage basins need re-evaluated for run-off water.
- School load figures are requested.
- Width of internal roads need specified.

A short recess was granted for the applicant to discuss needed updates and issues. The applicant requested a continuance of three weeks to obtain information and will submit an update by May 22, 2024. The Trustees requested a week minimum for review of updated information before meeting again. Therefore, the Trustees agreed to continue the hearing on Friday, May 31, 2024 at 6:00 pm at the Concord Township Administrative Building, 6385 Home Road, Delaware, Ohio.

The meeting closed at 8:55pm.

ATTEST

Jill Davis

Fiscal Officer, Jill Davis

BOARD OF TRUSTEES

Bart Johnson

Bart Johnson

Joe Garrett

Joe Garrett

Jason Haney

Concord Township Board of Trustees Special Meeting

May 1, 2024 – 6:00 p.m.

Call to Order

Roll Call

Swearing In

The Purpose of the Meeting is to consider the re-zoning application #ZC032024, filed by John Konovodoff with Maronda Homes, 5900 Wilcox Place, Dublin, OH 43016, from Farm Residential (FR-1) to Planned Residential District (PRD), and a preliminary development plan referred to as Clarkshaw Village on Bean Oller Road, parcels # 419-330-01-009-000 at 12.109+/- acres, #419-330-01-008-000 at 39.200+/- acres, and Clark Shaw Road parcel #419-330-01-016-000 at 12.110+/- acres, Delaware, OH, owned by Dulin Farms Ltd.

The Board of Trustees will vote by majority on the application to either approve, deny, or approve with modification.

I would like to make a matter of record that the following requirements have been satisfied:

- the Application,
- the Legal notice,
- the Sign-in sheet,
- the Notice of Conditional Approval with 4 conditions from the Delaware County Regional Planning Commission,
- and the Recommendation of Conditional Approval with 12 conditions from the Concord Township Zoning Commission Board.

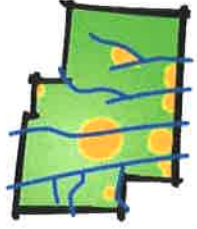
Testimony

Public Comments

Comments from the Board

Vote by Board of Trustees

Motion to Adjourn



**Delaware County
Regional Planning Commission**

1610 State Route 521
P.O. Box 8006, Delaware, Ohio 43015
740-833-2260 www.dcrpc.org
Scott B. Sanders, AICP Executive Director



March 5, 2024

Jill Davis, Fiscal Officer
Concord Township
6385 Home Rd.
Delaware, Ohio 43015

Dear Mrs. Davis,

The Regional Planning Commission, at its February 29, 2024 regular meeting, recommended **Conditional Approval** of the following rezoning request:

RPC File number 07-24 ZON

Request by: Maronda Homes
To rezone: 63.63 acres
Located: south side of Bean-Oller Rd., east of S. Section Line Rd.
From: FR-1
To: PRD
Units or Lots: 95
To allow: Clarkshaw Village

Please remind your trustees and zoning commission that our office needs written notification of the results of the vote by each body, following each of their respective rezoning hearings. *If the application is a planned residential zoning, please include the total number of units approved.*

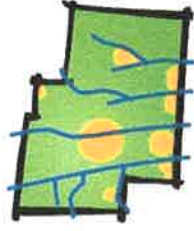
If you have any questions, please contact our office.

Respectfully,

Stephanie Matlack

Stephanie Matlack
Executive Administrative Assistant

encl.: 02/29/24 RPC minutes excerpt
copy: applicant
Zoning Clerk
Zoning Inspector
file



Delaware County Regional Planning Commission

1610 State Route 521
P.O. Box 8006, Delaware, Ohio 43015
740-833-2260 www.dcrpc.org
Scott B. Sanders, AICP Executive Director



MINUTES

Thursday, February 29, 2024 at 6:00 PM
Byxbe Campus Conference Room, 1610 SR 521,
Delaware, Ohio 43015

ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of January 25, 2024 RPC Minutes
- Executive Committee Minutes of February 21, 2024
- Statement of Policy

CONSENT AGENDA (Final Plats)

01-22	The Ravines at Hoover	Township Genoa	Lots/Acres 56 lots / 42.804 acres
29-21	Orange Summit Communities	Orange	2 lots / 48.696 acres

VARIANCE / EXTENSION

04-20.V	Slate Ridge Commercial-Emil's Way Ext. - Orange Twp. - requesting additional extension		
17-21.V	Hidden Creek Estates Sections 2-4 - Berkshire Twp. - requesting additional extension		
03-22	Berlin Meadows - Berlin Twp. - requesting 1 year extension		

ZONING MAP/TEXT AMENDMENTS

04-24 ZON	Rebecca Sturm - Harlem Twp. - 2.114 acres from AR-1 to FR-1		
05-24 ZON	Berkshire Twp. Trustees - Zoning Code text amendments - Article 16		
06-24 ZON	Avasar LLC - Concord Twp. - 8.75 acres from FR-1 to PCD		
07-24 ZON	Maronda Homes - Concord Twp. - 63.63 acres from FR-1 to PRD		

SUBDIVISION PROJECTS

Preliminary

02-24	Peachblow Aquatics & Commercial Center	Township Berlin	Lots/Acres 1 lot / 10 acres
10-23 T	Marigold (fka Aldeia)	Orange	1 lot / 39.45 acres

T=Tabled

Preliminary/Final

20-23	Ninja Express	Orange	2 lots / 5.292 acres
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OTHER BUSINESS

- Executive Committee member elections

POLICY / EDUCATION DISCUSSION

- Discussion regarding the process for Rezoning Application Reviews and Recommendations

RPC STAFF AND MEMBER NEWS

07-24 ZON Maronda Homes - Concord Twp. - 63.63 acres from FR-1 to PRD

Request

The applicant, Maronda Homes, is requesting a 63.63-acre rezoning from FR-1 to PRD for the development of a 95 single-family homes as Clarkshaw Village.

Conditions

Location: south side of Bean-Oller Rd., north side of Clark-Shaw Rd, west of Sawmill Parkway
Present Zoning: Farm Residential (FR-1) / **Proposed Zoning:** Planned Residential District (PRD)
Present Use(s): house, barn / **Proposed Use(s):** 95 single-family homes
Existing Density: 1 du / 1.5 acres **Proposed Density:** 1.49 du/ac
Number of units requested: 95
Utilities Available: Del-Co Water and central sanitary sewer / **School District:** Buckeye Valley
Critical Resources: none / **Soils:** BoA, GwB, PwA



Introduction

This rezoning application is to facilitate a 63.63-acre PRD development between Bean-Oller Road and Clark-Shaw Road, west of Sawmill Parkway and north of Clarkshaw Moors. The current Farm Residential zoning classification requires a 1.5 acre minimum lot size and either 200 or 300 feet of frontage, depending on size. The site is generally flat agricultural land with a 100-foot powerline easement diagonally crossing the northeast

portion of the site.

The proposal includes 95 residential lots with a gross density of 1.49 dwelling units per gross acre and the Planned Residential District regulations allow for a maximum density of 1.5 du/gross acre. The typical lot design is 62 feet wide by 120 feet deep, or 7,440 square feet, with the minimum 20-foot structure separation being met. The development has two main entrances, one on Clark-Shaw Road and one on Bean-Oller Road. The internal road network also includes street stubs which can continue into the undeveloped properties to the east and west on the northern side of the project. The development proposes outdoor recreation areas, sidewalks and walking paths, benches, overlooks, ample open space and two cluster mailbox locations.

This site was proposed for rezoning in 2021 for 118 lots or a density of 1.85 units per gross acre. The project was ultimately denied by the Township in 2022.

Comprehensive Plan

Concord Township's 2018 Comprehensive Plan and 2021 update places the site in Subarea V - Upper Scioto and recommends a maximum density of 1.5 dwelling units per acre when utilizing a PRD. There is language in the recommendations that road right-of-way and road easements are removed from the acreage. The Plan also recommends connectivity to a major collector or arterial, and fair share payment of mitigation to traffic impacts. Goals within the Plan include linking PRDs and other residential areas with common green space and paths.

The total proposed right-of-way acreage was not identified by the applicant, but staff's measurement indicates 9.12 acres in right-of-way. Using the overall site acreage of 63.63 acres, the reduction would result in a net acreage of approximately 54.51 acres. At a density of 1.5 units per acre, the resulting number of permitted units would be 81, based on this internal calculation.

However, the regulatory Zoning Resolution does not address net acreage in the PRD, only gross acreage, which should be clarified. As is not unusual with other zoning resolutions, there is some conflict between the regulatory Zoning Resolution and the Comprehensive Plan.

Traffic and pedestrian connections are being provided for future development connections to the east and west through the development and paths are provided along both Bean-Oller Road and Clark-Shaw Road. Connectivity is recommended in the Plan and by County agencies, so this proposal meets that goal.

Issues

Minimum front setback: The PRD does not include specific setback language unique to the district but references "per plan" as well as Article XXI, which would require a 90-foot setback. The proposed 60-foot setback is appropriate for internal streets and the table in Article XXI specifically notes that the PRD front setback is "approved in the development plan."

Drainage: Four stormwater ponds are proposed and two small wetlands will be preserved. These are probably feasible, given that this is the second rezoning request for this property, but any future development will be required to comply with the County Engineer's standards.

Signage: "For Sale" signs are permitted on the tract on which the said sign is located and may not exceed 4 square feet in area on either side.

- Two model signs and one marketing community sign are proposed, with the maximum sign size being 40 square feet (See exhibit D-7).

- A divergence to allow a marketing/for sale sign that exceeds 4 square feet in size may be required.

One subdivision sign not to exceed 32 square feet in area per side is permitted.

- One monument/hanging sign is proposed at each main point of entry and is 16 square feet in size per side (See exhibit D-7).
- A divergence to allow more than one subdivision sign may be required.

Useable Open Space: The Planned Residential District language does not provide a minimum amount of open space. The PRD Landscape Standards require 5% of the proposed area to be Protected Natural Area (PNA), 5% Public Open Space (POS) and makes recommendations on how the development “should” include and design vegetation & screening, landforms & berms, ponds & basins, pathways & trails, shrubs & thickets, entry features, and suggested tree layout designs. The landscape design standards also include required vegetal screening (right-of-way, adjacent site and line of sight), earthen screening (right-of-way, adjacent site and line-of-sight), required perimeter screening (right-of-way, adjacent site, line-of-sight, and open space preserve), proposed perimeter screening (effective existing, proposed vegetal, and proposed earthen), and effective existing screening.

Thirty-eight (38) acres of open space is included, with a large portion located under a high voltage powerline easement that runs in a northwest/southeast direction on the north end of the development. Other open space is proposed around the periphery of the development to act as a buffer, and to manage storm water.

A 10-foot-wide multi-use path is located along the Bean-Oller and Clark-Shaw Road ROW. A 5-foot-wide walking path is also provided, traversing the powerline easement and connecting Phase 3 with the rest of the development. The easement area totals roughly 4.7 acres. The applicant has also included mounding in the buffers to visually screen the development from the existing residential properties that surround the area.

Landscape design: The Development Text states that landscaping will be installed with each phase completion and a landscape plan was provided (See exhibit D-1 through D-6, D-8).

- **Protected Natural Area:** 5% (3.18-acres) of the site area, 50 feet wide and include 18 trees per lot (1,710 total trees):
 - Exhibit D-1 breaks down the PNA and exhibit D-2 graphically shows the plantings and identifies the plant mix.
 - It does not appear that all of the PNA meet the minimum 50-foot width.
- **Public Open Space (POS):** 5% (3.18-acres) of the site area, 50 feet wide and include 6 trees per lot (570 trees):
 - Exhibit D-1 breaks down the POS and exhibit D-3 graphically shows the plantings and identifies the plant mix.
 - It does not appear that all of the POS meet the minimum 50-foot width.
- **Development Summary and Screening:** See exhibit D-1.

