CITY OF DELAWARE
CITY COUNCIL REGULAR MEETING

COUNCIL CHAMBERS
1. SOUTH SANDUSKY STREET
7:00 P.M. MEETING

AGENDA

7:00 PM **JUNE 14, 2021**

1. **ROLL CALL**

2. **INVOCATION by Reverend Dr. Valerie Bridgeman, Methodist Theological School in Ohio**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MOTION SUMMARY**

   A. Approval of the Motion Summary of the special meeting of Council held on May 19, 2021 as recorded and transcribed

   B. Approval of the Motion Summary of the regular meeting of Council held on May 24, 2021, as recorded and transcribed.

5. **CONSENT AGENDA**

   A. Acceptance of the Motion Summary of the Civil Service Commission meeting held on May 5, 2021, as recorded and transcribed.

   B. Acceptance of the Motion Summary of the Planning Commission meeting held on May 5, 2021, as recorded and transcribed.

   C. Acceptance of the Motion Summary of the Parks and Recreation Advisory Board meeting held on January 20, 2021, as recorded and transcribed.

   D. Establish June 28, 2021 at 7:20 p.m. as a date and time for a public hearing and second reading for Ordinance No. 21-41, an ordinance approving zoning text revisions to the Architectural Standards for the Downtown Historic District to include fiberglass-clad wood windows as an approved material.

   E. Establish June 28, 2021 at 7:25 p.m. as a date and time for a public hearing and second reading of Ordinance No. 21-42, an ordinance approving a Rezoning Amendment for the Margery Burkhart Trust from A-1 (Agricultural District) to R-1 (One-Family Residential District) for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River.

6. **LETTERS, PETITIONS, AND PUBLIC COMMENTS**

A. Public Comment Submitted

7. **PRESENTATION**

A. Introduction of new Interim Executive Director for Unity Community Center, DeAndra Harrison - Karriejoi Coit, Executive Director and DeAndra Harrison, Interim Executive Director

B. Proclamation recognizing Juneteenth presented to Unity Community Center

C. Proclamation recognizing Pride Month presented to Delaware Ohio Pride.

8. **COMMITTEE REPORTS**

9. **SECOND READING OF ORDINANCE NO. 21-38**

An ordinance supplementing the 2021 Appropriations and declaring an emergency.

10. **SECOND READING OF ORDINANCE NO. 21-39**

An ordinance authorizing and approving a Pre-Annexation Agreement for 43.6± acres known as the Mary Jo Lane Trust Annexation (AKA Future Glenross North Sections 5 and 6) and located on the south side of Berlin Station Rd., east of Glenn Parkway, west of the existing Norfolk and Southern Railroad tracks, and north of the existing Glenross North Subdivision Sections 1-4.

11. **CONSIDERATION OF ORDINANCE NO. 21-41**

An ordinance approving zoning text revisions to the Architectural Standards for the Downtown Historic District to include fiberglass-clad wood windows as an approved material.

12. **CONSIDERATION OF ORDINANCE NO. 21-42**

An ordinance approving a Rezoning Amendment for the Margery Burkhart Trust from A-1 (Agricultural District) to R-1 (One-Family Residential District) for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River.

13. **CONSIDERATION OF ORDINANCE NO. 21-43**

An ordinance approving a Final Subdivision Plat for the Margery Burkhart Trust for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River.

14. **CONSIDERATION OF ORDINANCE NO. 21-44**

An ordinance approving a Final Development Plan request by Terra Alta LLC., for Terra Alta Section 3 containing 11 single-family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Prato Drive.

15. **CONSIDERATION OF ORDINANCE NO. 21-45**

An ordinance approving a Final Subdivision Plat request by Terra Alta LLC., for Terra Alta Section 3 containing 11 single-family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Prato Drive.

16. **CONSIDERATION OF ORDINANCE NO. 21-46**

An ordinance creating the Winterbourne Drive Tax Increment Financing Incentive Districts; declaring improvements to the parcels within each Incentive District to be a public purpose and exempt from real property taxation; requiring the owners of those parcels to make service payments in lieu of taxes; establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of those service payments; and specifying the public infrastructure improvements that benefit or serve parcels in the Incentive District.

17. **CITY MANAGER'S REPORT**

Update

18. **COUNCIL COMMENTS**

19. **EXECUTIVE SESSION:** pursuant to Ohio Revised Code Section 121.22 (G) (2) acquisition of property for public purpose, Section 121.22 (G)(3) pending or imminent court action.

20. **ADJOURN**

AGENDA ITEM NO. A

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey,City Clerk
ITEM TYPE:	Motion Summary
AGENDA SECTION:	**APPROVAL OF MOTION SUMMARY**
SUBJECT:	Approval of the Motion Summary of the special meeting of Council held on May 19, 2021 as recorded and transcribed
SUGGESTED ACTION:	

ATTACHMENTS:
20210609170129402.pdf

RECORD OF PROCEEDINGS

Minutes of Delaware City Council Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held May 19 20 21

The special meeting of Council held on May 19, 2021 and was called to order at 6:01 p.m. and was held in Council Chambers. The following members of Council were remotely present: First Ward Chris Jones (exited the meeting at 7:30 p.m.), Second Ward Lisa Keller, Third Ward Cory Hoffman, Fourth Ward Drew Farrell, At-Large George Hellinger, Vice-Mayor Kent Shafer, and Mayor Carolyn Kay Riggle who presided.

Staff Present: Lee Yoakum, Public Information Officer, Blake Jordan, Public Utilities Director, Natalia Harris, City Attorney, Kyle Kridler, Assistant City Manager, and Tom Homan, City Manager

Others Present: Attorney David Moser, Isaac Wiles and Attorney Desmond Cullimore, The Cullimore Law Firm.

ITEM 2: EXECUTIVE SESSION: pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action.

Vice-Mayor Shafer motioned to enter into executive session pursuant to Ohio Revised Code Section 121.22 (G)(3) pending or imminent court action at 6:04 p.m. This motion was seconded by Mrs. Keller and approved by a 7-0 vote. The following members of Council were present for the discussion First Ward Chris Jones (exited the meeting at 7:30 p.m.), Second Ward Lisa Keller, Third Ward Cory Hoffman, Fourth Ward Drew Farrell, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Carolyn Kay Riggle. Council reconvened back into open session.

ITEM 3: ADJOURNMENT

Motion: Vice-Mayor Shafer motioned to adjourn the meeting, seconded by Mrs. Keller. The meeting adjourned at 7:50 p.m.

_____
Mayor Carolyn Kay Riggle

_____
Elaine McCloskey, Council Clerk

AGENDA ITEM NO. B

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey,City Clerk
ITEM TYPE:	Motion Summary
AGENDA SECTION:	**APPROVAL OF MOTION SUMMARY**
SUBJECT:	Approval of the Motion Summary of the regular meeting of Council held on May 24, 2021, as recorded and transcribed.
SUGGESTED ACTION:	

ATTACHMENTS:
20210609170139845.pdf

The regular meeting of Council held on May 24, 2021 and was called to order at 7:00 p.m. and was held remotely through Cisco Webex and streamed Live through Facebook due to the State of Emergency – Executive Order 2020-01D. The following members of Council were remotely present: Second Ward Lisa Keller, Third Ward Cory Hoffman, Fourth Ward Drew Farrell, At-Large George Hellinger, Vice-Mayor Kent Shafer, and Mayor Carolyn Kay Riggle who presided. Mayor Riggle announced the immediate resignation of First Ward Chris Jones that was received earlier in the day.

Staff Present Remotely: Lance Schultz, Zoning Administrator, Dave Efland, Planning and Community Development Director, Bill Ferrigno, Public Works Director and City Engineer, Jessica Feller, Human Resource Manager, John Donahue, Fire Chief, Justin Nahvi, Finance Director, Natalia Harris, City Attorney, Kyle Kridler, Assistant City Manager, and Tom Homan, City Manager

ITEM 2. INVOCATION

The invocation was delivered by Chaplain Chad Johns, Ohio Wesleyan University.

ITEM 3: APPROVAL OF MINUTES

APPROVAL of the Motion Summary of the regular meeting of Council held on May 10, 2021, as recorded and transcribed.

Motion: Vice-Mayor Shafer motioned to approve the Motion Summary of the regular meeting of Council held on May 10, 2021, as recorded and transcribed a seconded by Mrs. Keller. Motion approved by a 6-0 vote.

ITEM 4: CONSENT AGENDA

A. Acceptance of the Motion Summary of the Finance Committee meeting held on March 30, 2021, as recorded and transcribed.

B. Resolution No. 21-19 , a resolution authorizing the City Manager to enter into a Cooperative Agreement with the Ohio Department of Transportation for the resurfacing of portions of US42 from US23 south to the municipal boundary.

C. Resolution No. 21-20, a resolution authorizing the modification of certain traffic control signage to extend the No Parking Zone on Cobblestone Drive east of Rock Creek Drive.

Motion: Vice-Mayor Shafer motioned to approve the Consent Agenda, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

ITEM 5: LETTERS, PETITIONS, AND PUBLIC COMMENTS

There was no public participation.

ITEM 6: PRESENTATIONS

A. Presentation on Strategic Plan for the Prehospital Care System - Fire Chief John Donahue

ITEM 7: COMMITTEE REPORTS

Mrs. Keller discussed that for the upcoming Parking and Safety Committee meeting for June 21 that staff review the residential speed program and provide an update on pilot programs.

ITEM 8: CONSIDERATION OF LIQUOR PERMIT TRANSFER

A. To Migdadi Fuel Inc, DBA, Delaware Marathon, 473 South Sandusky Street, Delaware, Ohio 43015 from Philly Petroleum, LLC, DBA Delaware Marathon, 473 South Sandusky Street, Delaware, Ohio 43015. Permit Classes: C1, C2

Motion: Mrs. Keller motioned to accept the liquor permit transfer without objection, seconded by Vice-Mayor Shafer. Motion approved by a 6-0 vote.

ITEM 9: ORDINANCE NO. 21-29 [Third Reading]

AN ORDINANCE AMENDING THE MANAGEMENT, PROFESSIONAL, TECHNICAL, CONFIDENTIAL, AND SUPERVISORY EMPLOYEES PAY PLAN.

The Clerk read the ordinance for the third time.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 21-29, seconded by Mr. Farrell. Motion approved by a 6-0 vote.

ITEM 10: ORDINANCE NO. 21-30 [Public Hearing and Third Reading]

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING AGREEMENT FOR THE DEVELOPMENT OF WINTERBOURNE DRIVE AND OTHER INFRASTRUCTURE IMPROVEMENTS AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the third time.

PUBLIC PARTICIPATION:

Bob Grden
10590 Wellington Blvd.
Powell, Ohio

Michael R. Shade
236 West Central Avenue
Delaware, Ohio

Motion: Vice-Mayor Shafer motioned to enact the emergency clause for Ordinance No. 21-30, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 21-30, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

ITEM 11: ORDINANCE NO. 21-31 [Public Hearing and Second Reading]

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR VINCENT ROMANELLI FROM A-1 (AGRICULTURAL DISTRICT) TO R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) FOR AN ADDITION TO THE GLENROSS NORTH SUBDIVISION (SECTIONS 5 & 6) ON APPROXIMATELY 43.6 ACRES

LOCATED EAST OF GLENN PARKWAY AND JUST SOUTH OF BERLIN STATION ROAD.

The Clerk read the ordinance for the second time. There was no public participation for the public hearing. Council to table Ordinance No. 21-31 until the July 26 Council meeting to be presented with the annexation ordinance.

APPLICANT:
Jeff Strung
EMHT
5500 New Albany Road
New Albany, Ohio

Motion: Vice-Mayor Shafer motioned to table Ordinance No. 21-31, Ordinance No. 21-32, Ordinance No. 21-33, and Ordinance No. 21-34 until the July 26, 2021 Council meeting, seconded by Mr. Farrell. Motion approved by a 6-0 vote.

ITEM 12: ORDINANCE NO. 21-32 [Public Hearing and Second Reading]
AN ORDINANCE FOR VINCENT ROMANELLI FOR APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR THE ADDITION TO THE GLENROSS NORTH SUBDIVISION (SECTIONS 5 & 6) ON APPROXIMATELY 43.6 ACRES LOCATED EAST OF GLENN PARKWAY AND JUST SOUTH OF BERLIN STATION ROAD.

The Clerk read the ordinance for the second time. There was no public participation for the public hearing.

Motion: Vice-Mayor Shafer motioned to table Ordinance No. 21-31, Ordinance No. 21-32, Ordinance No. 21-33, and Ordinance No. 21-34 until the July 26, 2021 Council meeting, seconded by Mr. Farrell. Motion approved by a 6-0 vote.

ITEM 13: ORDINANCE NO. 21-33 [Second Reading]
AN ORDINANCE FOR VINCENT ROMANELLI FOR APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN FOR THE GLENROSS NORTH SUBDIVISION SECTIONS 5 & 6 ON APPROXIMATELY 43.6 ACRES LOCATED EAST OF GLENN PARKWAY AND JUST SOUTH OF BERLIN STATION ROAD.

The Clerk read the ordinance for the second time.

Motion: Vice-Mayor Shafer motioned to table Ordinance No. 21-31, Ordinance No. 21-32, Ordinance No. 21-33, and Ordinance No. 21-34 until the July 26, 2021 Council meeting, seconded by Mr. Farrell. Motion approved by a 6-0 vote.

ITEM 14: ORDINANCE NO. 21-34 [Second Reading]
AN ORDINANCE FOR VINCENT ROMANELLI FOR APPROVAL OF A PRELIMINARY SUBDIVISION PLAT FOR THE GLENROSS NORTH SUBDIVISION SECTIONS 5 & 6 ON APPROXIMATELY 43.6 ACRES LOCATED EAST OF GLENN PARKWAY AND JUST SOUTH OF BERLIN STATION ROAD.

The Clerk read the ordinance for the second time.

Motion: Vice-Mayor Shafer motioned to table Ordinance No. 21-31, Ordinance No. 21-32, Ordinance No. 21-33, and Ordinance No. 21-34 until the July 26, 2021 Council meeting, seconded by Mr. Farrell. Motion approved by a 6-0 vote.

ITEM 15: ORDINANCE NO. 21-35 [Public Hearing and Second Reading]
AN ORDINANCE APPROVING A REZONING AMENDMENT FOR CHARLES R. DAVIS FROM A-1 (AGRICULTURAL DISTRICT) TO R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) FOR THE DAVIS TRACT SUBDIVISION ON APPROXIMATELY 30.708 ACRES LOCATED ON THE NORTH SIDE OF WEST WILLIAM STREET AND JUST WEST OF SPRINGER WOODS SUBDIVISION.

The Clerk read the ordinance for the second time. There was no public participation for the public hearing.

APPLICANT:
Michael R. Shade
Shade and Shade, LLC
236 West Central Avenue
Delaware, Ohio

Linda Menerey
EMHT
5500 New Albany Road
New Albany, Ohio

Motion: Mrs. Keller motioned to suspend the rules for Ordinance No. 21-35, seconded by Mr. Farrell. Motion approved by a 5-0-1 (Hoffman) vote.

Motion: Mrs. Keller motioned to adopt Ordinance No. 21-35, seconded by Mr. Farrell. Motion approved by a 5-0-1 (Hoffman) vote.

ITEM 16: ORDINANCE NO. 21-36 [Second Reading]
AN ORDINANCE APPROVING A PRELIMINARY SUBDIVISION PLAT FOR CHARLES R. DAVIS FOR THE DAVIS TRACT SUBDIVISION ON APPROXIMATELY 30.708 ACRES LOCATED ON THE NORTH SIDE OF WEST WILLIAM STREET AND JUST WEST OF SPRINGER WOODS SUBDIVISION.

The Clerk read the ordinance for the second time.

Motion: Mrs. Keller motioned to suspend the rules for Ordinance No. 21-36, seconded by Mr. Farrell. Motion approved by a 5-0-1 (Hoffman) vote.

Motion: Mrs. Keller motioned to adopt Ordinance No. 21-36, seconded by Mr. Farrell. Motion approved by a 5-0-1 (Hoffman) vote.

ITEM 17: RESOLUTION NO. 21-21 [First Reading]
A RESOLUTION AMENDING THE INVESTMENT POLICY FOR THE CITY OF DELAWARE.

The Clerk read the resolution for the first time.

Motion: Vice-Mayor Shafer motioned to approve Resolution No. 21-21, seconded by Mr. Hoffman. Motion approved by a 6-0 vote.

ITEM 18: ORDINANCE NO. 21-37 [First Reading]
AN ORDINANCE TO AUTHORIZE AND DIRECT THE CITY MANAGER TO EXECUTE AND SIGN AN AMENDMENT TO THE PETITION FOR THE NORTHSTAR NEW COMMUNITY AUTHORITY ON BEHALF OF THE CITY OF DELAWARE, OHIO, TO BE PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF DELAWARE COUNTY, OHIO, TO ADD PROPERTY TO THE BOUNDARIES OF THE NEW COMMUNITY DISTRICT OF THE AUTHORITY AND RECOGNIZE THE CHANGE IN DEVELOPER FOR THE AUTHORITY, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 21-37, seconded by Mr. Farrell. Motion approved by a 6-0 vote.

Motion: Vice-Mayor Shafer motioned to enact the emergency clause for Ordinance No. 21-37, seconded by Mr. Farrell. Motion approved by a 6-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 21-37, seconded by Mr. Farrell. Motion approved by a 6-0 vote.

ITEM 19: ORDINANCE NO. 21-38 [First Reading]
AN ORDINANCE SUPPLEMENTING THE 2021 APPROPRIATIONS AND DECLARING AND EMERGENCY.

The Clerk read the ordinance for the first time. Ordinance No. 21-38 will be presented for a second reading.

ITEM 20: ORDINANCE NO. 21-39 [First Reading]
AN ORDINANCE AUTHORIZING AND APPROVING A PRE-ANNEXATION AGREEMENT FOR 43.6± ACRES KNOWN AS THE MARY JO LANE TRUST ANNEXATION (AKA FUTURE GLENROSS NORTH SECTIONS 5 AND 6) AND LOCATED ON THE SOUTH SIDE OF BERLIN STATION RD., EAST OF GLENN PARKWAY, WEST OF THE EXISTING NORFOLK & SOUTHERN RAILROAD TRACKS, AND NORTH OF THE EXISTING GLENROSS NORTH SUBDIVISION SECTIONS 1-4.

The Clerk read the ordinance for the first time. Ordinance No. 21-39 will be presented for a second reading.

ITEM 21: ORDINANCE NO. 21-40 [First Reading]
An ordinance approving the sale of a 1989 E-One Pumper Truck that has outgrown its useful serviceable life.

The Clerk read the ordinance for the first time.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 21-40, seconded by Mr. Hoffman. Motion approved by a 6-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 21-40, seconded by Mr. Hoffman. Motion approved by a 6-0 vote.

ITEM 22: FINANCE DIRECTOR'S REPORT

A. Review of April Finance Report

B. Presentation on Delinquent Utility Account Project

ITEM 23: CITY MANAGER'S REPORT & COVID-19 UPDATE

Mr. Homan discussed the plans to have council meetings in June return to open meetings in chambers and boards and commissions to return to open meetings in chambers in July. He reviewed the new guidelines for masks for city buildings and pool opening and pool memberships.

Motion: Mrs. Keller motioned to amend the agenda to add Council Comments following City Manager's Report, seconded by Vice-Mayor Shafer. Motion approved by a 6-0 vote.

ITEM 24: COUNCIL COMMENTS

Mrs. Keller discussed concerns raised by the Delaware General Health District regarding funding removed at the local level to be outsourced for contract tracing. Mrs. Keller discussed her plans to write a letter to Ohio Department of Health regarding these concerns.

Mayor Riggle recognized Mr. Jones for his time on Council. She provided information on the Oak Grove Cemetery Memorial Service.

ITEM 25: EXECUTIVE SESSION: pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action.

Mayor Riggle motioned to enter into executive session pursuant to Ohio Revised Code Section 121.22 (G)(3) pending or imminent court action at 8:45 p.m. This motion was seconded by Vice-Mayor Shafer and approved by a 6-0 vote. The following members of Council were present for the discussion Second Ward Lisa Keller, Third Ward Cory Hoffman, Fourth Ward Drew Farrell, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Carolyn Kay Riggle. Council reconvened back in open session.

ITEM 26: ADJOURNMENT

Motion: Vice-Mayor Shafer motioned to adjourn the meeting. The meeting adjourned at 9:15 p.m.

_____
Mayor Carolyn Kay Riggle

_____
Elaine McCloskey, Council Clerk

AGENDA ITEM NO. A

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey,Department of Administrative Services
ITEM TYPE:	Motion Summary
AGENDA SECTION:	**CONSENT AGENDA**
SUBJECT:	Acceptance of the Motion Summary of the Civil Service Commission meeting held on May 5, 2021, as recorded and transcribed.

SUGGESTED ACTION:

ATTACHMENTS:
20210505 civil service minutes.pdf

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CIVIL SERVICE COMMISSION
Motion Summary
May 5, 2021

ITEM 1. ROLL CALL

Chairman Rybka called the virtual meeting to order at 3:04 p.m.

Members Virtually Present: Kent Shafer, City Council Liaison, Mary Jane Santos, Vice-Chairman Eric Coss and Chairman John Rybka

Staff Virtually Present: Lorrie Diaz, Human Resource Coordinator, Jessica Feller, Human Resource Manager, Bruce Pijanowski, Police Chief, John Donahue, Fire Chief and Natalia Harris, City Attorney

ITEM 2. APPROVAL of the Motion Summary for the Civil Service Commission meeting held January 13, 2021, as recorded and transcribed.

Motion: Ms. Santos motioned to approve the motion summary for the January 13, 2021 Civil Service Commission meeting, seconded by Vice-Chairman Coss. This motion was approved by a 3-0 vote.

ITEM 3. PUBLIC COMMENT

PUBLIC COMMENT:
Joseph Murphy
IAFF Local 6060 President

Nick Highly
Firefighter
Station 301
Delaware, Ohio

ITEM 4. UPDATE to Firefighter Certified List

Chairman Rybka requested to defer action regarding this list for the next meeting and requested demographics on police, firefighters and how many reside in the City limits.

Vice-Chairman Coss requested information regarding scores of how many passed and failed and at what standards.

Motion: Ms. Santos motioned to table discussion on the Firefighter Certified List until the June meeting, seconded by Vice-Chairman Coss. Motion approved by a 3-0 vote.

DocuSign Envelope ID: 22510A0A-EEEF-46F4-9A09-B13B14D0EE41

ITEM 5. UPDATE to Police Officer Recruitment Process

Motion: Vice-Chairman Coss motioned to approve the Police Officer Recruitment Process as presented, seconded by Ms. Santos. Motion approved by a 3-0 vote.

ITEM 6. STAFF COMMENTS

ITEM 7. COMMITTEE COMMENTS

Chairman Rybka discussed the Comprehensive Plan that is currently before Council for consideration of adoption and that it has a section to identify a diversity plan.

Ms. Santos discussed the use of social workers to work with the Police Department. Chief Pijanowski discussed the hiring a full-time social worker as a service coordinator.

ITEM 8. ADJOURNMENT

Motion: Chairman Rybka moved to adjourn the Civil Service Commission meeting, seconded by Ms. Santos. The Civil Service Commission meeting was adjourned at 4:22 p.m.

DocuSigned by:
John Rybka
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John M. Rybka, Chairman

DocuSigned by:
Elaine McCloskey
24C5E222F6604F7...
Elaine McCloskey, Clerk

AGENDA ITEM NO. B

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey,Planning Department
ITEM TYPE:	Motion Summary
AGENDA SECTION:	**CONSENT AGENDA**
SUBJECT:	Acceptance of the Motion Summary of the Planning Commission meeting held on May 5, 2021, as recorded and transcribed.
SUGGESTED ACTION:	

ATTACHMENTS:
02 20210505 planning.pdf

PLANNING COMMISSION
May 5, 2021
MOTION SUMMARY

ITEM 1. Roll Call
Chairman Simpson called the meeting to order at 6:31 p.m.

Members Present Virtually: Sara Anderson, Tajudeen Bakare, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros and Chairman Stacy Simpson

Staff Present Virtually: Carrie Fortman, Project Engineer, Jordan Selmek, Zoning Officer and Dave Efland, Planning and Community Development Director

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held April 7, 2021, as recorded and transcribed.

Motion: Mr. Prall motioned to approve the Motion Summary for the Planning Commission meeting held on April 7, 2021, as recorded and transcribed, seconded by Vice-Chair Mantzoros. Motion approved with a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. Glenross North

(1) 2021-1052: A request by Vincent Romanelli for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for an addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.

(2) 2021-1056: A request by Vincent Romanelli for approval of a Conditional Use Permit allowing the Placement of PMU (Planned Mixed Use Overlay District) to be established for the addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.

(3) 2021-1071: A request by Vincent Romanelli for approval of a Preliminary Development Plan for the Glenross North Subdivision Sections 5 and 6 on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.

(4) 2021-1072: A request by Vincent Romanelli for approval of a Preliminary Subdivision Plat for the Glenross North Subdivision Sections 5 and 6 on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.

Anticipated Process

a. Staff Presentation

Mr. Selmek reviewed the staff report. The subject parcel is located east of Glenn Parkway, west of the railroad tracks and north of the Glenross North Subdivision Sections 1-4. The parcel is in the process of being annexed

into the City. The developer is proposing to annex the 43.6 acres north of Glenross North Section 1-4 and requesting a Rezoning Amendment, Conditional Use Permit, Preliminary Development Plan and Preliminary Subdivision Plat to construct 91 single-family lots. He reviewed the site layout and access.

b. Applicant Presentation

APPLICANT:
Jeff Strung
EMHT
5500 New Albany Road
New Albany, Ohio

c. Public comment (public hearing)

PUBLIC PARTICIPATION:
Justin Bruff
2272 Berlin Station road
Delaware, Ohio

d. Commission Action

Motion: Mr. Prall motioned to approve 2021-1052, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-1056, along with all staff conditions and recommendations, seconded by Mr. Bakare. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-1071, along with all staff conditions and recommendations, seconded by Mayor Riggle. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-1072, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

B. Davis Subdivision Tract

(1) 2021-1078: A request by Charles R. Davis for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-3 (One-Family Residential District) for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of the Springer Woods Subdivision.

(2) 2021-1081: A request by Charles R. Davis for approval of a Preliminary Subdivision Plat for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of the Springer Woods Subdivision.

Anticipated Process

a. Staff Presentation

Mr. Selmek reviewed the staff report that was provided to the Commission. The subject site is located on the north side of West William Street just west of the Springer Woods Subdivision. The proposal would consist of 77 single-family lots on approximately 30.708 acres. Primary access to the site would be from a new curb cut on West William Street wile secondary access would be from Aaron Drive to the east and Penwell Drive to the north, both through the existing Springer Woods Subdivision. Also reviewed was the open space and landscaping.

b. Applicant Presentation

APPLICANT:
Michael R. Shade
Shade and Shade, LLC
236 West Central Avenue
Delaware, Ohio

Linda Menerey
EMHT
5500 New Albany Road
New Albany, Ohio

c. Public comment (public hearing)

PUBLIC PARTICIPATION:
Thomas Kovach
167 Bevan Way
Delaware, Ohio

d. Commission Action

Motion: Mr. Prall motioned to approve 2021-1078, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-1081, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

Mr. Efland provided information on the tentative Planning Commission meeting scheduled for July 21, 2021 to review the CIP. The Commission is aware this topic of discussion may be presented at the first meeting in July.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: June 2, 2021

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:51 p.m.

_____
Chairperson

_____
Elaine McCloskey, Clerk

AGENDA ITEM NO. C

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey,City Clerk
ITEM TYPE:	Motion Summary
AGENDA SECTION:	**CONSENT AGENDA**
SUBJECT:	Acceptance of the Motion Summary of the Parks and Recreation Advisory Board meeting held on January 20, 2021, as recorded and transcribed.

SUGGESTED ACTION:

ATTACHMENTS:
20210120 parb motion summary.pdf

DocuSign Envelope ID: BBB0D369-3085-4EA4-B451-258A1A788F99

PARKS AND RECREATION ADVISORY BOARD
MOTION SUMMARY
January 20, 2021

ITEM 1. Roll Call

Chairman Bricker called the virtual meeting to order at 6:30 p.m.

Members Virtually Present: Cassie Cunningham, Bob Dalton, Angela MacWhinney, Jill Staugler, Maria Schul, Zachary Katona, Vice-Chairwoman Dianna Hibinger, and Chairman Joshua Bricker

Members Absent: Michael Rush, Corie Thompson and Councilman Chris Jones

City Staff Virtually Present: Ted Miller, Parks and Natural Resource Director

YMCA Staff Virtually Present: Roger Hanafin, Associate Executive Director and Lolita Haverlock, Regional VP of Operations

Motion to Excuse: Mr. Dalton motioned to excuse Councilman Jones, Ms. Thompson, Mr. Rush, seconded by Ms. MacWhinney. Motion approved by a 8-0 vote.

ITEM 2. INTRODUCTION of New Parks and Recreation Advisory Board Member – Zachary Katona, At-Large

ITEM 3. INTRODUCTION of Mike Hamer, Recreation Program Superintendent

ITEM 4. APPROVAL of the Motion Summary for the meeting held September 22, 2020 as recorded and transcribed.

Motion: Vice-Chairwoman Hibinger motioned to approve the Motion Summary for the meeting held September 22, 2020 as recorded and transcribed, seconded by Mr. Dalton. Motion approved by a 8-0 vote.

ITEM 5. PUBLIC COMMENTS

The Clerk informed the Board that there was no request for public comment.

ITEM 6. UPDATE of Delaware Area Community Center YMCA

Mr. Hanafin provided an update to the Board. He discussed changes that had been made to follow COVID-19 guidelines. Activities, such as, basketball, pickleball, and the use of the pools is through a reservation system. Swim lessons have resumed and will be looking at increasing programs in February

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with dance and water fitness. He discussed that membership has decreased relating to COVID-19 with close to 9,000 members prior to the pandemic and currently approximately 5,000 members. He discussed how the YMCA is dealing with the financial impact to the decrease in memberships.

ITEM 7. UPDATE on Parks and Natural Resources

Mr. Miller provided an update to Oak Grove Cemetery and Hidden Valley Golf Course. He discussed plans to open the golf course in February on days that are weather appropriate. He discussed the opening of Mingo Pool in the summer and getting feedback from surrounding communities that opened their pools during the previous summer with the pandemic.

ITEM 8. REVIEW of Smith Park Tennis Courts/Pickleball

a. Continue with reserved courts
b. First Come – First Serve
c. Split courts – half the courts permanent tennis, half the courts permanent pickleball

- Note: possibility of the City running a pickleball program in 2021

Mr. Miller reviewed previous concerns relating to the reservation of court times by the Pickleball members. The Board discussed concerns with options to first come-first serve and split courts. Recommendation by the Board was to continue with current practice of reserving courts.

ITEM 9. STAFF COMMENTS

Mr. Miller discussed staffing changes and current job openings. He also discussed plans to have a community meeting with the public and Kensington HOA regarding the request for community gardens at Kensington Park.

Mr. Bricker questioned where information on City Programs will be available to the public. Mr. Miller discussed that the City will be providing a full release once staffing is complete.

Vice-Chairwoman Hibinger questioned when to start on the tennis summer program. Mr. Miller to follow up. She also discussed that at Mingo Park there is a piece of fitness equipment broken. Ms. Staugler discussed having a place to report on the website. Information was provided regarding the Delaware App.

ITEM 10. MEMBERS COMMENTS

ITEM 11. ADJOURNMENT

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Motion: Mr. Dalton moved to adjourn the Parks and Recreation meeting, seconded by Vice-Chairwoman Hibinger. The meeting adjourned at 7:26 p.m.

DocuSigned by:
Joshua Bricker
6FE9D0BAA01F492...
Chairperson

DocuSigned by:
Elaine McCloskey
24C5E222F6604F7...
Elaine McCloskey, Clerk

AGENDA ITEM NO. D

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey,Planning Department
ITEM TYPE:	Ordinances
AGENDA SECTION:	**CONSENT AGENDA**
SUBJECT:	Establish June 28, 2021 at 7:20 p.m. as a date and time for a public hearing and second reading for Ordinance No. 21-41, an ordinance approving zoning text revisions to the Architectural Standards for the Downtown Historic District to include fiberglass-clad wood windows as an approved material.
SUGGESTED ACTION:	
ATTACHMENTS:	

AGENDA ITEM NO. E

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey,Planning Department
ITEM TYPE:	Ordinances
AGENDA SECTION:	**CONSENT AGENDA**
SUBJECT:	Establish June 28, 2021 at 7:25 p.m. as a date and time for a public hearing and second reading of Ordinance No. 21-42, an ordinance approving a Rezoning Amendment for the Margery Burkhart Trust from A-1 (Agricultural District) to R-1 (One-Family Residential District) for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River.
SUGGESTED ACTION:	
ATTACHMENTS:	

AGENDA ITEM NO. A

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 14, 2021

SUBMITTED BY: Elaine McCloskey,City Clerk

ITEM TYPE: Presentation

AGENDA SECTION: **LETTERS, PETITIONS, AND PUBLIC COMMENTS**

SUBJECT: Public Comment Submitted

SUGGESTED ACTION:

ATTACHMENTS:
Fwd_ A Loudoun Teacher Explains How Leftist Racism Is Devastating Schools.pdf

From:	Deborah Guebert
To:	Elaine McCloskey
Subject:	Fwd: A Loudoun Teacher Explains How Leftist Racism Is Devastating Schools
Date:	Wednesday, May 26, 2021 12:05:50 PM

Caution! This message was sent from outside your organization.

Dear Elaine,
I just sent this email to all the city council members. Would you please add it to the public comment for the next city council meeting?
Thank you very much.
Sincerely,
Deborah

Begin forwarded message:

From: Deborah Guebert <deborah.guebert@gmail.com>
Subject: A Loudoun Teacher Explains How Leftist Racism Is Devastating Schools
Date: May 26, 2021 at 11:44:30 AM EDT
To: Carolyn Riggle <criggle@delawareohio.net>, Kent Shafer <KShafer@delawareohio.net>, George Hellinger <GHellinger@delawareohio.net>, Drew Farrell <dfarrell@delawareohio.net>, Cory Hoffman <choffman@delawareohio.net>, Chris Jones <CJones@delawareohio.net>, Lisa Keller <lkeller@delawareohio.net>
Cc: R Thomas Homan <rthoman@delawareohio.net>, Kyle Kridler <kkridler@delawareohio.net>, "Merrell, Gary" <gmerrell@co.delaware.oh.us>, "Lewis, Barb" <blewis@co.delaware.oh.us>, jbenton@co.delaware.oh.us

Dear Mayor Riggle, Vice Mayor Shafer, and Delaware City Council Members,

Using “trainers” to try to change the way people think is a classic tactic to intimidate and bully those who do not adhere to the desired party line - generally marxist or similar. This will devastate our freedom to think and live as independent persons, a freedom that motivates and enriches every aspect of life. This kind of re-education operates by coercion. Lacking a sound basis in truth, it is unable to persuade otherwise.

Not having any response from you to indicate that you have changed your direction, it seems that you are continuing on this route to reinstate through an emphasis on “diversity” or “implicit bias", race as a dividing element. This is, of course, at the peril of all that was achieved by MLK and others to integrate all colors of people, and to remove racial barriers. Despite claims to the contrary, the

effect of this emphasis is counter to the concept of equality of all persons, in the sight of God, and therefore, in the sight of man (generic), as stated in our founding document.

Please stop this deadly poison from continuing to drain the “one nation under God, indivisible” pledge of all meaning. United we stand, divided we fall - and the latter is exactly what some intend. Why would collaborate with such forces?

I look forward to your response, stating an immediate cessation of any such divisive policies.

Sincerely,
Deborah K. Guebert

P.S. This article describes the implementation of this type of policy in a school setting. The effects are the same, wherever such ideas are promoted, so this intelligent teacher’s experience is relevant to any such setting. Please consider her observations seriously. DKG

https://thefederalist.com/2021/04/15/a-loudoun-county-teacher-explains-how-leftist-institutional-racism-is-devastating-public-schools/

A Loudoun County Teacher Explains How Leftist Institutional Racism Is Devastating Public Schools

It’s been my experience so far that our 'equity training' is guilty of the very thing it warns against, complete with an implicit bias of its own.

Monica Gill

“What do you see?” was the question posed at our “equity” training. I saw, like most of my colleagues, LeBron James and Gisele Bundchen posing together on

the cover of Vogue. Our “trainers” claimed this was an example of a subconscious implicit bias. This was surely a modern depiction of King Kong and Fay Wray, they claimed.

They claimed I was really seeing a black man portrayed as an aggressive ape. The purpose of this training was not just to reveal implicit bias, but also to accuse our community of systemic racism that needed to be disrupted and dismantled to root out this type of white supremacist thinking. From this training onward, I’ve watched Loudoun County Public Schools (LCPS) implode under the destructive forces of critical race theory (CRT).

In a recent email prompted after parents started complaining about such trainings and curricula in our schools, Interim Superintendent Scott Ziegler claimed, “LCPS has not adopted Critical Race Theory as a framework for staff to adhere to.” In explaining the school district’s “equity priorities,” he said, “They are not an effort to indoctrinate students and staff into a particular philosophy or theory.”

A look at the training I’ve gone through tells a different story. Our equity “conversations” are centered on all the buzz terms popular in CRT: systemic racism, white supremacy, white privilege, implicit bias, and microaggressions. The “conversation” assumes these are truths, and any attempt to call these terms into question is ignored or dismissed.

I met with my superior after our first training to express objections. I was directed to contact those in charge of the training. I spoke at school board meetings and equity

committee meetings, and wrote an extensive letter outlining my deep concerns. I sent it to then-Superintendent Eric Williams, and every member of the equity team. I got no response.

As an employee, I've asked the same questions as parents about this initiative. If we must be exposed to critical race theorists Robin DiAngelo, Zaretta Hammond, and Ibram Kendi, then why not have "equal" exposure to Thomas Sowell, Burgess Owens, Shelby Steele, Carol Swain, Robert Woodson, Larry Elder, Walter Williams, and, dare I suggest, Martin Luther King, Jr.?

I thought our job was to be life-long learners and examine different perspectives. But our "conversations" are based on the assumption that the "equity" narrative is true and unimpeachable. We are specifically told at our meetings *not* to direct the conversation to other factors that may inhibit student achievement like "economics" or "family structure."

Why shouldn't we, particularly if those are the roots of challenges faced by minority students, as presented by thinkers like Sowell? Sowell gives empirical data rather than made up esoteric terms that only the "experts" can reveal to us. None of this appears to matter to many district officials.

'White Privilege' Ignores the Plight of Many

While in training, I've been struck by how rampant it is with an implicit bias of its own. "The Unequal Opportunity Race" is a video we had to watch showing

two white runners and two black runners. The black runners got a late start and came across many obstacles. When one fell down, the other turned back to help.

Meanwhile, the white runners were oblivious to the obstacles their fellow runners faced. This directly implied white America has no concern for the obstacles faced by our black brothers and sisters. It ignores the fact that white Christians led the slavery abolition movement and whites marched (and died) in the Civil War and the civil rights movement, and the vast majority of white Americans today support genuine racial equality.

In this video, the white runner faced zero obstacles. This is also rife with bias. While one of our trainers told the story of their "white privilege," many of my colleagues were frustrated by this narrative. One of my colleagues was in tears because the "white privilege" narrative ignores her plight as a white single mom of four who lived on welfare and free lunch programs as she struggled to provide.

White privilege isn't my story either. I worked to pay out-of-pocket for both my degrees. In my generation of 15 cousins, only three of us attained degrees in higher education. Is three out of 15 white privilege?

I'm told "white privilege" isn't about having wealth or no obstacles, it's about not having to live life being conscious of my skin color. Untrue, again. I grew up in very diverse schools. Many of my friends were minorities. I was also bullied by black peers who derogatorily called me "little white girl" and terrorized me so relentlessly that I ran from class to class to avoid them.

So I was very aware of my "whiteness." Yet while those assailants clearly targeted me for the color of my skin, I managed not to blame it on their "blackness." Raised on King's teachings, I knew it was the content of their character that made them cruel, not the color of their skin.

Now, I continue to be made "aware" of my "whiteness" by virtue of CRT culture's insistence that white people are inherently racist and have established systemic racism. (Of course, it's slightly ironic since I'm not just white, but also a quarter Japanese. But who's counting? Does my Asian DNA give me any credibility in a conversation about race when I "look" white? Apparently not.)

It's been my experience so far that our equity training is guilty of the very thing it warns against. But that's what happens when you don't base your reality on objective truths. I'm a Christian. The Bible's objective truth says: "Man looks at the outward appearance, God looks at the heart." God wants us to view others with His eyes, not our own.

I believe God when He says no race is better than another. Every person bears His image and deserves to be treated with the dignity of being judged by the content of their character, not the color of their skin. That has not been part of the equity training "conversation" so far.

When Marxists Become 'Anti-Racists'

Despite the denials, LCPS equity training for employees looks a lot like CRT, which is rooted in Marxism. In this ideology, there are two kinds of people: "Oppressors" and "The Oppressed." George Orwell wrote us a cautionary

tale about this world view. It's called "Animal Farm."

We've seen this cautionary tale come to fruition throughout history in the French Revolution, Joseph Stalin's Purges, and Mao Zedong's Cultural Revolution, to name a few. This vicious cycle always plays out the same way: in the end, someone meets the fate of "Animal Farm's" Snowball, and those who were once the oppressed rise up not to freedom, but to be new oppressors.

LCPS is experiencing this destructive cycle now. It all began with a one-sided conversation and continued with the school board's attempt to silence teachers' free speech in opposition to the "equity" initiative. The tensions heightened with the LCPS Minority Student Achievement Advisory Committee's social media posting to silence the opposition, and the Anti-Racist Facebook group creating "lists" of parents to be doxed, hacked, and bullied for questioning the "Equity" initiative.

My colleagues call parents who disagree with them "racist," full of "evil rhetoric," "Beetle douche," and "people who Harriet Tubman would have shot." I bet these same people have "Hate does not live here" signs in their front yards.

The willingness of teachers with different views to speak up is further suppressed by those in leadership hurling the very powerful false narrative that if we disagree then somehow we do not have the right heart to be teaching children and ought be dismissed. In a free society, shouldn't superior ideas rise on their merit? I'd argue the desire to silence the opposition is because the initiative is

based on the Marxist ideology of CRT. History proves Marxist ideas unable to rise without the boot of authoritarianism crushing others down.

Twenty years ago, I couldn't wait to become a teacher for Loudoun County Public Schools. Over the last three years, I've become increasingly alarmed at the direction LCPS has taken. The goal is no longer equipping our teachers and student body for learning. Instead, we are engaged in a trickle-down indoctrination targeted at teachers with the aim of filtering the "equity" mindset down into the classrooms. The evidence continues to pile up as parents and students come forward with clear examples of children being told they should be anti-racist activists or should see racial distinctions as individuals' primary characteristics.

A Lesson in Dismantling White Supremacy

Even though LCPS has not explicitly adopted CRT as a framework, our training has been latent with its rhetoric. What is training for but to be implemented in our day-to-day teaching? The implicit expectation of our "equity" training has undoubtedly been to establish this trickle-down infiltration of CRT.

It's no surprise that teachers who embrace the radical views of CRT feel emboldened to insert them into their lessons. Teachers are specifically told to take part in the "dismantling and disruption" of "white supremacy" in our schools. Our trainers at the Equity Collaborative define white supremacy as a "Power structure that creates

differences – a white dominant culture, not necessarily because of mean people."

This definition makes even inadvertent acts of ignorance and insensitivity "white supremacy." The true definition of white supremacy is: "The overt and conscious belief that white people are superior to those of all other races and should dominate society." The Equity Collaborative's fraudulent definition has alienated white people in our community who despise racism and know God values everyone in His creation.

CRT has weaponized race and made white America a scapegoat for society's ills. We choose this shallow "conversation" instead of doing the actual hard, nuanced, and complex work of teaching and problem-solving. Like all communist and fascist revolutions, scapegoats are offered as sacrifices for societies' "sins." Sadly, scapegoats are never able to atone for those sins, and innocent blood is shed in the name of "progress."

Monica Gill holds a master's degree in American history from George Mason University. She has been teaching American history, government, and comparative politics for 25 years and currently teaches for Loudoun County Public Schools in Virginia.

AGENDA ITEM NO. A

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey
ITEM TYPE:	Presentation
AGENDA SECTION:	**PRESENTATION**
SUBJECT:	Introduction of new Interim Executive Director for Unity Community Center, DeAndra Harrison - Karriejoi Coit, Executive Director and DeAndra Harrison, Interim Executive Director
SUGGESTED ACTION:	
ATTACHMENTS:	

AGENDA ITEM NO. B

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey
ITEM TYPE:	Presentation
AGENDA SECTION:	**PRESENTATION**
SUBJECT:	Proclamation recognizing Juneteenth presented to Unity Community Center
SUGGESTED ACTION:	
ATTACHMENTS:	

AGENDA ITEM NO. C

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey,City Clerk
ITEM TYPE:	Presentation
AGENDA SECTION:	**PRESENTATION**
SUBJECT:	Proclamation recognizing Pride Month presented to Delaware Ohio Pride.
SUGGESTED ACTION:	
ATTACHMENTS:	

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey,Finance
ITEM TYPE:	Ordinances
AGENDA SECTION:	**SECOND READING OF ORDINANCE NO. 21-38**
SUBJECT:	An ordinance supplementing the 2021 Appropriations and declaring an emergency.

SUGGESTED ACTION:

ATTACHMENTS:

Fact Sheet Ord 21-38, Supplementing the 2021 Appropriations.pdf
Ord 21-38, Supplementing the 2021 Appropriations.pdf
20210610 ED Proj Mgr.mem.pdf
Airport and Refuse Tech Additions 6.10.21.pdf
development planner position supplemental_2021 (003) (003).pdf

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 9 DATE: 06/14/2021

ORDINANCE NO: 21-38 RESOLUTION NO:

READING: SECOND PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Justin Nahvi, Finance Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE SUPPLEMENTING THE 2021 APPROPRIATION ORDINANCE AND DECLARING AN EMERGENCY.

BACKGROUND:
UPDATE 6/14/21:
Attached are the memo's from Sean Hughes, Economic Development Director, Bill Ferrigno, Director of Public Works/City Engineer, and Dave Efland, Director of Planning and Community Development, regarding position requested/justification.

5/24/21: While administering the 2021 Budget, various modifications to existing appropriations have been identified that will require supplemental appropriations prior to the end of the current fiscal year. These modifications are attributed items including the refunding of debt in the 2nd quarter of 2021 that was not included with the current year budget, three new positions for the Refuse, Airport and Planning/Community Development Departments, as well as capital funding estimates whereby the budgeted amounts did not include sufficient appropriations based on the final project bids.

REASON WHY LEGISLATION IS NEEDED:

This ordinance is needed to provide supplemental appropriations to sustain know expenditures that were not originally budgeted for in 2021 as well as maintaining budget compliance pursuant to the Ohio Revised Code.

COMMITTEE RECOMMENDATION:
Presented at the Finance Committee on April 29, 2021

FISCAL IMPACT(S):
The following table outlines the fund, expenditure account, the amount of the requested appropriations along with a justification to support the modification to the 2021 budget:

Fund	Desc	Org	Obj	Prj	Amount	Comment/Justification
General Fund/Planning Dept	Land	10111400	550100		$ 175,000.00	Demolish Spring St Buildings Purchased Last Year
General Fund/Planning Dept	Personal Services	10111800	510000		$ 45,872.00	6 Mths Wages/Benefits for New Position
General Fund/Econ Dev Dept	Personal Services	10100600	510000		$ 65,083.00	6 Mths Wages/Benefits for New Position
Performance Bond	Bond Reimbursement	20420400	560030		$ 294,151.00	Bond Refund
Parks & Recreation	Capital	21012400	550300		$ 19,800.00	Repair of Slides at Mingo Pool
Parks & Recreation	Capital	21012400	550300		$ 20,100.00	Replacement Diving Boards & Chairs at Pool
Airport	Personal Services	22217000	510000		$ 40,240.00	Addition of Full Time Airport Technician
FEMA Grant	Materials & Supplies	28211400	533000		$ 65,000.00	FEMA COVID Grant Award
Revolving Loan	Capital	29511800	550300	RL002	$ 15,000.00	Increased Demand for Façade Loan Program
Capital Improvement	Capital	41016200	550300	EWILL	$ 29,000.00	E William Verizon Pmt
Capital Improvement	Capital	41016200	550300	DZ003	$ 54,422.00	Local Share of FAA Taxilane Reconstruction
Point Project	Professional Services	41541500	523100	POINT	$ 150,000.00	Point Project Design
Parks Impact Fee	Capital	49112000	550300		$ 115,000.00	ODNR Grant
Stormwater	Transfers	52319200	570000		$ 2,050,000.00	Transfer to SW Capital
Water Capacity Fee	Capital	53618400	550300	WT011	$ 1,462,000.00	Pollock Rd Waterline
Wastewater Construction	Capital	54118800	550300	WW016	$ 357,000.00	Wesleyan Woods Sewer line
Wastewater Construction	Capital	54119000	550300		$ 200,000.00	Georgetown Lift Station
Refuse	Professional Services	55017600	510000		$ 35,000.00	Addition of Full Time Refuse Technician
Parks Donation	Capital	70212000	550300		$ 5,000.00	Hayes Statue Busts
Glenn Parkway TIF	Debt - Principal	23623600	580100		$ 1,290,000.00	Series 2013 Debt Refunding
General Bond Retirement	Debt - Principal	30030000	580100	DS001	$ 1,725,000.00	Series 2013 Debt Refunding
General Bond Retirement	Debt - Principal	30030000	580100	DS004	$ 1,725,000.00	Series 2013 Debt Refunding
General Bond Retirement	Debt - Interest	30030000	580200	DS001	$ 11,900.00	Series 2013 Debt Refunding
General Bond Retirement	Debt - Interest	30030000	580200	DS004	$ 12,100.00	Series 2013 Debt Refunding
Glenn Parkway TIF	Debt - Interest	23623600	580200		$ 7,600.00	Series 2013 Debt Refunding
Police Impact Fee	Transfers - Debt Contribution	49213500	570000		$ 7,511.00	Series 2013 Debt Refunding
Municipal Impact Fee	Transfers - Debt Contribution	49416800	570000		$ 4,389.00	Series 2013 Debt Refunding

POLICY CHANGES:
N/A

PRESENTER(S):
Justin Nahvi, Finance Director

RECOMMENDATION:

Approval at third reading

ATTACHMENT(S)
Memo from Sean Hughes, Economic Development Director
Memo from William L. Ferrigno, Director of Public Works/City Engineer
Memo from David Efland, Director of Planning and Community Development

ORDINANCE 21-38

AN ORDINANCE SUPPLEMENTING THE 2021 APPROPRIATIONS AND DECLARING AN EMERGENCY.

WHEREAS, it is necessary to amend the 2021 Annual Appropriations Ordinance to provide for various expenditures through the end of fiscal year 2021.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1: That there is hereby appropriated from the unencumbered balance of the General Fund (Fund 101) $289,955 to:

Land (10111400/550100)	$175,000
Wages (10111800/510000)	$45,872
Wages (10110600/510000)	$65,083

SECTION 2: That there is hereby appropriated from the unencumbered balance of the Performance Bond Fund (Fund 204) $294,151 to:

Bond Reimbursement (20420400/560030)	$294,151

SECTION 3: That there is hereby appropriated from the unencumbered balance of Parks & Recreation Fund (Fund 210) $39,900 to:

Capital (21012400/550300)	$39,900

SECTION 4: That there is hereby appropriated from the unencumbered balance of the Airport Fund (Fund 222) $40,240 to:

Wages (22217000/510000)	$40,240

SECTION 5: That there is hereby appropriated from the unencumbered balance of the FEMA Grant Fund (Fund 282) $65,000 to:

Materials & Supplies (28211400/533000)	$65,000

SECTION 6: That there is hereby appropriated from the unencumbered balance of the Revolving Loan Fund (Fund 295) $15,000 to:

Capital (29511800/550300)	$15,000

SECTION 7: That there is hereby appropriated from the unencumbered balance of the Capital Improvement Fund (Fund 410) $83,422 to:

Capital (41016200/550300)	$83,422

SECTION 8: That there is hereby appropriated from the unencumbered balance of the Point Project Fund (Fund 415) $150,000 to:

Professional Services (41541500/523100) $150,000

SECTION 9: That there is hereby appropriated from the unencumbered balance of the Parks Impact Fee Fund (Fund 491) $115,000 to:

Capital (49112000/550300) $115,000

SECTION 10: That there is hereby appropriated from the unencumbered balance of the Stormwater Fund (Fund 523) $2,050,000 to:

Transfers (52319200/570000) $2,050,000

SECTION 11: That there is hereby appropriated from the unencumbered balance of the Water Capacity Fee Fund (Fund 536) $1,462,000 to:

Capital (53618400/550300) $1,462,000

SECTION 12: That there is hereby appropriated from the unencumbered balance of the Wastewater Construction Fund (Fund 541) $557,000 to:

Capital (54118800/550300) $357,000

Capital (54119000/550300) $200,000

SECTION 13: That there is hereby appropriated from the unencumbered balance of the Refuse Fund (Fund 550) $35,000 to:

Wages (55017600/510000) $35,000

SECTION 14: That there is hereby appropriated from the unencumbered balance of the Parks Donation Fund (Fund 702) $5,000 to:

Capital (70212000/550300) $5,000

SECTION 15: That there is hereby appropriated from the unencumbered balance of the Glenn Parkway TIF Fund (Fund 236) $1,297,600 to:

Debt Principal (23623600/580100) $1,290,000

Debt Interest (23623600/580200) $7,600

SECTION 16: That there is hereby appropriated from the unencumbered balance of the Bond Retirement Fund (Fund 300) $3,474,000 to:

Debt Principal (30030000/580100) $3,450,000

Debt Interest (30030000/580200) $24,000

SECTION 17: That there is hereby appropriated from the unencumbered balance of the Police Impact Fee Fund (Fund 492) $7,511 to:

Transfers – Debt (49213500/570000) $7,511

SECTION 18: That there is hereby appropriated from the unencumbered balance of the Municipal Impact Fee Fund (Fund 494) $4,389 to:

Transfers – Debt (49416800/570000) $4,389

SECTION 19. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 20. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health and welfare of the City, and for the further reason that such action is necessary to provide for expenditures through the end of the fiscal year being December 31, 2021, and as such will be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION:	YEAS____ NAYS____
	ABSTAIN ____
VOTE ON EMERGENCY CLAUSE	YEAS____ NAYS____
	ABSTAIN ____
PASSED: _____, 2020	YEAS____ NAYS____
	ABSTAIN ____

ATTEST: _____ _____

CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

MEMORANDUM

TO: R. Thomas Homan, City Manager
FROM: Sean Hughes, OHCED, Economic Development Director
VIA: Kyle M. Kridler, MPA, OCED, CSSBB
DATE: 6/10/21
RE: Economic Development Project Manager Position Justification 2021

Background

Per your request, this memo outlines the need for an additional Economic Development Project Manager Position as discussed. Due to the constant growth of the community along with the amount of development projects currently and in the pipeline, the Economic Development Director needs to focus on strategic efforts, and needs the ability to delegate to a Project Manager for execution purposes.

Need

With the **City Councils' #1, 2021 Council Goal** of increasing "white-collar" (i.e. Creative Class) jobs to slow the resident workforce matriculation to other communities and counties, we are thinking more strategically about how we make investments as a city, how we market ourselves, and how we use limited utilities, land and buildings. We have realized that as we grow rapidly, we can and should be more selective about the types of businesses that utilize our limited resources (i.e. land and building stock) rather than having a take all approach, soup to nuts admin through strategy and everywhere in between.

With this change in approach, the nature of projects has shifted. Not only are we still doing the traditional business attraction, retention, and expansion activities that all communities do, but we are now cultivating partners to create sites, buildings, and developments. We are also working on complex infrastructure and workforce development challenges. We find ourselves increasingly needing to dedicate resources to working with high growth small companies that have potential to become mid to large organizations and remain here in the City of Delaware.

COhatch is a perfect example of a complex project that has high return on investment. We anticipated the building yielding approximately $960,000 in annual wages; however, with the last Tax Incentive Review Council (TIRC) reporting process, the company reported $2 million in annual wages, which translates to ($37,000 annually to the City via income tax along with $78,000/year resulting in a < 10 year payback). The hard finance numbers do not capture the community, startup culture, connections, and meeting space that this facility provides to the downtown. Most importantly, it opens the eyes of businesses that "cool" space can exist in downtown Delaware. Furthermore, with the addition of Class A office space in areas under development, we will then have the ability to grow them into space as opposed to losing them to other markets (which has happened due to lack of inventory).

