

Zoning Commission

1 **Route 23 Corridor Overlay District Application #RCOD-20-01**

December 8, 2020

2 3 **LEGAL NOTICE**

4
5 Notice is hereby given that the Orange Township Zoning Commission will hold a special meeting on
6 Tuesday, December 8, 2020 at 7:00 p.m. to consider the following application:
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8 **Route 23 Corridor Overlay District Application #RCOD-20-01, Schottenstein Real Estate Group,**
9 Requesting a final development plan at 6871 Columbus Pike, having parcel numbers 318-220-04-029-000
10 and 318-230-01-001-000. The development proposed includes townhomes and multi-family residential
11 units to be known as the Orange Grand Estates at Slate Ridge.
12

13 The meeting will be held virtually using electronic means and can be accessed by the public on the
14 internet on the Zoom application at
15 <https://us02web.zoom.us/j/85018484386?pwd=eWs4Y3lHd3lqRis1S0F1b0NTWWUvZz09>
16

17 During the meeting, the public may submit questions and comments to the Board by sending messages to
18 Development and Zoning Director, Michele Boni via the Zoom meeting chat room.
19

20 To help in limiting the spread of the Coronavirus (COVID-19), residents are urged to contact our office at
21 740-548-5430 or orangezoning@orangetwp.org to review the application and plans.
22

23 After the conclusion of the hearing, the matter will be submitted to the Orange Township Board of
24 Township Trustees for its action.
25

26 *Adam Pychewicz, Chairperson*
27 *Michele Boni, Orange Township Zoning*
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29 *Publish one time on or before Monday, December 7, 2020 in the Delaware Gazette.*
30

31 Roll Call: Adam Pychewicz, Todd Dove, Dennis McNulty, Leslie Pierce, Rick Beer
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33 Township Officials Present: Michele Boni, Development and Zoning Director
34

35 Ms. Boni: This is a little bit of a unique situation since this is our first Zoning Commission work session,
36 so if the Chair is alright with it, I would like to open it up for the applicant to provide a brief overview and
37 some history on the site; that would be helpful for the Board to understand. From there we can open up
38 the discussion for the Zoning Commission, and Staff will have comments too.
39

40 **APPLICANT PRESENTATION/COMMISSION QUESTIONS & COMMENTS**

41
42 Wes Smith, Schottenstein Real Estate Group, in 2018, Schottenstein Real Estate Group came into Orange
43 Township for a rezoning of about 27 acres located on the south side of the to be extended Home Road and
44 also for a modification to a PERD on the north side of the to be extended Home Road. In 2018 we formed
45 a public/private partnership with different entities, including Orange Township, Delaware County
46 Commissioners, Delaware County Economic Development Group, Olentangy Schools, and Delaware
47 County Engineer's Office and other partners. The main goal was to see what we could do to make the
48 Home Road extension come to life, and extend Green Meadows and Graphics Way with that. Through
49 that public/private partnership, we were able to do that and as of September, Home Road from US 23 to
50 Green Meadows has been opened to the public, Green Meadows Drive has been extended to Home Road,