Divergences

Two divergences are requested:

1. **Section 11.07(d) – PRD Landscape Standards guideline number 2:** Landforms and Berms states that

“The objective of standards related to landforms/berms is to allow them to be effective as property screens while ensuring they are well-suited to the site conditions. In general, landforms should blend with existing grades, be varied in their form and height along with length, and be planted broadly so as not to objectify plant material.”

The applicant requests to allow plant materials to be planted on top of proposed earthen mounds to

promote sufficient and naturalistic screening of the development. Specifically, this is in regard to earthen mounding behind development lots on the East and West property lines. Space is intended to become a protected natural area, maintenance of this area is intended to be minimal to none. Planting on top of the mound adds to the screening ability vs planting at the lower sides of the mound as required by code.

Staff Comment: Staff does not have a concern with including plantings on top of the earthen mounds provided the mound meets the minimum required 5-foot height without the plantings. However, Staff is unclear what section of the Landscape Standards this divergence is referencing. Guideline number 2 appears to be written as a recommendation. An interpretation from the Township may be necessary.

2. **Section 21.09(a)(12)) – Driveway Regulations:** Requires driveways to be located no less than 100 feet from the nearest intersecting public road. The applicant stated that all corner lots will require this divergence. This divergence has previously been approved for similar subdivisions in Concord Township and is necessary with corner lots and adjacent T intersections within PRD subdivisions as the lot sizes are under 100 feet. Specific lots that fall within a 100' radius of a centerline intersection include lot numbers 28, 56, 71, 72, and 73.

Staff Comment: Divergences of this type are typically permitted as a function of the nature of unique sites for development. Staff recommends showing on the Development Plan where the driveways are placed and choose locations that reduce any potential conflicts as much as possible. This requirement is not a DCEO requirement but may be a concern for the Fire Department.

3. **Potentially required but not requested:** Section 11.07(i) – Signs – “For Sale” sign advertising the tract on which the said sign is located is permitted and may not exceed 4 square feet per side. Based on the signage plan (exhibit D-7), a divergence to exceed the maximum sign size may be required. The Marketing Community Sign is 40 square feet per side and the proposed size of Model Sign 1 and 2 are not identified. Additionally, this section allows one sign not exceeding 32 square feet in area per side advertising said subdivision, development or lot for sale. Two subdivision signs are proposed at each main point of entry.

Staff Comment: The proposed subdivision and “for sale” signage is typical with these types of residential subdivisions.

4. **Potentially required but not requested:** Section 11.09 – Protected Natural Areas (PNA) and Public Open Space (POS) must have a minimum width of 50 feet. As designed (see exhibit D-1, D-2 and D-3), there are multiple locations of the PNA and POS that narrow below the minimum 50-foot width. This is due to the unique narrow nature of the site and the desired lot depth of 120 feet. However, the proposed percentage of open space at 58% far exceeds the typically proposed open space in PRDs.

Staff Comment: Staff recommends at least meeting or exceeding the planting buffering requirements where the minimum width cannot be met.

Staff Recommendations

Staff recommends Conditional Approval of the rezoning request by Maronda Homes from FR-1 to PRD to the DCRPC, Concord Twp. Zoning Commission and Concord Twp. Trustees, subject to:

- 1.) Resolving the density calculation conflict between the Zoning Resolution and the Comprehensive Plan and reducing the density as needed;
- 2.) Showing on the Development Plan where the driveways are proposed and choose locations that reduce any

- potential conflicts as much as possible;
- 3.) Reconfiguring the Protected Natural Areas and Public Open Space areas to meet the minimum width of 50 feet; and
 - 4.) All Landscape Standards in Section 11.09 and all other zoning requirements shall be met.

Commission / Public Comments

Mr. Todd Faris, Faris Planning & Design LLC, was present to represent the applicant. He understood the right-of-way to be existing and would clarify that with the Township. With regards to the Protected Natural Area (PNA) and the 50 foot width, he explained that he has talked with their Landscape Architects and if they classified the 50' width area as something else and put their PNA someplace else on the site then it should work. He commented on the complexity of the Concord Twp. Landscape Plan. He stated all other divergences will be looked at and addressed accordingly.

Mr. Thompson expressed concern with the area already being congested and doesn't feel the proposal conforms with the required density. Chairman Shafer stated that was the issue staff raised. The zoning appears to be a gross acreage standard and the comp. plan uses a net acreage and there may be a conflict.

Mr. Matlack made a motion to recommend Conditional Approval of the rezoning request by Maronda Homes from FR-1 to PRD, subject to staff recommendations:

- 1.) **Resolving the density calculation conflict between the Zoning Resolution and the Comprehensive Plan and reducing the density as needed;**
- 2.) **Showing on the Development Plan where the driveways are proposed and choose locations that reduce any potential conflicts as much as possible;**
- 3.) **Reconfiguring the Protected Natural Areas and Public Open Space areas to meet the minimum width of 50 feet; and**
- 4.) **All Landscape Standards in Section 11.09 and all other zoning requirements shall be met.**

Mr. Duffee seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Concord Twp.). Motion carried.

Faris Planning & Design, LLC

Landscape Architecture
4876 Cemetery Road
p(614)487-1964

Land Planning
Hilliard, OH 43026
www.farisplanninganddesign.com

March 26, 2024

Attn: Concord Township Officials including but not limited to: Board of Zoning Commission,
Board of Trustees, Jason Haney, Joe Garrett, Bart Johnson; Zoning Inspector Ric Irvine;
Fiscal Officer Jill Davis; Legal Council Chris Rinehart

From: Todd Faris, Faris Planning & Design

Re: Procedure of Response to Landscape Consultant Review

Cc: John Butya, Maronda Homes

This letter is to formally request direction from the officials of Concord Township on the exact procedure applicants are to follow in both receiving and addressing the Landscape Standard Review from your Landscape Consultant.

We have received a copy of the March 2024 Landscape Standard Review for the Maronda Home Clarkshaw Village project. This review has indicated that we have failed to meet several of the code requirements, but have no direction or mechanism outlined by which we can resolve this.

This project is currently scheduled to be heard before the Board of Zoning Commission on April 2, 2024 at 7pm. We would like to resolve, if possible, the landscape consultants review prior to this meeting, but be prepared to resolve at the hearing if it is not possible to do so.

Ultimately the applicant would prefer a direct method that is standardized for all applications moving forward.

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March 26, 2024

Attn: Concord Township Officials including but not limited to: Board of Zoning Commission, Chair Connie Resanovich; Board of Trustees, Jason Haney, Joe Garrett, Bart Johnson; Zoning Inspector Ric Irvine; Fiscal Officer Jill Davis; Legal Council Chris Rinehart

From: Todd Faris, Faris Planning & Design

Re: March 2024 Preliminary Landscape Standard Review - Clarkshaw Village.

Cc: John Butya, Maronda Homes

This letter serves as a response to the landscape standards review of the Clarkshaw Village proposal.

The landscape consultant has indicated that the application has failed to meet the design standard, with the reason being that we incorrectly utilized the "BEST" designation for determining the required perimeter screening. He states:

"the applicant has worked utilizing the "BEST" designation for calculation of screening requirements based upon allocation of the Public Open Space [POS] and Protected Natural Areas [PNA]. However, the landscape standards require that allocation of Perimeter Screening Area exceed 25% in order to utilize the BEST designation, currently the plan allocates only 18% (1.39 acres). Either reallocation of space or recalculation of screening requirements are necessary for approval of the application."

However, this statement is in contradiction to Concord Township Planned Residential District Landscape Standards, pg 7, Table_01 direction which states:

"For each of the LDSs (Landscape Development Standard)If/when two LDSs are met, including the PSA, in a given category than that standard is earned and serves as standard for development standards."

April 10, 2024

CONCORD TOWNSHIP
BOARD OF TRUSTEES
6385 HOME ROAD
DELAWARE OH 43015

RE: Application ZC032024

Dear BOARD OF TRUSTEES,

On April 02, 2024, the Concord Township Board of Zoning Commission (BZC) held a Public Hearing regarding Application ZC032024, filed by John Konovodoff with Maronda Homes of 5900 Wilcox Place, Dublin, OH 43016. The Applicant is requesting approval for rezoning, from Farm Residential (FR-1) to Planned Residential District (PRD), and a preliminary development plan referred to as Clarkshaw Village for a Planned Residential District at Bean Oller Road Parcels # 419-330-01-009-000 at 12.109+/- acres, #419-330-01-008-000 at 39.200+/- acres, and Clark Shaw Road Parcel #419-330-01-016-000 at 12.110+/- acres, Delaware, OH, owned by Dulin Farms LTD.

After hearing all of the evidence and testimony regarding Application ZC032024 at the hearing, the BZC moved to recommend approval of Application ZC032024 with the following Terms and Conditions;

TERMS AND CONDITIONS OF CONDITIONAL APPROVAL FOR ZC032024

1. Address and Resolve Landscape Review Issues with the Trustees.
2. Address and Resolve Delaware County Regional Planning Issues with the Trustees including but not limited to; Section 11.09 – Protected Natural Areas and Public Open Space must have a minimum width of 50 ft. (Lots 91, 92, 93).
3. Provide to the Trustees Approval from the Concord Township Fire Department for the divergence request to Section 21.09 a.12 to allow driveways to be closer than 100' to an intersection of public roads. Specific lots that fall within a 100' radius of a centerline intersection include lot numbers 22, 23, 28, 56, 71, 72, 73, and 78.
4. Provide to the Trustees a resolution for the issue of Lot 72, the driveway is in the middle of the intersection.
5. Provide to the Trustees an accurate Development Plan which includes the Bean Oller turn lane location.
6. Address and Resolve Phase 1 construction traffic access: only to Clark Shaw Road rather than both Clark Shaw and Bean Oller Roads.
7. Provide time frame for the Development Phases.
8. Provide communication to the residents concerning construction during Development Phases.
9. Trustee Review: Deed Restrictions and Covenants Tab 7, page 10 Leasing is Allowed.
10. Provide to the Trustees details for the additional mounding and buffering for 4069 Clark Shaw Road: directly across from the main entrance to prevent the headlights from shining into his house.
11. Provide to the Trustees details for the additional mounding and buffering issues for the adjacent properties: topography is to be considered, with minimum 7-8 ft. height mounds, taller trees; also improve buffering for proposed lots 35-45 and lots 1-12.
12. Address and Resolve Gas service for the development, service not confirmed in letter.

This is to certify that the motion was made and seconded and there was a majority vote to recommend Conditional Approval to the Trustees. The Applicant will be advised of the date of the final public hearing before the Trustees. Per R.C. 519.12, please note that the Trustees shall hold this final public hearing within thirty (30) days of receipt of this recommendation.

