

# Violet Township Board of Trustees

December 20, 2017

## Public Hearing: Case Number 08-ZC-2017 – South Hampton Modification

**Mr. Dunlap made the motion to recess the Regular Trustees meeting and go into the scheduled Public Hearing for Case Number 08-ZC-2017. Seconded by Mr. Monhollen. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes. Motion carries 2-0.**

**Case Number 08-ZC-2017:** an application filed by United Development Partners Ltd., c/o Richard T. Ricketts Esq., 50 Hill Road South, Pickerington, and Greg and Carmen Bigus, 8240 Hill Road South, Canal Winchester, for property located on the east side of Hill Road, consisting of 59.62 acres owned by Greg and Carmen Bigus and Winchester Trace II Development, Inc. c/o Kevin Strait, 50 Hill Road South, Pickerington. This application proposes to modify the South Hampton Planned District in order to accommodate detached condominium units as well various other modifications to the approved development plan and various other textual revisions and clarifications including revised setbacks, open space areas, etc.

Ms. Sarko said South Hampton was rezoned in 2007. The area identified as South Hampton is located on the east side of Hill Road, south of Busey Road. It contains almost 60 acres. The single-family portion constituted 35.2 acres and 24.4 acres for condominiums. The approved development plan called for 61 Single Family Homes and 39 quad condominium structures containing 156 units and 13.8 acres/ 39.2% of Open Space. The net density for the single-family portion is 2 units/acre. The gross density for the condominium portion was limited to not more than 6 units per acre.

The applicants are proposing to modify South Hampton to allow 66 single-family units and 94 detached units. It should be noted the number of units designated for the Bigus portion of the development has not been identified. There is 11.4 acres/ 19.1% Open Space for the development. The single-family portion of the development is 33.7 acres and the condominium area is 25.92 acres

The density for the single family portion is 2.27 units per acre. The development text limits the density of the condominium area to a gross density of not more than six (6) units per acre, but no definite density has yet been provided.

The single-family homes proposed in the modification contain 2,000 square feet for a 2-story home and 1,700 square feet for a ranch home. The setbacks for lots adjacent to Woodstream are consistent with those in Woodstream having 10 foot side yard setback and 30 rear yard setbacks. The setbacks for the single family homes in the interior of the development have side yards of 6 feet and 30 rear yards

The condominiums for the development are detached and have a minimum of 1150 square feet.

The proposed modified development plan, development text and architectural elevations were provided in your packets of information.

A portion of the property is included in the CEDA district and the CEDA Land Use Committee will be reviewing this application during their January 2, 2018 meeting. Ms. Sarko is working with Mr. Ricketts to resolve some issues township staff has with the development text.

Richard Ricketts, 8312 Cameron Ct (residence) and 50 Hill Rd South (office), Pickerington, Ohio introduced the parties involved: Kevin Strait, representing the Strait family (property owners); Carmen Bigus, representing the Bigus family (property owners); Rob Benjamin, representing Tour de Cleveland, the third party site developer that will develop the property then sell lots to Ryan Homes who will build the condominiums and single family homes; Shawn Lanning with Watcon Consulting Engineers & Surveyors.

Mr. Ricketts presented the 2007 approved version of the of the South Hampton project. The plan was renewed in 2012 and 2017. He said over the past ten years the market

has changed and the new plan is meant to address the market changes. For example, buyers want single family detached condominium units as opposed to the four units per building originally proposed.

He said the Strait family owns the portion of the property included in the CEDA District. He noted there has been confusion about this since 2007 because this property is the only residential property in the CEDA and the Strait family did not receive any notification that it was included in the CEDA. Mr. Ricketts said they have been working through the CEDA review process. The CEDA Land Use Committee must review the plan and provide comments to the trustees. Mr. Ricketts is hoping to get public comment and the CEDA review done so that the trustees could approve a plan modification at the first trustee meeting in January.

Mr. Ricketts reviewed the changes in the plan:

Mr. Ricketts said sixty-one (61) single-family homes were originally approved. The new plan proposes sixty-six (66). The original goal to emulate the homes in the Woodstream subdivision is still the goal. There are development text and deed restrictions to make that happen. All of the South Hampton lots that abut lots in Woodstream match the Woodstream lots in regard to setbacks, home size, lot size and such. The South Hampton property which abuts the Thornton and King properties and any other R-2 zoned property has a 100 foot perimeter buffer. This buffer was part of the original plan and has not changed.

The acreage in the single-family portion has decreased from 35.2 acres to 33.7 acres. Mr. Ricketts said this is to accommodate green space and a better layout for the condo area. The acreage lost in the single-family home portion was added to the condo portion. There are no additional condo units requested.

