

RESOLUTION 09-2020

A RESOLUTION TO APPROVE AN ECONOMIC DEVELOPMENT PLAN AND TO STATE THAT THE VILLAGE MAY PROCEED WITH APPROVAL OF A TAX INCREMENT FINANCING INCENTIVE DISTRICT FOR SCIOTO CROSSING.

WHEREAS, Section 5709.40(C) of the Ohio Revised Code authorizes the legislative authority of a municipal corporation to create, by ordinance, an incentive district and declare the improvement to each parcel of real property within that district to be a public purpose; and

WHEREAS, Section 5709.40(A) of the Ohio Revised Code requires an incentive district to have one or more distress characteristics, which may be defined as inadequate public infrastructure serving the district as evidenced by a written economic development plan for the district; and

WHEREAS, the Village has determined to create an incentive district in the Village, as depicted and described on Exhibit A attached hereto (the "Incentive District"); and

WHEREAS, the area within the Scioto Crossing Incentive District has been studied and an economic development plan has been prepared for that area (the "Economic Development Plan"), which Economic Development Plan has been submitted to this Council and contains recommendations addressing land use, housing, and public infrastructure and related issues.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE OF COMMERCIAL POINT COUNCIL, COUNTY OF PICKAWAY, STATE OF OHIO:

Section 1. This Council adopts and approves the Economic Development Plan and directs Village Staff to consult and use the Economic Development Plan as guidance in establishing the Scioto Crossing Incentive District and providing financing for public infrastructure improvements. Copies of the Economic Development Plan will be kept on file at the Village Municipal Building.

Section 2. This Council may hereafter proceed to establish the Incentive District under Section 5709.40(C) of the Ohio Revised Code.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Vote on Suspension of Readings:
Motion by: Jason Thompson

2nd: Bruce Moore

Roll Call:

<u>Yes</u> Bruce Moore	<u>Yes</u> Tracy Joiner	<u>Yes</u> Jason Thompson
<u>Yes</u> Aaron Grassel	<u>Yes</u> Ryan Mitchem	<u>Yes</u> Laura Wolfe

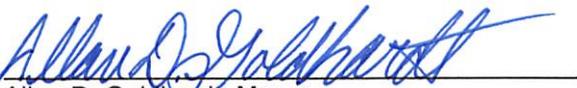
Vote on Passage of the Resolution:
Motion by: Jason Thompson

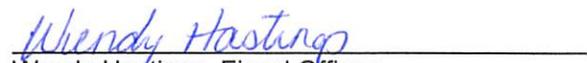
2nd: Ryan Mitchem

Roll Call:

<u>Yes</u> Bruce Moore	<u>Yes</u> Tracy Joiner	<u>Yes</u> Jason Thompson
<u>Yes</u> Aaron Grassel	<u>Yes</u> Ryan Mitchem	<u>Yes</u> Laura Wolfe

Adopted this 16th day of March, 2020


Allan D. Goldhardt, Mayor


Wendy Hastings, Fiscal Officer

Approved as to Form:


Jesse J. Shamp, Law Director

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EXHIBIT A

SCIOTO CROSSING ECONOMIC DEVELOPMENT PLAN

Background

The creation of the Scioto Crossing Incentive District is being proposed for an area on Durrett Road, east of State Route 104, and connecting to Mahogany Lane and Arledge Drive in Commercial Point. The area consists of approximately 62.282 +/- acres zoned Planned Residential Development. The incentive district will support infrastructure improvements and other public improvements in areas adjacent to the district, including a planned wastewater treatment plant, sewer plant, and necessary road repairs adjacent to and within the district. These improvements will directly benefit the properties within the incentive district and thereby provide the necessary encouragement for further development of such properties.

Proposed Development

The Scioto Crossing Incentive District ("District") is created with the intention of achieving development of a planned residential neighborhood in the area off of Durrett Road and east of State Route 104 while also providing funding for infrastructure improvements to the Village of Commercial Point that will subsequently benefit the planned residential neighborhood. The residential development will promote the economic revitalization of the area of the District, and ultimately the general health, safety and welfare of the residents of the Village.

Analysis and Assessment

In connection with the development of the District, there is a realization that development within the District, in Commercial Point and in surrounding areas will put an additional strain on the existing public infrastructure, and certain public improvements are necessary to provide the infrastructure and appropriate public amenities for the residents and employees of the district to enjoy a quality of life commensurate with that enjoyed by current Village residents. Utility upgrades Village-wide to the water and sanitary sewer system will materially benefit the abilities of those systems to serve the properties within the District. As well, the maintenance and upgrade of the Village's road system, which provides a network of roads for access to the District from Durrett Road and State Route 104, will provide well managed and superior access to properties within the District.

A Westport Homes development will be on this property as a residential development. The development text for the residential development is attached hereto as Exhibit "A-1" and incorporated herein by reference.

