PLANNED MIXED USE DEVELOPMENT TEXT
DELAWARE COUNTY FAIRGROUNDS
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

The Delaware County Fairgrounds has served the Delaware County and City of Delaware for many years as a year-round resource for many functions and uses. Beyond hosting the Delaware County Fair and the internationally recognized Little Brown Jug, the Fairgrounds serves the City, neighborhoods and County with its grounds and facilities. The grounds are used year-round.

The Development Plan and Text for the Delaware County Fairgrounds recognizes that this site, located in the City of Delaware and Delaware County (Troy Township), has served and is intended to serve as the home of the County Fair for many years to come. All of the uses, functions, and areas that are associated with the 10-15 days of the preparation, fair-time and disassembling of the County Fair within the Fairgrounds areas will continue.

The Development Plan and Text for the Delaware County Fairgrounds are planned to identify the uses, areas, and development standards of the Fairgrounds and facilities, beyond the week or two of the fair-times which will continue, but rather for the year-round functions and operations.

2. GENERAL DEVELOPMENT STANDARDS

A. Purpose and Intent. It is the intent of the Applicant to provide a planned development with high quality site improvements, architectural design, signage and amenities that are commensurate with the County Fair Grounds unique mix of uses now and in the future. This Development Text represents the zoning requirements for this development as agreed upon between the Applicant and the City. Portions of the planning area which are not currently within the city of Delaware are not subject to this zoning. However, should any of those areas be annexed in the future, they shall upon annexation be zoned in accordance with this text and plan upon request of the property owner.

B. Conformance with Codified Ordinances and City Policy. Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.

C. Limitations. Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.

D. Major Modifications. Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any major change in the use or occupancy other than those uses specifically listed in this text.
(2) Major change in the approved location of land uses and/or buildings and building sizes of more than 10%.

(3) Substantial alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and systems of pedestrian paths that result in a change in operating characteristics or character.

E. Minor Modifications. Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
(2) Any minor change to the use or occupancy of the structures onsite other than those uses specifically allowed in this text or any minor changes to the approved site layout.
(3) Minor alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and systems of pedestrian paths that result in a change in operating characteristics or character.
(4) Minor structural alterations that do not alter the overall design intent of the building.

F. Preliminary & Final Development Plan

(1) Any proposed buildings or major site plan changes require Final Development Plan approval by the Planning Commission and City Council. The Preliminary Plan submitted with this zoning text , once approved, shall be the official Preliminary

Plan for the Fair Grounds and may need to be amended from time to time to account for unanticipated major changes.

G. Tree Removal and Replacement. Tree removal and replacement shall meet all requirements of Chapter 1168 along with the following replacement schedule:

(1) Trees in poor condition shall not be replaced (dead, damaged or diseased).
(2) Trees in fair condition shall be replaced at 50%.
(3) Trees in good condition shall be replaced at 100%
(4) Ash trees shall not be replaced and must be removed from the site.
(5) Other tree species considered by the City Arborist to be a species of poor quality will be considered as such with a 0% replacement value.
(6) The schedule above shall be applied to the proposed Final Development Plan and tree survey for preservation and removal of trees. This shall be done prior to or concurrent with each Final Development Plan submission. Trees proposed to be permanently preserved shall be given credit based upon their caliper inches per the tree survey and the schedule above calculated against the total caliper inches proposed to be removed (again in accordance with the schedule above and the tree survey). If there remains a balance of caliper inches due, the applicant shall replant these on site and in addition to any required or proposed trees, or make a payment in lieu of replanting these at $100 per caliper inch, or any such combination that achieves a zero-balance due.

H. Fencing: Security fencing shall be allowed around the planning area and individual facilities.

I. Noise, Ordor, Lighting: The Fair Grounds unique uses require that noises, lighting, and odors consistent with it use are permitted. The property owner shall attempt to minimize impacts from these elements upon adjacent residential uses to the extent practical.

J. Cell towers and small cells: These shall be permitted uses and shall adhere to then current regulations, guidelines, and requirements of the city of Delaware.

K. Sexually Oriented Businesses and Uses: These uses are prohibited anywhere within the planning area.

L. Bikepath Easement: The property owner shall dedicate a bike path easement to the city of Delaware running generally north and south across the planning area and in conformance with Ordinance 18-117 and in a location acceptable to the city to allow it to connect bikepaths and pedestrian paths in the area and/or as planned. The city and applicant have discussed the requirement and general location for this path and determined that the west side of property separating the adjacent residential uses from the Fair Grounds uses is an appropriate general location. Some adjustment may be required in Sub Area 6 to account for existing trees, grade, and the planned connection point to the north. This pathway easement shall be dedicated to the city prior to permitting any future buildings or facilities and prior to granting of a final Certificate of

Occupancy for the currently under construction structure known as the 4H building as approved with Condition 7 in Ordinance 18-117 approving such structure.