Respectfully,
Connie Resanovich, Chair
Board of Zoning Commission
CRB

April 10, 2024

MARONDA HOMES
JOHN KONOVOODOFF
5900 WILCOX PLACE
DUBLIN OH 43016

RE: Application ZC032024

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7. Provide time frame for the Development Phases. Time frames for phasing have been added to the Phasing Plan and text.
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Respectfully,

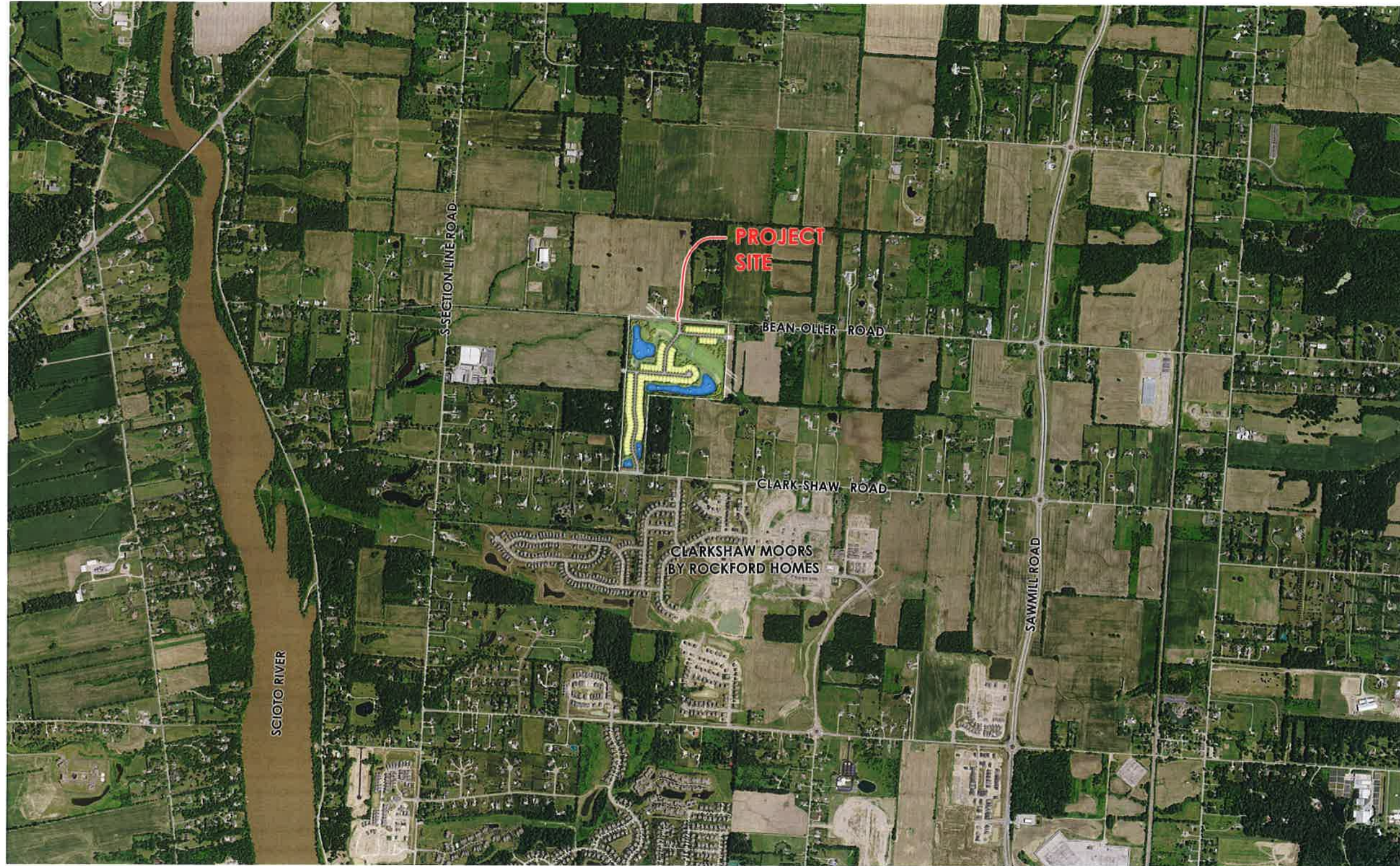
Connie Resanovich, Chair
Board of Zoning Commission
CHIEF



CLARKSHAW VILLAGE

CONCORD TOWNSHIP, DELAWARE COUNTY
MAY 1, 2024

REGIONAL PLAN



GENERAL ILLUSTRATIVE PLAN



TWO DIVERGENCES REQUESTED:

- A divergence to section 11.07(d) is requested to allow plant materials to be planted on top of proposed earthen mounds to promote sufficient screening of the development. Specifically, this is in regard to earthen mounding behind development lots on the East and West property lines. Space is minimal and intended to become a protected natural area, maintenance of this area is intended to be minimal to none. Planting on top of the mound adds to the screening ability vs planting at the lower sides of the mound as required by code.
- A divergence to Section 21.09 a.12 is requested to allow driveways to be closer than 100' to an intersection of public roads. All corner lots will require this divergence. This divergence has previously been approved for similar subdivisions in Concord Township and is necessary with corner lots and adjacent T intersections within PRD subdivisions as the lot sizes are under 100 feet. Specific lots that fall within a 100' radius of a centerline intersection include lot numbers 22, 23, 28, 56, 71, 72, 73, & 78.

ILLUSTRATIVE PLAN

EXHIBIT C-3

CLARKSHAW VILLAGE

PREPARED FOR: MARONDA HOMES

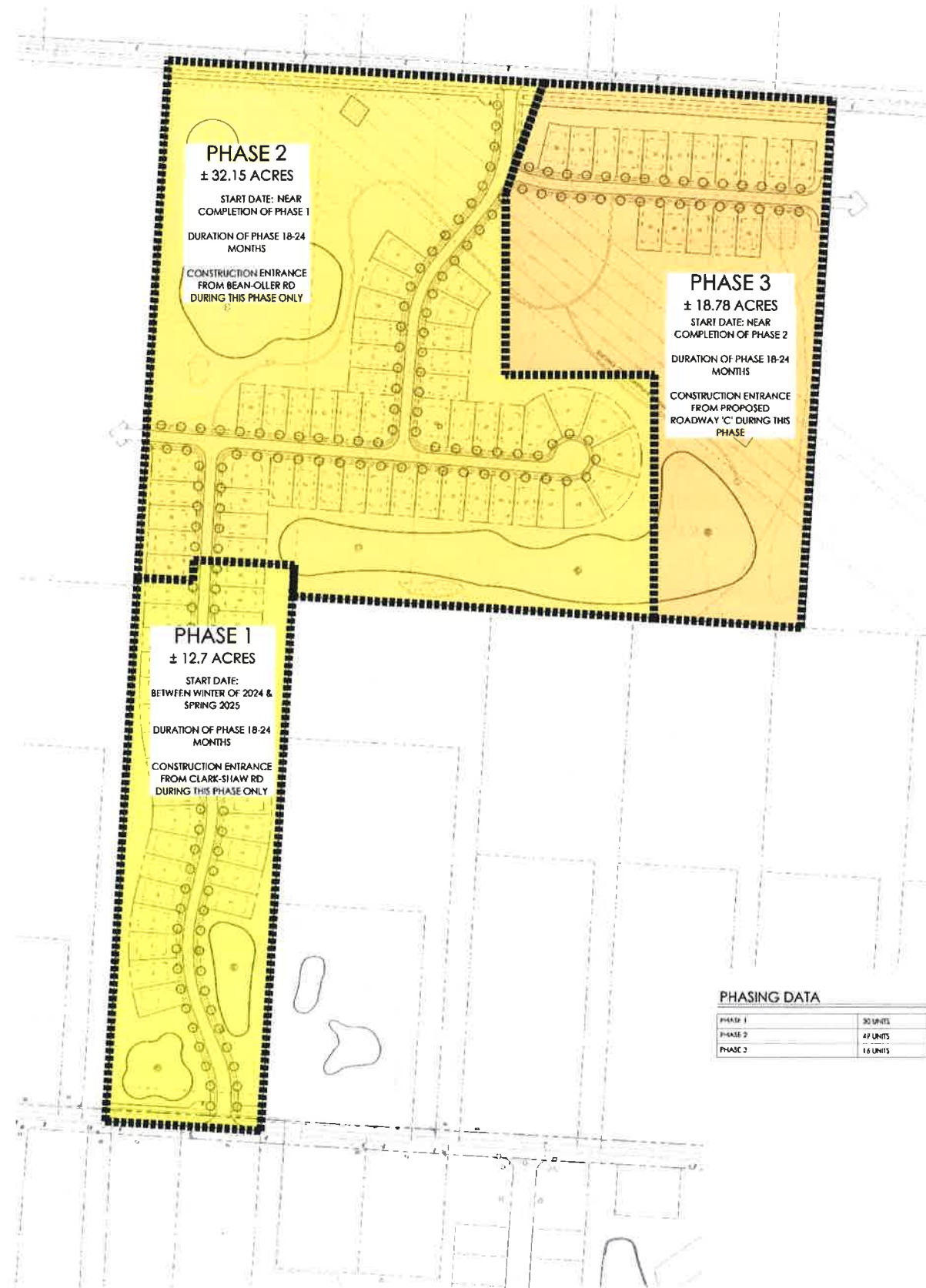
DATE: 2/20/24



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
1011 Cambridge Road
#218, #17184
www.farisplanning.com

PHASING PLAN



PHASE 1:

- START BETWEEN WINTER 2024 & SPRING 2025
- DURATION 18-24 MONTHS
- CONSTRUCTION ENTRANCE ON CLARK-SHAW RD FOR DURATION OF PHASE 1

PHASE 2:

- START NEAR COMPLETION OF PHASE 1
- DURATION 18-24 MONTHS
- CONSTRUCTION ENTRANCE ON BEAN-OLLER RD FOR DURATION OF PHASE 2

PHASE 2:3

- START NEAR COMPLETION OF PHASE 2
- DURATION 18-24 MONTHS
- CONSTRUCTION ENTRANCE ON PROPOSED ROADWAY 'C' FOR DURATION OF PHASE 3