Mr. Ricketts showed illustrations of the streetscapes for the detached empty-nester condos. The condos range from 1,100 to 1,700 square feet (not including basements). The units are all ranch style and some of the units may have basements and some may not have basements. He said they are priced \$250,000.00 to \$260,000.00 and increase substantially. They are not starter homes. They are meant to attract people who are downsizing from larger single-family homes who no longer want to worry about maintenance. They will be maintained by the condo association. The rear yards allow for a limited common area and the owners may, if they wish, have their own rear patio, with landscaping they maintain.

Regarding the Bigus property and their residence, he said Mr. and Mrs. Bigus, at this time, do not plan to change their lifestyle, so the development plan does not show condos on their property. He noted, if in the future, the property is developed, it would be subject to the same requirements (setbacks and restrictions) as the condo area. If condos are built on the Bigus property, there will be 1-2 points of connectivity and that is shown in the plan.

Regarding the condo locations, Mr. Ricketts noted the buildings shown on the plan may shift a bit depending on the exact unit design chosen, but there would not be more than six (6) units per acre.

He stated the gross density of the single-family home portion changed from 1.73 to 1.95 units per acre partly due to the decrease in acreage. The net density increased from 2.0 to 2.27 units per acres. He noted there was no change in the density in the condo area.

The original plan called for a minimum of 1,800 square feet of living space for a ranch home and 2,000 square feet for a single family home. The new plan calls for 1,700 square feet for a ranch home. This is because Ryan Homes has a 1,770 square foot product they would like to offer in this project.

Fence requirements are more restrictive allowing them only around pools, patios and decks.

Mr. Ricketts said that green space has decreased from 13.8 acres to 11.4 acres and noted this number does not include potential green space on the Bigus property at some point in the future. He showed a drawing that shows there is an area, aside from the pond and gazebo areas, the size of about three football fields that can be considered usable green space for dog walking and other leisure activities. There are approximately 25% more 6-foot wide, asphalt paved multi-use trail on the new plan which includes

extension to Hill Road. He said that Woodstream residents would benefit from the additional access to Hill Road.

He noted the increased width of sidewalks from 4 feet to 5 feet in order to meet today's standards

Mr. Ricketts said the new plan calls for 73 wide lots at the building line, he said the original plan called for a minimum lot width of 80 feet. The depth is still a minimum of 130 feet. The side setback decreased from 10 feet to 6 feet, but the front set back is still 30 feet. The side setback from a road has decreased from 30 feet to 25 feet. The rear set back remains 30 feet. He noted that the decreases in lot size and setbacks reflect the desire of homeowners for smaller yards and less maintenance.

Mr. Ricketts said there were no changes in deed restrictions, out buildings, street widths or minimum and maximum heights.

Mr. Ricketts noted that they have worked with the township staff to make sure the new plan meets all changes in development requirements that have occurred over the past ten years. Also, it is being discussed that this project be developed as part of a community authority. Mr. Ricketts said that it is their intent to develop this project as a Planned Development.

Mr. Dunlap asked what the radius was on a particular cul-de-sac. Mr. Lanning said that it was 60 feet of pavement and 75 feet of right-of-way as requested by the township in Heron Crossing.

Mr. Dunlap asked if there was going to be an issue with the amount of traffic from Woodstream to Hill Road. Mr. Ricketts said that he saw that as a necessary evil and that was what good planning was for. They have designed a 60-foot right-of-way connecting to Woodstream to accommodate traffic. There are 50-foot right-of-ways in other areas. He noted the streets in the condo area will be private. Mr. Ricketts said it is a reality that traffic will cut through but they have planned for it. Mr. Dunlap would like buyers in the new development to be aware that it will connect to Woodstream and they can expect cut-through traffic.

Steven Hart, 8017 Shady Maple Dr, Canal Winchester, commented that, comparing his home in Woodstream, he thought it was an overestimate to believe that 2,000 square foot homes would sell for \$350,000.00 or that 1,700 square foot condos would sell for \$250,000.00 in the new development. He wanted to know if there is a minimum price that Ryan Homes would take for their houses. Ryan Homes was not represented but Mr. Benjamin commented that he thought those prices were the average prices and starting prices could be lower. He also noted that this was pricing for new construction. Mr. Hart was concerned that this would substantially increase the value of his existing home in Woodstream and beyond what he feels it is worth. Mr. Ricketts offered to put Mr. Hart in contact with a Ryan Homes representative to answer his questions. Mr. Hart commented that he liked the new detached condo design concept better than the originally designed 4-unit condos.