M. Pennsylvania Ave. Sidewalk: In accordance with Ordinance 18-117 Condition 6, the Fair Grounds shall dedicate an easement and/or right-of-way for the construction of a sidewalk along Pennsylvania Ave. from Euclid Ave. west to the USA Reserve Training Center's east property line. This shall be dedicated at the same time as the bikepath easement noted above. Any future new buildings or improvements in Sub Areas 1-4 or 7 that require Development Plan Review shall require the construction of said sidewalk by the property owner.

1) Planning Area One – Junior Fair/ Agricultural Area

Planning Area One, which represents the Junior Fair and agricultural use areas for the Delaware County Fair, is generally located towards the southern and western portion of the Fairgrounds and is entirely located in the City. This area is planned as a multi-use, year-round, agricultural use, display, recreation, business, and educational area for the community.

As the center of the Junior Fair activities, this area offers a diversity of uses associated with Junior Fair, 4-H and FFA activities, farm animal boarding and displays, covered riding arenas, auctions and ceremonies, and shows and activities associated with 4-H functions. With the relatively broad range of existing buildings and spaces, the Junior Fair/ Agricultural Area offers opportunities for an expanded range of community meetings and gatherings, small concerts, business meetings as well as community gatherings, including wedding and graduation receptions. Further, with additional and enlarged facilities, Planning Area One may accommodate and even broader range of uses and events. Planning Area One is planned as one of the most active, year-round use areas in the Fairgrounds. The newly planned Agriculture Center Building and Covered Riding Arena each serve as the architectural and development standard for this area.

a) Permitted Uses: Agricultural business, displays, shows, education and recreation uses and structures, buildings and uses generally associated with the Junior Fair, livestock structures, riding arenas (indoor and outdoor), agricultural and livestock displays, auction facilities, offices, and accessory uses supporting these agricultural, fair, and special event uses. Community gatherings, indoor recreational uses, and facility event rental (such as for weddings, parties, and other events) are permitted.

b) Structures
   i) Setback along Public Rights-of-Way: 50'
   ii) Structure First Floor Area
      (1) Maximum first floor area: 100,000 s.f.

   iii) Structure Height
      (1) Maximum height: 80' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the

peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.

iv) Materials:
  (1) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers of similar composite materials).
  (2) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
    (a) Solar panels are permitted on the roof of structures.

v) Exterior Colors
  (1) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors.
  (2) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

c) SITE
  i) Site Engineering:
    (1) Infrastructure/ Utilities:
      (a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
      (b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and detention facilities shall comply with City of Delaware Engineering Standards and Specifications.
      (c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
      (d) Electric: All electric service lines within 50’ of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
      (e) Telecommunications: All telecommunications lines within 50’ of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
      (f) Other utilities: All other utility lines within 50’ of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.
    (2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.
    (3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other

appropriate material that is safe with the use of agricultural livestock and equipment.

(4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.

ii) Parking: The fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives, aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.

iii) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards. The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc. Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.

iv) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

2) <u>Planning Area Two – Merchants/ Coliseum Area</u>

Located near the southern and eastern side of the Fairgrounds and located entirely in the City, this area contains three of the older structures that featured commerce exhibits during the fair, the Coliseum, the Merchants Building, and the Arts and Crafts Building. Each of these buildings are actively used for fair displays and activities, as well as hosting various events over the remainder of the year.

In addition to the continued display uses during the fair, future upgrades to these buildings will generate a broader range of business and community meeting uses in these facilities.

Relative to the remainder of the fairgrounds, this area contains a substantial number of larger trees. Some additional open space in this Planning Area would provide some buffer and protection of these trees. This additional open space, with additional tree plantings would also provide an area of the fairgrounds for environmental displays as well as a shaded area for rest and relaxation.

a) Permitted Uses: Fairground structures and uses, buildings and uses generally featuring the display of local commerce, local government, parks and environmental displays, local arts and crafts, etc. This area also contains the current fairgrounds offices. Permitted uses also include commercial and retail uses that are featured in events through the times outside of fair week.

b) Structures
   i) Setback along Public Rights-of-Way: 50'
   ii) Structure First Floor Area
      1) Maximum first floor area: 40,000 s.f.

   iii) Structure Height
      (1) Maximum height: 50' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.
      (2) Material:
         (a) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers on similar composite materials).
         (b) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
         (c) Solar panels are permitted on roofs
      (3) Exterior Colors
         (a) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors..
         (b) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

   iv) Site Engineering:
      (1) Infrastructure/ Utilities:
         (a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
         (b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and

detention facilities shall comply with City of Delaware Engineering Standards and Specifications.

