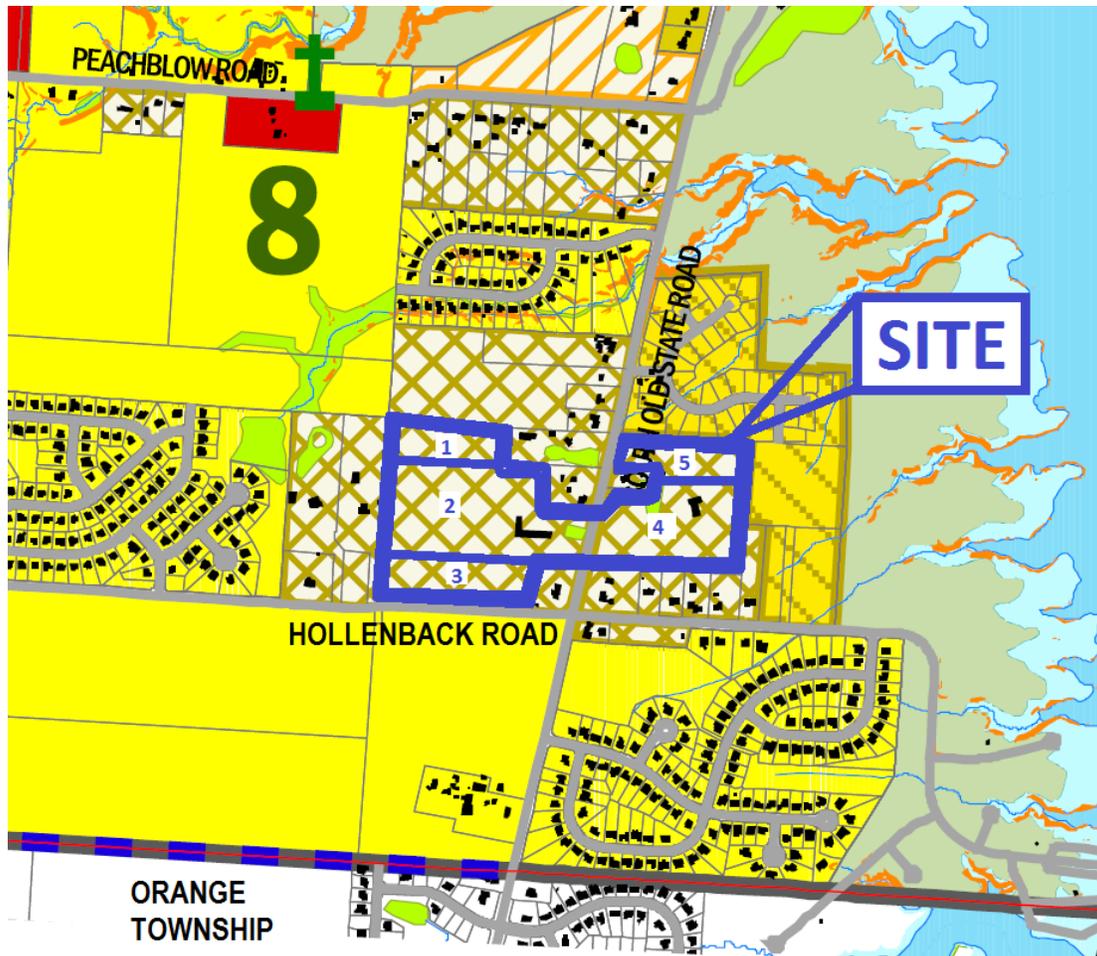


SITE NARRATIVE
for
THE VILLAS AT OLD HARBOR

~~September–November~~ 2018

The proposed Villas at Old Harbor TPUD development is located on ~~46.1–46.83~~ acres of undeveloped land in the far south-central portion of Berlin Township, generally at the northeast and northwest corners of South Old State Road and Hollenback Road in Berlin Township and Delaware County, Ohio. The project is comprised of 5 smaller properties under separate ownership which, individually, would be difficult to develop with any efficiency or cohesion. Currently the properties are used as boat/RV storage businesses, agriculture and residential, but falls within the planned residential designation under the 2011 Berlin Township land use plan.



