

# RECORD OF PROCEEDINGS CONCORD TOWNSHIP BOARD OF TRUSTEES

Held

July 18, 2024

Page 1 of 5

## Call to Order

The Concord Township Board of Trustees met in special session on Thursday, July 18, 2024 at the Concord Township Administrative Building, 6385 Home Road, Delaware, OH 43015. 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 rezoning application #ZC042024, recommended for conditional approval by the Concord Township Zoning Commission Board, that was filed by DublinbyConcord Ltd, c/o Kiran Basireddy, 6660 N High St, Suite 1E, Worthington, OH 43085. The Applicant is requesting approval for rezoning from Farm Residential (FR-1) to Planned Residential District (PRD), and the preliminary development plan referred to as Hollybrook, at Dublin Road parcels #600-210-02-026-000 at 81.56+/- acres and #600-210-02-031-000 at 27.13+/- acres, Delaware, OH 43015, owned by Virginia & Roy Farneman Co-Trustees.

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 3 conditions from the Delaware County Regional Planning Commission, and the Recommendation of Conditional Approval with 6 conditions from the Concord Township Zoning Commission Board.

## Applicant Testimony

Mr. Todd Faris of Faris Planning & Design, 4876 Cemetery Road, Hilliard, (assisted by Sarah Sanders and Anthony Moore) provided a presentation for the Board of Trustees on behalf of the applicant. Also present for the application was Mr. Kevin Kershner, senior project manager at Kimley-Horn, 7965 North High Street, Columbus; Mr. Jared Tajfel, land acquisition manager at Fischer Homes, 7965 N High St, Ste. 20, Columbus; and Kiran Basireddy, applicant, DublinbyConcord LLC, 6660 N High St, Suite 1E, Worthington. A slide presentation packet was distributed to the Trustees, and is incorporated as a matter of record into the minutes.

- The site location for the proposed development "Hollybrook" was reviewed, and compliance with the township's Comprehensive Plan and county's thoroughfare plan was noted.
- The illustrative development plan showed 140 lots placed on 94+acres, for a density of 1.49 units per acre. Mixed lot sizes were included for a variety of housing types and price points.
- Also included in the plan are north/south and east/west arterial collector roads as required by the County Engineer.
- Active and passive green space is included with walking paths, a covered pavilion, and tot lot playground.
- The development is set back off of Dublin Road, with much open space and buffering along Dublin Road.
- Currently there is only one access point on the south end of the parcel. The north end (across from Henderson Drive) will be used as a secondary fire access after 30 units are constructed.
- Existing trees will be utilized, and existing tree rows retained.
- Entry signage examples were provided. A divergence was requested for two temporary marketing signs along the south arterial road.
- Preliminary utility plans were provided.
- Fischer Homes presented architectural examples, showing different styles of non-repetitive home collections.
- There are 3 phases proposed for development: phase 1 - 30 lots off Dublin Road entrance during 2025 for 12-24 months, phase 2 - 55 lots including construction of emergency access connection for 12-24 months, phase 3 - 55 lots for 12-24 months. Construction of housing units will proceed

Held \_\_\_\_\_

July 18, 2024

Page 2 of 5

with pace of home sales.

- Landscaping comments were reviewed from consultant Mr. Jason Kentner. Two of three categories need fulfilled for “better” compliance, including perimeter screening, but two categories were exceeded (not including perimeter screening). Discussion was held on the placement locations of plants. Trustee Johnson noted the landscaping plan is extremely extensive with screening requirements and expensive to developers. The plan is trying to accomplish more screening and will take time to fine tune the process. For the whole perimeter buffer of the site, the existing foliage will be left alone except as restricted by utilities and/or disease and dying.
- A divergence was requested for driveways within 100 feet of intersections. Lots were shifted to address driveways straight across from intersection tees. The application text calls out for driveway placement the farthest distance from the intersection in those cases.
- The traffic study was reviewed by ODOT and the county engineer’s office. A turn lane is warranted with widening on their side within the existing road right-of-way. Trustee Johnson asked if the study accounts for future growth on the arterial road. The study includes only this development. If traffic changes are needed, they are determined in the future. Trustee Garrett spoke to the County Engineer and was told whichever development puts the traffic over a threshold, is required to pay for a turn lane or improvements. Trustee Johnson requested the multi-use path along Dublin Road be placed an additional 40 feet from the existing road right-of-way to accommodate widening and/or a right turn lane in the future. Updated car counts were also taken on June 25, 2024, and the data did not alter the traffic limits. The county and ODOT concur that the revised numbers do not change their opinions for traffic improvements. Home Road was not included in the traffic study because it is too far away.
- The 3 conditions from Delaware County Regional Planning and 6 conditions from Concord Township Zoning Commission were all addressed.

#### **Board Comments**

- Trustee Garrett stated that the Trustees have heard there is a concern/misconception the township is attracting these developments. The Trustees are not looking for more. The property owners have rights to sell their land under state law and have rules to follow. The township does not spend funds poorly and is not trying to tax grab at developments.
- Trustee Haney asked when the roads would get turned over to the township, and if that would be before the fire and construction access was utilized? And do the access roads get turned over? Mr. Kershner stated the roads are first constructed and inspected, then are turned over to the local government after a one-year maintenance period. Trustee Johnson said developments are usually significantly developed by the time the roads are turned over to the township for maintenance.

#### **Public Comments**

- Mark VanGundy, 5785 Henderson Drive, stated Dublin Road is hilly at the site location and is a dangerous spot. The construction road/emergency access location is straight across from Henderson Drive, difficult to see, and he feels an accident is going to happen. The developer said ODOT has to approve the sight distances and road locations, run full field data and topography. The second entrance is required by state fire code.
- Betsy Moffitt, 6453 Dublin Road, noted nothing changed since the last time the applicant presented. The circles marked on the streets (where driveways are at road intersections) is not an OK situation. Also, with 1400 additional cars on a 55mph highway is not safe. Trustee Garrett said the Board is not allowed by law to use traffic as criteria for approving or disapproving a development. She also noted the emergency access is not safe - if something happens in the back of the development, they can’t get out with one entrance. She asked why doesn’t the developer change the plan to large lots with fewer car trips.
- Andrea Yagoda, 7598 Concord Road, was concerned that the developer did not address overcrowding at the school. This development should expect children and they didn’t get input from Buckeye Valley Schools. She felt since the County Commissioners bought the sewer plant they have a vested interest to develop as much as possible in our area, and there will be more traffic once the water treatment plant is going too. Trustee Johnson shared that he talked to the Assistant Superintendent at Buckeye Valley, and didn’t get any response about a plan for overcrowding. There will be a bond issue on the ballot to take care of school populations. Trustee Garrett added a few years ago they talked to school board members about the possibility of a development plan that included 2.5 homes per acre and multi-family housing. There will be a growing problem and there was no response from Buckeye Valley. They have been made aware. The Trustees cannot consider school issues when deciding on a development. Mr. Farris shared that they did contact Buckeye

# RECORD OF PROCEEDINGS CONCORD TOWNSHIP BOARD OF TRUSTEES

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 644-224-3338 FORM NO. 10148

Held

July 18, 2024

Page 3 of 5

Valley this plan was coming, and discussed potential school sites in the future.

- Angie Ellerbrock, township zoning secretary, noted the Comprehensive Plan was updated several years ago to specify what areas would identify as best use for multi-family in the township. That area was along the back of the sewer treatment plant. If the township didn't designate an area for that use, it could be placed anywhere.

- Beth White, 5858 Henderson Drive, lives across the street from the proposed construction entrance, and is worried about safety with the dump trucks stopping and turning there on a 55mph road for 3-6 years during construction. She also wondered if there was a plan for cleanup at the intersection of the road from stone, mud, and debris. Mr. Van Gundy added trucks going in and out with the dip in Dublin Road will be very unsafe. Mr. Faris said the entrances will both get looked at by the state, county, and fire department. Trustee Johnson noted the current capacity data for Dublin Road as determined by the state and county is at 16-20% and 10-14%.

- Dave Maloney, 6842 Dublin Road, asked about the bike path and the retention pond out near Dublin Road. Mr. Faris answered the multi-use (bike) path is a requirement per the development Code along the road, and the retention pond would be a full/holding water pond.

- Linda Issel, 6605 Duffy Road, said this is the start of how development gets worse and sets a precedent for more. She asked the Trustees to keep it reasonable with density down. Where do the kids play? More development leads to crime and congestion, noise, and more traffic. Trustee Johnson mentioned Concord Township has the lowest density and the hardest landscaping standards in the area. We live in the fastest growing County and there is a housing shortage. The Trustees cannot just say no to development and have done what they can to limit development. The density was 3 units per acre when he started and now is down to 1.5. "Progress" is happening in central Ohio. Trustee Garrett agreed, the Trustees have done what they can to manage density and buffering through legal counsel.

- Mr. Van Gundy asked if the development would be safer if they could use more than one entrance at the same time or make 3 instead? Mr. Kershner said it is safer to take development traffic off the main roads, use arterial roads, with less curb cuts for better access management.

- Michelle Counahan, 7528 Dublin Road, asked for the need for the 20x40 pavilion, and if that would create more traffic and people issues. Tartan Fields has a small shelter next to a lot that proposes other problems.

- Will Bauder, 6690 Dublin Road, inquired about the county's sewer plant, and if it would reach maximum? The Trustees responded the plant is currently at 30% capacity and was built to be doubled based on 1.5 density build-out from Home Road to US 42. The tributary area goes clear to Steitz Road.

- Matt Holman, 6508 Duffy Road, asked about 1-the status of the roundabout at Home Road. The project was put on hold; the County Commissioners did not fund the project. It will happen at some point and the Trustees would like to see it moved south. The Trustees aren't involved since a state road. 2-Has the developer talked to the owner whose driveway is directly across from the main entrance? How do they get out if there is a large turn lane in front of their driveway? That would be a question for ODOT.

- George Zivich, 6262 Duffy Road, inquired if there is anything in the code to prevent the rezoning after the Zoning Commission and Trustees approve? The property owner has rights to sell their property, and can sue if their rights are denied. The community can deny as citizens in the form of referendum. Most cases get voted down. But in Jerome Township and other entities, developers/owners can still sue after that, especially if their development plan complied with the township's zoning code and comprehensive plan, and damages are usually worse.

- Ms. Counahan asked from a legal perspective can they use referendum to help change what they want to change? The Trustees said they cannot negotiate or leverage or make concessions with the developers and owners.

- Ms. Moffitt encouraged the Trustees to be sticklers and make the developer follow everything they have to follow. It better be a nice development. The Trustees commented they have added inspections and more landscaping requirements, the houses are pushed back off of Dublin Road, and they have forced changes at Regional Planning for development approvals.

- John Szanati, 6857 Duffy Road, asked what if the development is approved and they don't do anything with them? Do they slam them all in at once together? How long do they have to develop? Mr. Faris is the contracted land planner and has no interest in the properties and owners. This development is not associated with the two approved years ago that have been sitting. How long is active and does the zoning stay in place or does it sunset? Research will be completed.

- Discussion continued about the traffic data. Mr. Maloney wanted to know the exact hours for the traffic peaks. The peak is determined by the actual count and curve data. Ms. White asked where were the traffic markers? Markers were placed at one site, just south of the main entrance location. Gail Headlee, 7015 Duffy Road, asked if the markers were in place one day or a number of days?

# RECORD OF PROCEEDINGS CONCORD TOWNSHIP BOARD OF TRUSTEES

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 101-149

Held

July 18, 2024

Page 4 of 5

The data says June 25, 2024. Mr. Holman noted the next step for visibility and traffic concerns, they should all contact ODOT District 6 to make the road safer as a community.

- Marci Bird, 5785 Buechel Drive, noted this is one of the better plans she has seen over the past 20 years, but why are the largest, most expensive houses along the sewer treatment plant? She also shared the website had phases 2 and 3 different, and that this project has the same construction time frame as the new Columbus water treatment plant.

- Mr. Zivich asked who was responsible for the access road until the time of the second phase, to which the Board answered the homeowner's association.

## Legal Counsel Comments

- Mr. Chris Rinehart, Rinehart Legal, verified there were no changes by the developer to the application binder.

- It was made a matter of record the PowerPoint packet exhibit "Hollybrook, Concord Township, Delaware County, July 18, 2024" be incorporated as part of the application.

## Board of Trustees Comments

- Mr. Tajfel with Fischer Homes requested two marketing signs instead of one as a divergence, which was not approved by the Trustees. Angie Ellerbrock, zoning secretary, noted one sign still would need approval that was not in the original application. Mr. Tajfel also confirmed a model home would be constructed at the main entrance during Phase 1.

- Mr. Johnson verified the HOA documentation was provided in the application, and was not affiliated with the Scioto Reserve Master HOA.

- Mr. Haney asked about details for the second entrance. Mr. Faris responded it would be a 20 feet wide fire/construction access, paved road, with siren activated gates after construction ended. They will need to discourage public use of the second access.

- Regarding the landscaping divergence, Mr. Haney noted he would rather see most of the landscaping on the border/buffer areas and not in the center of the development. The Trustees agree with the interpretation of the land planner for the landscaping layout.

- Mr. Johnson stated the Trustees have up to 20 days to review. If they pass, they will prepare a resolution in case the citizens want to referendum.

- The Trustees specified construction times of 7:00am-7:00pm Monday through Saturday.

- The Board requested a recess at 8:40pm to prepare a Resolution.

## Action

Mr. Johnson moved and Mr. Haney seconded to adopt Resolution #24-0718-1:

The Concord Township Board of Trustees approve with modifications the rezoning Application #ZC042024, originally filed on May 20, 2024, as amended through July 18, 2024, for 140 units on +/- 94.213 acres as reflected and described within the application with the following conditions:

1. Any changes to the development plan approved, whether made by the applicant, any other third party, or any other government agency, must come before the zoning inspector for determination if it is a major or minor change. Any changes, major or minor, will follow the procedure outlined in the current Concord Township Zoning Resolution. If changes to the development plan are made, and have not gone through the change approval process, no zoning permits will be issued for the development until the process is completed.
2. No township zoning certificate shall be issued and no homes shall be constructed within the Hollybrook development until such time as final engineering approval has been issued by the Delaware County Engineer's Office.
3. The applicant shall maintain existing trees, vegetation, and foliage where at all possible, including the entire perimeter borders of the property, except as may be contained in a utility easement for which removal is required by the utility or where such trees, vegetation, or foliage is diseased or dead.

Held July 18, 2024 Page 5 of 5

4. Any other conditions that the applicant has agreed to that may not be specified in this Resolution, but which are documented in the meeting minutes, which are incorporated herein by reference.
5. The applicant, or its designee, shall construct the proposed bike path running adjacent to and parallel with Dublin Road behind the existing trees on the eastern side of the subject site that also run parallel to Dublin Road.
6. One marketing sign shall be allowed along Dublin Road. Such sign shall be permitted until 80% of zoning permits for the proposed development have been issued and shall be restricted to 32 square feet per side.
7. The secondary emergency access may be used as a construction access point during construction. Use of the secondary emergency access during construction shall be solely limited to construction traffic and shall be reasonably restricted by the applicant, or its designee. Once construction is complete, the secondary emergency access shall be constructed to the requirements of the fire department including restricting access by a siren activated gate, as approved by the fire department.
8. Construction of the proposed development shall be restricted to Monday through Saturday, 7 a.m. to 7 p.m.

In addition to the foregoing, in adopting this Resolution, the Township Trustees hereby find that the following requested divergence(s) are approved based upon the facts presented to the Township Trustees for this specific proposed development and as agreed to by the applicant as conditions of approval during the public hearing regarding this matter, as documented in the minutes of the hearing, incorporated herein by reference:

1. A divergence to Section 21.09(a)(12) of the township zoning resolution to permit driveways to be closer than one hundred feet (100') to an intersection of public roads as requested per the proposed development plan.

Vote: Haney-yes, Garrett-yes, Johnson-yes.

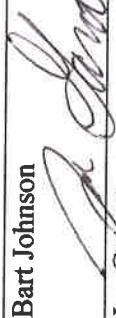
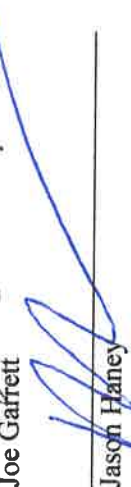

**Adjournment**

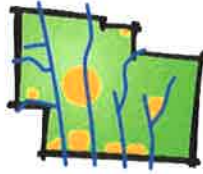
Mr. Garrett moved and Mr. Haney seconded to adjourn. Vote: Haney-yes, Garrett-yes, Johnson-yes.