Conclusion

The proposed incentive district will permit taxes from the real property within the district to support future infrastructure improvements and other public improvements to promote high-quality residential development. A portion of the real property taxes can be diverted to make payments in lieu of real property taxes to the Teays Valley School District in order that the school district is "made whole", and the remaining portion can be placed in a fund to pay for the public improvements. The property owners will still pay their existing property taxes as usual but will not be subject to any property taxes in excess of the taxes that would have been collected had the improvements not been exempted. Therefore, the incentive district will ultimately benefit the properties within the district as well as other Village residents by creating a fund for future infrastructure improvements and public amenities, encouraging housing options for new residents and employees within the District, and enhancing property valuations.

**SCIOTO CROSSING ECONOMIC DEVELOPMENT PLAN
EXHIBIT "A-1"**

SCIOTO CROSSING PLANNED UNIT ZONING TEXT
62.2 acres Durrett Road, Scioto Township, Pickaway County, OH
Developer: Westport Homes of Ohio, Inc.

The property is comprised of parcel L2700010054400 of the annexed territory to the Village of Commercial Point (the "Village") and contains 62.2+/- acres. The property is hereby designated as the Scioto Crossing Planned Unit Development ("PUD") consisting of a single-family subdivision pursuant to this PUD text and the Village's zoning ordinances:

1. **Permitted Uses**: Permitted uses shall be limited to 190 single-family dwelling units, storm water facilities and ponds, landscaped entry features, open spaces, natural areas and other community amenities consistent with single-family residences and as permitted in the Village zoning ordinance for R-3 districts. Accessory uses and structures shall be allowed as provided in the zoning ordinance for R-3 residential districts, subject also to the limitations contained in private deed restrictions and enforced by a homeowners' association established by the developer.

2. **Development Standards**
 - a) **Height Limit**: No building shall be erected or enlarged to exceed two and one-half (2-1/2) stories or thirty-five (35) feet.

 - b) **Lot Area, Width and Depth**: Every lot for a single-family dwelling shall have a minimum width of sixty-three (63) feet measured at the building line and a minimum depth of one-hundred and twenty (120) feet, with all lots meeting a minimum area of seventy-nine hundred square feet (7,900). Lot depths are typically one-hundred and twenty-six (126) feet, or as otherwise depicted on the Preliminary Development Plan. All lot measurements shall be exclusive of road right-of-way, and shall be in addition to any easement of record.

 - c) **Front yard, side yard and rear yard**: There shall be a front yard of not less than thirty (30) feet. There shall be a side yard of not less than five (5) feet on each side. There shall be a rear yard of not less than twenty-five (25) feet.

 - d) **Dwelling Bulk**: 100% of the single-family dwellings shall have a minimum area of twelve hundred (1,200) square feet. All two story and one and one-half story homes must have greater than 1600 sq. ft. as noted in the Zoning Text for Chestnut Commons. All dwelling bulk requirements are to be determined from outside dimensions, exclusive of porches, garages, cellars, and basements.

 - e) **Parking Requirements**: Parking requirements shall be as regulated in Article IX of the Zoning Ordinance of the Village of Commercial Point, Pickaway County (the "Zoning Code"), provided, however, that each single-family residence shall have a two-car garage and paved driveway for a minimum of two cars.

SCIOTO CROSSING ECONOMIC DEVELOPMENT PLAN

EXHIBIT "A-1" – continued

- f) **Open Space**: A minimum of approximately 9.8 acres (15.7%) shall be reserved for common open space pursuant to the requirements of the Zoning Code. The location of the open space shall be as identified on the Preliminary Development Plan and other exhibits. The open space shall be maintained by the developer/owner until such time as responsibility for maintenance is transferred to the homeowners' association. In transferring the maintenance responsibility from the developer to the homeowners' association, the developer acknowledges that there are public health, safety, and welfare concerns associated with such development that may be the responsibility of the Village. Developer agrees to notify the Village, upon such time as the responsibility for maintenance is transferred to the homeowners, and the Village shall consent and approve such transfer, provided however, that such consent shall not be unreasonably withheld.

- g) **Signs**: Signs shall be as regulated in the Zoning Code.

- h) **Utilities**: All utilities shall be placed underground. Appurtenances to these systems shall, to the extent permitted by the affected utility companies, be screened by plantings, hedges, fences, or walls each of which would enclose any such structure on all sides unless access is frequently required from a side.

- i) **Buffer**: In order to discourage access to neighboring properties with ongoing agricultural operations, three-rail perimeter fencing backed with a mesh screen will be installed along the rear property line of lots 27-38 and 167-180 prior to these lots being transferred to homebuyers. It is recognized that the developer cannot monitor or ultimately control the access to neighboring properties, but such fence placement is designed to identify the property lines and discourage such access and the known, inherent and obvious dangers of ongoing farming activity. The developer shall maintain such fencing during the development period, with the homeowner's association being responsible for maintenance upon the turnover as provided in the HOA governing documents.

- j) **Density**: The maximum density per acre shall be 3.07 dwelling units per gross acre (190 homes and inclusive of open space).

- k) **Access**: Access for ingress and egress shall be via a boulevard entrance from Durrett Road and via stub street connections into the existing Southern Point community at Mahogany Lane and Arledge Drive as depicted on the Preliminary Development Plan.

- l) **Ponds**: All detention/retention ponds must be fenced with fencing materials to be determined and set forth in the final development plan.