(c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.

(d) Electric: All electric service lines within 50' of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.

(e) Telecommunications: All telecommunications lines within 50' of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.

(f) Other utilities: All other utility lines within 50' of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.

(2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.

(3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment.

(4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.

v) Parking: The fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives, aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.

vi) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards.

Service areas visible from public roads of all facilities in Planning Area One shall be screened from view from the public road.

The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc.

Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.

vii) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

3) **Planning Area Three – Amusement Area**

This area is located south of the Track and Groundstand Area and north of the Merchants/Coliseum Area with only the southern portion located in the City (the northern portion is located in the County). The Amusement Area is generally an area without structures that primarily provides an open area for the location of amusement rides during fair week. This open area serves as a flexible area for other uses throughout the remainder of the year and provides space for community events, commerce and retail events and fitness competitions. The flexible open space offers tremendous opportunities for year-round use.

a) Permitted Uses: Amusement rides, carnival uses including games of chance, concessions, sales of materials, and food sales. Accessory uses include, during fair times, temporary camping uses, and support uses for agricultural, display, fair, and special event uses. During fair times, as well as time outside of fair week, permitted uses also include community events, athletic competitions and displays, retail sales and general support facilities for the other Planning Area uses of the fairground.

b) Structures
   i) Setback along Public Rights-of-Way: 50'
   ii) Structure First Floor Area
      (1) Maximum first floor area: 50,000 s.f.
   iii) Structure Height
   i) Maximum height: 50' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.

ii) Materials:
iii) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers on similar composite materials).
iv) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
(1) Solar panels are permitted on the roof of structures.
iv) Exterior Colors
(2) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors..
(3) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

b) SITE
i) Site Engineering:
(1) Infrastructure/ Utilities:
(a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
(b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and detention facilities shall comply with City of Delaware Engineering Standards and Specifications.
(c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
(d) Electric: All electric service lines within 50' of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
(e) Telecommunications: All telecommunications lines within 50' of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
(f) Other utilities: All other utility lines within 50' of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.
(2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.
(3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment.
(4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for

this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.

ii) Parking: The fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives, aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.

iii) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards. Service areas visible from public roads of all facilities in Planning Area Three shall be screened from view from the public road.The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc. Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.

iv) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

4) <u>Planning Area Four – Campground/ Open Space Areas</u>

This area is located north of the Junior Fair/Agricultural Area (Planning Area One) and is entirely located in the City.

a) Permitted Uses: Agricultural structures, campground facilities, outdoor riding arenas, agricultural and livestock displays, offices, and accessory uses supporting these agricultural, fair, and special event uses.

b) Structures
   i) Setback along Public Rights-of-Way: 50'
   ii) Structure First Floor Area

(1) Maximum first floor area: 30,000 s.f.

iii) Structure Height
(1) Maximum height: 40' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.

iv) Materials:
(1) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers on similar composite materials).
(2) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
(a) Solar panels are permitted on the roof of structures

v) Exterior Colors
(1) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors..
(2) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

c) Site
i) Site Engineering
(1) Infrastructure/ Utilities:
(a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
(b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and detention facilities shall comply with City of Delaware Engineering Standards and Specifications.
(c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
(d) Electric: All electric service lines within 50' of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
(e) Telecommunications: All telecommunications lines within 50' of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
(f) Other utilities: All other utility lines within 50' of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.
(2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and

maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.

(3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment

(4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.

ii) Parking: The fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.

iii) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards. The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc.
Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.

iv) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

5) <u>Planning Area Five -The Track and Grandstand Area</u>

This area is located north of the Amusement Area (Planning Area Three) and is entirely located in the County except for a small portion of the northeast area and extreme northern and western portion of the area that are located in the City. The Track and Grandstand Area includes the Grandstand and Track area, the horse barns, the Log Cabin, the Jug Barn, the

Jugette Barn, associated uses and maintenance areas, the horse training areas, and the internal drives connecting these facilities. While this area is recognized as the home of the Little Brown Jug, the Equestrian Area is, year-round, the most actively used area of the Fairgrounds, providing year-round horse boarding and training facilities.

a) Permitted Uses: The Track facilities, the Grandstand facilities, the horse barns and support facilities, the Brown Jug offices, year-round training facilities, support facilities for the racing uses, horse boarding and training facilities, offices, agricultural barns, camping facilities and accessory uses supporting these agricultural, fair, and special event uses.

b) Structures
   i) Setback along Public Rights-of-Way: 50'
   ii) Structure First Floor Area
      (1) Maximum first floor area: 100,000 s.f
   iii) Structure Height
      (1) Maximum height: 60' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.
   iv) Materials:
      (1) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers on similar composite materials).
      (2) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
         (a) Solar panels are permitted on the roof of structures.
   v) Exterior Colors
      (1) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors..
      (2) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

c) Site
   i) Site Engineering:
      (1) Infrastructure/ Utilities:
         (a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
         (b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and detention facilities shall comply with City of Delaware Engineering Standards and Specifications.