Currently, the day-to-day activities and the concierge services we provide to our business community prevent us from having the adequate resources, namely time, to devote to more strategic and project management functions. We provide world-class personal services to our businesses and it is important that we continue to do this while also having the capacity to grow our economic base and let our community become the economic powerhouse that it is destined to become. These projects are already in the pipeline and underway, so it is critical for the success of our Economic Development arm, to properly staff to execute on these.

The recent adoption of the Delaware Together Plan along with subsequent plans such as the thoroughfare plan and soon to be started updated economic development plan will provide us with significant opportunities. This can only happen if we have proper staffing levels. We are in the midst of completing a Downtown Delaware Action Plan, Spring Street Corridor & Parking Plan, Near East Side Redevelopment Strategy, Economic Development & Tourism Branding Project, and the list goes on as our team continues to proactively meet with developers, businesses, consultants and the like.

Request

The Department requests an Economic Development Project Manager position to be added to the 2021 budget. This will address pressing current capacity needs as well as help facilitate implementation of the Delaware Together Plan (Comprehensive Plan), subsequent plans currently underway, and future plans. As stated previously, this will involve the Downtown Delaware Action Plan, the Riverfront District and correlated developments, the southeast area (US 23 Corridor), the southwest area (Sawmill Parkway Business Corridor), and other Focus Areas. Adding capacity now is vital for these efforts and for providing growth opportunities for employees as they learn, achieve, and excel in our department. This will ultimately lead to greater

employee retention, workforce mobility, DE&I efforts, Class A office, strengthened Main Street, second floor office in the Downtown etc.

Conclusion & Recommendation

For the reasons mentioned above, it is our professional opinion that now is the time to proceed with the Economic Development Project Manager position. The salary range is currently being evaluated and will be provided to Council before the third reading of the ordinance.

EST 1808
CITY OF
DELAWARE
OHIO

MEMORANDUM

TO: R. Thomas Homan, City Manager

FROM: William L. Ferrigno, P.E., Director of Public Works/City Engineer

DATE: June 10, 2021

RE: Additional Public Works Staff Positions

Solid Waste Collection - The City last increased staff within the Solid Waste Division five years ago in 2017. Strong City growth continues to increase the quantity of weekly residential refuse stops to its current total of just over 13,500. To maintain the current level of service in residential waste, recycling and yard waste collection, the Refuse Division must move toward operating five-truck daily routes during the work week plus commercial routes, CSR's and Administration, requiring 17 staff members. The division is currently staffed with 15 full-time staff. It is proposed to add one additional FT staff member mid-year, and an additional FT Refuse Technician in 2022. Without expanding staff, service levels will have to be reduced in the areas of yard waste collection, bulk item collection and special event assistance.

Airport Operations – The City Airport continues to successfully serve as a high-quality general aviation facility servicing over 100 based, fixed wing and jet aircraft, flight school, rotary wing training school, maintenance and repair FBO and other ancillary operations. The Airport experiences over 40,000 flight operations annually and remains open seven days a week, 24 hours a day. To accommodate this level of service, the two full-time staff consisting of the Airport Manager and Airport Technician, must be available weekly and every weekend, as well as after hours to service corporate aircraft landings, departures and fueling. This scheduling results in four of the seven days per week having only a single full-time staff member present to manage Airport Operations and emergency situations. A permanent part-time technician working 30 hours per week is largely responsible for mowing and light maintenance though he is also relied upon to provide fueling service to light aircraft when the fulltime staff is tied up on other operations. When a full-time staff member is absent for a day or extended period, the responsibility of all Airport operations falls on the other full-time position. An additional full-time Airport Technician has been requested for a few years and was most recently recommended by the Airport Commission for immediate consideration. Adding the position will provide the necessary staff to allow for increased coverage of daily and weekend operations, maintenance and customer service, as well as the ability to provide our Airport staff to have scheduled weekends off.

EST 1808
CITY OF
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OHIO

MEMORANDUM

TO: R. Thomas Homan, City Manager
FROM: David M. Efland, AICP Director of Planning & Community Development
DATE: 6/8/21
RE: Development Planner Position

Per your request, this memo outlines the need for an additional Development Planner Position as discussed.

Need

Starting to come out of the global Pandemic and continuing upon past trends, it has become clear that there is significant development activity (some at record levels) in our community with likely much more to come in the years ahead. The City has just adopted Delaware Together, our new Comprehensive Plan which contains several strategic planning initiatives. The combination of daily work, desire to maintain review times, manage strategic planning projects as well as contribute to long range planning and implementation efforts, exceeds the current capacity of Staff. Staff exhaustion and burnout is occurring as well. Additionally, the Department has entered a period of transition with Staff retirements expected within the short term.

Request

The Department requests an additional Development Planner position to be added to the 2021 budget which is currently contained within the Management Pay Plan as an M10 currently with a range of salary of $60,715.20 - $71,510.40 per year. This will address pressing current capacity needs as well as help facilitate implementation of the Delaware Together Plan over the coming years. This includes the numerous strategic planning efforts set forth in the Plan including likely consultant management, public involvement, and plan development particularly in the Riverfront District, the South East area, the South West area, and other Focus Areas. Adding capacity now is needed for these efforts as well as to provide the best opportunity to ensure logical Staff transitions and retirements in the coming years. We are using technology more than ever and intend to continue to push the boundaries of what is possible to become more efficient as well as to continue to provide for the changing needs of our customers.

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey,Planning Department
ITEM TYPE:	Ordinances
AGENDA SECTION:	**SECOND READING OF ORDINANCE NO. 21-39**
SUBJECT:	An ordinance authorizing and approving a Pre-Annexation Agreement for 43.6± acres known as the Mary Jo Lane Trust Annexation (AKA Future Glenross North Sections 5 and 6) and located on the south side of Berlin Station Rd., east of Glenn Parkway, west of the existing Norfolk and Southern Railroad tracks, and north of the existing Glenross North Subdivision Sections 1-4.

SUGGESTED ACTION:

ATTACHMENTS:

fact sheet ord 21-39 ,Pre-Anenxation Agreement remainder Lane Property, Glenross North Section 5 and 6-43.6 acres.pdf
ord 21-39, 43.6 acre Lane property_Glenross North Sections 5 and 6 Pre Annexation Agreement.pdf
annexation map-lane and city.pdf
Pre Annexation Agreement Lane Property.pdf

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DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 10 DATE: 06/14/2021

ORDINANCE NO: 21-39 RESOLUTION NO:

READING: SECOND PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Dave Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE AUTHORIZING AND APPROVING A PRE-ANNEXATION AGREEMENT FOR 43.6± ACRES KNOWN AS THE MARY JO LANE TRUST ANNEXATION (AKA FUTURE GLENROSS NORTH SECTIONS 5 AND 6) AND LOCATED ON THE SOUTH SIDE OF BERLIN STATION RD., EAST OF GLENN PARKWAY, WEST OF THE EXISTING NORFOLK & SOUTHERN RAILROAD TRACKS, AND NORTH OF THE EXISTING GLENROSS NORTH SUBDIVISION SECTIONS 1-4.

BACKGROUND:

This Ordinance would authorize the City Manager to enter into a Pre-Annexation Agreement (PAA) for the 43.6 acre Mary Jo Lane Annexation – aka Glenross North Sections 5 and 6 (this is before City Council via a separate ordinance).This Pre-Annexation Agreement (PAA) is consistent with the previous PAA entered into in 2015 for the first 4 sections of the Glenross North Subdivision. The Pre-Annexation Agreement is necessary to be entered into prior to accepting the Final Annexation for the property. The Agreement has several provisions but essentially outlines the additional requirements of this development with respect to certain financing elements such as the requirement to enter into a New Community Authority and potentially Tax Increment Financing. These are issues that are best dealt with in an agreement and then carried through into annexation, zoning, and development approvals as needed. The Owner, Developer and Staff have diligently prepared and worked through the various issues contained within the Agreement and Staff is recommending this

legislation. The Ohio Revised Code provides certain timing requirements for annexations and it is important to have the PAA approved by all parties prior to the final acceptance of the annexation.

As a result of the above, Staff recommends that this Agreement be executed by all parties prior to the final acceptance of the annexation. This will ensure the financing obligations required by the City and entrance into the New Community Authority are formalized prior to acceptance of the final annexation. The Final Annexation will be set for consideration by City Council for first reading upon its return from the County Commissioners to meet the timing requirements of the Ohio Revised Code.

REASON WHY LEGISLATION IS NEEDED:
Entering into a Pre-Annexation Agreement will ensure the land owner, developer, and City formally agree to the items noted within the agreement prior to City Council acting on the final annexation as well as the platting, planning, or zoning authorizations needed to ultimately construct the final two sections of the Glenross North Development.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
Dave Efland, Planning and Community Development Director

RECOMMENDATION:
Approval

ATTACHMENT(S)
Pre-Annexation Agreement
Annexation Map

ORDINANCE NO. 21-39

AN ORDINANCE AUTHORIZING AND APPROVING A PRE-ANNEXATION AGREEMENT FOR 43.6± ACRES KNOWN AS THE MARY JO LANE TRUST ANNEXATION (AKA FUTURE GLENROSS NORTH SECTIONS 5 AND 6) AND LOCATED ON THE SOUTH SIDE OF BERLIN STATION RD., EAST OF GLENN PARKWAY, WEST OF THE EXISTING NORFOLK & SOUTHERN RAILROAD TRACKS, AND NORTH OF THE EXISTING GLENROSS NORTH SUBDIVISION SECTIONS 1-4.

WHEREAS, the City and County have been presented with a proposed annexation (known as the Mary Jo Lane Trust (aka future Glenross North Sections 5 and 6) and City of Delaware annexation, Sara J. Radcliffe Agent for the Petitioners) for approximately 55.7 acres with 43.6 acres to be privately developed and 12.1 acres encompassing existing Glenn Parkway right-of-way owned by the City, and

WHEREAS, prior to the acceptance of the final annexation for this acreage, the land owner, developer, and City desire to enter into a Pre-Annexation Agreement in order to establish certain requirements for this area, and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Pre-Annexation Agreement for 43.6± acres located SOUTH OF Berlin Station Rd., east of Glenn Parkway, west of the Norfolk & Southern railroad tracks, and north the existing Glenross North Subdivision Sections 1-4, be the same and is hereby confirmed, approved, and accepted.

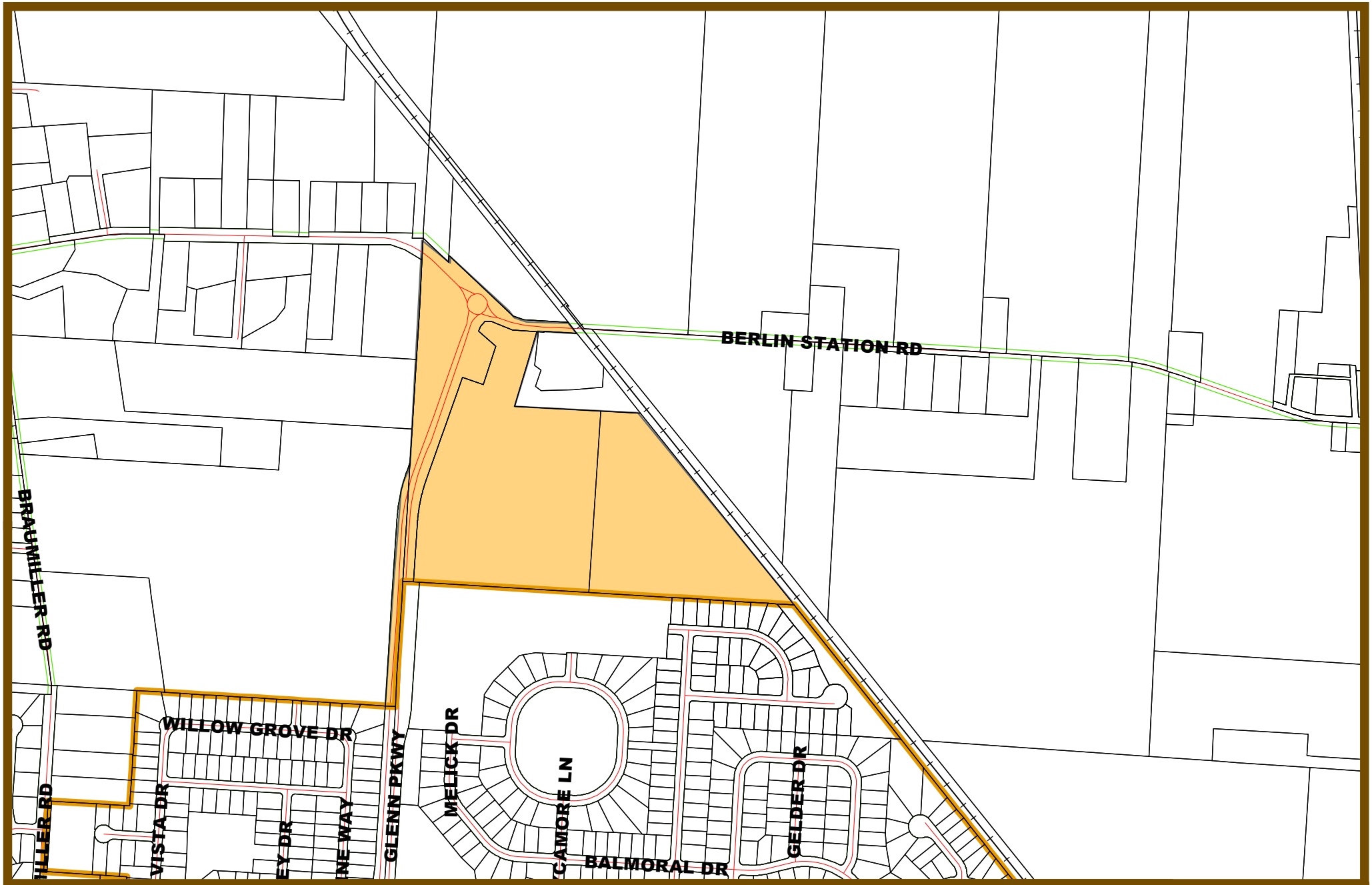
SECTION 2. The Pre-Annexation Agreement, in the form presently on file with the City Clerk, providing for, among other things, the annexation of certain real property into the City and the provision of certain services by the City to that real property, is hereby approved and authorized with changes therein not inconsistent with this Ordinance and not substantially adverse to this City and which shall be approved by the City Manager. The City Manager, for and in the name of this City, is hereby authorized to execute the Pre-Annexation Agreement, as may be required, provided further that the City's approval shall be evidenced conclusively by the execution thereof.

SECTION 3. This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____ NAYS____
ABSTAIN ____

PASSED: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR



EST 1808
CITY OF
DELAWARE
OHIO

Annexation
~55.7A
Mary Jo Lane (aka Future Glenross North Phase 5 and 6)
&
City of Delaware

N

Pre-Annexation Agreement for the 43.6 Acre Lane Remainder Annexation

Between the City of Delaware, Mary Jo Lane, Trustee of the Mary Jo Lane Trust dated March 30, 2007 (Owner), and Vincent Romanelli (Developer).

Background: Mary Jo Lane, Trustee of the Mary Jo Lane Trust dated March 30, 2007 ("**Owner**") is the record owner of approximately 43.6 acres of land located south of Berlin Station Road, west of Norfolk & Southern Railroad and east of Glenn Parkway in Berlin Township, Delaware County, Ohio ("**Property**"). The Property consists of two parcels commonly known as Delaware County Auditor's Parcel Nos. 418-230-01-029-000 and 418-230-01-031-000, and being more particularly described and/or depicted in Exhibit A attached hereto and incorporated herein. A portion of the Property is contiguous with the boundaries of the City of Delaware, Ohio ("**City**"). Vincent Romanelli, or its affiliate ("**Developer**") is in a contractual relationship with Owner with plans to purchase, zone, and develop the entire Property within the City. It is the intent of Developer to develop the Property for single family residential dwellings as an extension of the Glenross North development to the south. Owner intends to file an Expedited Type II Petition for Annexation to annex the Property to the City (the "**Petition**"). Owner, Developer and City are sometimes referred to herein singly as a "Party" and collectively as the "Parties".

The City is a co-applicant in the annexation because there exists a small amount of right-of-way for Glenn Parkway (approximately 12.259 acres) that is currently outside the municipal corporation and this annexation would bring such area into the City as it is contiguous with the development area.

The Parties agree that it is in their mutual interest to enter into this Pre-Annexation Agreement ("**Agreement**") under the following terms and conditions regarding the annexation and development of the Property. This Pre-Annexation Agreement shall remain binding on the future owners of the Property.

A. **Petition for Annexation:** The Parties acknowledge that the Petition shall be filed with the Board of County Commissioners of Delaware County, Ohio (the "**Commissioners**") and in accordance with Ohio Revised Code Section 709.021 and 709.023. Owner and Developer agree that all costs and expenses in petitioning for the annexation of the Property will be borne by Developer. Should the City desire for its own attorney and/or outside contractors to represent its interests with regard to the Petition, those costs shall be borne by the City. The Owner further agrees that it will continue to support the annexation to the City throughout the process, including any appeal or court action which shall not involve any expense to the City unless the City desires to retain its own attorney(s) regarding such appeal or court action.

B. **Municipal Services**: The Property would benefit from certain City services, including in particular water and sanitary sewer services and planning and zoning. City may pass a Resolution of Services within 20 days of the Petition being filed with the Delaware County Board of County Commissioners officially confirming City is capable of providing its municipal services to the Property once annexed.

C. **New Community Authority**: The record land owner shall join the existing Declaration of Covenants, Restrictions, and Agreements for placement into a New Community Authority upon request of the City and as soon as possible concurrent with or immediately after annexation as a condition of annexation and consistent with this Agreement. As property in the annexation area is developed, the Property will be placed in a New Community Authority (such as the existing Delaware South New Community Authority) as designated by the City with a maximum initial millage charge of 7.5. The City will use its bests efforts to ensure that similarly situated property is included in a New Community Authority consistent with this agreement and including a charge not less than 7.5 mills.

D. **Glenn Parkway Annexation**: The Parties agree that a portion of Glenn Parkway is its own parcel and dedicated right of way owned by the City and outside the municipal corporation. This annexation would bring this portion of Glenn Parkway into the City as it is contiguous with the development of the Property.

E. **Roadway Access**: Access to the Property from Glenn Parkway will be one right-in and right-out. Full access to the site will be from Section 4 of Glenross North. A Traffic Impact Study will not be required by Owner or Developer. A portion of the open space at the northwest corner of the Property along Glenn Parkway may be dedicated to the City so long as Developer is able to use such acreage towards its open space requirements.

F. **Future Utility/Roadway Extensions**: With the exception of items contained within this Agreement, any other needed utility or roadway extensions will be the responsibility of the Developer as the Property develops pursuant to the City's development review process, regulations, and policies in effect at the time of application.

G. **Zoning:** Upon completion or concurrent with the annexation, the Owner and Developer intend to complete and submit a rezoning amendment application with the City. Requests will be reviewed on a case-by-case basis and must be consistent with the City Comprehensive Plan and City policies in effect at the time the zoning amendment application is submitted. Formal Development Planning and Conditional Use Permits may also be required depending upon the exact nature, scope, scale, and proposed development to be determined by City Staff at the time of application per the normal and customary development process and regulations in effect at the time of application. A conceptual plan is attached as Exhibit B, and is used for illustrative purposes only to show one of several possible plans, uses, layouts for the acreage, and required roadway network connections to the south and east. No development rights are conveyed, nor implied, by this concept plan. The area is expected to go through the normal and customary development review and zoning amendment process as contained within the City of Delaware Zoning Code and consistent with past practices. Currently, the Comprehensive Plan dictates Low Density Single-Family Development for the entire proposed annexation area with a density range of 2-3.25 dwelling units per acre.

H. **Detachment and De-Annexation:** The rezoning application shall be for the entire Property and annexation area. If the Owner does not receive zoning approvals they deem acceptable for the rezoning application for the Property, the Owner may pursue detachment from the City per the processes outlined in the Ohio Revised Code and the City will cooperate in any such proceeding brought by the Owner to detach and de-annex the Property from the City.

I. **Tax Increment Financing.** Owner and Developer shall support the placement of the Property in a Tax Increment Financing project or district as determined by the City, of which, such proceeds

shall be used by the City in its sole discretion for area transportation improvements such as a railroad crossing at Berlin Station Road.

J. **Additional Sewer Charge.** Owners and Developer agree to accept an additional charge for the South East Highland Sanitary Sewer of $3,200 per dwelling unit. This fee will be paid at the time of building permit issuance. This is in addition to the then current sanitary sewer capacity charge that is paid concurrently with a building permit. This charge is required of all property tapping into the capacity of the South East Highland Sanitary Sewer Main.

K. **Transportation Fee.** Owner and Developer agree that the Property shall be subject to an additional $1,000 per dwelling unit transportation fee payable at the time of building permit issuance and which shall be used by the City in its sole discretion to account for southeast area needed transportation improvements as a result of development in the area. This fee is consistent with other approved area developments and the City will use its best efforts to ensure that future similar residential developments in the area are subject to not less than the same charge.

The undersigned representatives of the Owner, City, and Developer agree to this Pre-Annexation Agreement this 6th day of April, 2021.

OWNER:

By: Mary Jo Lane

Name: Mary Jo Lane, Trustee of the Mary Jo Lane Trust dated March 30, 2007

State of Ohio)
) ss:
County of Franklin)

Before me, a notary public, in and for said county and state, personally appeared Mary Jo Lane, Trustee of the Mary Jo Lane Trust dated March 30, 2007, the Owner, who acknowledged to me that she did execute the foregoing instrument on behalf of the Owner.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this 6th day of April, 2021.

Notary Public

NOTARIAL SEAL STATE OF OHIO
Denise J Gray
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires February 6, 2022

The undersigned representative of Developer agrees to this Pre-Annexation Agreement this 26th day of April, 2021.

DEVELOPER:

By: Vincent Romanelli

Name: Vincent Romanelli, individual

State of Ohio)
) ss:
County of Franklin)

Before me, a notary public, in and for said county and state, personally appeared Vincent Romanelli, duly authorized representative of the Developer, who acknowledged to me that he did execute the foregoing instrument on behalf of the Developer.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this 26th day of April, 2021.

Notary Public

Denise J Gray
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires February 6, 2022

The undersigned representatives of the City agree to this Pre-Annexation Agreement:

CITY:

City of Delaware, Ohio

By: _____

Print Name: R. Thomas Homan

Title: City Manager

State of Ohio)
) ss:
County of Delaware)

Before me, a notary public, in and for said county and state, personally appeared R. Thomas Homan, the City Manager and duly authorized representative of the City of Delaware, who acknowledged to me that he did execute the foregoing instrument on behalf of the City of Delaware.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this _____ day of _____, 2021.

_____
Notary Public

EXHIBIT A

Legal Description and Annexation Map of Property

DESCRIPTION OF A 43.473 ACRE TRACT
As shown on the plat recorded in Volume 15, Page 112
Of the SURVEY RECORDS of the DELAWARE COUNTY ENGINEER
As found in the DELAWARE COUNTY MAP DEPARTMENT
DELAWARE COUNTY, OHIO

Situated in the State of Ohio, County of Delaware, Township of Berlin, in Farm Lots A, B and F, Quarter Township 2, Township 4, Range 18, United States Military District, being all of the remainder of that 51.704 acre tract conveyed to Mary Jo Lane, Trustee by deed of record in Official Record 1268, Page 1997 (all references are to the records of the Recorder's Office, Delaware County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail set at the intersection of centerline of Berlin Station Road (County Road No. 91) and the westerly right-of-way line of the Norfolk & Western Railroad, the northeasterly corner of that 0.149 acre tract conveyed as Parcel 23-WD to the City of Delaware, Ohio by deed of record in Official Record 1655, Page 119;

DESCRIPTION FOR CLOSING ONLY
RPC Approval Required
Municipal Approval Required
Delaware County Engineer
12-15-2022

Thence South 38° 30' 56" East, with said westerly right-of-way line, the easterly lines of that 2.623 acre tract conveyed as Tract One and that 2.398 acre tract conveyed as Tract Two to Justin R. Bruff by deed of record in Official Record 1156, Page 2412, (passing a 5/8 inch iron pipe found 289.11 feet) a total distance of 631.90 feet to a 5/8 inch rebar capped "GUIDER 7752" found at a common corner of said 51.707 and 2.398 acre tracts, being the TRUE POINT OF BEGINNING for this description;

Thence South 38° 30' 56" East, continuing with said westerly right-of-way line, with the easterly line of said 51.704 acre tract, a distance of 1418.78 feet to a 5/8 inch rebar capped "GUIDER 7752" found at a common corner of said 51.707 acre tract and that 100.000 acre tract conveyed to Glenross North LLC by deeds of record in Official Record 1385, Page 33 and Official Record 1433, Page 245;

Thence North 86° 32' 21" West, with the southerly line of said 51.707 acre tract and the northerly lines of said 100.000 acre tract and that 1.697 acre tract conveyed to the City of Delaware, Ohio by deed of record in Official Record 1719, Page 2869, a distance of 2204.79 feet to an iron pin set at an angle point in the easterly right-of-way line of Glenn Parkway, and at the common corner said 51.707 acre tract and that 6.494 acre tract conveyed as Parcel 11-WD1 to the City of Delaware, Ohio by deed of record in Official Record 1631, Page 1375;

Thence with said easterly right-of-way, the line common to the remainder of said 51.707 acre tract and said 6.494 acre tracts, the following courses and distances:

North 03° 37' 28" East, a distance of 330.65 feet to an iron pin set at a point of curvature;

With the arc of a curve to the right, having a central angle of 16° 00' 16", a radius of 981.74 feet, an arc length of 274.23 feet, a chord bearing of North 11° 37' 36" East and chord distance of 273.34 feet to an iron pin set at a point of tangency; and

North 19° 37' 44" East, a distance of 619.45 feet to an iron pin set in the southerly line of that 2.764 acre tract conveyed as Parcel 12-WD to the City of Delaware, Ohio by deed of record in Official Record 1631, Page 1404, at a common corner of said 51.707 and 6.494 acre tracts;

Thence continuing with said easterly right-of-way line, the line common to said 51.707 and 2.764 acre tracts, the following courses and distances:

South 71° 42' 46" East, a distance of 127.46 feet to an iron pin set;

North 18° 17' 14" East, a distance of 230.00 feet to a point, witness a 5/8 inch rebar found North 0.13 feet and East 3.18 feet; and

North 47° 18' 08" West, a distance of 132.65 feet to an iron pin set in the northerly line of said 2.764 acre tract, at the westerly common corner of the remainder of said 51.707 acre tract and that 0.520 acre tract conveyed as Parcel 11-WD2 to the City of Delaware, Ohio by deed of record in Official Record 1631, Page 1375;

Thence continuing with the easterly right-of-way line of Glenn Parkway, the southerly right-of-way line of Berlin Station Road, and the line common to the remainder of said 51.707 and that 0.520 acre tracts, the following courses and distances:

North 19° 37' 44" East, a distance of 28.65 feet to an iron pin set;

North 42° 47' 07" East, a distance of 39.32 feet to an iron pin set;

North 88° 47' 03" East, a distance of 38.82 feet to an iron pin set;

South 68° 22' 25" East, a distance of 31.30 feet to an iron pin set;

South 67° 50' 23" East, a distance of 100.96 feet to an iron pin set; and

South 86° 34' 56" East, a distance of 142.01 feet to an iron pin set in the southerly right-of-way line of said Berlin Station Road, at the common corner of the remainder of said 51.707 acre tract and said 0.149 and 2.398 acre tracts;

Thence South 17° 55' 18" West, with the line common to said 51.707 and 2.398 acre tracts, a distance of 448.68 feet to 3/4 inch iron pipe found at the southwesterly corner of said 2.398 acre tract;

Thence South 86° 33' 54" East, continuing with said common line, a distance of 737.37 feet to the TRUE POINT OF BEGINNING, containing 43.473 acres, more or less. Of which 17.329 acres lies within Parcel Number 418-230-01-031-000, and 26.145 acres lies within Parcel Number 418-230-01-029-000.

The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "GLENROSS GOLF CLUB SECTION 2 PART 2", of record in Official Record 756, Page 1537, in which the northerly line of said subdivision has a bearing of South 86°14'09" East.

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Professional Surveyor No. 7865

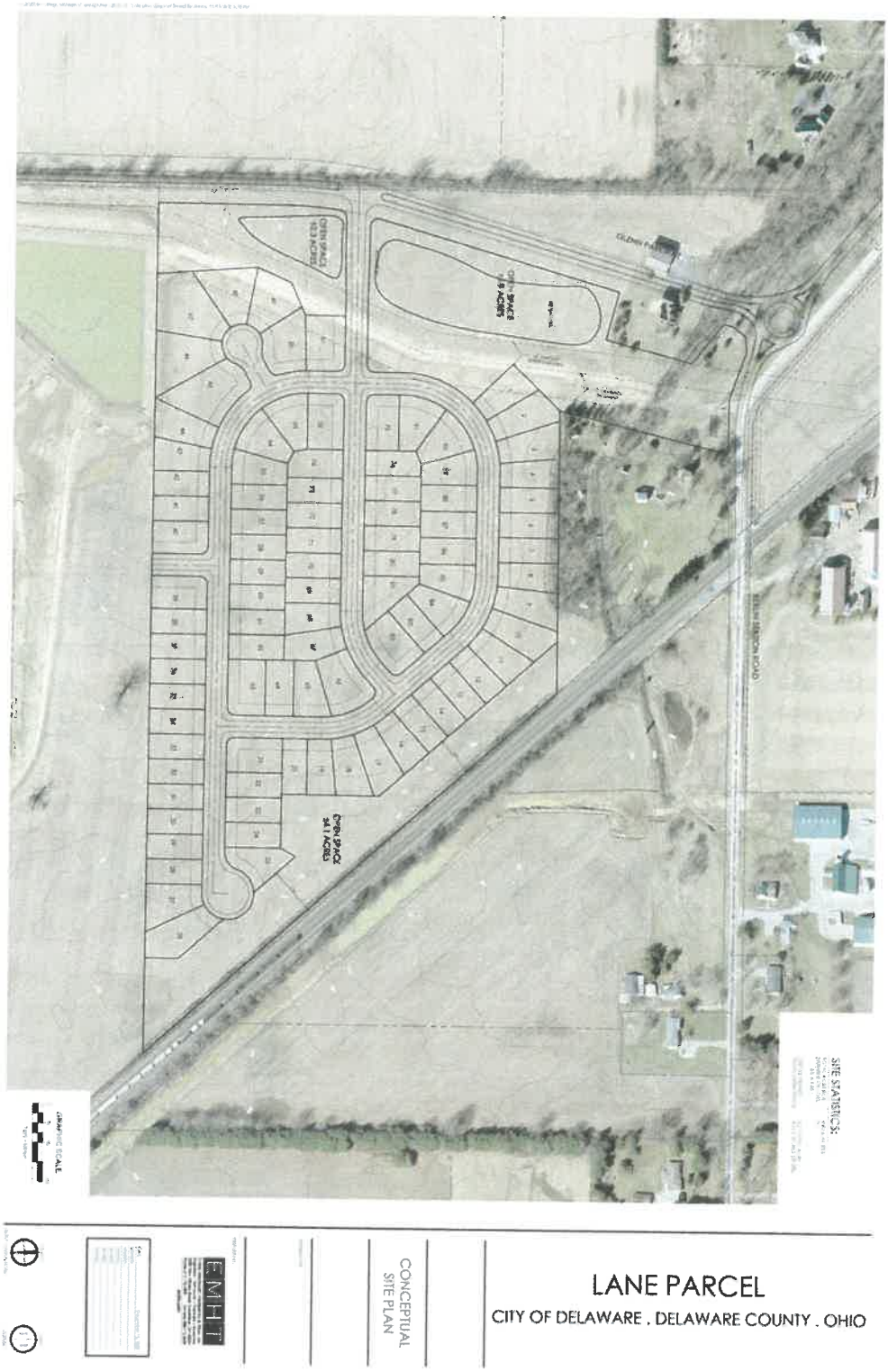
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Date

MAKcorp
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STATE OF OHIO
MATTHEW A.
KIRK
S-7865
REGISTERED
PROFESSIONAL SURVEYOR

EXHIBIT B

Conceptual Development Plan



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey,Planning Department
ITEM TYPE:	Ordinances
AGENDA SECTION:	**CONSIDERATION OF ORDINANCE NO. 21-41**
SUBJECT:	An ordinance approving zoning text revisions to the Architectural Standards for the Downtown Historic District to include fiberglass-clad wood windows as an approved material.

SUGGESTED ACTION:

ATTACHMENTS:

fact sheet ord 21-41, 2021-1710 Arch Standards TextRevision.pdf
ord 21-41, 2021-1710 Arch Standards TextRevisions Ordinance.pdf
2021-1710 - zoning text amendment HPC.pdf
Architectural Standards Text Revisions 6 2021 .pdf
2_Historic Overlay District Map 2-17-15.pdf

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 11

DATE: 06/14/2021

ORDINANCE NO: 21-41

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
June 28, 2021@ 7:20 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING ZONING TEXT REVISIONS TO THE ARCHITECTURAL STANDARDS FOR THE DOWNTOWN HISTORIC DISTRICT TO INCLUDE FIBERGLASS-CLAD WOOD WINDOWS AS AN APPROVED MATERIAL.

BACKGROUND:
See attached Staff Report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1190 provisions of the Zoning Code to enact zoning text revisions and Chapter 1130 Amendments of the Codified Ordinances.

COMMITTEE RECOMMENDATION:
The Historic Preservation Commission approved this case 5-0-2 (absent) on April 28, 2021.
The Planning Commission approved this case 7-0 on June 2, 2021.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval.

ATTACHMENT(S)
Historic District Overlay Map
Architectural Standards Text Revisions

ORDINANCE NO. 21-41

AN ORDINANCE APPROVING ZONING TEXT REVISIONS TO THE ARCHITECTURAL STANDARDS FOR THE DOWNTOWN HISTORIC DISTRICT TO INCLUDE FIBERGLASS-CLAD WOOD WINDOWS AS AN APPROVED MATERIAL.

WHEREAS, the Historic Preservation Commission at its meeting on April 28, 2021 recommended approval of text revisions to the Architectural Standards for the Downtown Historic District to include fiberglass-clad wood windows as an approved material and which will affect all properties located in the City of Delaware that are subject to the historic preservation chapter requirements contained within Chapter 1190 of the Zoning Code, which is the Historic District Overlay, and depicted on the City of Delaware Historic Overlay District map, as amended from time to time (HPC Case 2021-1191); and

WHEREAS, the Historic Preservation Commission (HPC) possesses the authority under Zoning Code Chapter 1190 Historic District Overlay in Section 1190.04(g) for the development of the Architectural Standards and in Section 1190.04(e) to make recommendations to the Planning Commission regarding amendments to Chapter 1190 and with respect to other legislation affecting the historic district; and

WHEREAS, the Planning Commission at its meeting on June 2, 2021 recommended approval of text revisions to the Architectural Standards for the Downtown Historic District to include fiberglass-clad wood windows as an approved material and which will affect all properties located in the City of Delaware that are subject to the historic preservation chapter requirements contained within Chapter 1190 of the Zoning Code, which is the Historic District Overlay, and depicted on the City of Delaware Historic Overlay District map, as amended from time to time (PC Case 2021-1710).

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Architectural Standards for the Downtown Historic District be revised to include the following:

a) Revisions to Existing Text in Architectural Standards: Text revisions on Page 3, Page 5, Page 6, and Page 8 referencing windows to include fiberglass-clad wood windows as an approved material.

b) Addition of Figure 9 and Related Text in Appendix to Architectural Standards: Text additions on Page 37 of "Figure 9" depicting typical window diagram immediately followed by text additions on Page 38 and Page 39

setting forth guidance on factors to consider in (a) determining if a window may be repaired or replaced and (b) selecting a replacement window; and text additions on Page 40 setting forth submission requirements for a window replacement project to be included with an HPC Certificate of Appropriateness application.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION/STAFF REPORT

CASE NUMBER: 2021-1710
REQUEST: Zoning Text Revisions to Architectural Standards
PROJECT: Historic District Overlay Window Materials
MEETING DATE: June 2, 2021

APPLICANT/OWNER
City of Delaware
Historic Preservation Commission
1 South Sandusky Street
Delaware, Ohio 43015

REQUEST
2021-1710: A request by the City of Delaware Historic Preservation Commission for approval of zoning text revisions to the Architectural Standards for the Downtown Historic District to include fiberglass-clad wood windows as an approved material.

PROPERTY LOCATION & DESCRIPTION

The revisions to the Architectural Standards will affect all properties located in the City of Delaware that are subject to the historic preservation chapter requirements contained within Chapter 1190 of the Zoning Code, which is the Historic District Overlay, and depicted on the City of Delaware Historic Overlay District map, as amended from time to time.

BACKGROUND

At the July 25, 2018 Historic Preservation Commission (HPC) meeting, Commissioner Stephanie VanGundy suggested, and the Commission recommended, to engage in a discussion regarding fiberglass-clad wood windows as an approved window material in the City of Delaware Historic District Overlay and for Staff to research the longevity and historic districts regulations in other cities that have worked this type of window into their Architectural Standards. The suggestion resulted from a denial of a Certificate of Appropriateness for HPC 2018-1514 for a variance to use fiberglass-clad wood windows instead of aluminum-clad wood windows at 18 East William Street, which the Applicant indicated would result in similar or better durability and an overall cost-savings for the project.

Throughout 2019, 2020, and into 2021 along with navigating the Covid-19 Pandemic, Staff arranged a manufacturer presentation of the product and provided reports on the regulatory process to incorporate new language into the Architectural Standards, the vetting process used by the City of Columbus to allow this window material, outreach to state and federal agencies involved with historic preservation, and methodology and parameters for approval of a comparable window replacement. National Park Service Preservation Brief 9: The Repair of Historic Wooden Windows, in its section entitled Window Replacement provides the basis for guidance on window repair and placement. Staff was then requested to draft the appropriate changes to the existing Architectural Standards for review and approval by the Commission.

At HPC's March 24, 2021 meeting, Staff presented for comment proposed changes to the Architectural Standards, which entail:

1) Revisions to Existing Text in Architectural Standards: Revisions on Page 3, Page 5, Page 6, and Page 8 include amending the sections of the body of the Standards referencing windows to include fiberglass-clad wood windows as an approved material.

2) Addition of Figure 9 and Related Text in Appendix for Window Guidance: To be consistent with the format in the existing Appendix of the Architectural Standards, the text addition on Page 37 of "Figure 9" depicting a typical window diagram illustrating basic window components and corresponding terminology. The diagram will be immediately followed by text additions on Page 38 and Page 39 setting forth guidance on factors to consider in (a) determining if a window may be repaired or replaced and (b) selecting a replacement window.

3) Addition of Text for Submission Requirements for Window Replacement Projects To Be Included in the HPC Certificate of Appropriateness Application: The window guidance mentioned above will be followed by text additions on Page 40 of an outline of submission requirements to be included with a Certificate of Appropriateness application specifically for window replacement.

At HPC's April 28, 2021 meeting, Commission members approved all text revisions as presented in a formal case proposing the modifications to the Architectural Standards, which included the affected pages in the Standards with bolded text and strikethroughs as needed. Staff explained to HPC that the proposed changes and HPC's approval would be presented to the Planning Commission for review since the guidelines are incorporated into the regulations of Chapter 1190 of the zoning code. If approval is achieved, Staff will prepare an Ordinance for presentation to and passage by City Council authorizing the revisions to the Architectural Standards as approved by HPC and the Planning Commission. Lastly, with all approvals in place, the Architectural Standards will be revised accordingly on the date they become effective after the passage of the ordinance.

Staff offers that not approving the Architectural Standards revisions would potentially delay cost savings and material longevity on an applicant's historic preservation renovation project in the Historic District Overlay through an appropriate additional window material alternative. The proposed window material and guidance will not detract from, but would only enhance, the historic fabric of the areas included in the Historic District Overlay. Typically, the Planning Commission defers to the HPC in matters of technical preservation issues and the Historic Guidelines. Since the HPC is the Commission directly charged with the administration of these elements, the HPC recommends approval of the proposed changes after lengthy and detailed deliberations. Therefore, Staff is requesting approval of the revisions of the architectural standards and guidelines as authorized in Chapter 1190 of the Zoning Code as proposed and attached.

STAFF ANALYSIS

Staff finds that the Historic Preservation Commission (HPC) possesses the authority under Section 1190.04(g) of the Zoning Code for the development of the Architectural Standards:

(g) The HPC shall develop standards and guidelines for preserving the historic and architectural significance of the historic districts, on a district-by-district basis, which shall be based on the Secretary of the Interior's Standards for Rehabilitation. The standards and guidelines shall promote redevelopment of historic structures and assure that new development within each district is compatible with existing development.

As technology changes and improves, construction materials will do the same. Staff finds that HPC performed its due diligence in the investigation of the proposed window product. There has been a paradigm shift at municipal, state, and federal level historic preservation agencies regarding materials used to achieve historic profile appearance. Projects which apply for historic district compliance approvals or funding approvals are reviewed to ensure they comply the Secretary of the Interior Standards for Rehabilitation following guidance from the National Park Service (NPS) Preservation Standards. NPS Technical Preservation Services Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors speaks to alternate materials for historic preservation efforts. The substitute materials should match the appearance and general properties of the historic material and not damage the historic resource. The key is to use a material for the best look and profile. Window sash replacement or total window replacement is allowable, and again, the use of a product that will match the existing profile is key. The proposed materials must ensure that the historic integrity of the building would remain after the work is completed. Interviewed sources indicate fiberglass-clad wood windows (fiberglass exterior/wood interior windows) have been approved for these types of projects, and the material works well.

In addition, NPS Technical Preservation Services Preservation Brief 9: The Repair of Historic Wooden Windows, in its section entitled Window Replacement provides the basis for guidance on window repair and placement. HPC has incorporated this guidance into the appropriate proposed text revisions to the existing Architectural Standards.

The Historic Preservation Commission possesses the authority in Chapter 1190 of the Zoning Code, Historic District Overlay, under Section 1190.04(e) for advancement of the Architectural Standards text revisions to the Planning Commission for concurrence, as follows:

(e) The HPC shall make recommendations to the Planning Commission regarding amendments to this chapter and with respect to other legislation affecting the historic districts when such recommendations are deemed appropriate and prudent.

Therefore, HPC has fulfilled its duty under the referenced sections of the City Zoning Code. Staff is supportive of the proposed window product and related revisions to the Architectural Standards. Staff is fortified by the commitment and endurance of the building and business owners in continuing investments in the City of Delaware's state and national award-winning Historic Downtown, even in the midst of floods and pandemics, to ensure the survival of Downtown into the years ahead. The proposed revisions will have a positive impact on investments in the Historic District without compromising the integrity of the historic fabric of the City of Delaware.

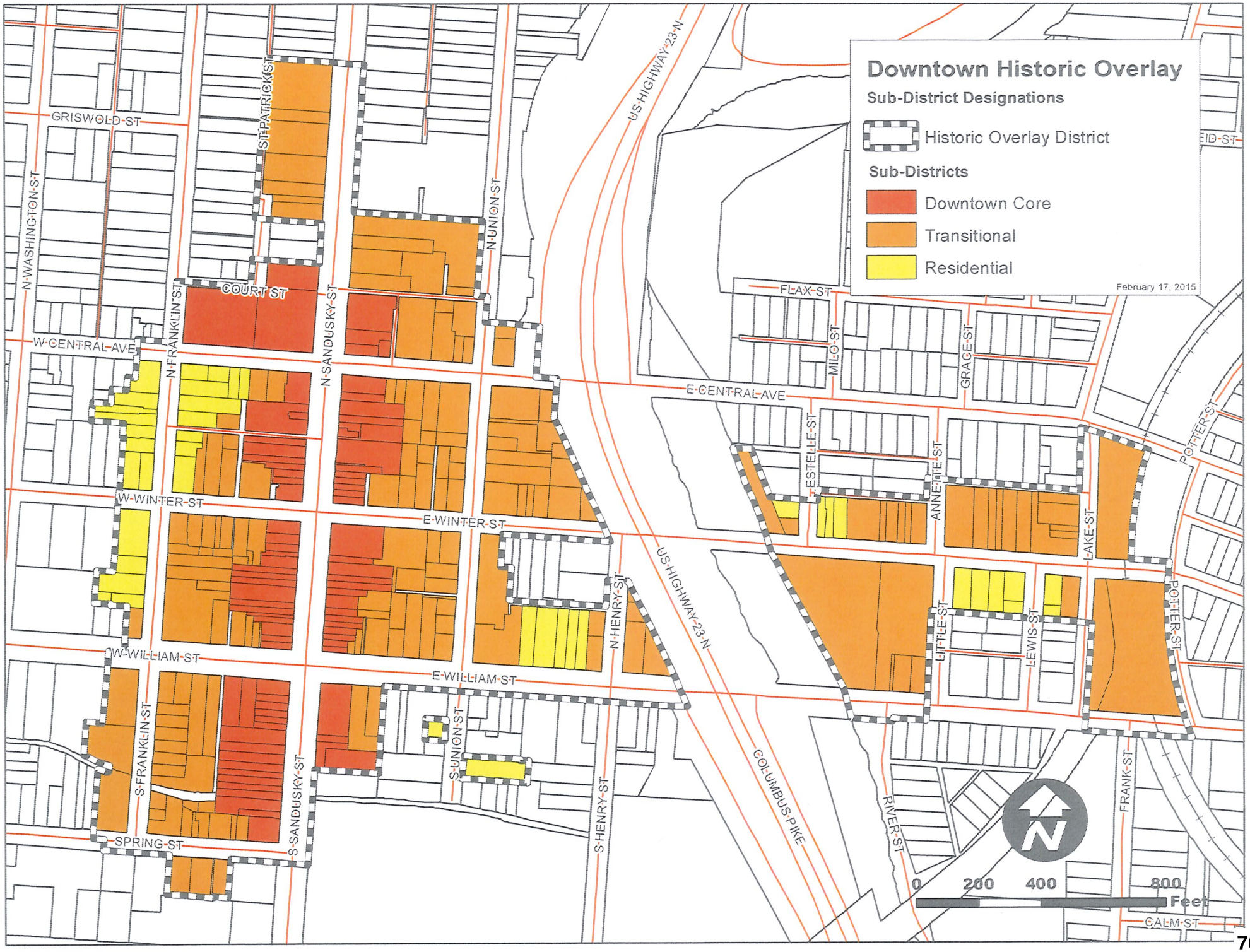
STAFF RECOMMENDATION (2021-1710 – TEXT AMENDMENT)
Staff recommends approval of the request by the City of Delaware Historic Preservation Commission for zoning text revisions to the Architectural Standards for the Downtown Historic District to include fiberglass-clad wood window as an approved material.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 05/26/2021
REVISED:


Downtown Historic Overlay
Sub-District Designations
Historic Overlay District
Sub-Districts
Downtown Core
Transitional
Residential
February 17, 2015
GRISWOLD ST
ST PATRICK ST
N WASHINGTON ST
N FRANKLIN ST
COURT ST
N SANDUSKY ST
N UNION ST
US HIGHWAY 23 N
FLAX ST
MILO ST
GRACE ST
E CENTRAL AVE
W CENTRAL AVE
ESTELLE ST
ANNETTE ST
POTTER ST
W WINTER ST
E WINTER ST
N HENRY ST
LAKE ST
LITTLE ST
LEWIS ST
W WILLIAM ST
E WILLIAM ST
S FRANKLIN ST
S SANDUSKY ST
S UNION ST
S HENRY ST
COLUMBUS PIKE
RIVER ST
FRANK ST
SPRING ST
CALM ST
0 200 400 800
Feet

PART 1: STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS

New additions to historic buildings shall comply with both the Secretary of the Interior's Standards for Rehabilitation and with the Standards for New Construction. Any alteration or addition to a non-historic building shall be treated as new construction and shall comply with the Standards for New Construction (Part 2).

For purposes of applying these Standards, a historic building is defined as any building or building feature that has gained historical significance in the community. In establishing historical significance, the Commission may consider a number of factors, including but not limited to the age of the building, the architectural contribution of the building, whether events of historical or cultural significance have occurred at the building, and whether a noted individual or group is associated with the building.

The Secretary of the Interior's Standards for Rehabilitation, as currently published and hereafter revised, shall be applied in rehabilitating historic buildings within the Historic District.

The Secretary of the Interior's Standards for Rehabilitation (37 CFR 67)

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Treatment of Non-Historic Storefronts

When undertaking changes to a non-historic storefront on a historic building, the new work shall be designed and constructed to reflect the historic character of the building. The historic character shall be determined from historic photographs and physical evidence. In the absence of such documentary evidence, a design shall be based upon typical commercial storefronts of the era from which the building dates. In any situation the Commission may consider changes in design necessitated by adaptive reuse of the building or by the use of modern materials and building techniques.

Historic Window and Door Treatments

When existing historic windows cannot be repaired, replacement windows shall maintain the profile and size of the historic window, including sash and trim. Windows shall not be replaced with single fixed light installations. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Aluminum cladding shall not be a mill finish and/or natural aluminum color. Replacement windows shall be of wood, ~~and/or~~ wood with aluminum cladding, **~~and/or~~ wood with fiberglass cladding.** Existing windows shall not be boarded up, bricked in, or otherwise covered up. Street-facing windows that have been boarded up, bricked in, or otherwise covered up shall be reopened and/or reinstalled as a part of any façade renovation or rehabilitation. **Figure 9 in the Appendix illustrates a typical window profile with guidance on factors to consider in determining if a window may be repaired or replaced and selecting a replacement window.**

Store entrances may be recessed 3-6 feet into the building face so that a door may open outwards without obstructing the sidewalk. The recessed opening shall extend from the ground to the bottom of the header. The door shall be glazed (with at least 50% glass in area and not more than 75%) and the sides of the recess at the entrance shall also be transparent above the base. A transparent or opaque glass transom shall extend from the top of the door to the bottom of the header.

Upper Floors

The Downtown Core upper floors shall be faced with standard modular brick or cut stone facing with stone or cast stone details, such as lintels, sills, and capitals. Upper floors shall have vertically-proportioned window openings whose width is no more than half their height. Existing windows are important to the look of a building and shall not be boarded up, bricked in, or otherwise covered up. Street-facing windows that have been boarded up, bricked in, or otherwise covered up shall be reopened or reinstalled as a part of any façade renovation or rehabilitation.

When replacing windows, the profile and size of the original sash and trim shall be maintained. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Upper story windows shall be double hung or have a horizontal division in the middle and shall be of wood, ~~and/or~~ wood with aluminum cladding, ~~and/or~~ **wood with fiberglass cladding.** Aluminum cladding shall not be a mill finish and/or natural aluminum color. **Figure 9 in the Appendix illustrates a typical window profile with guidance on factors to consider in determining if a window may be repaired or replaced and selecting a replacement window.**

Window spacing shall be consistent with the divisions that occur within the storefront.

In the case of a multi-lot width property, the upper floors shall express the 20 to 25-foot typical lot divisions in the form of bays by using different window types, pilasters, other changes in wall articulation, or any combination of these across lot divisions.

The street-facing roofline shall be horizontal and carry a strong cornice element that is at least $1/15^{th}$ of the total building height. Alternatively, the vertical dimension of the cornice of an adjacent building may be approximated.

Structures in the Interior of Blocks

In the Downtown Core, structures constructed in the interior of city street blocks shall be no more than three stories or 40 feet in height. Walls of such structures that are visible from a public way shall be finished in brick that may be combined with pre-cast concrete or stone masonry details.

These walls shall have horizontal tops and be capped by a cornice. These walls shall also carry windows, openings or relief such as recesses to create the appearance of windows. These shall be proportioned so as to be taller than wide. Building walls not visible from a public way may be finished in brick or cementitious or synthetic stucco.

STANDARDS FOR THE TRANSITIONAL SUBDISTRICT

The Standards for this subdistrict are intended to maintain the character of the area surrounding the Downtown Core as a transitional environment between the downtown and the surrounding neighborhoods. This subdistrict consists primarily of commercial buildings of one or two stories. Some of the buildings form a uniform streetwall as in the Downtown Core subdistrict, while others appear as separate buildings.

In some areas of this subdistrict, one-and two-story buildings are characterized by a continuous wall surface that carries down to street level around the storefront. Others look more like Downtown Core buildings. The result is a streetscape that shows more building variation than the Downtown Core.

Figures 3, 4, and 5 in the Appendix illustrate typical historic commercial buildings in the Transitional subdistrict.

Site Plan

Transitional subdistrict buildings shall be built to the back of the sidewalk and cover the entire lot width, maintaining a continuous streetwall. Parking may be on the street or on-site at the rear of the building but not on the side of the building. The main entrance shall be at the front. Rear entrances, where they exist, shall be designed as true entrances, not as back doors.

Overall Building Form

All new construction in the subdistrict shall be compatible with the design character of the surrounding historic streetscape. Buildings shall be either a Transitional building, as described herein, or a Downtown Core building, as described in the Standards for the Downtown Core subdistrict.

Transitional buildings shall be one or two stories with a continuous wall surface that carries down to street level around the storefront. The façade's primary building material shall be brick. At least ninety percent (90%) of the width of the ground-floor streetwall shall be fully glazed storefront. All upper stories shall have street-facing windows.

Buildings may cover more than one lot, in which case the facade shall be treated visually to express bays of a single lot width.

Storefront

The storefront shall consist of a solid base, transparent glass, and a header, which may be transparent or opaque. The base shall be 12 to 24 inches high and the material used shall contrast with the primary building material of the façade.

The entrance door shall be glazed (with at least 50% glass in area and not more than 75%) but does not need to be recessed. If it is recessed, the sides of the recess shall also be glazed. In both cases, the transom between the top of the door and the header shall also be made of transparent or opaque glass.

Upper floors

The upper floors of buildings taller than one-story in the Transitional subdistrict shall have separate, vertically proportioned windows with at least a 2 to 1 height to width proportion. Existing windows are important to the look of a building, and shall not be boarded up, bricked in, or otherwise covered up. Street-facing windows that have been boarded up, bricked in, or otherwise covered up shall be reopened and/or reinstalled as a part of any façade renovation or rehabilitation. When replacing windows, the profile and size of the original sash and trim shall be maintained. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Upper story windows shall be double-hung or have a horizontal division in the middle and shall be of wood, ~~and/or~~ wood with aluminum cladding, **~~and/~~or wood with fiberglass cladding.** Aluminum cladding shall not be a mill finish and/or natural aluminum color. Their placement shall coordinate with the storefront divisions. **Figure 9 in the Appendix illustrates a typical window profile with guidance on factors to consider in determining if a window may be repaired or replaced and selecting a replacement window.**

The upper wall on the single-story type may include sign bands that do not extend over the storefront divisions.

STANDARDS FOR THE RESIDENTIAL SUBDISTRICT

Buildings in these areas, regardless of their use, are residential in character. Within the subdistrict, there is considerable variation in siting, streetscape, and the style of the buildings, depending on the immediate neighborhood. One of the defining characteristics of this subdistrict is that most of the buildings were built originally as free-standing, separate residences, with front, side, and back yards.

Figures 6 and 7 in the Appendix illustrate typical historical buildings in the Residential subdistrict.

Overall Building Form

The typical building form shall be a simple, one and a half or two-story box, with few projections. Projections may be the full height of the building, roof dormers, or simply be a front porch (open or screened). The roof may be hipped or gabled. Roof pitches shall be 6 in 12 or steeper. Street-facing windows shall be separate and shall align vertically between the two floor levels. Street-facing garages are prohibited.

Site Plan

The Standards for the Residential subdistrict reflect the variation in existing siting within the subdistrict. See Figure 8 in the Appendix.

Franklin Street, E. Winter Street, and Central Avenue

The front yard setback shall match that of an adjacent residential structure. If no residential structure is present, the front yard setback shall be 15 feet. No additional curb cuts shall be allowed without the approval of the City Engineer. The front yard shall be planted with turf and/or landscaped.

On-site parking shall be at the back of the building and shall be screened from the street. While there may be an entrance from the parking area, the building's main entrance shall be on the street face, connected to the sidewalk by a paved walkway.

Existing trees in the tree lawn shall be maintained or, if necessary, replaced at or near their present locations, as approved by the Shade Tree Commission.

William Street **and S. Union Street**

The front yard setback shall match that of an adjacent residential structure. If no residential structure is present, the front yard setback shall be 35 feet. No additional curb cuts shall be allowed without the approval of the City Engineer. The front yard shall be planted with turf and/or landscaped.

On-site parking shall be at the back of the building and shall be screened from the street. While there may be an entrance from the parking area, the building's main entrance shall face the street, connected to the sidewalk by a paved walkway.