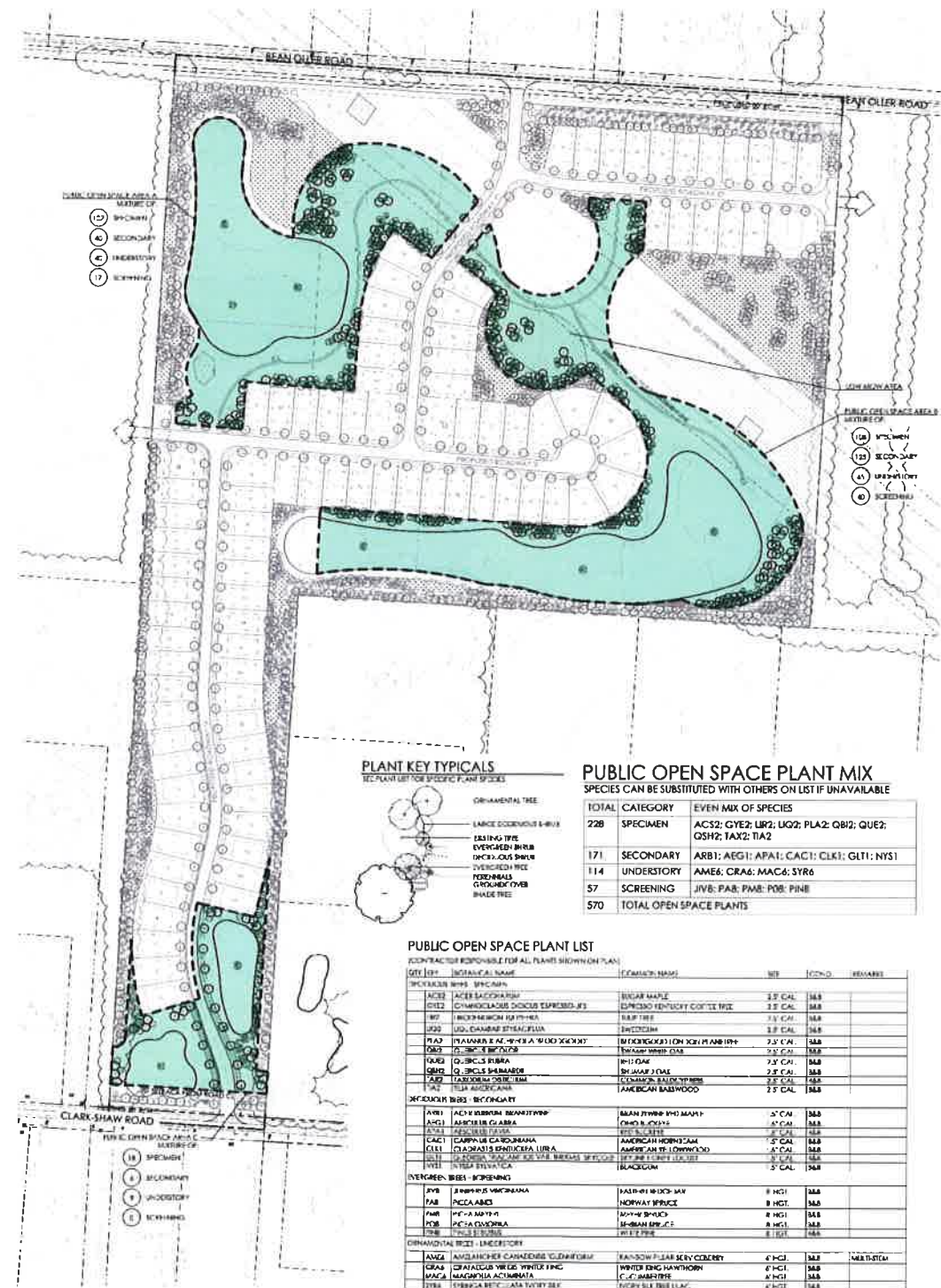
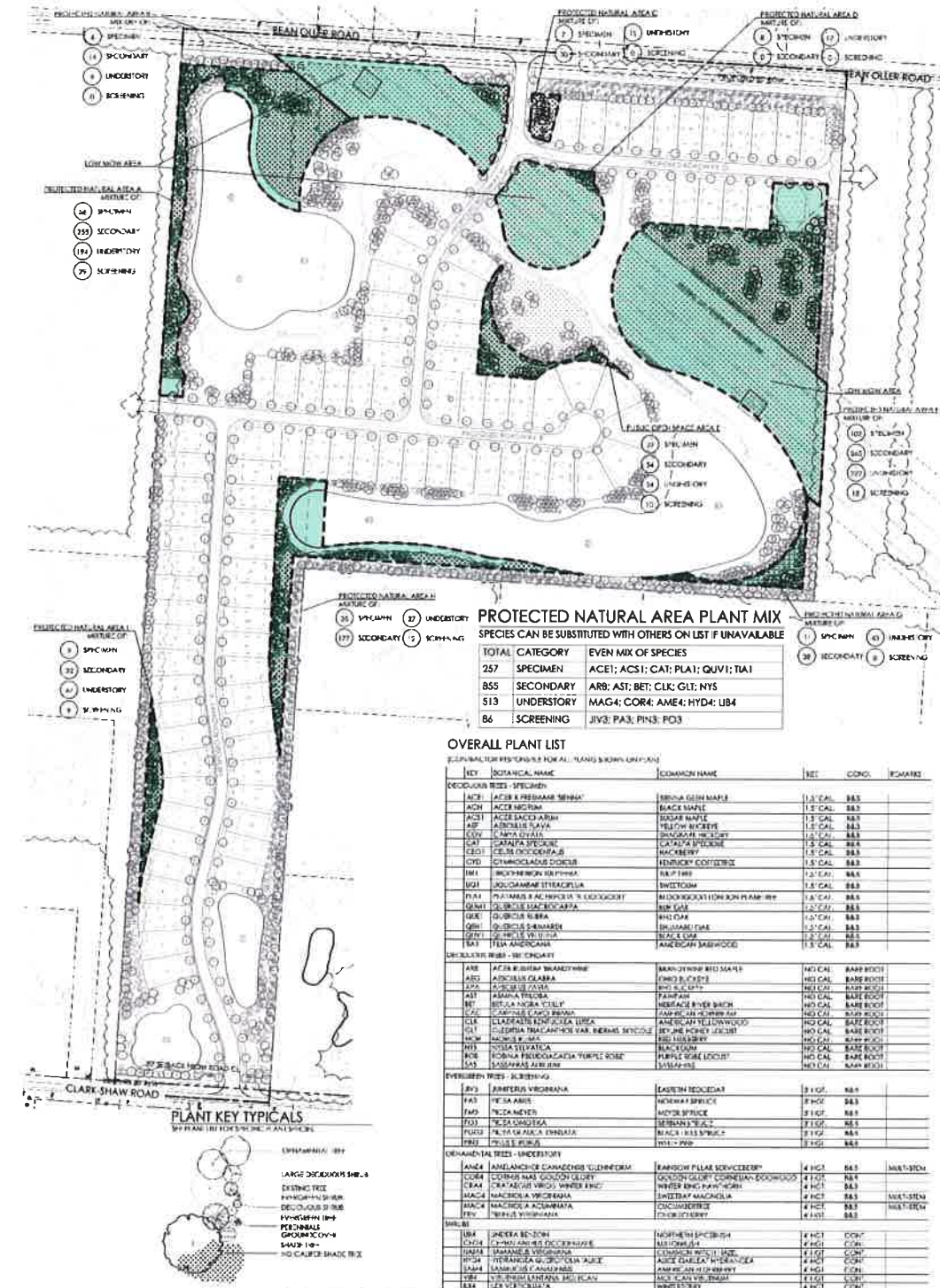
PHASING PLAN

CLARKSHAW VILLAGE
PREPARED FOR: MARONDA HOMES
04/16/2024

EXHIBIT C-2



LANDSCAPE PLANNING



LANDSCAPE REQUIREMENTS



1 DEVELOPMENT SITE DIAGRAM
SCALE: 1"=200'

DEVELOPMENT SITE DIAGRAM

DEVELOPMENT SITE AREA (DSA)	
AMENITY OPEN SPACE (AOS)	
PUBLIC OPEN SPACE (POS)	
PROTECTED NATURAL AREA (PNA)	
PERIMETER SCREENING AREA (PSA)	
ADJACENT SITE (ADS)	
EFFECTIVE EXISTING SCREENING (EES)	
RIGHT OF WAY SCREENING (RWS)	
ADJACENT SITE SCREENING (ADS)	
LINE-OF-SITE SCREENING (LSS)	
OPEN SPACE PRESERVE (OSP)	

CONCORD TOWNSHIP - PLANNED RESIDENTIAL DISTRICT LANDSCAPE STANDARDS WORKSHEET

2/7/2024

PROJECT NAME:
PREPARED FOR:

STEP ONE - PROPOSED DEVELOPMENT SUMMARY

Total Site Area	63.74	Landscape Development Standard (LDS)			Actual %
DSA	26.6	Good	Better	Best	
ADS	3.8				
POS	11.49	13%	210%	213%	18%
PNA	16.46	210%	215%	230%	26%
PSA	11.39	215%	220%	22%	18%
TOTAL PERCENT OF SITE		30%	48%	40%	62%

LDS Earned (highlight standard being used): Good Better Best

STEP TWO - REQUIRED PERIMETER SCREENING (RPS)

Screening Standard Applicable (Y/N)	Prop. Line Extent (ft)	% Required Site Screening			Calc. RPS (ft)
		Good	Better	Best	
RWS	2078.32	190%	190%	200%	1,040
ADS	3490.9	280%	260%	240%	1,397
LSS	2133.49	270%	270%	230%	941
OSP	0	0	0	0	0
Total Site Property Perimeter	8702.7	Req. Additional Perimeter Screening (ft)			3378

STEP THREE - PROPOSED PERIMETER SCREENING (PPS)

Screening Standard	RPS (ft)	Site Screening Summary			PPS TOTAL
		EES	PVS	PES	
RWS	1040	120	193	716	1029
ADS	1397	0	197	0	1397
LSS	941	0	0	941	941
Total Site Property Perimeter (ft)	3378	Has all the RPS been accounted for Y/N			Y

STEP FOUR - PROPOSED VEGETAL SCREENING (PVS)

Screening Standard	PVS	PVS Multiplier			Req. Plant Count (net for better-change formula if other)
		Good	Better	Best	
RWS	195	x1	x.75	x.5	98
ADS	1397	x.75	x.5	x.25	280
LSS	0	x.5	x.25	x.1	0
Total Vegetal Screening (ft)	1392	Total Required Plants in PVS			448

STEP FIVE - PROPOSED EARTHEN SCREENING (PES)

Screening Standard	PES	PES Multiplier			Req. Plant Count (net for better-change formula if other)
		Good	Better	Best	
RWS	716	x.3	x.1	x.1	387
ADS	0	x.15	x.05	x.05	0
LSS	941	x.1	ND	ND	189
Total Earthen Screening (ft)	1457	Total Required Plants in PES			474

PUBLIC OPEN SPACE REQUIREMENTS

Total Property Area (Acres)	63.74	Min Area Public Open Space (Acres)	3.187
Total Lot/Units	95	Trees Required in POS	570

PROTECTED NATURAL AREA REQUIREMENTS

Total Property Area (Acres)	63.74	Min Area Protected Natural Area (Acres)	3.187
Total Lot/Units	95	Trees Required in PNA	1710

ABBREVIATION KEY (DEF CODE FOR DEFINITIONS)

LDS	Landscape Development Standard
DSA	Development Site Area
AOS	Amenity Open Space
POS	Public Open Space
PNA	Protected Natural Area
PSA	Perimeter Screening Area
RWS	Right-of-Way Screening
ADS	Adjacent Site Screening
LSS	Line of Site Screening
OSP	Open Space Preserve
RPS	Required Perimeter Screening
PPS	Proposed Perimeter Screening
EES	Effective Existing Screening
PVS	Proposed Vegetal Screening
PES	Proposed Earthen Screening

PVS - PLANT LIST VARIETY

Screening Standard	Plant List Min & Range			
	Specimen	Secondary	Understory	Screening
RWS	30 to 40 (3 IN CAL)	30 to 40 (2 IN CAL)	10 to 30 (8 HGT)	10 to 20 (12 HGT)
ADS	53 to 88 (2.5 IN CAL)	123 to 150 (1.5 IN CAL)	53 to 88 (8 HGT)	53 to 88 (8 HGT)
LSS	0 to 0 (1.5 IN CAL)	0 to 0 (NO MIN CAL)	0 to 0 (4 HGT)	0 to 0 (8 HGT)
Total	82 to 127	182 to 197	63 to 108	63 to 108

Ref. Earthen Screening Height

Screening Standard	Effective Height		
	Good	Better	Best
RWS	8	12	14
ADS	5	10	14
LSS	6	9	12

POS: Planting Requirements & Conditions

Specimen Trees	Plant Total Range	Plant Variety	Plant Size
Specimen Trees	228 to 285	Deciduous Shade/Conifer	2.5' Cal Min
Secondary Trees	171 to 228	Deciduous Shade & Clump Varieties	1.5' Cal Min
Understory Trees & Shrubs	114 to 171	Deciduous Ornamental, Clump and Fruit Trees	4' Ht. Min
Screening Trees & Shrubs	87 to 114	Evergreen Conifer	8' Ht. Min

PNA: Planting Requirements & Conditions

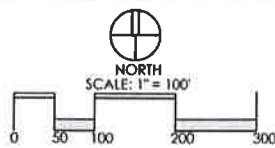
Specimen Trees	Plant Total Range	Plant Variety	Plant Size
Specimen Trees	257 to 426	Deciduous Shade/Conifer	1.5' Cal Min
Secondary Trees	855 to 1024	Deciduous Shade & Clump Varieties	No Cal Min
Understory Trees & Shrubs	513 to 684	Deciduous Ornamental, Clump and Fruit Trees	4' Ht. Min
Screening Trees & Shrubs	84 to 257	Evergreen Conifer	3' Ht. Min