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51 Graphics Way has been extended to Home Road, and that includes all the infrastructure, the water, sewer,
52 everything that needs to be in place that can be the key to unlock all the commercial development within
53 the Slate Ridge community. The next step for Home Road is to make the extension across the railroad
54 tracks and connect to Lewis Center Road, so we're currently under construction on our 288 units on the
55 south side of Home Road, we're about half way through, and the community is renting up very well right
56 now. What we are coming to you for today is on the 20.4 acres on the north side of Home Road. As you
57 know, the Township made a big endeavor of placing an overlay on the US 23 corridor and this property
58 was located within that overlay. Really what we're doing is a continuation on the south side to the north
59 side of the road. I don't know if everyone has had a chance to check out the response letter. Staff came
60 back with some technical comments on our submittal package. With our original submittal package, we
61 submitted for 130 units to be built on the north side of Home Road. We were trying to give some
62 flexibility to ourselves to respond to market demands as far as product type which left a little ambiguity
63 with what may be constructed. So through the technical review comments, what we are doing is in our
64 revised submittal package, we are going to lock in our development to 2 layouts. We have a 120 unit
65 layout opposed to 130 with the option for an alternate layout with 112 units to give a more finite number
66 on what we can build and what we're going to build. As part of our original submittal package, there were
67 some divergences we submitted to give us that flexibility as far as the minor amendments were con-
68 cerned. We are going to take away all those divergences and stick to the plans we submitted. To give you
69 some information on our layouts, again this is 20.4 acres, and essentially have a centralized park area.
70 What we have planned for this area is a picnic shelter or gazebo, dog park, fire pit, and our mail and trash
71 maintenance building. These residents will have access to the clubhouse located in the multi-family on the
72 south side of Home Road. The required open space is 20% which would equal about 4 acres. On this site,
73 we have about 8 acres of open space which is equal to 39%, so we have almost doubled the open space
74 requirement associated with the RCOD. We're allowed up to 8 units per acre. With 120 units, we're at
75 5.88 units per acre. If we go with the 112 unit layout, we're in the range of 5.49 units per acre. We have 3
76 buildings that are being proposed for this site. This first building is the T building. This is a new building
77 for us and is a 6 unit building, a townhome building meaning it's first and second floor as far as living is
78 concerned. The 4 interior units are 2 bedroom with 1 car garages, and the 2 end units are 3 bedroom with
79 2 car garages. The end units have a first floor master bedroom which we think hits a point in the market-
80 place that a lot of other people have not hit. Our second building is the M building. It is a 4 unit building,
81 2 stories, townhome type of building. Each unit has 3 bedrooms, 2 car garages and a first floor master
82 associated with it. Our third building is the RJ building. This building is single floor living or a garden
83 style apartment. This building has 12 units. There are 1 bedrooms and 2 bedrooms within the building.
84 The thing about our product type that is unique is that each end of the building has garages associated
85 with it. There's 10 garages, so 10 out of 12 units get their own garage. I did a checklist of how we stacked
86 up against the overlay district code. I went through the different sections of code that apply to the
87 development standards as far as density, open space, parking requirements, and I checked the box to make
88 sure we meet all the requirements. Most of these columns are yes, we're meeting the requirements. There
89 are 3 divergences that we will be requesting as part of this application, and these divergences are coming
90 from the tech comments we received from Staff. The first divergence relates to multi-use path and
91 sidewalks along arterial roads. As part of the requirement of the RCOD, it requires that a sidewalk and
92 multi-use trail be extended across the frontage of your properties. When the County installed Home Road,
93 they were set to install multi-use trails on either side of Home Road. When the County got into their
94 construction and design, they determined they do not want a multi-use trail that extends from Graphics
95 Way to Home Road because they do not want to direct pedestrian traffic to this intersection. They would
96 like to direct pedestrian traffic down Graphics Way to Emils Way to the bridge that crosses over 23. They
97 do not want this to be a pedestrian friendly intersection because ultimately Home Road will be the east/
98 west connector through Delaware County. Home Road is set to extend up to Lewis Center Road which
99 turns into Big Walnut, and there will be an exit ramp at I-71 and Big Walnut which will create this
100 east/west connector road. They want to keep pedestrians off US 23, guide them this way, so when they
101 installed Home Road, they did not install the path and ultimately this intersection will be a signaled

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102 intersection with ped crossings and crosswalks. The second divergence relates to way finding signs.
103 Again, this came from the technical review comments. At the entry way, we have two entry columns. For
104 way finding signs, the maximum height per the code is 3' and we are asking for 7' for our 2 entry
105 columns. These entry columns will match the entry columns that are going into our development to the
106 south, so to be consistent, we wanted to install the same entry columns here for that way finding for the
107 development. The third divergence will be for temporary signage. I think for temporary signage the
108 maximum timeframe is 3 months?

109
110 Ms. Boni: Yes.

111
112 Mr. Smith: We're asking for temporary signage to be in place from the time we start construction to a 1
113 year period after we obtain our final CO. That temporary signage helps us with our lease up to make sure
114 our communities are full. One thing from the technical review was the sign permit should be renewed
115 every 6 months, and we're okay with that. We are adding that language into that specific divergence to
116 satisfy that tech review comment. Besides those 3 minor divergences, we feel we are meeting the intent of
117 the RCOD code. We appreciate the private/public partnership with Orange Township and really the goal
118 for this development is to get it into the ground as quick as we can and help accelerate the funding that
119 comes from this development for the future extension of Home Road across the railroad tracks.

120
121 Mr. Beer: On the little ponds, none of those are retention ponds, correct?

122
123 Mr. Smith: They are wet ponds. The pond in the middle is a storm water management basin; it will be a
124 wet pond in the centralized open space. There is another pond that will be a wet pond. The pond in the
125 development plan will be utilized by the single family to the north of us. It's what we worked out with the
126 seller, so that pond will not be built with this development; it will be built in the future.

127
128 Mr. Beer: Are the facades similar to the facades in your other complex?