(c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
(d) Electric: All electric service lines within 50' of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
(e) Telecommunications: All telecommunications lines within 50' of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
(f) Other utilities: All other utility lines within 50' of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.

(2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.
(3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment.
(4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.

ii) Parking: The fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.
iii) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards.Service areas visible from public roads of all facilities in Planning Area One shall be screened from view from the public road. The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural

staging areas, etc. Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.

iv) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

6) <u>Planning Area Six – Motorplex Area</u>

This area is located north of the Track and Grandstand Area (Planning Area Five) and is entirely located in the City.

a) Permitted Uses: Permitted Uses: Buildings and uses generally associated with the motor sports featured at the fairgrounds, grandstands, warehouses and maintenance facilities, camping facilities, offices, and accessory uses supporting these agricultural, fair, and special event uses.

b) Structures
   i) Setback along Public Rights-of-Way: 50'
   ii) Structure First Floor Area
      (1) Maximum first floor area: 40,000 s.f.
   iii) Structure Height
      (1) Maximum height: 40' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.
      (2) Materials:
         (a) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers on similar composite materials).
         (b) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
            (i) Solar panels are permitted on the roof of structures.
      (3) Exterior Colors
         (a) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors..
         (b) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

c) Site
   i) Site Engineering:
      (1) Infrastructure/ Utilities:

(a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
(b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and detention facilities shall comply with City of Delaware Engineering Standards and Specifications.
(c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
(d) Electric: All electric service lines within 50' of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
(e) Telecommunications: All telecommunications lines within 50' of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
(f) Other utilities: All other utility lines within 50' of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.

(2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.
(3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment.
(4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.

ii) Parking: The fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.
iii) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standard

Service areas visible from public roads of all facilities in Planning Area One shall be screened from view from the public road. The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc. Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.

iv) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

7) <u>Planning Area Seven – Parking Area</u>

There are three parking areas located on the fairgrounds with two parking areas entirely in the City along Pennsylvania Avenue on the eastern and western perimeters of the fairgrounds. A third parking area is located east of the Track and Grandstand Area and is almost entirely located in the County except for the northern portion of the area.

a) Permitted Uses: Agricultural display uses, community events, athletic events, uses and structures associated with parking facilities, flea markets and other community retail events, entertainment uses and accessory uses supporting these agricultural, fair, and special event uses.

b) Structures
   i) Setback along Public Rights-of-Way: 50'
   ii) Structure First Floor Area
      (1) Maximum first floor area: 20,000 s.f.
   iii) Structure Height
      (1) Maximum height: 50' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.
      (2) Materials:
         (a) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers on similar composite materials).
         (b) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
            (i) Solar panels are permitted on the roof of structures.
         (c) Exterior Colors

(i) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors.
(ii) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

c) Site
  i) Site Engineering:
    (1) Infrastructure/Utilities
      (a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
      (b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and detention facilities shall comply with City of Delaware Engineering Standards and Specifications.
      (c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
      (d) Electric: All electric service lines within 50' of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
      (e) Telecommunications: All telecommunications lines within 50' of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
      (f) Other utilities: All other utility lines within 50' of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.
    (2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.
    (3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment.
    (4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.
  ii) Parking: The fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to

weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.

iii) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards.Service areas visible from public roads of all facilities in Planning Area One shall be screened from view from the public road.The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc. Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.

iv) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

ORDINANCE NO. 20-33

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR THE DELAWARE COUNTY COMMISSIONERS FOR THE DELAWARE COUNTY FAIRGROUNDS FROM R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) AND B-3 (COMMUNITY BUSINESS DISTRICT) TO R-3 AND B-3 PMU (PLANNED MIXED-USE OVERLAY DISTRICT) ON APPROXIMATELY 101 ACRES AND LOCATED AT 236 PENNSYLVANIA AVENUE.

WHEREAS, the Planning Commission at its meeting of June 3, 2020 recommended approval of a Rezoning Amendment for The Delaware County Commissioners for the Delaware County Fairgrounds from R-3 (One-Family Residential District) and B-3 (Community Business District) to R-3 and B-3 PMU (Planned Mixed Use Overlay District) on approximately 101 acres and located at 236 Pennsylvania Avenue (PC Case 2020-0400).