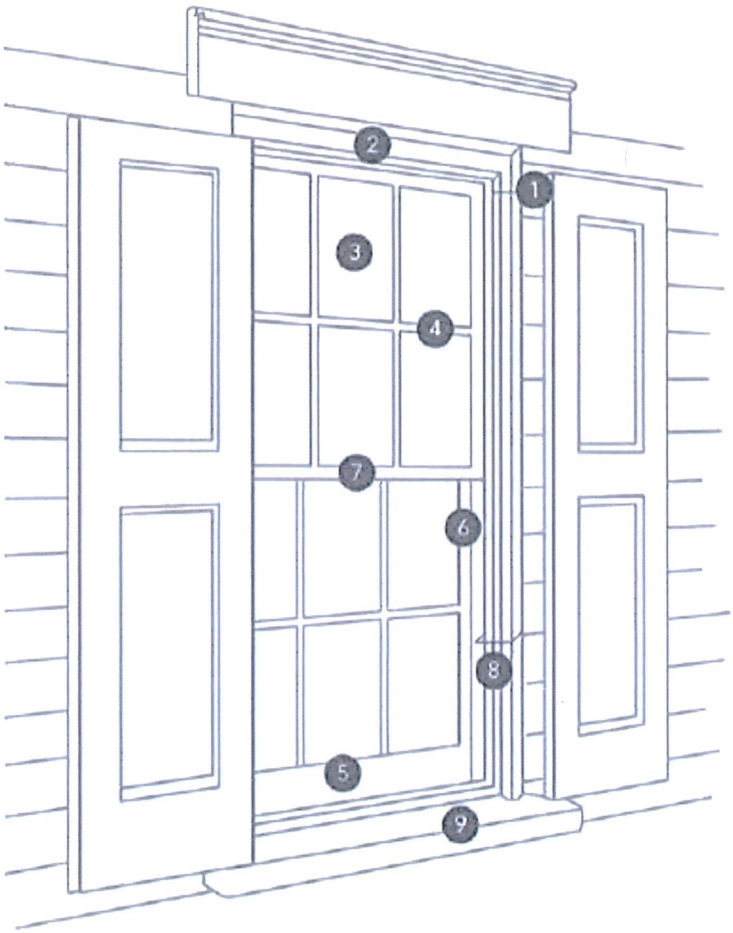
Existing trees in the tree lawn shall be maintained or, if necessary, replaced at or near their present locations, as approved by the Shade Tree Commission.

Windows

Street-facing windows shall be double-hung and shall maintain vertical proportions with at least a 3 to 2 height to width ratio. If divided sash are used, divisions shall appear from the exterior as true muntins. When replacing windows, the profile and size of the original sash and trim shall be maintained.

Required Materials

Main building: Standard modular brick and/or painted horizontal wood siding.
Trim (e.g., fascia, soffit, frieze, casement, etc.): Stone and/or painted wood.
Porch columns, railings, etc.: Painted wood.
Roofing: Slate, standing-seam metal, asphalt shingles, or wood or composite shakes or shingles.
Windows: Wood, wood with aluminum cladding, ~~and~~/or wood with fiberglass cladding. Aluminum cladding shall not be a mill finish and/or natural aluminum color. Figure 9 in the Appendix illustrates a typical window profile with guidance on factors to consider in determining if a window may be repaired or replaced and selecting a replacement window.



1. **Brick Mold** – The molding, usually wooden, that covers the gap between the window frame and the opening into which the window is set.
2. **Casing** – The molding surrounding the window jamb, usually seen on the exterior on frame buildings.
3. **Lights/Glazing/Panes** – The glass or pieces of glass that makes up the transparent portion of a window.
4. **Muntin** – The narrow horizontal and vertical pieces that hold together the panes of glass in multi-pane windows.
5. **Sash** – The wooden frame located inside the jamb that holds the glass; also known as the operable component of the window.
6. **Stiles** – The vertical members of the sash.
7. **Meeting Rails** – The bottom horizontal member of the upper sash and the top member of the lower sash.
8. **Jamb** – The sides and top of a window.
9. **Still** – The bottom side of the window usually made out of heavier material that slopes away from the building to help shed water.

Source: City of Fernandina Beach, FL Historic District Council

TYPICAL WINDOW PROFILE
Figure 9

GUIDANCE ON WINDOW REPAIR AND REPLACEMENT

FACTORS TO CONSIDER IN THE REPAIR OR REPLACEMENT OF WINDOWS

Original windows define the historic context of the building; reflect its time period, style, and regional characteristics; and should be preserved when possible. There is a point when the condition of a window may clearly indicate replacement. The decision process for selecting replacement windows should begin with an assessment of the existing windows, rather than window products currently available. Select a replacement window which retains as much of the character of the historic window as possible. Energy efficiency is only one of the factors for replacement; it should not dominate the decision.

Generally, typical residential windows and upper floor windows on downtown commercial buildings include: one-over-one, two-over-two, four-over-four, or six-over-six. This is in reference to the number of window panes in each window sash. (For example, the window in the diagram is considered six-over-six.) The original windows typically are double-hung with counterweights to move the sash up behind the upper sash. Attempt to understand the uniqueness of the window's contribution to the appearance of the façade, including:

- the pattern of the window openings and their size
- proportions of the frame and sash (e.g. the width/depth of styles, rails, and meeting rails)
- configuration of window panes
- muntin profiles (replacement must be simulated divided lite–not just grids between the glass)
- type of wood
- paint color
- characteristics of the glass
- associated details such as arched tops, hoods, or other decorative elements

In many cases, repair and retrofit of the historic windows is more economical than total replacement. If not carefully analyzed, selected replacement units will be unlike the originals in design and appearance. Since windows are important in defining the building's historic character, insensitively designed replacement windows may destroy the building's historic character. At times, unique designs require custom-made windows. Changing the original window pane style or opening size is not appropriate.

Factors Determining Window Replacement

The following factors may be considered in determining whether a window may be replaced:

- The window frame or sash is missing.
- The window is not original or contributing.
- The window does not have stained or leaded glass.
- More than half of the sash is rotten (wood) or rusting (metal) and the existing condition has been documented by the Applicant and reviewed by City Staff.
- Mold is continuously growing on the interior of the window sash or frame and the existing condition has been documented by the Applicant and reviewed by City Staff.
- Condensation is continuously appearing on the interior of the window and the existing condition has been documented the Applicant and reviewed by City Staff.
- The window does not meet egress requirements.
- Appropriate ongoing efforts to weatherize, maintain, or repair the window are not successful.
- The installation of a storm window over a contributing primary window will not address the issue.
- The installation of a storm window will not allow the operation of a contributing primary window.

Replacement Window Selection

The following factors may be considered in selecting a replacement window if it is determined the existing contributing window cannot be weatherized, maintained, or repaired:

- The Applicant is to submit details and profiles of the existing and new windows for comparison by the Historic Preservation Commission.
- Only the sash should be replaced if the original frame is in good condition.
- Replacement sash must be comparable to material and profiles of the existing contributing window.
- All parts of a replacement window (including sash, frame, stile, rails, sills, moldings and muntins) must be comparable to the existing contributing window in material, size, profile, operation, and proportion.
- A wood, aluminum-clad wood window, or fiberglass-clad wood window may be considered if the size, profile, operation, and proportion is comparable to the contributing window.
- A wood, aluminum-clad wood window, or fiberglass-clad wood window may be considered if the contributing window was all metal. The new window must be comparable in profile, operation, and proportion to the contributing window.
- Window openings shall not be filled in or altered to accommodate larger or smaller replacement windows.
- Basement windows should be maintained to allow light and ventilation into that space.
- Glass block should not to be installed in window openings.
- An insulated window may be considered if the size, profile, operation, and proportion is comparable to the contributing window.
- Insulated windows with divided lites shall have true divided lites with muntins that are comparable to the size and profile of the original muntins. Simulated divided lites may be considered, if the muntins are bonded to the exterior and interior of the window, are comparable to the size and profile of the original muntins, and have a minimally visible spacer bar between the two glass panes.
- Glass color, texture, and tinting are to match existing.
- Stained or leaded glass is not to be insulated unless original to the opening or historically documented for the opening.
- A wood, aluminum-clad wood window, or fiberglass-clad wood window may be considered for new construction if the size, profile, operation, and proportion are appropriate to the style and design of the new construction.

Storm Windows and Window Screens

The following recommendations may be considered in maintaining or installing storm windows and window screens:

- If there are no historic photographs or other physical evidence of historic storm windows or screens being in place, in the absence of such documentary evidence, interior storm windows and interior screens are to be installed on residential use and commercial buildings in the Historic District following the design parameters above. Alternatively, a request for a Certificate of Appropriateness may be made to the Historic Preservation Commission for consideration of exterior screens on a case-by-case.
- Maintain and preserve historic storm windows whenever possible. (These are typically found in the Residential Sub-district of the Historic District.)
- To be historically accurate, choose removable or fixed exterior wood storm windows. Painted metal storm windows are an appropriate alternative to wooden storm windows.
- Choose as narrow a sash frame as possible if an exterior metal storm window is selected.
- The storm window meeting bar is to be in the same location as the meeting rails of the primary window sashes.
- Install exterior, low profile storm windows that fit the original window openings and do not obscure the glass or sash. The frame of the storm window should be mounted inside the existing window frame.
- Exterior wood and metal storm windows of the primary windows are to be a color compatible with the color scheme of the building, usually the same color as the sash.
- Single sheets of glass or Plexiglas are not permitted as storm windows over double-hung windows.
- Single sheets of glass may be used on transoms and single-pane or single-lite windows.
- Do not install mirrored or tinted glass in storm windows.

SUBMISSION REQUIREMENTS
FOR A CERTIFICATE OF APPROPRIATENESS APPLICATION FOR WINDOW REPLACEMENT

The key to successful planning for window replacement is a careful evaluation of the existing physical condition of the existing windows. Replacement should match or be comparable to the historic sash in pane size and configuration, glazing, muntin detailing and profile, and historic color and trim. At times, the profiles of replacement elements, such as muntins, sash, frames, and moldings are flatter and wider or narrower and thinner than the historic profiles. These items are important for consideration since a change in relief and profile affects the character of the historic window, which in turn alters the overall appearance of the entire building.

If it is obvious that the windows in place are not the original windows, the Applicant will be asked to locate historic photographs of the building to replicate the original or earlier style. Or, in the absence of documentary evidence, select a window style that will not detract from the historic appearance of the building or the Historic District.

The following information will be required to submitted with a request for a Certificate of Appropriateness for window replacement for review by the Historic Preservation Commission:

1) Clear, colored, detailed photographs, including at least one of each:

- Full-frame shot of the entire building
- Full-frame shot of individual windows from the exterior
- Full-frame shot of individual windows from the interior
- Close-up views of intersection of sills and frames
- Close-up views of sash, focusing on bottom rail and muntins (if existing)
- Close-up view of sills and bottom rails from the interior

2) A photograph key illustrating the location of the windows on the building in relation to the photographs.

3) A written description of each existing window denoting its material, the type of window it is, and its configuration. For example: Window 1 is wood, double-hung, 6-over-6.

4) Window section drawings of both the existing and proposed windows, or submitting a list of measurements comparing the individual elements of the existing windows to the proposed windows (as depicted in Figure 9 Typical Window Profile).

5) A brochure from the window manufacturer detailing a durable mid-range to high-end quality product and the selected product color.

PART 1: STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS

New additions to historic buildings shall comply with both the Secretary of the Interior's Standards for Rehabilitation and with the Standards for New Construction. Any alteration or addition to a non-historic building shall be treated as new construction and shall comply with the Standards for New Construction (Part 2).

For purposes of applying these Standards, a historic building is defined as any building or building feature that has gained historical significance in the community. In establishing historical significance, the Commission may consider a number of factors, including but not limited to the age of the building, the architectural contribution of the building, whether events of historical or cultural significance have occurred at the building, and whether a noted individual or group is associated with the building.

The Secretary of the Interior's Standards for Rehabilitation, as currently published and hereafter revised, shall be applied in rehabilitating historic buildings within the Historic District.

The Secretary of the Interior's Standards for Rehabilitation (37 CFR 67)

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Treatment of Non-Historic Storefronts

When undertaking changes to a non-historic storefront on a historic building, the new work shall be designed and constructed to reflect the historic character of the building. The historic character shall be determined from historic photographs and physical evidence. In the absence of such documentary evidence, a design shall be based upon typical commercial storefronts of the era from which the building dates. In any situation the Commission may consider changes in design necessitated by adaptive reuse of the building or by the use of modern materials and building techniques.

Historic Window and Door Treatments

When existing historic windows cannot be repaired, replacement windows shall maintain the profile and size of the historic window, including sash and trim. Windows shall not be replaced with single fixed light installations. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Aluminum cladding shall not be a mill finish and/or natural aluminum color. Replacement windows shall be of wood, ~~and/or~~ wood with aluminum cladding, ~~and/~~**or wood with fiberglass cladding.** Existing windows shall not be boarded up, bricked in, or otherwise covered up. Street-facing windows that have been boarded up, bricked in, or otherwise covered up shall be reopened and/or reinstalled as a part of any façade renovation or rehabilitation. **Figure 9 in the Appendix illustrates a typical window profile with guidance on factors to consider in determining if a window may be repaired or replaced and selecting a replacement window.**

Store entrances may be recessed 3-6 feet into the building face so that a door may open outwards without obstructing the sidewalk. The recessed opening shall extend from the ground to the bottom of the header. The door shall be glazed (with at least 50% glass in area and not more than 75%) and the sides of the recess at the entrance shall also be transparent above the base. A transparent or opaque glass transom shall extend from the top of the door to the bottom of the header.

Upper Floors

The Downtown Core upper floors shall be faced with standard modular brick or cut stone facing with stone or cast stone details, such as lintels, sills, and capitals. Upper floors shall have vertically-proportioned window openings whose width is no more than half their height. Existing windows are important to the look of a building and shall not be boarded up, bricked in, or otherwise covered up. Street-facing windows that have been boarded up, bricked in, or otherwise covered up shall be reopened or reinstalled as a part of any façade renovation or rehabilitation.

When replacing windows, the profile and size of the original sash and trim shall be maintained. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Upper story windows shall be double hung or have a horizontal division in the middle and shall be of wood, ~~and/or~~ wood with aluminum cladding, ~~and/or~~ **wood with fiberglass cladding.** Aluminum cladding shall not be a mill finish and/or natural aluminum color. **Figure 9 in the Appendix illustrates a typical window profile with guidance on factors to consider in determining if a window may be repaired or replaced and selecting a replacement window.**

Window spacing shall be consistent with the divisions that occur within the storefront.

In the case of a multi-lot width property, the upper floors shall express the 20 to 25-foot typical lot divisions in the form of bays by using different window types, pilasters, other changes in wall articulation, or any combination of these across lot divisions.

The street-facing roofline shall be horizontal and carry a strong cornice element that is at least $1/15^{th}$ of the total building height. Alternatively, the vertical dimension of the cornice of an adjacent building may be approximated.

Structures in the Interior of Blocks

In the Downtown Core, structures constructed in the interior of city street blocks shall be no more than three stories or 40 feet in height. Walls of such structures that are visible from a public way shall be finished in brick that may be combined with pre-cast concrete or stone masonry details.

These walls shall have horizontal tops and be capped by a cornice. These walls shall also carry windows, openings or relief such as recesses to create the appearance of windows. These shall be proportioned so as to be taller than wide. Building walls not visible from a public way may be finished in brick or cementitious or synthetic stucco.

STANDARDS FOR THE TRANSITIONAL SUBDISTRICT

The Standards for this subdistrict are intended to maintain the character of the area surrounding the Downtown Core as a transitional environment between the downtown and the surrounding neighborhoods. This subdistrict consists primarily of commercial buildings of one or two stories. Some of the buildings form a uniform streetwall as in the Downtown Core subdistrict, while others appear as separate buildings.

In some areas of this subdistrict, one-and two-story buildings are characterized by a continuous wall surface that carries down to street level around the storefront. Others look more like Downtown Core buildings. The result is a streetscape that shows more building variation than the Downtown Core.

Figures 3, 4, and 5 in the Appendix illustrate typical historic commercial buildings in the Transitional subdistrict.

Site Plan

Transitional subdistrict buildings shall be built to the back of the sidewalk and cover the entire lot width, maintaining a continuous streetwall. Parking may be on the street or on-site at the rear of the building but not on the side of the building. The main entrance shall be at the front. Rear entrances, where they exist, shall be designed as true entrances, not as back doors.

Overall Building Form

All new construction in the subdistrict shall be compatible with the design character of the surrounding historic streetscape. Buildings shall be either a Transitional building, as described herein, or a Downtown Core building, as described in the Standards for the Downtown Core subdistrict.

Transitional buildings shall be one or two stories with a continuous wall surface that carries down to street level around the storefront. The façade's primary building material shall be brick. At least ninety percent (90%) of the width of the ground-floor streetwall shall be fully glazed storefront. All upper stories shall have street-facing windows.

Buildings may cover more than one lot, in which case the facade shall be treated visually to express bays of a single lot width.

Storefront

The storefront shall consist of a solid base, transparent glass, and a header, which may be transparent or opaque. The base shall be 12 to 24 inches high and the material used shall contrast with the primary building material of the façade.

The entrance door shall be glazed (with at least 50% glass in area and not more than 75%) but does not need to be recessed. If it is recessed, the sides of the recess shall also be glazed. In both cases, the transom between the top of the door and the header shall also be made of transparent or opaque glass.

Upper floors

The upper floors of buildings taller than one-story in the Transitional subdistrict shall have separate, vertically proportioned windows with at least a 2 to 1 height to width proportion. Existing windows are important to the look of a building, and shall not be boarded up, bricked in, or otherwise covered up. Street-facing windows that have been boarded up, bricked in, or otherwise covered up shall be reopened and/or reinstalled as a part of any façade renovation or rehabilitation. When replacing windows, the profile and size of the original sash and trim shall be maintained. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Upper story windows shall be double-hung or have a horizontal division in the middle and shall be of wood, ~~and/or~~ wood with aluminum cladding, ~~and/~~**or wood with fiberglass cladding.** Aluminum cladding shall not be a mill finish and/or natural aluminum color. Their placement shall coordinate with the storefront divisions. **Figure 9 in the Appendix illustrates a typical window profile with guidance on factors to consider in determining if a window may be repaired or replaced and selecting a replacement window.**

The upper wall on the single-story type may include sign bands that do not extend over the storefront divisions.

STANDARDS FOR THE RESIDENTIAL SUBDISTRICT

Buildings in these areas, regardless of their use, are residential in character. Within the subdistrict, there is considerable variation in siting, streetscape, and the style of the buildings, depending on the immediate neighborhood. One of the defining characteristics of this subdistrict is that most of the buildings were built originally as free-standing, separate residences, with front, side, and back yards.

Figures 6 and 7 in the Appendix illustrate typical historical buildings in the Residential subdistrict.

Overall Building Form

The typical building form shall be a simple, one and a half or two-story box, with few projections. Projections may be the full height of the building, roof dormers, or simply be a front porch (open or screened). The roof may be hipped or gabled. Roof pitches shall be 6 in 12 or steeper. Street-facing windows shall be separate and shall align vertically between the two floor levels. Street-facing garages are prohibited.

Site Plan

The Standards for the Residential subdistrict reflect the variation in existing siting within the subdistrict. See Figure 8 in the Appendix.

Franklin Street, E. Winter Street, and Central Avenue

The front yard setback shall match that of an adjacent residential structure. If no residential structure is present, the front yard setback shall be 15 feet. No additional curb cuts shall be allowed without the approval of the City Engineer. The front yard shall be planted with turf and/or landscaped.

On-site parking shall be at the back of the building and shall be screened from the street. While there may be an entrance from the parking area, the building's main entrance shall be on the street face, connected to the sidewalk by a paved walkway.

Existing trees in the tree lawn shall be maintained or, if necessary, replaced at or near their present locations, as approved by the Shade Tree Commission.

William Street **and S. Union Street**

The front yard setback shall match that of an adjacent residential structure. If no residential structure is present, the front yard setback shall be 35 feet. No additional curb cuts shall be allowed without the approval of the City Engineer. The front yard shall be planted with turf and/or landscaped.

On-site parking shall be at the back of the building and shall be screened from the street. While there may be an entrance from the parking area, the building's main entrance shall face the street, connected to the sidewalk by a paved walkway.

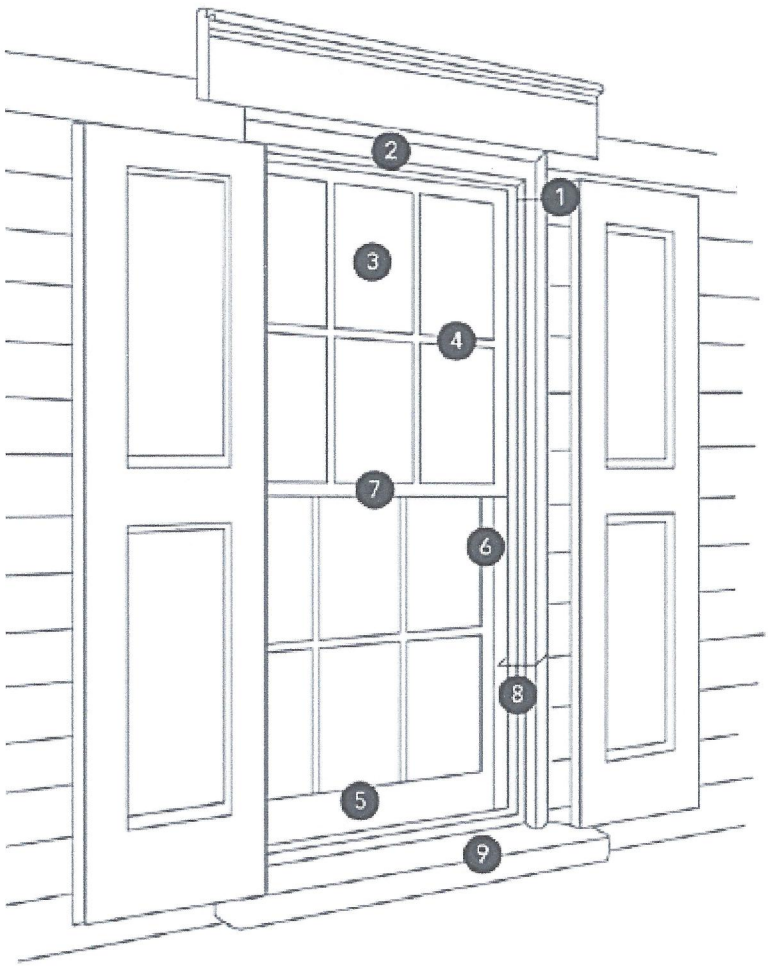
Existing trees in the tree lawn shall be maintained or, if necessary, replaced at or near their present locations, as approved by the Shade Tree Commission.

Windows

Street-facing windows shall be double-hung and shall maintain vertical proportions with at least a 3 to 2 height to width ratio. If divided sash are used, divisions shall appear from the exterior as true muntins. When replacing windows, the profile and size of the original sash and trim shall be maintained.

Required Materials

Main building: Standard modular brick and/or painted horizontal wood siding.
Trim (e.g., fascia, soffit, frieze, casement, etc.): Stone and/or painted wood.
Porch columns, railings, etc.: Painted wood.
Roofing: Slate, standing-seam metal, asphalt shingles, or wood or composite shakes or shingles.
Windows: Wood, wood with aluminum cladding, ~~and/~~or wood with fiberglass cladding. Aluminum cladding shall not be a mill finish and/or natural aluminum color. Figure 9 in the Appendix illustrates a typical window profile with guidance on factors to consider in determining if a window may be repaired or replaced and selecting a replacement window.



1. **Brick Mold** – The molding, usually wooden, that covers the gap between the window frame and the opening into which the window is set.
2. **Casing** – The molding surrounding the window jamb, usually seen on the exterior on frame buildings.
3. **Lights/Glazing/Panes** – The glass or pieces of glass that makes up the transparent portion of a window.
4. **Muntin** – The narrow horizontal and vertical pieces that hold together the panes of glass in multi-pane windows.
5. **Sash** – The wooden frame located inside the jamb that holds the glass; also known as the operable component of the window.
6. **Stiles** – The vertical members of the sash.
7. **Meeting Rails** – The bottom horizontal member of the upper sash and the top member of the lower sash.
8. **Jamb** – The sides and top of a window.
9. **Still** – The bottom side of the window usually made out of heavier material that slopes away from the building to help shed water.

Source: City of Fernandina Beach, FL Historic District Council

TYPICAL WINDOW PROFILE
Figure 9

GUIDANCE ON WINDOW REPAIR AND REPLACEMENT

FACTORS TO CONSIDER IN THE REPAIR OR REPLACEMENT OF WINDOWS

Original windows define the historic context of the building; reflect its time period, style, and regional characteristics; and should be preserved when possible. There is a point when the condition of a window may clearly indicate replacement. The decision process for selecting replacement windows should begin with an assessment of the existing windows, rather than window products currently available. Select a replacement window which retains as much of the character of the historic window as possible. Energy efficiency is only one of the factors for replacement; it should not dominate the decision.

Generally, typical residential windows and upper floor windows on downtown commercial buildings include: one-over-one, two-over-two, four-over-four, or six-over-six. This is in reference to the number of window panes in each window sash. (For example, the window in the diagram is considered six-over-six.) The original windows typically are double-hung with counterweights to move the sash up behind the upper sash. Attempt to understand the uniqueness of the window's contribution to the appearance of the façade, including:

- the pattern of the window openings and their size
- proportions of the frame and sash (e.g. the width/depth of styles, rails, and meeting rails)
- configuration of window panes
- muntin profiles (replacement must be simulated divided lite–not just grids between the glass)
- type of wood
- paint color
- characteristics of the glass
- associated details such as arched tops, hoods, or other decorative elements

In many cases, repair and retrofit of the historic windows is more economical than total replacement. If not carefully analyzed, selected replacement units will be unlike the originals in design and appearance. Since windows are important in defining the building's historic character, insensitively designed replacement windows may destroy the building's historic character. At times, unique designs require custom-made windows. Changing the original window pane style or opening size is not appropriate.

Factors Determining Window Replacement

The following factors may be considered in determining whether a window may be replaced:

- The window frame or sash is missing.
- The window is not original or contributing.
- The window does not have stained or leaded glass.
- More than half of the sash is rotten (wood) or rusting (metal) and the existing condition has been documented by the Applicant and reviewed by City Staff.
- Mold is continuously growing on the interior of the window sash or frame and the existing condition has been documented by the Applicant and reviewed by City Staff.
- Condensation is continuously appearing on the interior of the window and the existing condition has been documented the Applicant and reviewed by City Staff.
- The window does not meet egress requirements.
- Appropriate ongoing efforts to weatherize, maintain, or repair the window are not successful.
- The installation of a storm window over a contributing primary window will not address the issue.
- The installation of a storm window will not allow the operation of a contributing primary window.

Replacement Window Selection

The following factors may be considered in selecting a replacement window if it is determined the existing contributing window cannot be weatherized, maintained, or repaired:

- The Applicant is to submit details and profiles of the existing and new windows for comparison by the Historic Preservation Commission.
- Only the sash should be replaced if the original frame is in good condition.
- Replacement sash must be comparable to material and profiles of the existing contributing window.
- All parts of a replacement window (including sash, frame, stile, rails, sills, moldings and muntins) must be comparable to the existing contributing window in material, size, profile, operation, and proportion.
- A wood, aluminum-clad wood window, or fiberglass-clad wood window may be considered if the size, profile, operation, and proportion is comparable to the contributing window.
- A wood, aluminum-clad wood window, or fiberglass-clad wood window may be considered if the contributing window was all metal. The new window must be comparable in profile, operation, and proportion to the contributing window.
- Window openings shall not be filled in or altered to accommodate larger or smaller replacement windows.
- Basement windows should be maintained to allow light and ventilation into that space.
- Glass block should not to be installed in window openings.
- An insulated window may be considered if the size, profile, operation, and proportion is comparable to the contributing window.
- Insulated windows with divided lites shall have true divided lites with muntins that are comparable to the size and profile of the original muntins. Simulated divided lites may be considered, if the muntins are bonded to the exterior and interior of the window, are comparable to the size and profile of the original muntins, and have a minimally visible spacer bar between the two glass panes.
- Glass color, texture, and tinting are to match existing.
- Stained or leaded glass is not to be insulated unless original to the opening or historically documented for the opening.
- A wood, aluminum-clad wood window, or fiberglass-clad wood window may be considered for new construction if the size, profile, operation, and proportion are appropriate to the style and design of the new construction.

Storm Windows and Window Screens

The following recommendations may be considered in maintaining or installing storm windows and window screens:

- If there are no historic photographs or other physical evidence of historic storm windows or screens being in place, in the absence of such documentary evidence, interior storm windows and interior screens are to be installed on residential use and commercial buildings in the Historic District following the design parameters above. Alternatively, a request for a Certificate of Appropriateness may be made to the Historic Preservation Commission for consideration of exterior screens on a case-by-case.
- Maintain and preserve historic storm windows whenever possible. (These are typically found in the Residential Sub-district of the Historic District.)
- To be historically accurate, choose removable or fixed exterior wood storm windows. Painted metal storm windows are an appropriate alternative to wooden storm windows.
- Choose as narrow a sash frame as possible if an exterior metal storm window is selected.
- The storm window meeting bar is to be in the same location as the meeting rails of the primary window sashes.
- Install exterior, low profile storm windows that fit the original window openings and do not obscure the glass or sash. The frame of the storm window should be mounted inside the existing window frame.
- Exterior wood and metal storm windows of the primary windows are to be a color compatible with the color scheme of the building, usually the same color as the sash.
- Single sheets of glass or Plexiglas are not permitted as storm windows over double-hung windows.
- Single sheets of glass may be used on transoms and single-pane or single-lite windows.
- Do not install mirrored or tinted glass in storm windows.

SUBMISSION REQUIREMENTS
FOR A CERTIFICATE OF APPROPRIATENESS APPLICATION FOR WINDOW REPLACEMENT

The key to successful planning for window replacement is a careful evaluation of the existing physical condition of the existing windows. Replacement should match or be comparable to the historic sash in pane size and configuration, glazing, muntin detailing and profile, and historic color and trim. At times, the profiles of replacement elements, such as muntins, sash, frames, and moldings are flatter and wider or narrower and thinner than the historic profiles. These items are important for consideration since a change in relief and profile affects the character of the historic window, which in turn alters the overall appearance of the entire building.

If it is obvious that the windows in place are not the original windows, the Applicant will be asked to locate historic photographs of the building to replicate the original or earlier style. Or, in the absence of documentary evidence, select a window style that will not detract from the historic appearance of the building or the Historic District.

The following information will be required to submitted with a request for a Certificate of Appropriateness for window replacement for review by the Historic Preservation Commission:

1) Clear, colored, detailed photographs, including at least one of each:

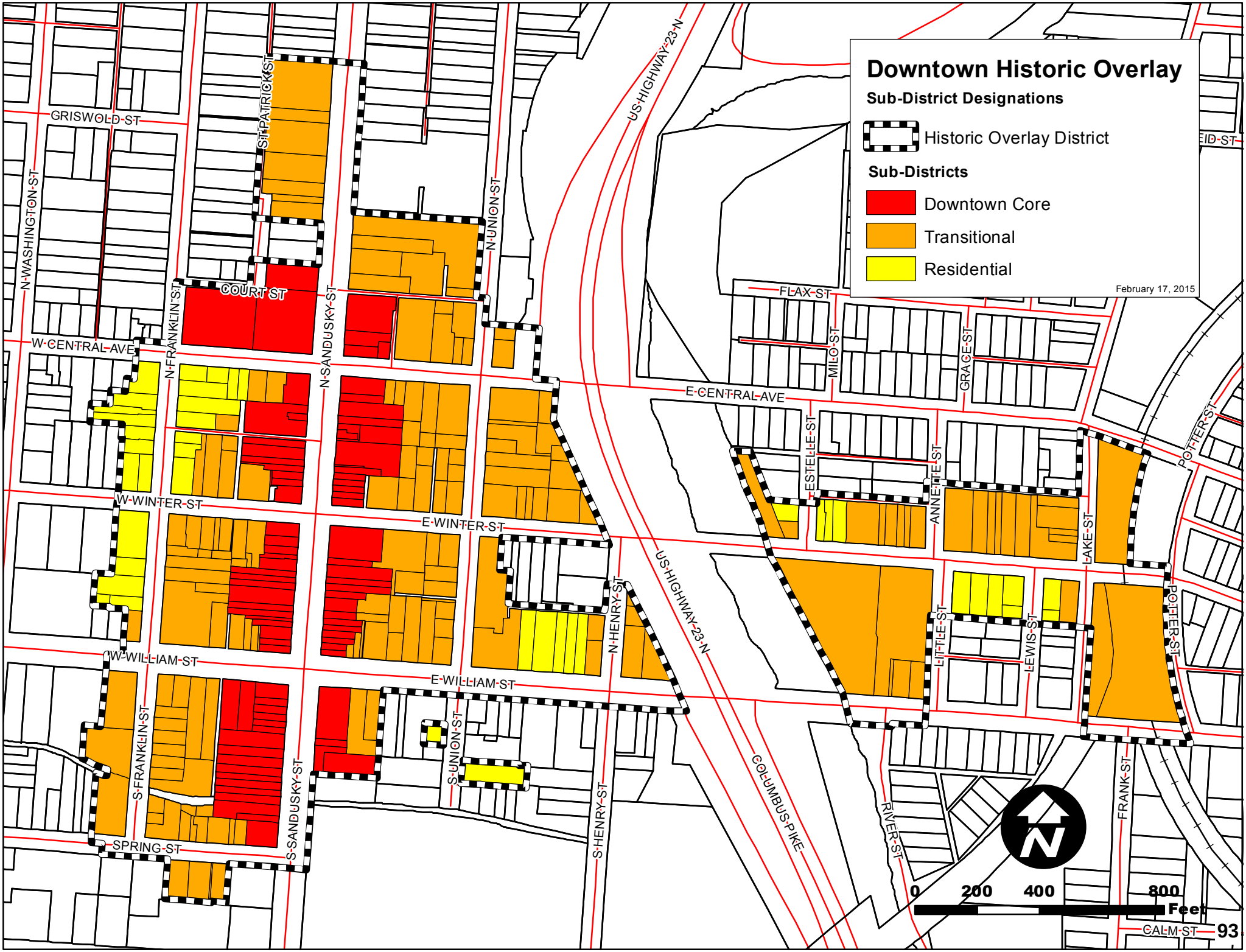
- Full-frame shot of the entire building
- Full-frame shot of individual windows from the exterior
- Full-frame shot of individual windows from the interior
- Close-up views of intersection of sills and frames
- Close-up views of sash, focusing on bottom rail and muntins (if existing)
- Close-up view of sills and bottom rails from the interior

2) A photograph key illustrating the location of the windows on the building in relation to the photographs.

3) A written description of each existing window denoting its material, the type of window it is, and its configuration. For example: Window 1 is wood, double-hung, 6-over-6.

4) Window section drawings of both the existing and proposed windows, or submitting a list of measurements comparing the individual elements of the existing windows to the proposed windows (as depicted in Figure 9 Typical Window Profile).

5) A brochure from the window manufacturer detailing a durable mid-range to high-end quality product and the selected product color.


Downtown Historic Overlay
Sub-District Designations
Historic Overlay District
Sub-Districts
Downtown Core
Transitional
Residential
February 17, 2015
GRISWOLD ST
ST PATRICK ST
N WASHINGTON ST
N FRANKLIN ST
COURT ST
N SANDUSKY ST
N UNION ST
US HIGHWAY 23 N
FLAX ST
MILO ST
GRACE ST
W CENTRAL AVE
E CENTRAL AVE
ESTELLE ST
ANNETTE ST
POTTER ST
W WINTER ST
E WINTER ST
LAKE ST
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FRANK ST
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Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey,Planning Department
ITEM TYPE:	Ordinances
AGENDA SECTION:	**CONSIDERATION OF ORDINANCE NO. 21-42**
SUBJECT:	An ordinance approving a Rezoning Amendment for the Margery Burkhart Trust from A-1 (Agricultural District) to R-1 (One-Family Residential District) for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River.

SUGGESTED ACTION:

ATTACHMENTS:

Fact Sheet ord 21-42, 2021-1671 Burkhart Bend REZ.pdf
ord 21-42, 2021-1671 Burkhart Bend REZ.pdf
2021-1671 Burkhart Bend Sumbdivision.pdf

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 12

DATE: 06/14/2021

ORDINANCE NO: 21-42

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
June 28, 2021 @ 7:25 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A REZONING AMENDMENT FOR THE MARGERY BURKHART TRUST FROM A-1 (AGRICUTURAL DISTRICT) TO R-1 (ONE-FAMILY RESIDENTIAL DISTRICT) FOR BURKHART BEND SUBDIVISION CONTAINING 3 SINGLE-FAMILY LOTS ON APPROXIMATLY 29.455 ACRES LOCATED ON THE WEST SIDE OF PANHANDLE ROAD BETWEEN 2133 AND 2239 PANHANDLE ROAD AND JUST EAST OF THE OLENTANGY RIVER.

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1130 Amendments of the Codified Ordinances.

COMMITTEE RECOMMENDATION:
Planning Commission recommended approval by a vote of 7-0 on June 2, 2021.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval

ATTACHMENT(S)
See attached

ORDINANCE NO. 21-42

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR THE MARGERY BURKHART TRUST FROM A-1 (AGRICUTURAL DISTRICT) TO R-1 (ONE-FAMILY RESIDENTIAL DISTRICT) FOR BURKHART BEND SUBDIVISION CONTAINING 3 SINGLE-FAMILY LOTS ON APPROXIMATLY 29.455 ACRES LOCATED ON THE WEST SIDE OF PANHANDLE ROAD BETWEEN 2133 AND 2239 PANHANDLE ROAD AND JUST EAST OF THE OLENTANGY RIVER.

WHEREAS, the Planning Commission at its meeting of June 2, 2021 recommended approval of a Rezoning Amendment for the Margery Burkhart Trust from A-1 (Agricultural District) to R-1 (One-Family Residential District) for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River (PC Case 2021-1671).

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Rezoning Amendment for the Margery Burkhart Trust from A-1 (Agricultural District) to R-1 (One-Family Residential District) for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River, is hereby confirmed, approved, and accepted.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2021-1671-1672
REQUEST: Multiple Requests
PROJECT: Burkhart Bend
MEETING DATE: June 2, 2021

APPLICANT/OWNER
Margery Burkhart Trust
6 South Vernon Street
Sunbury, Ohio 43074

2021-1671: A request by Margery Burkhart Trust for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-1 (One Family Residential District) for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River.
2021-1672: A request by Margery Burkhart Trust for approval of a Final Subdivision Plat for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River.

PROPERTY LOCATION & DESCRIPTION
The subject three lots would encompass 29.455 acres and are located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River. The subject parcels are zoned A-1 (Agricultural District). The properties to east are zoned A-1 in the City and FR-1 (Farm Residential) in the Township and the properties to the west across the Olentangy River are zoned B-4 (General Business District) in the City and FR-1 in the Township. The properties to the north and south are zoned FR-1 in the Township.

BACKGROUND/PROPOSAL
The current owner is proposing to subdivide the current four lots that encompasses 29.455 acres into three single family lots that would achieve compliance with the R-1 (One-Family Residential District) zoning requirements. Also, the subject site does not have City sanitary sewer and water service today and in the foreseeable future. Therefore, the proposed subdivision shall achieve compliance with the Delaware County General Health District septic requirements for a four-bedroom house and the Del-Co water service requirements. Therefore, to accommodate the City zoning requirements, the General Health District septic requirements and the Del-Co water service requirements, a Rezoning Amendment and simple subdivision makes the most sense in this case to achieve the desire of the applicant.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the zoning for the subject site is A-1 and the proposed three lots would not meet the minimum lot width requirements of the that district, so a rezoning amendment to R-1 would achieve compliance with all the necessary zoning requirements. Also, the subdividing of the three new lots would require a Final Subdivision Plat. Therefore, from a procedural perspective, to create the proposed three lot simple subdivision, a Rezoning Amendment to R-1 and Final Subdivision Plat would need to be approved by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** Because the proposed subdivision does not include the extension of any City streets and utilities, no engineering drawings would be required for approval by the City Engineer.
- **ROADS AND ACCESS:** Each of the three lots would have a single curb cut from Panhandle Road which is a Township Road.
- **PEDESTRIAN CONNECTIVITY:** The adopted Bicycle and Pedestrian Master Plan 2017 does not identify a bike path in this corridor. There is no existing sidewalk on Panhandle Rd. Panhandle Rd. is virtually all within Troy Township who maintains authority in the right-of-way. The right of way, where a sidewalk would be built within the City of Delaware generally, is therefore virtually all within Troy Township which does not require sidewalks. Importantly, this area is noted within the Delaware Together Comprehensive Plan's Character and Focus Area map and text as 'Rural Conservation' with no pending or anticipated developments and annexation in the general area at this time. Therefore, Staff would recommend not requiring sidewalk or payments in lieu of constructing sidewalk for these three lots.

- **SITE LAYOUT:** The proposed three lots would front Panhandle Road (Township Road) with individual curb cuts accessing each lot. The subject three lots would encompass 29.455 acres with Lot 112 containing 10.459 acres, Lot 113 containing 9.616 acres and Lot 114 containing 9.379 acres. The western portion of each lot along the Olentangy Rive is located in the 100-year flood plain while the required septic system would be located between the proposed house and the 100-year flood plain per the Delaware General Health District. Each lot and house would have to achieve compliance with the R-1 zoning requirements in Chapter 1134 Residential District Requirements and Chapter 1171.08 Residential Development Design Criteria and Performance Standards.
- **LANDSCAPING & SCREENING:** Each house would require landscaping per Chapter 1171.08 Residential Development Design Criteria and Performance Standards. Also, street trees would generally be required for each single-family house per the zoning code. However, similar to the discussion herein regarding sidewalks, there are no existing street trees on Panhandle Rd. Panhandle Rd. is virtually all within Troy Township who maintains authority in the right-of-way. The right of way, where a street tree would be planted within the City of Delaware generally, is therefore virtually all within Troy Township which does not require street trees. Importantly, this area is noted within the Delaware Together Comprehensive Plan's Character and Focus Area map and text as 'Rural Conservation' with no pending or anticipated developments and annexation in the general area at this time. Therefore, Staff would recommend not requiring street trees or payments in lieu of planting street trees for these three lots.
- **TREE REMOVAL & REPLACEMENT:** There does not appear to be any qualifying tees (6 inch in caliper or larger) that would be removed with the construction of any house. Therefore, the proposed subdivision would achieve compliance with Chapter 1168 Tree Preservation Regulations.

STAFF RECOMMENDATION (2021-1671 – REZONING AMENDMENT)

Staff recommends approval of a request by Margery Burkhart Trust for a Rezoning Amendment from A-1 (Agricultural District) to R-1 (One Family Residential District) for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River.

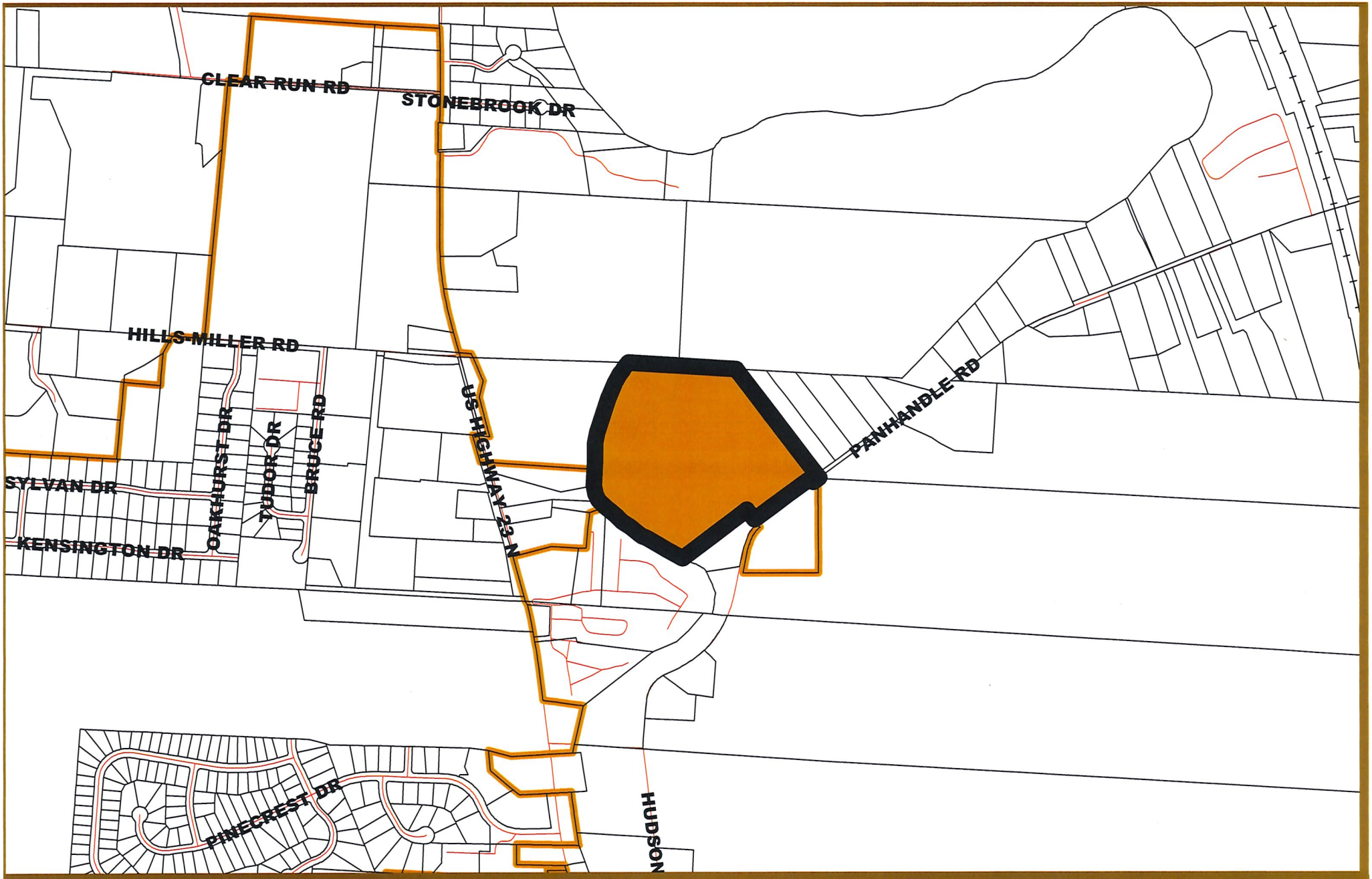
STAFF RECOMMENDATION (2021-1672 – FINAL SUBDIVISIOIN PLAT)

Staff recommends approval of a request by Margery Burkhart Trust for a Final Subdivision Plat for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River, with the following conditions that:

1. Per the City Engineer, no engineering drawings are required because no City streets and/or utilities are being extended.
2. The single-family houses shall achieve compliance with the R-1 zoning requirements in Chapter 1134 Residential District Requirements.
3. The single-family houses shall achieve compliance with Chapter 1171.08 Residential Development Design Criteria and Performance Standards.
4. The single-family houses shall achieve compliance with all other City development requirements.
5. Each house is not required to install sidewalks or street trees or make a payment in lieu of construction/planting.
6. Each house shall achieve compliance with the Delaware County General Health District septic requirements for a four-bedroom house.

COMMISSION NOTES:

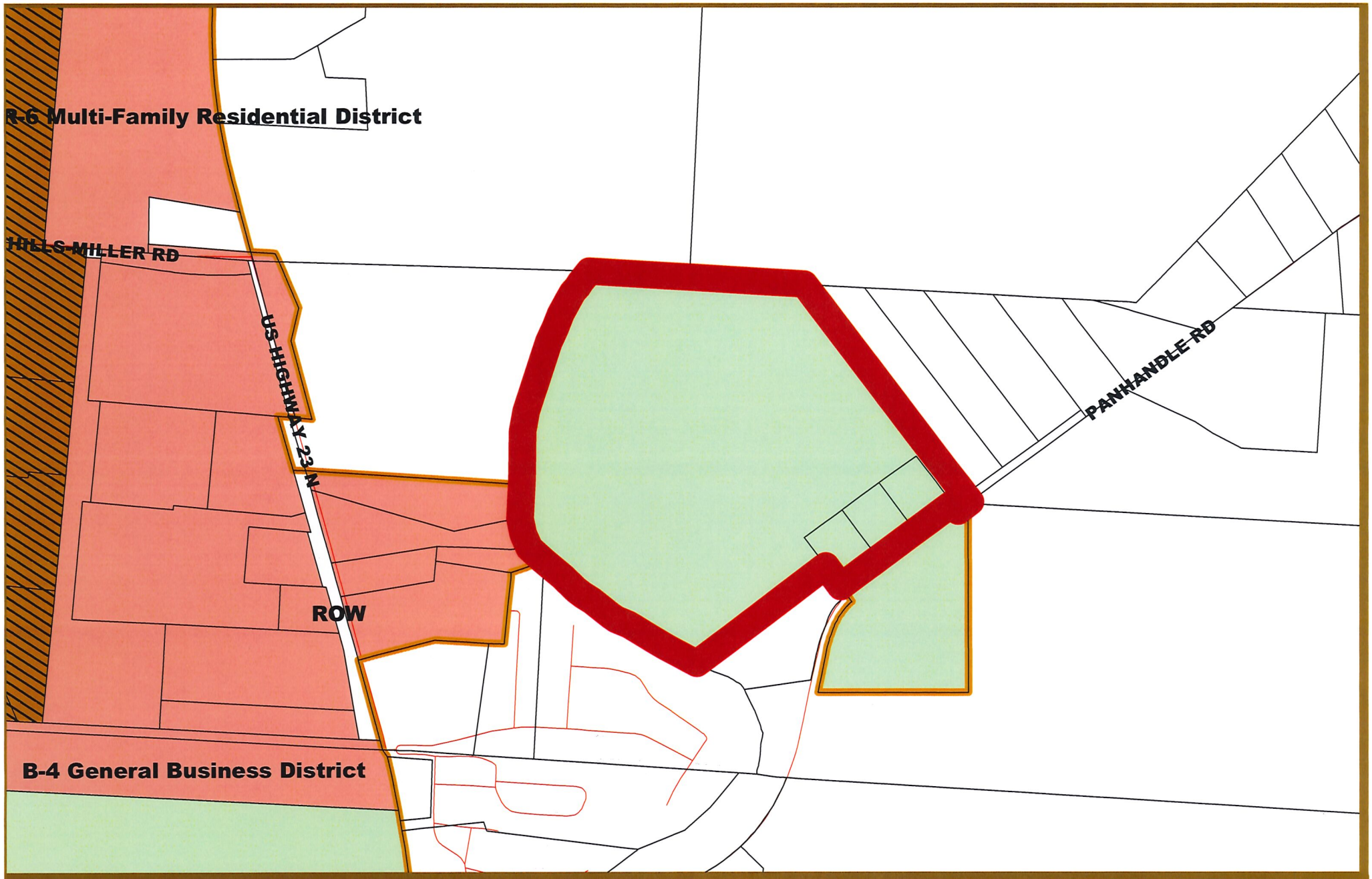
FILE:
ORIGINAL: **5/24/21**
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2021-1671-1672
Rezoning Amendment and Final Subdivision Plat
Burkhart Bend Subdivision - Panhandle Road
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-1671-1672
Rezoning Amendment and Final Subdivision Plat
Burkhart Bend Subdivision - Panhandle Road
Zoning Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-1671-1672
Rezoning Amendment and Final Subdivision Plat
Burkhart Bend Subdivision - Panhandle Road
Aerial (2019) Map

N

PC CASE NO. _____ APPROVED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____, 2021.

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, BY ORDINANCE NO. _____, BY THE CITY COUNCIL OF THE CITY OF DELAWARE, OHIO

APPROVED THIS _____ DAY OF _____, 2021

_____
ELAINE McCLOSKEY, CITY CLERK, DELAWARE, OHIO

APPROVED THIS _____ DAY OF _____, 2021

_____
R. THOMAS HOMAN, CITY MANAGER, DELAWARE, OHIO

APPROVED THIS _____ DAY OF _____, 2021

_____
DAVID M. EFLAND, AICP, PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR, DELAWARE, OHIO

APPROVED THIS _____ DAY OF _____, 2021

_____
WILLIAM L. FERRIGNO, P.E. PUBLIC WORKS DIRECTOR/CITY ENGINEER DELAWARE, OHIO

APPROVED THIS _____ DAY OF _____, 2021

_____
BLAKE JORDAN, UTILITIES DIRECTOR, DELAWARE, OHIO

TRANSFERRED THIS ____ DAY OF _____, 2021

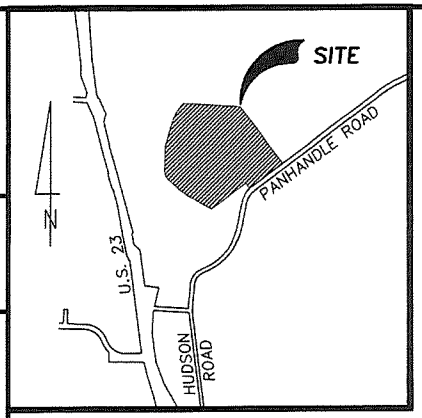
_____
DELAWARE COUNTY AUDITOR

RECORDED THIS _____ DAY OF _____, 2021

_____
DELAWARE COUNTY RECORDER

P.C. _____,

SL._____



VICINITY MAP

BURKHART BEND

Situated in the City of Delaware, County of Delaware, State of Ohio in Farm Lot 11, Quarter–Township 1, Township 5, Range 19, United States Military Lands. Being a subdivision of 29.455 acres, being all of Lots 112, 113, and 114, Olen Del Acres Subdivision No. 2 Amended and all of the remainder of the original 26.383 acres conveyed to Kay E. Heck, Trustee in Official Records Volume 1704, Page 1124 in the Delaware County Recorder's Office.

I, the undersigned, being the owner of the land platted herein, certify that the attached plat correctly represents my "BURKHART BEND",

a subdivision of Lots _____ to _____ inclusive, and do hereby accept this plat.

IN WITNESS THEREOF

I hereunto set our hand this _____ day of _____, 2021.

_____
Kay E. Heck, Trustee

STATE OF OHIO

Before me, a Notary Public, personally came the above named Kay E. Heck who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes as expressed.

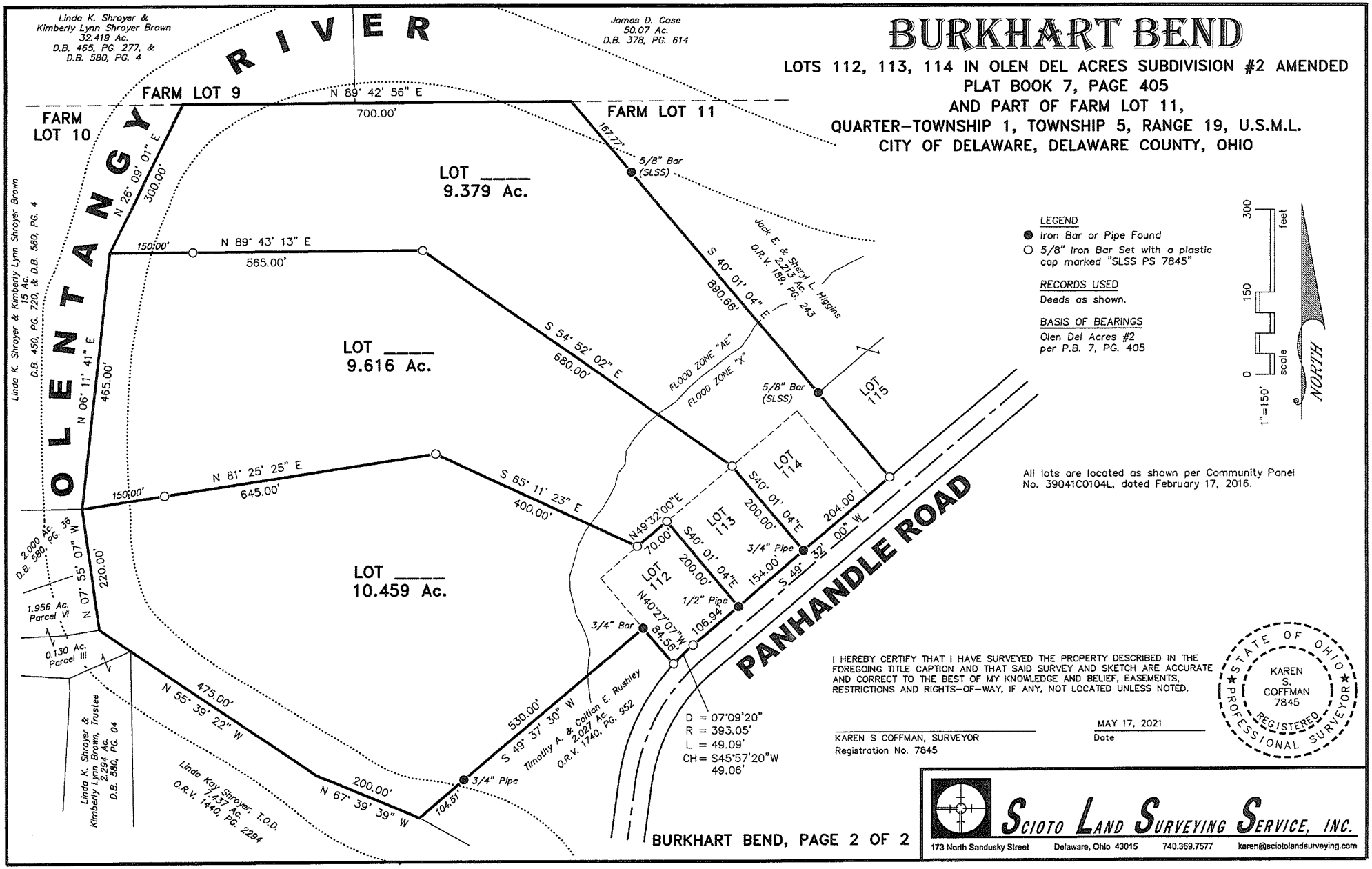
IN WITNESS THEREOF, I have hereunto set my hand and affixed my seal

this _____ day of _____, 2021.