LANDSCAPE REQUIREMENT WORK SHEET

EXHIBIT D-1

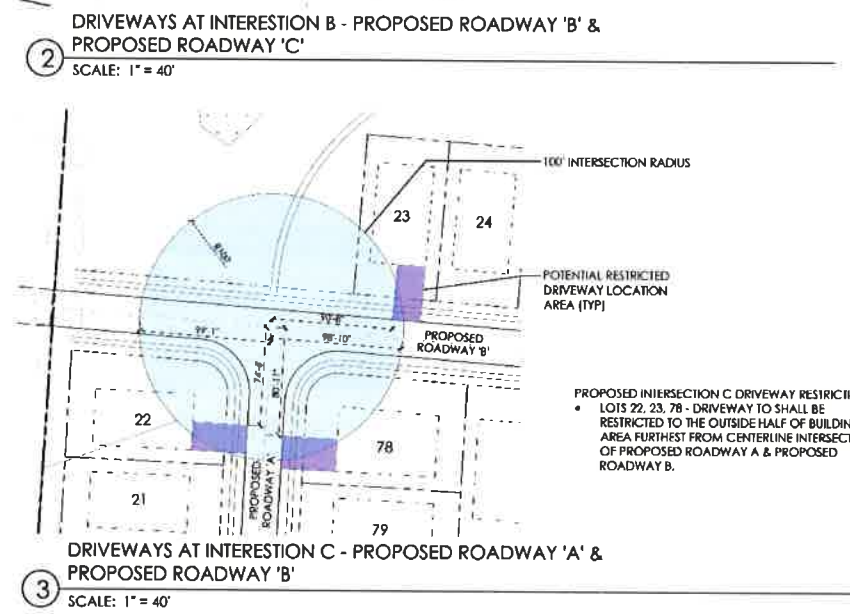
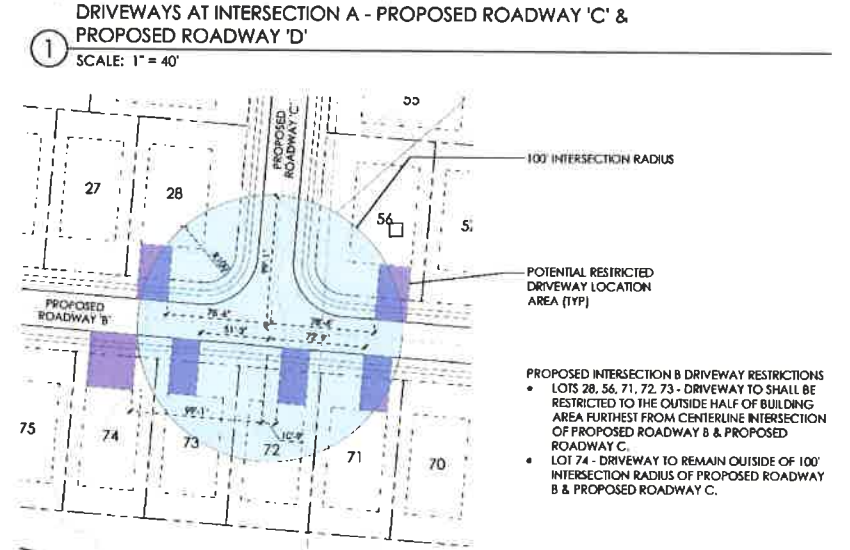
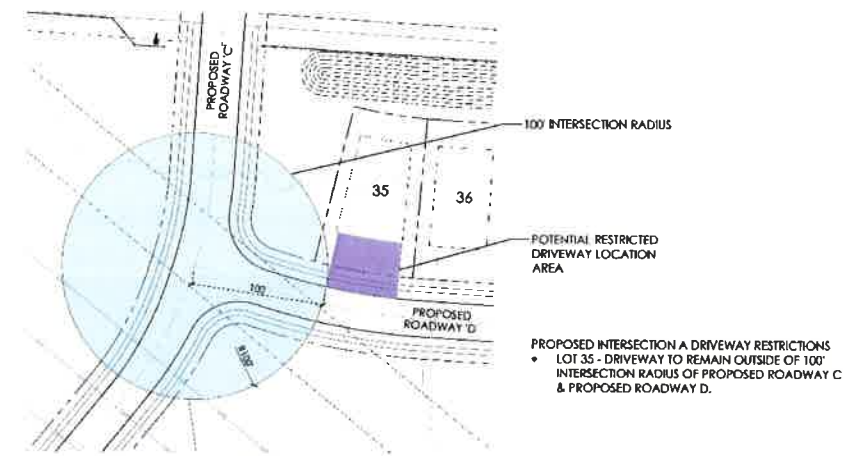
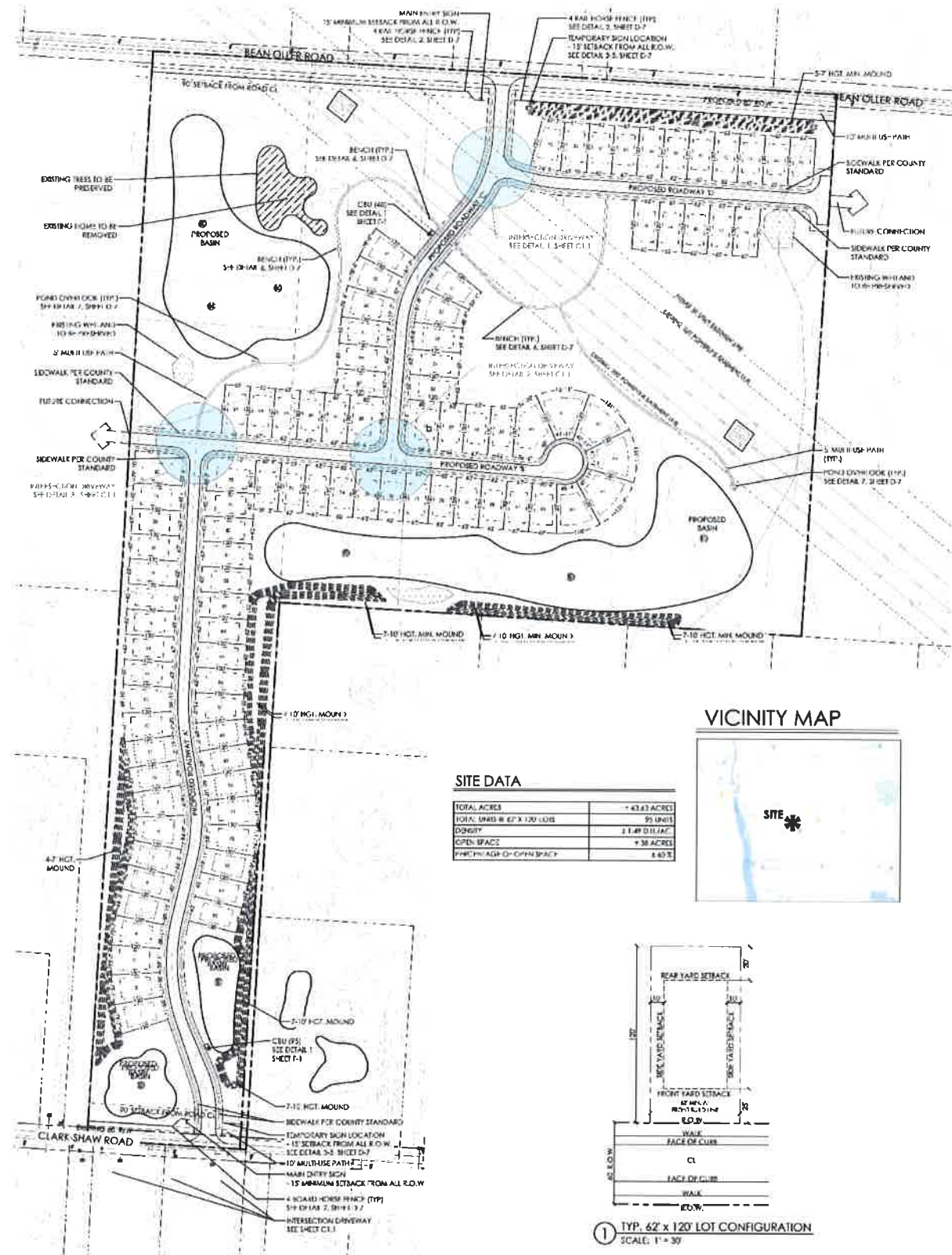
CLARKSHAW VILLAGE

PREPARED FOR: MARONDA HOMES
DATE: 2.20.24



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LAND PLANNING LANDSCAPE ARCHITECTURE
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p (614) 487-1944 www.farisplanninganddesign.com



OPEN SPACE PLAN



OPEN SPACE DATA

TOTAL OPEN SPACE (APPROXIMATELY 58% OF SITE)	± 37 ACRES
10' MULTI USE PATH	± 2,068 LINEAL FEET (APPROXIMATELY .4 MILES)
5' WALKWAY THROUGH COMMUNITY	± 2,360 LINEAL FEET (APPROXIMATELY .45 MILES)
SIDEWALKS ADJACENT TO ROADWAY	± 8,908 LINEAL FEET (APPROXIMATELY 1.68 MILES)

- WALKING PATH SYSTEM INTEGRATES SITE AND SURROUNDINGS
- POND SYSTEMS MITIGATE RUNOFF WHILE PROVIDING PLACES TO FISH AND ENJOY VARIOUS HABITATS
- LOW AND NO MOW AREAS PROMOTE ECOLOGICAL DIVERSITY WHILE ATTRACTING WILDLIFE SUCH AS BIRDS, BUTTERFLIES AND BEES