Southern Berlin Township as well as northern Orange Township to the south have blossomed with single family developments over the past 25 years. These neighborhoods consist primarily of large homes on large lots, housing families wishing to raise their children in the esteemed

Olentangy Local School District. As those residents' children graduate and move away, the owners of these large homes are increasingly looking to downsize into a more appropriate dwelling. In southern Delaware County, options for these residents are limited since the primary focus of residential development has been single family subdivisions.

The Villas at Old Harbor is a new development aimed at providing a unique housing option for area residents who wish to downsize – but not downgrade – and stay within the community in which they raised their families. This project will be the only private, gated condominium project in the township, and its location at the southern edge of Berlin Township, close to Alum Creek and the Evans Farm project make this site the ideal location! The homes proposed with this project will be low-maintenance condominium villas, each with first-floor master suites, covered patios and private outdoor areas. A condominium association will provide all common property maintenance for these residences including mowing, landscaping, snow removal and general upkeep. A variety of community amenities are being proposed exclusively for the residents and their guests, including: over 40% shared open space, gated access, clubhouse and swimming pool, stocked fishing ponds, walking paths and benches throughout, dense screening to adjacent properties, sport fields for activities such as bocce, horseshoes and pickleball, and on-site dedicated parking for residents' boats and RVs.

This rezoning application proposes to rezone the properties from FR-1 to TPUD. The project consists of 140 patio homes – 50 in the East Villas and 90 in the West Villas. In order for the community to be gated, the internal roads will be privately owned by the condominium association, which means Berlin Township will not be responsible for ongoing maintenance and repair, including snow removal and asphalt repairs. Emergency services will have unrestricted access to the community via access codes or other automated means. [Security gates will meet the requirements of the Ohio Fire Code Section 1301:7-7-05\(C\)\(6\)\(503.6\).](#) The targeted demographic – age 55 and over – will have a low impact on the school district and will generate less peak traffic on the public roads than a traditional single family subdivision.

Within the development, the private streets will have curbs on both sides of the streets and 45-foot wide concrete sidewalks on one side. Additionally, 6-foot wide concrete or asphalt paths will be provided throughout the community for easy access to all of the amenities. Full vehicular access to both the East and West Villas will be provided on South Old State Road approximately 700 feet north of Hollenback Road. Additional full-emergency-only access for the East Villas will be located at the terminus of existing Anchor Drive within the Old Harbor Estates subdivision. The West Villas will have an additional full or limited vehicular access on Hollenback Road approximately 750 feet west of South Old State Road. A pedestrian path along the north side of Hollenback Road and the east side of South Old State, if easements can be obtained, will provide a safe location to cross between the East Villas and the West Villas at that 4-way stop intersection.

All common areas and open spaces including the landscaping and amenities located therein will be owned and maintained by the condominium association. The condominium association will be

funded by the payment of monthly dues from each residence in the community and will be managed by a professional property management company.

Site Statistics:

TOTAL DEVELOPMENT STATISTICS - WITHOUT OUTPARCELS				WITH OUTPARCELS	
TPUD Zoning (condominium)					
Total Acreage:		46.83 Ac			55.62 Ac
Net Dev. Area:		44.70 Ac			52.70 Ac
Common Area/Open Space (Area)		18.74 Ac			18.74 Ac
Common Area/Open Space (Percentage)		40.0 %			33.7 %
Total Number of Units:		140 Units			140 Units
Gross Density		2.99 Un/Ac			2.52 Un/Ac
Net Dev. Density		3.13 Un/NDA			2.66 Un/NDA
NDA Calculation					
	Total Site	46.83 Ac			55.62 Ac
	less PNT garage lot split	-0.20 Ac			-0.20 Ac
	less Right-of-way (internal)	0.000 Ac			0.000 Ac
	less Right-of-way (Existing Roads)	-1.430 Ac			-1.430 Ac
	less wetlands	0.000 Ac			0.000 Ac
	less stream setback	0.000 Ac			0.000 Ac
	less floodplains	0.000 Ac			0.000 Ac
	less slopes > 20%	0.000 Ac			0.000 Ac
	less above ground utilities	0.000 Ac			0.000 Ac
	less existing bodies of water	-0.555 Ac			-1.291 Ac
	NDA	44.64 Ac	4.67%	reduction	52.70 Ac