_____ My Commission expires _____
NOTARY PUBLIC

BURKHART BEND, PAGE 1 OF 2

SCIOTO LAND SURVEYING SERVICE, INC.
173 North Sandusky Street Delaware, Ohio 43015 740.369.7577 karen@sciotolandsurveying.com


BURKHART BEND
LOTS 112, 113, 114 IN OLEN DEL ACRES SUBDIVISION #2 AMENDED
PLAT BOOK 7, PAGE 405
AND PART OF FARM LOT 11,
QUARTER-TOWNSHIP 1, TOWNSHIP 5, RANGE 19, U.S.M.L.
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
Linda K. Shroyer & Kimberly Lynn Shroyer Brown 32.419 Ac. D.B. 465, PG. 277, & D.B. 580, PG. 4
James D. Case 50.07 Ac. D.B. 378, PG. 614
RIVER
OLENTANGY
FARM LOT 9
FARM LOT 10
FARM LOT 11
N 89° 42' 56" E
700.00'
N 26° 09' 01" E
300.00'
167.77'
5/8" Bar (SLSS)
LOT ____
9.379 Ac.
150.00'
N 89° 43' 13" E
565.00'
Jack E. & Sheryl L. Higgins O.R.V. 189, PG. 243 2.213 Ac.
S 40° 01' 04" E
890.66'
Linda K. Shroyer & Kimberly Lynn Shroyer Brown 15 Ac. D.B. 450, PG. 720, & D.B. 580, PG. 4
N 06° 11' 41" E
465.00'
LOT ____
9.616 Ac.
S 54° 52' 02" E
680.00'
FLOOD ZONE "AE"
FLOOD ZONE "X"
5/8" Bar (SLSS)
LOT 115
LOT 114
S40° 01' 04"E
200.00'
204.00'
S 32° 00" W
150.00'
N 81° 25' 25" E
645.00'
S 65° 11' 23" E
400.00'
N49°32'00"E
70.00'
LOT 113
S40° 01' 04"E
200.00'
3/4" Pipe
154.00'
S 49° 32' 00" W
PANHANDLE ROAD
2.000 Ac. D.B. 580, PG. 36
N 07° 55' 07" W
220.00'
LOT ____
10.459 Ac.
LOT 112
N40°27'07"W
106.94'
1/2" Pipe
1.956 Ac. Parcel VI
0.130 Ac. Parcel III
3/4" Bar
84.56'
475.00'
N 55° 39' 22" W
530.00'
S 49° 37' 30" W
Timothy A. & Caitlan E. Rushley 2.027 Ac. O.R.V. 1740, PG. 952
D = 07°09'20"
R = 393.05'
L = 49.09'
CH = S45°57'20"W
49.06'
Linda K. Shroyer & Kimberly Lynn Brown, Trustee 2.294 Ac. D.B. 580, PG. 04
Linda Kay Shroyer, T.O.D. 7.437 Ac. O.R.V. 1440, PG. 2284
200.00'
N 67° 39' 39" W
104.51'
3/4" Pipe
LEGEND
Iron Bar or Pipe Found
5/8" Iron Bar Set with a plastic cap marked "SLSS PS 7845"
RECORDS USED
Deeds as shown.
BASIS OF BEARINGS
Olen Del Acres #2 per P.B. 7, PG. 405
300
150
0
feet
scale
1"=150'
NORTH
All lots are located as shown per Community Panel No. 39041C0104L, dated February 17, 2016.
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.
KAREN S COFFMAN, SURVEYOR
Registration No. 7845
MAY 17, 2021
Date
STATE OF OHIO
KAREN S. COFFMAN 7845
REGISTERED PROFESSIONAL SURVEYOR
BURKHART BEND, PAGE 2 OF 2
SCIOTO LAND SURVEYING SERVICE, INC.
173 North Sandusky Street Delaware, Ohio 43015 740.369.7577 karen@sciotolandsurveying.com

Margery D. Burkhart Trust Rezoning/Plat Application

Table of Contents

1. Application and Parcel Number Exhibit

2. Letter of Intent

3. Final Plat

4. City of Delaware Denial of Service Letter

5. Delaware General Health District – Septic Approval Letters Lot 112, 113 and 114

6. Del-Co Service Correspondence

7. Payment Evidence

Application and Parcel Number Exhibits

1

CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☐ Final Development Plan
- ☐ Final Development Plan Extension
- ☒ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☒ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name Burkhart Bend Address Panhandle Road

Acreage 26.301 Square Footage N/A Number of Lots 3 Number of Units N/A

Zoning District/Land Use A-1 Proposed Zoning/Land Use R-1 Parcel # See Attached

---

Applicant Name Margery Burkhart Trust Contact Person David J. Brehm, Esq.

Applicant Address 6 South Vernon Street, P.O. Box 321, Sunbury, Ohio 43074

Phone 740-965-2226 Fax 740-965-2505 E-mail DBrehm@fbwwlaw.com

Owner Name Margery Burkhart Trust Contact Person Kay E. Heck, Trustee

Owner Address 29696 Carnoustie Court, Perrysburg, Ohio 43551

Phone 419-367-6710 Fax _____ E-mail kheckwpp@gmail.com

Engineer/Architect/Attorney Scioto Land Surverying Contact Person Karen Coffman

Address 173 North Sandusky Street, Delaware, Ohio 43015

Phone 740-369-7577 Fax _____ E-mail karen@sciotolandsurveying.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

_____ Kay E. Heck, Trustee

Owner Signature Owner Printed Name

_____ David J. Brehm, Attorney for Owner

Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this _____ day of May, 2021.

_____

Notary Stamp Notary Public

Margery Burkhart Trust Rezoning/Plat Application Parcel Numbers Exhibit

1. 519-130-03-002-000
2. 519-130-03-041-001
3. 519-130-03-003-000
4. 519-130-03-004-000

(see tax cards attached)

519-130-03-041-001

Property Information

Parcel Number	519-130-03-041-001
Owner Name	HECK KAY E SUCCESSOR TRUSTEE
Owner Address	PANHANDLE RD DELAWARE OH 43015
Tax District	59 TROY TWP-DEL CORP-DEL SD
School District	2103 DELAWARE CSD
Neighborhood	44002 Troy 44002
Use Code	101 Cash - grain or general farm
Acres	24.16700
Description	LANDS 19 5 1 11

Property Address:
PANHANDLE RD DELAWARE OH 43015

Tax Payer Address:
HECK KAY E. TRUSTEE 29696 CARNOUSTIE CT PERRYSBURG OH 43551 USA

Assessment Info		**Current Value**		**Recent Transfer**	
Board of Revision	N	Mkt Land Value	$209,900		
Homestead/Disability	N	CAUV	$31,640	# Parcels	6
Owner Occ Credit	N	Mkt Impr Value	$0	Deed Type	Affidavit EX
Divided Property	N	Total	$209,900	Amount	$0
New Construction	N	**Current Tax**		Transfer Date	2/28/2020
Foreclosure	N	Tax Due	$639.34	Conveyance	
Other Assessments	N	Paid To Date	$319.67	Deed #	462
Front Ft.	N	Current Balance Due	$319.67		

<< Previous Card Card 1 of 0 Next Card >>

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
	

519-130-03-002-000

Property Information

Parcel Number	519-130-03-002-000
Owner Name	HECK KAY E SUCCESSOR TRUSTEE
Owner Address	PANHANDLE RD DELAWARE OH 43015
Tax District	59 TROY TWP-DEL CORP-DEL SD
School District	2103 DELAWARE CSD
Neighborhood	44002 Troy 44002
Use Code	500 Residential vacant land
Acres	0.72000
Description	LOTS 112

Property Address:
PANHANDLE RD DELAWARE OH 43015

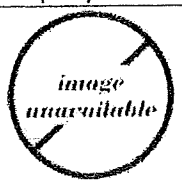
Tax Payer Address:
HECK KAY E. TRUSTEE 29696 CARNOUSTIE CT PERRYSBURG OH 43551 USA

Assessment Info		Current Value		Recent Transfer	
Board of Revision	N	Mkt Land Value	$33,100		
Homestead/Disability	N	CAUV	$940	# Parcels	6
Owner Occ Credit	N	Mkt Impr Value	$0	Deed Type	Affidavit EX
Divided Property	N	Total	$33,100	Amount	$0
New Construction	N	**Current Tax**		Transfer Date	2/28/2020
Foreclosure	N	Tax Due	$19.06	Conveyance	
Other Assessments	N	Paid To Date	$9.53	Deed #	462
Front Ft.	N	Current Balance Due	$9.53		

<< Previous Card Card 1 of 0 Next Card >>

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
	

519-130-03-003-000

Property Information

Parcel Number	519-130-03-003-000
Owner Name	HECK KAY E SUCCESSOR TRUSTEE
Owner Address	PANHANDLE RD DELAWARE OH 43015
Tax District	59 TROY TWP-DEL CORP-DEL SD
School District	2103 DELAWARE CSD
Neighborhood	44002 Troy 44002
Use Code	500 Residential vacant land
Acres	0.70700
Description	LOTS 113

Property Address:
PANHANDLE RD DELAWARE OH 43015

Tax Payer Address:
HECK KAY E. TRUSTEE 29696 CARNOUSTIE CT PERRYSBURG OH 43551 USA

Assessment Info		**Current Value**		**Recent Transfer**	
Board of Revision	N	Mkt Land Value	$33,100		
Homestead/Disability	N	CAUV	$920	# Parcels	6
Owner Occ Credit	N	Mkt Impr Value	$0	Deed Type	Affidavit EX
Divided Property	N	Total	$33,100	Amount	$0
New Construction	N	**Current Tax**		Transfer Date	2/28/2020
Foreclosure	N	Tax Due	$18.50	Conveyance	
Other Assessments	N	Paid To Date	$9.25	Deed #	462
Front Ft.	N	Current Balance Due	$9.25		

<< Previous Card Card 1 of 0 Next Card >>

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
	

519-130-03-004-000

Property Information

Parcel Number	519-130-03-004-000
Owner Name	HECK KAY E SUCCESSOR TRUSTEE
Owner Address	PANHANDLE RD DELAWARE OH 43015
Tax District	59 TROY TWP-DEL CORP-DEL SD
School District	2103 DELAWARE CSD
Neighborhood	44002 Troy 44002
Use Code	500 Residential vacant land
Acres	0.70700
Description	LOTS 114

Property Address:
PANHANDLE RD DELAWARE OH 43015

Tax Payer Address:
HECK KAY E. TRUSTEE 29696 CARNOUSTIE CT PERRYSBURG OH 43551 USA

Assessment Info		**Current Value**		**Recent Transfer**	
Board of Revision	N	Mkt Land Value	$33,100		
Homestead/Disability	N	CAUV	$920	# Parcels	6
Owner Occ Credit	N	Mkt Impr Value	$0	Deed Type	Affidavit EX
Divided Property	N	Total	$33,100	Amount	$0
New Construction	N	**Current Tax**		Transfer Date	2/28/2020
Foreclosure	N	Tax Due	$18.50	Conveyance	
Other Assessments	N	Paid To Date	$9.25	Deed #	462
Front Ft.	N	Current Balance Due	$9.25		

<< Previous Card Card 1 of 0 Next Card >>

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
	

Letter of Intent

2

To: City of Delaware Planning Commission

Re: Margery Burkhart Trust Rezoning and Platting Application

May 17, 2021

LETTER OF INTENT

The three existing lots on Panhandle Road and surrounding property was annexed to the City in 2005. There is rear acreage that extends from the existing lots to the Olentangy River. The general plan is to add the rear acreage to each pre-existing lot as shown on the development plan resulting in three significantly larger riverfront lots. These lots will be consistent with the existing and developed neighboring lots upriver.

A denial-of-service letter was requested and provided by the City for water and sewer. See attached. Per the feasibility letters attached, each larger lot has been pre-approved for onsite septic with final system approvals coming from Delaware County. Water will be provided by Del-Co Water Company. See confirmation e-mails attached.

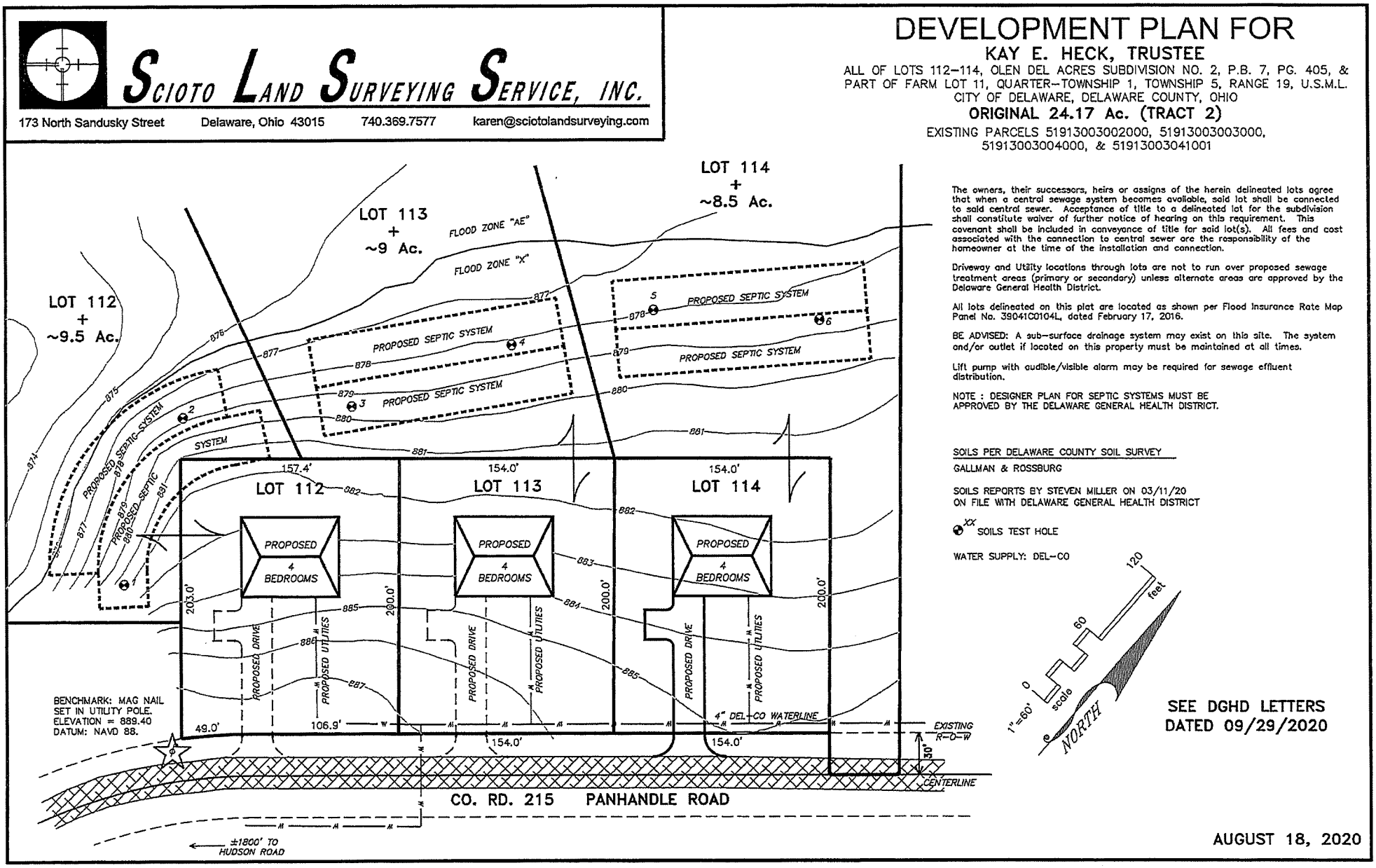
Per discussion and recommendation of City staff, the property will be rezoned from A-1 to R-1 district to facilitate the residential development.

Respectfully Submitted,

David J. Brehm
Attorney for Applicant-Margery Burkhart Trust

Final Plat

3



Preliminary - Final Plat submittal from Karen Coffman

City of Delaware Denial of Service Letter

4

EST 1808

CITY OF
DELAWARE
OHIO

March 6, 2020

Kay Heck, Trustee
Parcels: 51913003002000, 51913003003000, 51913003004000, 51913003041001
Delaware, Ohio 43015

Mrs. Heck,

Regarding City utilities services to the above-mentioned parcels, please use this letter as formal notification from the City of Delaware for denial of service of both water and sewer services.

The City currently has no ability to furnish sewer services to the East side of the Olentangy River in this area and does not have a schedule for when services will become available. Providing all requirements of the Delaware General Health District are met the City of Delaware will not petition against private septic systems on these individual, single family, parcels.

As above, the City does not have a schedule for when potable water service will be extended to within 500' of the properties. As Del-Co Water Company does have a 4" waterline present, and their service of these properties will not negatively affect future growth of the City's distribution system, the City waives it's right to be the sole provider of water services to these specific properties, as agreed to in the "City of Delaware – DELCO Water Company Water Distribution Service Area Agreement" document signed January 6th, 2003.

Should you have any further questions pertaining to the topics discussed, please feel free to reach out to my office.

All the best,

Blake Jordan, PE
Director of Public Utilities
City of Delaware

Delaware General Health District
Septic Approval Letters Lot 112, 113 and 114

5

Delaware General Health District
Dedicated to your health

Shelia Hiddleson, RN, MS
Health Commissioner

Delaware General Health District

1 and 3 West Winter Street
P.O. Box 570
Delaware, Ohio 43015-0570
(740) 368-1700 Fax (740) 368-1736
DelawareHealth.org

LOT 112

September 29, 2020
Parcel #'s 51913003002000 and 51913003041001
Delaware, Ohio 43015

To whom it may concern:

The lots listed above were inspected and reviewed to determine if the new combined lots could support a septic system in addition to a four-bedroom home. It was determined a septic system as well as a four-bedroom home could be accommodated on the new combined lot. Options for septic systems may be limited due to the flood plain and the soil conditions.

If you have any further questions or concerns, please feel free to contact me directly at 740-203-2023.

Sincerely,

Ian C. McKenzie, RS
Public Health Sanitarian
Residential Services Unit
Delaware General Health District

Delaware General Health District
Dedicated to your health

Delaware General Health District

1 and 3 West Winter Street
P.O. Box 570
Delaware, Ohio 43015-0570
(740) 368-1700 Fax (740) 368-1736
DelawareHealth.org

Shelia Hiddleson, RN, MS
Health Commissioner

LOT 113

September 29, 2020
Parcel #'s 51913003003000 and 51913003041001
Delaware, Ohio 43015

To whom it may concern:

The lots listed above were inspected and reviewed to determine if the new combined lots could support a septic system in addition to a four-bedroom home. It was determined a septic system as well as a four-bedroom home could be accommodated on the new combined lot. Options for septic systems may be limited due to the flood plain and the soil conditions.

If you have any further questions or concerns, please feel free to contact me directly at 740-203-2023.

Sincerely,

Ian C. McKenzie, RS
Public Health ~~Sanitarian~~
Residential Services Unit
Delaware General Health District

Delaware General Health District
Dedicated to your health

Delaware General Health District

1 and 3 West Winter Street
P.O. Box 570
Delaware, Ohio 43015-0570
(740) 368-1700 Fax (740) 368-1736
DelawareHealth.org

Sheila Hiddleson, RN, MS
Health Commissioner

LOT 114

September 29, 2020
Parcel #'s 51913003004000 and 51913003041001
Delaware, Ohio 43015

To whom it may concern:

The lots listed above were inspected and reviewed to determine if the new combined lots could support a septic system in addition to a four-bedroom home. It was determined a septic system as well as a four-bedroom home could be accommodated on the new combined lot. Options for septic systems may be limited due to the flood plain and the soil conditions.

If you have any further questions or concerns, please feel free to contact me directly at 740-203-2023.

Sincerely,

Ian C. McKenzie, RS
Public Health Sanitarian
Residential Services Unit
Delaware General Health District

Del-Co Service Correspondence

6

RE: Heck on Panhandle Road

Rusty Griffith [RGriffith@DelCoWater.Com]
Sent: Tuesday, July 28, 2020 1:31 PM
To: Karen Coffman
Attachments: 7-28-20 Panhandle Road - H~1.pdf (17 MB)

Karen,
I apologize for the confusion. Knowing that you are only working on Lots 112-114 greatly alters Del-Co's response. Del-Co can provide water service to all of these lots. A Del-Co Water easement will not be required on Lots 113 & 114 unless additional ROW is being granted. A Del-Co easement will be required on Lot 112 prior to this lot being able to obtain service from Del-Co. I have updated the site plan accordingly and attached it for your use. Please let me know if you have questions or require additional information from Del-Co.

Thank you,

Rusty Griffith
Asst. Engineering Supervisor
DEL-CO WATER COMPANY
O.740.548.7746 ext. 2403
C.740.272.2220

From: Karen Coffman <karen@sciotolandsurveying.com>
Sent: Tuesday, July 28, 2020 11:13 AM
To: Rusty Griffith <RGriffith@DelCoWater.Com>
Subject: RE: Heck on Panhandle Road

Hi Rusty!

we're still working on this project and I was reading your comments from March. We are actually only using the 3 little lots up front - the large tracts in the back will just be additional acreage for the 3 little lots.

Could you respond to that without the references to the common lines and easements for me? It's just confusing to the property owner and the realtor.

Thanks in advance for your help,

Karen S Coffman, Surveyor
Scioto Land Surveying Service, Inc.
173 North Sandusky Street
Delaware, Ohio 43015
740.369.7577

From: Rusty Griffith [RGriffith@DelCoWater.Com]
Sent: Friday, March 06, 2020 11:26 AM
To: Karen Coffman
Subject: RE: Heck on Panhandle Road

Karen,
Del-Co will be happy to serve the 3 proposed lots on Panhandle Road. The property owner is welcome to design and install a common line for these lots to be served off of if they wish to do so. If they don't want to go through this process, the 3 lots could be served off the existing 4" WM along Panhandle Road. This option would require Utility Easements to allow the future owners to install/maintain their private service lines on the adjacent properties. I have marked up the drawing you provided to show where the service to each of these lots would be available by utilizing this option.

Sorry if this is more information than you asked for, but I figured this may help to save you time as this project progresses.

Thank you,

Rusty Griffith
Asst. Engineering Supervisor
DEL-CO WATER COMPANY
O.740.548.7746 ext. 2403
C.740.272.2220

From: Karen Coffman <karen@sciotolandsurveying.com>
Sent: Thursday, March 5, 2020 4:32 PM
To: Rusty Griffith <RGriffith@DelCoWater.Com>
Subject: FW: Heck on Panhandle Road

I forgot to attach the location info:

Parcel Number: 51913003041001
Owner Name: HECK KAY E SUCCESSOR TRUSTEE
Address: PANHANDLE RD DELAWARE OH 43015
Acreage: 24.167

From: Karen Coffman
Sent: Thursday, March 05, 2020 4:30 PM
To: rgriffith@delcowater.com
Subject: Heck on Panhandle Road

Rusty,

it looks like my customer will be selling her three lots on Panhandle Road and we will need water service from Del-Co Water. These properties are located in the City of Delaware but do not have water service. Today I spoke with Blake Jordan, Director of Public Utilities for the City, about the matter and he said he would allow the three lots on the west side to be served by you.

Could you tell me if you would be able to serve the three lots?

Karen S Coffman, Surveyor
Scioto Land Surveying Service, Inc.
173 North Sandusky Street
Delaware, Ohio 43015
740.369.7577

Payment Evidence

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Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey,Planning Department
ITEM TYPE:	Ordinances
AGENDA SECTION:	**CONSIDERATION OF ORDINANCE NO. 21-43**
SUBJECT:	An ordinance approving a Final Subdivision Plat for the Margery Burkhart Trust for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River.

SUGGESTED ACTION:

ATTACHMENTS:

Fact Sheet ord 21-43, 2021-1672 Burkhart Bend FSP.pdf
ord 21-43, 2021-1672 Burkhart Bend FSP.pdf

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 13 | DATE: 06/14/2021

ORDINANCE NO: | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL SUBDIVSION PLAT FOR THE MARGERY BURKHART TRUST FOR BURKHART BEND SUBDIVISION CONTAINING 3 SINGLE-FAMILY LOTS ON APPROXIMATELY 29.455 ACRES LOCATED ON THE WEST SIDE OF PANHANDLE ROAD BETWEEN 2133 AND 2239 PANHANDLE ROAD AND JUST EAST OF THE OLENTANGY RIVER.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1111 Subdivision Regulations.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 7-0 on June 2, 2021.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 21-43

AN ORDINANCE APPROVING A FINAL SUBDIVSION PLAT FOR THE MARGERY BURKHART TRUST FOR BURKHART BEND SUBDIVISION CONTAINING 3 SINGLE-FAMILY LOTS ON APPROXIMATLY 29.455 ACRES LOCATED ON THE WEST SIDE OF PANHANDLE ROAD BETWEEN 2133 AND 2239 PANHANDLE ROAD AND JUST EAST OF THE OLENTANGY RIVER.

WHEREAS, the Planning Commission at its meeting of June 2, 2021 recommended approval of a Final Subdivision Plat for the Margery Burkhart Trust for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River (PC Case 2021-1672) and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Final Subdivision Plat for the Margery Burkhart Trust for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River is hereby confirmed, approved, and accepted, with the following conditions that:

1. Per the City Engineer, no engineering drawings are required because no City streets and/or utilities are being extended.
2. The single-family houses shall achieve compliance with the R-1 zoning requirements in Chapter 1134 Residential District Requirements.
3. The single-family houses shall achieve compliance with Chapter 1171.08 Residential Development Design Criteria and Performance Standards.
4. The single-family houses shall achieve compliance with all other City development requirements.
5. Each house is not required to install sidewalks or street trees or make a payment in lieu of construction/planting.
6. Each house shall achieve compliance with the Delaware County General Health District septic requirements for a four-bedroom house.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey,Planning Department
ITEM TYPE:	Ordinances
AGENDA SECTION:	**CONSIDERATION OF ORDINANCE NO. 21-44**

SUBJECT:

An ordinance approving a Final Development Plan request by Terra Alta LLC., for Terra Alta Section 3 containing 11 single-family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Prato Drive.

SUGGESTED ACTION:

ATTACHMENTS:

Fact Sheet, ord 21-44, 2021-1533 Terra Alta Section 3 FDP.pdf
ord 21-44, 2021-1533 Terra Alta Section 3 FDP Ordinance.pdf

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 14 | DATE: 06/14/2021

ORDINANCE NO: 21-44 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY TERRA ALTA LLC., FOR TERRA ALTA SECTION 3 CONTAINING 11 SINGLE-FAMILY LOTS ON APPROXIMATELY 8.641 ACRES ON PROPERTY ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON PRATO DRIVE.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1129 Procedures of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 7-0 on June 2, 2021.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 21-44

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY TERRA ALTA LLC., FOR TERRA ALTA SECTION 3 CONTAINING 11 SINGLE-FAMILY LOTS ON APPROXIMATELY 8.641 ACRES ON PROPERTY ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON PRATO DRIVE.

WHEREAS, the Planning Commission at its meeting on June 2, 2021 recommended approval of a Final Development Plan request by Terra Alta LLC., for Terra Alta Section 3 containing 11 single family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Prato Drive (PC Case 2021-1533).

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Final Development Plan request by Terra Alta LLC., for Terra Alta Section 3 containing 11 single family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Prato Drive, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
3. Sidewalks shall be provided on both sides of all public streets.
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
6. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
7. The 0.335-acre open space along the Olentangy River (just west of Pollack Road) shall be dedicated to the City prior to any building permit approval in Section 3. Additionally, the 24.562 acre open space along the Olentangy River adjacent to the previously approved sections of Terra Alta shall be dedicated to the City prior to any building permit approved for Section 3.
8. For each single-family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with the

approved development text to achieve compliance with Chapter 1168 Tree Preservation Regulations.

9. The developer shall plant 2 replacement trees for each single-family house (in addition to the required plantings).
10. The street lighting plan shall be submitted, reviewed and approved by the City that achieves compliance with all zoning requirements prior to construction drawing approval.
11. Note "C" on the Final Plat shall be revised to document the amended Preliminary Subdivision Plat that was approved in 2020.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey,Planning Department
ITEM TYPE:	Ordinances
AGENDA SECTION:	**CONSIDERATION OF ORDINANCE NO. 21-45**
SUBJECT:	An ordinance approving a Final Subdivision Plat request by Terra Alta LLC., for Terra Alta Section 3 containing 11 single-family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Prato Drive.

SUGGESTED ACTION:

ATTACHMENTS:

Fact Sheet ord 21-45, 2021-1534 Terra Alta Section 3 FSP.pdf
ord 21-45, 2021-1534 Terra Alta Section 3 FSP.pdf
2021-1533 Terra Alta Sec 3.pdf

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 15 | DATE: 06/14/2021

ORDINANCE NO: 21-45 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY TERRA ALTA LLC., FOR TERRA ALTA SECTION 3 CONTAINING 11 SINGLE-FAMILY LOTS ON APPROXIMATELY 8.641 ACRES ON PROPERTY ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON PRATO DRIVE.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1111 Subdivision Regulations.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 7-0 on June 2, 2021.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 21-45

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY TERRA ALTA LLC., FOR TERRA ALTA SECTION 3 CONTAINING 11 SINGLE-FAMILY LOTS ON APPROXIMATELY 8.641 ACRES ON PROPERTY ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON PRATO DRIVE.

WHEREAS, the Planning Commission at its meeting on June 2, 2021 recommended approval of a Final Subdivision Plat request by Terra Alta LLC., for Terra Alta Section 3 containing 11 single family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Prato Drive (PC Case 2021-1534).

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Final Subdivision Plat request by Terra Alta LLC., for Terra Alta Section 3 containing 11 single family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Prato Drive, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
3. Sidewalks shall be provided on both sides of all public streets.
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
6. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
7. The 0.335-acre open space along the Olentangy River (just west of Pollack Road) shall be dedicated to the City prior to any building permit approval in Section 3. Additionally, the 24.562 acre open space along the Olentangy River adjacent to the previously approved sections of Terra Alta shall be dedicated to the City prior to any building permit approved for Section 3.
8. For each single-family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with the

approved development text to achieve compliance with Chapter 1168 Tree Preservation Regulations.

9. The developer shall plant 2 replacement trees for each single-family house (in addition to the required plantings).
10. The street lighting plan shall be submitted, reviewed and approved by the City that achieves compliance with all zoning requirements prior to construction drawing approval.
11. Note "C" on the Final Plat shall be revised to document the amended Preliminary Subdivision Plat that was approved in 2020.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2021-1533-1534
REQUEST: Multiple Requests
PROJECT: Terra Alta – Section 3
MEETING DATE: June 2, 2021

APPLICANT/OWNER
Terra Alta LLC
148 West Shrock Road
Westerville, Ohio 43081

REQUEST
2021-1533: A request by Terra Alta LLC. for approval of a Final Development Plan for Terra Alta Section 3 containing 11 single family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Prato Road.
2021-1534: A request by Terra Alta LLC. for approval of a Final Subdivision Plat for Terra Alta Section 3 containing 11 single family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Prato Road.

PROPERTY LOCATION & DESCRIPTION
Terra Alta is a 472.9-acre development with 870 single-family units located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road. Section 3 is located on Prato Road which is a cul-de-sac contains 11 single family lots on approximately 9.641acres. The development is zoned A-1 PMU and Section 3 is located within Sub-Area 7 of the development. The zoning to the north is FR-1 (Farm Residential) in the Township, the properties to the east and south is zoned A-1 PMU and the properties to the west are zoned R-6

BACKGROUND
In March 2020, the developer received a Rezoning Amendment, Conditional Use Permit, Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat approval by the Planning Commission and City Council, The development combined the former Stockdale Farms development with the Terra Alta development and included the Rogers property and now totals a proposed 870 single family units with 657 single family lots and 213 condominium, patio home and duplex units on 472.9 acres.

In September 2014, Terra Alta Section 1 Part 1 and 2 received Final Development Plan and Final Subdivision Plat (Ordinances 14-89-92) for 73 single family lots on approximately 78.89 acres. The site construction has been completed and the developer is currently selling houses in Section 1.

In August 2020, Terra Alta Section 2 Parts 1 and 2 received Final Development Plan and Final Subdivision Plat approval by the Planning Commission which would contain 92 single family lots on approximately 26.519 acres. Section 2 Part 1 would have 67 single family lots on approximately 18.855 acres and Part 2 would have 27 single family lots on approximately 7.634 acres.

Now the developer is proposing Section 3 which contains 11 single-family lots on approximately 8.641 acres and located on Prato Road which is a cul-de-sac.

STAFF ANALYSIS

- **ZONING:** As mentioned above, the zoning for Terra Alta is A-1 PMU and Section 3 is within Sub-Area 7 which has specific development standards for this section. From a zoning procedure perspective, Section 3 would require Final Development Plan and Final Subdivision Plat approval by the Planning Commission and City Council.
- **ENGINEERING** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND TRAFFIC**: Section 3 is accessed from Prato Road thru Section 2 and extends south into a cul-de-sac. There is an emergency turnaround on the west side of Prato Road required by the Fire Department. In addition, there is a grass median within the ball of the cul-de-sac which achieves engineering compliance. All streets would have to achieve compliance with the minimum engineering standards. Also as part of the original approval, the applicant has agreed to a transportation contribution of $1,000 per dwelling unit due upon building permit approval for each unit.

- **BIKE PATHS AND PEDESTRIAN ROUTES**: The applicant has provided a bike path/pedestrian plan from Braumiller Road north thru to the development to stub into the Preservation Park property located just north of the development which is an important alignment in the adopted Bicycle and Pedestrian Master Plan 2027. However, there are not any bike or pedestrian paths proposed in Section 3. Also, sidewalks will be provided on both sides of all public streets in this section.
- **SITE LAYOUT:** As mentioned above, Prato Road is extended south into a cul-de-sac with eleven single family lots. Of the eleven lots, seven lots are located on the cul-de-sac and four lots are located east of Prato Road. Tree preservation zones are located in the rear yards of all the lots except for one lot on the southern portion of the cul-de-sac. Section 3 is located within Sub-Area 7 which includes following development standards such as permitted uses, density, minimum lot area, setbacks, minimum house square footage and maximum building height:
    - **Sub-Area 7**
        - Permitted Uses – Single family homes
        - Maximum Density – 11 lots
        - Minimum lot area – 10,400 square feet
        - Minimum Lot Width at Building Line – 80 feet
        - Front Yard Setback/Building line – 30 feet
        - Side Yard Setback – 10 feet
        - Rear Yard Setback – 30 feet
        - Minimum Square Footage
            - One Story – 2,000 square feet
            - Two=Story – 2,300 square feet
        - Maximum Building Height – 35 feet

- **RESIDENTIAL DESIGN STANDARDS:** Being a PMU Overlay, specific Development Text sets forth the development standards and requirements for this development. It should be noted that this text allows for a much higher quality development from both a site planning and architectural design standpoint than that which would be permitted by either base or PRD zoning. Not only would the houses have to meet the minimum standards of the Residential Development Design Criteria and Performance Standards in Chapter 1171 but also the more restrictive residential architectural standards in the approved PMU (Planning Mixed Use Overlay District) development text. Some of the upgrades for the single-family houses include: 1.) At least 35% (stone or brick) of the front elevation of all homes shall consist of an approved natural material as defined in the text; 2.) Fiber cement siding, EIFS, stucco or similar products are prohibited as defined as a natural material but can be used as a non-natural building material; 3.) Dimensional shingles on all homes; 4.) Upgraded garage door standards for doors that face a public street. 5.) No blank walls.
- **PARKLAND AND OPEN SPACE**: The entire development has approximately 179.28 acres of open space and parkland (37.8%) while approximately 3.25 acres of passive open space is located in the Section 3 The 0.335 acre open space located west of Pollock Road along the Olentangy River shall be dedicated to the City. In April 2021, Planning Commission and City Council approved a club house with a pool in Reserve F (located just east of Section 2 and north of Section 1 on Terra Alta Drive) which will likely be constructed this year.
- **LANDSCAPING AND SCREENING:** The subject section would require street trees along all the public streets which would require approval by the Shade Tree Commission. It is imperative that the Applicant coordinate the street tree plan with the engineering site development plan so that the landscaping does not impact any utility lines or impede visibility at intersections, or the visibility of any traffic control signs.
- **TREE PRESERVATION:** The development is proposed in a manner that maximizes tree preservation on the entire site while allowing for reasonable development. Consistent with the methodology acceptable in other recent approvals this has already been approved within the approved zoning development text and remains in effect. The tree replacement plan requires the following fee at building permit approval:
    - At the time of permit issuance, a $500 fee shall be paid for each single-family lot in Section 3.

- Also, the developer has agreed for each single-family house, two replacement trees shall be planted (in addition to the required plantings).

As mention above, a tree preservation zone is located in the rear yards of all the lots except the southernmost lot in the cul-de-sac. Staff recommends that utilities should not be located within tree preservation easements and ensure the subject lots impacted could yield a maximum size house with an acceptable deck.

- **LIGHTING PLAN:** A lighting plan would need to be submitted, reviewed for Section 3 and approved by the City that would achieve compliance with the zoning code.
- **FIRE DEPARTMENT:** The proposed section would need to achieve compliance with all fire department requirements.

STAFF RECOMMENDATION – (2021-1533 FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Terra Alta LLC. for a Final Development Plan for Terra Alta Section 3 containing 11 single family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Prato Road,, with the following conditions that:

.

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
3. Sidewalks shall be provided on both sides of all public streets.
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
6. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
7. The 0.335-acre open space along the Olentangy River (just west of Pollack Road) shall be dedicated to the City prior to any building permit approval in Section 3. Additionally, the 24.562 acre open space along the Olentangy River adjacent to the previously approved sections of Terra Alta shall be dedicated to the City prior to any building permit approved for Section 3.
8. For each single-family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with the approved development text to achieve compliance with Chapter 1168 Tree Preservation Regulations.
9. The developer shall plant 2 replacement trees for each single-family house (in addition to the required plantings).
10. The street lighting plan shall be submitted, reviewed and approved by the City that achieves compliance with all zoning requirements prior to construction drawing approval.
11. Note "C" on the Final Plat shall be revised to document the amended Preliminary Subdivision Plat that was approved in 2020.

STAFF RECOMMENDATION – (2021-1534 FINAL SUBDIVSION PLAT)
Staff recommends approval of a request by by Terra Alta LLC. for a Final Subdivision Plat for Terra Alta Section 3 containing 11 single family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Prato Road,, with the following conditions that:

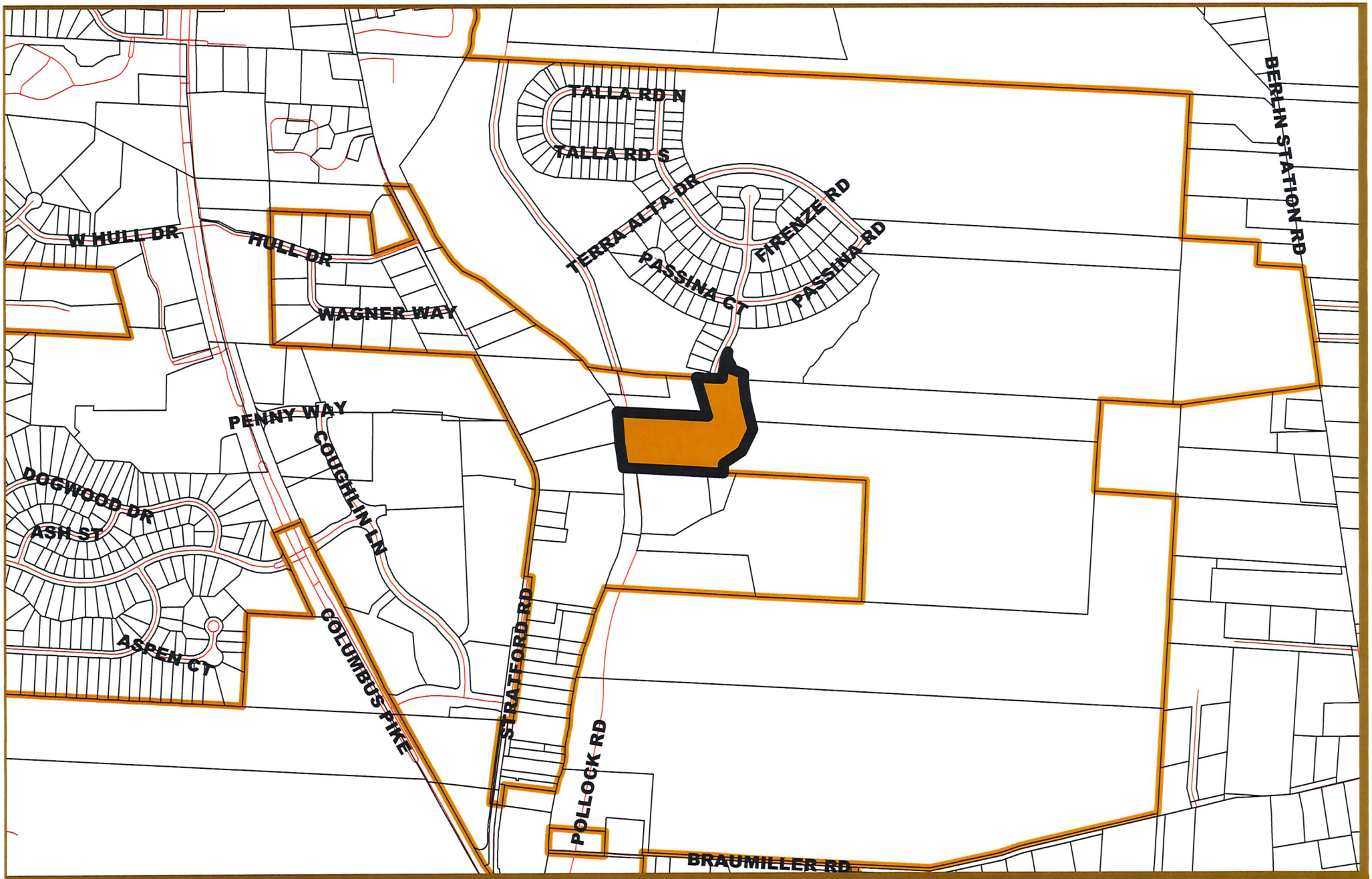
1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
3. Sidewalks shall be provided on both sides of all public streets.
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
6. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
7. The 0.335-acre open space along the Olentangy River (just west of Pollack Road) shall be dedicated to the City prior to any building permit approval in Section 3. Additionally, the 24.562 acre open space along the Olentangy River adjacent to the previously approved sections of Terra Alta shall be dedicated to the City prior to any building permit approved for Section 3.
8. For each single-family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with the approved development text to achieve compliance with Chapter 1168 Tree Preservation Regulations.
9. The developer shall plant 2 replacement trees for each single-family house (in addition to the required plantings).
10. The street lighting plan shall be submitted, reviewed and approved by the City that achieves compliance with all zoning requirements prior to construction drawing approval.
11. Note "C" on the Final Plat shall be revised to document the amended Preliminary Subdivision Plat that was approved in 2020.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

CONDITIONS/MISCELLANEOUS:

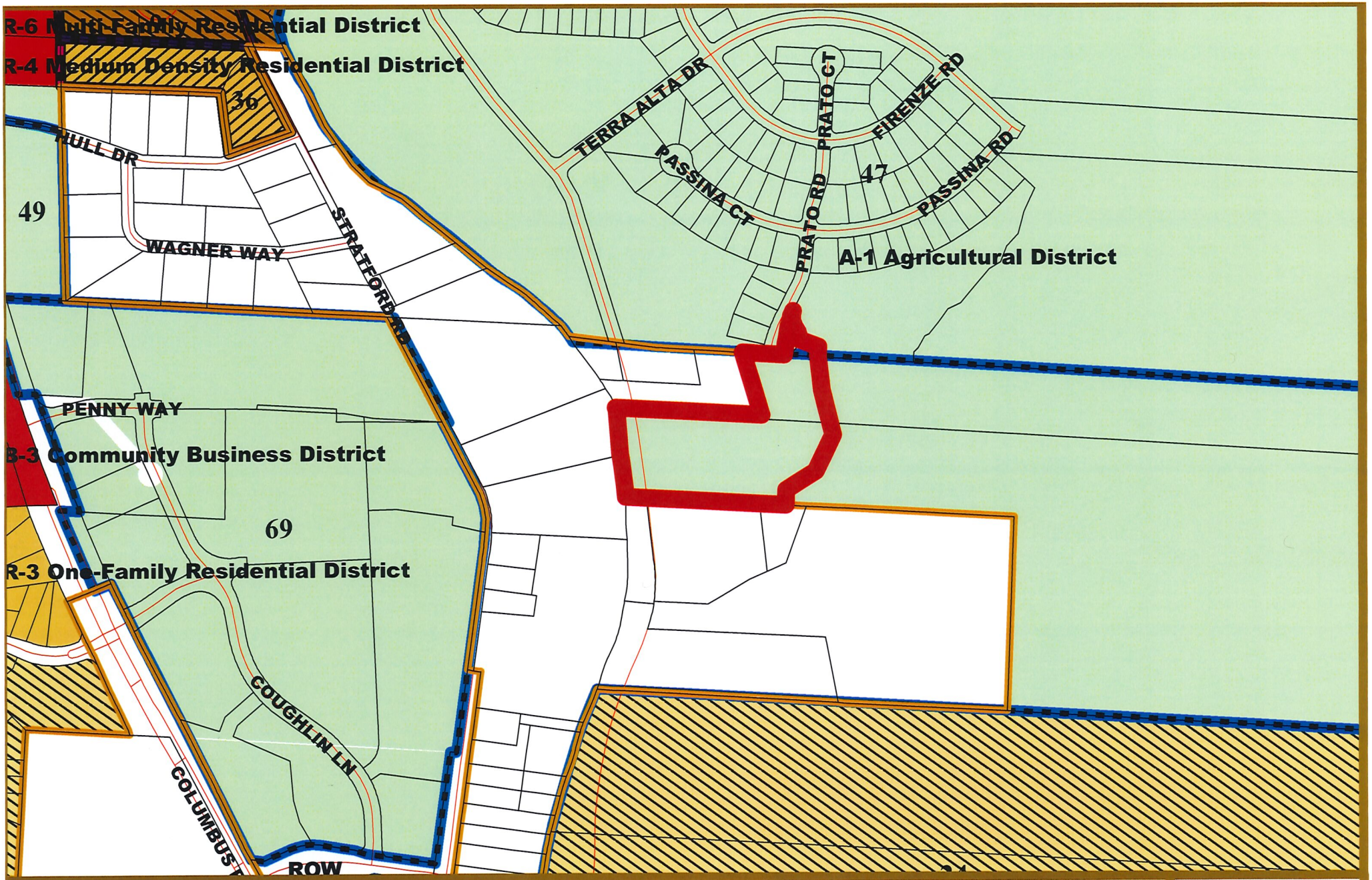
FILE:
ORIGINAL: **05/24/21**
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2021-1533-1534
Final Development Plan and Final Subdivision Plat
Terra Alta - Section 3
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-1533-1534
Final Development Plan and Final Subdivision Plat
Terra Alta - Section 3
Zoning Map

N



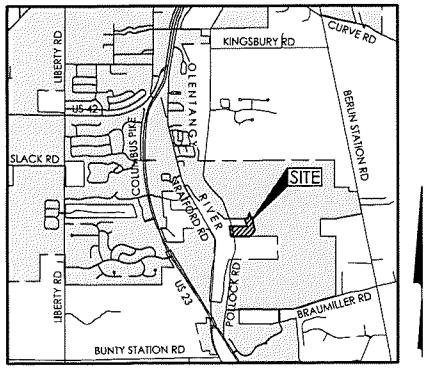
EST 1808
CITY OF
DELAWARE
OHIO

2021-1533-1534
Final Development Plan and Final Subdivision Plat
Terra Alta - Section 3
Aerial (2019) Map

N

150

TERRA ALTA
SECTION 3



LOCATION MAP

NO SCALE

PREPARED FOR:

TERRA ALTA LLC.

148 WEST SCHROCK ROAD
WESTERVILLE, OH 43081
(614) 891-2042

SUBMITTAL: MAY 5, 2021

CIVIL ENGINEER

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

INDEX OF DRAWINGS

FINAL PLATS:	
SECTION 3 :	SHEET 1-2
SITE PLAN:	SHEET 3
LIGHTING PLAN:	SHEET 4
TREE INVENTORY AND REMOVAL PLAN:	SHEET 5-9
STREET TREE PLAN:	SHEET 10
ILLUSTRATIVE SITE PLAN:	SHEET 11

TERRA ALTA SECTION 3

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lots P (2.285 acres) and Q (6.359 acres), Quarter Township 4, Township 4, Range 19, United States Military Lands, containing 8.641 acres of land, more or less, said 8.641 acres being comprised of all of Lot 12455 and part of Prato Road, as shown on the subdivision plat entitled "Terra Alta Section 1 Part 1 Phase B", of record in Official Record 1601, Page 1816, and part of that tract of land conveyed to **TERRA ALTA LLC** by deed of record in Official Record 1507, Page 228, Recorder's Office, Delaware County, Ohio.

The undersigned, **TERRA ALTA LLC**, an Ohio limited liability company, by **VINCENT C. ROMANELLI**, Managing Member, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"TERRA ALTA SECTION 3"**, a subdivision containing Lots numbered xxxxx to xxxxx, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Prato Road (1.390 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Delaware City Engineer. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **VINCENT C. ROMANELLI**, Managing Member of **TERRA ALTA LLC**, has hereunto set his hand this ___ day of _____, 20__.

Signed and Acknowledged In the presence of:

TERRA ALTA LLC

_____

By _____
VINCENT C. ROMANELLI, Managing Member

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **VINCENT C. ROMANELLI**, Managing Member of **TERRA ALTA LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **TERRA ALTA LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 20__.

My commission expires _____

_____
Notary Public, State of Ohio

PC Case No. ___-____ approved by the Planning Commission on this _____ day of _____ 20__.

Approved and accepted this _____ day of _____, 20__, by Ordinance No. _____, wherein all of Prato Road (1.390 acres of land, more or less) shown dedicated hereon is accepted as such by the City Council of the City of Delaware, Ohio. The City of Delaware, Ohio by its approval and acceptance of this plat does hereby vacate the portions of Prato Road shown hereon by hatching.

Approved this Day of 20____

_____
Elaine McCloskey, City Clerk, Delaware, Ohio

Approved this ____ Day of _____ 20__

_____
R. Thomas Homan, City Manager, Delaware, Ohio

Approved this ____ Day of _____ 20____

_____
David M. Efland, AICP, Planning and Community Development Director, Delaware, Ohio

Approved this ____ Day of _____ 20____

_____
William L. Ferrigno, P.E., Public Works Director/City Engineer, Delaware, Ohio

Approved this ____ Day of _____ 20____

_____
Blake Jordan, P.E., Utilities Director, Delaware, Ohio

Transferred this day of _____ 20____.

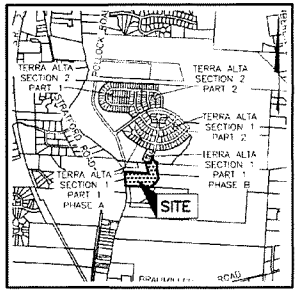
_____
Auditor, Delaware County, Ohio

Filed for record this ___ day of _____ 20___ at _____ M.
Fee $_____

_____
Recorder, Delaware County, Ohio

File No. _____

Official Record _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Delaware County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, encased in a standard survey monument box. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.
Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

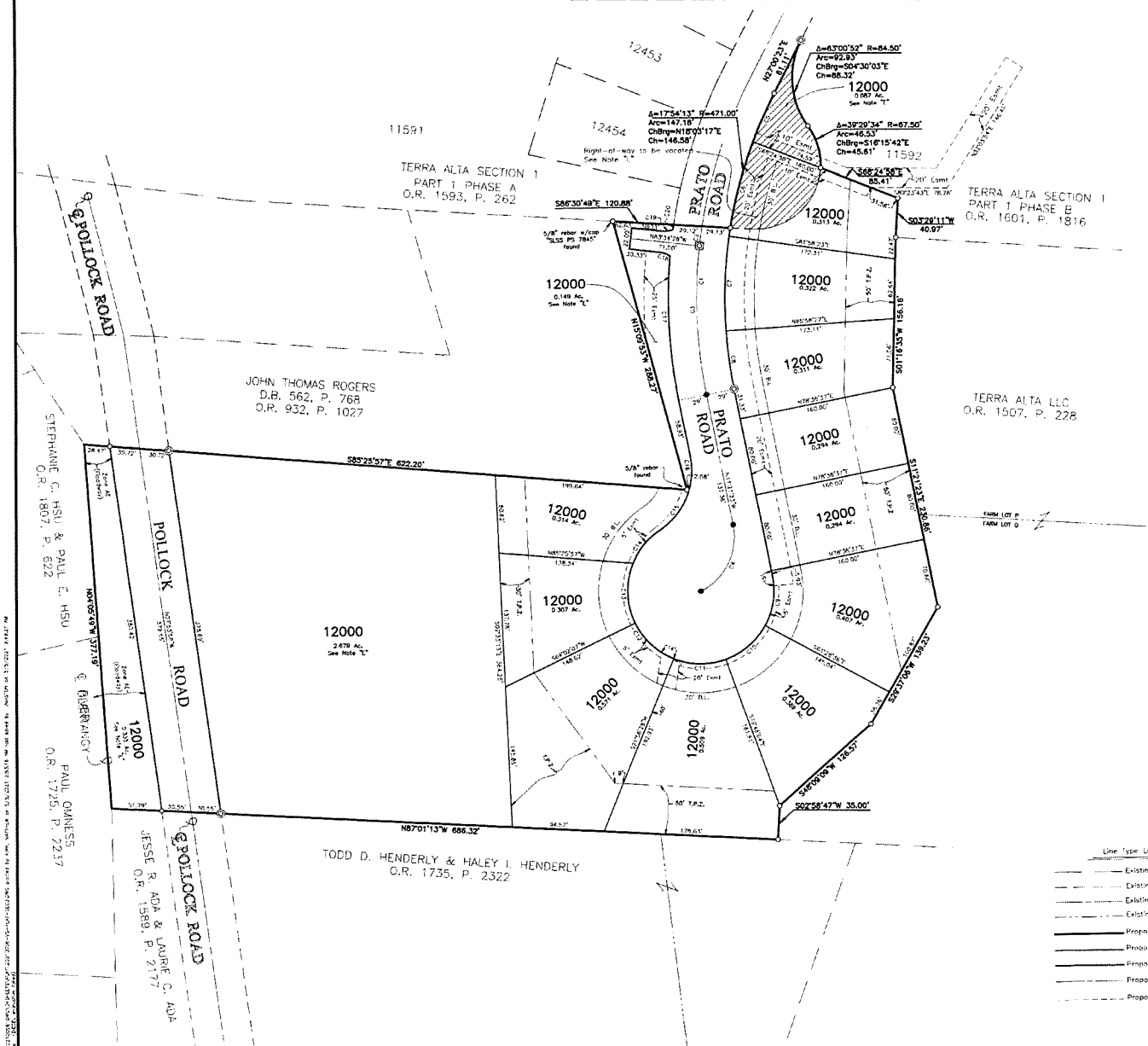
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- O = Iron Pin (See Survey Data)
- ● = MAG Nail to be set
- Ⓟ = Permanent Marker (See Survey Data)
- Ⓜ = Permanent Marker encased in monument box

By _____ _____
Professional Surveyor No. 7865 Date

TERRA ALTA SECTION 3



NOTE "A": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of City of Delaware, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation at house and/or lot grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for Terra Alta Section 3 in effect at the time of platting of Terra Alta Section 3 specifies the following setback requirements:

Front yard:	30 feet
Rear yard:	30 feet
Zoning classification:	PMUR2

The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": As per City of Delaware Zoning Code, all lots within Terra Alta Section 3 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Terra Alta", said preliminary plat being approved on December 9, 2013 by Ordinance Number 13-75 on file at the City of Delaware Department of Planning and Community Development as PC 2013-2044.