POND VIEWS



MEADOW TRAILS



POND WALKS



OVERLOOKS

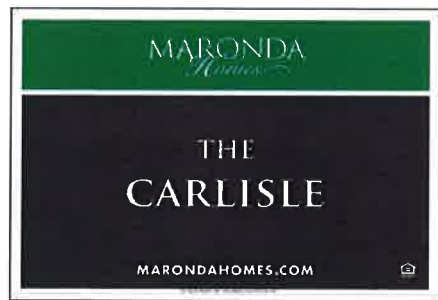
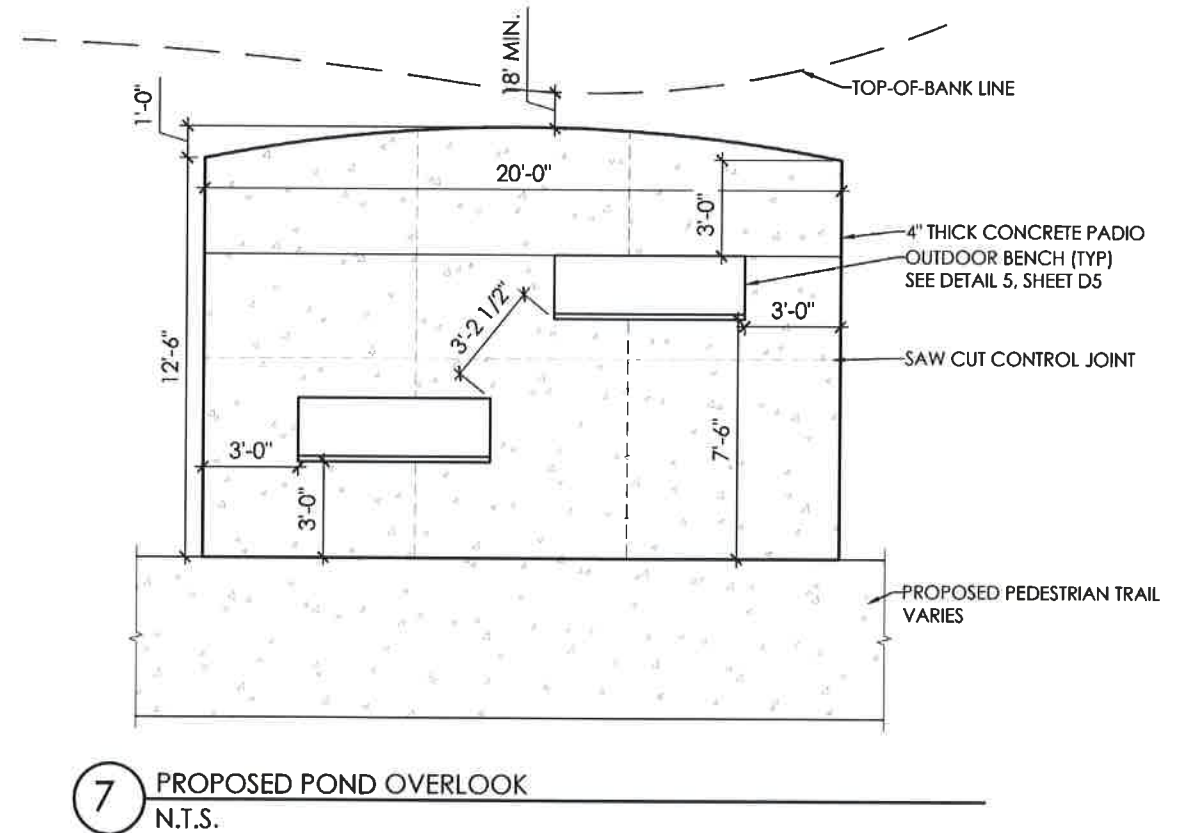
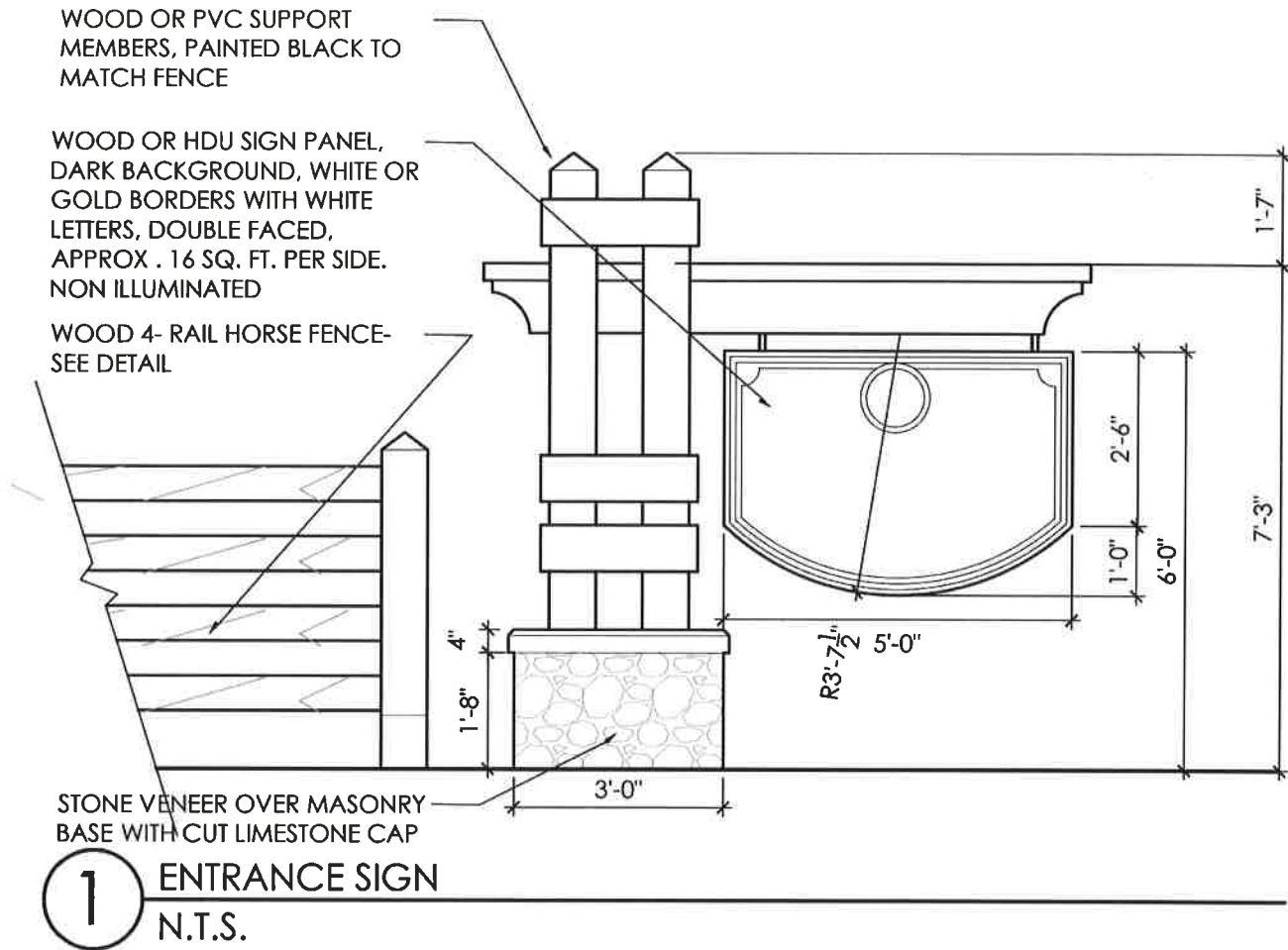


LOW MOW vs MOWED



OVERLOOKS

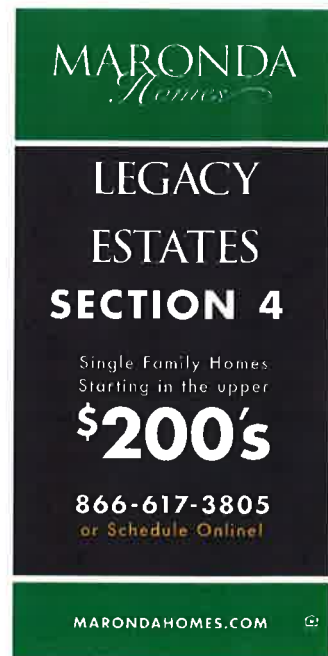
SIGNAGE & SITE DETAILS



3 MODEL SIGN 2
N.T.S.



4 MODEL SIGN 1
N.T.S.



5 MARKETING COMMUNITY SIGN
SCALE: N.T.S.
8' HGT MAX, 40 SF MAX.

MARONDA
Homes

NEWBURY
Elevation G
Americana Series



Optional Victorian Partial Brick Front



Optional Victorian Partial Stone Front



Optional Partial Stone Front



Optional New England Partial Stone Front



Optional Siding Front

EXHIBIT F-2

ARCHITECTURAL ELEVATIONS

MARONDA
Homes

CARLISLE
Elevation E
Americana Series



Optional Partial Stone Front



Optional Victorian with Partial Brick

MARONDA
Homes

SANIBEL
Elevation E
Heritage Series



Optional Brick Front



Optional Victorian Partial Stone Front



Optional Siding Front

MARONDA
Homes

SOMERSET
Elevation B
Americana Series



Optional Siding Front with Covered Porch

MARONDA
Homes

ROCKFORD
Elevation A
Americana Series



Optional New England with Partial Brick

April 10, 2024

MARONDA HOMES
JOHN KONOVOODOFF
5900 WILCOX PLACE
DUBLIN OH 43016

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This is to certify that the motion was made and seconded and there was a majority vote to recommend Conditional Approval to the Trustees. The Applicant will be advised of the date of the final public hearing before the Trustees. Per R.C. 519.12, please note that the Trustees shall hold this final public hearing within thirty (30) days of receipt of this recommendation.

Respectfully,

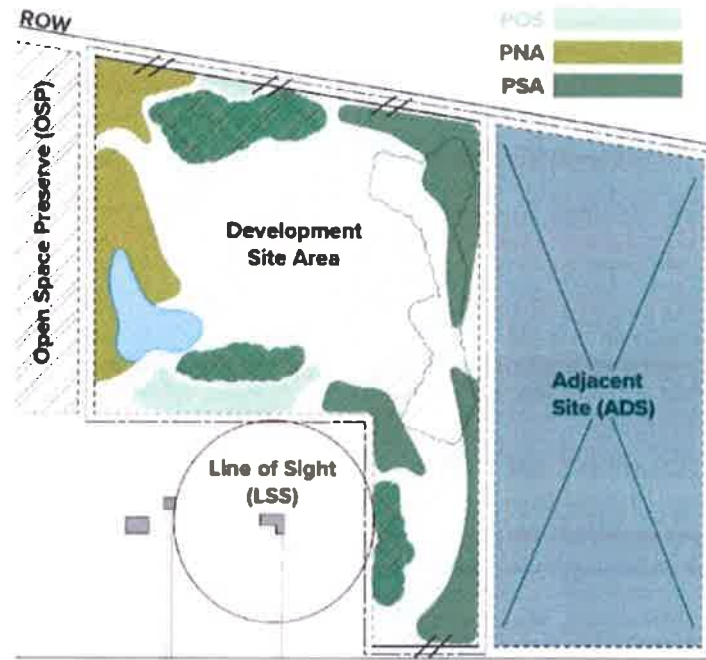
Connie Resanovich, Chair
Board of Zoning Commission

CR/ee

01

Proposed Development Summary

First, summarize how project has allocated space and worked to maximize high-value public open and/or natural spaces.



Right-of-Way (RWS)

Development Site Diagram (Above): Illustrate allocation of space accounting for housing sites, roadways, open space amenities as well as public open space, preserved natural area, and perimeter screening area. Aerial Photos with a simple bubble diagram is acceptable.
Diagram NTS

- DSA** **Development Site Area**
DSA refers to the total area of the proposed development including housing sites and roadways
- AOS** **Amenity Open Space**
Total area of space dedicated to open space amenities in the form of sidewalks, medians, rec centers, gardens, ponds, etc
- POS** **Public Open Space**
POS refers to high-value PUBLIC open space including recreational trails, micro-parks, gathering/picnic spaces, and nature overlooks that network to/from surrounding areas per design standards
- PNA** **Protected Natural Area**
PNA refers to the total area (acres) of site that are to be protected/restored as limited access wildlife habitat, wetland area, etc per design standards
- PSA** **Perimeter Screening Area**
PSA refers to the total area (acres) of site that is to be improved with vegetal and/or earthen screening per design standards

LANDSCAPE REQUIREMENT QUESTION

Table_01:

Proposed Development Summary				
Total Site Area	24	Landscape Development Standard (LDS)		
		Good	Better	Best
DSA	12			
AOS	2.5			
POS	1.1	≥05%	≥10%	≥15%
PNA	3.5	≥10%	≥15%	≥20%
PSA	4.8	≥15%	≥20%	≥25%
LDS Earned		X	BETTER	X

Directions: Using the table above, summarize the proposed allocation of space for the given project site. For each of the LDSs evaluate how the allocated space measures. If when two LDSs are met, including the PSA, in a given category then that standard is earned and serves as standard for development standards.

Note:
Landscape Dev. Standard (LDS)
Good/Better/Best

As part of planning process, applicants are asked to illustrate the areas/features to be preserved and/or developed and quality their merit (Good/Better/Best). Developing to a higher standard reduces requirements for screening and planting as the project develops.

LANDSCAPE REQUIREMENTS COMPARISON



DEVELOPMENT SITE DIAGRAM

DEVELOPMENT SITE AREA (DSA)	
AMENITY OPEN SPACE (AOS)	
PUBLIC OPEN SPACE (POS)	
PROTECTED NATURAL AREA (PNA)	
PERIMETER SCREENING AREA (PSA)	
ADJACENT SITE (ADS)	
EFFECTIVE EXISTING SCREENING (EES)	
RIGHT OF WAY SCREENING (RWS)	
ADJACENT SITE SCREENING (ADS)	
LINE-OF-SITE SCREENING (LSS)	
OPEN SPACE PRESERVE (OSP)	

01 Proposed Development Summary

Table 01: Landscape Development Standard (LDS)

Land Use Area	LD	Good	Better	Best
DSA	15			
AOS	25			
POS	15	100%	100%	100%
PNA	35	100%	100%	100%
PSA	45	100%	100%	100%
LDS Standard	X	BETTER	X	

Note: Landscape Dev Standard (LDS) Good/Better/Best



DEVELOPMENT SITE DIAGRAM SCALE: 1:200

DEVELOPMENT SITE DIAGRAM

LANDSCAPE REQUIREMENT WORK SHEET

CLARKSHAW VILLAGE

PREPARED FOR: MARONDA HOMES
DATE: 2/20/24

EXHIBIT D-1

Faris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
4874 Cemetery Road Hilliard, OH 43024
p (614) 487-1964 www.farisplanninganddesign.com