ATTEST

  
Fiscal Officer, Jiff Davis

BOARD OF TRUSTEES

Bart Johnson   
 Joe Garrett   
 Jason Haney 



## Decision on Rezoning Application Delaware County, Ohio

The Regional Planning Commission recently reviewed the rezoning application identified below. It is vital that the township complete the following information after the Trustee Hearing(s) so that the zoning maps maintained by the RPC are as accurate as possible.

<b>RPC Meeting Date:</b> 05/30/24	<b>RPC#</b> 18-24 ZON
<b>Township:</b> Concord	
<b>Request by:</b> Dublinbyconcord Ltd.	
<b>To rezone:</b> 94.213 acres	
<b>Located:</b> west side of Dublin Rd., between Duffy Rd. and Moore Rd	
<b>From:</b> FR-1	
<b>To:</b> PRD	
<b>Units or Lots:</b> 140	
<b>To allow:</b> Hollybrook Subd.	

**Zoning Commission Decision Date:** June 11, 2024

**Board of Trustees Decision Date:** July 18, 2024

**Density Approved:** 1.49 **Number of Units / Lots:** 140

**Effective Date:** August 18, 2024  
After the period of referendum has passed

**Decision:** (circle one) **APPROVED** **DISAPPROVED**

**Please Note:** If changes were made during the rezoning process to the Development Plan for a Planned District Zoning or if the rezoning application was changed during the township process, please submit an updated copy of the Development Plan to the RPC office for our files.

**Township Trustee Signatures:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Concord Township Board of Trustees Special Meeting

July 18, 2024 – 6:00 p.m.

**Call to Order**

**Roll Call**

**Swearing In**

**The Purpose of the Meeting is to** consider application #ZC042024, recommended for approval by the Concord Township Board of Zoning Commission, filed by DublinbyConcord Ltd, c/o Kiran Basireddy, 6660 N High St, Suite 1E, Worthington, OH 43085. The Applicant is requesting approval for rezoning from Farm Residential (FR-1) to Planned Residential District (PRD), and the preliminary development plan referred to as Hollybrook, at Dublin Road parcels #600-210-02-026-000 at 81.56+/- acres and #600-210-02-031-000 at 27.13+/- acres, Delaware, OH 43015, owned by Virginia & Roy Farneman Co-Trustees.

**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 3 conditions from the Delaware County Regional Planning Commission,**
- and the Recommendation of Conditional Approval with 6 conditions from the Concord Township Zoning Commission Board.**

**Testimony**

**Public Comments**

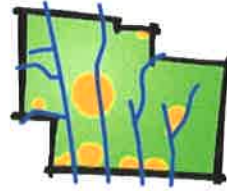
**Comments from the Board**

**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



June 3, 2024

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

Dear Mrs. Davis,

The Regional Planning Commission, at its May 30, 2024 regular meeting, recommended **Conditional Approval** of the following rezoning request:

**RPC File number 18-24 ZON**

**Request by:** Dublinbyconcord Ltd.  
**To rezone:** 94.213 acres  
**Located:** west side of Dublin Rd., between Duffy Rd. and Moore Rd  
**From:** FR-1  
**To:** PRD  
**Units or Lots:** 140  
**To allow:** Hollybrook Subd.

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.*

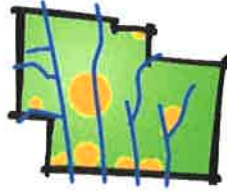
If you have any questions, please contact our office.

Respectfully,

*Stephanie Matlack*

Stephanie Matlack  
Executive Administrative Assistant

encl.: 05/30/24 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, May 30, 2024 at 6:00 PM  
Byxbe Campus Conference Room, 1610 State Route 521,  
Delaware, Ohio 43015

### ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of April 25, 2024 RPC Minutes
- Executive Committee Minutes of May 22, 2024
- Statement of Policy

### CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
33-19.2	Berlin Farm West, Section 2	Berlin	55 lots / 18.412 acres
07-22.1	Berlin Bluffs, Section 1	Berlin	40 lots / 36.366 acres
07-22.2	Berlin Bluffs, Section 2	Berlin	29 lots / 16.897 acres
30-19.10	Liberty Grand District, Section 10	Liberty	38 lots / 13.499 acres

### ZONING MAP/TEXT AMENDMENTS

15-24 ZON	Henmick LLC - Brown Twp. - 89.6 acres - FR-1 to PC
16-24 ZON	Dustin Ward & Michelle Morris - Harlem Twp. - 6.421 acres - AR-1 to FR-1
17-24 ZON	BJ Builder LLC. - Liberty Twp. - 20.05 acres - FR-1 to PRD
18-24 ZON	Dublinbyconcord Ltd. - Concord Twp. - 94.213 acres - FR-1 to PRD

### SUBDIVISION PROJECTS

#### Preliminary

		Township	Lots/Acres
10-24	Parkside at Evans Farm	Berlin	350 lots / 182.9 acres

### POLICY / EDUCATION DISCUSSION

- Citizen Planner Training next session on June 24 at 6:00 p.m.

### RPC STAFF AND MEMBER NEWS

- Recognizing the passing of Marvin Miller, Porter Twp.

18-24 ZON Dublinbyconcord Ltd. - Concord Twp. - 94.213 acres - FR-1 to PRD

**Request**

The applicant, Dublinbyconcord Ltd., is requesting a 94.213-acre rezoning from FR-1 to PRD for the development of Hollybrook, a 140-lot single family residential development.

**Conditions**

**Location:** west side of Dublin Rd., between Duffy Rd. and Moore Rd.

**Present Zoning:** Farm Residential (FR-1) / **Proposed Zoning:** Planned Residential District (PRD)

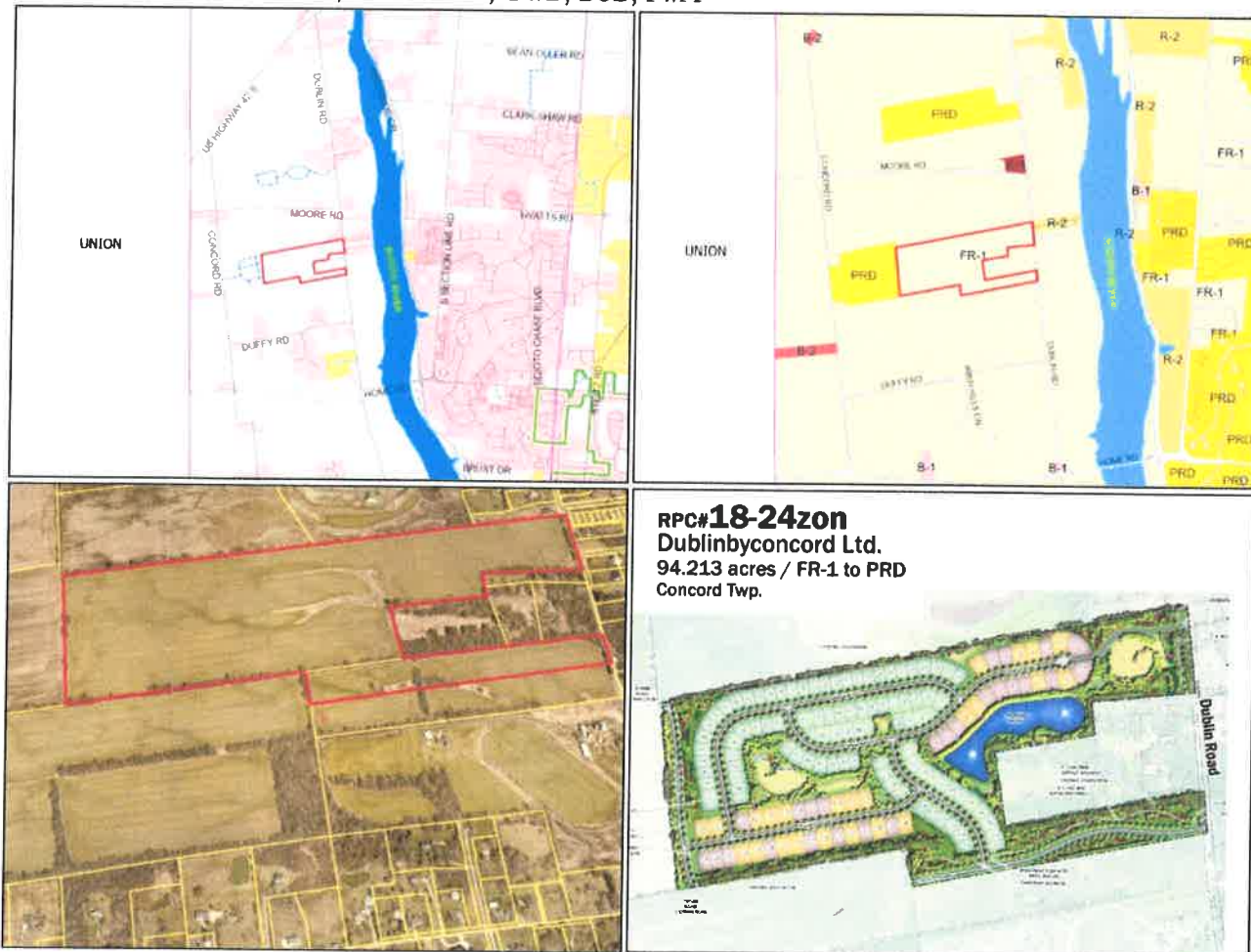
**Present Use(s):** agricultural / **Proposed Use(s):** single-family house lots

**Existing Density:** 1.5-acre lots **Proposed Density:** 1.49 du / 1acre

**Number of units requested:** 140

**School District:** Buckeye Valley / **Utilities Available:** Del-Co Water and central sanitary sewer

**Critical Resources:** stream / **Soils:** BoA, GwB, BoB, PwA



**Introduction**

The Hollybrook subdivision is proposed to be developed in three phases, with 30 lots in phase 1 and 55 lots in both phases 2 and 3. The development will include ample open space, mounding and screening along Dublin Road, one large centrally located stormwater basin, internal public streets with access to Dublin Road, sidewalks, trails and a multi-use path, a playground and pavilion, two cluster mailbox units (CBU) and one entry sign. There are three typical lot configuration types: 73' wide by 135' deep (9,855 s.f.), 85'

wide by 145' deep (12,325 s.f.), and 95' wide by 145' deep (13,775 s.f.).

#### Comprehensive Plan

Concord Township's 2021 Comprehensive Plan includes the site in Subarea III - West Scioto. This area is recommended for planned residential developments with a gross density of 1.5 du/acre, minus existing road rights-of-way and road easements. General proposed road locations are included in the plan to help collect and distribute local traffic for this subarea, with east/west and north/south connector roads crossing this property. These proposed roads would connect Moore Road to Dublin Road and Concord Road to Dublin Road. Two "unloaded" arterial streets (streets with no driveways) are proposed along the southern edge of the site and the western end of the site.

Goals and Objectives of the Plan include preserving the rural character along township roads and scenic views by including landscaping, provide parks, green space, walking/biking paths and link other neighborhoods to these amenities.

**The proposal generally complies with the Plan's recommendations.** The applicant is proposing the density recommended in the Comprehensive Plan, and is also providing for east/west and north/south road connections, ample usable open space with sidewalks and paths that connect to adjacent lands that have potential for residential development, landscaping and buffering is provided along Dublin Road and the nearest residential lot is setback 650 +/- feet from Dublin Road.

#### Issues

##### **Traffic and access:**

The proposed development pattern uses public streets with one main point of ingress/egress to Dublin Road (southeast), one emergency access point to Dublin Road (northeast) and four road stubs to adjacent properties to the south, west and north.

##### **Drainage:**

A large stormwater basin is centrally located and stormwater structures are located throughout. An adequate drainage outlet was not identified by the applicant, which will be required by the Delaware County Engineer's office prior to Final Engineering plan approval. A defined ravine and ephemeral stream exit the site from the basin through the Grant property toward the east.

##### **Signage:**

The Development indicates one lighted monument style entry sign (18.21 Sq. Ft. per side) and one entry pillar that includes the subdivision name (3.3 Sq. Ft.).

##### **Lighting:**

No street lights are proposed.

##### **Sanitary Treatment:**

The site is served by Delaware County from the north. The Lower Scioto Water Reclamation Facility is located directly adjacent to the site.

##### **Landscape Standards:**

- **Protected Natural Area (PNA):** 5% (4.71-acres) of the site area is noted as Protected Natural Area in

accordance with the landscape standards. This includes a 50-foot-wide minimum and includes 18 trees per lot (or 2,520 total trees):

- Exhibit D-1 breaks down the PNA and exhibits D-2.1 through D-6 graphically show the plantings and identify the plant mix.
- It does not appear that all of the PNA meet the minimum 50-foot width.
  - PNA area F is curved and comes to a pinch-point. It's unclear to Staff if the Perimeter Screening Area (PSA) areas A, B and C must also meet the 50-foot width requirement. They have areas reduced to 20 +/- feet wide. (See exhibit D-1/Landscape Requirement Diagram)
- **Public Open Space (POS):** 5% (4.71-acres) of the site area, 50 feet wide and include 6 trees per lot (840 trees):
  - Exhibit D-1 breaks down the POS and exhibits D-2.1-6 graphically shows the plantings and identifies the plant mix.
  - Amenities within the open space include 5-foot wide sidewalks and walking trails, a 10-foot wide multi-use path along Dublin Road, pavilion and playground.
- **Development Summary and Screenings:** See exhibit D-1.
  - Overall, there is 40% (38.5-acres) of dedicated open space.

Staff recommends that the Township continue to seek professional review of the landscape proposal against its standards within the Zoning Resolution to ensure adherence.

#### Divergences

One divergence is requested:

1. 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 states that all corner lots will require this divergence. This divergence has previously been approved for similar subdivisions in Concord Township and is typically needed 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 (temporary) 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 and the Fire Department did not note any concern in the serviceability letter provided. This topic may need to be brought up with the Fire Department to ensure driveway locations have been reviewed and supported.*

#### Staff Comments

Staff notes that this development appears to attempt to meet the spirit and intent of the Concord Township Comprehensive Plan and meets all Zoning Requirements other than driveway setbacks. However, a divergence to driveway location requirements has been requested and the Criteria for Approval found in Section 11.06(C) requires that the proposed development be consistent in all respects with the Zoning Resolution.

**Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning request by Dublinbyconcord Ltd. from FR-1 to PRD to the DCRPC, Concord Twp. Zoning Commission and Concord Twp. Trustees, *but only if the driveway spacing divergence, which appears to be reasonable to staff, is met. Also, this recommendation is subject to:*

1. *Confirming the landscaping standards are met, and that the Protected Natural Area either meets the required 50-foot width, or that this is mitigated in some other way in accordance with the Zoning Commission and Trustees,*
2. *Clarify the timing of the road along the western border and ensure it is built with the final section of the project; and*
3. *If approved, all current standards within the Zoning Resolution must be met unless otherwise approved through a divergence request.*

**Commission / Public Comments**

Mr. Todd Faris, Faris Planning and Design, explained that the perimeter screening to the north (not protected natural area) and they meet the requirement. This is a larger premier lot subdivision.

Ms. Holt asked if the applicant considered using the headwaters of the stream (as seen on the aerial) as more of a natural area as an organizing element for the layout. Mr. Faris stated the detention requirements here are significant and that is the outlet that they have so they can't move that location. There is a pathway around it as part of the natural area so it's not un-utilized but it's not a central feature. The people that own the three houses (to the east), he doesn't feel they would like people being encouraged around their house (on a path). This somewhat honors their privacy in keeping everything away.

***Mr. Matlack made a motion for Conditional Approval of the rezoning request by Dublinbyconcord Ltd., subject to staff recommendations. Mr. Manley seconded the motion. VOTE: Majority For, 1 Opposed (Dublin), 1 Abstained (Concord Twp.). Motion carried.***

---

JILL

CONCORD TOWNSHIP  
ZONING DEPARTMENT  
6385 Home Road · Delaware · Ohio-43015  
Phone 740-881-5338 · www.concordtwp.org

June 25, 2024

CONCORD TOWNSHIP  
BOARD OF TRUSTEES  
6385 HOME ROAD  
DELAWARE OH 43015

RE: Application ZC042024

Dear BOARD OF TRUSTEES,

On June 11, 2024 the Concord Township Board of Zoning Commission (BZC) held a Public Meeting to consider an application, designated as ZC042024, filed by DublinbyConcord LTD C/O Kiran Basireddy of 6660 N High St, Suite 1E, Worthington, OH 43085. 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 Hollybrook for a Planned Residential District at Dublin Road Parcels # 600-210-02-026-000 at 81.56+/- acres, and #600-210-02-031-000 at 27.13+/- acres, Delaware, OH 43015, owned by Virginia & Roy Farneman Co-Trustees.