NOTE "D": All utilities within Terra Alta Section 3 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "E" - LOTS 12000, 12000 AND 12000: Lots 12000, 12000 and 12000, as numbered and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Terra Alta subdivisions for the purpose of open space/parkland

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage	8.641 Ac
Acreage in Lots 12000, 12000 and 12000	3.250 Ac.
Acreage in remaining lots	4.001 Ac.
Acreage in right-of-way	1.390 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Terra Alta Section 3 is out of the following Delaware County Parcel Numbers:

419140020280000	6.674 Ac
419140020290000	1.637 Ac
419130310050000	0.124 Ac.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by those providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Terra Alta Section 3 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "I": At the time of platting, all of Lot 12000 as platted hereon, is within Zone AE(Floodway)(The floodway is the channel of a stream, plus any adjacent flood plain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in the flood heights. The remaining areas of Terra Alta Section 3 are within Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as designated and delineated on Flood Insurance Rate Maps, Community Panel Number 39041C0118L, for Delaware County, Ohio and Incorporated areas, with an effective date of February 17, 2016.

NOTE "J" - TREE PRESERVATION ZONE (TPZ) Within the areas that contain existing trees, no work shall be performed in structures placed within the tree preservation zone which would damage any of the trees that are 6" or greater in diameter at breast-height therein; except that the zone may be disturbed to the extent necessary for the installation and maintenance of pedestrian trails and pedestrian bridges and necessary drainage structures. Any fences placed within tree preservation zone shall be split rail fences and may include mesh backing. Any part of the zone so disturbed shall be restored as nearly as practicable to the original condition.

NOTE "K": This section of Terra Alta Subdivision is subject to an additional transportation fee of $1,000.00 per dwelling unit at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit. For each single family house, 2 replacement trees shall be planted (in addition to the required plantings) and a $500 fee shall be paid for each single family lot at the time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.

NOTE "L" - VACATION OF PUBLIC STREETS: The parts of Prato Road dedicated to the City of Delaware, Ohio by the subdivision plat entitled "Terra Alta Section 1 Part 1 Phase B", of record in Official Record 1601, Page 1816, shown hereon by hatching , are hereby vacated

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	20°07'57"	500.00'	175.69'	S 61°17'24" E	174.79'
C2	7°21'03"	500.00'	20.51'	S 07°36'55" W	20.51'
C3	17°46'55"	500.00'	155.18'	S 02°27'56" E	154.55'
C4	75°07'41"	62.00'	81.27'	N 49°09'08" E	75.54'
C5	6°38'21"	471.00'	54.58'	S 22°41'13" W	54.55'
C6	12°29'25"	471.00'	102.64'	S 14°13'26" W	102.42'
C7	12°03'16"	471.00'	99.08'	S 02°00'02" W	98.90'
C8	7°18'56"	471.00'	60.20'	S 07°41'28" E	60.22'
C9	39°52'47"	75.00'	52.20'	N 08°35'05" E	51.15'
C10	41°42'32"	75.00'	54.60'	N 49°22'40" E	53.40'
C11	41°42'32"	75.00'	54.60'	S 88°54'48" E	53.40'
C12	42°05'39"	75.00'	55.10'	S 47°50'42" E	53.87'
C13	48°28'45"	75.00'	63.46'	S 01°45'30" E	61.58'
C14	36°52'03"	68.12'	43.83'	S 39°12'19" W	43.08'
C15	40°34'16"	75.00'	53.11'	N 39°39'42" E	52.00'
C16	26°41'00"	75.00'	34.93'	N 01°59'07" E	34.61'
C17	161°17'38"	529.00'	150.44'	N 83°12'34" W	149.93'
C18	26°01'13"	27.00'	12.26'	N 76°33'52" W	12.16'
C19	26°01'13"	27.00'	12.26'	N 89°24'55" E	12.16'
C20	0°34'19"	529.00'	5.28'	S 06°11'58" W	5.28'

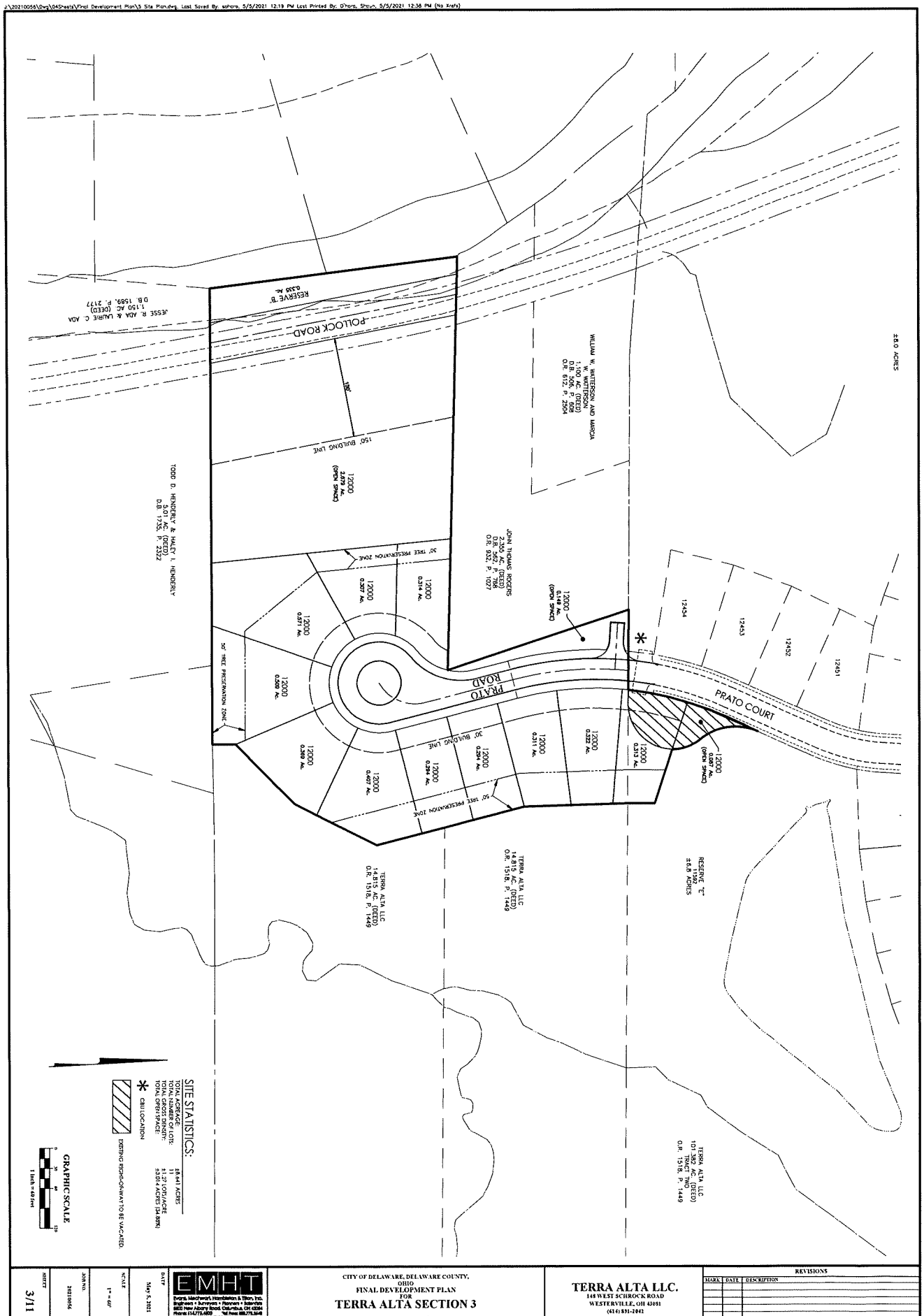
Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

GRAPHIC SCALE (in feet)

Legend

T.P.Z. = Tree Protection Zone
Esmt. = Easement
B.L. = Building Line


J:\20210056\Dwg\04Sheets\Final Development Plan\3 Site Plan.dwg, Last Saved By: sohara, 5/5/2021 12:19 PM Last Printed By: O'Hara, Shaun, 5/5/2021 12:36 PM (No Xrefs)
POLLOCK ROAD
RESERVE 'B'
6.559 Ac.
JESSE R. ADA & LAURIE C. ADA
1.150 AC. (DEED)
D.B. 1589, P. 2173
WILLIAM W. WATTERSON AND MARCIA I. WATTERSON
1.00 AC. (DEED)
D.B. 306, P. 828
O.R. 612, P. 2504
±8.0 ACRES
150' BUILDING LINE
TODD D. HENDERLY & HALEY I. HENDERLY
5.01 AC. (DEED)
D.B. 1735, P. 2322
JOHN THOMAS ROGERS
2.355 AC. (DEED)
D.B. 2452, P. 1788
O.R. 932, P. 1027
30' TREE PRESERVATION ZONE
50' TREE PRESERVATION ZONE
PRATO ROAD
PRATO COURT
30' BUILDING LINE
12454
12453
12452
12451
12000 0.279 Ac. (OPEN SPACE)
12000 0.307 Ac.
12000 0.314 Ac.
12000 0.371 Ac.
12000 0.269 Ac.
12000 0.389 Ac.
12000 0.407 Ac.
12000 0.294 Ac.
12000 0.294 Ac.
12000 0.311 Ac.
12000 0.322 Ac.
12000 0.313 Ac.
12000 0.287 Ac. (OPEN SPACE)
TERRA ALTA LLC
14.815 AC. (DEED)
O.R. 1518, P. 1449
RESERVE 'E'
±6.8 ACRES
TERRA ALTA LLC
101.382 AC. (DEED)
O.R. 1518, P. 1449
SITE STATISTICS:
TOTAL ACREAGE: ±8.141 ACRES
TOTAL NUMBER OF LOTS: 11
TOTAL GROSS DENSITY: ±1.21 LOT/ACRE
TOTAL OPEN SPACE: ±3.014 ACRES (34.80%)
CBU LOCATION
EXISTING RIGHT-OF-WAY TO BE VACATED.
GRAPHIC SCALE
1 inch = 40 feet
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: (614) 775-4500 Toll Free: 888.775.3648
emht.com
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
TERRA ALTA SECTION 3
SITE PLAN
TERRA ALTA LLC.
148 WEST SCHROCK ROAD
WESTERVILLE, OH 43081
(614) 831-2042
REVISIONS
MARK | DATE | DESCRIPTION
SHEET 3/11
JOB NO. 20210056
SCALE 1" = 40'
DATE May 5, 2021

Residential and Collector Street Lighting Notes

LHT-1 The contractor shall install street light at the locations per plan, including all disconnects, pull boxes, routing circuit cable, controller cabinet, meter, photo sensors, etc. Provide a complete, operating lighting system that complies with the City of Delaware Specifications and Standard Details.

LHT-2 The street lighting shall be constructed in accordance with the Current City of Columbus (COC) Construction and Materials Specifications (CMS), Section 1001 Street Lighting, including all supplements thereto, in force on the date of the approved plans and/or contract. The COC CMS shall govern all materials and workmanship involved in the improvements shown on these plans, except as such specification are modified by the City of Delaware Design manual or Standard Details. Testing referred in Section 1001.18 shall be required.

LHT-3 Plan details shall be considered supplemental to the City of Columbus Division of Power Material and Installation Specifications (MIS)

LHT-4 All Street lighting shall be installed per the electrical installation requirements specified on City of Delaware's Standard Detail RDWD-34.2.

LHT-5 All street lighting poles shall be installed 2'-0" (two feet-six inches) to the center of the foundation from the back of curb and placed where noted on the approved lighting plan. Street lights shall be installed on the same side of the road as the water main; gas main and sanitary sewer main shall be installed on the opposite side of the road. In general the fixture shall not be installed above sanitary sewers, storm sewers, water mains or other utilities.

LHT-6 Conduits within the influence of pavement shall be concrete encased.

LHT-7 Plastic caution tape shall be placed over all lighting conduits at a depth of 16-inches.

LHT-8 Required Inspections: The following inspections shall be required for street lighting installation:

Pole Foundation
Underground conduit prior to backfill
Electrical service inspection
Final installation of fixtures

LHT-9 Permits and/or Easements: A permit must be obtained from the City of Delaware after final approval of the submitted plans. Recorded easements must be provided to the City of Delaware for the branch circuit conductors on the property lines. A fee of $150.00 shall be required.

LHT-10 All set screws on light poles shall be lubricated with a compound to prevent seizing.

LHT-11 N/A

LHT-12 Shop Drawings are required for be submitted for review and approval per the City of Columbus CMS prior to the commencement of ordering materials/construction, this includes but is not limited to, pull boxes, disconnects, controller, main power source, circuit cable, conduit, etc. Additional shop drawings shall be provided as requested by the City of Delaware.

LHT-13 Maintenance: After the complete installation of the required number of light fixtures in a development and the installation is approved by the City, the Developer shall be responsible for the first two years of maintenance. Streetlights installed in accordance with these standards shall become a Public Improvement in accordance to Section 1111.06 of the Subdivision Regulations. This includes the repair of all of the components of the lighting system, including but not limited to the replacement of faulty or defective equipment, poles or luminaires and lamps, pullboxes, conduit and associated wiring, or any items damage by contractors or any other means. This includes painting of marked poles. Repairs shall be made in a timely manner.

ITEM 1001 120V GROUND MOUNTED CONTROL CENTER AND POWER SERVICE (RDWD-34.2-34.3), AS PER PLAN

In addition to the requirements listed in the RDWD-34.2 and RDWD-34.3 the following shall be provided for the contractor: Insulated neutral and a separate ground bus, a Type 1 UL1449 surge arrester with LED active status indicators, an Arc Flash Hazard Warning sign on the outside front door of the enclosure and meter socket in accordance with the current National Electrical Code paragraph 110.16, an Available Fault Current sign on the outside of the front door of the service disconnect enclosure in accordance with the current National Electrical Code paragraph 110.24, and a minimum short circuit current rating of 22,000 RMS symmetrical amperes. The Contractor shall install (3)-#1 AWG, copper, RHW in 2" conduit from the lighting controller to the transformer, leaving 10' of wire coiled at the transformer for final connection to be made by the power company.

Payment shall be as per Item 1001.

ITEM 1001 LUMINAIRE (RDWD-34.1), AS PER PLAN

Luminaire shall be as per RDWD-34.1, except that it shall be manufactured by Holophane, Granville 3, Part No. GVD3 P30 30K MVOLT MS CMC GL3 RB ST TGL PR7E FPD75 SH.

Payment shall be made for each luminaire furnished and installed by the Contractor.

LIGHT POLE AND LUMINAIRE REQUIREMENTS

In addition to the specifications listed in the manufacturer's drawings, the following shall apply: Residential light poles shall be painted Delaware Green per the NAPCO drawing. Luminaires shall be painted to match the color of the light pole that they are to be set on.

STANDARD DRAWINGS REVISED 12/31/18 (UNLESS NOTED)

RDWD-34.1
RDWD-34.2 (4/29/2019)
RDWD-34.3
RDWD-34.4

GROUNDING AND BONDING

The requirements of the State of Ohio Department of Transportation Construction and Material Specifications (C&MS) and the MIL series of Standard Construction Drawings are modified as follows:

1. All metallic parts containing electrical conductors shall be permanently joined to form an Effective Ground Fault Current Path back to the grounded conductor in the power service disconnect switch.

(a) Provide an equipment grounding conductor in metallic conduits (725.04) in addition to the conductors specified and bond the conduit to this grounding conductor.

(b) When an equipment grounding conductor is required in plastic conduit (725.05), the installation shall include a separate equipment grounding conductor in addition to the conductors specified.

(c) Metal pull box lids shall be bonded by attachment of the equipment grounding conductor to the frame diagonal as provided on HL-30.11.

2. Conduits.

(a) The 725.04 conduit shall have grounding bushings installed at all termination points. The bushing material shall be compatible with galvanized steel conduit and the grounding lug material shall be compatible for use with copper wire. Threaded or compression type bushings may be used.

(b) The 725.05 conduit shall have the inside and outside diameters of the conduit deburred at all termination points.

(a) Both ends of metallic conduit shall be bonded to the equipment grounding conductor.

(d) Metallic conduit may be bonded to metallic boxes through the use of conduit fittings UL approved for this type of connection, with the box bonded to the equipment grounding conductor.

3. Wire for grounding and bonding.

(a) Use insulated, copper wire for the equipment grounding conductor. Bonding jumpers in boxes and enclosures may be bare or insulated copper wire. Wire size shall be as follows: The insulation shall be green or green with yellow stripe(s). For 4 AWG or larger, insulation may also be black with green tape/labels installed at all access points.

(b) In a highway lighting system, the equipment grounding conductor shall be the minimum conductor size of 8 AWG. Bonding jumpers shall be minimum size 6 AWG.

4. Ground rod.

(a) A 3/4 inch Schedule 40 PVC conduit shall be used in foundations and concrete walls for the grounding conductor (ground wire) raceway to the ground rod. Should metallic conduit be used, both ends of the conduit shall be bonded to the grounding conductor.

(b) The typical grounding conductor (ground wire) shall be 4 AWG insulated, copper.

5. Power Service and Disconnect Switch.

(a) At the power service location, the grounding conductor (ground wire) from the disconnect switch neutral (AC-) bar to the ground rod shall be a continuous, unspliced conductor. If spliced, it shall be an exothermic weld butt splice.

(b) The service neutral shall only be connected to ground at the main power service disconnect switch.

6. Payment for grounding and bonding shall be considered incidental to the conductors installed by the project.

NOTES:

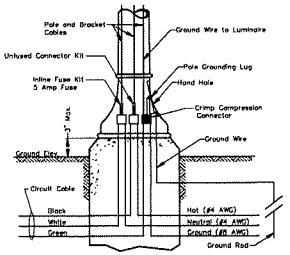
Street lights must be fully functional and as-builts drawings of the lights and required spare poles must be delivered to public works, prior to acceptance of public improvements (i.e. no building permits). The extra light fixture and poles shall be delivered to the City of Delaware Public Works Department, 50 Ross Street Delaware, Ohio 43015. Contact the City to schedule delivery date and time 740-203-1810.

For clarity, not all proposed and underground utilities are shown on this sheet. The Contractor shall reference Plan & Profile Sheets for location of all proposed and underground utilities.

The Contractor shall take special care to not disturb any existing light poles, conduits, or circuit cable. These existing lighting facilities shall remain in service throughout the entirety of construction and shall remain operational upon completion of construction.

LEGEND

- PROPOSED RESIDENTIAL LIGHT POLE (FIG. 12-1) AND RESIDENTIAL LUMINAIRE (RDWD-34.1) AND RESIDENTIAL FOUNDATION (RDWD-34.4)
- PROPOSED 1.5" SCH 40 PVC CONDUIT (RDWD-34.2) W/ (2)-#4 AWG & (1)-#8 AWG EQUIPMENT GROUND (RDWD-34.2), PHOTOCONTROL WHERE NOTED
- PROPOSED 11" X 16" X 18" PULL BOX (RDWD-34.3)
- PROPOSED 120V STREET LIGHTING CONTROLLER AND POWER SERVICE (RDWD-34.2 AND RDWD-34.3)
- PC PROPOSED PHOTO CONTROL (RDWD-34.3)



ITEM 1001 POLE TO BE WIRED (RDWD-34.2), AS PER PLAN
SCALE=NONE

ESTIMATE OF QUANTITIES

The Quantities Have Been Established As A Means For The City To Estimate The Necessary Development Fees. The Contractor Shall Be Solely Responsible For Determining The Required Bid Quantities Necessary For The Completion Of The Plan Improvements

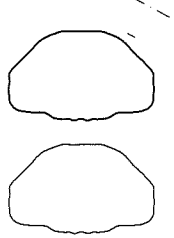
ITEM	QUANTITY	UNIT	DESCRIPTION
			LIGHTING
1001	4	Each	Pole to be Wired (RDWD-34.2), As Per Plan
1001	4	Each	Residential Light Pole, Hapco Dwg. B74514
1001	4	Each	Light Pole Foundation (RDWD-34.4)
1001	846	CKT FT	Circuit Cable, Two No. 4 AWG 600 Volt Distribution Cables and One No. 8 AWG 600 Volt Equipment Ground (RDWD-34.2)
1001	786	LF	Conduit, 1-1/2", 725.05) (RDWD-34.2)
1001	4	Each	Luminaire (RDWD-34.1), As Per Plan
1001	2	Each	Luminaire (RDWD-34.1), As Per Plan, Furnish Only (Replacement Stock)
1001	3	Each	Pull Box (RDWD-34.3)
1001	1	Each	120V Ground Mounted Control Center and Power Service (RDWD-34.2-34.3), As Per Plan

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Prato Court	0.5 fc	1.4 fc	0.1 fc	14.0:1	5.0:1
Site Sidewalks	0.2 fc	0.9 fc	0.1 fc	9.0:1	2.0:1

LUMINAIRE SCHEDULE

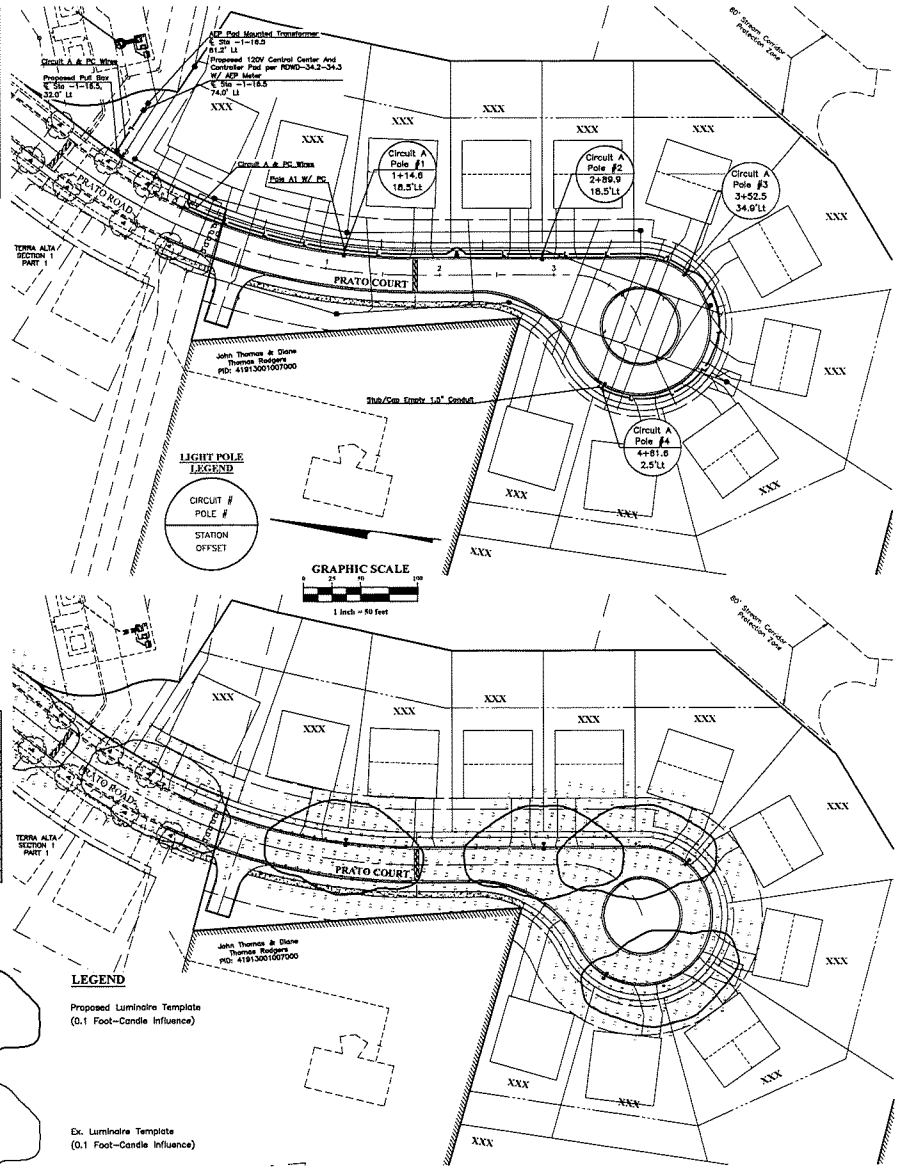
QTY	Catalog Number/Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
4	GVD3 P30 30K MVOLT MS CMC GL3 RB ST TGL PR7E FPD75 SH Granville LED Classic: Granville LED Classic, LED Performance Package 30, 3000 series CCT, Auto-sensing voltage (120 thru 277), Modern style swing open design, Custom Match Color, Glass asymmetric, type III, Ribs and bands, Standard, Gold trim, 7 pin NEMA photocontrol external, Factor programmed to 75 percent of base, Shorting cap, Unique Solutions, A Division of Holophane Newark, Ohio 43055 www.holophane.com	LED COB	1	7937	0.75	41



LEGEND

Proposed Luminaire Template (0.1 Foot-Candle Influence)

Ex. Luminaire Template (0.1 Foot-Candle Influence)



NO.	DATE	DESCRIPTION
		REVISIONS

TERRA ALTA L.L.C.
181 WEST SCHROCK ROAD
WESTERVILLE, OH 43081
(614) 891-2882

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
TERRA ALTA SECTION 3
LIGHTING PLAN

EMH&T
Engineers | Surveyors | Planners | Scientists
5500 New Albany Road, Columbus, Ohio 43054
Phone: 614.775.4500 800.686.1851
Fax: 614.775.4800
www.emht.com

DATE: May 5, 2021
SCALE: None
JOB NO.: 20210056
SHEET: 4/11

J:\2021\0056\Dwg\GIS\Civil\Final Development Parks Lighting Plan.dwg, Last Saved By: dbrea, 5/4/2021 9:08 AM, Last Plotted By: dbrea, Sheet, 5/4/2021 9:14 AM (No Xrefs)

NOTES:

1) Based on the City of Delaware Planning Commission's recomendation, this tree survey is compiled based on a sample survey.
As stated in: *SECTION 1168.11 FLEXIBILITY. The standards and criteria in this Chapter establish the City's objectives and the level of tree preservation expected. However, in applying these standards, the Planning Commission, Shade Tree Commission, and City Council may: (ORD 02-55 Passed May 13, 2002) (a) Exercise discretion and flexibility with respect to the placement and arrangement of required elements to assure that the objectives of this chapter and the proposed development are best satisfied.*

2) The Tree Survey is broken into 8 areas 1 acre square in size (sample area's 1 through 8) located throughout the site within the proposed development layout and 8 areas ±0.33 acres square in size (sample area's 9 through 16) throughout the Rogers Tract.

ORIGINAL TERRA ALATA: SEE SHEETS 7 & 8 (SAMPLE AREAS 1 ACRE)

SAMPLE AREA (Terra Alata Original)	TOTAL INCHES Including Ash trees	TOTAL INCHES Excluding Ash trees	Excluding Poor	Excluding 50% Fair
SAMPLE AREA-1	1,682	1,045	908	771
SAMPLE AREA-2	1,642	952	865	818
SAMPLE AREA-3	1,474	885	721	555
SAMPLE AREA-4	1,423	936	870	760
SAMPLE AREA-5	1,531	518	458	389
SAMPLE AREA-6	1,858	1,423	1,247	1,048
SAMPLE AREA-7	1,358	589	472	329
SAMPLE AREA-8	409	409	308	223
TOTAL TREES	11,377	6,757	5,849	4,893

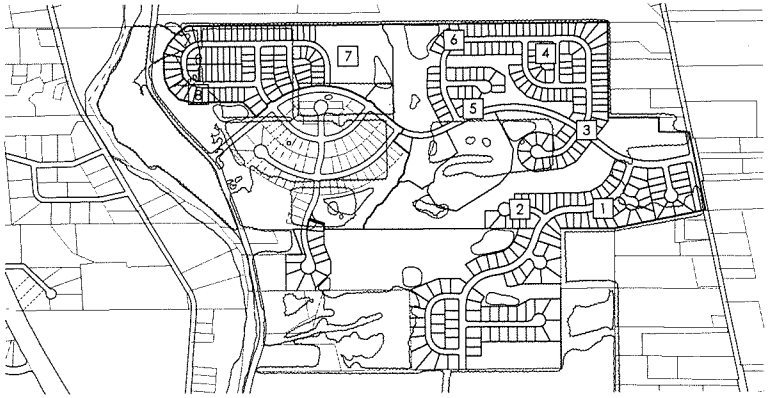
ROGERS TRACT: SEE SHEETS 9 & 10 (SAMPLE AREAS 1/3 ACRES)

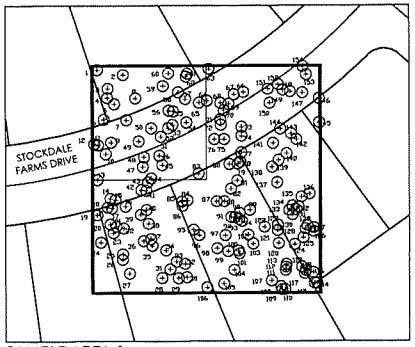
SAMPLE AREA (Rogers Tract)	TOTAL INCHES Including Ash trees	TOTAL INCHES Excluding Ash trees	Excluding Poor	Excluding 50% Fair
SAMPLE AREA-9	(602x3)=1,806	(530x3)=1,590	(489x3)=1,467	(395x3)=1,185
SAMPLE AREA-10	(192x3)=576	(160x3)=480	(135x3)=405	(114x3)=342
SAMPLE AREA-11	(658x3)=1,974	(584x3)=1,752	(543x3)=1,629	(475x3)=1,425
SAMPLE AREA-12	(535x3)=1,605	(460x3)=1,380	(424x3)=1,272	(369x3)=1,107
SAMPLE AREA-13	(654x3)=1,962	(641x3)=1,923	(603x3)=1,809	(591x3)=1,773
SAMPLE AREA-14	(461x3)=1,383	(448x3)=1,344	(400x3)=1,800	(378x3)=1,134
SAMPLE AREA-15	(512x3)=1,536	(464x3)=1,392	(353x3)=1,059	(263x3)=789
SAMPLE AREA-16	(489x3)=1,467	(413x3)=1,239	(360x3)=1,080	(308x3)=924
TOTAL TREES	12,309	11,100	10,521	8,679

3) Average Number of Caliper Inches per Acre: (Original Terra Alta and Rogers Tract)

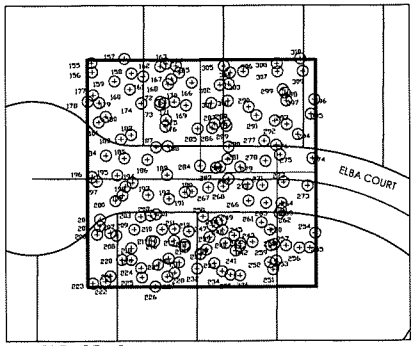
Including Ash Trees	1,480" (23,686/16)
Excluding Ash Trees	1,116" (17,857/16)
Excluding Poor Trees	1,023" (16,370/16)
Excluding 50% for Fair Trees	848" (13,572/16)

OVERALL SITE

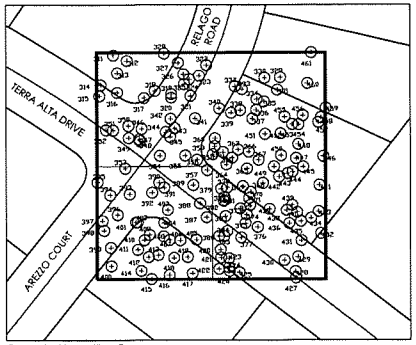




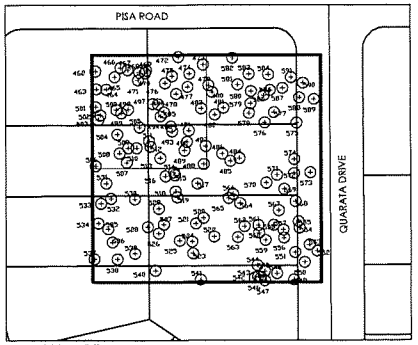
SAMPLE AREA 1



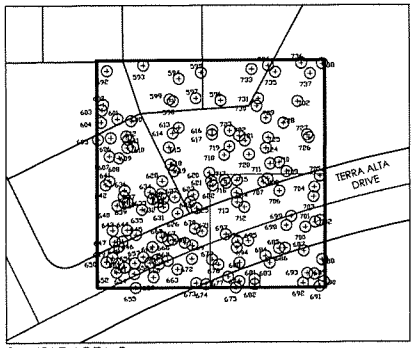
SAMPLE AREA 2



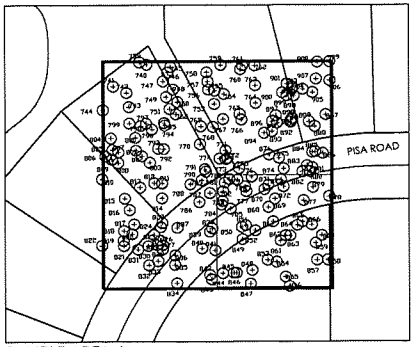
SAMPLE AREA 3



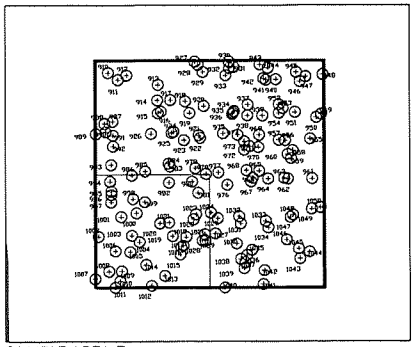
SAMPLE AREA 4

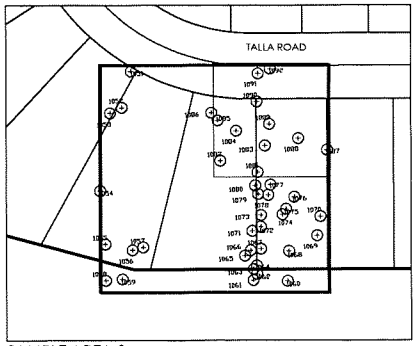


SAMPLE AREA 5



SAMPLE AREA 6


SAMPLE AREA 7



SAMPLE AREA 8

GRAPHIC SCALE
1 inch = 50 feet

REVISIONS

NO.	DATE	DESCRIPTION

TERRA ALTA LLC.
4349 WEST SCHROCK ROAD
WESTERVILLE, OH 43081
(614) 891-2342

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
TERRA ALTA SECTION 3
TREE SURVEY (ORIGINAL TERRA ALTA)

EMHT
Engineers • Architects • Surveyors
One Easton Oval, Suite 310
Columbus, Ohio 43219
Phone: 614.775.4500
www.emht.com

DATE
May 5, 2021

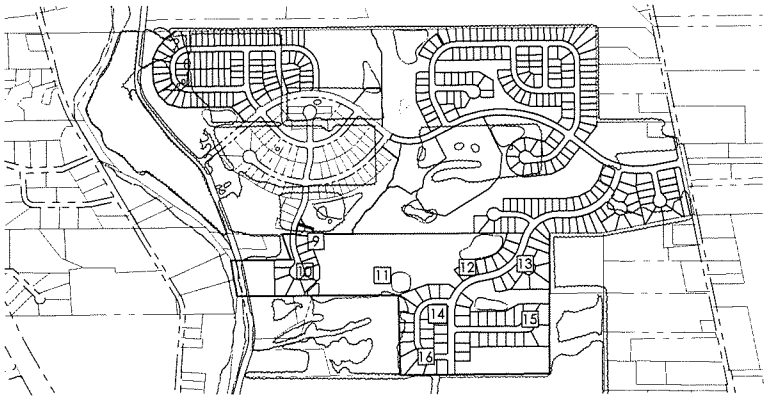
SCALE
1" = 50'

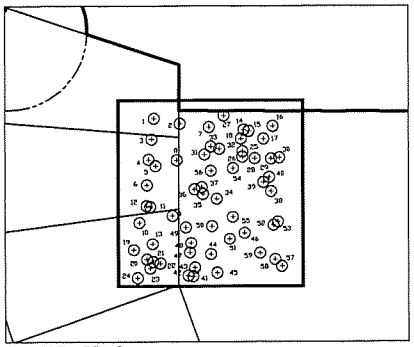
JOB NO.
20210056

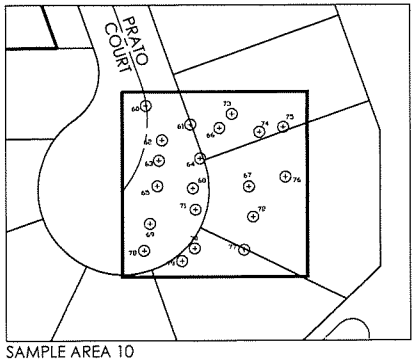
SHEET
5/11

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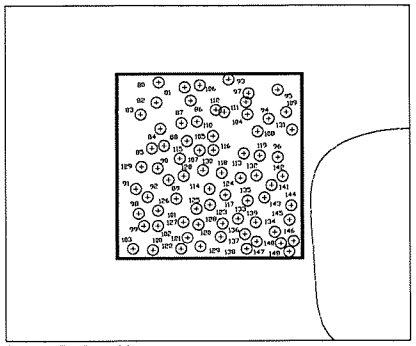
OVERALL SITE

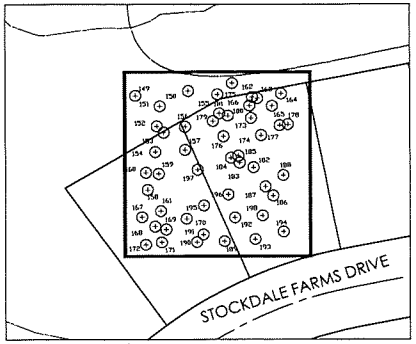



SAMPLE AREA 9

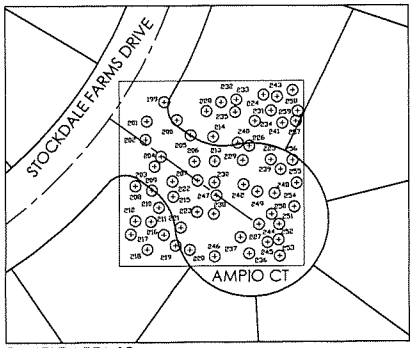


SAMPLE AREA 10

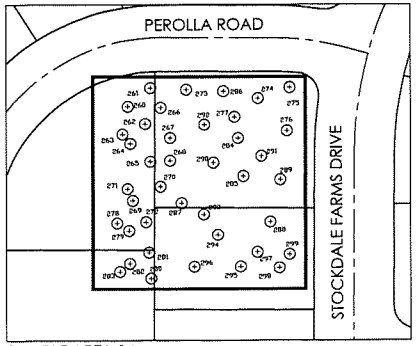

SAMPLE AREA 11



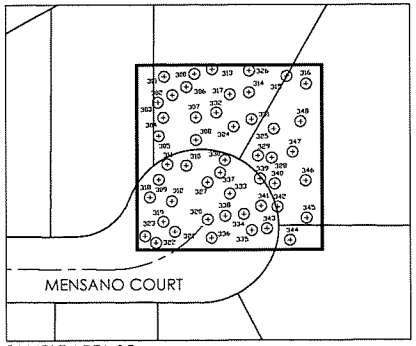
SAMPLE AREA 12



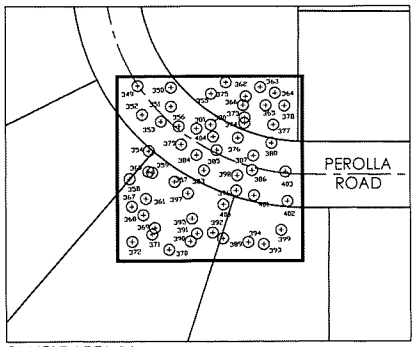
SAMPLE AREA 13



SAMPLE AREA 14



SAMPLE AREA 15



SAMPLE AREA 16

GRAPHIC SCALE

1 inch = 50 feet

REVISIONS

ISSUE	DATE	DESCRIPTION

TERRA ALTA L.L.C.
140 WEST SCHROCK ROAD
WESTERVILLE, OH 43081
(614) 891-2882

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
TERRA ALTA SECTION 3
TREE SURVEY (ROGERS TRACT)

EMHT
Environmental Management & Planning, Inc.
Engineers • Surveyors • Planners • Scientists
8800 Lyra Drive, Suite 450, Columbus, Ohio 43240
Phone: 614.775.4500 Toll Free: 866.775.5488
www.emht.com

DATE: May 5, 2021
SCALE: 1" = 50'
JOB NO.: 20210056
SHEET: 6/11

J:\2021\0056\Data\Survey\Final Development Plan\8 Tree Survey (Rogers Tract).dwg, Last Saved By: adams, 5/3/2021 12:41 PM Last Printed By: Chris Shaw, 5/3/2021 12:45 PM (No Pen)

Sample	#	Tree	DBH	Cond.
1	1	Sugar Maple	14.0	Good
1	2	Sugar Maple	10.0	Good
1	3	Sugar Maple	7.0	Good
1	4	Sugar Maple	9.0	Good
1	5	White Ash	20.0	Poor
1	6	Hackberry	8.0	Good
1	7	Walnut	10.0	Fair
1	10	Walnut	14.0	Good
1	11	Sugar Maple	7.0	Good
1	12	Sugar Maple	8.0	Good
1	13	Sugar Maple	8.0	Good
1	14	Elm	16.0	Good
1	15	White Ash	18.0	Poor
1	16	White Ash	8.0	Fair
1	17	Walnut	12.0	Good
1	18	Sugar Maple	7.0	Good
1	19	White Ash	12.0	Good
1	20	Sugar Maple	9.0	Good
1	21	Honeylocust	10.0	Good
1	22	White Ash	17.0	Good
1	23	Beech	7.0	Good
1	24	Beech	7.0	Good
1	25	Beech	6.0	Good
1	26	White Ash	24.0	Good
1	27	Beech	36.0	Poor
1	28	White Ash	17.0	Poor
1	29	Beech	9.0	Good
1	30	Beech	7.0	Fair
1	31	Sugar Maple	8.0	Good
1	32	White Ash	10.0	Poor
1	33	White Ash	8.0	Fair
1	34	Sugar Maple	8.0	Good
1	35	White Ash	18.0	Poor
1	36	White Ash	11.0	Fair
1	37	White Ash	14.0	Fair
1	38	Walnut	14.0	Fair
1	39	Sugar Maple	6.0	Good
1	40	Cherry	7.0	Fair
1	41	White Ash	16.0	Fair
1	42	Hackberry	7.0	Good
1	43	Sugar Maple	7.0	Good
1	44	Cherry	7.0	Fair
1	45	Hackberry	7.0	Good
1	46	White Ash	8.0	Good
1	47	Sugar Maple	8.0	Good
1	48	White Ash	9.0	Fair
1	49	Sugar Maple	9.0	Fair
1	50	White Ash	11.0	Good
1	51	White Ash	13.0	Poor
1	52	Sugar Maple	8.0	Good
1	53	Sugar Maple	8.0	Good
1	54	Osage Orange	9.0	Good
1	55	White Ash	8.0	Good
1	56	White Ash	17.0	Good
1	57	Sugar Maple	7.0	Good
1	58	Sugar Maple	6.0	Good
1	59	Sugar Maple	8.0	Good
1	60	Sugar Maple	8.0	Good
1	61	Sugar Maple	12.0	Good
1	62	White Ash	13.0	Fair
1	63	Sugar Maple	12.0	Good
1	64	Sugar Maple	7.0	Good
1	65	White Ash	13.0	Poor
1	66	Sugar Maple	8.0	Good
1	67	Sugar Maple	7.0	Good
1	68	Walnut	14.0	Fair
1	69	Walnut	22.0	Fair
1	70	Sugar Maple	8.0	Good
1	71	White Ash	16.0	Fair
1	72	Cherry	11.0	Poor
1	73	White Ash	10.0	Fair
1	74	Osage Orange	7.0	Poor
1	75	Eastern Hickory	8.0	Good
1	76	White Ash	10.0	Fair
1	77	Eastern Hickory	12.0	Poor
1	78	Sugar Maple	8.0	Good
1	79	White Ash	7.0	Fair
1	80	White Ash	8.0	Poor
1	81	White Ash	8.0	Good
1	82	White Ash	14.0	Good
1	83	Sugar Maple	10.0	Good
1	84	Sugar Maple	7.0	Fair
1	85	Hackberry	7.0	Good
1	86	White Ash	14.0	Poor
1	87	White Ash	14.0	Poor
1	88	Sugar Maple	8.0	Good
1	89	White Ash	11.0	Good
1	90	Walnut	17.0	Fair
1	91	White Ash	11.0	Good
1	92	Sugar Maple	7.0	Poor
1	93	Sugar Maple	8.0	Good
1	94	Sugar Maple	12.0	Good
1	95	Sugar Maple	8.0	Good
1	96	Sugar Maple	8.0	Good
1	97	Sugar Maple	8.0	Good
1	98	Sugar Maple	8.0	Good
1	99	Sugar Maple	8.0	Good
1	100	White Ash	12.0	Poor
1	101	White Ash	12.0	Poor
1	102	White Ash	9.0	Fair
1	103	White Ash	7.0	Poor
1	104	White Ash	9.0	Poor
1	105	White Ash	9.0	Poor
1	106	White Ash	9.0	Poor
1	107	White Ash	12.0	Good
1	108	Sugar Maple	9.0	Good
1	109	Sugar Maple	9.0	Good
1	110	Sugar Maple	9.0	Good
1	111	Walnut	14.0	Poor
1	112	White Ash	11.0	Good
1	113	White Ash	13.0	Poor
1	114	White Ash	9.0	Poor
1	115	White Ash	7.0	Poor
1	116	White Ash	9.0	Poor
1	117	White Ash	22.0	Poor
1	118	Osage Orange	9.0	Poor
1	119	Sugar Maple	7.0	Fair
1	120	Sugar Maple	7.0	Poor
1	121	Sugar Maple	14.0	Good
1	122	Sugar Maple	14.0	Good
1	123	Sugar Maple	16.0	Good
1	124	Sugar Maple	16.0	Good
1	125	Walnut	14.0	Fair
1	126	White Ash	14.0	Fair
1	127	White Ash	14.0	Fair
1	128	Osage Orange	11.0	Poor
1	129	Sugar Maple	9.0	Good
1	130	Sugar Maple	12.0	Good
1	131	Sugar Maple	9.0	Good
1	132	Sugar Maple	10.0	Good
1	133	Sugar Maple	7.0	Good
1	134	Sugar Maple	7.0	Good
1	135	Sugar Maple	8.0	Good
1	136	Sugar Maple	7.0	Good
1	137	Sugar Maple	8.0	Good
1	138	Sugar Maple	7.0	Good
1	139	Sugar Maple	8.0	Good
1	140	Sugar Maple	8.0	Good
1	141	Elm	10.0	Good
1	142	Elm	9.0	Good
1	143	Walnut	12.0	Poor
1	144	Walnut	12.0	Poor
1	145	Elm	8.0	Poor
1	146	Elm	8.0	Poor
1	147	Sugar Maple	7.0	Good
1	148	Sugar Maple	8.0	Good
1	149	Walnut	14.0	Poor
1	150	Walnut	14.0	Poor

Sample	#	Tree	DBH	Cond.
2	151	Walnut	12.0	Good
2	152	Sugar Maple	11.0	Good
2	153	Red Maple	14.0	Good
2	154	Sugar Maple	7.0	Good
2	155	Sugar Maple	11.0	Poor
2	156	Sugar Maple	11.0	Poor
2	157	Osage Orange	9.0	Fair
2	158	Sugar Maple	8.0	Good
2	159	Sugar Maple	11.0	Poor
2	160	Sugar Maple	11.0	Poor
2	161	Osage Orange	9.0	Fair
2	162	Sugar Maple	10.0	Good
2	163	Sugar Maple	9.0	Good
2	164	Sugar Maple	8.0	Good
2	165	White Ash	10.0	Fair
2	166	Osage Orange	9.0	Fair
2	167	White Ash	15.0	Poor
2	168	Red Maple	11.0	Good
2	169	Sugar Maple	18.0	Good
2	170	White Ash	18.0	Fair
2	171	Osage Orange	8.0	Poor
2	172	White Ash	10.0	Poor
2	173	Osage Orange	7.0	Fair
2	174	Sugar Maple	12.0	Good
2	175	White Ash	18.0	Poor
2	176	White Ash	12.0	Good
2	177	White Ash	12.0	Good
2	178	Sugar Maple	14.0	Good
2	179	White Ash	7.0	Fair
2	180	White Ash	8.0	Good
2	181	Sugar Maple	10.0	Poor
2	182	Sugar Maple	8.0	Good
2	183	White Ash	18.0	Fair
2	184	Sugar Maple	12.0	Good
2	185	Sugar Maple	12.0	Good
2	186	Sugar Maple	11.0	Good
2	187	White Ash	11.0	Poor
2	188	Elm	10.0	Good
2	189	White Ash	16.0	Fair
2	190	White Ash	11.0	Fair
2	191	Pin Oak	10.0	Good
2	192	Sugar Maple	12.0	Good
2	193	Elm	9.0	Good
2	194	Elm	8.0	Good
2	195	Sugar Maple	8.0	Good
2	196	Sugar Maple	14.0	Good
2	197	Sugar Maple	9.0	Good
2	198	Honeylocust	10.0	Good
2	199	Elm	8.0	Fair
2	200	Sugar Maple	12.0	Good
2	201	Sugar Maple	12.0	Good
2	202	Red Maple	11.0	Good
2	203	Sugar Maple	7.0	Good
2	204	Osage Orange	8.0	Poor
2	205	White Ash	7.0	Good
2	206	Sugar Maple	15.0	Good
2	207	Cherry	15.0	Good
2	208	Sugar Maple	12.0	Good
2	209	Sugar Maple	14.0	Fair
2	210	Sugar Maple	8.0	Good
2	211	Sugar Maple	11.0	Good
2	212	White Ash	18.0	Fair
2	213	Cherry	12.0	Poor
2	214	Cherry	12.0	Poor
2	215	Sugar Maple	8.0	Good
2	216	Sugar Maple	8.0	Good
2	217	White Ash	13.0	Fair
2	218	Sugar Maple	14.0	Good
2	219	Sugar Maple	8.0	Good
2	220	Sugar Maple	8.0	Good
2	221	Sugar Maple	8.0	Good
2	222	White Ash	13.0	Fair
2	223	Sugar Maple	8.0	Good
2	224	Sugar Maple	8.0	Good
2	225	Walnut	10.0	Fair
2	226	White Ash	8.0	Fair
2	227	Sugar Maple	7.0	Good
2	228	Sugar Maple	12.0	Good
2	229	Sugar Maple	10.0	Good
2	230	White Ash	10.0	Good
2	231	Sugar Maple	8.0	Good
2	232	White Ash	10.0	Good
2	233	Sugar Maple	10.0	Good
2	234	Sugar Maple	8.0	Good
2	235	Sugar Maple	8.0	Good
2	236	Sugar Maple	8.0	Good
2	237	Sugar Maple	8.0	Good
2	238	Sugar Maple	8.0	Good
2	239	Sugar Maple	7.0	Good
2	240	Sugar Maple	8.0	Good
2	241	Sugar Maple	8.0	Good
2	242	Sugar Maple	8.0	Good
2	243	Sugar Maple	7.0	Good
2	244	Sugar Maple	8.0	Good
2	245	Sugar Maple	8.0	Good
2	246	Sugar Maple	8.0	Good
2	247	White Ash	7.0	Fair
2	248	White Ash	11.0	Poor
2	249	Honeylocust	8.0	Good
2	250	Honeylocust	8.0	Good
2	251	Sugar Maple	7.0	Good
2	252	Sugar Maple	8.0	Good
2	253	White Ash	11.0	Fair
2	254	White Ash	11.0	Poor
2	255	White Ash	8.0	Fair
2	256	White Ash	8.0	Fair
2	257	White Ash	23.0	Good
2	258	White Ash	8.0	Fair
2	259	White Ash	8.0	Poor
2	260	White Ash	8.0	Poor
2	261	White Ash	10.0	Fair
2	262	White Ash	8.0	Poor
2	263	Osage Orange	9.0	Good
2	264	White Ash	14.0	Fair
2	265	White Ash	13.0	Poor
2	266	White Ash	13.0	Poor
2	267	White Ash	11.0	Poor
2	268	White Ash	7.0	Poor
2	269	White Ash	17.0	Fair
2	270	White Ash	13.0	Poor
2	271	White Ash	22.0	Poor
2	272	White Ash	19.0	Good
2	273	White Ash	13.0	Poor
2	274	Cherry	8.0	Good
2	275	Cherry	8.0	Good
2	276	Sugar Maple	8.0	Good
2	277	Sugar Maple	18.0	Good
2	278	Sugar Maple	8.0	Good
2	279	Sugar Maple	8.0	Good
2	280	White Ash	8.0	Poor
2	281	White Ash	14.0	Fair
2	282	Osage Orange	11.0	Poor
2	283	White Ash	13.0	Poor
2	284	White Ash	11.0	Poor
2	285	White Ash	11.0	Poor
2	286	White Ash	10.0	Poor
2	287	White Ash	12.0	Poor
2	288	White Ash	12.0	Good
2	289	White Ash	16.0	Good
2	290	Osage Orange	9.0	Fair
2	291	White Ash	11.0	Poor
2	292	White Ash	13.0	Poor
2	293	White Ash	11.0	Poor
2	294	White Ash	17.0	Good
2	295	White Ash	17.0	Good
2	296	White Ash	11.0	Poor
2	297	Sugar Maple	8.0	Good
2	298	Sugar Maple	11.0	Good
2	299	Red Oak	10.0	Good
2	300	White Ash	10.0	Fair
2	301	Elm	9.0	Poor
2	302	Sugar Maple	8.0	Good
2	303	Sugar Maple	8.0	Good
2	304	Sugar Maple	10.0	Good
2	305	Sugar Maple	8.0	Good
2	306	Sugar Maple	10.0	Good
2	307	Sugar Maple	8.0	Good
2	308	Sugar Maple	7.0	Good