LANDSCAPE COMPARISON



ILLUSTRATIVE PLAN

EXHIBIT C-3

CLARKSHAW VILLAGE
PREPARED FOR: MARONDA HOMES
DATE: 3/20/24

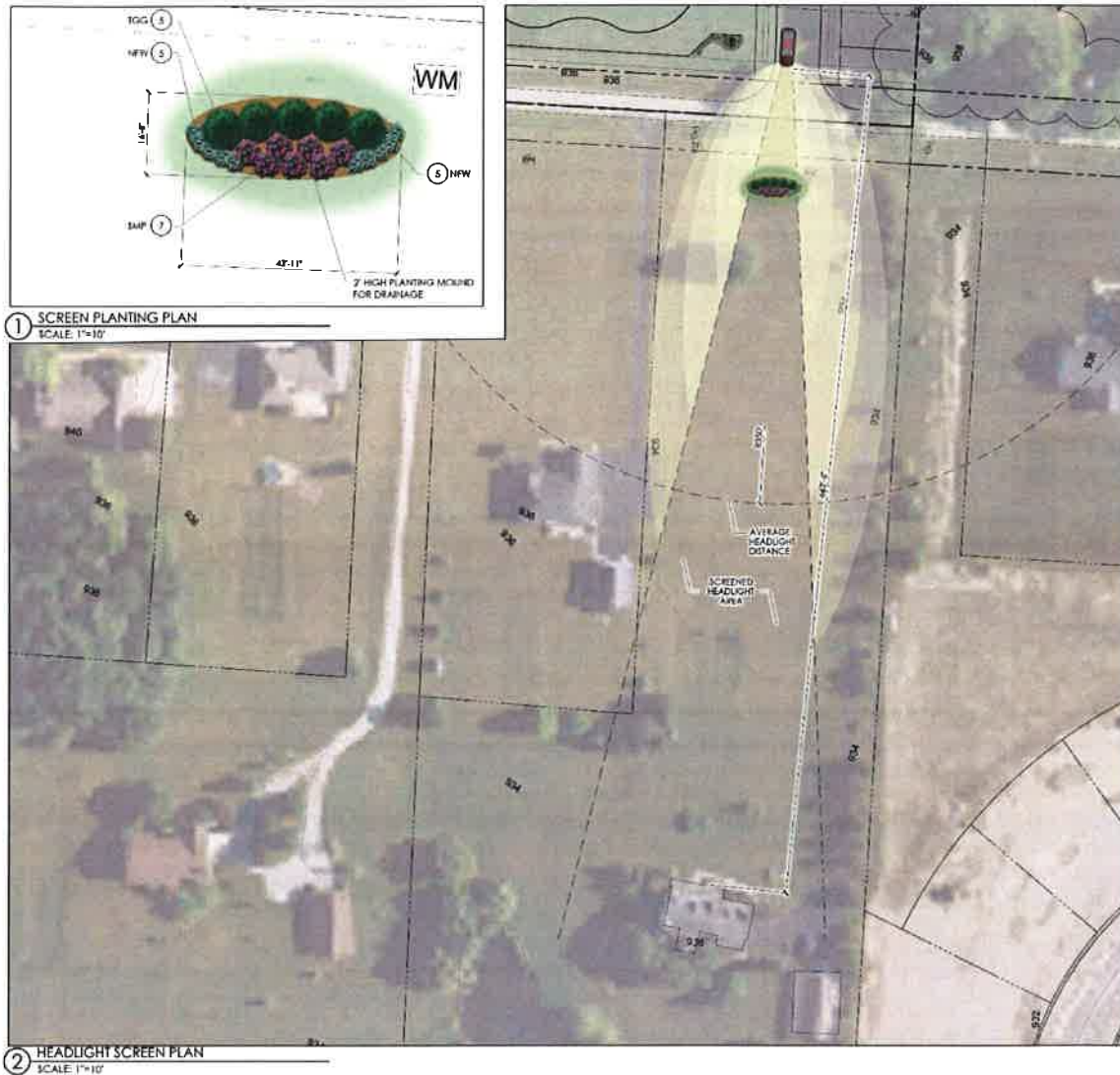


ILLUSTRATIVE PLAN-ALTERNATE LANDSCAPE CONFIGURATION

CLARKSHAW VILLAGE
PREPARED FOR: MARONDA HOMES
DATE: 4/25/24



HEADLIGHT SCREENING EXHIBIT



PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND	REMARKS
EVERGREEN TREES - SCREENING					
YGG	TRIFLIDA GREEN GRANT	GREEN GIANT ARBORVITAE	8-10' HGT	BAR	
SHRUBS					
EMP	STRONGA ANTER PALM	DWARF LILAC	5 GAL	COND	
PERENNIALS					
NFW	HEPTA + PARSNIP WALKER'S LOW	WALKER'S LOW CATMINT	400 L	COND	



WALKER'S LOW CATMINT



DWARF LILAC

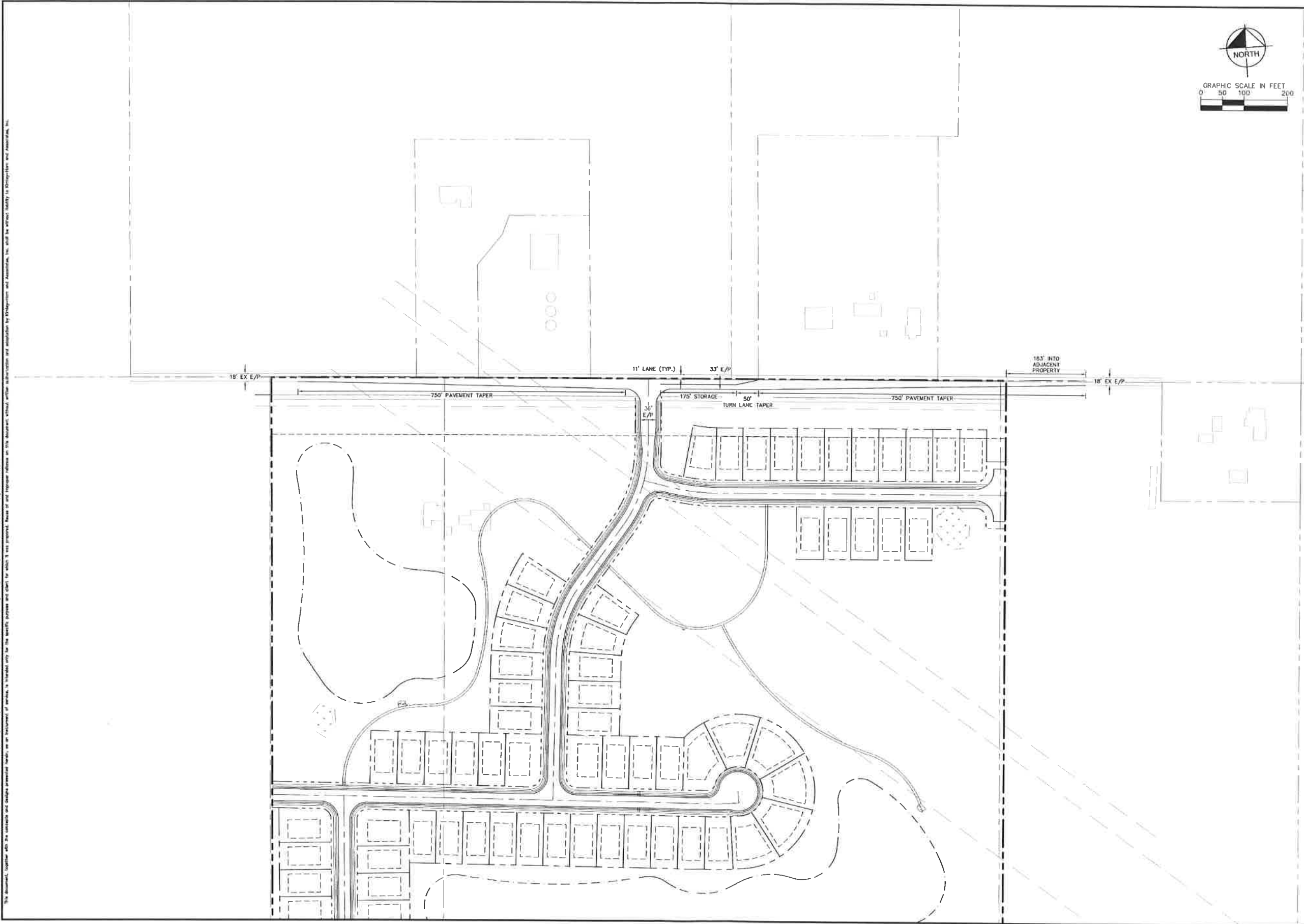


GREEN GIANT ARBORVITAE

ENTRY DRIVE HEADLIGHT SCREENING PLAN

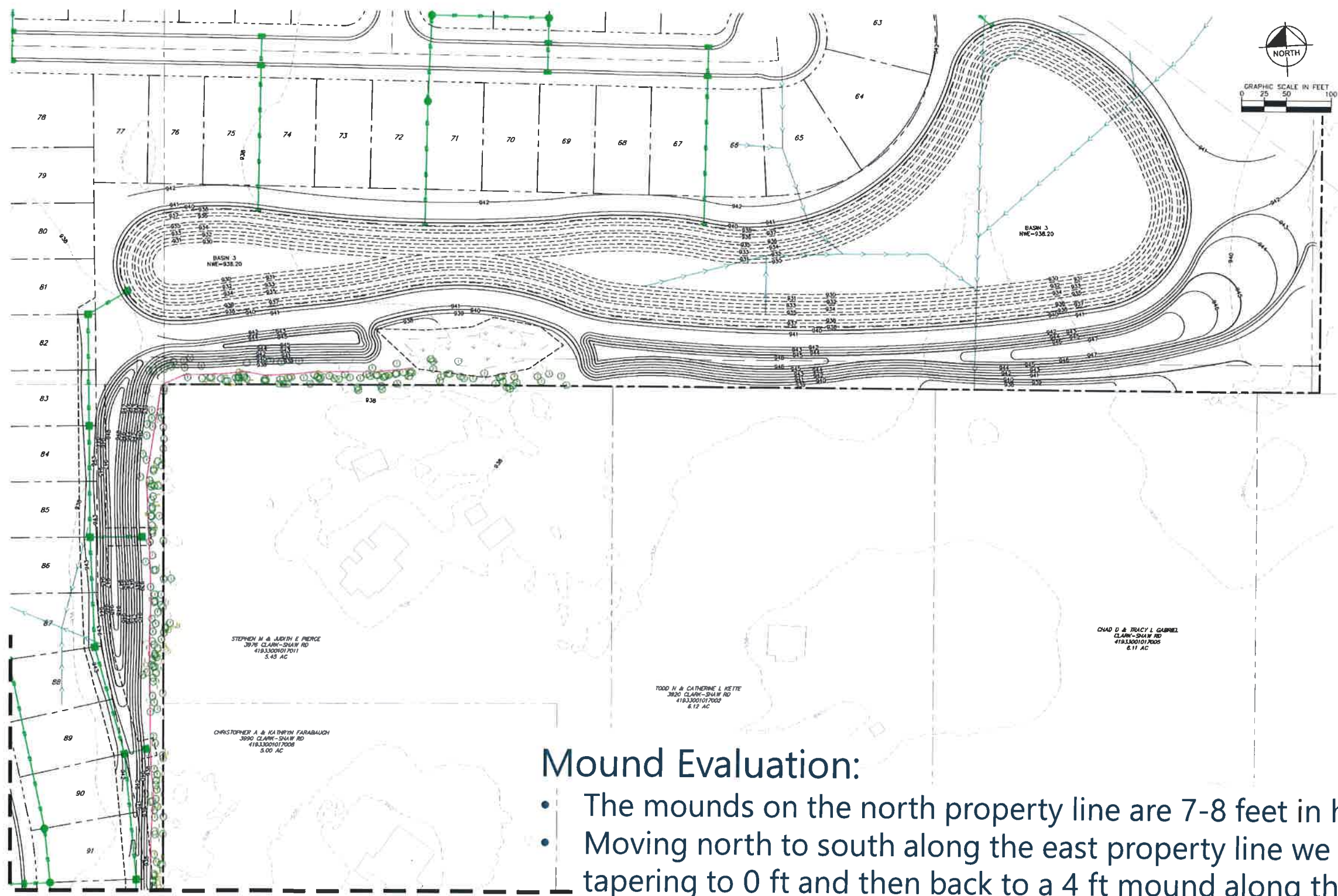
CLARCKSHAW VILLAGE
PREPARED FOR MARONDA HOMES
DATE: 4/23/24

Drawing Name: K:\2024\190275001_Merrimack_South_Farms\3D_Design\Layout\190275001-0402 Left Turn Lane Exhibit.dwg Layout1 Apr 22, 2024 10:01am by: Gail Hooper
 This document, together with the contracts and design presented hereto, is an instrument of service, to be recorded only for the specific purpose and date for which it was prepared. Hence of and hereafter follows on this document, without subscription and attestation by the drafter and association, its.