129
130 Mr. Smith: We provided a lot more diversity throughout both the developments, so there's no building on
131 the south side that is on the north side.

132
133 Mr. Beer: Are we going to have the same stone, same siding?

134
135 Mr. Smith: Yes. All of our product types will play together.

136
137 Ms. Boni: Wes, can you touch on the amenities that will be shared?

138
139 Mr. Smith: As I mentioned, on the north side there are 3 amenities within the centralized open space;
140 picnic shelter or gazebo, a dog park and a fire pit. One thing we are going to do as part of the technical
141 review comments is add some additional options for these amenities. I think we're going to add botchy
142 ball, pickle ball, and a community garden, maybe to replace out one of these. We find that amenities
143 change from the clienteles' liking pretty regularly, so we wanted to give ourselves some flexibility but the
144 residents that live on the north side will have access to the amenities on the south side of road. On the
145 south side of the road there is a clubhouse that's in the range of 8,000-9,000 square feet, they'll have
146 access to the pool, there's a fire pit, botchy ball, pickle ball and community garden that these residents
147 will have access to as well.

148
149 Mr. Beer: When this 23 corridor is developed, it is to try and attract younger professionals because around
150 here I think that's one thing we're lacking.

151

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152 Mr. Smith: The price range attracts those renters by choice and they're really attracted to the amenities
153 packages. The demographics we hit are really young professionals and empty nesters. Those are the two
154 biggest ends of the spectrum that we find with our renters. We cannot build the south side of the road fast
155 enough. There's 288 units on the south side of the road, we have 178 of those units leased up last time I
156 checked. However, only 123 are able to occupy meaning we have a waiting list of about 50 people
157 waiting to get into that community.

158

159 Mr. Dove: The signage that's along Street E, I know you're trying to match the one that's on Home Road
160 but that's a totally different functional road. That entrance on Graphics Way to me is comparable to the
161 one along Home Road to the south. Why does Street E need to have that sort of presence?

162

163 Mr. Smith: On the signage detail, showed the primary entry sign.

164

165 Mr. Dove: Home Road?

166

167 Mr. Smith: Yes, and showed 2 column options. At Home Road and Graphics Way, we will have a
168 monument sign, the larger 8' sign, 32 square feet. At another entry point, there are 2 options; either do the
169 entry columns or the monument sign. There is no signage at the corner of Home Road and Street E; it
170 would be at the secondary entrance.

171

172 Mr. Dove: Why do you feel you need a monument sign along that; it's not going to be that visible from
173 Home Road when everything else gets developed.

174

175 Mr. Smith: When this develops out and you have this community here, at some point this is going to
176 develop out. These two developments have access off of Street E, so this kind of signifies our
177 development at that point.

178

179 Mr. Dove: That is a divergence so someone is going to decide.

180

181 Mr. Smith: And the divergence is only related to the height of these columns. These columns are
182 considered as part of the RCOD code as way finding signs, and the maximum height for a way finding
183 sign is 3'. Depending on which column we choose, it will either be 5' or 7'. That is the specific
184 divergence, not whether it's a monument sign.

185

186 Mr. Dove: You're not looking to put a monument sign on Street E?

187

188 Mr. Smith: Potentially, but that's permitted underneath the RCOD code.

189

190 Ms. Boni: Is it each public street or every entrance point?

191

192 Holly Mattei: It's each entrance point, so they're allowed to have 2 signs.

193

194 Ms. Boni: So a monument sign is permitted at each entrance point. Todd, do you have concerns with the
195 height of the columns?

196

197 Mr. Dove: No.

198

199 Mr. Pychewicz: In regard to the temporary signage, I get the divergence for the timeframe, but what
200 exactly would that signage be because it's staying up so long. Are you talking about some kind of
201 billboard things that's sitting out identifying what's being built there and kind of doing marketing?

202

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203 Mr. Smith: Yes, it's in the package. It'll be 8' tall and really sturdy stuff that looks good over a long
204 period of time. It's 8' tall, 8' x 4' signage wall.

205
206 Ms. Boni: And that complies with the standards too.

207
208 Mr. Pychewicz: You mentioned a 112 unit option for this property. If you were to proceed with that, is
209 that then eliminating one of the T buildings in the back and making that green space or is it really going to
210 change the dynamic of this layout where you have the J buildings?

211
212 Mr. Smith: No, the J buildings will stay in place. The 120 unit layout would be all J's and all T's. If we
213 were to go with the 112 unit layout, the buildings that I have labeled M would convert to an M building as
214 opposed to a T building.