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

SECTION 1. That the Rezoning Amendment for The Delaware County Commissioners for the Delaware County Fairgrounds from R-3 (One-Family Residential District) and B-3 (Community Business District) to R-3 and B-3 PMU (Planned Mixed Use Overlay District) on approximately 101 acres and located at 236 Pennsylvania Avenue, is hereby confirmed, approved, and accepted with the following condition that:

1. Any new use(s) or any change of use(s) of any existing structure(s) or property shall require conformance to all provisions of the Development Text.

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 5 NAYS 0
ABSTAIN 1

PASSED: June 22, 2020 YEAS 5 NAYS 0
ABSTAIN 1

ATTEST: Elaine McCloskey
CITY CLERK

MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION/STAFF REPORT

CASE NUMBER: 2020-0400-0403
REQUEST: Multiple Requests
PROJECT: Delaware County Fairgrounds
MEETING DATE: June 3, 2020

APPLICANT/OWNER
Delaware County Agricultural Society
236 Pennsylvania Avenue
Delaware, Ohio 43015

REQUEST
2020-0400: A request by the Delaware County Commissioners for approval of a Rezoning Amendment for the Delaware County Fairgrounds from R-3 (One-Family Residential District) and B-3 (Community Business District) to R-3 and B-3 PMU (Planned Mixed Use Overlay District) on approximately 101 acres and located at 236 Pennsylvania Avenue.
2020-0401: A request by the Delaware County Commissioners for approval of a Conditional Use Permit allowing the Placement of a Mixed-Use Planned Overlay District (PMU) on the Delaware County Fairgrounds on approximately 101 acres zoned R-3 and B-3 PMU and located at 236 Pennsylvania Avenue.
2020-0402: A request by the Delaware County Commissioners for approval of a Preliminary Development Plan for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue.
2020-0403: A request by the Delaware County Commissioners for approval of two alley vacations for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue.

PROPERTY LOCATION & DESCRIPTION
The County Fairground encompasses approximately 101 acres within the City (the remainder of the Fairgrounds is located in the County) and is essentially located north of the Pennsylvania Avenue, south the of Shelbourne Forest Subdivision, east of the Shelbourne Forest Subdivision and Hayes Colony Subdivision and west of US 23. The majority of the Fairgrounds is zoned R-3 (One-Family Residential District) while the northeastern portion of the fairgrounds is zoned B-3 (Community Commercial District). The properties to the north are zoned R-2 PUD and R-4 in the City and PCD (Planned Commercial and Office District) in the County, the properties to the south are zoned R-3 and R-4 in the City, the properties to the east in the County are zoned PCD (Planned Commercial District) and FR-1 (Farm Residential District) and the properties to the west are zoned R-3 in the City.

BACKGROUND/PROPOSAL
The Delaware County Commissioners (Delaware County Fair Board) are proposing a Rezoning to a PMU with a conceptual masterplan to provide a guide for future development of the Fairgrounds. The Fairgrounds has served the Delaware County and City of Delaware for many years as a year-round resource for many functions and uses. Beyond hosting the Delaware County Fair and the internationally recognized Little Brown Jug, the Fairgrounds serves the neighborhoods, City and County with its grounds and facilities which are used year-round.
The Development Plan and Text for the Delaware County Fairgrounds recognizes that this site, located in the City of Delaware and in Delaware County (Troy Township), has served and is intended to serve as the home of the County Fair for many years to come. All of the uses, functions, and areas that are associated with the 10-15 days of the preparation, fair-time and disassembling of the County Fair within the Fairgrounds areas will continue. The Development Plan and Text for the Delaware County Fairgrounds are planned to identify the uses, areas, and development standards of the Fairgrounds and facilities, beyond the week or two of the fair-times which will continue, but rather for the year-round functions and operations. The fairgrounds are divided into seven planning areas. Additionally, the current zoning of the Fair Grounds for their unique set of uses is not appropriate or conducive to the site. Thus, the Applicant is following through on a required change of zoning to better reflect the longer-term plan and existing as well as future unique fair Ground Uses. Also, the County is proposing to construct the approximate 24,000 square foot 4H building this year that was approved by City Council in 2018 which requires the subject alley vacations.