Kimley»Horn <small>9 2023 KIMLEY-HORN AND ASSOCIATES, INC. 7085 COLLEGE CIRCLE, SUITE 200 COLUMBUS, OH 43231 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM</small>		No. _____ REVISIONS _____ DATE _____ BY _____ APR DATE _____ APR BY _____
SCALE: AS NOTED DESIGNED BY: SDW DRAWN BY: JAB CHECKED BY: IDK	LEFT TURN LANE EXHIBIT	
DULIN FARMS CONCORD TOWNSHIP DELAWARE COUNTY, OH		ORIGINAL ISSUE: 4/22/2024 KHA PROJECT NO. 190275001 SHEET NUMBER

Drawing name: C:\D:\L\1\10270001_Mound\Draw Form\LS Design\CAD\Grading\Main and Mounding\Grading\Grading Exhibit - EIR - 1.dwg, Date: 11/20/24, 11:58am, by: SHELLEWIS
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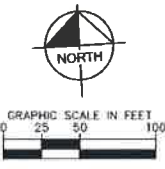
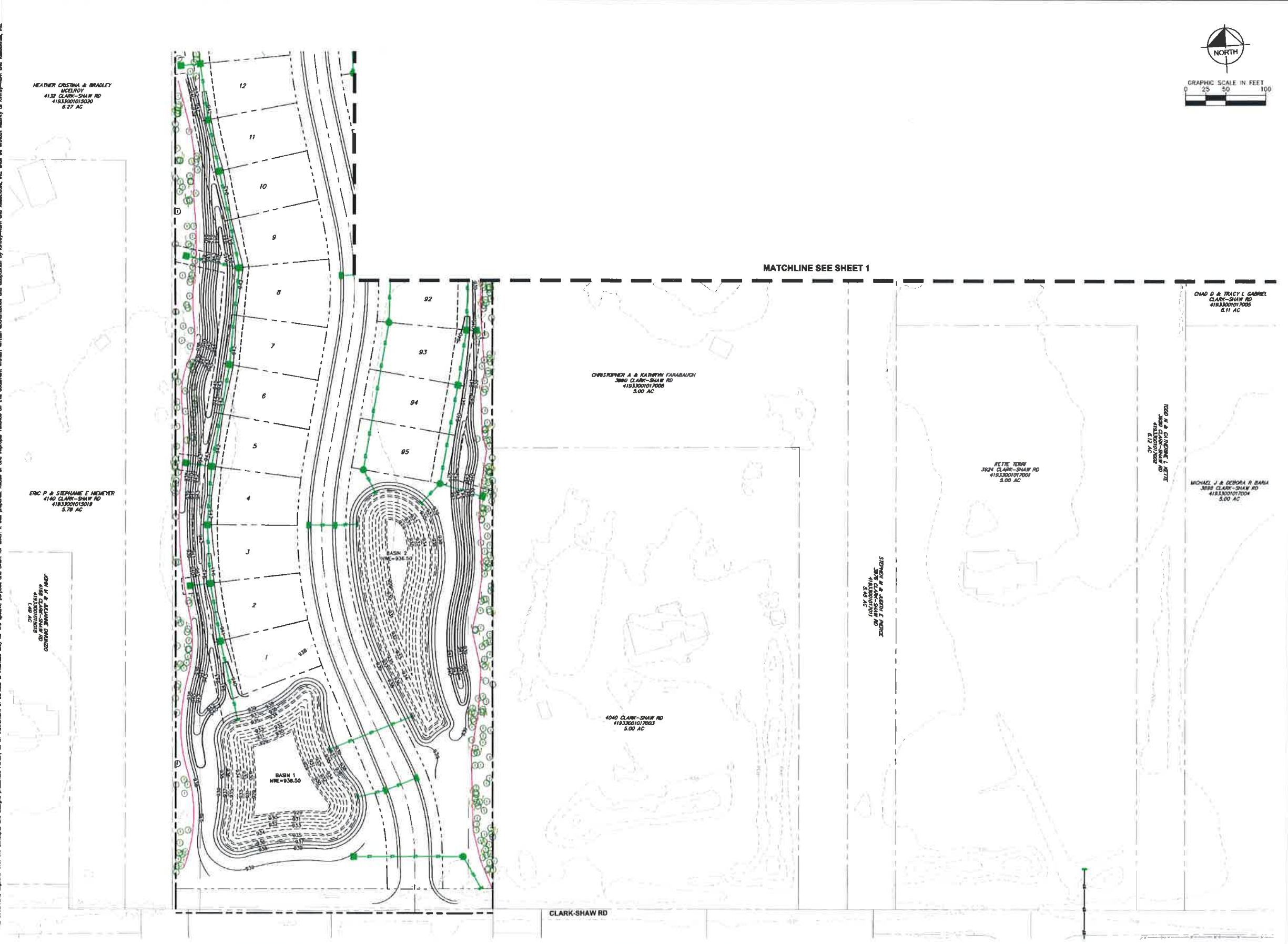
MATCHLINE SEE SHEET 2

Mound Evaluation:

- The mounds on the north property line are 7-8 feet in height.
- Moving north to south along the east property line we have a 9 ft mounds tapering to 0 ft and then back to a 4 ft mound along the proposed pond.
- Moving north to south along the west property line we have a 0 ft mound tapering to 6 ft and then back to a 4 ft mound by the proposed pond.

<p>Kimley-Horn © 2022 Kimley-Horn and Associates, Inc. 7405 NORTH HIGH STREET COLUMBUS, OH 43235 (614) 764-1000 WWW.KIMLEY-HORN.COM</p>		NO. _____ REVISIONS _____ DATE _____ BY _____
SCALE: AS NOTED DESIGNED BY: SDM DRAWN BY: JAB CHECKED BY: KDK	MOUNDING EXHIBIT	
VIS TO		

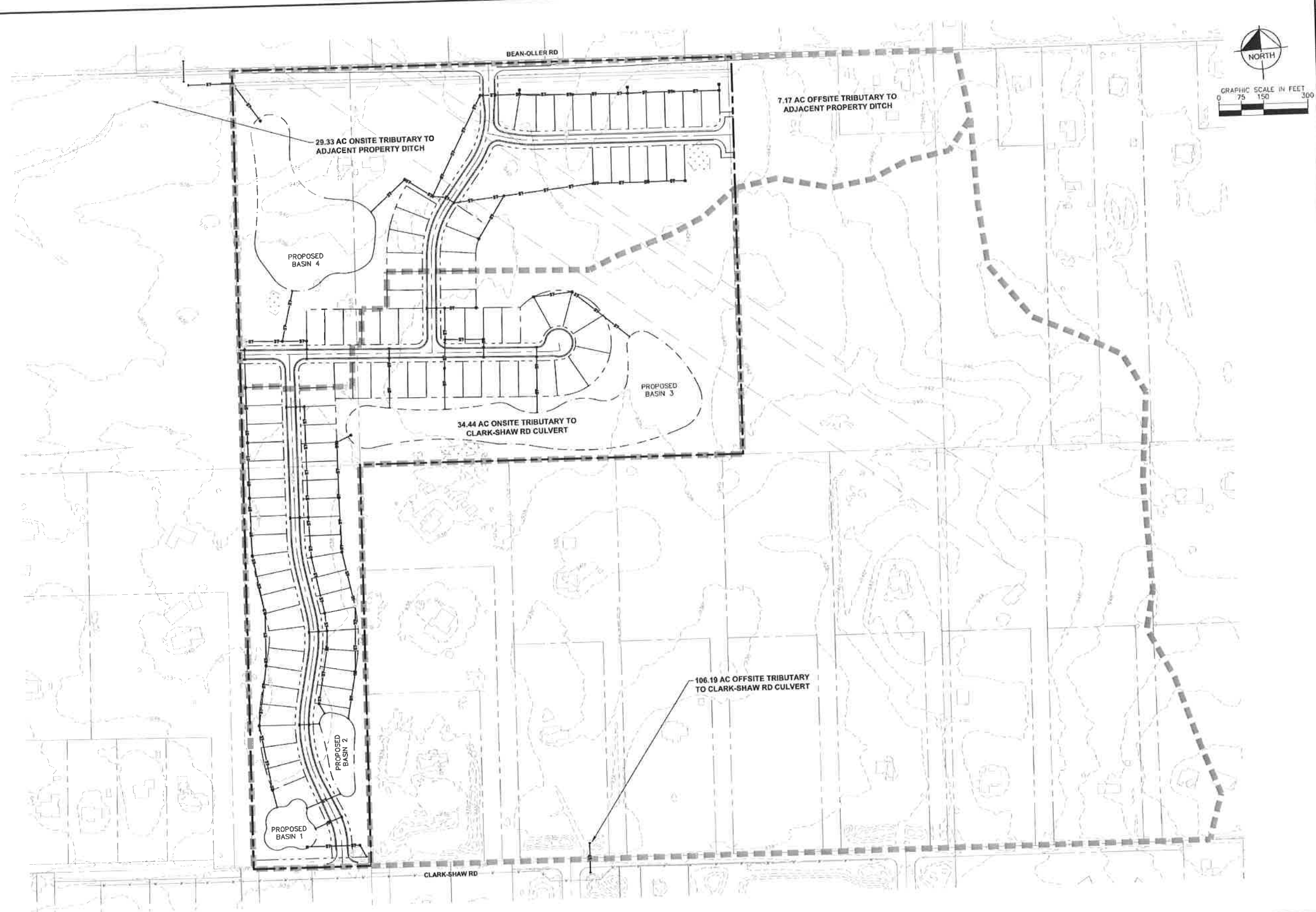
Sheet Name: G:\24\190275001\Drawings\DWG\190275001-002 Basin and Mounding Exhibit.mxd Date: 05/01/2024 1:36pm
 This document, together with the contract and design presentation sheets, is an instrument of service, in its entirety, for the specific purpose and shall be without liability to Kimley-Horn and Associates, Inc.



MATCHLINE SEE SHEET 1

		NO. REVISIONS DATE BY
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MOUNDING EXHIBIT		ORIGINAL ISSUE: 05/01/2024 KHA PROJECT NO. 190275001 SHEET NUMBER EX 2

Drawing name: K:\1818_LURCA\190275001_Marysville_Dulins Farms\3 Design\CAD\Utilities\Site Map\190275001-Sub17 Post-Dev Site Map.dwg User: JAB Date: 4/18/2024, 12:34pm By: GJK/ingener
 This document, together with the contracts and address governmental forms, is an instrument of service, and shall be returned to the Engineer without acknowledgment and signature by the property owner and Association, Inc. and be returned to the Engineer and Associates, Inc. with the original title to the property and Association, Inc.



<p>Kimley»Horn 2021 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 PHONE: 614-454-1499 WWW.KIMLEY-HORN.COM</p>		SCALE: AS NOTED DESIGNED BY: SOM DRAWN BY: JAB CHECKED BY: KDK	<p>POST-DEVELOPED TRIBUTARY MAP</p>	<p>DULIN FARMS CONCORD TOWNSHIP DELAWARE COUNTY, OH</p>	ORIGINAL ISSUE: 4/18/2024 KHA PROJECT NO. 190275001 SHEET NUMBER EX-3	NO. DATE BY ACR DATE APP BY
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Drawing name: K:\CADD\190275001_Moranda_Kim Farms\2 Energy\CAO\Exhibit\190275001-017 Post-Dev. Trib. Map.dwg, Layout (C) Apr 18, 2024, 12:34pm, by: GJM/hsj
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ORIGINAL ISSUE: 4/18/2024 KHA PROJECT NO. 190275001 SHEET NUMBER EX-4		