After hearing all of the evidence and testimony regarding Application ZC042024 at the hearing, the BZC moved to recommend approval of Application ZC042024 with the following Terms and Conditions;

TERMS AND CONDITIONS OF CONDITIONAL APPROVAL FOR ZC042024

1. For Trustee Review and Approval: The Applicant's request to add to their application two temporary marketing signs; with a divergence for one sign -Section 11.07 i); and both signs not to exceed 80% of zoning permits and the required 32sf per side.
2. Provide to the Trustees: The BZC requested the Applicant be allowed by ODOT and/or Delaware County to update the traffic study, including an evaluation of the intersection of Dublin and Home Roads. If the request is denied, the Applicant will provide documentation from ODOT and/or Delaware County that the request was denied.
3. The second access driveway must be completed and available in Phase One.
4. The road along the western border must be constructed in Phase Three.
5. For Trustee Review and Approval: Driveway Divergence.
6. For Trustee Review and Approval: Landscape Review.

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/ae

Prepared By:

Jason Kentner, RLA

jason@implement-studio.net

Date: June 2024

**Reviewer Evaluation - Fail**

---

Evaluation Board Summary	The applicant has worked utilizing the "BETTER" designation for calculation of screening requirements based upon allocation of Public Open Space (POS) and Protected Natural Areas (PNA). However, the landscape standards require that allocation of Perimeter Screening Area (PSA) exceed 20% in order to utilize the BETTER designation, currently the plan allocates only 8% (7.65 acres). Either reallocation of space or recalculation of screening requirements are necessary for approval of the application.
-----------------------------	---

---



**Concord Township Board of Trustees**

**Resolution No. 24-0718-1**

Mr. Johnson moved and Mr. Haney seconded to adopt the following Resolution:

The Concord Township Board of Trustees approve with modifications the rezoning Application #ZC042024, originally filed on May 20, 2024, as amended through July 18, 2024, for 140 units on +/- 94.213 acres as reflected and described within the application with the following conditions:

1. Any changes to the development plan approved, whether made by the applicant, any other third party, or any other government agency, must come before the zoning inspector for determination if it is a major or minor change. Any changes, major or minor, will follow the procedure outlined in the current Concord Township Zoning Resolution. If changes to the development plan are made, and have not gone through the change approval process, no zoning permits will be issued for the development until the process is completed.
2. No township zoning certificate shall be issued and no homes shall be constructed within the Hollybrook development until such time as final engineering approval has been issued by the Delaware County Engineer's Office.
3. The applicant shall maintain existing trees, vegetation, and foliage where at all possible, including the entire perimeter borders of the property, except as may be contained in a utility easement for which removal is required by the utility or where such trees, vegetation, or foliage is diseased or dead.
4. Any other conditions that the applicant has agreed to that may not be specified in this Resolution, but which are documented in the meeting minutes, which are incorporated herein by reference.
5. The applicant, or its designee, shall construct the proposed bike path running adjacent to and parallel with Dublin Road behind the existing trees on the eastern side of the subject site that also run parallel to Dublin Road.
6. One marketing sign shall be allowed along Dublin Road. Such sign shall be permitted until 80% of zoning permits for the proposed development have been issued and shall be restricted to 32 square feet per side.
7. The secondary emergency access may be used as a construction access point during construction. Use of the secondary emergency access during construction shall be solely limited to construction traffic and shall be reasonably restricted by the applicant, or its designee. Once construction is complete, the secondary emergency access shall be

constructed to the requirements of the fire department including restricting access by a siren activated gate, as approved by the fire department.

8. Construction of the proposed development shall be restricted to Monday through Saturday, 7 a.m. to 7 p.m.

In addition to the foregoing, in adopting this Resolution, the Township Trustees hereby find that the following requested divergence(s) are approved based upon the facts presented to the Township Trustees for this specific proposed development and as agreed to by the applicant as conditions of approval during the public hearing regarding this matter, as documented in the minutes of the hearing, incorporated herein by reference:

1. A divergence to Section 21.09(a)(12) of the township zoning resolution to permit driveways to be closer than one hundred feet (100') to an intersection of public roads as requested per the proposed development plan.

Adopted this 18<sup>th</sup> day of July, 2024.

Quen Davis  
Attest

Board of Trustees  
[Signature]  
[Signature]  
[Signature]

Concord Township Board of Trustees

Acknowledgement of Receipt

KIRAN BASIREDDY

I, Ua Com (print name), hereby acknowledge receipt of

Resolution# 24-0718-1 as adopted by the Concord Township Board of Trustees on this

18<sup>th</sup> day of July, 20 24.

Ua Com  
(Signature)



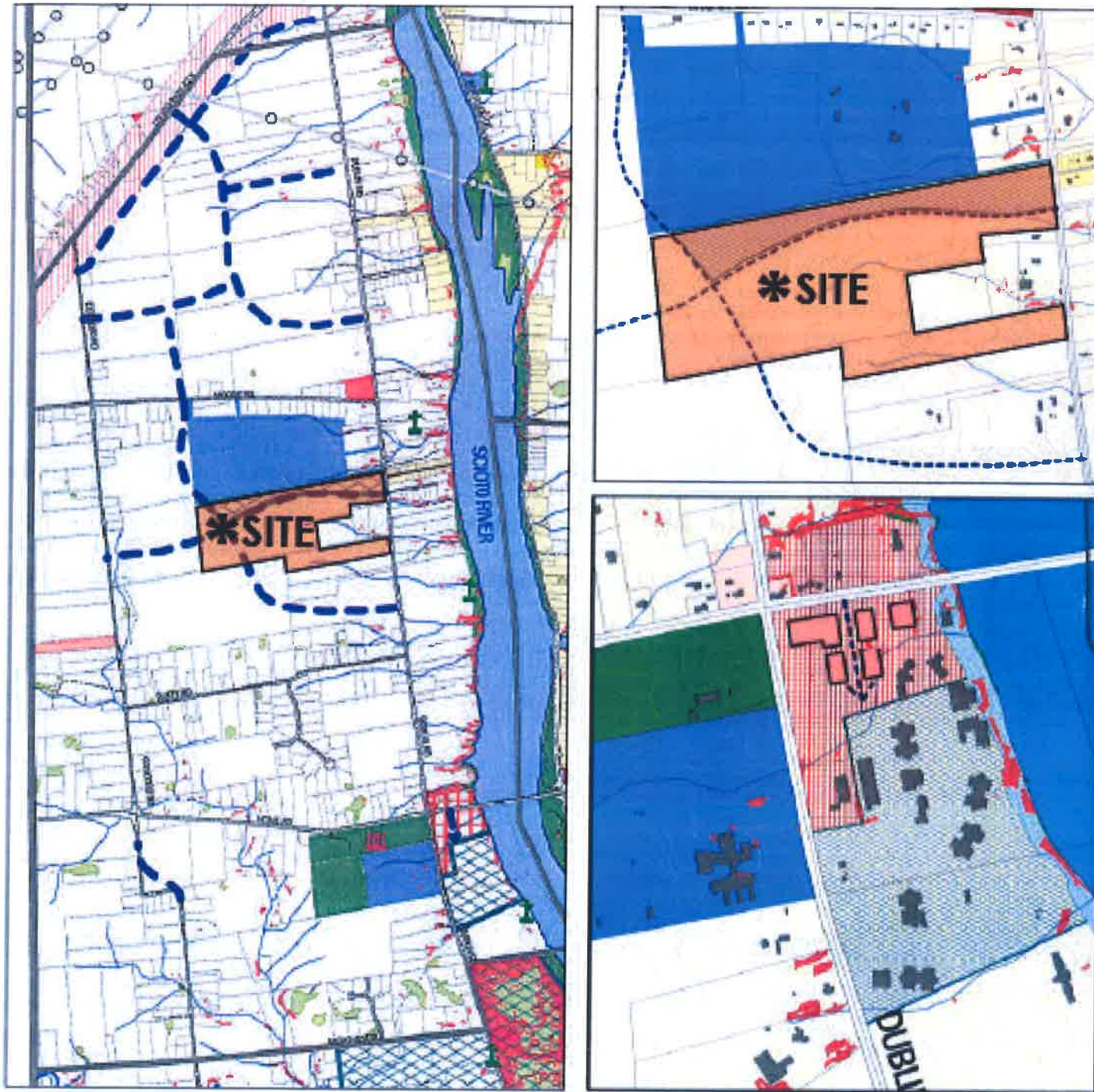
# HOLLYBROOK

CONCORD TOWNSHIP, DELAWARE COUNTY

JULY 18, 2024



## REGIONAL PLAN



The maps above show the following: (left) Overall Subarea III; (top right) Conceptual access points and major road network which may require arterial or collector status, as well as multi-family buffering south of the County-owned sewer plant property; and (bottom right) redevelopment of the detention center site, with town-center-style commercial uses and higher-density residential to the south. Access would be limited to an entrance from Home Road.

### Subarea III - West Scioto

*Boundaries: West of the Scioto river, south of U.S. Route 42, north of Merchant Road. Land Area: 3,496 acres*

#### Description

The area contains some moderately high-yielding level farmland west of Dublin Road. More than 1,000 acres are being farmed, but there have been extensive road frontage lot splits into acreage home sites with on-site septic systems. Such lots are typically 2 acres and larger. This low-density area geographically relates to the Union County farms to the west.

Del-Co water is available. The County's new Lower Scioto Water Reclamation facility is located in the middle of this sub-area.

The 1,000 acres of active farmland north and south of Moore Road and west of Dublin Road is a potential target for a master-planned development, which would have a significant impact on existing roads, as well as on other township, county, and educational services. Development should include ample open space and mitigate impact on roads and other services.

#### Action Steps

A standard minimum lot size for a residential lot should be maintained at **one and a half gross acres**, when served by on-site sewage disposal systems. Depending on soil conditions, larger lot sizes may be required by the Board of Health for on-site sewage disposal systems.

If **Planned Residential Development** rezonings are requested, they should not exceed **1.5 dwelling units per gross acre**, minus existing road rights-of-way and road easements with a maximum 10% deduction, be located on a major collector or arterial road, be served by centralized sanitary sewer, and contribute their fair share of road improvements to mitigate their traffic impacts.

Some consideration should be given to higher density **multi-family condominium units** as a transitional use between the wastewater treatment plant and single-family homes. Such units should be integrated into the larger community and may be allowed at a density where the traffic and student impact is the same or lower than single-family development.

Former **Department of Youth Services** property owned by Concord Township on the west side of Dublin Road (approx. 31 acres) represents an opportunity for redevelopment. Wooded areas should be sought by the Township to be **added to the Concord Township Park**. Areas with frontage on Dublin Road would be suited for **office use and a small amount of local retail**. Any new use would require connection to sanitary sewer.

As the area develops around the Lower Scioto Wastewater Treatment Plant south of Moore Road, a **mix of condominiums or age-targeted uses** would be appropriate as a transitional use between the treatment plant and other single-family uses.

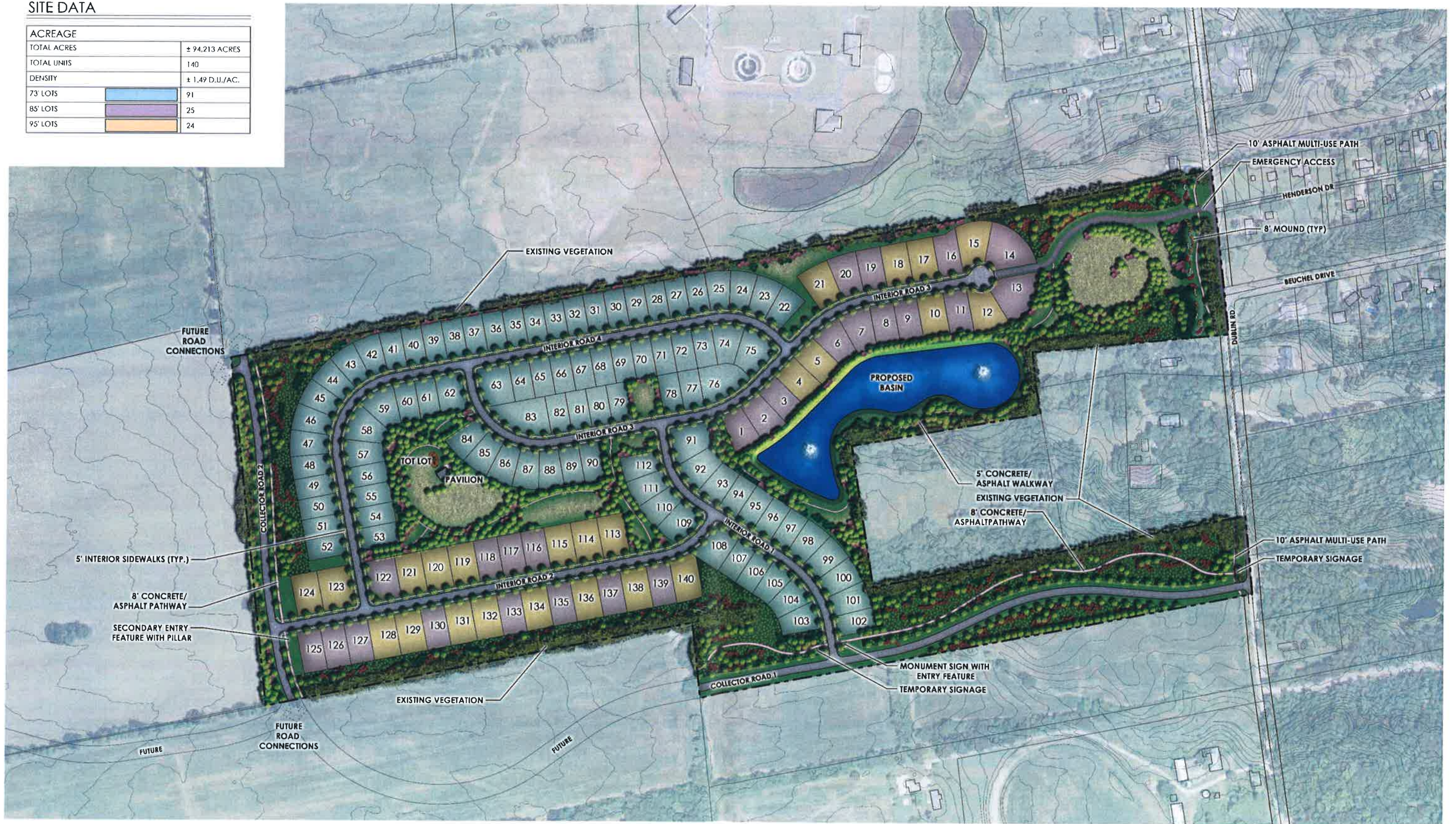
As this subarea develops, some **new roads** will need to be planned as **arterial roads to collect and distribute local traffic**. Such roads will handle larger traffic counts than local subdivision streets and may be required to be built with wider surfaces and larger right-of-way. These roads should be built with pedestrian facilities on both sides and proper crossings at intersections.

Also see U.S. 42 Corridor overlay language.