Sample	#	Tree	DBH	Cond.
3	310	Sugar Maple	7.0	Good
3	311	White Ash	8.0	Fair
3	312	Red Maple	14.0	Good
3	313	Cherry	7.0	Fair
3	314	Sugar Maple	8.0	Good
3	315	White Ash	8.0	Fair
3	316	White Ash	18.0	Poor
3	317	Red Maple	25.0	Good
3	318	Sugar Maple	8.0	Good
3	319	White Ash	8.0	Good
3	320	White Ash	12.0	Poor
3	321	White Ash	8.0	Good
3	322	Red Maple	13.0	Good
3	323	White Ash	9.0	Good
3	324	White Ash	12.0	Good
3	325	White Ash	10.0	Good
3	326	Sugar Maple	8.0	Good
3	327	White Ash	10.0	Good
3	328	Pin Oak	9.0	Good
3	329	Osage Orange	16.0	Good
3	330	Sugar Maple	7.0	Good
3	331	Red Maple	11.0	Good
3	332	Sugar Maple	8.0	Good
3	333	White Ash	8.0	Good
3	334	Sugar Maple	8.0	Good
3	335	White Ash	8.0	Fair
3	336	Honeylocust	7.0	Good
3	337	White Ash	12.0	Good
3	338	White Ash	8.0	Good
3	339	White Ash	8.0	Good
3	340	White Ash	8.0	Good
3	341	White Ash	8.0	Good
3	342	White Ash	11.0	Fair
3	343	Osage Orange	10.0	Fair
3	344	White Ash	19.0	Fair
3	345	White Ash	8.0	Fair
3	347	Honeylocust	9.0	Good
3	348	Honeylocust	8.0	Good
3	349	White Ash	8.0	Good
3	350	White Ash	8.0	Good
3	351	White Ash	8.0	Good
3	352	Sugar Maple	8.0	Good
3	353	White Ash	8.0	Good
3	354	Sugar Maple	8.0	Good
3	355	White Ash	8.0	Good
3	356	Sugar Maple	8.0	Good
3	357	White Ash	8.0	Good
3	358	White Ash	8.0	Good
3	359	White Ash	8.0	Good
3	360	White Ash	8.0	Good
3	361	White Ash	8.0	Good
3	362	White Ash	8.0	Good
3	363	Red Maple	15.0	Good
3	364	Cherry	11.0	Poor
3	365	White Ash	11.0	Good
3	366	Elm	8.0	Fair
3	367	Cherry	8.0	Fair
3	368	Sugar Maple	8.0	Good
3	369	Osage Orange	7.0	Fair
3	370	Sugar Maple	8.0	Good
3	371	Walnut	11.0	Fair
3	372	White Ash	8.0	Fair
3	373	White Ash	8.0	Fair
3	374	Walnut	10.0	Good
3	375	Walnut	10.0	Fair
3	376	Walnut	10.0	Fair
3	377	White Ash	8.0	Fair
3	378	Cherry	8.0	Fair
3	379	Walnut	11.0	Poor
3	380	Walnut	13.0	Good
3	381	Osage Orange	10.0	Good
3	382	Osage Orange	8.0	Fair
3	383	Walnut	11.0	Poor
3	384	Sugar Maple	8.0	Good
3	385	Osage Orange	7.0	Fair
3	386	Sugar Maple	8.0	Good
3	387	Sugar Maple	8.0	Good
3	388	Sugar Maple	8.0	Good
3	389	White Ash	7.0	Good
3	390	White Ash	15.0	Poor
3	391	White Ash	7.0	Good
3	392	Osage Orange	8.0	Fair
3	393	White Ash	8.0	Good
3	394	Honeylocust	8.0	Good
3	395	White Ash	7.0	Good
3	396	White Ash	7.0	Good
3	397	White Ash	21.0	Good
3	398	White Ash	7.0	Good
3	399	White Ash	7.0	Good
3	400	White Ash	19.0	Fair
3	401	Elm	9.0	Good
3	402	Sugar Maple	8.0	Good
3	403	Walnut	11.0	Poor
3	404	Elm	7.0	Poor
3	405	White Ash	8.0	Good
3	406	Elm	9.0	Poor
3	407	Walnut	8.0	Good
3	408	Walnut	11.0	Fair
3	409	Cherry	8.0	Good
3	410	White Ash	12.0	Poor
3	411	White Ash	8.0	Good
3	412	White Ash	9.0	Good
3	413	White Ash	10.0	Poor
3	414	Walnut	7.0	Fair
3	415	White Ash	12.0	Good
3	416	Cherry	8.0	Poor
3	417	White Ash	12.0	Good
3	418	White Ash	8.0	Good
3	419	White Ash	8.0	Good
3	420	Walnut	10.0	Good
3	421	Walnut	10.0	Good
3	422	White Ash	8.0	Poor
3	423	Walnut	8.0	Good
3	424	Cherry	8.0	Good
3	425	White Ash	20.0	Poor
3	426	Cherry	7.0	Fair
3	427	White Ash	11.0	Good
3	428	Cherry	14.0	Fair
3	429	White Ash	7.0	Fair
3	430	White Ash	8.0	Good
3	431	Walnut	11.0	Good
3	432	White Ash	11.0	Poor
3	433	Walnut	11.0	Fair
3	434	Walnut	10.0	Fair
3	435	Walnut	8.0	Fair
3	436	Walnut	8.0	Fair
3	437	Elm	8.0	Poor
3	438	Walnut	8.0	Fair
3	439	Walnut	11.0	Good
3	440	Walnut	11.0	Good
3	441	Osage Orange	7.0	Fair
3	442	Elm	8.0	Poor
3	443	Walnut	8.0	Good
3	444	Cherry	11.0	Poor
3	445	White Ash	19.0	Fair
3	446	Elm	6.0	Good
3	447	Cherry	8.0	Fair
3	448	Elm	8.0	Poor
3	449	Sugar Maple	8.0	Good
3	450	Sugar Maple	9.0	Good
3	451	White Ash	7.0	Good
3	452	White Ash	12.0	Good
3	453	Elm	11.0	Good
3	454	Elm	9.0	Poor
3	455	White Ash	17.0	Fair
3	456	Sugar Maple	8.0	Good
3	457	White Ash	10.0	Good
3	458	Elm	8.0	Fair
3	459	White Ash	7.0	Fair
3	460	White Ash	12.0	Good
3	461	Elm	12.0	Good

Sample	#	Tree	DBH	Cond.
4	462	White Ash	15.0	Good
4	463	White Ash	11.0	Good
4	464	Sugar Maple	7.0	Good
4	465	Cherry	9.0	Good
4	466	White Ash	9.0	Good
4	467	White Ash	13.0	Good
4	468	Elm	8.0	Good
4	469	Elm	8.0	Fair
4	470	White Ash	10.0	Good
4	471	Sugar Maple	9.0	Good
4	472	White Ash	14.0	Fair
4	473	White Ash	15.0	Fair
4	474	White Ash	19.0	Good
4	475	Walnut	15.0	Fair
4	476	Walnut	9.0	Fair
4	477	Elm	13.0	Fair
4	478	Walnut	9.0	Good
4	479	White Ash	10.0	Fair
4	480	White Ash	8.0	Good
4	481	Elm	9.0	Fair
4	482	Sugar Maple	7.0	Good
4	483	Elm	8.0	Poor
4	484	Hackberry	9.0	Good
4	485	Elm	8.0	Good
4	486	Sugar Maple	10.0	Good
4	487	Elm	9.0	Good
4	488	White Ash	13.0	Good
4	489	Sugar Maple	8.0	Fair
4	490	Sugar Maple	9.0	Good
4	491	White Ash	14.0	Good
4	492	Sugar Maple	8.0	Good
4	493	White Ash	9.0	Good
4	494	White Ash	12.0	Good
4	495	Elm	23.0	Fair
4	496	White Ash	7.0	Good
4	497	Elm	7.0	Good
4	498	Cherry	9.0	Fair
4	499	Elm	8.0	Good
4	500	Sugar Maple	8.0	Good
4	501	Walnut	11.0	Fair
4	502	Hackberry	9.0	Good
4	503	White Ash	15.0	Fair
4	504	White Ash	7.0	Good
4	505	Sugar Maple	8.0	Good
4	506	White Ash	15.0	Fair
4	507	Elm	8.0	Good
4	508	Sugar Maple	7.0	Good
4	509	Sugar Maple	8.0	Good
4	510	Sugar Maple	8.0	Good
4	511	Shagbark Hickory	13.0	Good
4	512	Elm	8.0	Good
4	513	Elm	8.0	Good
4	514	White Ash	8.0	Fair
4	515	Sugar Maple	8.0	Fair
4	516	Sugar Maple	9.0	Good
4	517	White Ash	19.0	Good
4	518	Sugar Maple	8.0	Good
4	519	Elm	8.0	Good
4	520	Elm	8.0	Good
4	521	Pin Oak	31.0	Good
4	522	Walnut	15.0	Fair
4	523	Shagbark Hickory	13.0	Good
4	524	Cherry	7.0	Good
4	525	White Ash	17.0	Fair
4	526	Elm	8.0	Good
4	527	Cherry	8.0	Fair
4	528	Shagbark Hickory	7.0	Good
4	529	Sugar Maple	10.0	Good
4	530	Sugar Maple	8.0	Good
4	531	Shagbark Hickory	9.0	Good
4	532	Walnut	21.0	Poor
4	533	Bitternut Hickory	8.0	Good
4	534	Elm	12.0	Good
4	535	Shagbark Hickory	7.0	Good
4	536	Shagbark Hickory	14.0	Good
4	537	Sugar Maple	9.0	Good
4	538	Pin Oak	22.0	Good
4	539	Bitternut Hickory	15.0	Good
4	540	Pin Oak	12.0	Good
4	541	Sugar Maple	7.0	Good
4	542	Pin Oak	15.0	Good
4	543	Pin Oak	11.0	Good
4	544	Honeylocust	8.0	Good
4	545	White Ash	7.0	Good
4	546	Pin Oak	11.0	Good
4	547	Pin Oak	11.0	Good
4	548	Honeylocust	8.0	Good
4	549	White Ash	7.0	Good
4	550	White Ash	7.0	Good
4	551	White Ash	21.0	Good
4	552	White Ash	7.0	Good
4	553	Sugar Maple	13.0	Good
4	554	White Ash	9.0	Good
4	555	White Ash	11.0	Good
4	556	Red Maple	12.0	Good
4	557	White Ash	11.0	Good
4	558	Cherry	8.0	Good
4	559	Walnut	11.0	Good
4	560	Elm	8.0	Good
4	561	White Ash	8.0	Good
4	562	White Ash	10.0	Poor
4	563	Sugar Maple	8.0	Good
4	564	Pin Oak	24.0	Good
4	565	White Ash	11.0	Good
4	566	White Ash	17.0	Fair
4	567	White Ash	15.0	Fair
4	568	Sugar Maple	7.0	Good
4	569	Sugar Maple	8.0	Good
4	570	Sugar Maple	6.0	Good
4	571	Walnut	21.0	Good
4	572	Walnut	13.0	Good
4	573	White Ash	13.0	Fair
4	574	Walnut	12.0	Good
4	575	Walnut	15.0	Fair
4	576	Walnut	21.0	Good
4	577	Walnut	14.0	Poor
4	578	White Ash	12.0	Poor
4	579	White Ash	15.0	Fair
4	580	White Ash	15.0	Fair
4	581	Elm	9.0	Fair
4	582	White Ash	13.0	Fair
4	583	Walnut	14.0	Poor
4	584	White Ash	13.0	Fair
4	585	White Ash	17.0	Fair
4	586	Elm	8.0	Good
4	587	Sugar Maple	10.0	Good
4	588	White Ash	7.0	Fair
4	589	White Ash	19.0	Fair

Sample	#	Tree	DBH	Cond.
5	590	White Ash	12.0	Fair
5	591	White Ash	13.0	Good
5	592	Red Maple	11.0	Good
5	593	White Ash	12.0	Good
5	594	Cherry	9.0	Fair
5	595	Silver Maple	7.0	Poor
5	596	White Ash	16.0	Fair
5	597	Silver Maple	9.0	Good
5	598	Silver Maple	19.0	Good
5	599	Silver Maple	9.0	Good
5	600	Boxelder	10.0	Poor
5	601	Boxelder	9.0	Good
5	602	White Ash	10.0	Poor
5	603	Cherry	11.0	Fair
5	604	White Ash	7.0	Good
5	605	White Ash	8.0	Fair
5	606	White Ash	13.0	Good
5	607	Sugar Maple	7.0	Good
5	608	White Ash	9.0	Fair
5	609	White Ash	11.0	Fair
5	610	Cherry	8.0	Fair
5	611	White Ash	11.0	Fair
5	612	White Ash	9.0	Fair
5	613	White Ash	13.0	Poor
5	614	White Ash	11.0	Fair
5	615	Boxelder	8.0	Fair
5	616	White Ash	10.0	Good
5	617	White Ash	12.0	Good
5	618	Sugar Maple	11.0	Good
5	619	Cherry	7.0	Fair
5	620	White Ash	13.0	Poor
5	621	White Ash	14.0	Good
5	622	White Ash	8.0	Good
5	623	Elm	8.0	Good
5	624	White Ash	8.0	Fair
5	625	White Ash	9.0	Fair
5	626	White Ash	12.0	Fair
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Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 9	1	American elm	Ulmus americana	6	Good
Plat 9	2	Sugar maple	Acer saccharum	7	Good
Plat 9	3	Sugar maple	Acer saccharum	10	Good
Plat 9	4	Green ash	Fraxinus pennsylvanica	7	Dead
Plat 9	5	Sugar maple	Acer saccharum	8	Good
Plat 9	6	Osage orange	Maclura pomifera	6	Good
Plat 9	7	American elm	Ulmus americana	11	Fair
Plat 9	8	Osage orange	Maclura pomifera	10, 9	Good
Plat 9	9	American elm	Ulmus americana	12	Poor
Plat 9	10	Scotch pine	Pinus sylvestris	11	Dead
Plat 9	11	Silver maple	Acer saccharinum	17, 11, 11, 9	Good
Plat 9	12	Osage orange	Maclura pomifera	7	Good
Plat 9	13	American elm	Ulmus americana	8	Good
Plat 9	14	Osage orange	Maclura pomifera	9	Good
Plat 9	15	Scotch pine	Pinus sylvestris	10	Fair
Plat 9	16	Black cherry	Prunus serotina	8, 8	Fair
Plat 9	17	Sugar maple	Acer saccharum	8	Fair
Plat 9	18	Sugar maple	Acer saccharum	8	Good
Plat 9	19	Black cherry	Prunus serotina	7	Fair
Plat 9	20	Green ash	Fraxinus pennsylvanica	7	Poor
Plat 9	21	Osage orange	Maclura pomifera	7	Fair
Plat 9	22	Osage orange	Maclura pomifera	9	Fair
Plat 9	23	Osage orange	Maclura pomifera	6	Fair
Plat 9	24	Green ash	Fraxinus pennsylvanica	10	Dead
Plat 9	25	Sugar maple	Acer saccharum	13	Good
Plat 9	26	Sugar maple	Acer saccharum	10	Good
Plat 9	27	Osage orange	Maclura pomifera	9	Fair
Plat 9	28	Honey locust	Gleditsia triacanthos	7	Good
Plat 9	29	Black cherry	Prunus serotina	8, 8	Poor
Plat 9	30	Scotch pine	Pinus sylvestris	9	Fair
Plat 9	31	Scotch pine	Pinus sylvestris	7	Fair
Plat 9	32	Osage orange	Maclura pomifera	9	Good
Plat 9	33	Osage orange	Maclura pomifera	9	Good
Plat 9	34	Black cherry	Prunus serotina	9	Poor
Plat 9	35	American elm	Ulmus americana	6	Fair
Plat 9	36	Osage orange	Maclura pomifera	8	Good
Plat 9	37	American elm	Ulmus americana	10	Good
Plat 9	38	American elm	Ulmus americana	7	Good
Plat 9	39	Black cherry	Prunus serotina	13	Fair
Plat 9	40	Silver maple	Acer saccharinum	18, 18, 18	Good
Plat 9	41	Osage orange	Maclura pomifera	7	Fair
Plat 9	42	Osage orange	Maclura pomifera	7,7	Fair
Plat 9	43	Sugar maple	Acer saccharum	11	Good
Plat 9	44	Wild crabapple	Malus coronaria	8, 8	Poor
Plat 9	45	Black cherry	Prunus serotina	10	Fair
Plat 9	46	Black cherry	Prunus serotina	7	Fair
Plat 9	47	Osage orange	Maclura pomifera	7	Good
Plat 9	48	Wild crabapple	Malus coronaria	7	Poor
Plat 9	49	Sugar maple	Acer saccharum	11	Good
Plat 9	50	American elm	Ulmus americana	8	Good
Plat 9	51	Osage orange	Maclura pomifera	6	Good
Plat 9	52	Osage orange	Maclura pomifera	7, 4	Good
Plat 9	53	Scotch pine	Pinus sylvestris	9	Poor
Plat 9	54	Scotch pine	Pinus sylvestris	6	Fair
Plat 9	55	Scotch pine	Pinus sylvestris	8	Fair
Plat 9	56	Scotch pine	Pinus sylvestris	9	Dead
Plat 9	57	Scotch pine	Pinus sylvestris	7	Fair
Plat 9	58	Scotch pine	Pinus sylvestris	9	Fair
Plat 9	59	Black walnut	Juglans nigra	12	Good

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 12	149	Black walnut	Juglans nigra	7	Fair
Plat 12	150	Black cherry	Prunus serotina	10	Fair
Plat 12	151	Black cherry	Prunus serotina	11	Fair
Plat 12	152	Pin oak	Quercus palustris	14	Good
Plat 12	153	Red maple	Acer rubrum	13, 6	Good
Plat 12	154	Pin oak	Quercus palustris	7	Good
Plat 12	155	Green ash	Fraxinus pennsylvanica	16	Dead
Plat 12	156	Black cherry	Prunus serotina	14	Poor
Plat 12	157	Shagbark hickory	Carya ovata	9	Good
Plat 12	158	Shagbark hickory	Carya ovata	8	Good
Plat 12	159	Green ash	Fraxinus pennsylvanica	7	Dead
Plat 12	160	Pin oak	Quercus palustris	16	Good
Plat 12	161	Red maple	Acer rubrum	7	Good
Plat 12	162	American elm	Ulmus americana	6	Fair
Plat 12	163	Green ash	Fraxinus pennsylvanica	8	Poor
Plat 12	164	American elm	Ulmus americana	7	Fair
Plat 12	165	Black cherry	Prunus serotina	16	Fair
Plat 12	166	Red maple	Acer rubrum	7, 6	Good
Plat 12	167	American elm	Ulmus americana	8	Poor
Plat 12	168	Red maple	Acer rubrum	20	Fair
Plat 12	169	Black cherry	Prunus serotina	13	Fair
Plat 12	170	Shagbark hickory	Carya ovata	9	Good
Plat 12	171	American hophornbeam	Ostrya virginiana	6	Good
Plat 12	172	American beech	Fagus grandifolia	8	Good
Plat 12	173	Shagbark hickory	Carya ovata	8	Good
Plat 12	174	Black cherry	Prunus serotina	12	Good
Plat 12	175	Shagbark hickory	Carya ovata	7	Good
Plat 12	176	American elm	Ulmus americana	6	Poor
Plat 12	177	Green ash	Fraxinus pennsylvanica	7	Dead
Plat 12	178	Red maple	Acer rubrum	7	Good
Plat 12	179	American elm	Ulmus americana	9	Fair
Plat 12	180	Pin oak	Quercus palustris	9	Good
Plat 12	181	Green ash	Fraxinus pennsylvanica	6	Dead
Plat 12	182	Black walnut	Juglans nigra	15	Good
Plat 12	183	Sugar maple	Acer saccharum	7	Good
Plat 12	184	Honey locust	Gleditsia triacanthos	10	Good
Plat 12	185	Honey locust	Gleditsia triacanthos	7	Good
Plat 12	186	Sugar maple	Acer saccharum	11	Good
Plat 12	187	Red maple	Acer rubrum	13, 5	Good
Plat 12	188	Green ash	Fraxinus pennsylvanica	9	Dead
Plat 12	189	Green ash	Fraxinus pennsylvanica	15	Dead
Plat 12	190	Sugar maple	Acer saccharum	15	Good
Plat 12	191	Black cherry	Prunus serotina	14	Dead
Plat 12	192	Red maple	Acer rubrum	18	Good
Plat 12	193	Black cherry	Prunus serotina	8	Fair
Plat 12	194	American beech	Fagus grandifolia	7	Good
Plat 12	195	Black cherry	Prunus serotina	9	Good
Plat 12	196	Sugar maple	Acer saccharum	7	Good
Plat 12	197	Green ash	Fraxinus pennsylvanica	7	Dead
Plat 12	198	Red maple	Acer rubrum	14, 14	Good

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 10	60	Green ash	Fraxinus pennsylvanica	8	Dead
Plat 10	61	Black locust	Robinia pseudoacacia	8	Poor
Plat 10	62	Black walnut	Juglans nigra	9	Good
Plat 10	63	Osage orange	Maclura pomifera	11	Good
Plat 10	64	Honey locust	Gleditsia triacanthos	16, 8, 4	Fair
Plat 10	65	Black walnut	Juglans nigra	9	Good
Plat 10	66	American elm	Ulmus americana	6	Poor
Plat 10	67	Green ash	Fraxinus pennsylvanica	6	Poor
Plat 10	68	Black locust	Robinia pseudoacacia	6	Good
Plat 10	69	Black locust	Robinia pseudoacacia	7	Good
Plat 10	70	Black locust	Robinia pseudoacacia	7	Poor
Plat 10	71	Black locust	Robinia pseudoacacia	6	Poor
Plat 10	72	Black locust	Robinia pseudoacacia	7	Poor
Plat 10	73	American elm	Ulmus americana	11	Good
Plat 10	74	Black walnut	Juglans nigra	8	Good
Plat 10	75	Black walnut	Juglans nigra	14	Good
Plat 10	76	American elm	Ulmus americana	6, 3	Good
Plat 10	77	Black walnut	Juglans nigra	8	Good
Plat 10	78	Green ash	Fraxinus pennsylvanica	18	Dead
Plat 10	79	Osage orange	Maclura pomifera	6	Good

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 13	199	Green ash	Fraxinus pennsylvanica	7	Dead
Plat 13	200	American elm	Ulmus americana	8	Good
Plat 13	201	American elm	Ulmus americana	7	Good
Plat 13	202	Sugar maple	Acer saccharum	6	Good
Plat 13	203	Red maple	Acer rubrum	11	Good
Plat 13	204	Red maple	Acer rubrum	9	Good
Plat 13	205	Sugar maple	Acer saccharum	9	Good
Plat 13	206	Sugar maple	Acer saccharum	8	Good
Plat 13	207	Green ash	Fraxinus pennsylvanica	11	Dead
Plat 13	208	Sugar maple	Acer saccharum	8	Good
Plat 13	209	Sugar maple	Acer saccharum	13	Good
Plat 13	210	Green ash	Fraxinus pennsylvanica	6	Dead
Plat 13	211	Red maple	Acer rubrum	14	Good
Plat 13	212	Green ash	Fraxinus pennsylvanica	6	Dead
Plat 13	213	Pin oak	Quercus palustris	9	Good
Plat 13	214	Red maple	Acer rubrum	15	Good
Plat 13	215	Green ash	Fraxinus pennsylvanica	7	Dead
Plat 13	216	Black locust	Robinia pseudoacacia	9	Good
Plat 13	217	Green ash	Fraxinus pennsylvanica	7	Dead
Plat 13	218	Black locust	Robinia pseudoacacia	6	Poor
Plat 13	219	Sugar maple	Acer saccharum	12	Good
Plat 13	220	American elm	Ulmus americana	8	Good
Plat 13	221	Black cherry	Prunus serotina	13	Fair
Plat 13	222	Red maple	Acer rubrum	15	Poor
Plat 13	223	Black locust	Robinia pseudoacacia	8	Good
Plat 13	224	Black locust	Robinia pseudoacacia	8	Fair
Plat 13	225	Sugar maple	Acer saccharum	9	Good
Plat 13	226	Sugar maple	Acer saccharum	12	Good
Plat 13	227	Red maple	Acer rubrum	9	Good
Plat 13	228	American elm	Ulmus americana	6	Good
Plat 13	229	Sugar maple	Acer saccharum	7	Good
Plat 13	230	Green ash	Fraxinus pennsylvanica	21	Dead
Plat 13	231	Sugar maple	Acer saccharum	9	Good
Plat 13	232	Musclewood	Carpinus caroliniana	6	Good
Plat 13	233	Red maple	Acer rubrum	17	Good
Plat 13	234	Green ash	Fraxinus pennsylvanica	17	Dead
Plat 13	235	Green ash	Fraxinus pennsylvanica	9	Dead
Plat 13	236	Green ash	Fraxinus pennsylvanica	8	Dead
Plat 13	237	Green ash	Fraxinus pennsylvanica	7	Dead
Plat 13	238	Red maple	Acer rubrum	16, 16, 11	Good
Plat 13	239	Silver maple	Acer saccharinum	22, 8	Good
Plat 13	240	Red maple	Acer rubrum	7	Good
Plat 13	241	Green ash	Fraxinus pennsylvanica	6	Dead
Plat 13	242	Green ash	Fraxinus pennsylvanica	12	Dead
Plat 13	243	Red maple	Acer rubrum	12	Good
Plat 13	244	Green ash	Fraxinus pennsylvanica	8	Dead
Plat 13	245	Sugar maple	Acer saccharum	20	Good
Plat 13	246	Green ash	Fraxinus pennsylvanica	11	Dead
Plat 13	247	American elm	Ulmus americana	7	Good
Plat 13	248	Green ash	Fraxinus pennsylvanica	6	Dead
Plat 13	249	Red maple	Acer rubrum	17	Good
Plat 13	250	Green ash	Fraxinus pennsylvanica	9	Dead
Plat 13	253	American elm	Ulmus americana	7	Good
Plat 13	254	Green ash	Fraxinus pennsylvanica	13	Dead
Plat 13	255	Red maple	Acer rubrum	6	Good
Plat 13	256	Sugar maple	Acer saccharum	20	Good
Plat 13	257	Red maple	Acer rubrum	14	Good
Plat 13	258	Black cherry	Prunus serotina	6	Fair
Plat 13	259	Sugar maple	Acer saccharum	9	Good

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 14	260	Sugar maple	Acer saccharum	11	Good
Plat 14	261	Sugar maple	Acer saccharum	9	Good
Plat 14	262	Sugar maple	Acer saccharum	9	Good
Plat 14	263	Sugar maple	Acer saccharum	10	Good
Plat 14	264	Sugar maple	Acer saccharum	10	Good
Plat 14	265	Sugar maple	Acer saccharum	8	Good
Plat 14	266	American beech	Fagus grandifolia	10	Good
Plat 14	267	American beech	Fagus grandifolia	27	Good
Plat 14	268	Sugar maple	Acer saccharum	8	Good
Plat 14	269	Sugar maple	Acer saccharum	11	Good
Plat 14	270	Sugar maple	Acer saccharum	11	Good
Plat 14	271	Sugar maple	Acer saccharum	11	Good
Plat 14	272	Sugar maple	Acer saccharum	10	Good
Plat 14	273	Sugar maple	Acer saccharum	9	Good
Plat 14	274	Sugar maple	Acer saccharum	6	Good
Plat 14	275	Sugar maple	Acer saccharum	22	Poor
Plat 14	276	American beech	Fagus grandifolia	17	Good
Plat 14	277	Sugar maple	Acer saccharum	9	Good
Plat 14	278	Sugar maple	Acer saccharum	9	Good
Plat 14	279	Sugar maple	Acer saccharum	8	Good
Plat 14	280	Sugar maple	Acer saccharum	10	Good
Plat 14	281	Sugar maple	Acer saccharum	7	Good
Plat 14	282	Bitternut hickory	Carya cordiformis	13	Good
Plat 14	283	Shagbark hickory	Carya ovata	14	Good
Plat 14	284	Sugar maple	Acer saccharum	17	Fair
Plat 14	285	Sugar maple	Acer saccharum	18	Good
Plat 14	286	Bitternut hickory	Carya cordiformis	14	Good
Plat 14	287	Sugar maple	Acer saccharum	10	Good
Plat 14	288	Sugar maple	Acer saccharum	16	Poor
Plat 14	289	Sugar maple	Acer saccharum	13	Fair
Plat 14	290	American hophornbeam	Ostrya virginiana	8	Fair
Plat 14	291	Sugar maple	Acer saccharum	13	Good
Plat 14	292	Sugar maple	Acer saccharum	10	Good
Plat 14	293	Sugar maple	Acer saccharum	13	Good
Plat 14	294	Green ash	Fraxinus pennsylvanica	12	Dead
Plat 14	295	Sugar maple	Acer saccharum	19	Good
Plat 14	296	American elm	Ulmus americana	7	Fair
Plat 14	297	Sugar maple	Acer saccharum	8	Good
Plat 14	298	Sugar maple	Acer saccharum	7	Good
Plat 14	299	Sugar maple	Acer saccharum	6	Good

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 16	349	Red maple	Acer rubrum	11	Good
Plat 16	350	Black cherry	Prunus serotina	12	Good
Plat 16	351	American elm	Ulmus americana	7	Fair
Plat 16	352	Black cherry	Prunus serotina	11	Good
Plat 16	353	Black cherry	Prunus serotina	7	Poor
Plat 16	354	Black cherry	Prunus serotina	6	Fair
Plat 16	355	Red maple	Acer rubrum	6	Good
Plat 16	356	Red maple	Acer rubrum	11	Good
Plat 16	357	Green ash	Fraxinus pennsylvanica	11	Dead
Plat 16	358	Osage orange	Maclura pomifera	7	Good
Plat 16	359	Black cherry	Prunus serotina	13	Good
Plat 16	360	Black cherry	Prunus serotina	9	Poor
Plat 16	361	Black cherry	Prunus serotina	11	Fair
Plat 16	362	Sugar maple	Acer saccharum	7	Good
Plat 16	363	Black cherry	Prunus serotina	7	Fair
Plat 16	364	Black cherry	Prunus serotina	8	Good
Plat 16	365	Black cherry	Prunus serotina	12	Fair
Plat 16	366	Black cherry	Prunus serotina	11	Good
Plat 16	367	American elm	Ulmus americana	7	Good
Plat 16	368	Green ash	Fraxinus pennsylvanica	14	Dead
Plat 16	369	Black cherry	Prunus serotina	9	Good
Plat 16	370	Osage orange	Maclura pomifera	8	Good
Plat 16	371	Black cherry	Prunus serotina	9	Poor
Plat 16	372	Black cherry	Prunus serotina	9	Fair
Plat 16	373	Green ash	Fraxinus pennsylvanica	9	Dead
Plat 16	374	Sugar maple	Acer saccharum	8	Good
Plat 16	375	Black cherry	Prunus serotina	14	Good
Plat 16	376	Sugar maple	Acer saccharum	6	Good
Plat 16	377	Pin oak	Quercus palustris	12	Good
Plat 16	378	Black cherry	Prunus serotina	9	Fair
Plat 16	379	Pin oak	Quercus palustris	13	Good
Plat 16	380	Black cherry	Prunus serotina	9	Fair
Plat 16	381	Black cherry	Prunus serotina	7	Dead
Plat 16	382	Black cherry	Prunus serotina	6	Dead
Plat 16	383	Sugar maple	Acer saccharum	9	Good
Plat 16	384	Black cherry	Prunus serotina	8	Poor
Plat 16	385	Green ash	Fraxinus pennsylvanica	7	Dead
Plat 16	386	Black cherry	Prunus serotina	13	Good
Plat 16	387	Black cherry	Prunus serotina	7	Poor
Plat 16	388	Pin oak	Quercus palustris	8	Good
Plat 16	389	Green ash	Fraxinus pennsylvanica	6	Poor
Plat 16	390	Black cherry	Prunus serotina	8	Fair
Plat 16	391	Black cherry	Prunus serotina	6	Fair
Plat 16	392	Black cherry	Prunus serotina	14	Fair
Plat 16	393	Red maple	Acer rubrum	13	Good
Plat 16	394	Green ash	Fraxinus pennsylvanica	8	Dead
Plat 16	395	American elm	Ulmus americana	6	Poor
Plat 16	396	Black cherry	Prunus serotina	8	Poor
Plat 16	397	Black cherry	Prunus serotina	10	Good
Plat 16	398	Black cherry	Prunus serotina	7	Good
Plat 16	399	American elm	Ulmus americana	6	Good
Plat 16	400	Red maple	Acer rubrum	8	Good
Plat 16	401	Green ash	Fraxinus pennsylvanica	8	Dead
Plat 16	402	American elm	Ulmus americana	7	Good
Plat 16	403	American elm	Ulmus americana	6	Good

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 11	80	Sugar maple	Acer saccharum	16	Good
Plat 11	81	Sugar maple	Acer saccharum	6	Good
Plat 11	82	Sugar maple	Acer saccharum	13	Good
Plat 11	83	Red maple	Acer rubrum	6	Good
Plat 11	83	Black cherry	Prunus serotina	8	Poor
Plat 11	85	Sugar maple	Acer saccharum	13	Good
Plat 11	86	Sugar maple	Acer saccharum	10	Fair
Plat 11	87	Sugar maple	Acer saccharum	11	Good
Plat 11	88	Sugar maple	Acer saccharum	12	Fair
Plat 11	89	Red maple	Acer rubrum	7	Poor
Plat 11	90	Black cherry	Prunus serotina	10	Fair
Plat 11	91	Red maple	Acer rubrum	12	Good
Plat 11	92	Sugar maple	Acer saccharum	7	Good
Plat 11	93	Black cherry	Prunus serotina	9	Fair
Plat 11	94	Red maple	Acer rubrum	7	Good
Plat 11	95	Black cherry	Prunus serotina	6	Fair
Plat 11	96	Sugar maple	Acer saccharum	7	Good
Plat 11	97	Black cherry	Prunus serotina	12	Good
Plat 11	98	Red maple	Acer rubrum	6	Fair
Plat 11	99	Sugar maple	Acer saccharum	21	Fair
Plat 11	100	American elm	Ulmus americana	6	Fair
Plat 11	101	Sugar maple	Acer saccharum	11	Good
Plat 11	102	Sugar maple	Acer saccharum	6	Good
Plat 11	103	Red maple	Acer rubrum	10	Good
Plat 11	104	Black cherry	Prunus serotina	11	Good
Plat 11	105	Red maple	Acer rubrum	8	Good
Plat 11	106	Sugar maple	Acer saccharum	10	Good
Plat 11	107	Red maple	Acer rubrum	6	Good
Plat 11	108	Sugar maple	Acer saccharum	7	Good
Plat 11	109	Red maple	Acer rubrum	10	Good
Plat 11	110	Red maple	Acer rubrum	18	Good
Plat 11	111	Sugar maple	Acer saccharum	6	Good
Plat 11	112	Sugar maple	Acer saccharum	6	Good
Plat 11	113	Green ash	Fraxinus pennsylvanica	9	Dead
Plat 11	114	Red maple	Acer rubrum	8	Good
Plat 11	115	Red maple	Acer rubrum	8	Good
Plat 11	116	Red maple	Acer rubrum	8	Good
Plat 11	117	Green ash	Fraxinus pennsylvanica	8	Dead
Plat 11	118	Red maple	Acer rubrum	6	Good
Plat 11	119	Green ash	Fraxinus pennsylvanica	12	Dead
Plat 11	120	Red maple	Acer rubrum	9	Good
Plat 11	121	Sugar maple	Acer saccharum	6	Good
Plat 11	122	Black cherry	Prunus serotina	10	Fair
Plat 11	123	Red maple	Acer rubrum	12	Good
Plat 11	124	Sugar maple	Acer saccharum	8	Good
Plat 11	125	Sugar maple	Acer saccharum	11	Good
Plat 11	126	Black cherry	Prunus serotina	10	Fair
Plat 11	127	Black cherry	Prunus serotina	10	Fair
Plat 11	128	Black cherry	Prunus serotina	6	Poor
Plat 11	129	Sugar maple	Acer saccharum	7	Fair
Plat 11	130	Black cherry	Prunus serotina	8	Poor
Plat 11	131	Black walnut	Juglans nigra	18	Good
Plat 11	132	Sugar maple	Acer saccharum	7	Fair
Plat 11	133	Black cherry	Prunus serotina	7	Poor
Plat 11	134	Sugar maple	Acer saccharum	10	Good
Plat 11	135	Green ash	Fraxinus pennsylvanica	9	Dead
Plat 11	136	Red maple	Acer rubrum	11	Good
Plat 11	137	Sugar maple	Acer saccharum	8	Good
Plat 11	138	Green ash	Fraxinus pennsylvanica	16, 12	Dead
Plat 11	139	Sugar maple	Acer saccharum	11	Good
Plat 11	140	Black cherry	Prunus serotina	6	Fair
Plat 11	141	Sugar maple	Acer saccharum	11	Good
Plat 11	142	Sugar maple	Acer saccharum	7	Good
Plat 11	143	Sugar maple	Acer saccharum	10	Good
Plat 11	144	Black cherry	Prunus serotina	12	Good
Plat 11	145	Green ash	Fraxinus pennsylvanica	8	Dead
Plat 11	146	Sugar maple	Acer saccharum	11	Good
Plat 11	147	Sugar maple	Acer saccharum	6	Good
Plat 11	148	Sugar maple	Acer saccharum	8	Good

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 15	300	American elm	Ulmus americana	8	Dead
Plat 15	301	Osage orange	Maclura pomifera	6	Fair
Plat 15	302	Osage orange	Maclura pomifera	7	Poor
Plat 15	303	American elm	Ulmus americana	7	Good
Plat 15	304	Osage orange	Maclura pomifera	9, 6, 5	Fair
Plat 15	305	Black cherry	Prunus serotina	8	Fair
Plat 15	306	Black cherry	Prunus serotina	11	Fair
Plat 15	307	Black cherry	Prunus serotina	9	Dead
Plat 15	308	Black cherry	Prunus serotina	8	Poor
Plat 15	309	Green ash	Fraxinus pennsylvanica	14	Dead
Plat 15	310	American elm	Ulmus americana	6	Good
Plat 15	311	American elm	Ulmus americana	8	Fair
Plat 15	312	Black cherry	Prunus serotina	6	Fair
Plat 15	313	Osage orange	Maclura pomifera	10	Fair
Plat 15	314	Black cherry	Prunus serotina	21	Fair
Plat 15	315	American elm	Ulmus americana	9	Fair
Plat 15	316	Black cherry	Prunus serotina	12	Poor
Plat 15	317	Black cherry	Prunus serotina	6	Fair
Plat 15	318	Black cherry	Prunus serotina	10	Poor
Plat 15	319	Black cherry	Prunus serotina	12	Fair
Plat 15	320	Black cherry	Prunus serotina	9	Poor
Plat 15	321	Osage orange	Maclura pomifera	9	Good
Plat 15	322	Black cherry	Prunus serotina	11	Poor
Plat 15	323	Silver maple	Acer saccharinum	18	Fair
Plat 15	324	Osage orange	Maclura pomifera	7, 4	Good
Plat 15	325	Black cherry	Prunus serotina	6	Poor
Plat 15	326	Sugar maple	Acer saccharum	13	Good
Plat 15	327	Sugar maple	Acer saccharum	7	Good
Plat 15	328	American elm	Ulmus americana	7	Fair
Plat 15	329	Silver maple	Acer saccharinum	24	Good
Plat 15	330	Osage orange	Maclura pomifera	13	Good
Plat 15	331	Black cherry	Prunus serotina	10	Poor
Plat 15	332	Black cherry	Prunus serotina	8	Poor
Plat 15	333	Black cherry	Prunus serotina	13	Fair
Plat 15	334	Osage orange	Maclura pomifera	8	Good
Plat 15	335	Osage orange	Maclura pomifera	16	Good
Plat 15	336	Black cherry	Prunus serotina	9	Dead
Plat 15	337	Hawthorn	Crataegus sp.	7	Fair
Plat 15	338	Osage orange	Maclura pomifera	13	Good
Plat 15	339	American elm	Ulmus americana	4	Poor
Plat 15	340	American elm	Ulmus americana	7	Fair
Plat 15	341	Sugar maple	Acer saccharum	17	Good
Plat 15	342	Black cherry	Prunus serotina	9	Poor
Plat 15	343	Black cherry	Prunus serotina	11	Good
Plat 15	344	Black cherry	Prunus serotina	15	Poor
Plat 15	345	Osage orange	Maclura pomifera	10	Good
Plat 15	346	Green ash	Fraxinus pennsylvanica	15	Dead
Plat 15	347	Black cherry	Prunus serotina	10	Fair
Plat 15	348	Black cherry	Prunus serotina	9	Fair

Ash and Poor Trees
(Excluded from replacement requirement)

Fair Trees
(50% replacement value)

REVISIONS

ISSUE	DATE	DESCRIPTION

TERRA ALTA LLC.
140 WEST SCHOCK ROAD
SUITE A
WESTERVILLE, OH 43081
(614) 891-2382

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
TERRA ALTA SECTION 3
TREE SURVEY (ROGERS TRACT)

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers | Surveyors | Planners | Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 866.775.5648
www.emht.com

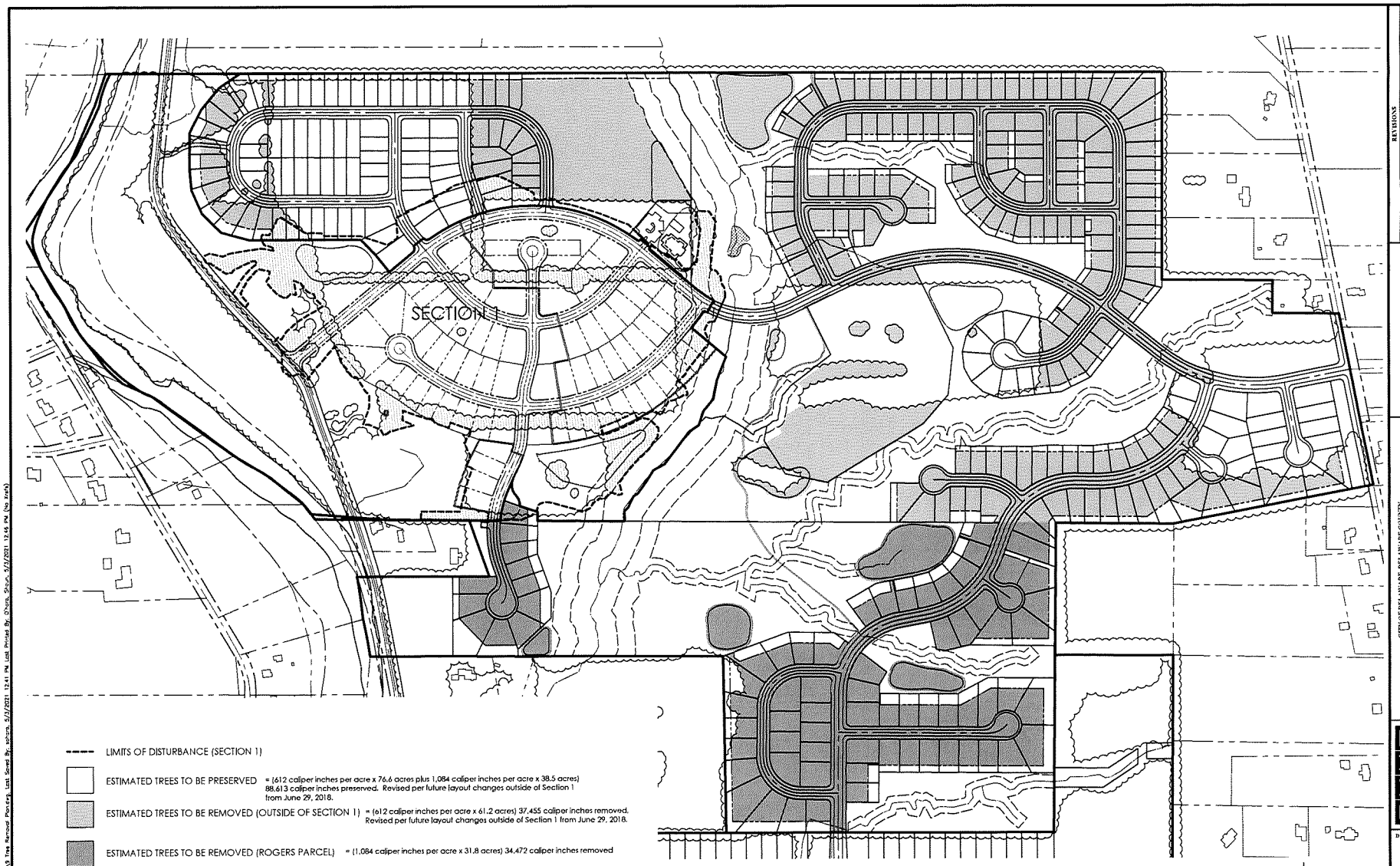
DATE
May 5, 2021

SCALE
None

JOB NO.
20210056

SHEET
8/11

J:\2021\0056\Dwg\04\Plats\Final Development Plan\8 Tree Survey (Rogers Tract).dwg, Last Saved By: sstorn, 5/3/2021 12:41 PM Last Printed By: Chris Storn, 5/3/2021 12:46 PM (No name)



LIMITS OF DISTURBANCE (SECTION 1)

ESTIMATED TREES TO BE PRESERVED = (612 caliper inches per acre x 76.6 acres plus 1,084 caliper inches per acre x 38.5 acres) 88,613 caliper inches preserved. Revised per future layout changes outside of Section 1 from June 29, 2018.

ESTIMATED TREES TO BE REMOVED (OUTSIDE OF SECTION 1) = (612 caliper inches per acre x 61.2 acres) 37,455 caliper inches removed. Revised per future layout changes outside of Section 1 from June 29, 2018.

ESTIMATED TREES TO BE REMOVED (ROGERS PARCEL) = (1,084 caliper inches per acre x 31.8 acres) 34,472 caliper inches removed

ESTIMATED TREES TO BE REMOVED (WITHIN SECTION 1) = 12.8 acres, 692 caliper inches (west, east and south piles)

TOTAL NUMBER OF TREES TO BE REMOVED = 37,455 caliper inches plus 34,472 caliper inches plus 692 caliper inches = 72,619 caliper inches

NOTES:
1. The average number of caliper inches per acre is 612 (4,896 total inches / 8 sample areas) for the estimated trees removed outside Section 1 and within the Original Terra Alta Development and 1,084 (8,672 total inches / 8 sample areas) is within the Rogers Tract.
2. Estimated trees to be removed within Section 1 based on Tree Survey prepared by Stephan Carbonara.

GRAPHIC SCALE

1 inch = 200 feet

REVISIONS

NO.	DATE	DESCRIPTION

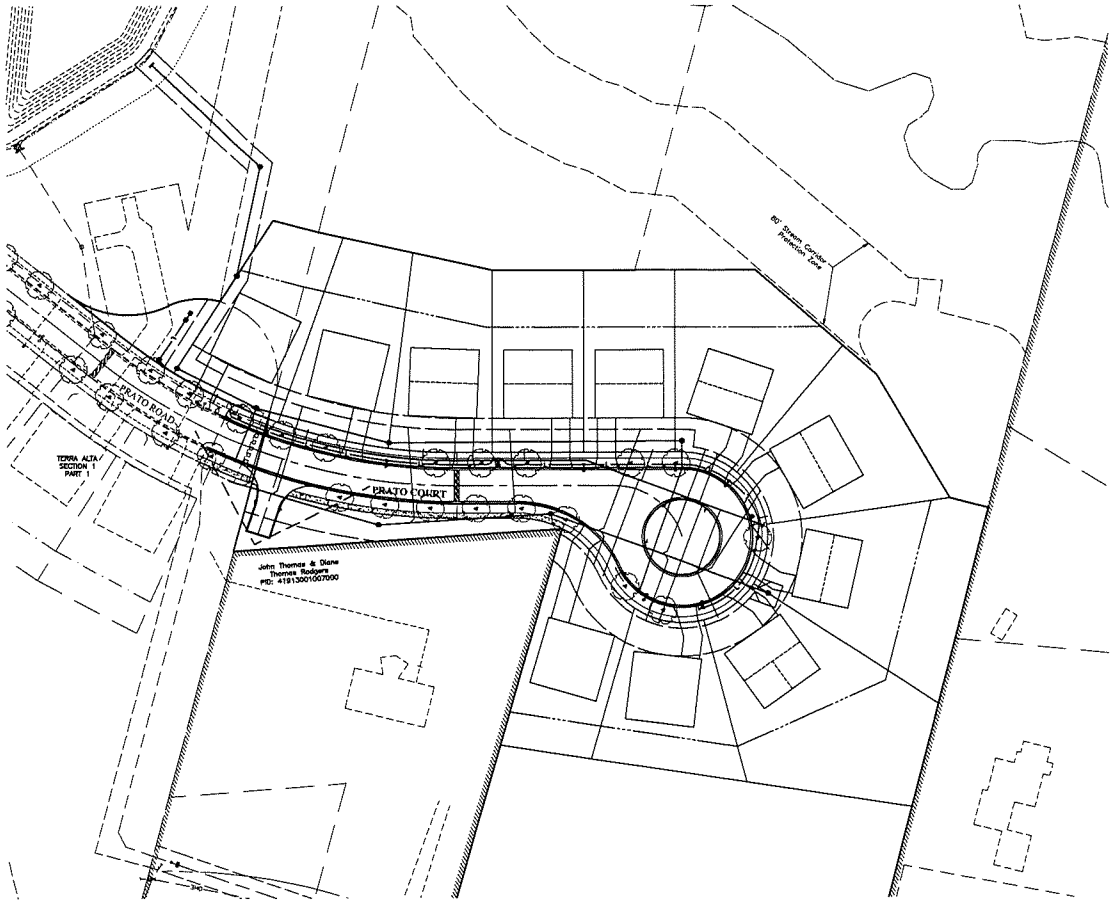
TERRA ALTA L.L.C.
185 WEST SCHROCK ROAD
WESTERVILLE, OH 43081
(614) 891-2342

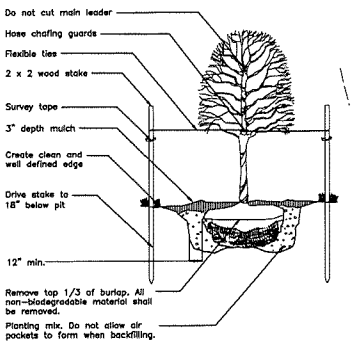
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
TERRA ALTA SECTION 3
TREE REMOVAL PLAN

EMH&T
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road
Columbus, OH 43054
Phone (614) 775-4500
www.emht.com

DATE: May 5, 2021
SCALE: 1" = 200'
JOB NO: 20210056
SHEET: 9/11

J:\2021\0056\Civil\Cad\Final Development Plan\9 Tree Removal Plan.dwg, Last Saved By: sstone, 5/3/2021 12:41 PM, Last Plotted By: Chris Stone, 5/3/2021 12:46 PM (No Xrefs)





1 DECIDUOUS TREE UNDER 3" CALIPER
N.T.S.

GENERAL NOTES

1. Street tree selections shall be approved by the City of Delaware Street Tree Commission prior to installation.
2. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
3. All trees shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, 2014. All trees shall equal or exceed the measurements and sizes specified in the schedule.
4. All planting operations shall adhere to American Nursery & Landscape Association standards unless noted otherwise.
5. Substitutions shall be permitted with notification and written approval from the Owner & City. Substituted material shall be equivalent or greater in size than the specified plant. Substituted trees shall have the same essential characteristics and growth habit of the specified plant.
6. Confirm location of all utilities and subsurface drain lines prior to plant installation.
7. A pre-installation conference shall be conducted prior to planting operations with Owner & Contractor present.
8. Contractor may slightly field adjust plant locations as necessary to avoid utilities.
9. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
10. Mulch tree rings with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to trees. Average applied thickness shall be 3" depth.
11. Install all trees in accordance with planting details.
12. Street trees shall have a clear canopy height of 6' min.
13. Tree shall be placed a minimum of 3' from sidewalks and curbs.
14. All trees to be backfilled with prepared planting mix. Prepared planting mix shall be mixed on site and consist of one part topsoil, one part soil amendment, one part soil from excavation. Topsoil: ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones 1 inch and larger. Soil amendment: Source separated yard waste compost from an Ohio EPA rated class IV compost facility.
15. All trees to be fertilized with a commercial grade fertilizer tablets consisting of fast and slow release nitrogen.
16. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
17. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
18. Contractor shall thoroughly water all trees at time of installation and as needed until project acceptance by Owner. Contractor shall guarantee all trees installed for one full year from date of acceptance by the Owner. All trees shall be alive and at a vigorous rate of growth at the end of the guarantee period.

Trees shall be centered in the tree lawn.

No trees shall be placed within 10' of a hydrant.

PLANT SCHEDULE STREET TREE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	GA	24	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" Cal.	B&B

REVISIONS

SHEET	DATE	DESCRIPTION

TERRA ALTA L.L.C.
6611 WEST SCHRock ROAD
WESTERVILLE, OH 43081
(614) 891-2242

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
TERRA ALTA SECTION 3
STREET TREE PLAN

EMHT
Engineers • Surveyors • Planners • Scientists
One Easton Oval, Suite 310, Columbus, OH 43219
(614) 775-4500 www.emht.com

DATE
May 5, 2021

SCALE
1" = 50'

JOB NO.
20210856

SHEET
10/11

J:\2021\0856\Drawings\Plan Sets\Final Development Plan\10 Street Tree Plan.dwg, Last Saved By: sharris, 5/4/2021 12:41 PM, Last Printed By: sharris, 5/4/2021 12:47 PM (No Xrefs)

J:\2021\0056\Dwg\34Sheets\Final Development Plan\11 Illustrative Site Plan.dwg, Last Saved By: sohara, 5/3/2021 12:48 PM Last Printed By: O'Hara, Shaun, 2/6/2020 8:47 AM (No Xrefs)



SHEET	JOB NO.	SCALE	DATE
11/11	20210056	1" = 60'	May 4, 2021

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 866.775.5348
emht.com

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
TERRA ALTA SECTION 3
ILLUSTRATIVE SITE PLAN

TERRA ALTA LLC.
148 WEST SCHROCK ROAD
WESTERVILLE, OH 43081
(614) 891-2042

REVISIONS		
MARK	DATE	DESCRIPTION

TERRA ALTA SECTION 3

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lots P (2.285 acres) and Q (6.359 acres), Quarter Township 1, Township 4, Range 19, United States Military Lands, containing 8.641 acres of land, more or less, said 8.641 acres being comprised of all of Lot 12455 and part of Prato Road, as shown on the subdivision plat entitled "Terra Alta Section 1 Part 1 Phase B", of record in Official Record 1601, Page 1816, and part of that tract of land conveyed to **TERRA ALTA LLC** by deed of record in Official Record 1507, Page 228, Recorder's Office, Delaware County, Ohio.

The undersigned, **TERRA ALTA LLC**, an Ohio limited liability company, by **VINCENT C. ROMANELLI**, Managing Member, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"TERRA ALTA SECTION 3"**, a subdivision containing Lots numbered xxxxx to xxxxx, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Prato Road (1.390 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Delaware City Engineer. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **VINCENT C. ROMANELLI**, Managing Member of **TERRA ALTA LLC**, has hereunto set his hand this ____ day of _____, 20___.

Signed and Acknowledged In the presence of:

TERRA ALTA LLC

_____

By _____
VINCENT C. ROMANELLI, Managing Member

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **VINCENT C. ROMANELLI**, Managing Member of **TERRA ALTA LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **TERRA ALTA LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 20___.

My commission expires _____

_____
Notary Public, State of Ohio

PC Case No. ___-____ approved by the Planning Commission on this _____ day of _____ 20___.

Approved and accepted this _____ day of _____, 20___, by Ordinance No. _____, wherein all of Prato Road (1.390 acres of land, more or less) shown dedicated hereon is accepted as such by the City Council of the City of Delaware, Ohio. The City of Delaware, Ohio by its approval and acceptance of this plat does hereby vacate the portions of Prato Road shown hereon by hatching.

Approved this ____ Day of _____ 20___

_____
Elaine McCloskey, City Clerk, Delaware, Ohio

Approved this ____ Day of _____ 20___

_____
R. Thomas Homan, City Manager, Delaware, Ohio

Approved this ____ Day of _____ 20___

_____
David M. Efland, AICP, Planning and Community Development Director, Delaware, Ohio

Approved this ____ Day of _____ 20___

_____
William L. Ferrigno, P.E., Public Works Director/City Engineer, Delaware, Ohio

Approved this ____ Day of _____ 20___

_____
Blake Jordan, P.E., Utilities Director, Delaware, Ohio

Transferred this ____ day of _____. 20___.

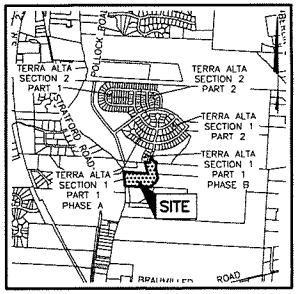
_____
Auditor, Delaware County, Ohio

Filed for record this ___day of _____. 20___ at _____M.
Fee $_____

_____
Recorder, Delaware County, Ohio

File No. _____

Official Record _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Delaware County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, encased in a standard survey monument box. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.
Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

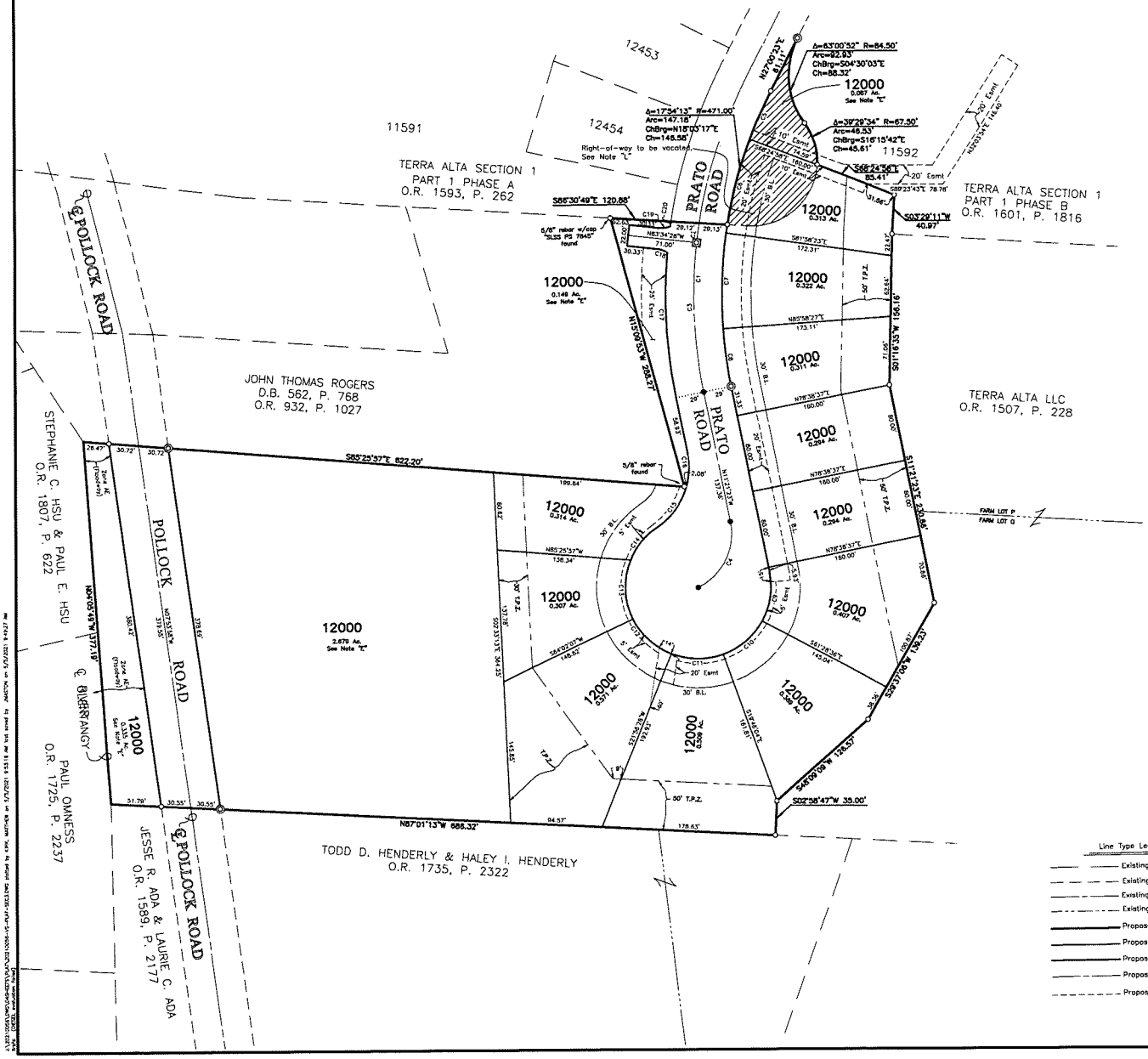
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- ○ = Iron Pin (See Survey Data)
- ● = MAG Nail to be set
- ◎ = Permanent Marker (See Survey Data)
- ▣ = Permanent Marker encased in monument box

By _____ _____
Professional Surveyor No. 7865 Date

TERRA ALTA SECTION 3



NOTE "A": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of City of Delaware, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation at house and/or lot grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for Terra Alta Section 3 in effect at the time of platting of Terra Alta Section 3 specifies the following setback requirements:

Front yard:	30 feet
Rear yard:	30 feet
Zoning classification:	PMUR2

The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": As per City of Delaware Zoning Code, all lots within Terra Alta Section 3 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Terra Alta", said preliminary plat being approved on December 9, 2013 by Ordinance Number 13-75 on file at the City of Delaware Department of Planning and Community Development as PC 2013-2044.