STAFF ANALYSIS

- **ZONING:** The current R-3 and B-3 zoning of the Fairgrounds does not permit the majority of the current and proposed uses and the Rezoning to a PMU with Development Text, Conditional Use Permit and Preliminary Development Plan would permit the current and future uses proposed. Currently the majority of land uses within the Fairgrounds are considered legal non-conforming uses. In addition, two alleys are being vacated just north of Pennsylvania Avenue to advance the construction of the 4-H building. The Planning Commission and City Council would have to approve the Rezoning to PMU, Conditional Use Permit, Preliminary Development Plan and Alley Vacation.
- **GENERAL 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 the final technical review by the Engineering Department once a complete plan set is submitted for review for each subject phase prior to Final Development Plan approval.
- **ROADS AND ACCESS:** The access to the fairground will remain the same with access locations on Pennsylvania Avenue (multiple locations), North Liberty Street and US 23 North. Per the development text, the internal roadway network shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the Fire Department requirements. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject planning area.
- **PEDESTRIAN PATHS:** All pedestrian walks shall be paved with asphalt, concrete or masonry units such as pavers, brick, etc. per the approved development text. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment. In addition, the property owner shall dedicate a bike path easement to the City of Delaware running generally north and south across the planning area and in conformance with Ordinance 18-117 and in a location acceptable to the City and County Fair Board to allow it to connect bikepaths and pedestrian paths in the area and/or as planned. The City and County Fair Board have discussed the requirement and general location for this path and determined that the west side of property separating the adjacent residential uses from the Fairgrounds uses is an appropriate general location. Some adjustment may be required in Sub Area 6 to account for existing trees, grade, and the planned connection point to the north. This pathway easement shall be dedicated to the City prior to permitting any future buildings or facilities and prior to granting of a final Certificate of Occupancy for the currently under construction structure known as the 4H building as approved with Condition 7 in Ordinance 18-117 approving such structure. Also, in accordance with Ordinance 18-117 Condition 6, the Fairgrounds shall dedicate an easement and/or right-of-way for the construction of a sidewalk along Pennsylvania Avenue from Euclid Avenue west to the USA Reserve Training Center's east property line. This shall be dedicated at the same time as the bikepath easement noted above. Any future new buildings or improvements in Sub Areas 1-4 or 7 that require Development Plan Review shall require the construction of said sidewalk by the property owner.
- **UTILITIES:** Any new or existing utilities to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City Director of Utilities. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.
- **SITE CONFIGURATION:** The Fairgrounds would be divided into seven planning areas with development standards which includes permitted uses, structures requirements and site requirements per the approved development text. The Planning Areas are as follows (see attached exhibit):

  Planning Area One – *Junior Fair/Agricultural Area* – This area is located entirely in the City and generally located towards the southern and western portion of the Fairgrounds. This area represents the Junior Fair and agricultural use areas for the Delaware County Fair. This area is planned as a multi-use, year-round, agricultural use, display, recreation, business, and educational area for the community. As the center of the Junior Fair activities, this area offers a diversity of uses associated with Junior Fair, 4-H and FFA activities, farm animal boarding and displays, covered riding arenas, auctions and ceremonies, and shows and activities associated with 4-H functions. With the relatively broad range of existing buildings and spaces, the Junior

Fair/ Agricultural Area offers opportunities for an expanded range of community meetings and gatherings, small concerts, business meetings as well as community gatherings, including wedding and graduation receptions. Further, with additional and enlarged facilities, Planning Area One may accommodate and even broader range of uses and events. Planning Area One is planned as one of the most active, year-round use areas in the Fairgrounds. Finally, the newly planned Agriculture Center Building and Covered Riding Arena each serve as the architectural and development standard for this area.

Planning Area Two – *Merchants/Coliseum Area* – This area is located entirely in the City and is located near the southern and eastern side of the Fairgrounds. This area contains three of the older structures that featured commerce exhibits during the fair, the Coliseum, the Merchants Building, and the Arts and Crafts Building. Each of these buildings are actively used for fair displays and activities, as well as hosting various events over the remainder of the year. In addition to the continued display uses during the fair, future upgrades to these buildings will generate a broader range of business and community meeting uses in these facilities. Relative to the remainder of the fairgrounds, this area contains a substantial number of larger trees. Some additional open space in this Planning Area would provide some buffer and protection of these trees. This additional open space, with additional tree plantings would also provide an area of the fairgrounds for environmental displays as well as a shaded area for rest and relaxation.

Planning Area Three – *Amusement Area* – This area is located north of the Merchants/Coliseum Area (Planning Area Two) and only the southern portion of this area is located in the City (the northern portion is located in the County). The Amusement Area is generally an area without structures that primarily provides an open area for the location of amusement rides during fair week. This open area serves as a flexible area for other uses throughout the remainder of the year, having provided space for community events, commerce and retail events, and fitness competitions. The flexible open space offers tremendous opportunities for year-round use.