Gary Murphy of 8001 Shady Maple Drive, asked if the Trustees were planning a traffic light at the Hill Road Intersection and said they should do it before traffic becomes a problem. Mr. Dunlap explained that Hill Road is a County road and the County would have to address that issue. He asked Mr. Murphy to address that with the County Engineer. Mr. Dunlap noted the township has no control over Hill Road.

Mr. Murphy said he believes there will be major problems at the intersection. Mr. Dunlap asked if the County is requiring acceleration and deceleration lanes. Mr. Ricketts said the final engineering is not yet complete. He believes there will be at least a turn lane.

Mr. Dunlap explained that Herron Crossing subdivision was required to have acceleration and deceleration lanes as well as a turn lane. He said this issue would need to be resolved for South Hampton before the new road could connect to Hill Road. Mr. Murphy thinks that in reality cars will have difficulty getting onto Hill Road and will cut through Woodstream to get out of the neighborhood.

Mr. Murphy inquired about the total number of units in the plan. Mr. Ricketts said 209 total (144 condos and 65 homes). Mr. Murphy said when Ryan Homes was building in Woodstream there were problems such as they did not clean the streets, equipment was left on the street, and said they worked late into the evening. He said he wants something in the plan that state Ryan Homes will adhere to the township building rules.

Mr. Dunlap asked if Ryan Homes was willing to comply with the rules. Mr. Ricketts said that he would address that issue prior to the next meeting. He pointed out that Ryan Homes does not do the road and sidewalk development and there are actually two entities who would be responsible for complying with the rules, Ryan Homes and Tour De Cleveland.

Dale Hohman, 8049 Shady Maple Drive, asked if there was any plan to add any screening between the South Hampton lots and the Woodstream lots. Mr. Ricketts said no, there is no requirement for that to be done, but it is something each homeowner could address. Mr. Hohman didn't think that was a very good answer and thought that it should be considered as a way to separate the two neighborhoods, one with mature trees and one that will have new, immature landscaping. He would like screening along the back of all of the lots along Shady Maple Drive. Mr. Ricketts said that he would address that with Ryan homes.

Mr. Hohman asked if there would be a decorative, lighted entrance to the new development. Mr. Ricketts said yes, and that was part of the plans. Illustrations of the proposed entrances were presented. Mr. Hohman asked if the main entrance would be off of Hill Road. Mr. Ricketts said it would be and said the connector to Woodstream was for the benefit of Woodstream residents.

Mr. Hohman said that he thought there was some question about which direction the traffic would go. Mr. Dunlap asked if it was possible to get an agreement that the existing trees along the fence line between the developments would be preserved. Mr. Ricketts said yes, all trees that are not dead will remain. Mr. Strait said this was discussed in 2007 and most of the trees that remain are on the South Hampton side of the fence. Mr. Dunlap said that nearly all the trees were cleared out to the fence line on the Woodstream side when it was developed.

Mr. Murphy asked what the hours were for construction in Violet Township. Ms. Sarko said she would verify but thought that private construction cannot occur before 7:00 a.m. or after 10:00 p.m.

Mr. Hohman asked if there would be any easements between Woodstream and the new South Hampton development or would the property lines touch. Mr. Ricketts said the property lines would touch. Mr. Hohman said there is an existing utility line along the back of the Woodstream properties and asked if that would remain with the utility easement. Mr. Ricketts said yes. Mr. Hohman asked if the Woodstream Homeowners Association was consulted about whether they wanted the cut-through street connection. Mr. Dunlap explained that when Woodstream was developed the Fairfield County Regional Planning Commission required that there be a connection. Connectivity is mandatory for the free-flow of traffic and emergency response. Another resident asked what the minimum cul-de-sac radius is and what the radius was of the cul-de-sac on the south end. Mr. Dunlap said it was 65 feet and that some of the cul-de-sacs in Woodstream are just temporary.

Mr. Murphy asked if the developers were asking for a zoning variance or modification. Mr. Dunlap explained it was a modification.

Hearing no further comments or questions, **Mr. Dunlap made the motion at 8:50 p.m. to continue the public hearing for Case Number 08-ZC-2017 to January 3, 2018 at 8:00 p.m. at the Violet Township Administrative Offices. Mr. Monhollen seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen. Motion carries 2-0.**

Respectfully Submitted,

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Brian Sauer, Fiscal Officer

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Joniann Goldberg, Administrative Assistant

Approved by:

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Terry J. Dunlap, Sr., Trustee

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Darrin Monhollen, Trustee

Date: \_\_\_\_\_

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Melissa Wilde., Trustee