NOTE "D": All utilities within Terra Alta Section 3 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "E" - LOTS 12000, 12000 AND 12000: Lots 12000, 12000 and 12000, as numbered and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Terra Alta subdivisions for the purpose of open space/parkland.

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage	8.641 Ac.
Acreage in Lots 12000, 12000 and 12000	3.250 Ac.
Acreage in remaining lots	4.001 Ac.
Acreage in right-of-way	1.390 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Terra Alta Section 3 is out of the following Delaware County Parcel Numbers:

41914002028000	6.674 Ac.
41914002029000	1.637 Ac.
41913031005000	0.124 Ac.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Terra Alta Section 3 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "I": At the time of platting, all of Lot 12000 as platted hereon, is within Zone AE(Floodway)(The floodway is the channel of a stream, plus any adjacent flood plain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in the flood heights. The remaining areas of Terra Alta Section 3 are within Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as designated and delineated on Flood Insurance Rate Maps, Community Panel Number 39041C0118L, for Delaware County, Ohio and Incorporated areas, with an effective date of February 17, 2016.

NOTE "J" - TREE PRESERVATION ZONE (TPZ) : Within the areas that contain existing trees, no work shall be performed or structures placed within the tree preservation zone which would damage any of the trees that are 6" or greater in diameter at breast-height therein; except that the zone may be disturbed to the extent necessary for the installation and maintenance of pedestrian trails and pedestrian bridges and necessary drainage structures. Any fences placed within tree preservation zone shall be split rail fences and may include mesh backing. Any part of the zone so disturbed shall be restored as nearly as practicable to the original condition.

NOTE "K": This section of Terra Alta Subdivision is subject to an additional transportation fee of $1,000.00 per dwelling unit at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit. For each single family house, 2 replacement trees shall be planted (in addition to the required plantings) and a $500 fee shall be paid for each single-family lot at the time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.

NOTE "L" - VACATION OF PUBLIC STREETS: The parts of Prato Road dedicated to the City of Delaware, Ohio by the subdivision plat entitled "Terra Alta Section 1 Part 1 Phase B", of record in Official Record 1601, Page 1816, shown hereon by hatching , are hereby vacated.

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	20°07'57"	500.00'	175.69'	S 01°17'24" E	174.79'
C2	2°21'03"	500.00'	20.51'	S 07°36'03" W	20.51'
C3	17°46'55"	500.00'	155.18'	S 02°27'36" E	154.55'
C4	75°02'41"	62.00'	81.21'	N 26°09'58" E	75.52'
C5	6°38'21"	471.00'	54.58'	S 23°41'13" W	54.55'
C6	12°20'25"	471.00'	101.44'	S 14°11'50" W	101.25'
C7	12°03'10"	471.00'	98.08'	S 02°00'02" W	98.90'
C8	7°19'50"	471.00'	60.26'	S 07°41'28" E	60.22'
C9	39°52'47"	75.00'	52.20'	N 08°35'00" E	51.15'
C10	41°42'32"	75.00'	54.60'	N 49°22'40" E	53.40'
C11	41°42'32"	75.00'	54.60'	S 88°54'48" E	53.40'
C12	42°05'39"	75.00'	55.10'	S 47°00'42" E	53.87'
C13	48°28'45"	75.00'	63.46'	S 01°43'30" E	61.58'
C14	36°52'03"	68.12'	43.83'	S 39°12'19" W	43.08'
C15	40°34'10"	75.00'	53.11'	N 39°38'42" E	52.00'
C16	26°41'00"	75.00'	34.93'	N 01°59'07" E	34.61'
C17	18°17'38"	529.00'	150.44'	N 03°12'34" W	149.93'
C18	26°01'13"	27.00'	12.26'	N 70°33'52" W	12.16'
C19	26°01'13"	27.00'	12.26'	N 83°24'55" E	12.16'
C20	0°34'19"	529.00'	5.28'	S 08°11'08" W	5.28'

1" = 50' SCALE

GRAPHIC SCALE (in feet)

Legend

T.P.Z. = Tree Protection Zone
Esmt = Easement
B.L. = Building Line

TERRA ALTA SECTION 3 2021-0056

CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☒ Final Development Plan
- ☐ Final Development Plan Extension
- ☐ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☐ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name Terra Alta 3 Address Prato Road

Acreage 8.641 Square Footage _____ Number of Lots 11 Number of Units _____

Zoning District/Land Use R-2 PMU Proposed Zoning/Land Use _____ Parcel # 41913001001000, 41913001002000, 41913001003000

Applicant Name Terra Alta LLC Contact Person Jim Ohlin

Applicant Address 148 W. Schrock Road Westerville, Ohio 43081

Phone 614-891-2042 Fax _____ E-mail Johlin@rh-homes.com

Owner Name Terra Alta LLC Contact Person Jim Ohlin

Owner Address 148 W. Schock Road Westerville Ohio 43081

Phone 614-891-2042 Fax _____ E-mail Johlin@rh-homes.com

Engineer/Architect/Attorney EMH&T Contact Person Joe Looby

Address 5500 New Albany Road Columbus, Ohio 43054

Phone 614-775-4706 Fax _____ E-mail Jlooby@emht.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

_____ Owner Signature

_____ Owner Printed Name

_____ Agent Signature

Joseph E. Looby (EMHT) Agent Printed Name

Sworn to before me and subscribed in my presence this 30th day of April, 20 21

Denise J Gray
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires February 6, 2022
Notary Stamp

_____ Notary Public

s/planning/forms

CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☐ Final Development Plan
- ☐ Final Development Plan Extension
- ☒ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☐ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name Terra Alta 3 Address Prato Road

Acreage 8.641 Square Footage _____ Number of Lots 11 Number of Units _____

Zoning District/Land Use R-2 PMU Proposed Zoning/Land Use _____ Parcel # 41913001001000, 41913001002000, 41913001003000

Applicant Name Terra Alta LLC Contact Person Jim Ohlin

Applicant Address 148 W. Schrock Road, Westerville, Ohio 43081

Phone 614-891-2042 Fax _____ E-mail Johlin@rh-homes.com

Owner Name Terra Alta LLC Contact Person Jim Ohlin

Owner Address 148 W. Schock Road Westerville Ohio 43081

Phone 614-891-2042 Fax _____ E-mail Johlin@rh-homes.com

Engineer/Architect/Attorney EMH&T Contact Person Matt Kirk

Address 5500 New Albany Road, Columbus, Ohio 43054

Phone 614-775-4700 Fax _____ E-mail Mkirk@emht.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

Owner Signature

Owner Printed Name

Agent Signature

Matthew A. Kirk (EMHT)
Agent Printed Name

Sworn to before me and subscribed in my presence this 30th day of April, 2021

Denise J Gray
NOTARIAL SEAL STATE OF OHIO
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires February 6, 2022

Notary Public

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Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey,City Attorney
ITEM TYPE:	Ordinances
AGENDA SECTION:	**CONSIDERATION OF ORDINANCE NO. 21-46**
SUBJECT:	An ordinance creating the Winterbourne Drive Tax Increment Financing Incentive Districts; declaring improvements to the parcels within each Incentive District to be a public purpose and exempt from real property taxation; requiring the owners of those parcels to make service payments in lieu of taxes; establishing a Municipal Pubic Improvement Tax Increment Equivalent Fund for the deposit of those service payments; and specifying the public infrastructure improvements that benefit or serve parcels in the Incentive District.

SUGGESTED ACTION:

ATTACHMENTS:

Fact Sheet ord 21-46, Winterbourne Dr. TIF Ordinance.pdf
ord 21-46, winterbourne TIF.pdf
Winterbourne Drive Economic Development Plan - Executed.pdf
Fwd_ Residential TIF.pdf
Winterbrooke TIF Memo.pdf

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 16 | DATE: 06/14/2021

ORDINANCE NO: 21-46 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Bill Ferrigno, Public Works Director/City Engineer
David Efland, Planning and Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE CREATING THE WINTERBOURNE DRIVE TAX INCREMENT FINANCING INCENTIVE DISTRICTS; DECLARING IMPROVEMENTS TO THE PARCELS WITHIN EACH INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM REAL PROPERTY TAXATION; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THOSE SERVICE PAYMENTS; AND SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT BENEFIT OR SERVE PARCELS IN THE INCENTIVE DISTRICT.

BACKGROUND:

Grden LLC/Arlington Builders intends to build a 263-single-family detached dwelling unit development in the southeast quadrant of the City.

The City accepted the annexation (Ordinance 19-32) of the subject property in June 2019 and approved a Rezoning Amendment, Conditional Use Permit and Preliminary Development Plan (Ordinances 19-29-31 respectively) for the development. In October 2019, City Council (Ordinance 19-59) approved a Preliminary Subdivision Plat for the 263 single family lot subdivision on approximately 102.1 acres for a density of 2.575 units per acre with just over 25% open space (25.5 acres).

Primary access to the site would be from Peachblow Road (the southern corporate boundary of the city at this time as well as the southern utility boundary of the City) at a proposed roundabout which would ultimately be constructed by the Delaware County Engineer who is requiring contributions from adjacent developments including this one. Other primary access would be from Belmont Place Subdivision to the west and which required the subject developer to obtain an easement across property owned by OhioHealth who declined to participate in development of this connection (despite the fact that they would ultimately benefit from it) other than to grant an easement in exchange for an exorbitant payment. Finally, primary access is from Communities at Glenross to north through Winterbourne Drive.

Overall, this is a relatively small development in area at about 100 acres, with an number of extraordinary infrastructure roadway costs several of which were not in the control of the developer or the city and is located along Winterbourne Dr. which has been identified as a primary road segment in this area (unloaded) and included upon the City Thoroughfare Plan. As such, the City and applicant have engaged in discussions concerning the use of Tax Increment Financing in a partnership approach to help off-set some of the aforementioned infrastructure costs associated with the development.

The Finance Sub-Committee of City Council has discussed this approach for this development on at least two occasions as well indicating to Staff the desire to advance the discussion relative to this proposal but also to use this to help establish a more policy based approached toward this and future requests involving roadway segments that appear on the City Thoroughfare Plan and which are therefore designated as primary and vital segments needed for the overall growth and development of the community.

On May 24th, 2021, this Council held a public hearing on the TIF agreement and through Ordinance No. 21-30 approved the TIF Agreement with an emergency clause and authorized the City Manager and Finance Director to prepare and execute documents necessary to facilitate the TIF in accordance with the TIF Agreement.

The attached ordinance authorizes the TIF itself.

Notice of the TIF were sent to the Board of Education of both the Olentangy Schools and the Delaware Area Career Center ("DACC") school districts on June 9th, 2021.

The responses of the Superintendent and Treasurer/CFO of Olentangy Schools, who may appear and speak on June 14th, are attached.

The DACC school district has not responded to date.

REASON WHY LEGISLATION IS NEEDED:

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):

POLICY CHANGES:
N/A

PRESENTER(S):
R. Thomas Homan, City Manager
Bill Ferrigno, Public Works Director/City Engineer
David Efland, Planning and Development Director

RECOMMENDATION:
Approval at second reading.

ATTACHMENT(S):
Proposed Ordinance
Economic Development Plan Winterbourne Drive Residential Incentive Districts
Olentangy Schools Superintendent and Treasurer/CFO Comments
TIF Staff Analysis

ORDINANCE NO. 21-46

AN ORDINANCE CREATING THE WINTERBOURNE DRIVE TAX INCREMENT FINANCING INCENTIVE DISTRICTS; DECLARING IMPROVEMENTS TO THE PARCELS WITHIN EACH INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM REAL PROPERTY TAXATION; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THOSE SERVICE PAYMENTS; AND SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT BENEFIT OR SERVE PARCELS IN THE INCENTIVE DISTRICT.

WHEREAS, this Council desires to facilitate the development of a residential subdivision with approximately 263 single-family homes within the City in order to increase available housing options within the City (the "Project"); and

WHEREAS, in order to develop the Project, it is necessary to construct certain public infrastructure improvements; and

WHEREAS, this Council, pursuant to ORC Sections 5709.40, 5709.42 and 5709.43 (collectively, the "TIF Act"), is authorized to declare improvements to real property to be a public purpose, exempt those improvements from real property taxation, and require owners of the real property to make service payments in lieu of taxes in an amount equal to such exempted taxes; and

WHEREAS, to facilitate the development of the Project and pay the associated costs of the necessary public infrastructure improvements from service payments in lieu of taxes, this Council has determined to create the Winterbourne Drive Incentive District #1, the Winterbourne Drive Incentive District #2, the Winterbourne Drive Incentive District #3, the Winterbourne Drive Incentive District #4, and the Winterbourne Drive Incentive District #5, (each an "Incentive District" and collectively the "Incentive Districts") pursuant to the TIF Act, the boundaries of which shall be coextensive with the boundaries of, and will include, the parcels of real property within each Incentive District specifically identified and depicted in Exhibit A attached hereto (as currently or subsequently configured, the "Parcels", with each of those parcels referred to herein individually as a "Parcel").

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, Delaware County, Ohio, that:

SECTION 1. Incentive District Findings and Determinations; Creation of Incentive Districts. This Council hereby: (i) adopts the Economic Development Plan for the Incentive Districts now on file with the Clerk of the City Council, (ii) accepts and adopts the City Engineer's certification to this Council and the City Engineer's findings set forth therein (a) that the public infrastructure serving the Incentive Districts is inadequate to meet the development needs of the

Incentive Districts as evidenced by the Economic Development Plan and (b) that each Incentive District is less than 300 acres in size and enclosed by a contiguous boundary, (iii) finds and determines that the Project will place additional demand on the Public Infrastructure Improvements, including, without limitation, Winterbourne Drive and Peachblow Road, (iv) finds and determines that the City sent written notice of the public hearing regarding this ordinance by first class mail to each owner of real property within each proposed Incentive District at least 30 days prior to such hearing, which notice included a map of the proposed Incentive District as well as the overlay area required by ORC Section 5709.40(C)(2), (v) finds and determines that this Council has not received a request from the owner of any real property within any proposed Incentive District to exclude that owner's property from the Incentive District and (vi) finds and determines that notice of this ordinance has been delivered to the Boards of Education of Delaware City Schools and the Delaware Area Career Center in accordance with and within the time periods prescribed in ORC Sections 5709.40 and 5709.83. This Council further finds that the sum of the taxable value of real property in the Incentive Districts for tax year 2020 and the taxable value of all real property in the City that would have been taxable in tax year 2020 were it not for the fact that the property was in an existing incentive district and therefore exempt from taxation, does not exceed twenty-five percent of the taxable value of real property within the City for tax year 2020. Pursuant to the TIF Act, this Council creates the Incentive Districts, the boundaries of which are coextensive with the boundaries of, and include, the Parcels specifically identified and depicted in Exhibit A attached hereto.

SECTION 2. Public Infrastructure Improvements. This Council designates the following public infrastructure improvements, together with any public infrastructure improvements hereafter designated by ordinance, as public infrastructure improvements made, to be made or in the process of being made by the City that benefit or serve, or that once made will benefit or serve, the Parcels in each Incentive District (the "Public Infrastructure Improvements"): roadway improvements (including, without limitation, construction of Winterbourne Drive, improvements to Peachblow Road, improvements to Ensign Road), acquisition of related rights of way and easements, and all appurtenances thereto. The costs of the improvements include but are not limited to, those costs listed in ORC Section 133.15(B).

SECTION 3. Life of Incentive Districts; Authorization of Tax Exemption. The life of each Incentive District commences with the first tax year in which at least $2,000,000 of building Improvements would first appear on the tax list and duplicate of real and public utility property for Parcels within the Incentive District were it not for the exemption granted in this ordinance and ends on the earlier of (a) 10 years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of the TIF Act (the "Incentive District Life").

Pursuant to and in accordance with the provisions of ORC Section 5709.40(C), this Council hereby declares that the increase in assessed value of each Parcel subsequent to the effective date of this ordinance (which increase in assessed value is hereinafter referred to as the "Improvement," as defined in ORC Section 5709.40(A)) is a public purpose, with 70% of such Improvement to each Parcel exempt from taxation for the Incentive District Life for the applicable Incentive District.

SECTION 4. Service Payments and Property Tax Rollback Payments. Pursuant to ORC Section 5709.42, the owner of each Parcel is hereby required to make annual service payments in lieu of taxes with respect to the Improvement to that Parcel to the applicable county treasurer (the "County Treasurer") on or before the final dates for payment of real property taxes. Each service payment in lieu of taxes, including any penalties and interest at the then current rate established for real property taxes (collectively, the "Service Payments"), will be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvement if it were not exempt from taxation pursuant to Section 3 of this ordinance. The Service Payments, and any other payments with respect to each Improvement that are received by the County Treasurer in connection with the reduction required by ORC Sections 319.302, 321.24, 323.152 and 323.156, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the "Property Tax Rollback Payments"), will be deposited and distributed in accordance with Section 6 of this ordinance.

SECTION 5. TIF Fund. This Council hereby establishes the Winterbourne Drive Incentive District Municipal Public Improvement Tax Increment Equivalent Fund (the "TIF Fund"). The TIF Fund shall be maintained in the custody of the City and shall receive all distributions to be made to the City pursuant to Section 6 of this ordinance. Those Service Payments and Property Tax Rollback Payments received by the City with respect to the Improvement of each Parcel and so deposited pursuant to the TIF Act shall be used solely for the purposes authorized in the TIF Act and this ordinance (as it may be amended or supplemented). The TIF Fund shall remain in existence so long as such Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the TIF Fund shall be dissolved and any incidental surplus funds remaining therein transferred to the City's General Fund, all in accordance with the TIF Act.

SECTION 6. Distribution of Funds. Pursuant to the TIF Act, during the Incentive District Life for each Incentive District, the County Treasurer is requested to distribute all Service Payments and Property Tax Rollback Payments to the City, for further deposit into the TIF Fund. The City shall use all such amounts deposited into the TIF Fund for payment of costs of the Public Infrastructure Improvements, including, without limitation, debt charges on any notes or bonds issued to pay or reimburse finance costs or costs of those Public Infrastructure Improvements. Such distributions required under this Section are requested to be made at the same time and in the same manner as real property tax distributions.

SECTION 7. Further Authorizations. This Council hereby authorizes and directs the City Manager, the City Attorney, the Finance Director, and the Development Director, or other appropriate officers of the City to deliver a copy of this ordinance to the Ohio Development Service Agency and to make such arrangements as are necessary and proper for collection of the Service Payments. This Council further authorizes the City Manager, the City Attorney, the Finance Director and the Director of Development, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this ordinance.

SECTION 8. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including ORC Section 121.22.

SECTION 9. Effective Date. This ordinance is effective on the earliest date permitted by law.

VOTE ON RULE SUSPENSION: YEAS___NAYS___
ABSTAIN___

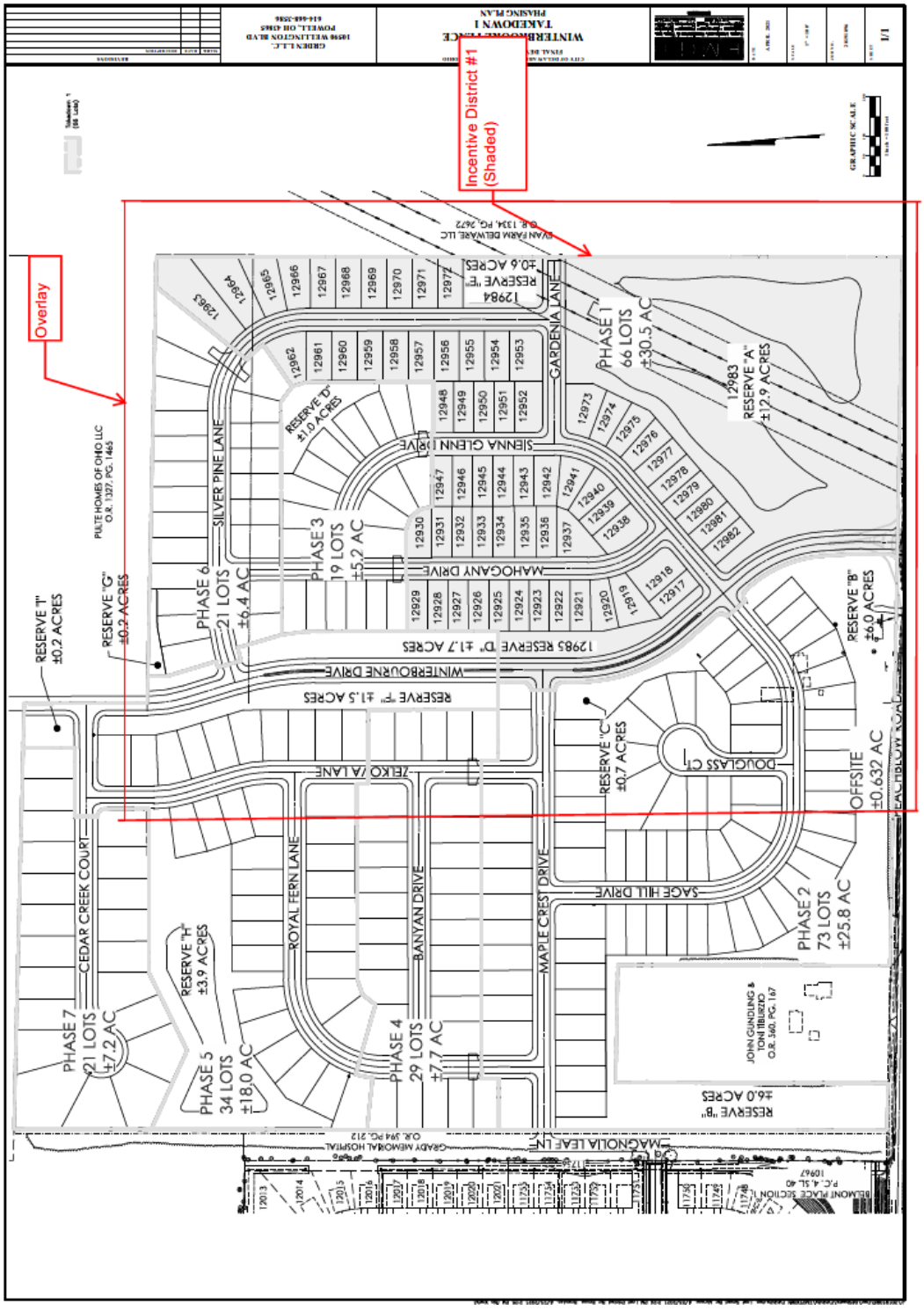
PASSED: _____, 2021 YEAS___NAYS___
ABSTAIN___

ATTEST: _____ _____
CITY CLERK MAYOR

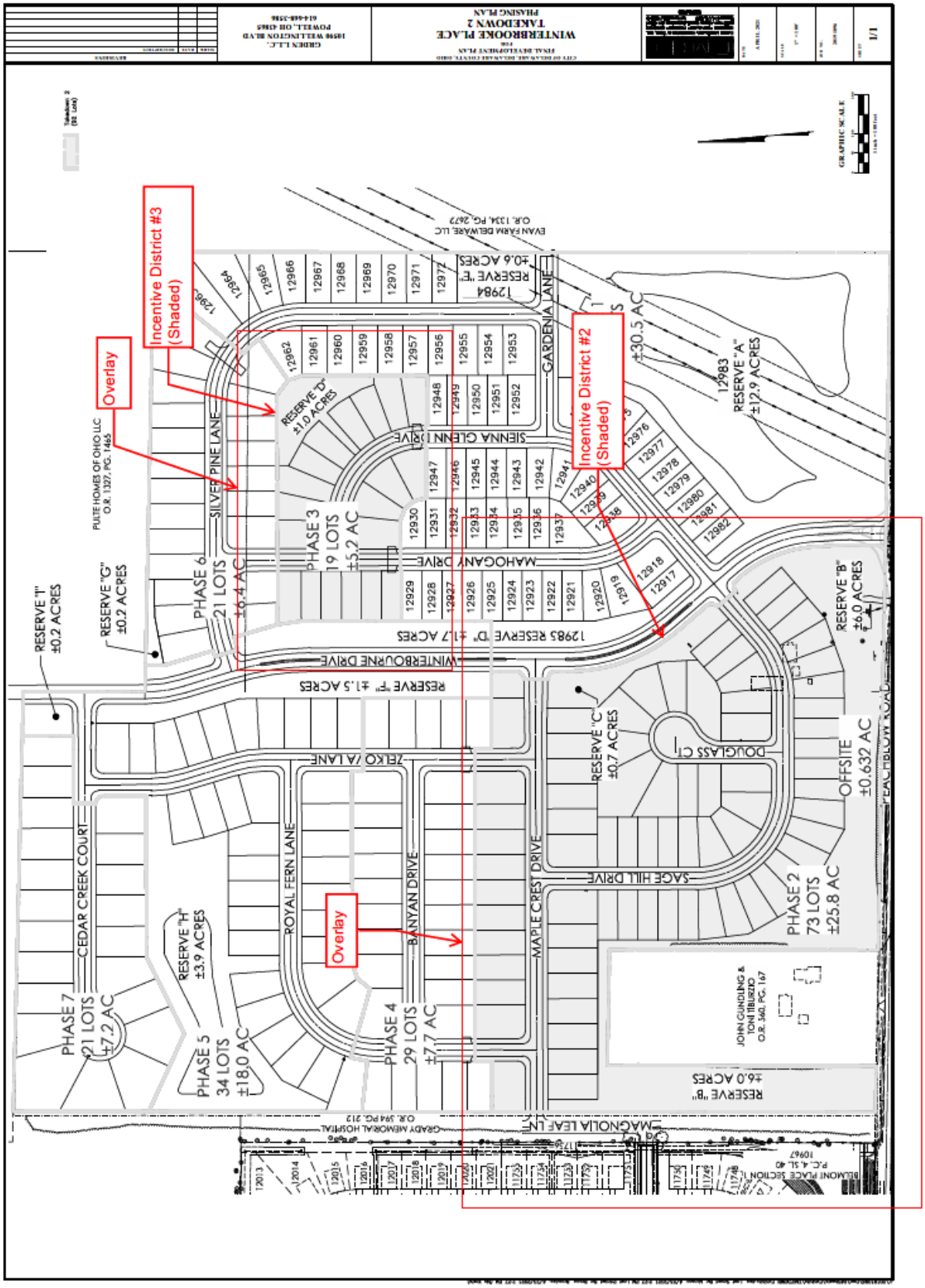
EXHIBIT A

MAPS OF THE INCENTIVE DISTRICTS

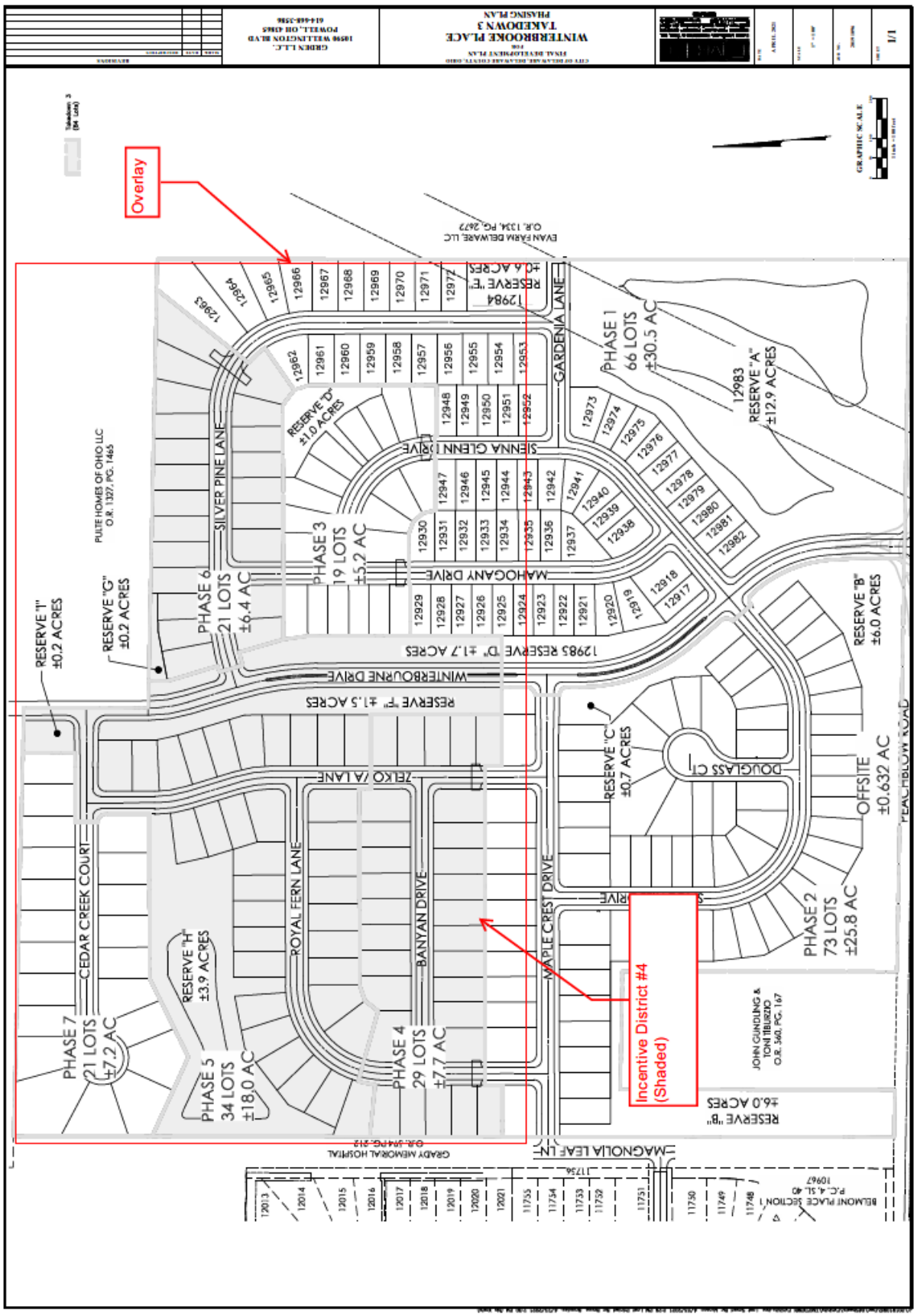
The following parcels of real estate situated in the City of Delaware are included in each of the Incentive Districts shown on the following maps:

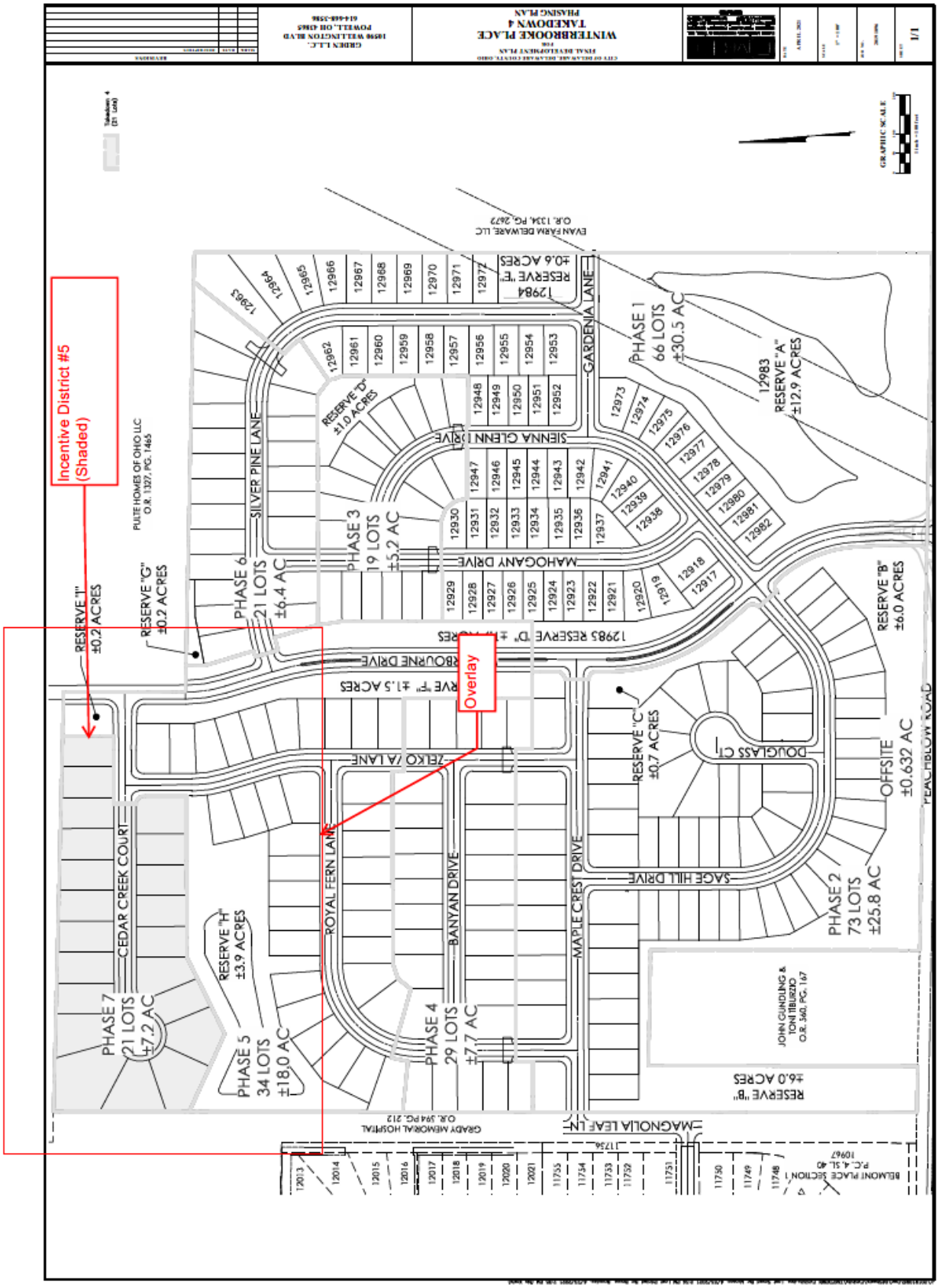


A-1


Incentive District #3 (Shaded)
Overlay
Incentive District #2 (Shaded)
Overlay
WINTERBROOKE PLACE
TAKEDOWN 2
PHASING PLAN
GRAPHIC SCALE
GARDENIA LANE
SILVER PINE LANE
SIENNA GLENN DRIVE
MAHOGANY DRIVE
WINTERBOURNE DRIVE
ZELKO 7A LANE
CEDAR CREEK COURT
ROYAL FERN LANE
BANYAN DRIVE
MAPLE CREST DRIVE
SAGE HILL DRIVE
DOUGLASS CT
MAGNOLIA LEAF LN
PEACHBLOW ROAD
RESERVE "A" ±12.9 ACRES
RESERVE "B" ±6.0 ACRES
RESERVE "C" ±0.7 ACRES
RESERVE "D" ±1.0 ACRES
RESERVE "E" ±0.6 ACRES
RESERVE "F" ±1.5 ACRES
RESERVE "G" ±0.2 ACRES
RESERVE "H" ±3.9 ACRES
RESERVE "I" ±0.2 ACRES
RESERVE "B" ±6.0 ACRES
PHASE 2 73 LOTS ±25.8 AC
PHASE 3 19 LOTS ±5.2 AC
PHASE 4 29 LOTS ±7.7 AC
PHASE 5 34 LOTS ±18.0 AC
PHASE 6 21 LOTS ±6.4 AC
PHASE 7 21 LOTS ±7.2 AC
OFFSITE ±0.632 AC
±30.5 AC
PULTE HOMES OF OHIO LLC O.R. 1327, PG. 1465
EVAN FARM DELWARE, LLC O.R. 1334, PG. 2672
JOHN GUNDLING & TONI TIBURZIO O.R. 340, PG. 167
GRADY MEMORIAL HOSPITAL O.R. 394 PG. 212
BLUMONT PLACE SECTION 1 P.C. 4, SL. 40
CREEK LLC
10596 WELLINGTON BLVD
POWELL, OH 43065
614-468-3586

A-2


Overlay
Incentive District #4
(Shaded)
PHASE 1
66 LOTS
±30.5 AC
PHASE 2
73 LOTS
±25.8 AC
PHASE 3
19 LOTS
±5.2 AC
PHASE 4
29 LOTS
±7.7 AC
PHASE 5
34 LOTS
±18.0 AC
PHASE 6
21 LOTS
±6.4 AC
PHASE 7
21 LOTS
±7.2 AC
OFFSITE
±0.632 AC
RESERVE "A"
±12.9 ACRES
RESERVE "B"
±6.0 ACRES
RESERVE "C"
±0.7 ACRES
RESERVE "D"
±1.0 ACRES
RESERVE "E"
±3.9 ACRES
RESERVE "F"
±1.5 ACRES
RESERVE "G"
±0.2 ACRES
RESERVE "I"
±0.2 ACRES
GARDENIA LANE
SILVER PINE LANE
SIENNA GLENN DRIVE
MAHOGANY DRIVE
WINTERBOURNE DRIVE
ZELKOVA LANE
CEDAR CREEK COURT
ROYAL FERN LANE
BANYAN DRIVE
MAPLE CREST DRIVE
DOUGLASS CT
MAGNOLIA LEAF LN
PEACHBLOW ROAD
PULTE HOMES OF OHIO LLC
O.R. 1327, PG. 1465
EVAN FARM DELAWARE, LLC
O.R. 1334, PG. 2472
GRADY MEMORIAL HOSPITAL
O.R. 344 PG. 213
JOHN GUNDLING &
TONI TIBURZIO
O.R. 560, PG. 167
BELMONT PLACE SECTION 1
P.C. 4, SL. 40
10967


Incentive District #5 (Shaded)
Overlay
WINTERBROOKE PLACE
TAKEDOWN 4
PHASING PLAN
PHASE 1
66 LOTS
±30.5 AC
PHASE 2
73 LOTS
±25.8 AC
PHASE 3
19 LOTS
±5.2 AC
PHASE 4
29 LOTS
±7.7 AC
PHASE 5
34 LOTS
±18.0 AC
PHASE 6
21 LOTS
±6.4 AC
PHASE 7
21 LOTS
±7.2 AC
OFFSITE
±0.632 AC
RESERVE "A"
±12.9 ACRES
RESERVE "B"
±6.0 ACRES
RESERVE "C"
±0.7 ACRES
RESERVE "D"
±1.0 ACRES
RESERVE "E"
±0.6 ACRES
RESERVE "F"
±1.5 ACRES
RESERVE "G"
±0.2 ACRES
RESERVE "H"
±3.9 ACRES
RESERVE "I"
±0.2 ACRES
GARDENIA LANE
SILVER PINE LANE
SIENNA GLENN DRIVE
MAHOGANY DRIVE
ROSEBOURNE DRIVE
ZELKOVA LANE
ROYAL FERN LANE
BANYAN DRIVE
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DOUGLASS CT
CEDAR CREEK COURT
MAGNOLIA LEAF LN
PEACHBLOW ROAD
PULTE HOMES OF OHIO LLC
O.R. 1327, PG. 1465
EVAN FARM DELWARE, LLC
O.R. 1334, PG. 2672
JOHN GUNDLING & TONI TIBURZIO
O.R. 340, PG. 167
GRADY MEMORIAL HOSPITAL
O.R. 394 PG. 212
BELMONT PLACE SECTION 1
P.C. 4, SL. 40
10967

CITY OF DELAWARE, OHIO

ECONOMIC DEVELOPMENT PLAN
WINTERBOURNE DRIVE RESIDENTIAL INCENTIVE DISTRICTS

May 24, 2021

The Plan

The purpose of this Economic Development Plan (this "Plan") is to satisfy the requirement of Section 5709.40(A)(5)(f) of the Ohio Revised Code, which requires that an economic development plan evidence that the public infrastructure serving proposed residential tax increment financing incentive districts is inadequate to meet the development needs of the districts. This Plan has been developed to continue the efficient and effective development of the City of Delaware, Ohio (the "City").

Proposed Development

This Plan relates to a 263 lot residential development in the City on approximately 100.648 acres.

The property, referred to herein as the "Winterbourne Drive Incentive Districts" or the "Property" is currently undeveloped – there are no buildings or structures on the Property. Creating a new, single family residential development, architecturally integrated with homes on surrounding property, will help increase property values in the area and increase housing options in the City.

The current development plan for the Property is contained in Attachment A.

Proposed Incentive District

The City is considering the creation of residential Tax Increment Financing (TIF) Incentive Districts (the "Incentive Districts") encompassing the proposed residential development. The Incentive Districts will help to: (1) use quality architecture and design; (2) permit the development of high quality, single-unit housing; (3) enhance the City's roadway system by providing for public infrastructure including roads, water, sewer, and storm drainage improvements, as well as sidewalks and landscaped open spaces; (4) create a neighborhood that will continue to grow over time; and (5) increase the City's collection of income taxes and, over time, real property taxes for the City and other taxing subdivisions.

Public Infrastructure Improvements

Payments in lieu of taxes collected from the proposed Incentive Districts will fund public infrastructure improvements necessary to support the residential development, including, without limitation, the following improvements: roadway improvements, primarily the construction of approximately 2,566 feet of Winterbourne Drive and the Peachblow Road round-a-bout, water system improvements, sanitary sewer improvements, storm drainage improvements, pedestrian sidewalks and bike paths, street lights, gas facilities, electrical facilities, and all appurtenances thereto.

The public infrastructure improvements, especially the construction of Winterbourne Drive, will help solve existing infrastructure needs in the City and improve the capacity of infrastructure to handle the increased demand placed on it by the development of the Property, all of which will help to attract new families to the City, increase property values and support the

increase of needed housing stock. The City will benefit as a whole from the creation of a new neighborhood of 263 single family lots and construction of the Public Infrastructure Improvements.

Analysis and Assessment

The proposed residential development described in this Plan will help the City to enhance the safety and functionality of the community's roadway system as well as play a vital role in the growth and preservation of the community through planned development.

The proposed residential development will create an urgent need for infrastructure upgrades in this area of the City. The proposed Incentive District will assist in financing public infrastructure improvements vital to the growth and development of the Property but will also aid in attracting new families, a vital factor to the overall development of the City.

This project will allow the City to upgrade its roadway system. The proposed residential development will provide desired housing for population growth and a strengthened tax base for the City.

Conclusion

Residential development has been an important catalyst to the City's economic development success, and the Property will serve as a catalyst for success in the economic development of the City. The residential development will provide the desired housing for the growing population, while the public infrastructure improvements will support the residential development, and provide for new economic development in the City. The proposed Incentive Districts are located in an area identified by the City for growth and development. This project will provide critical family housing and necessary supporting infrastructure as the City's population and commercial activity increases.

Attachments

Attachment A: Current development plans for the Districts

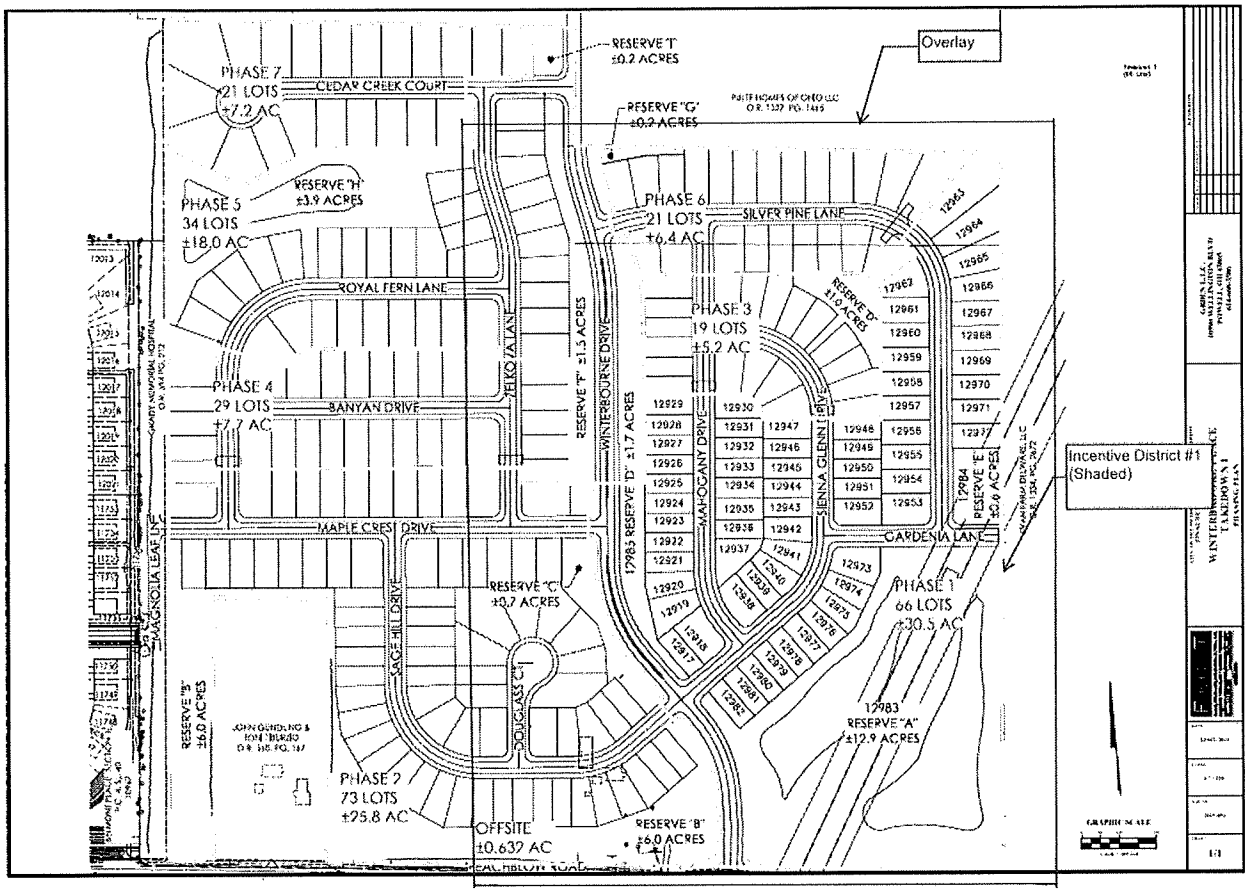
CERTIFICATE OF CITY ENGINEER
PURSUANT TO OHIO REVISED CODE SECTION 5709.40(A)(5)(f)

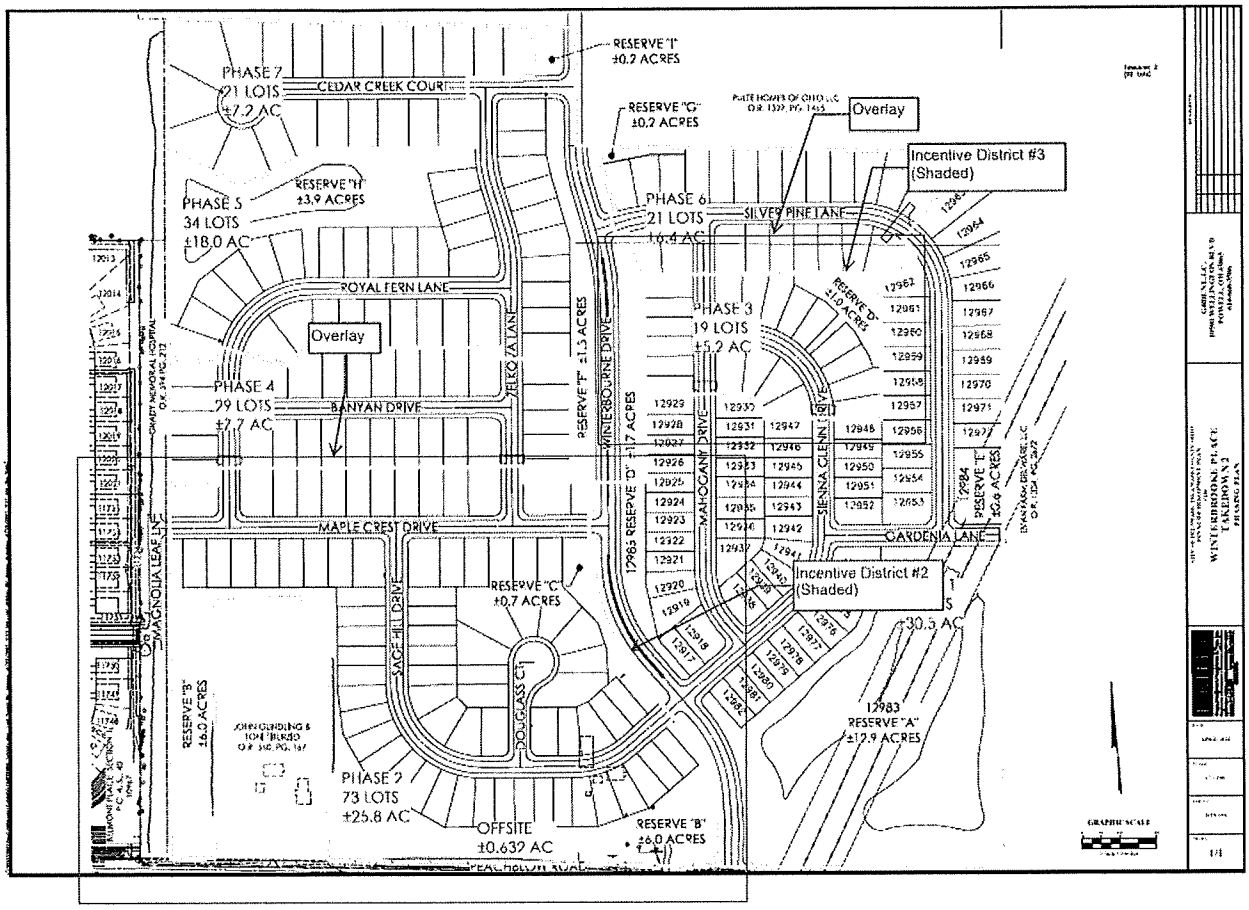
The developer of the Incentive Districts shown on the attached maps intends to develop a residential subdivision with approximately 263 single-family homes within the City in order to increase available housing options within the City. Each of the Incentive Districts shown on the attached maps are less than 300 acres in size and have a continuous boundary. Pursuant to Ohio Revised Code Section 5709.40(A)(5)(f), I hereby certify that the public infrastructure serving the Incentive Districts shown on the attached maps is inadequate to meet the development needs of the districts as evidenced by the development plans for the districts.