## CONCORD TOWNSHIP COMPREHENSIVE PLAN – SUBAREA III

**SITE DATA**

ACREAGE	
TOTAL ACRES	± 94.213 ACRES
TOTAL UNITS	140
DENSITY	± 1.49 D.U./AC.
73' LOTS	91
85' LOTS	25
95' LOTS	24



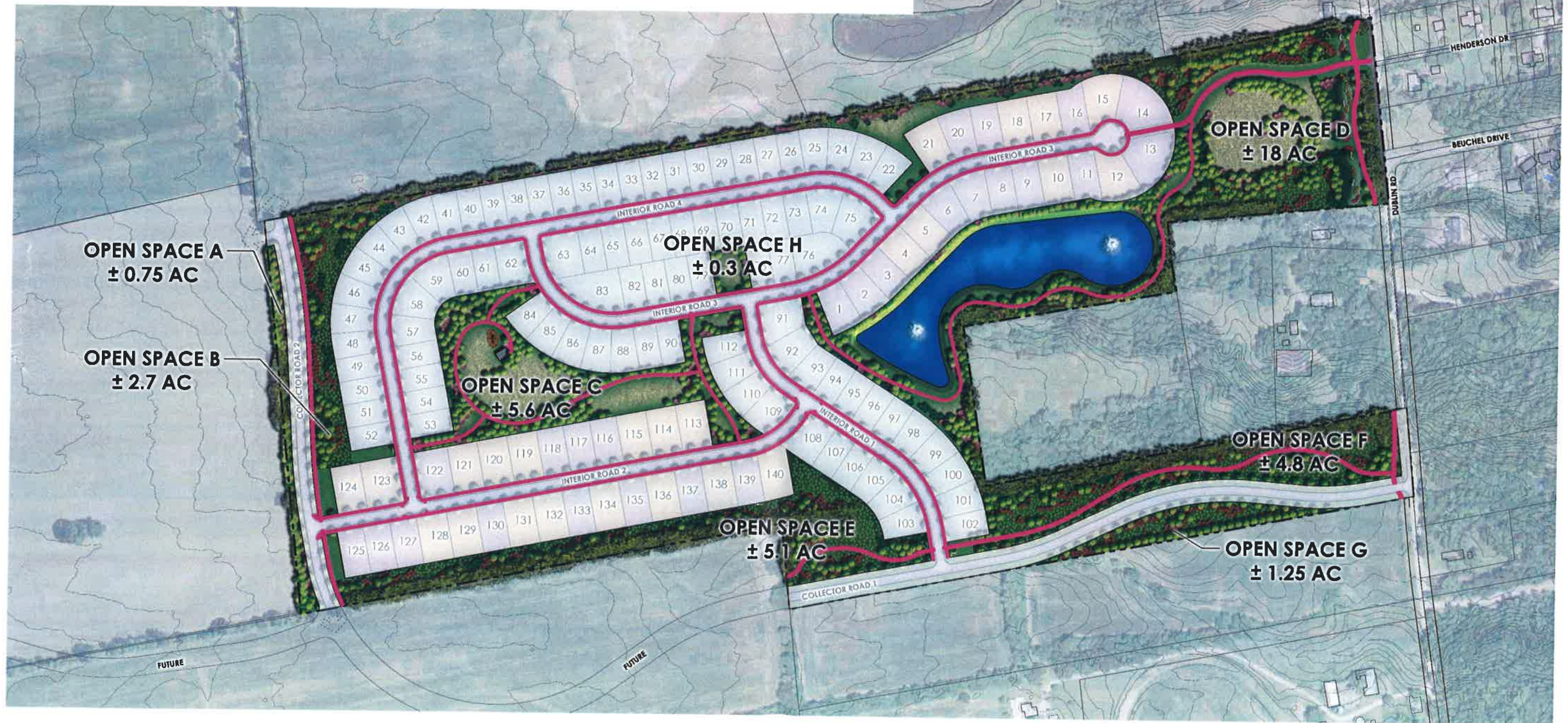
**ILLUSTRATIVE DEVELOPMENT PLAN**

## SITE DATA

TOTAL ACRES	+/- 94.213 ACRES
TOTAL OPEN SPACE ACRES	+/- 38.5 ACRES
PERCENTAGE OPEN SPACE	+/- 40%

## LINEAR FOOTAGE OF PATHWAYS

TOTAL LF OF MULTI-USE PATHWAYS	+/- 4886 LF (0.92 MILE)
TOTAL LF OF INTERNAL PATHWAYS	+/- 4254 LF (0.80 MILE)
TOTAL LF OF SIDEWALKS	+/- 14218 LF (2.7 MILES)
TOTAL LINEAR FOOTAGE	+/- 23558 LF (4.42 MILES)



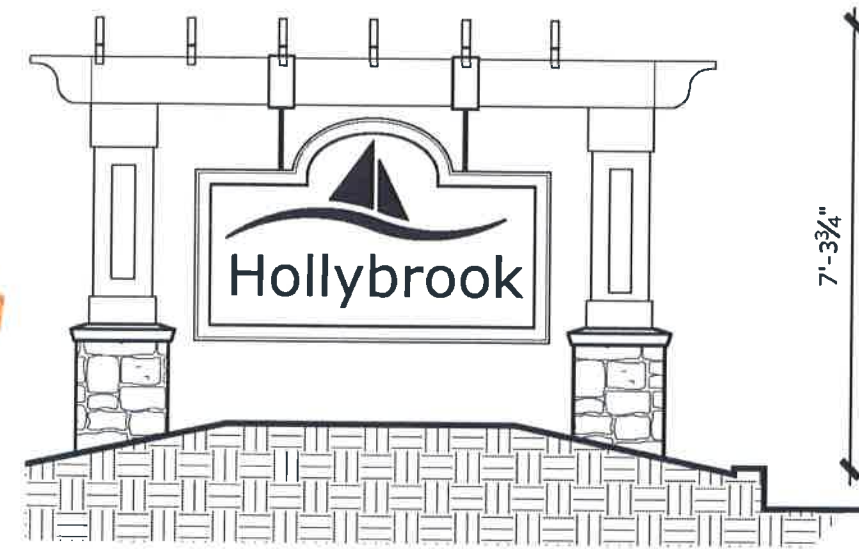
## OPEN SPACE PLAN



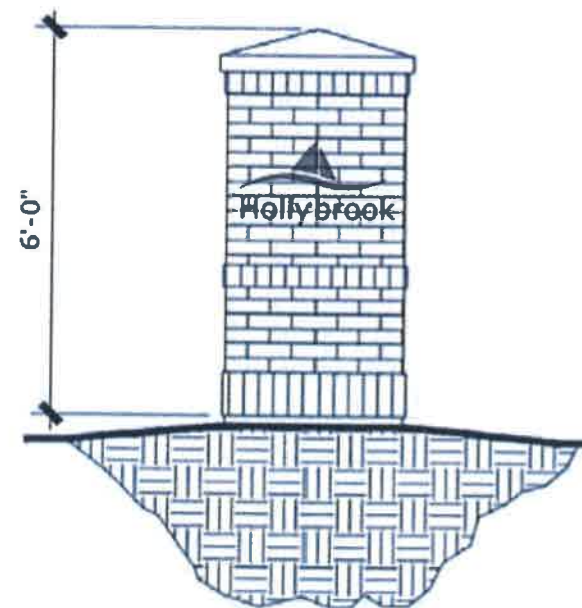


**TOT LOT**

**PRIMARY ENTRY SIGN**



12'-0"  
Painted wood posts and beam with hanging sign on cultured stone base



**SECONDARY ENTRY SIGN**

Raised metal letters on brick column



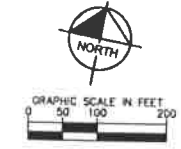
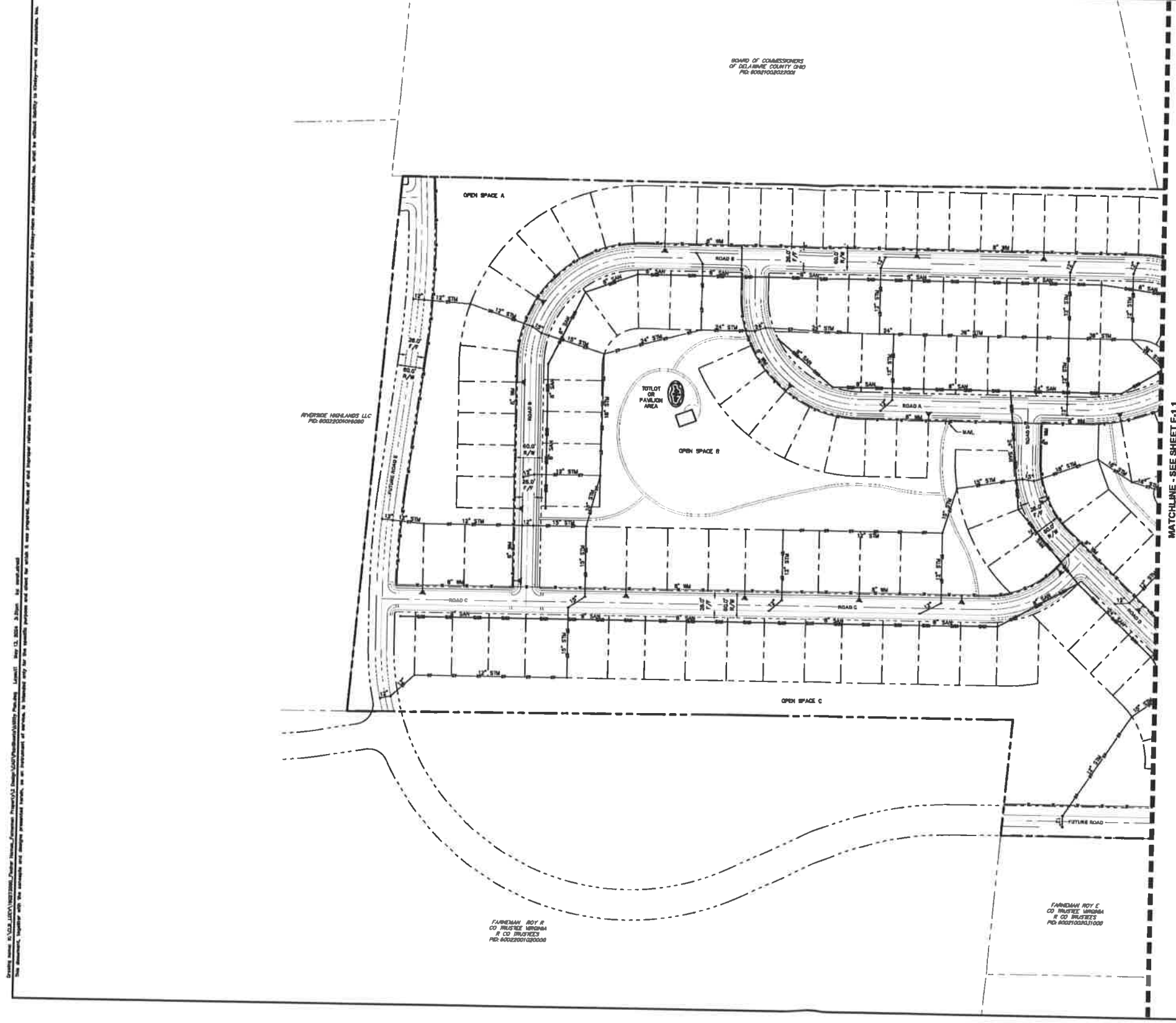
**STANDARD  
4X8**

**EXAMPLE TEMPORARY  
MARKETING SIGNAGE**



**COVERED PAVILION**

**AMENITY EXAMPLES AND ENTRY SIGNAGE**



**LEGEND**

- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- EXISTING BUILDING
- EXISTING STREAM
- EXISTING VEGETATION
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING MANHOLE
- EXISTING CURB INLET
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED SETBACK
- PROPOSED BUILDING
- PROPOSED FACE OF CURB
- PROPOSED BACK OF CURB
- PROPOSED SIDEWALK
- PROPOSED CANTYLINE
- STREAM CORRISSON
- PROTECTION ZONE
- 100-YR FLOODPLAIN
- FLOODWAY
- PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN

BOARD OF COMMISSIONERS  
OF DELAWARE COUNTY #240  
PID: 602710221000

RIVERBEND HIGHLANDS LLC  
PID: 602270009000

FARNHAM ROY E  
CO TRUSTEE: HENRIETTA  
R CO TRUSTEES  
PID: 6022701020000

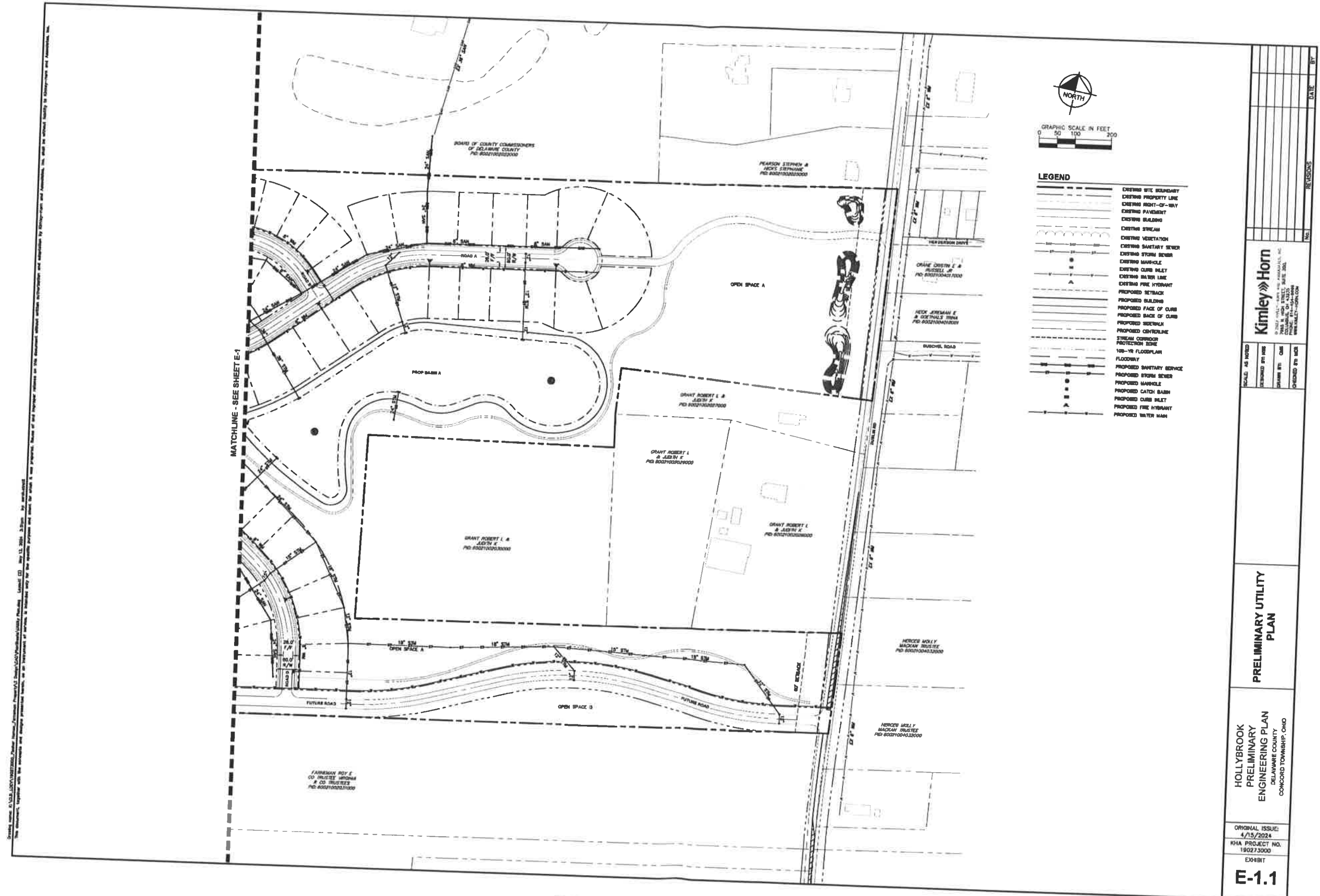
FARNHAM ROY E  
CO TRUSTEE: HENRIETTA  
R CO TRUSTEES  
PID: 6022702010000

MATCHLINE - SEE SHEET C-11

Drawn using: 10.13.24 15:43:37 (UTC-04:00) Plotter: None Plotter: None Plotter: None Plotter: None Plotter: None Plotter: None Plotter: None Plotter: None Plotter: None Plotter: None  
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<b>Kimley-Horn</b>	SCALE: AS NOTED	NO.	REVISED	DATE	BY
	DESIGNED BY: [Blank]				
	DRAWN BY: CHS				
	CHECKED BY: MWR				
<b>PRELIMINARY UTILITY PLAN</b>					
<b>HOLLYBROOK PRELIMINARY ENGINEERING PLAN</b>					
DELAWARE COUNTY CONCORD TOWNSHIP, OHIO					
ORIGINAL ISSUE 4/15/2024					
KHA PROJECT NO. 19027.0000					
EXHIBIT					
<b>E-1</b>					

# UTILITY PLAN



# UTILITY PLAN

<p>PRELIMINARY UTILITY PLAN</p>	
<p>HOLLYBROOK PRELIMINARY ENGINEERING PLAN DELAWARE COUNTY CONCORD TOWNSHIP, OHIO</p>	
<p>SCALE: AS NOTED</p> <p>DESIGNED BY: [blank]</p> <p>DRAWN BY: [blank]</p> <p>CHECKED BY: [blank]</p>	<p>DATE: [blank]</p> <p>REVISED: [blank]</p>
<p>ORIGINAL ISSUE: 4/15/2024 KHA PROJECT NO. 190273000 EXHIBIT <b>E-1.1</b></p>	



# PAXTON

Masterpiece Collection

welcome home.

Approximately 4069 sq ft and Up



ENGLISH ELEGANCE

designed by *FH*



# LELAND

Masterpiece Collection

welcome home.

Approximately 3045 sq ft and Up



MODERN FARMHOUSE  
(WITH STONE VENEER &  
OPTIONAL SIDE ENTRY GARAGE)

designed by *FH*



# STANTON

Masterpiece Collection

welcome home.

