

Northstar – Camping World

Preliminary Development Plan Text

BACKGROUND AND INTRODUCTION

The Application of which this Preliminary Development Plan Text forms a part is being filed pursuant to Article 15 of the Berkshire Township Zoning Resolution (“Zoning Resolution”), being referred to therein and herein as the Planned Commercial and Office District (or “PCD”). All words and terms used herein with initial capitalization that are not otherwise defined herein shall have the meanings assigned to such words and terms in the PCD

All materials included as a part of the Application shall be considered part of this Development Plan Text and are incorporated herein by this reference. In the event of any conflict between this Development Plan Text and the other materials included as a part of the Application, the details, drawings and text contained in such other materials shall control over this Development Plan Text.

Northstar Residential Development, LLC, is the Applicant and owner of an approximately 150.7+/- acre tract of real property, which is located to the east of and adjacent to U.S. 71, northwest and adjacent to Wilson Road and approximately 0.3 miles north of the intersection of S.R. 36/37 and Wilson Road (Parcel Number 41722001012001). The 150.7+/- acre tract was rezoned to PCD in 2001 with 3+/- additional acres (the “153 Acre Tract” and designated as part of “Area B” under the “Northstar 2001 Rezoning”) and also comprises a portion of what is known as Zone 4A under Article 17 of the Zoning Resolution, being referred to herein as the 36/37 Planned Mixed Use District (“36/37 PMUD”). However, as a final development plan (“FDP”) for the 153 Acre Tract was never approved by Berkshire Township under the Northstar 2001 Rezoning, the “permitted uses” initially approved therein have since expired. In addition, since the 36/37 PMUD has not been applied, at present the 153 Acre Tract, while zoned PCD and located within the 36/37 PMUD, is without any specifically designated “permitted uses” as defined in the Zoning Resolution.

Applicant proposes to split off and develop the southern-most 15.657 acre portion of the 153 Acre Tract as a commercial property (the “Property”), with the intent for the Property to initially be developed as a recreational vehicle dealership dba “Camping World” (the Project”).

A. LEGAL DESCRIPTION AND SURVEY OF THE PROPERTY:

- See Tab 2 (Legal Description) and Tab 3 (Survey)

B. SIZE AND LOCATION OF THE PROPERTY:

- Size:
 - 15.657+/- Acres (Gross)

- 12.687+/- Acres (Developable)
- Location: East of and adjacent to U.S. 71, northwest and adjacent to Wilson Road and approximately 0.3 miles north of the intersection of S.R. 36/37 and Wilson Road.

C. GENERAL PROVISION OF UTILITIES:

- Water, Fire Hydrants and Sanitary Sewar are provided along the eastern boundary of the Property (See Tab 5)

D. RELATIONSHIP OF PROPOSED DEVELOPMENT TO SURROUNDING AREA:

- The Property, and the proposed development of the Camping World site are in line with the zoning and probable uses of surrounding areas, which includes over 440 acres near or adjacent property that has been zoned commercial (PCD) since 2001.

E. OPEN SPACE:

- The Property and the Proposed Project comprise a small portion of the Northstar PCD, which consists of over 440 acres (306 acres zoned PCD in 2001, and remaining zoned PCD between 2004 and 2013)(collectively, the “Northstar PCD”). Open space shall be accounted for, calculated and distributed throughout the Northstar PCD as part of a unified open space system, which shall serve to unify the development visually and functionally, and buffer surrounding land uses.

F. PROPOSED LOCATION OF ALL STRUCTURES AND USES:

- See Tab 5, Preliminary Development Plan

G. PRELIMINARY TRAFFIC IMPACT STUDY:

- See Tab 6, Letter from Delaware County Engineer and

H. EMERGENCY SERVICE PROVISIONS:

- Fire Services: BST & G Fire District (See Tab 7)
- Police Services: Delaware County Sheriff

I. PHASING: The Project will be developed in one (1) phase.

J. NET DEVELOPABLE ACREAGE AND PROPOSED DENSITY:

- Net Developable Acreage: 12.687+/- Acres
- Proposed Density: Maximum Density of 15,000 square feet per acre

K. PERMITTED AND ACCESSORY USES: Permitted uses on the Property shall be as follows

1997 U.S. NAICS CODE #	Permitted Use
	Administrative, Professional, Institutional, and Business Offices
1114	Greenhouse, Nursery and Floriculture Production
311811	Retail Bakeries
441	Motor Vehicle and Parts Dealers
442	Furniture and Home Furnishings Stores

443	Electronics and Appliance Stores
444	Building Material and Garden Equipment and Supplies Dealers
445	Food and Beverage Stores
446	Health and Personal Care Stores
447	Gasoline Stations
448	Clothing and Clothing Accessories Stores
451	Sporting Goods, Hobby, Book, and Music Stores
452	General Merchandise Stores
453	Miscellaneous Store Retailers, (except Adults Only Entertainment establishments, and 45393 Manufactured Home Dealers)
491	Postal Service
51113	Book Publishers
512131	Motion Picture Theaters (except Adults Only Entertainment establishments)
51224	Sound Recording Studios
513112	Radio Stations
51312	Television Broadcasting
5133	Telecommunications
514	Information and Data Processing Services
52	Finance and Insurance
5312	Offices of Real Estate Agents and Brokers
53211	Passenger Car Rental and Leasing
5322	Consumer Goods Rental
53242	Office Machinery and Equipment Rental and Leasing
54	Professional, Scientific and Technical Services
55	Management of Companies and Enterprises
Administrative and Support Services	
61	Educational Services
621	Ambulatory Health Care Services
6221	General Medical and Surgical Hospitals
623	Nursing and Residential Care Facilities
71111	Theater Companies and Dinner Theaters
71112	Dance Companies
71211	Museums
71394	Fitness and Recreational Centers
71395	Bowling Centers
72111	Hotels (except casino) and Motels
722	Food Services and Drinking Places (except those establishments offering or featuring entertainment including totally nude, topless, bottomless, strippers, male or female impersonators, or similar adult entertainment or services).
811	Repair and Maintenance

812	Personal and Laundry Services
813	Religious, Grantmaking, Civil, Professional and Similar Organizations
92	Public Administration
No NAICS Number	Multi-family dwellings

L. GENERAL DEVELOPMENT STANDARDS: The Property will comply with Art 21 of the Zoning Resolution, except as specifically stated in Item O below.

M. SIGN AND BILLBOARD REGULATIONS: All signs and billboards on the Property will comply with Art 22 of the Zoning Resolution, except as specifically stated in Item O below.

N. LANDSCAPING: Landscaping on the Property will be in accordance with Art 23 of the Zoning Resolution, except as specifically stated in Item O below.

O. DIVERGENCES:

The following Divergences from the Zoning Resolution are hereby requested:

1. Section 15.05 A.) 3.) Maximum Impervious Surfaces – ground coverage by buildings and paved parking areas (total impervious surfaces): 50% of net developable area.
 - Divergence Requested: The Maximum Impervious Surfaces for this site shall not exceed 90% of net developable area.
2. Section 15.05 A.) 10.) Perimeter Area - No building or parking shall be constructed within 100 feet of the perimeter property line of the overall tract, or as approved per plan.
 - Divergence Requested: Parking areas for this site to allow for inventory storage and display may be constructed within 10 feet of the perimeter property lines on the north, south and west boundaries of the Property.