Planning Area Four – *Campground/Open Space Area* – This area is located north of the Junior Fair/Agricultural area (Planning Area One) and is entirely located within the City. The uses permitted include agricultural structures, campground facilities, outdoor riding arenas, agricultural and livestock displays, offices, and accessory uses supporting these agricultural, fair, and special event uses.

Planning Area Five – *The Track and Grandstand Area* – This area is located north of Amusement Area (Planning Area Three) and is almost entirely located in the County except for a small portion of the northeast area and extreme northern and western portion of this area which are located in the City. The Track and Grandstand Area includes the Grandstand and Track area, the horse barns, the Log Cabin, the Jug Barn, the Jugette Barn, associated uses and maintenance areas, the horse training areas, and the internal drives connecting these facilities. While this area is recognized as the home of the Little Brown Jug, the Equestrian Area is, year-round, the most actively used area of the fairgrounds, providing year-round horse boarding and training facilities.

Planning Area Six – *Motorplex Area* – This area is located north of the Track and Grandstand Area (Planning Area Five) and is entirely located in the City. The permitted uses and activities includes buildings and uses generally associated with the motor sports featured at the fairgrounds, grandstands, warehouses and maintenance facilities, camping facilities, offices, and accessory uses supporting these agricultural, fair, and special event uses.

Planning Area Seven -*Parking Areas* – There are three parking areas located within the Fairgrounds with two parking areas entirely located in the City along the Pennsylvania Avenue on the eastern and western perimeter of the fairgrounds. A third parking area is located east of the Track and Grandstand Area (Planning Area Five) and is almost entirely located in the County except for the northern portion of the area. Along with parking other permitted uses include agricultural display uses, community events, athletic events, uses and structures

associated with parking facilities, flea markets and other community retail events, entertainment uses and accessory uses supporting these agricultural, fair, and special event uses.

Any proposed buildings or major site plan changes require Final Development Plan approval by the Planning Commission and City Council. The Preliminary Plan submitted with this zoning text , once approved, shall be the official Preliminary Plan for the Fair Grounds and may need to be amended from time to time to account for unanticipated major changes.

- **PARKING:** The Fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.
- **TREE REMOVAL & REPLACEMENT:** Any tree removal and replacement as result of the proposed development shall meet all requirements of Chapter 1168 along with the following replacement and preservation schedule as approved in the development text: 1. Trees in poor condition shall not be replaced (dead, damaged or diseased); 2. Trees in fair condition shall be replaced at 50%; 3. Trees in good condition shall be replaced at 100%; 4. Ash trees, dead, damaged and diseased trees per the City Arborist shall not be counted toward replanting requirements. The County shall provide the location and size of qualified trees (6 caliper inches or larger) preserved, removed and replaced for each Final Development Plan. The applicant shall submit and the City shall review and approve an excel spreadsheet tabulating the current and future tree replacement counts to ensure an accurate running total for now and in the future.
- **LANDSCAPING & SCREENING**: Per the development text, new structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards. Also, service areas visible from public roads of all facilities in Planning Area One shall be screened from view from the public road. In addition, the Fair Board is committed to adding trees to the landscape of the Fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc. Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds. The subject landscape plans would need to be submitted during the Final Development Plan approval process and shall be approved by the Shade Tree Commission.
- **LIGHTING:** The Preliminary Development Plan does not identify any additional lighting but any proposed lighting in the subsequent Final Development Plans shall achieve compliance with the development text and zoning code and be approved by the Chief Building Official.
- **SIGNAGE:** The Preliminary Development Plan does not identify any ground signage. However, any ground signage and shall achieve compliance with the zoning code and the approved Gateways and Corridors Plan.
- **BUILDING DESIGN:** The intent of this regulation is for new structures and renovations and additions to existing structures to be consistent in materials, colors and roof structures of the approved development text for each planning area. To create a cohesive and unified design throughout the entire development, each building shall be consistent in overall design, color, material, and architectural pattern of the development text for each planning area as determined through the Final Development Plan review process.
- **ALLEY VACATION:** The owner is proposing to vacate three alley rights-of-way to achieve compliance with the building and zoning code in the construction of the 4H Building that was approved by City Council in December 2018. The two north/south alley rights-of-way are located on the eastern portion of Planning Area 7 fronting Pennsylvania Avenue. The third alley right-of-way is an east/west oriented right-of-way spanning Planning Areas 1 and 7 located just north of Pennsylvania Avenue. The County owns the land adjacent to the subject rights-of-way being vacated and would not have a negative impact on the adjacent owners. Also, there are not any public utilities and/or easements in the subject right-of-way from a City perspective. The vacation

of the alleys would allow the County to consolidate the parcels while relinquishing the City of alley right-of-way not being utilized.