215
216 Mr. Pychewicz: So it's not eliminating a building it's just changing....

217
218 Mr. Smith: The M building and T building have very similar footprints. Driveway locations change a
219 little bit but the entire package that will be shown will be for the 120 unit layout and then there'll be a
220 development plan that just shows the 112 unit layout as the alternate layout.

221
222 Mr. Pierce: And the factor that determines that is just based on the market?

223
224 Mr. Smith: It really is. We're probably going to move on this spring, early summer, so we're going to
225 analyze the south side and see where we're at on that and see how the market demand is on the south side
226 and then apply that to the north side for those 2 options. The market changes regularly. One 6 month
227 period people want 3 bedrooms; and then the next 6 months it's all 2 bedrooms. It's cyclical; we always
228 experience those types of things.

229
230 Mr. Pierce: You talked about the path in front that you said they don't want to go all the way to 23. Are
231 you going to have a path that just comes to the end of the property?

232
233 Mr. Smith: No. The County has already installed the path on either side of Home Road. They terminated
234 the path on this side because they did not want someone going up to Home Road and crossing Home
235 Road, so they set up all the ramps at this intersection for that pedestrian crossing. We will add internal
236 walks within our property that will lead to this intersection. So to answer your question, there will be no
237 walk or path along this frontage but there is existing path across this frontage that leads down to Green
238 Meadows.

239
240 Ms. Boni: And you have sidewalks within the development?

241
242 Mr. Smith: Yes. Sidewalks all throughout the development and the centralized open space.

243
244 Ms. Mattei: Wes, can you remind me how the connection back to the other development on the north side
245 for pedestrians; is there something along Street E, from the stub of Street E going back into the future
246 development to the northeast.

247
248 Mr. Smith: Whenever this development goes, there will be sidewalks developed along that street. If they
249 go in the RCOD code, it's required, but there will be paths that go back through there along the streets.

250
251 Mr. Pierce: For access between the north and south sides of the properties, you have to go down all the
252 way to Graphics Way to cross over?

253

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254 Mr. Smith: That's what the County's intent is. They'll eventually have this intersection signalized, they'll
255 have all the ped crossings and things of that nature here.

256

257 Ms. Boni: And as part of the revised submittal that goes to the Trustees, the applicant has provided some
258 correspondence from the County Engineer.

259

260 Mr. Smith: I'm just waiting. We had shown the path across here and the County Engineer's Office said
261 that path was not installed as part of the road, we do not want pedestrian traffic going to that intersection;
262 you need to take that off. Tiffany Jenkins, the County's project manager for the job, is preparing a letter to
263 Michele. I was hoping to have it today; obviously I did not get that but I should have it in the next day or
264 2, so it will be in the next package.

265

266 Mr. Dove: That makes perfect sense that that bridge is to get people safely across 23, so let's direct
267 people so they get safely across 23.

268

269 Ms. Boni: Do any of the other Board members have any other comments they would like me to pass on to
270 the Trustees?

271

272 Mr. Dove: This report is very helpful and what I tried to do is review the application and compare it with
273 my notes from Michele and her team, so I think it was already captured and plus some, so I think it was
274 very helpful and made our jobs much easier.

275

276 Ms. Boni: Then we'll definitely continue proceeding like that on future applications.

277

278 Mr. Smith: And that was helpful from our end as well. Obviously we want to do everything we can to be
279 as responsive as we can, so, Michele, thank you very much for getting that out as opposed to an hour
280 before the meeting.

281

282 Ms. Boni: Just for the record, this is a public meeting; it was streamed live on the YouTube channel.
283 Public comment is not going to be open for work sessions; public comment will be open up for the
284 Trustee hearings only. If the Board doesn't have any other comments, Staff along with Holly have worked
285 with Wes on our comments, so we'll be expecting a revised submittal from them by next week to be heard
286 at the Trustee hearing that's scheduled on Tuesday, December 22nd at 6:00 p.m.

287

288

289 Meeting adjourned at 7:40 p.m.

290 Minutes prepared by Cindy Davis, Zoning Secretary

291

292 On January 26, 2021, Mr. McNulty made a motion to approve the December 8, 2020 meeting minutes of
293 the Orange Township Zoning Commission for the work session for Route 23 Overlay District Application
294 #RCOD-20-01, Schottenstein Real Estate Group, as written; seconded by Ms. Ault.

295

296 Vote on Motion: Mr. Pychewicz-yes, Mr. McNulty-yes, Mr. Dove-yes, Mr. Pierce-yes, Ms. Ault-yes
297 Motion carried

298

299