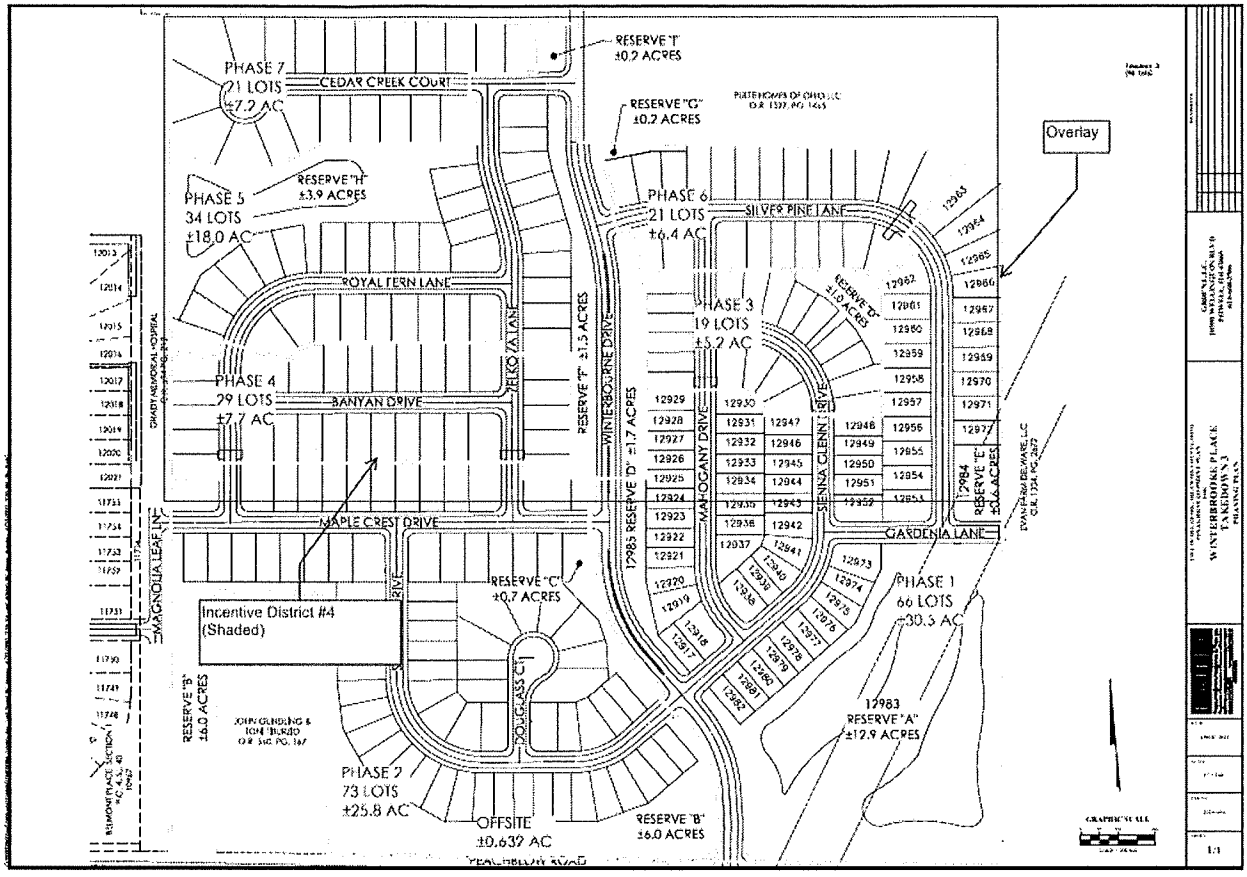
Wm Fuqua

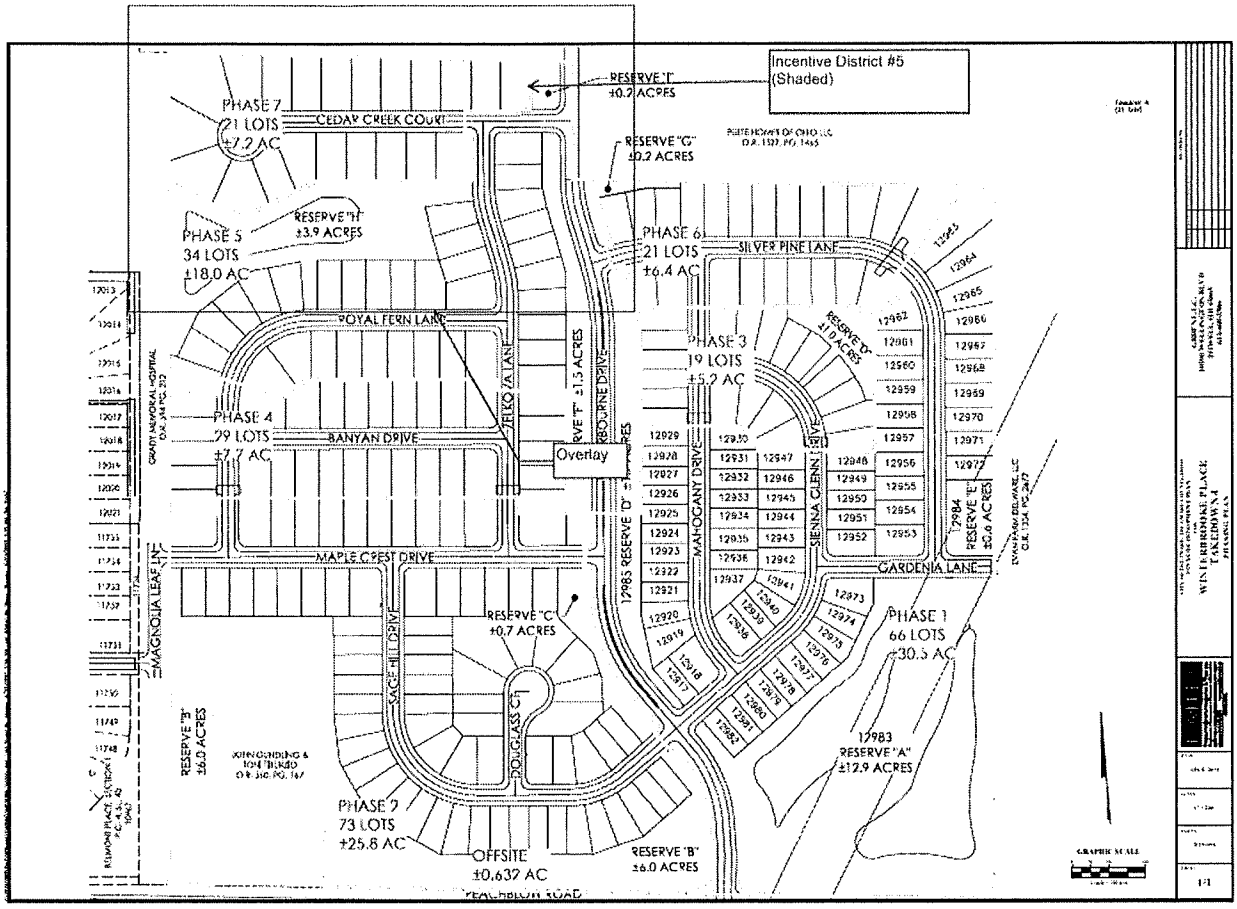
City Engineer
City of Delaware, Ohio

Attachment A




PHASE 7
21 LOTS
±7.2 AC
CEDAR CREEK COURT
RESERVE "I"
±0.2 ACRES
RESERVE "G"
±0.2 ACRES
Overlay
Incentive District #3
(Shaded)
PHASE 5
34 LOTS
±18.0 AC
RESERVE "H"
±3.9 ACRES
PHASE 6
21 LOTS
±6.4 AC
SILVER PINE LANE
ROYAL FERN LANE
Overlay
PHASE 3
19 LOTS
±5.2 AC
RESERVE "F" ±1.5 ACRES
WINTERBOURNE DRIVE
PHASE 4
29 LOTS
±7.7 AC
BANYAN DRIVE
MAHOGANY DRIVE
SIENNA GLEN
MAPLE CREST DRIVE
CARDENIA LANE
RESERVE "C"
±0.7 ACRES
Incentive District #2
(Shaded)
30.5 AC
SAGE HILL DRIVE
DOUGLASS CT
RESERVE "B"
±6.0 ACRES
PHASE 2
73 LOTS
±25.8 AC
OFFSITE
±0.632 AC
12983
RESERVE "A"
±12.9 ACRES
GRAPHIC SCALE


PHASE 7
21 LOTS
±7.2 AC
CEDAR CREEK COURT
RESERVE "I"
±0.2 ACRES
RESERVE "G"
±0.2 ACRES
Overlay
PHASE 5
34 LOTS
±18.0 AC
RESERVE "H"
±3.9 ACRES
PHASE 6
21 LOTS
±6.4 AC
SILVER PINE LANE
ROYAL TERN LANE
PHASE 4
29 LOTS
±7.7 AC
BANYAN DRIVE
YELKO LA LANE
RESERVE "F" ±1.5 ACRES
WINTERBOURNE DRIVE
PHASE 3
19 LOTS
±5.2 AC
RESERVE "D" ±1.7 ACRES
MAHOGANY DRIVE
SIENNA GLENN DRIVE
MAPLE CREST DRIVE
GARDENIA LANE
RESERVE "E"
±0.4 ACRES
Incentive District #4
(Shaded)
RESERVE "C"
±0.7 ACRES
DOUGLASS CT
PHASE 1
66 LOTS
±30.3 AC
RESERVE "B"
±6.0 ACRES
12983
RESERVE "A"
±12.9 ACRES
PHASE 2
73 LOTS
±25.8 AC
OFFSITE
±0.632 AC
RESERVE "B"
±6.0 ACRES
MAGNOLIA LEASE LINE
WINTERBROOKE PLACE
TAKEDOWN 3
1:1


Incentive District #5
(Shaded)
PHASE 7
21 LOTS
±7.2 AC
CEDAR CREEK COURT
RESERVE "I"
±0.2 ACRES
RESERVE "G"
±0.2 ACRES
PHASE 5
34 LOTS
±18.0 AC
RESERVE "H"
±3.9 ACRES
PHASE 6
21 LOTS
±6.4 AC
SILVER PINE LANE
ROYAL FERN LANE
PHASE 3
19 LOTS
±5.2 AC
RESERVE "F" ±1.3 ACRES
RESERVE "D" ±1.3 ACRES
PHASE 4
29 LOTS
±7.7 AC
BANYAN DRIVE
Overlay
MAHOGANY DRIVE
SIENNA GLENN DRIVE
GARDENIA LANE
MAPLE CREST DRIVE
MAGNOLIA LEAF LN
SAGE HILL DRIVE
DOUGLASS CT
RESERVE "C"
±0.7 ACRES
RESERVE "E"
±0.6 ACRES
PHASE 1
66 LOTS
±30.5 AC
17983
RESERVE "A"
±12.9 ACRES
RESERVE "B"
±6.0 ACRES
PHASE 2
73 LOTS
±25.8 AC
OFFSITE
±0.632 AC
RESERVE "B"
±6.0 ACRES
PEACHTOWN ROAD
WINTERBROOKE PLACE
TAKEDOWN #1
GRAPHIC SCALE

From:	R Thomas Homan
To:	Justin Nahvi; Alycia Ballone; David M. Efland; Bill Ferrigno; Natalia Harris
Cc:	Daniels Gregory
Subject:	Fwd: Residential TIF
Date:	Thursday, June 10, 2021 10:43:23 AM
Attachments:	image001.png

FYI

Sent from my iPhone

Begin forwarded message:

From: emily_hatfield <emily_hatfield@olsd.us>
Date: June 10, 2021 at 10:21:57 AM EDT
To: mark_raiff <mark_raiff@olsd.us>, R Thomas Homan <rthoman@delawareohio.net>
Cc: julie_wagner-feasel <julie_wagner-feasel@olsd.us>
Subject: Re: Residential TIF

Warning! This message was sent from outside your organization and we are unable to verify the sender.

Good morning.
I have the same concerns Mr. Raiff expressed. The district doesn't generally support residential TIFs for the reasons already stated.

Thank you,
EMILY HATFIELD, MBA
Treasurer/CFO

Olentangy Administrative Offices
7840 Graphics Way
Lewis Center, OH 43035
T: 740.657.4043
olentangy.k12.oh.us

From: mark_raiff <mark_raiff@olsd.us>
Sent: Thursday, June 10, 2021 7:51:26 AM
To: R Thomas Homan <rthoman@delawareohio.net>
Cc: emily_hatfield <emily_hatfield@olsd.us>; julie_wagner-feasel <julie_wagner-feasel@olsd.us>
Subject: RE: Residential TIF
Good Morning Tom,

I understand your need to move forward on this but I have to at least state my objection that this type of TIF is not good for our district. The housing development will

yield a large number of students that will come with a high cost to educate. I know we can't do anything about it but I at least have to state my concerns for now and the future.

MARK T. RAIFF
Superintendent

Olentangy Administrative Offices
7840 Graphics Way
Lewis Center, OH 43035
T: 740.657.4050
olentangy.k12.oh.us
logo

From: R Thomas Homan <rthoman@delawareohio.net>
Sent: Wednesday, June 9, 2021 5:18 PM
To: mark_raiff <mark_raiff@olsd.us>
Cc: Kyle Kridler <kkridler@delawareohio.net>; Natalia Harris <nharris@delawareohio.net>; Justin Nahvi <jnahvi@delawareohio.net>; Daniels, Gregory R. <greg.daniels@squirepb.com>
Subject: Residential TIF

CAUTION: This email originated from outside of the OLSD mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mark,

This follows conversations we had earlier in the year about a residential TIF in the Peachblow Rd. area. I wanted to let you know that we're moving forward with legislation on this and that a notice to the OLSD Board was sent out today per the ORC. You'll see that it's proposed as a 70/30, and my projection is that it will be in place for less than the allotted 10 years.

After you've had a chance to read over the ordinance, feel free to call with any questions.

Thanks.

Tom

R. Thomas Homan, ICMA-CM
City Manager

Delaware, Ohio

Phone: 740-203-1010

EST 1808
CITY OF
DELAWARE
OHIO

MEMORANDUM

TO: R. Thomas Homan, City Manager
CC: Justin Nahvi, Finance Director
FROM: Alycia Ballone, Budget & Management Analyst
DATE: June 10, 2021
RE: Winterbrooke TIF

The proposed Winterbrooke TIF includes reimbursement of several elements to the developer:

- **Phase 1.** This consists of approximately 1,150 feet of roadway. The estimated completion date is 2022 with a total cost estimate of $1,465,530.
- **Phase 2.** This consists of approximately 1,416 feet of roadway. The total estimated cost for this is $2,229,419.
- **Peachblow Road round-a-bout.** Total approximate cost is $358,000.
- **Ensign Road connection and easement fee to OhioHealth.** Approximate cost is $491,300.
- **Land dedicated by developer as public right of way.** This is at $55,000 per acre for an estimated cost of $487,850.

A reimbursement of 50% would be made for all the above items except Phase 2.

To incentivize the completion of Phase 2, the City has offered a tiered reimbursement plan based on completion year. If Phase 2 is completed in:

- 2022, the reimbursement would be 100% or approximately $2,229,419. (Scenario I)
- 2023, the reimbursement would be 75% or approximately $1,672,064. (Scenario II)
- 2024, the reimbursement would be 50% or approximately $1,114,710. (Scenario III)

The proposed TIF would be a 10-year 70/30 TIF. Projections show this TIF could potentially expire before the ten years. The bullet points below show projected TIF expiration dates based on each scenario for Phase 2.

- Scenario I: Projected TIF Expiration in 2028
- Scenario II: Projected TIF Expiration in 2027
- Scenario III: Projected TIF Expiration in 2026

Phase/Item	Estimated Cost	Year Complete	Reimbursement (%)	Reimbursement ($)
Phase I	$ 1,465,530	2022	50%	$ 732,765
Phase II - Scenario I	$ 2,229,419	2022	100%	$ 2,229,419
Phase II - Scenario II	$ 2,229,419	2023	75%	$ 1,672,064
Phase II - Scenario III	$ 2,229,419	2024	50%	$ 1,114,710
Peachblow Rd Round-a-Bout				$ 179,000
Ensign Rd Connection & OhioHealth Easement				$ 245,650
Dedicated ROW				$ 487,850

Interest will accrue on outstanding amount of reimbursements at a rate equal to 5.5% commencing upon the completion of each phase for the reimbursements for that Phase.

Scenario	City Share (Less Interest)	Projected TIF Expiration
If Phase II is completed in 2022	$ 3,874,684	2028
If Phase II is completed in 2023	$ 3,317,329	2027
If Phase II is completed in 2024	$ 2,759,975	2026

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	June 14, 2021
SUBMITTED BY:	Elaine McCloskey,City Manager Office
ITEM TYPE:	Staff Reports
AGENDA SECTION:	**CITY MANAGER'S REPORT**
SUBJECT:	Update
SUGGESTED ACTION:	

ATTACHMENTS:

city managers report 20210614.pdf
June.pdf
2020 DFD Annual Report.pdf

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: June 14, 2021

---

1. **Calendar**
   See Attached

2. **Annual 2020 Fire Department Report**

June

2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 Civil Service 3pm Planning 6:30 pm	3	4	5
6	7 Council Work Session 6:30 pm	8 Parks and Rec Advisory Board Meeting 6:30 pm	9 BZA 6:30 pm	10	11	12
13	14 Council 7 pm	15	16	17	18	19
20	21 Parking and Safety 6 pm	22 Shade Tree 6:30 pm	23 HPC 6:30	24	25	26
27	28 City Council 7pm	29	30			

2020 Annual Report



Fire Department

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To Our Community

Dear Residents:

I would like to thank our community, our great firefighters, the City of Delaware staff, and City Council, for another year of continued development in the services we provide. As we begin 2021, I believe we can look back at 2020 as one of the most unusual and challenging years in modern history. With the COVID-19 Pandemic, it was necessary for our organization and City to dynamically change our priorities, goals, and operations. As part of the County Fire Chiefs Association, we implemented our Mass Casualty SOP and Public Health Emergency plan. Our Department also made some operational changes to limit the exposure of our personnel at Station 301 and 302. Station 301 transitioned to a fire only station and Station 302 became an EMS only station. The purpose was to limit the potential exposure of our personnel from the pandemic while ensuring services to our busiest area was covered. This did result in an increase of our response times for a two-month period-of-time. With the shutdown of many of our businesses in the community, and the projected increase in demand for medical transport and service due to the pandemic, some of our 40-hour personnel were transitioned to a 24-hour shift to provide additional staffing for operations.

As a result of COVID-19 and the urging of citizens to prevent the overloading of the EMS providers and local hospital, our demand for services saw a decrease in responses in 2020. The demand for emergency responses decreased by 5% for a total of 6,048 responses. We saved 99.92 percent of all property involved in a fire. Credit for this save rate goes to the great work done every day by our fire officers and firefighters continuously working to protect our community. They totaled more than 20,296 hours training in areas that included fire suppression, officer development, emergency medical, hazardous materials, and technical rescue.

Our FIRST Program continued to meet the needs of our community. This is a partnership with SourcePoint that began in 2013. FIRST links residents to programs that can assist them with non-emergency care, instead of calling 911. In 2018, we expanded our service to include those in need under 55 years of age. The needs of these people are completely different than those 55 and older. In the FIRST Program overview within this report, we have a great example of the success and difference our program is making in our community.

Our focus on education, engineering, and enforcement to address and reduce risks also changed. Much of our work focused on the use of social media, specifically our Twitter account. We integrated new technologies along with social media to share educational messages and engage with the residents we serve. In June businesses began to reopen and we provided support and guidance to assist with meeting the new health requirements while meeting the fire safety guidelines. Through our enforcement of fire codes, we conducted over 913 primary fire inspections and, through great community efforts, no citations were issued.

Your fire department is committed to providing you a safe life year after year. We ask you to assist us by taking steps to protect you and your family, including ensuring that you have operating smoke detectors.

Always in Fire and Life Safety

John L. Donahue

John L. Donahue
Fire Chief

Leadership Staff

Administration



John L. Donahue
Fire Chief



John Hall
Captain-Administration



Jennifer Klemanski
Administrative Assistant



Doug Kroon Van Diest
Data/GIS Technician

Captains



Dan Lobdell
Unit #1



Jeremie Barr
Unit #2



Tim Pyle
Unit #3



Jim Oberle
Professional Development



Alan Matteson
EMS

Lieutenants

	Unit #1	Unit #2	Unit #3	Risk Reduction
St 301	Matt Kasik	Dave Coleman	Pete Gomia	Bill Jones
St 302	Clint Archangel	Jarrod Lilly	Craig Minister	
St 303	Eric Wells	Chris Neading	Zach Schaeffer	
St 304	Joe Jones	Jason Rodocker	Erik Zierden	



















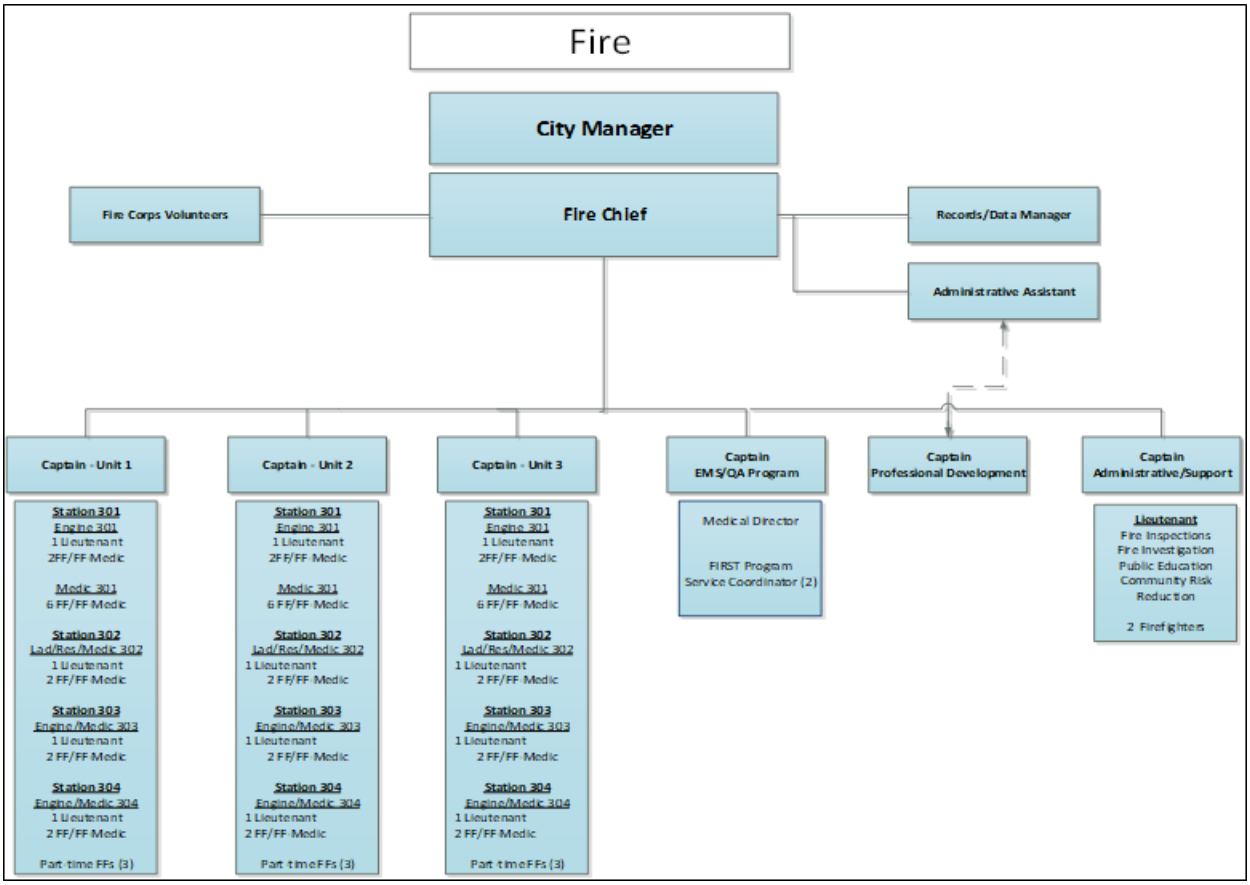








Organizational Structure





Milestones

COVID-19 Pandemic (March 16, 2020)





May - Hayes High School Graduation – Delaware FD supported the student's graduation





May – OhioHealth Nurses and Staff – Clap-off and appreciation

December - Firefighters receive COVID Vaccinations

Memorial Day Recognition-Willowbrook @ Delaware Run – Drive-by



Second Ward Community Initiative (June 10, 2020)



Awards

Letter of Commendation

FF John Wells
FF Tim Garwood
FF Lantz Kehlmier

Years of Service Award

Recognized in February 2020-Due to COVID restrictions, there was not an appreciation breakfast.

20 Years of Service
Lt. Pete Gomia
Captain Tim Pyle

15 Years of Service
FF Joe Murphy

10 Years of Service
Lt. Joe Joes

5 Years of Service
FF Jared Drenik
FF Luke Seiffert
FF Dylan Blythe
FF Mike Theisen
FF Ben Hagstad
FF Ryan Howard
FF Taylor VonLohr

Memorials

We continue to remember our retired Firefighters who have served the Delaware Fire Department and the City of Delaware.



In 2020 we were fortunate not to lose any of our retired Firefighters.





Each Memorial Day, Delaware Firefighters Local 606 places flags at our deceased firefighters' local grave sites to remember and honor them for the unselfish service that they provided to our community.

2020 Initiatives

Many initiatives and goals were delayed due to the restrictions resulting from the COVID-19 Pandemic.

City Strategic Goals

Safe City—Objective SC1.1 - Ensure a safe community by protecting people and property by continuing to implement the fire department's strategic plan.

Safe City—Objective SC1.2 - Ensure a safe community by protecting people and property by developing and instituting emergency management planning.

Safe City—Objective SC1.3 - Ensure a safe community by protecting people and property by a proactive approach to addressing problems and partnering with other agencies/organizations.

Safe City—Objective SC1.4 - Ensure a safe community by protecting people and property by providing internal and external education.

Safe City—Objective SC1.6 - Ensure a safe community by protecting people and property by using technology to help provide services.

2020 Supporting Projects

Department Strategic Plan Initiatives (2018-2022)

1. Update the department training program to accomplish the organizational mission and vision.
2. Improve the hiring and retention of Fire Department personnel.
3. Improve the response times from the current baseline (70%) to our desired benchmark (90%).
4. Improve Communication Processes/Systems.
5. Develop a staffing plan to meet the needs of the City and Fire Department based on growth.
6. Manage growth of the Department with the growth of the City.

Administrative Division Goals

1. Pursue International Accreditation by the end of 2nd Quarter 2020 (In Progress)
2. Request an ISO re-evaluation to make improvements with the insurance rating by 2nd Quarter 2020. (In Progress)
3. Conduct or participate in two emergency management exercises by December 2020. (Completed)
4. Pursue the completion of the goals and objectives established with the Strategic Plan to lead the Department through 2023. (In Progress)
5. Continue to build the Part-time program staffing to 3 personnel assigned to each shift. (In Progress)
6. Continue to pursue the update and modernization of a regional pre-hospital care system, including the increased reimbursement to the City. (In Progress)
7. Assist with the construction and implementation of Phase 1 Traffic Pre-Emption System. (In Progress)

Operations Division Goals

1. The total response time for the initial arriving fire apparatus for priority responses shall be 6 minutes and 20 seconds 90% of the time. (In Progress)
2. Focus on getting back to the basics and doing things right 100% of the time. (In Progress)
3. Work annually with the Buckeye Region American Red Cross to install 10-year smoke alarms in identified areas of the City. (Community Risk Reduction Plan) (In Progress)
4. Conduct an assessment of the Fire Inspection program to adjust the inspection schedule based on a risk assessment. (Community Risk Reduction Plan) (In Progress)
5. Continue to assess the needs of all ages and high frequency patients and link their needs to needed and available resources. (Community Risk Reduction Plan) (In Progress)
6. Continue to conduct site assessments at hazardous material sites primarily within the City and secondarily in Delaware County to gain familiarity and limit impact from a hazardous material spill. (Community Risk Reduction Plan) (In Progress)
7. Continue to identify and conduct site assessments and preplan at technical rescue sites to gain familiarity and limit impact of a rescue. (Community Risk Reduction Plan) (In Progress)

Professional Development Division Goals

1. That 75% of the annual minimum performance standards are completed by December 2020. (In-Progress)
2. Certified personnel complete a total of 16,000 training hours (250 hrs. annually/FF) by December 2020 (Completed)
3. To initiate an in-house EVOC program that encompasses all our apparatus/vehicle types. (In-Progress)
4. Finalize plans for a fire training grounds and potential costs. (In-Progress)

Risk Reduction Division Goals

1. That 100% of High and Ultra-High Risk properties receive a fire inspection by December 2020. (In-Progress)
2. That 90% of Low and Medium Risk properties receive an annual fire inspection by December 2020. (In-Progress)
3. Conduct company level fire inspections with each shift on a monthly basis. (Completed)
4. Develop and implement a school education program using the new inflatable house. (In-Progress)
5. Develop a means to increase the amount of citizens training in CPR. (In-Progress)
6. Identify means to improve the Department's community smoke detector program, including a way of measuring success. (In-Progress)
7. Update and ensure the pre-plan information contained in the RMS is up-to-date. (In-Progress)





Black History Month
Willis Educational Center
February 27, 2020

Fire Stations

Fire Station 301
99 S Liberty Street



Staffing:
Engine 301—3 Personnel
Medic 301—2 Personnel
Battalion 301—1 Personnel
EMS301—2 Personnel
(Based on staffing)

Fire Station 301

Incident Type	Incident Count	Total Loss	Total Value	Property Saved
Fire	50	$209,095	$206,652,023	99.90%
Rupture/Explosion	3			
EMS/Rescue	2,343			
Hazardous Condition	96			
Service Call	391			
Good Intent	161			
False Call	311			
Severe Weather	10			
Other	2			
Total	**3,367**	**$209,095**	**$206,652,023**	**99.90%**



Fire Station 302
683 Pittsburgh Drive



Staffing: Staffed by 3 Personnel
Ladder 302
Medic 302
Rescue 302

Fire Station 302

Incident Type	Incident Count	Total Loss	Total Value	Property Saved
Fire	11	$51,755	$55,066,000	99.91%
Rupture/Explosion	0			
EMS/Rescue	340			
Hazardous Condition	6			
Service Call	72			
Good Intent	13			
False Call	54			
Severe Weather	2			
Other				
Total	**498**	**$51,755**	**$55,066,000**	**99.91%**



Fire Station 303
1321 W Central Ave.



Staffing: Staffed by 3 Personnel
Quint 303
Medic 303

Fire Station 303

Incident Type	Incident Count	Total Loss	Total Value	Property Saved
Fire	23	$28,285	$122,114,225	99.98%
Rupture/Explosion	0			
EMS/Rescue	1190			
Hazardous Condition	32			
Service Call	253			
Good Intent	82			
False Call	166			
Severe Weather	3			
Other				
Total	**1,749**	**$28,285**	**$122,114,225**	**99.98%**



Fire Station 304
821 Cheshire Rd.



Staffing: Staffed by 3 Personnel
Engine 304
Medic 304

Fire Station 304

Incident Type	Incident Count	Total Loss	Total Value	Property Saved
Fire	12	$18,540	$23,383,933	99.92%
Rupture/Explosion				
EMS/Rescue	253			
Hazardous Condition	10			
Service Call	36			
Good Intent	39			
False Call	80			
Severe Weather	3			
Other				
Total	**433**	**$18,540**	**$23,383,933**	**99.92%**



Performance Management

PERFORMANCE REVIEW	2018	2019	2020	2020	% Year to Date	(+ / -)
	Actual	Actual	Projected	Actual	Budget	Projected for Year
Total number of incidents	6,252	6,359	6,741	6,048	89.72%	-10.28%
Fire	111	99	115	96	83.48%	-16.52%
Rupture/Explosion	3	5	4	3	75.00%	-25.00%
EMS	4,491	4,577	4,803	4,126	85.90%	-14.10%
Hazardous Conditions	158	168	178	144	80.90%	-19.10%
Service Calls	538	547	667	752	112.74%	12.74%
Good Intent	270	307	297	296	99.66%	-0.34%
False Calls	671	649	671	611	91.06%	-8.94%
Severe Weather	2	3	2	16	800.00%	700.00%
Other	8	4	4	4	100.00%	0.00%
Number of medical transports	2,900	3,101	3,132	2,722	86.91%	-13.09%
Narcan Administration	95	75	75	72	96.00%	-4.00%
Property Saved		98.9752%	99.4000%	99.9244%	100.53%	
Fire Loss		1,356,076	1,043,887	307,675	29.47%	
Property Values		132,328,532	105,018,813	407,216,181	387.76%	
Percent of priority calls w/ response within 6 min	70%	75%	75%	73%	97.41%	-24.35%
Percent working structure fires ERF of 15 FF within 10.33 minutes	240%	40%	75%	109%	145.45%	70.00%
# Structure Fires w/ EFR	5	4	10	12	120.00%	20.00%
# Structure with personnel and Times	12	10	8	11	146.67%	46.67%
Number of commercial inspections conducted	656	1,059	1,500	913	60.87%	-39.13%
Number of plans reviewed within five days	100%	100%	100%	100%	100.00%	100.00%
Number of fires greater than $10,000	9	10	11	8	72.73%	-27.27%
Number of fires of suspicious nature	1	0	4	1	25.00%	-75.00%
Hours of Training	16,561	15,789	16,000	20,296	126.85%	26.85%
Casualties	32	10	15	13	86.67%	-13.33%
# Civilian	7	2	3	2	66.67%	-33.33%
#Firefighter	25	8	12	11	91.67%	-8.33%
Social Media/Twitter Impressions	478,886	363,498	400,000	333,167	83.29%	-16.71%





Equipment

Fire Engine

A modern fire engine is usually a multi-purpose vehicle carrying 3-4 firefighters and equipment for a wide range of tasks. Most carry equipment such as ladders, pike poles, axes and cutting equipment, Halligan bars, self-contained breathing apparatus (SCBA), and general tools. A paramedic engine also carries medical equipment including cardiac defibrillators, respiratory equipment, medications, and trauma equipment.

Staffing: Minimum 3 Firefighters/EMT with at least 1 Firefighter/Paramedic
2020 Cost: $823,401 (Vehicle and equipment)
Years of Service: 15 Years front-line and 5 Years Reserve
Primary Function: Fire extinguishment, basic rescue



Ladder Truck

A ladder truck has several functions including rescue, ventilation, forcible entry, securing utilities, salvage, providing high level access, and elevated fire streams. Most are designed to reach a height of 100 feet vertically and are fitted with additional equipment in the platform itself, which includes a control panel, lighting equipment, a fixed water outlet or monitor, power outlets or compressed air outlets.

Staffing: Minimum 3 Firefighters
2018 Cost: $1,492,565 (Vehicle and equipment)
Years of Service: 20 Years-front line
Primary Function: Rescue, ventilation, forcible entry, securing of utilities, salvage operations, providing high level access and elevated water pump positions.



Paramedic Unit

The Paramedic Unit is a mini-emergency room on wheels equipped with a stretcher, bandages, medication, defibrillator and oxygen, and other things. The ambulance is equipped for advanced life support. Personnel are trained to handle any type of life-threatening emergency in the field. The objective is to stabilize and transport victims to the closest appropriate facility.

Staffing: Minimum of 2 paramedics
2018 Cost: $370,000 (Vehicle and equipment)
Years of Service: 8 Years front-line, 2 years Reserve
Primary Function: Medical care, treatment, stabilization, and transportation.



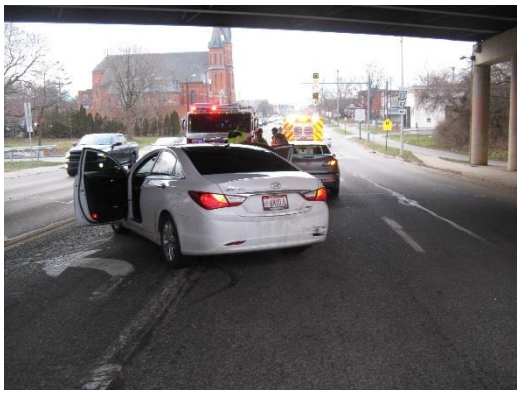
Emergency Responses

2020 Fire Loss Greater than $10,000						
Response Date	**Incident Type**	**Property**	**Total Loss**	**Property Value**	**% Saved**	**Incident Number**
01/31/2020 13:39	Vehicle Fire	Vehicle	$20,000	$54,000	62.96%	2000499
05/04/2020 19:44	Building fire	1-2 Family House	$35,000	$77,000	54.55%	2001959
09/07/2020 19:32	Building fire	1-2 Family House	$11,000	$611,000	98.20%	2004051
09/17/2020 06:44	Building fire	Warehouse	$70,000	$1,750,000	96.00%	2004224
10/02/2020 04:59	Building fire	Gas Station	$22,500	$190,500	88.19%	2004498
10/19/2020 12:51	Building fire	Manufacturer	$50,000	$26,991,000	99.81%	2004823
10/23/2020 07:21	Outside Equipment	Fairgrounds	$10,000	$40,000	75.00%	2004898



January 10 - Delaware Fire Department and mutual aid companies responded to a residential house fire in Delaware Twp. off of US 42.

Responses



January 12 - Motor vehicle crash E. William



February 10 – Motor vehicle crash @ Methesco



February 23 – House fire in Troy Twp.



February 27 – Dumpster fire



March 4 – Motor vehicle crash on Park Ave.



March 18 – Truck fire on Stratford Rd.



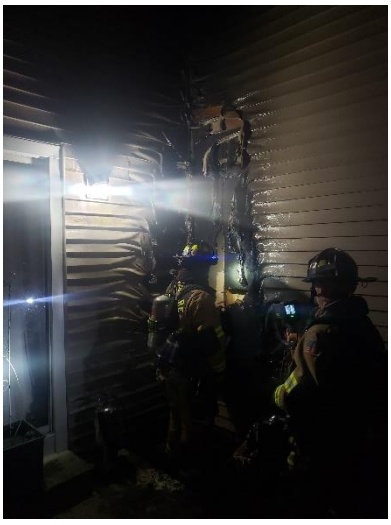
March 19 – Car into water retention pond



March 25 – Kitchen fire on Curtis St.



April 8 – House fire in Liberty Twp.



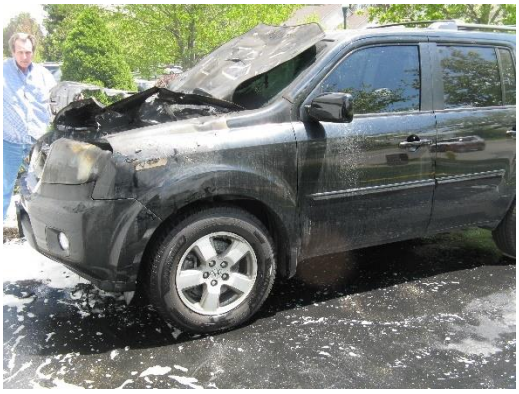
April 9 – Fire on Downing St.



April 14 – Garage fire on Stilson St.



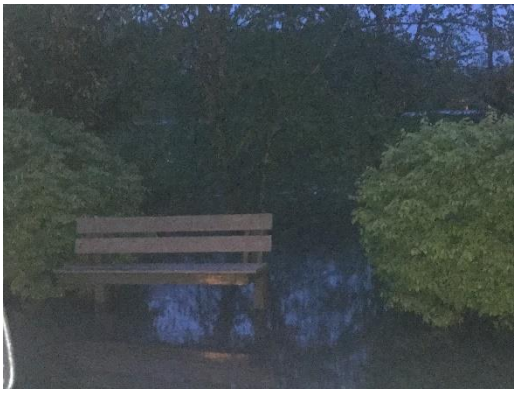
May 5 – House fire on Eaton St, Arson-Arrest



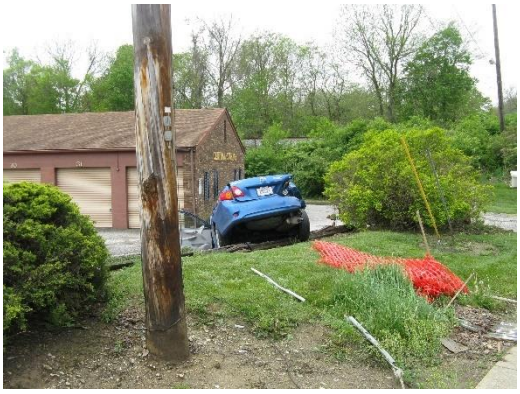
May 7 – Vehicle fire at residence on Beech Dr.



May 16 – Laundromat fire on S. Sandusky St.



May 19 – Flooding throughout City



May 20 – Motor vehicle crash, W. Central Ave.



May 28 – Fatal motor vehicle crash, US 23



May 30 – Fuel spill at Greenwood Lake



June 9 – Trash compactor fire, JEGS



June 10 – Exterior landscape fire into the building



July 3 – House fire in Scioto Twp.



July 18 – Motor vehicle crash on US 23



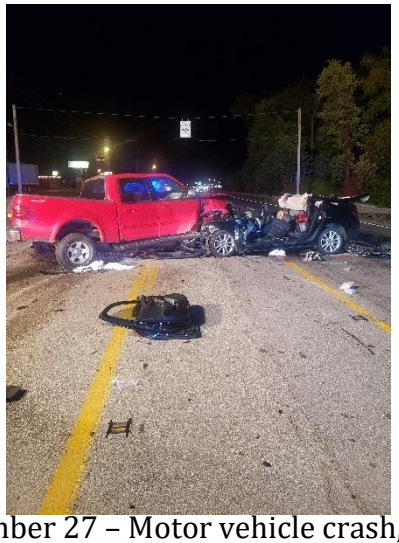
July 23 – Motor vehicle crash, SR 315



September 18 – Building fire, London Rd.



September 24 – Van fire Carson Farms



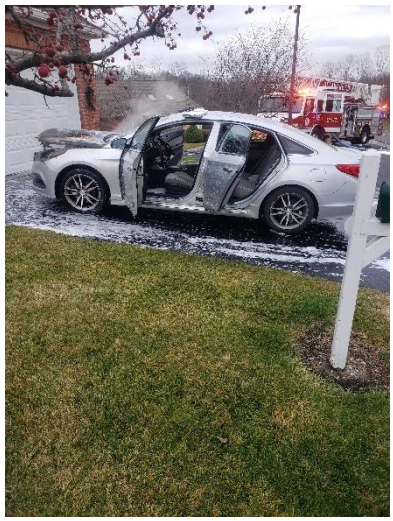
September 27 – Motor vehicle crash, US 23



October 2 – Gas monitoring shed fire

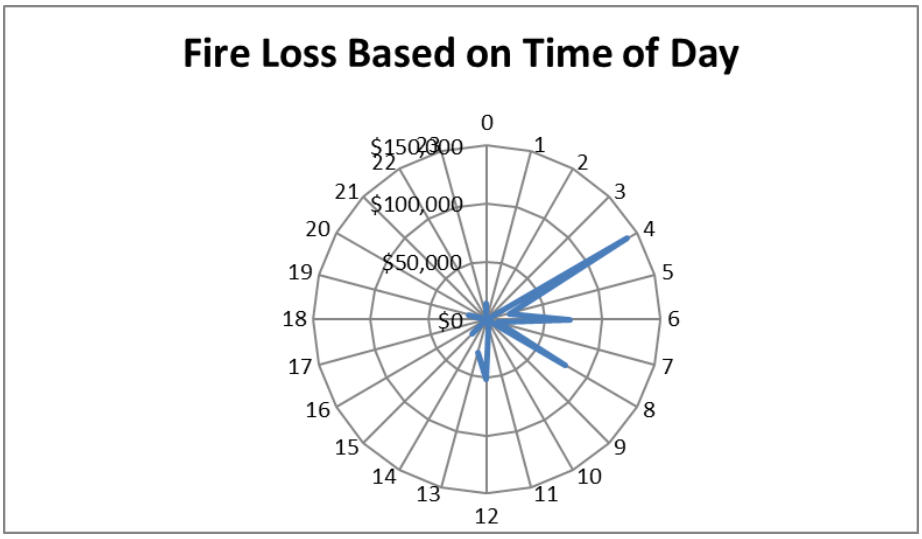


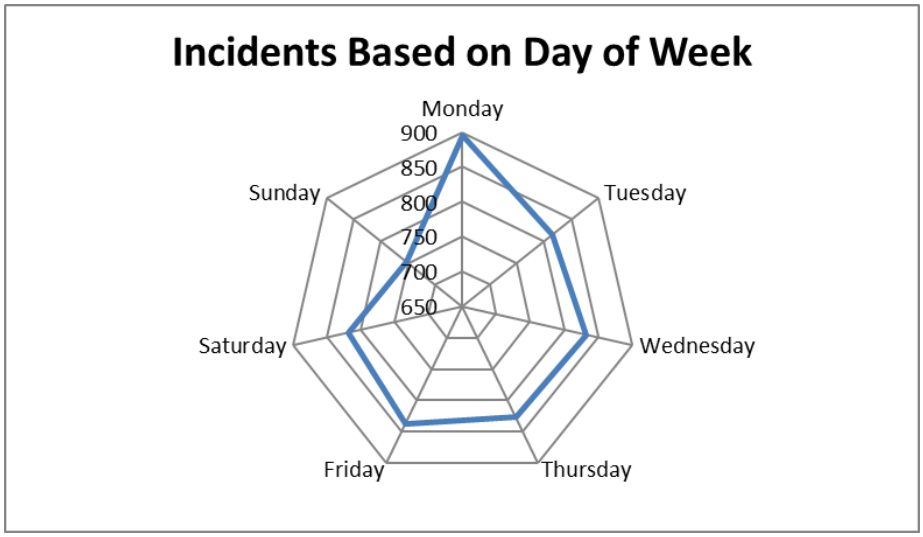
November 16 – Water rescue, CSX area

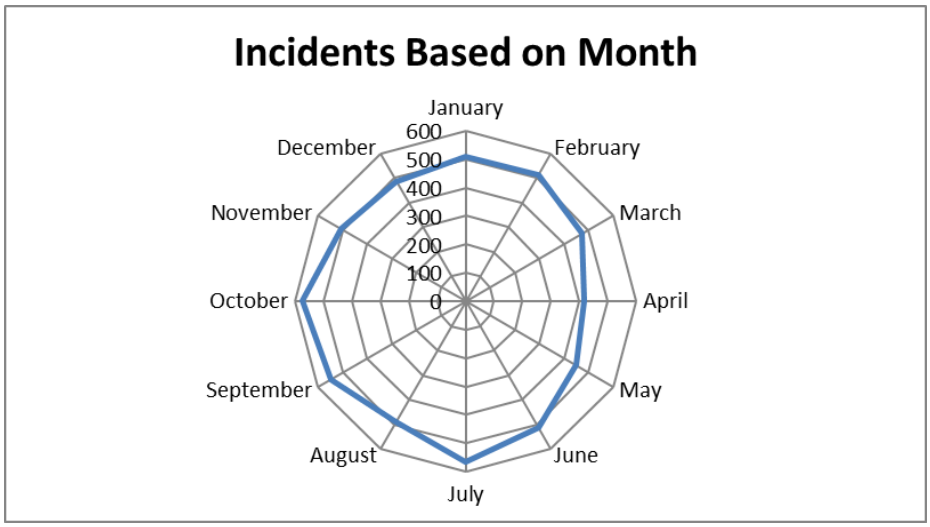


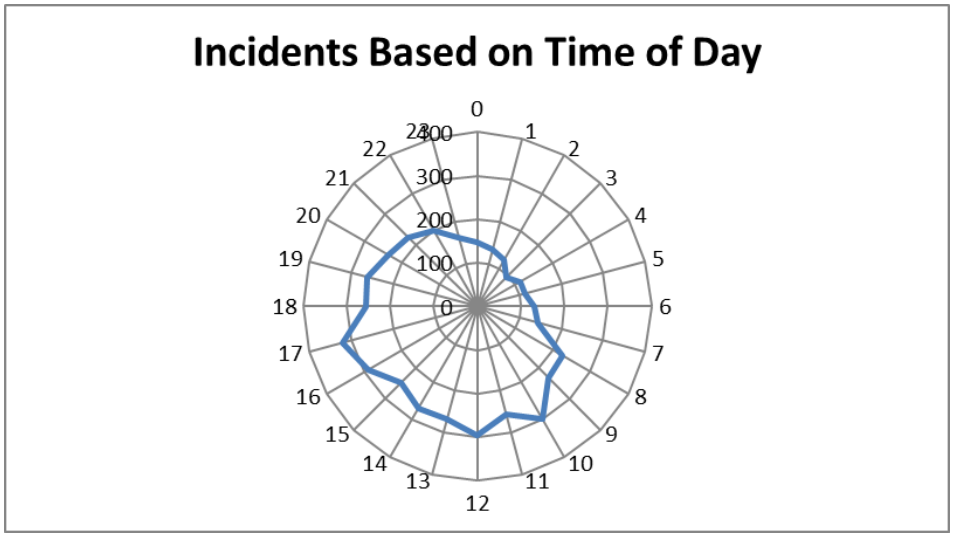
December 14 – Vehicle fire Trillium

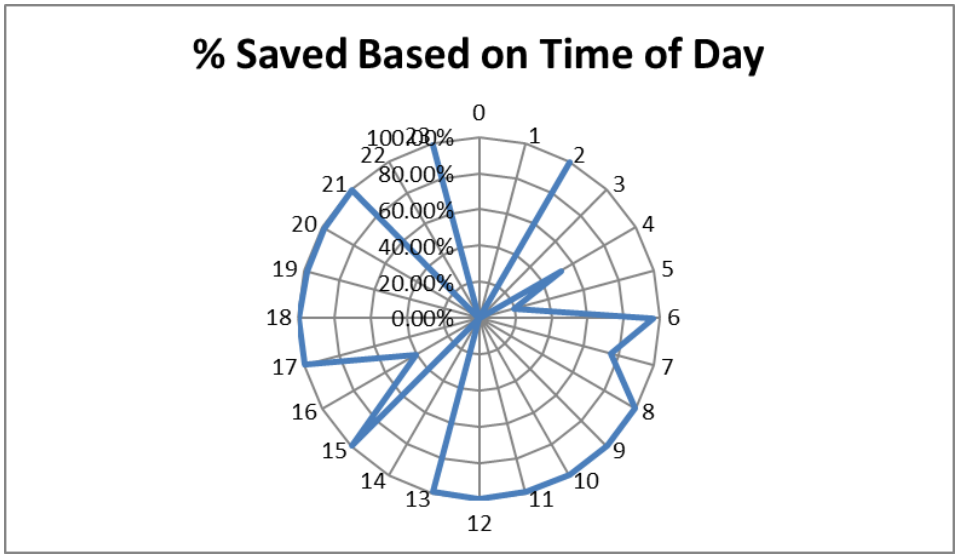
Incident Data








Incidents Based on Time of Day
0
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
400
300
200
100
0


% Saved Based on Time of Day
0
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
100.00%
80.00%
60.00%
40.00%
20.00%
0.00%

Standard of Cover

Why do so many fire trucks respond on fire and medical responses?

Different responses require different vehicles and personnel. The key is to ensure that the proper amount of personnel and resources arrive on-scene to support the initial operation. Below are two charts that show what is dispatched initially to a reported building fire. The first shows the types and amount of apparatus. The second chart shows how many personnel are needed and what each crew is responsible for. Below is a breakdown of our emergency medical responses. These responses are based upon and meet national standards.

For a reported building fire in the city, 3 engines, 1 ladder truck, 1 paramedic unit, and 1 Chief officer respond to the initial call. This provides 15 personnel initially to perform the functions identified. This requires the need for assistance from a neighboring Department, typically, Tri-Twp.

	Example	Engines	Ladders	Medics	Rescue	Chief	Special Units	Recall
Fire 1	**Aircraft**	3	0	2	1	1		
Fire 2	**Fire Alarm**	1	1	0	0	1		
Fire 3	**HR Fire Alarm**	2	1	0	0	1		
Fire 4	**Vehicle Fire**	1	0	0	0	0		
Fire 5	**Bomb Threat**	1	0	0	0	1		
Fire 6	**Structure Fire**	3	1	1	0	1		
Working Fire		1	1	1	0	1	Air Unit, Red Cross, Utilities	Recall 6
Fire 7	**HR Structure Fire**	4	2	1	0	2		
Working Fire		1	1	1	0	1	Air Unit, Red Cross, Utilities	Recall 6

Personnel - EFR	**Fire 1**	**Fire 2**	**Fire 3**	**Fire 4**	**Fire 5**	**Fire 6**	**Fire 7**
Incident Command/Documentation	1	1	1		1	1	1
Fire Attack (1st Engine)	3			3		3	3
Water Supply/Back-up Line (2nd Engine)	3					3	3
Rapid Intervention (3rd Engine)						3	3
Search and Rescue (1st Ladder)	3					3	3
Ventilation/Forcible Entry/Utility							3
Safety							1
Extrication (1st Rescue)	3						
Medical Assistance	6					2	3
Investigate		3	6				
Stand-By		3	3		3		3
Total Personnel	**19**	**7**	**10**	**3**	**4**	**15**	**23**

Risk Reduction

Type of Inspection	Year-to-Date
Complaint	23
Construction	21
Emergency Plan Reviews	2
Environmental Reviews	43
Fire/Tornado Drill	3
Meetings	68
Plan Review	43
Primary Inspections	913
Reinspection #1	414
Reinspection #2	126
Reinspection #3	23
SARA Inspections	1
Suppression/Alarm System	0





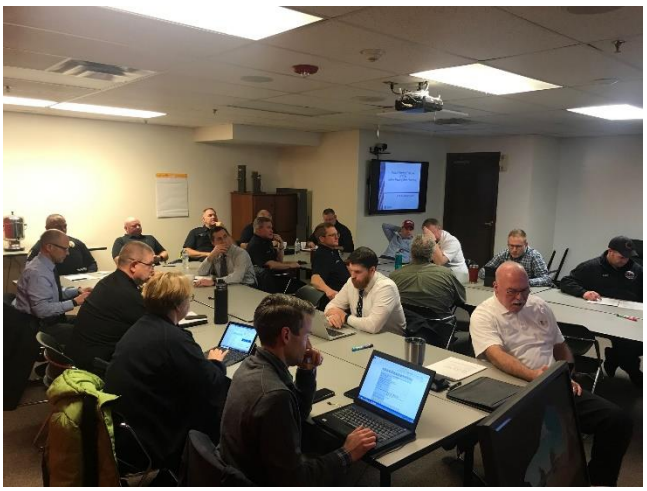
Delaware Fire Department participated in operation Santa Sleigh with several law enforcement and Fire/EMS agencies. The program brought Santa Claus to Nationwide Children's Hospital in a lighted procession.

Professional Development

20,296 Training hours completed in 2020



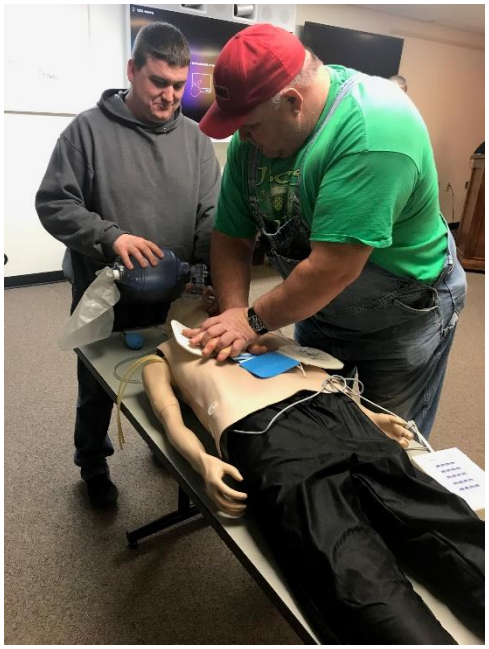
Ice Rescue Training



FEMA Active Aggressor Table-Top Exercise



Water Rescue Training



Advanced Cardiac Life Support Training

First in Residence Support Team (FIRST)

Community Paramedicine

FIRST is an innovative partnership between the Delaware Fire Department and SourcePoint. The services provided by the FIRST Program are broken down into two groups based on age; the Senior Program and the Under 55 Program. Service Coordinators follow-up with residents in need from referrals made by Firefighters, Police Officers, or the general public, and from statistics generated by reports. The Service Coordinators work hard to establish relationships with those in need, as many of these residents are protective of their situation which results in a time-consuming process.

The FIRST Senior (55 and over) Program helps local seniors stay independent and safe by providing access to home-based services and was funded through SourcePoint. Some of the services include:

- The expertise of highly trained professionals who specialize in aging
- Meals on Wheels
- Personal care and housekeeping
- Home chores and light housekeeping
- Handicap accessibility
- Adult day care
- Transportation assistance



The FIRST Under 55 Program helped residents of all ages and was funded through the Fire Department budget. Some of the services include linking patients up to the following services:

- Mental Health
- Addiction Services
- Managing Medical Conditions
- Behavioral Services
- Short/Long-Term Residence

FIRST Success Stories (Patient name has been changed)

During the time period of April 2018 through the end of 2020, Station 303 made several runs to a person with nonmedical emergencies. Through the FIRST Program, the patient needed more social services than medical emergencies. Captain Alan Matteson informed the Service Coordinator of the referral, at which time a review of the run logs showed a need for community service coordination.

Contact with the prospective client was initially done via phone calls to her. Without receiving an answer from numerous calls, a home visit was conducted. The individual was home where she lived alone in an apartment. She was non-ambulatory, and in need of in-home care, house cleaning, and financial assistance.

Our Service Coordinator contacted her case worker with PASSPORT and during the next several months was able to help her get increased in-home personal care and financial assistance. During the client's personal assessment, it was determined she had served in the US Armed Forces and may be eligible for veteran financial assistance.

It is normally the responsibility of the client to contact agencies where referrals for the client are made. However, in this instance, this Service Coordinator contacted the Delaware County Veterans Commission as the client did not have a vehicle and had limited financial resources to get to the agency. They were able to help get the client much of the assistance she needed, which along with the increased in-home care, ultimately led to no calls for several months, and only one recent call for a true medical emergency.

This case shows the care and support this program provides and the challenges of patients who have challenges of patients who are in need of real help, but don't know where to find it. The FIRST Program shows that positive outcomes can and have been achieved for patients with drug addiction and mental health issues.

Department Statements

The Mission Statement

The purpose of the Mission Statement is to answer the question "Why do we exist as an organization?" In 2007, a great deal of work and discussion was conducted by the Internal Stakeholders who developed a new Mission Statement. In 2017, this Mission Statement was reviewed and re-adopted by the Internal Stakeholders. The intentionally simplistic, yet meaningful statement is provided below:

Protection through preparedness and response,
delivered by the highest trained professionals

The Vision Statement

In addition to knowing who we are and understanding our beliefs, all successful organizations need to define where they expect to be in the future. After having established the organization's Mission, the next step was to establish a new vision of what the Delaware Fire Department should be in the future. Vision statements are built upon the framework of the Mission Statement.

Vision Statements provide targets of excellence that the organization will strive toward and provide a basis for their goals and objectives. The Internal Stakeholders completely rewrote our Vision Statement. Our new Vision Statement is designed to last us well into the future. Our vision will be met by continuing to understand our community needs and expectations and establishing goals and objectives to meet these needs and expectations. The following Vision Statement was developed for the Delaware Fire Department:

The Delaware Fire Department will be a progressive Fire Department
meeting the needs and expectations of the community.

Values

Establishing values embraced by all members of an organization is extremely important. Values recognize those features and considerations that make up the personality of the organization. The Stakeholders, who assembled for the Delaware Fire Department during the strategic planning process, felt it was absolutely necessary to declare the following statements as values for the organization.

Delaware Fire Department Values

- ***Commitment -*** We value a family atmosphere in which every member can grow personally and professionally towards providing an excellent level of service to our internal and external communities.
- ***Professionalism -*** Through dedicated and competent employees; we serve as honest stewards of the taxpayers' money and will never allow our integrity to become compromised.
- ***Respect -*** We value respect for each person as an individual, and an attitude that recognizes the worth of others, exhibiting compassion for those in need. We value diversity as strength for our organization and as a representative bond to our community.
- ***Teamwork -*** We believe in the value and promotion of teamwork within our organization and the community. We believe that through service as a cohesive and enthusiastic team, there is formidable strength, balance, and security.

With the completion of the Mission, Vision, and Values, the Delaware Fire Department established the operation of the organization. The Mission, Vision, and Values are the foundation of any successful organization. Every effort should be made to keep these current and meaningful so that the individuals who make up the organization are well guided by them in the accomplishment of the goals, objectives, and day-to-day tasks.

Our Pledge

Our pledge to our community is:

- *We will be ready.*
- *We will be there quickly.*
- *We will do our best to care for you.*
- *We will help you through your emergency.*


CITY OF
DELAWARE
1831
FIRE
DEPT.