Approximately 3343 sq ft and Up



ENGLISH ELEGANCE

designed by *FH*



AMERICAN CLASSIC  
(WITH OPTIONAL PORCH)

designed by *FH*



COASTAL CLASSIC

designed by *FH*



FRENCH MANOR

designed by *FH*

Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You



AMERICAN CLASSIC  
(WITH BRICK VENEER &  
OPTIONAL SIDE ENTRY GARAGE)

designed by *FH*



COASTAL CLASSIC  
(WITH STONE VENEER &  
OPTIONAL SIDE ENTRY GARAGE)

designed by *FH*



WESTERN CRAFTSMAN  
(WITH STONE VENEER &  
OPTIONAL SIDE ENTRY GARAGE)

designed by *FH*

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EXHIBIT F-1

Our Plans Include You



AMERICAN CLASSIC  
(WITH OPTIONAL DORMER)

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WESTERN CRAFTSMAN

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GRANDE VISTA  
(WITH OPTIONAL DORMER)

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Images & Options Available at [fischerhomes.com](http://fischerhomes.com)

Our Plans Include You

# ARCHITECTURAL EXAMPLES



### THE PEARSON MASTERPIECE COLLECTION

3529+ SQFT    2 Story    4-5 Bedrooms    2.5-3.5 Baths



Modern Farmhouse



American Classic



Coastal Cottage



English Elegance



### THE HUXLEY MASTERPIECE COLLECTION

3114 SQFT    2 Story    4-5 Bedrooms    2.5-3.5 Baths



Modern Farmhouse



French Manor



Coastal Cottage



English Elegance



### THE TEAGAN MASTERPIECE COLLECTION

2092 SQFT    1 Story    3-4 Bedrooms    2-3 Baths



Modern Retreat



Modern European



Coastal Classic



American Classic



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# ARCHITECTURAL EXAMPLES

**FISCHER HOMES**

**THE GRAYSON**  
MASTERPIECE COLLECTION

2929 SQFT    2 Story    4 Bedrooms    2.5-3.5 Baths

**FISCHER HOMES**

**THE FINLEY**  
MASTERPIECE COLLECTION

2457 SQFT    2 Story    3-5 Bedrooms    2.5-3 Baths

**FISCHER HOMES**

**THE CLAY**  
MASTERPIECE COLLECTION

3,029-3,916 SQFT    2 Story    4-5 Bedrooms    2-6 Baths



Coastal Classic



Photos, Options,  
Virtual Tours  
& More



European Romantic



Photos, Options,  
Virtual Tours  
& More



French Manor



Modern Retreat



English Elegance



American Classic



Coastal Classic



Modern Retreat



American Classic



Modern European



Modern European



Coastal Classic



French Manor



Photos, Options,  
Virtual Tours  
& More

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# ARCHITECTURAL EXAMPLES

**FISCHER HOMES**

**THE WINSLOW**  
MASTERPIECE COLLECTION

2690-3981 SQFT    1 Story    3-5 Bedrooms    2.5-4 Baths

**FISCHER HOMES**

**THE EVERETT**  
MASTERPIECE COLLECTION

2,212-4,295 SQFT    1 Story    2-6 Bedrooms    2-4.5 Baths

**FISCHER HOMES**

**THE BECKETT**  
MASTERPIECE COLLECTION

3732+ SQFT    2 Story    4-5 Bedrooms    2.5-5.5 Baths



English Elegance



Coastal Classic



Modern Farmhouse



Modern Farmhouse



Modern Prairie



Coastal Classic



Modern Prairie



American Heritage



American Classic



Coastal Cottage



English Elegance

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# ARCHITECTURAL EXAMPLES

**FISCHER HOMES**

**THE RHODES**  
MASTERPIECE COLLECTION

3532-4351 SQFT    2 Story    4-5 Bedrooms    2.5-3.5 Baths

**FISCHER HOMES**

**THE MARGOT**  
MASTERPIECE COLLECTION

3155 SQFT    2 Story    4 Bedrooms    2.5-3.5 Baths



Modern Farmhouse



Photos, Options,  
Virtual Tours  
& More



Modern Retreat



Photos, Options,  
Virtual Tours  
& More



Modern Retreat



Modern European



American Classic



Modern Farmhouse



Modern European



Coastal Classic

**VIEW FLOORPLANS ON FISCHERHOMES.COM**

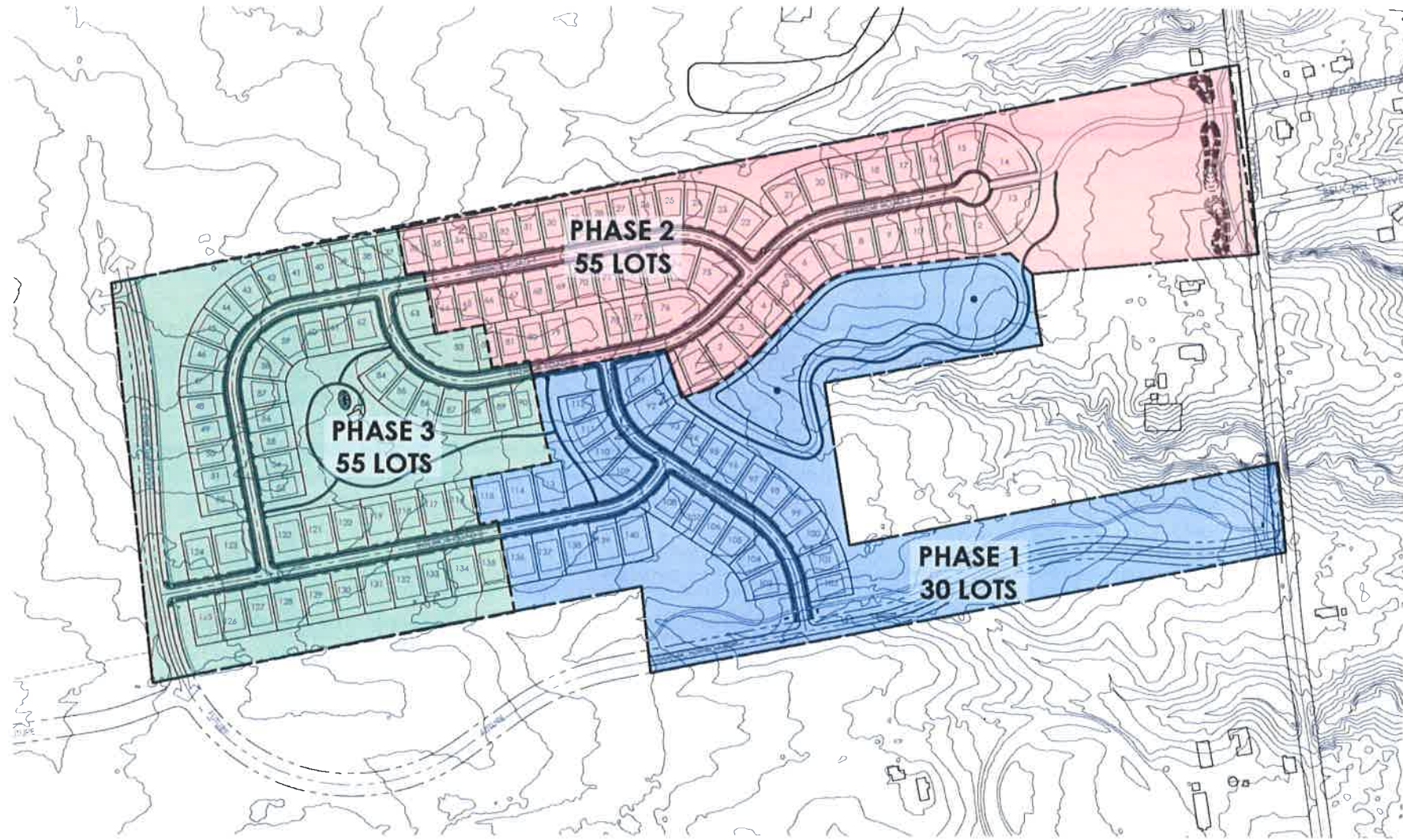
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# ARCHITECTURAL EXAMPLES





**PHASE 1: 30 LOTS**

- START BETWEEN SPRING 2025 AND FALL 2025
- DURATION 12-24 MONTHS

**PHASE 2: 55 LOTS**

- START NEAR COMPLETION OF PHASE 1
- DURATION 12-24 MONTHS

**PHASE 3: 55 LOTS**

- START NEAR COMPLETION OF PHASE 2
- DURATION 12-24 MONTHS

CONSTRUCTION OF HOUSING UNITS WILL PROCEED WITH PACE OF HOME SALES.

PHASES 2 AND 3 ARE REVERSED FROM PREVIOUSLY SUBMITTED DUE TO EMERGENCY ACCESS REQUIREMENT.

## PHASING PLAN

# LANDSCAPE REVIEWER EVALUATION

## Reviewer Evaluation - Fail

**Evaluation Board Summary** The applicant has worked utilizing the "BETTER" designation for calculation of screening requirements based upon allocation of Public Open Space (POS) and Protected Natural Areas (PNA). However, the landscape standards require that allocation of Perimeter Screening Area (PSA) exceed 20% in order to utilize the BETTER designation, currently the plan allocates only 8% (7.65 acres). Either reallocation of space or recalculation of screening requirements are necessary for approval of the application.

## CODE REQUIREMENTS

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 qualify their merit (Good/Better/Best). Developing to a higher standard reduces requirements for screening and planting as the project develops.

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

# OUR PROPOSED DEVELOPMENT SUMMARY

## STEP ONE - PROPOSED DEVELOPMENT SUMMARY

Total Site Area	94.213	Landscape Development Standard (LDS)			Actual %
		Good	Better	Best	
DSA	53.52				
AOS	0.45				
POS	18.04	≥5%	≥10%	≥15%	19%
PNA	14.2	≥10%	≥15%	≥20%	15%
PSA	7.65	≥15%	≥20%	≥25%	8%
TOTAL PERCENT OF SITE		30%	45%	60%	42%
LDS Earned (highlight standard being used)		Good	Better	Best	

**TWO LDSS HAVE BEEN MET IN THE BETTER STANDARD OR HIGHER, WHICH BY CODE DEFINITION EARNS USING THE 'BETTER STANDARD' IN CALCULATION OF SCREENING REQUIREMENTS.**

# LANDSCAPE REQUIREMENTS – LANDSCAPE STANDARD USED

**DEVELOPMENT SITE DIAGRAM**

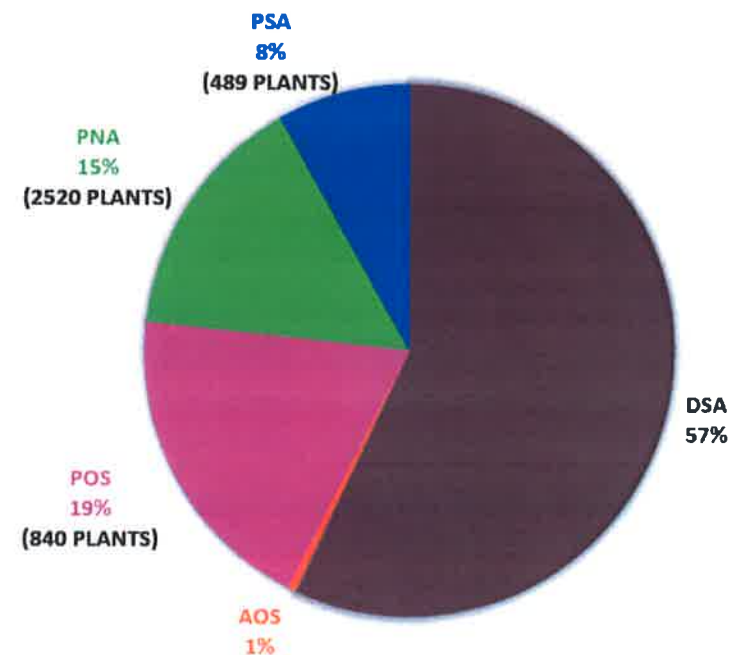
DEVELOPMENT SITE AREA (DSA)	
AMENITY OPEN SPACE (AOS)	
PUBLIC OPEN SPACE (POS)	
PROTECTED NATURAL AREA (PNA)	
PERIMETER SCREENING AREA (PSA)	
RIGHT OF WAY SCREENING (RWS)	
ADJACENT SITE SCREENING (ADS)	
LINE-OF-SITE SCREENING (LSS)	
OPEN SPACE PRESERVE (OSP)	



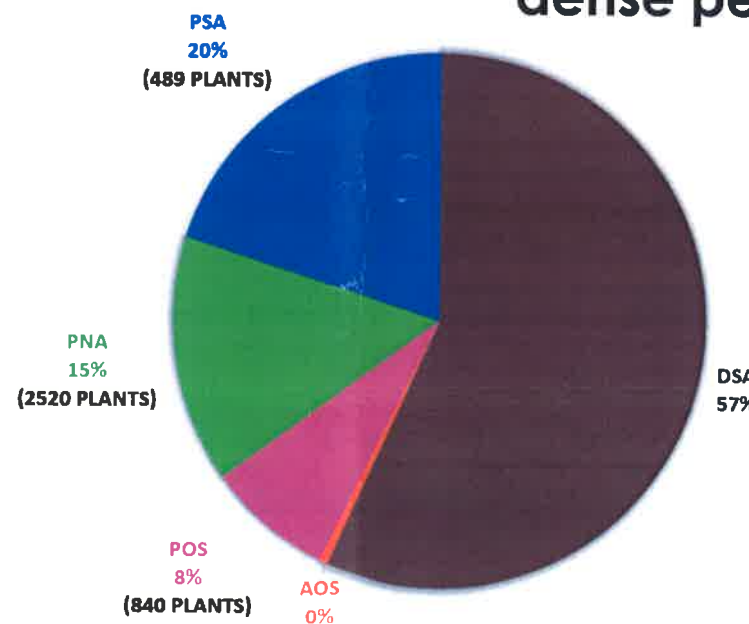
The reviewer notes a reallocation of space is needed to increase the PSA to meet the “better” landscape design standard. This increase in perimeter screening area would not change the required amount of screening material, resulting in a decreased density of the perimeter screening as it is spread over a larger area.

In doing this, the two other areas (POS and PNA) would be reduced, requiring more dense planting interior to the site and eliminating open active/recreation areas.

The end result is a highly wooded interior and a less dense perimeter buffer with no functional open areas.



**DEVELOPMENT AS ALLOCATED**



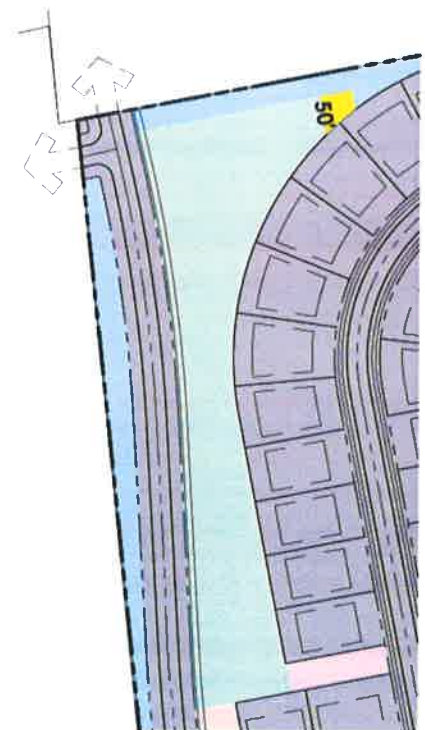
**WITH INCREASE OF PSA TO “BETTER” STANDARD**



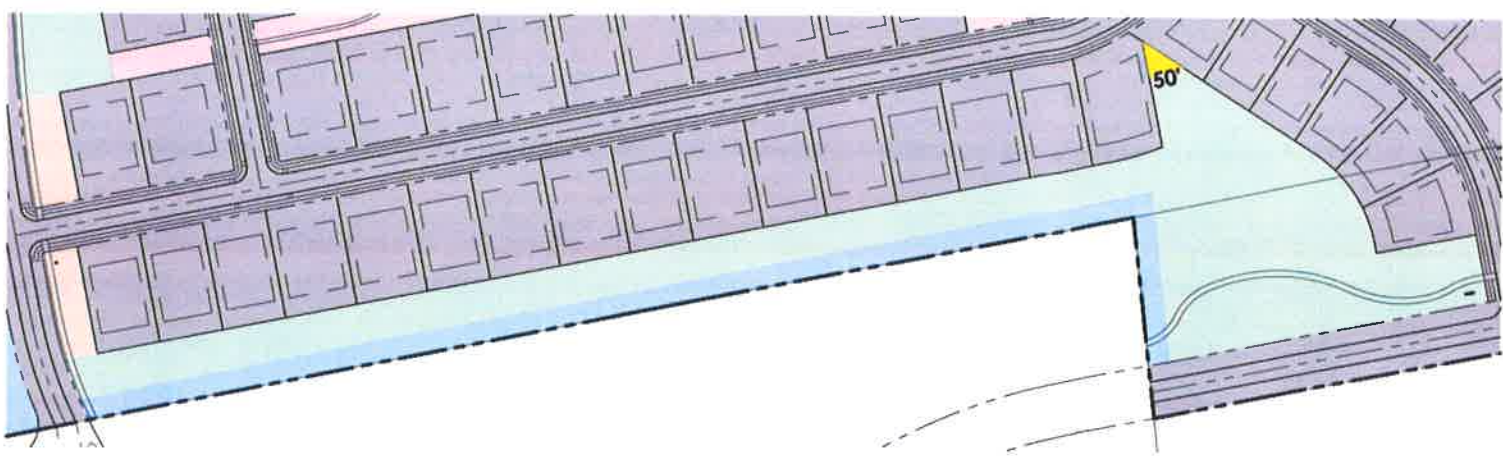
**PLAN AS IS**



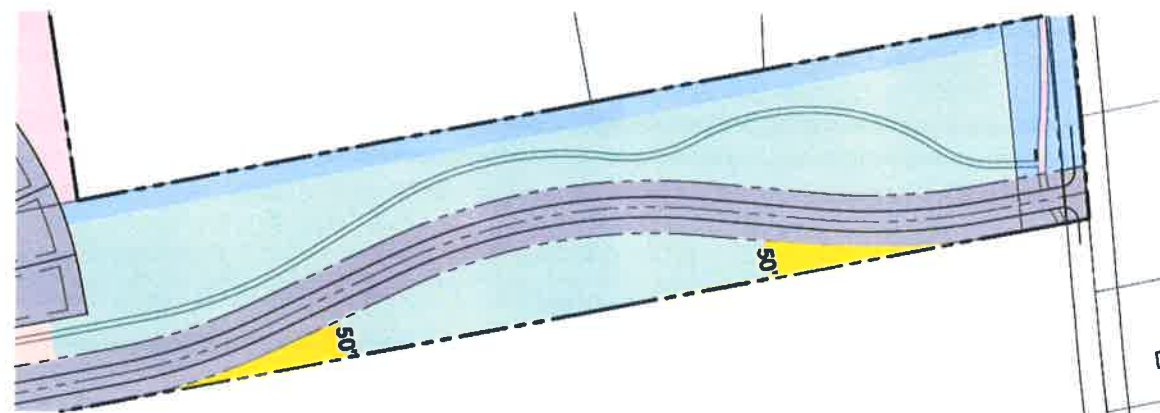
**PLAN IF PLANTING IS CHANGED TO MEET CONSULTANT INTERPRETATION OF LDDS REQUIREMENT:  
= SAME TOTAL # OF PLANTS BUT CONCENTRATED IN NON-SCREENING AREAS**



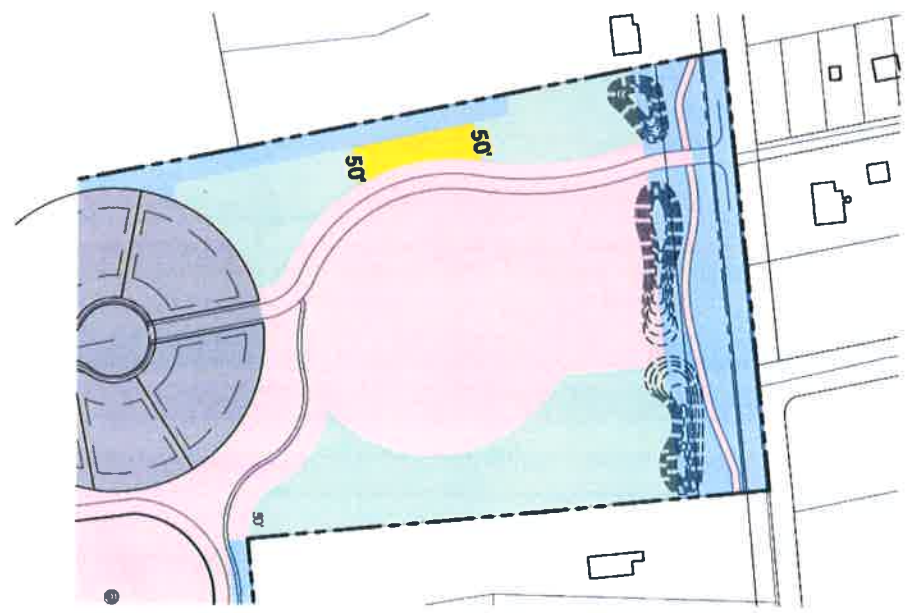
1 PNA A  
SCALE:N.T.S.



2 PNA B  
SCALE:N.T.S.



4 PNA E & F  
SCALE:N.T.S.



3 PNA C & D  
SCALE:N.T.S.

DEVELOPMENT SITE DIAGRAM

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

**DELAWARE COUNTY NOTES NEED TO CONFIRM THAT THE PROTECTED NATURAL AREAS MEET THE REQUIRED 50' WIDTH.**

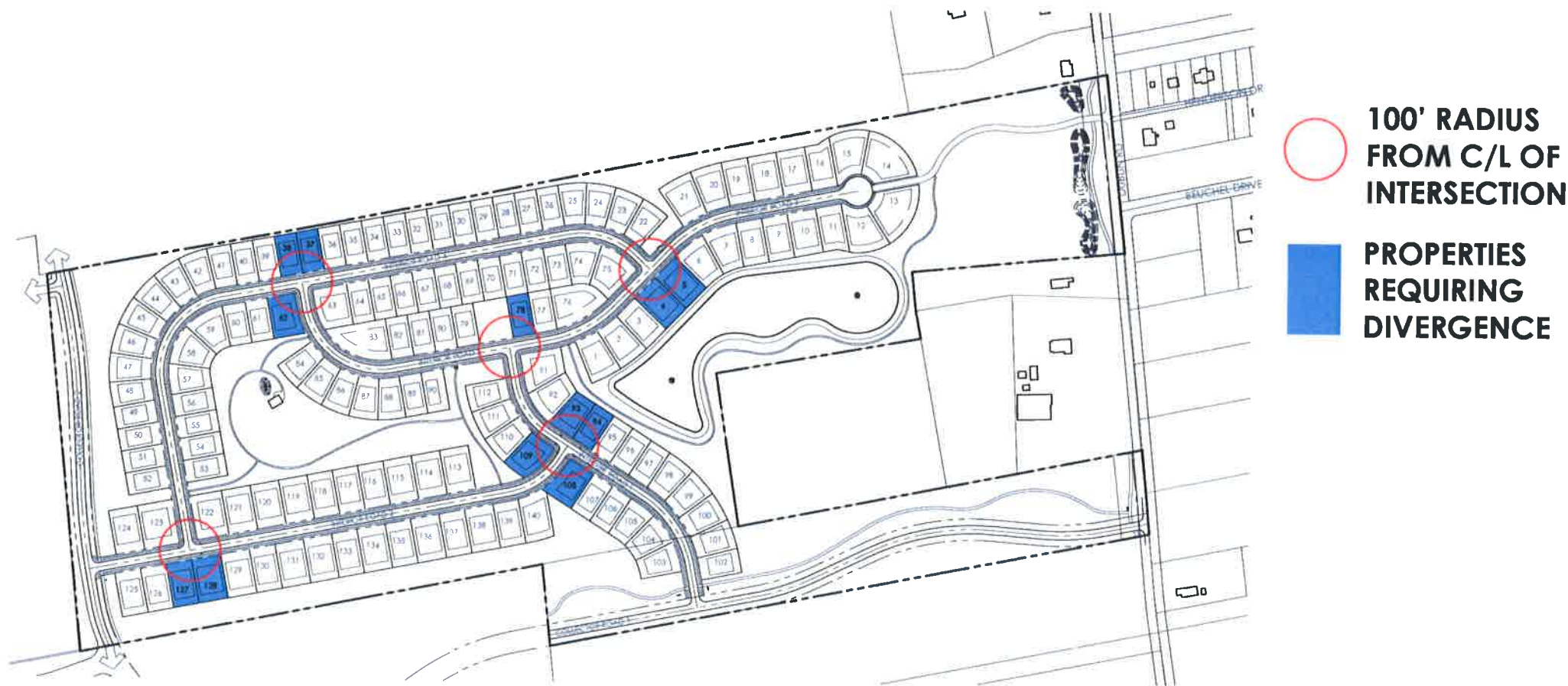
**Small areas of the Protected Natural Areas are narrower than the 50' width required, included to maintain continuity of the spaces.**

**They can be omitted from the PNA and reassigned to another category, or we can ask for a divergence.**

# LANDSCAPE REQUIREMENTS – PROTECTED NATURAL AREA WIDTH

## DIVERGENCE REQUESTED

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. Affected lots include lots: 4, 5, 37, 38, 62, 78, 93, 94, 108, 109, 127, and 128. Offsets will range from 35' to 95'.



## DIVERGENCE REQUESTED

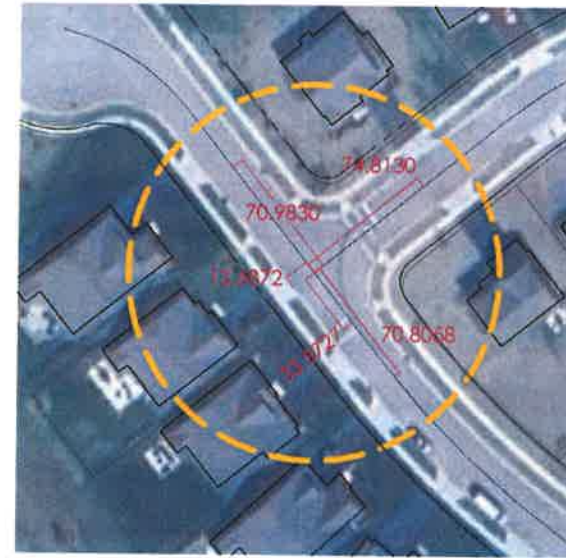
- **DELAWARE COUNTY HAS NO SPECIFIC REQUIREMENTS FOR DISTANCES OF DRIVEWAYS OFF INTERSECTIONS.**
- **NO CONCERNS NOTED IN INITIAL FIRE DEPARTMENT REVIEW.**
- **DCRPC STAFF FINDS DIVERGENCE REQUEST REASONABLE.**
- **STUDY OF MULTIPLE CONCORD TOWNSHIP NEIGHBORHOODS FINDS MANY EXISTING INTERSECTIONS WITH DRIVEWAYS WITHIN THE 100' RADIUS**



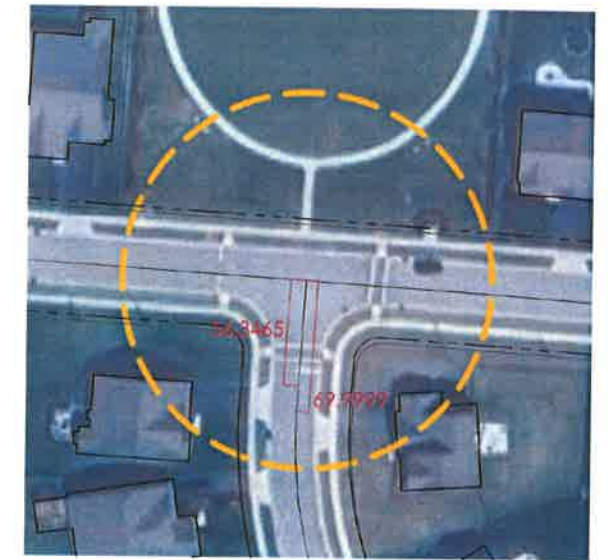
① CLARKSHAW MEADOWS

DRIVEWAY OFFSETS =  
RANGE FROM **6.12'**  
TO **84.31'**

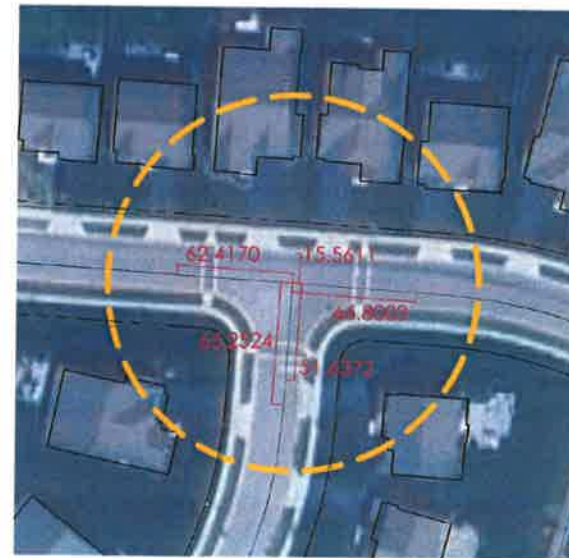
TOTAL OF **20**  
DRIVEWAYS WITHIN A  
100' RADIUS OF THE  
INTERSECTION  
CENTERLINE.



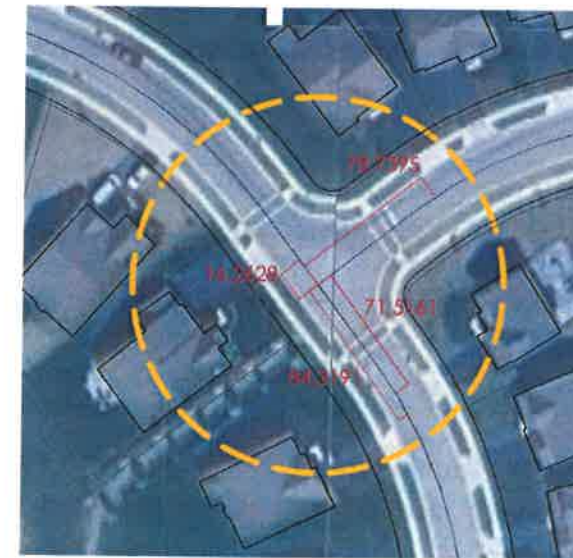
① SCALE: 1" = 40'



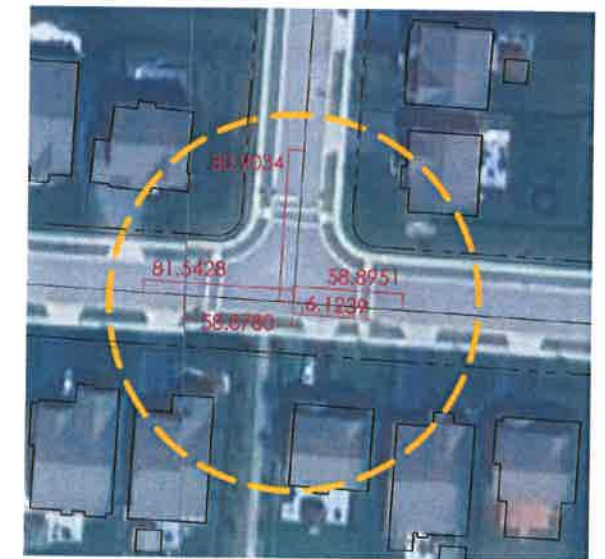
② SCALE: 1" = 40'



③ SCALE: 1" = 40'



④ SCALE: 1" = 40'



⑤ SCALE: 1" = 40'

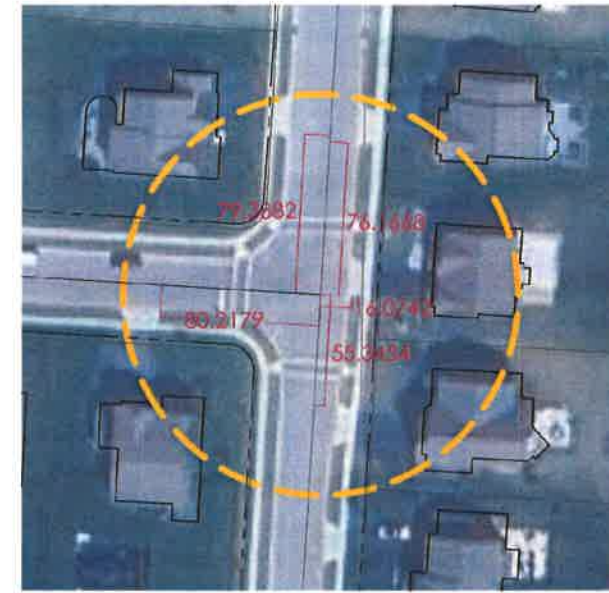
## STUDY: EXISTING APPROVED INTERSECTIONS OF DRIVEWAY OFFSETS IN CONCORD TOWNSHIP

DRIVEWAY OFFSETS –  
RANGE FROM 9.61'  
TO 90.81'

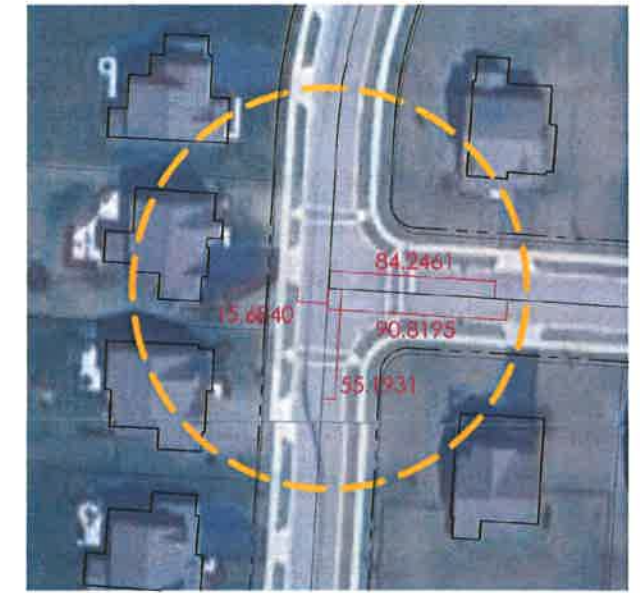
TOTAL OF 17  
DRIVEWAYS WITHIN A  
100' RADIUS OF THE  
INTERSECTION  
CENTERLINE.



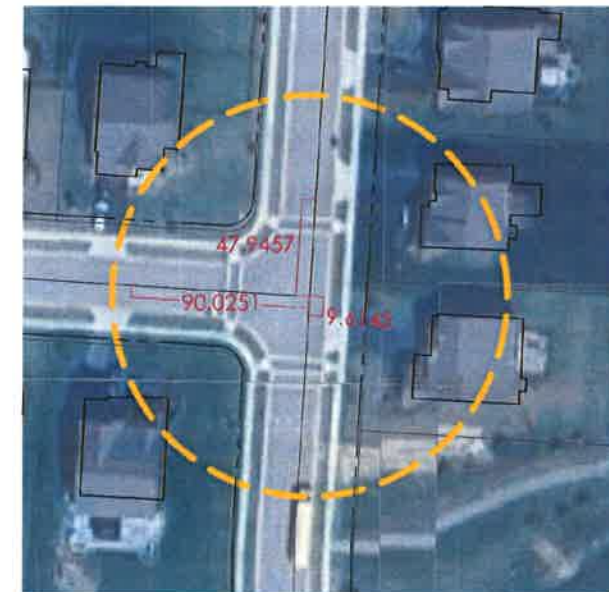
① CLARKSHAW MOORS



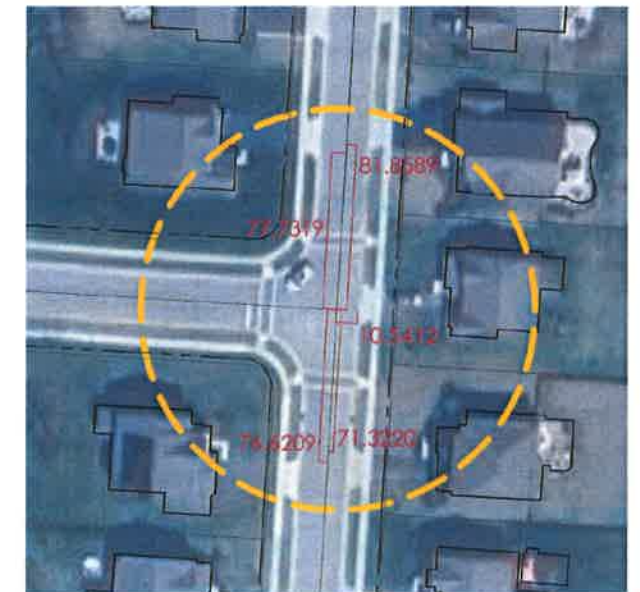
① A SCALE: 1" = 40'



① B SCALE: 1" = 40'



① C SCALE: 1" = 40'

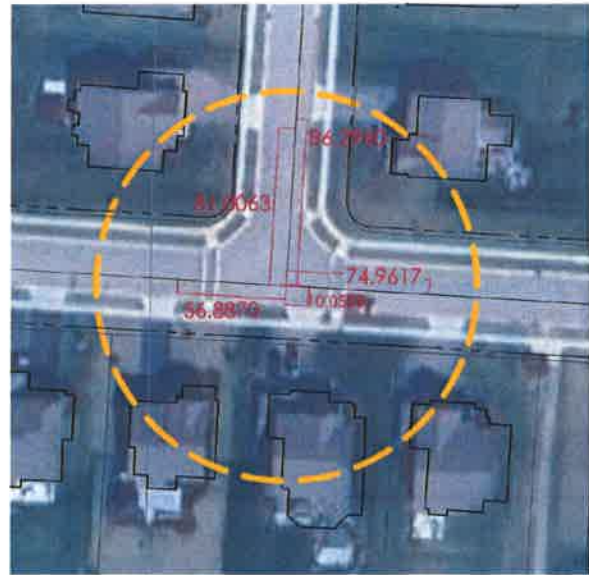


① D SCALE: 1" = 40'

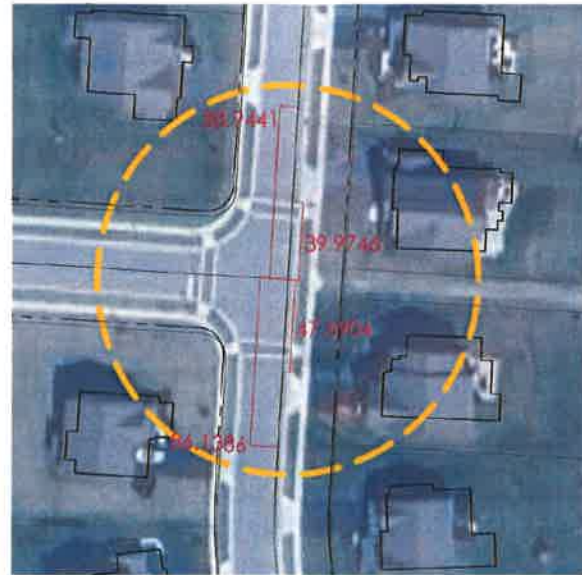
## STUDY: EXISTING APPROVED INTERSECTIONS OF DRIVEWAY OFFSETS IN CONCORD TOWNSHIP



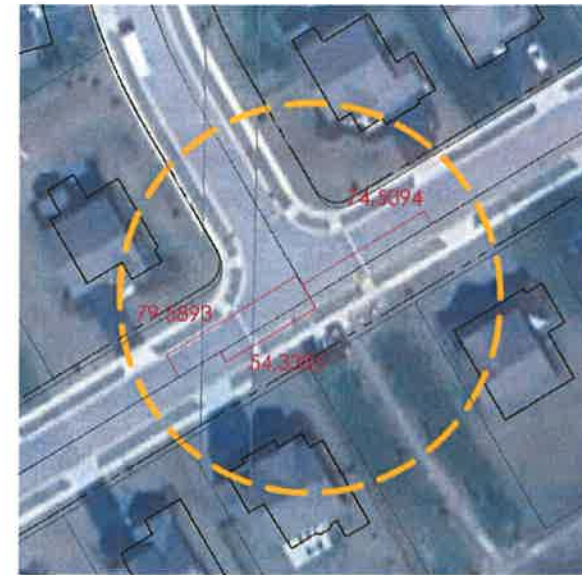
1 CLARKSHAW MOORS (CONTINUED)



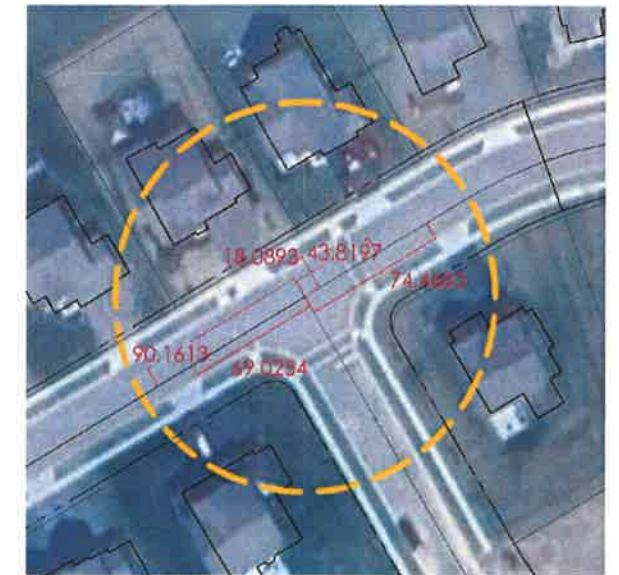
E SCALE: 1" = 40'



F SCALE: 1" = 40'



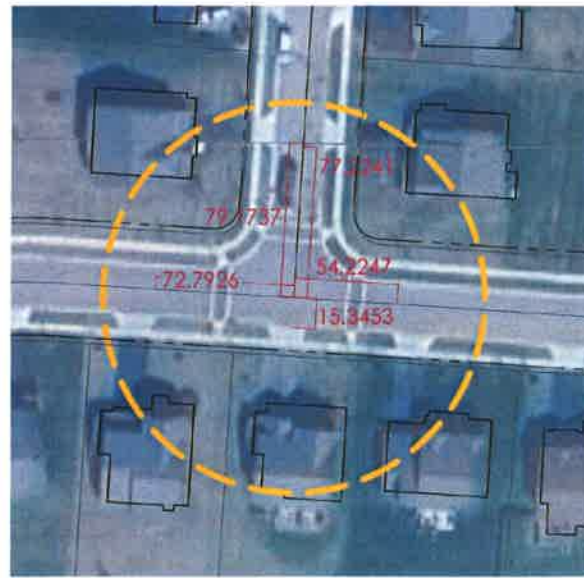
G SCALE: 1" = 40'



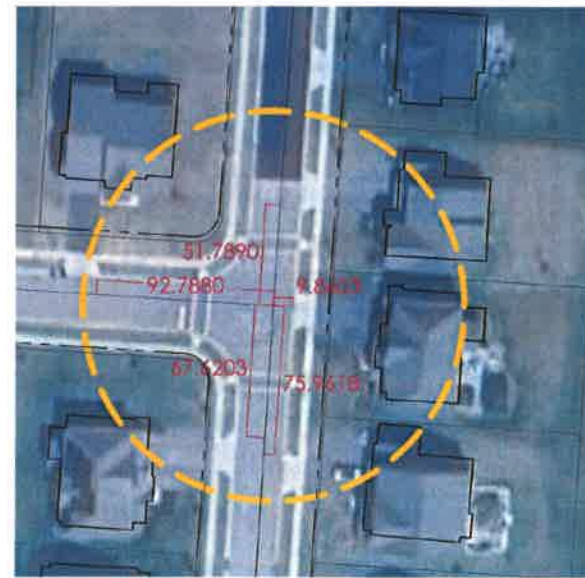
H SCALE: 1" = 40'

DRIVEWAY OFFSETS –  
RANGE FROM **6.12'**  
TO **84.31'**

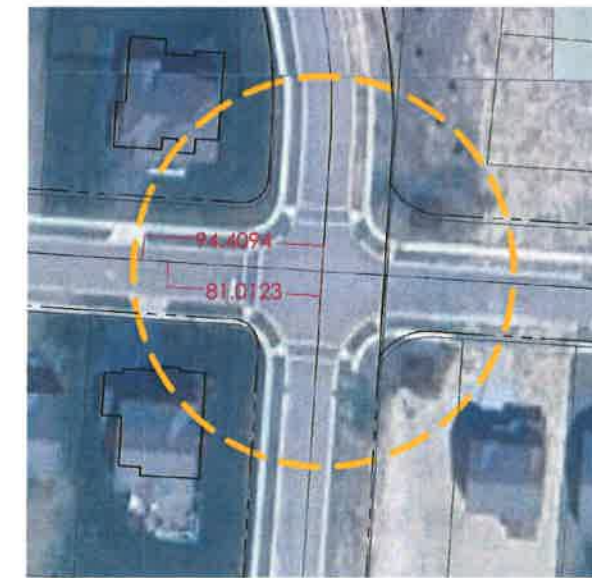
TOTAL OF **29**  
DRIVEWAYS WITHIN A  
100' RADIUS OF THE  
INTERSECTION  
CENTERLINE.



I SCALE: 1" = 40'



J SCALE: 1" = 40'



K SCALE: 1" = 40'

**STUDY: EXISTING APPROVED INTERSECTIONS OF DRIVEWAY OFFSETS IN CONCORD TOWNSHIP**

DRIVEWAY OFFSETS –  
RANGE FROM **3.81'**  
TO **97.42'**

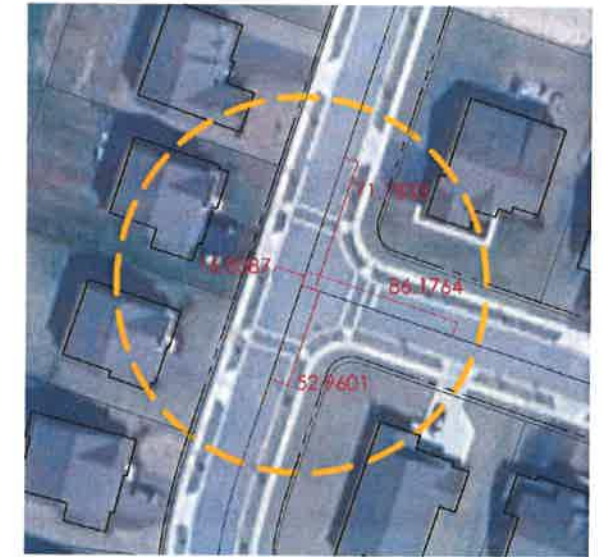
TOTAL OF **13**  
DRIVEWAYS WITHIN A  
100' RADIUS OF THE  
INTERSECTION  
CENTERLINE.



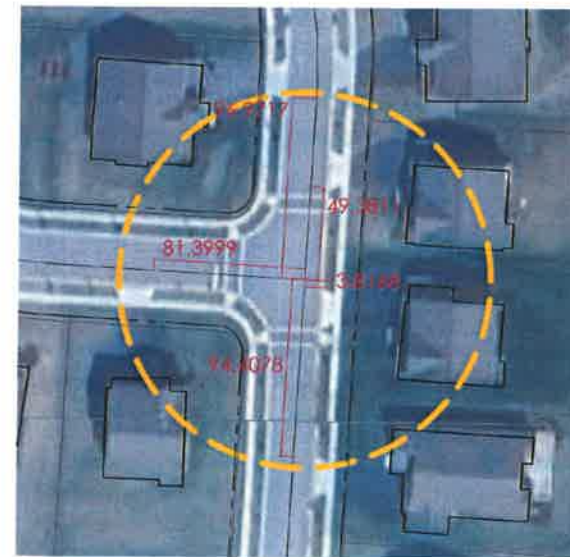
① HEATHER RIDGE



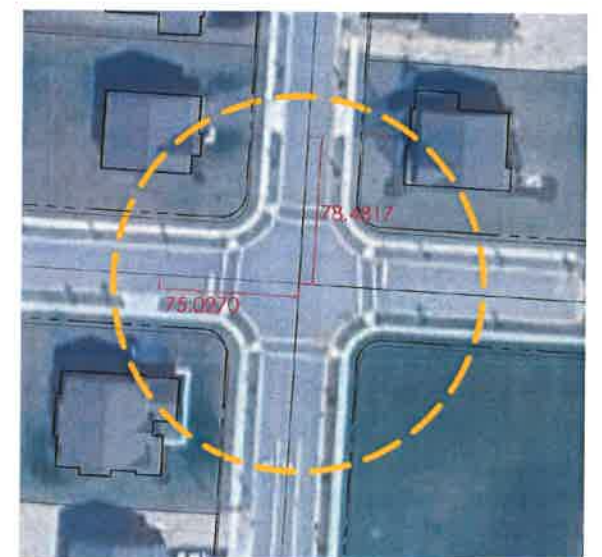
① SCALE: 1" = 40'



② SCALE: 1" = 40'



③ SCALE: 1" = 40'



④ SCALE: 1" = 40'

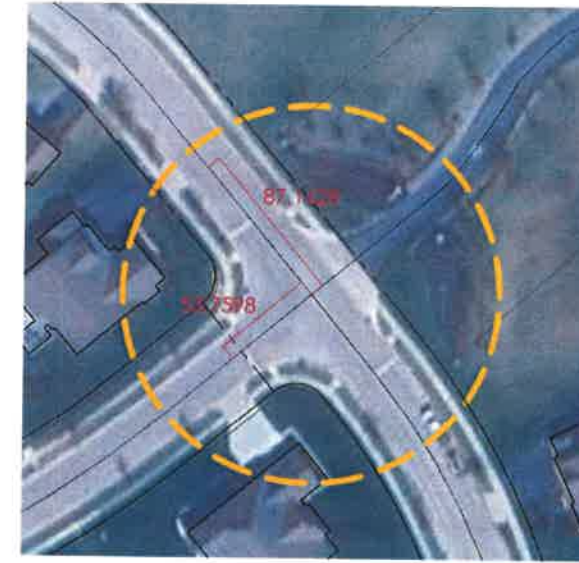
## STUDY: EXISTING APPROVED INTERSECTIONS OF DRIVEWAY OFFSETS IN CONCORD TOWNSHIP

DRIVEWAY OFFSETS –  
RANGE FROM **8.15'**  
TO **88.57'**

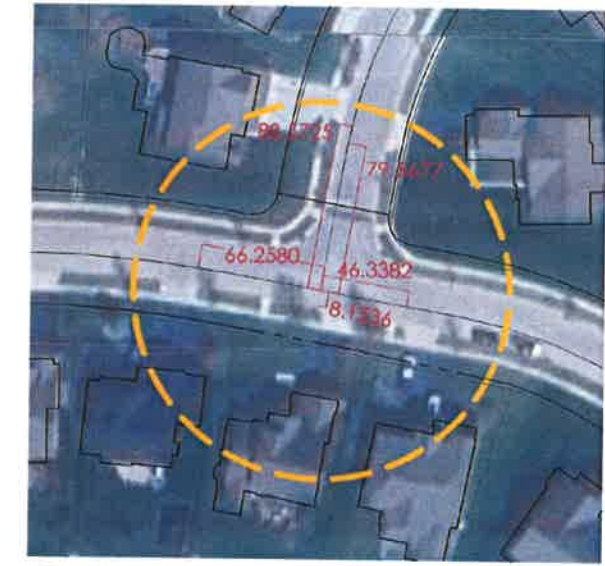
TOTAL OF **12**  
DRIVEWAYS WITHIN A  
100' RADIUS OF THE  
INTERSECTION  
CENTERLINE.



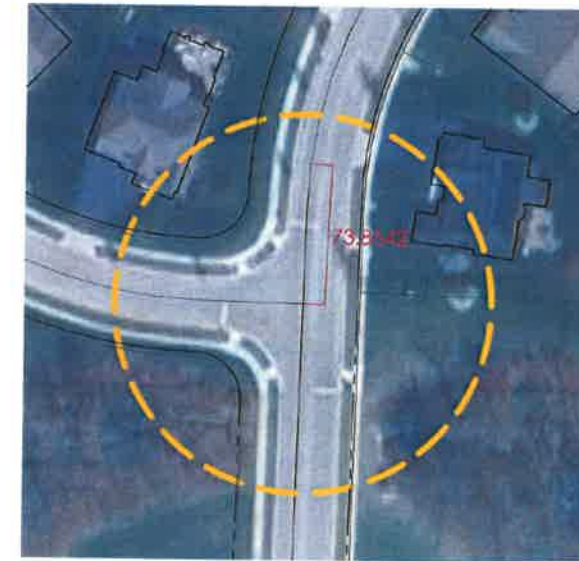
① CENTRAL AREA HOMES



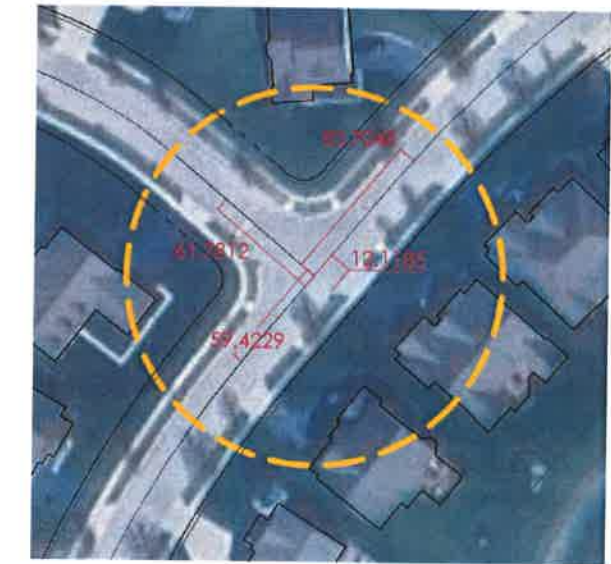
① SCALE: 1" = 40'



② SCALE: 1" = 40'



③ SCALE: 1" = 40'



④ SCALE: 1" = 40'

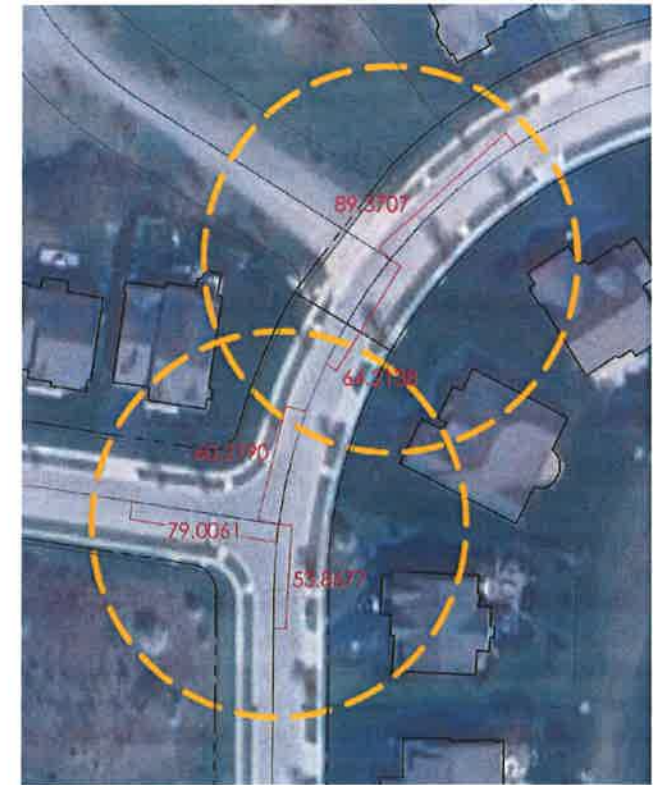
## STUDY: EXISTING APPROVED INTERSECTIONS OF DRIVEWAY OFFSETS IN CONCORD TOWNSHIP

DRIVEWAY OFFSETS –  
RANGE FROM 15.12'  
TO 89.37'

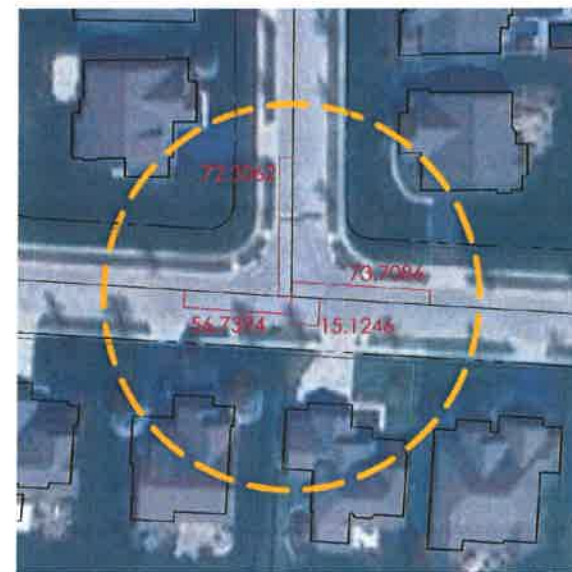
TOTAL OF 13  
DRIVEWAYS WITHIN A  
100' RADIUS OF THE  
INTERSECTION  
CENTERLINE.



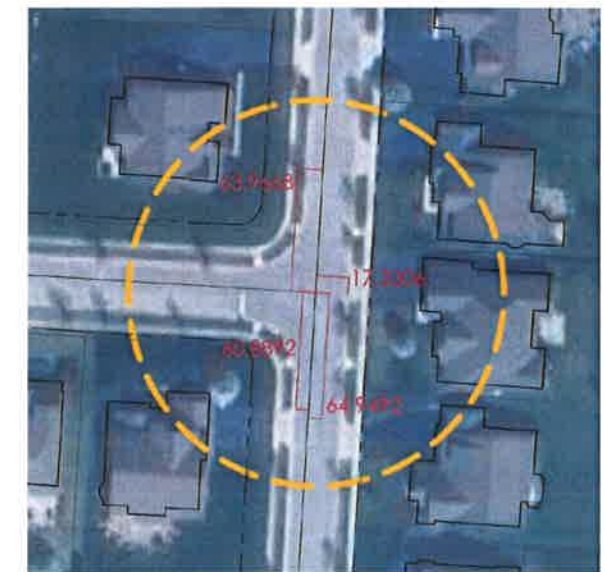
① CENTRAL AREA HOMES (CONTINUED)



① E/F SCALE: 1" = 40'



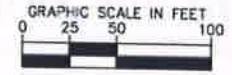
① G SCALE: 1" = 40'



① H SCALE: 1" = 40'

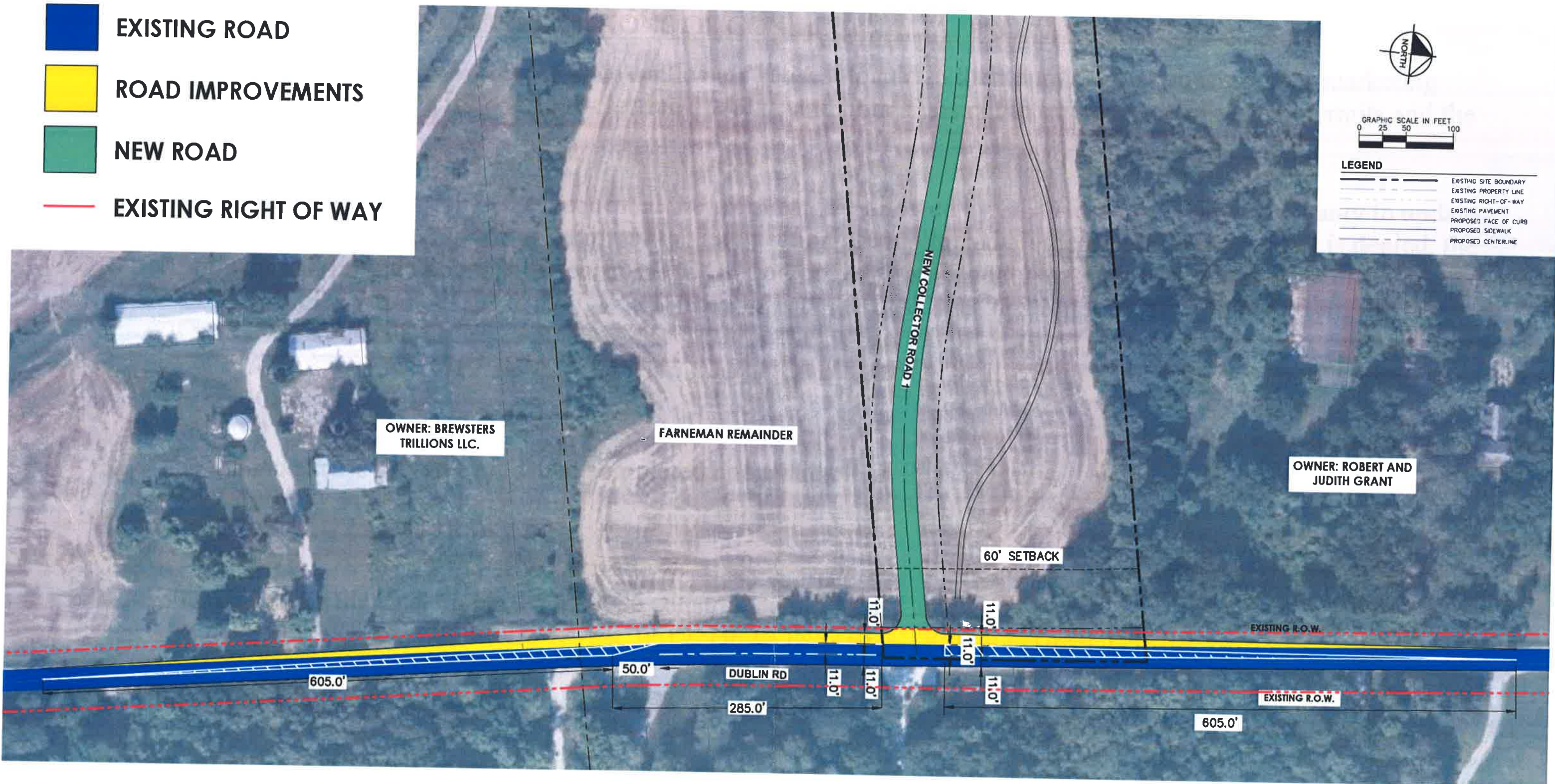
## STUDY: EXISTING APPROVED INTERSECTIONS OF DRIVEWAY OFFSETS IN CONCORD TOWNSHIP

- EXISTING ROAD
- ROAD IMPROVEMENTS
- NEW ROAD
- EXISTING RIGHT OF WAY



**LEGEND**

- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED CENTERLINE



**TURN LANE EXHIBIT**

## #'S USED IN TRAFFIC STUDY

## UPDATED #'S

## DIFFERENCE BETWEEN

Direction	Thu August 5, 2021 grown to 2024		Tues June 25, 2024		Difference	
	Northbound	Southbound	Northbound	Southbound	Northbound	Southbound
AM Peak	139	215	177	340	38	125
PM Peak	302	218	302	281	0	63
24 Hr	2593	2544	2730	3001	137	457

**From:** "Love, Michael" <mlove@co.delaware.oh.us>  
**Date:** July 10, 2024 at 8:33:09 AM EDT  
**To:** "Brady, Nick" <Nick.Brady@kimley-horn.com>  
**Cc:** "Reeves, Mike" <Mike.Reeves@kimley-horn.com>, "Campbell, Jacob" <Jacob.Campbell@kimley-horn.com>, "Ferguson, William" <WFerguson@co.delaware.oh.us>, Jessica.Ormeroid@dot.ohio.gov, Andrew.Hurst@dot.ohio.gov, Kristine.Norfolk@dot.ohio.gov  
**Subject:** RE: Follow Up - Farnem an Property, Concord Township/Delaware County

**From:** Kristine.Norfolk@dot.ohio.gov <Kristine.Norfolk@dot.ohio.gov>  
**Sent:** Wednesday, July 10, 2024 3:03 PM  
**To:** Love, Michael <mlove@co.delaware.oh.us>; Brady, Nick <Nick.Brady@kimley-horn.com>  
**Cc:** Reeves, Mike <Mike.Reeves@kimley-horn.com>; Campbell, Jacob <Jacob.Campbell@kimley-horn.com>; Ferguson, William <WFerguson@co.delaware.oh.us>; Jessica.Ormeroid@dot.ohio.gov; Andrew.Hurst@dot.ohio.gov  
**Subject:** RE: Follow Up - Farneman Property, Concord Township/Delaware County

Nick

Nick,

The updated traffic data does not impact the DCEO's recommendations in the 5/13/2024 approved Traffic Study

ODOT concurs with the County, the revised volumes do not impact ODOT's recommendations in the approved TIS.

Let me know if you have any questions

Thanks,

**Kristi Norfolk, PE, PTOE**  
 Transportation Engineer  
 ODOT District 6  
 400 E. William Street  
 Delaware, Ohio 43015  
 D: 740.833.8253  
[kristine.norfolk@dot.ohio.gov](mailto:kristine.norfolk@dot.ohio.gov)



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[www.delawarecountyengineer.org](http://www.delawarecountyengineer.org)



**Department of  
 Transportation**

# TRAFFIC STUDY UPDATE

**From:** "Love, Michael" <mlove@co.delaware.oh.us>  
**Date:** July 10, 2024 at 12:26:07 PM EDT  
**To:** "Reeves, Mike" <Mike.Reeves@kimley-horn.com>  
**Cc:** "Ferguson, William" <WFerguson@co.delaware.oh.us>, Jessica.Ormeroid@dot.ohio.gov, Andrew Hurst <Andrew.Hurst@dot.ohio.gov>, Kristine.Norfolk@dot.ohio.gov  
**Subject:** RE: Farneman Traffic Study

Mike

The main purpose of a Traffic Impact Study (TIS) is to determine the impact of the proposed development's traffic on the existing roadway network and to determine internal roadway network. It is important to note that there needs to be a nexus between any roadway improvements required by a Traffic Impact Study and the size/location of the proposed development.

The primary reason(s) the SR745/Home Road intersection was not included in the TIS are:

- The proposed development is 140 single family homes
- The SR745/Home Road intersection is under ODOT's jurisdiction. Both ODOT and DCEO determined that this intersection was too far away to be included in the TIS with only 140 single family homes.

Thanks

Mike

**TRAFFIC STUDY – HOME RD**

**SITE DATA**

ACREAGE	
TOTAL ACRES	± 94.213 ACRES
TOTAL UNITS	140
DENSITY	± 1.49 D.U./AC.
73' LOTS	91
85' LOTS	25
95' LOTS	24