- **CONDITIONAL USE PERMIT:** The proposed uses shall achieve compliance with the Conditional Use Permit requirements per the zoning code and of the approved development text.

STAFF RECOMMENDATION (2020-0400 – REZONING AMENDMENT)

Staff recommends approval of a request by Delaware County Commissioners for a Rezoning Amendment for the Delaware County Fairgrounds from R-3 (One-Family Residential District) and B-3 (Community Business District) to R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue, with the following condition that:

1. Any new use(s) or any change of use(s) of any existing structure(s) or property shall require conformance to all provisions of the Development Text.

STAFF RECOMMENDATION (2020-0401 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by the Delaware County Commissioners for a Conditional Use Permit allowing the Placement of a Mixed-Use Planned Overlay District (PMU) on the Delaware County Fairgrounds on approximately 101 acres zoned R-3 and B-3 PMU and located at 236 Pennsylvania Avenue.

STAFF RECOMMENDATION (2020-0402 – PRELIMIMARY DEVELOPMENT PLAN)

Staff recommends approval of a request by Delaware County Commissioners for a Preliminary Development Plan for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue, with the following conditions that:

1. 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 the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. Any new or existing road(s) to be constructed and/or widened within the development shall comply with the development text. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.
3. Any new or existing utilities to be constructed and/or extended within the development shall comply with the development text. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.
4. Any new building shall achieve compliance with the design standards of the approved development text.
5. Any tree removal shall comply with Chapter 1168 Tree Preservation Regulations along with the approved development text.
6. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.
7. Any lighting plans shall be reviewed and approved by the Chief Building Official.
8. Any signage shall achieve compliance with minimum zoning code requirements and the adopted Gateways and Corridor Plan.
9. The property owner shall dedicate a bike path easement to the City of Delaware running generally north and south across the planning area and in conformance with Ordinance 18-117 and in a location acceptable to the City and County Fair Board to allow it to connect bike paths and pedestrian paths in the area and/or as planned. The City and County Fair Board have discussed the requirement and general location for this path and determined that the west side of property separating the adjacent residential uses from the Fair Grounds uses is an appropriate general location. Some adjustment may be required in Sub Area 6 to account for existing trees, grade, and the planned connection point to the north. This pathway easement shall be dedicated to the city prior to permitting any future buildings or facilities and prior to granting of a final Certificate of Occupancy for the currently under construction structure known as the 4H Building as approved with Condition 7 in Ordinance 18-117 approving such structure.

10. In accordance with Ordinance 18-117 Condition 6, the Fair Grounds shall dedicate an easement and/or right-of-way for the construction of a sidewalk along Pennsylvania Avenue from Euclid Avenue west to the USA Reserve Training Center's east property line. This shall be dedicated at the same time as the bike path easement noted above. Any future new buildings or improvements in Sub Areas 1-4 or 7 that require Development Plan Review shall require the construction of said sidewalk by the property owner.

STAFF RECOMMENDATION (2020-0403– ALLEY VACATION)

Staff recommends approval of a request by Delaware County Commissioners for approval of two alley vacations for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue, with the following condition that:

1. The owner shall record the alley vacation plats at the County Recorder's office prior to final occupancy permit of the 4-H Building.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 5/27/20
REVISED:

PLANNED MIXED USE DEVELOPMENT TEXT
DELAWARE COUNTY FAIRGROUNDS
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

The Delaware County Fairgrounds has served the Delaware County and City of Delaware for many years as a year-round resource for many functions and uses. Beyond hosting the Delaware County Fair and the internationally recognized Little Brown Jug, the Fairgrounds serves the City, neighborhoods and County with its grounds and facilities. The grounds are used year-round.

The Development Plan and Text for the Delaware County Fairgrounds recognizes that this site, located in the City of Delaware and Delaware County (Troy Township), has served and is intended to serve as the home of the County Fair for many years to come. All of the uses, functions, and areas that are associated with the 10-15 days of the preparation, fair-time and disassembling of the County Fair within the Fairgrounds areas will continue.

The Development Plan and Text for the Delaware County Fairgrounds are planned to identify the uses, areas, and development standards of the Fairgrounds and facilities, beyond the week or two of the fair-times which will continue, but rather for the year-round functions and operations.

2. GENERAL DEVELOPMENT STANDARDS

A. Purpose and Intent. It is the intent of the Applicant to provide a planned development with high quality site improvements, architectural design, signage and amenities that are commensurate with the County Fair Grounds unique mix of uses now and in the future. This Development Text represents the zoning requirements for this development as agreed upon between the Applicant and the City. Portions of the planning area which are not currently within the city of Delaware are not subject to this zoning. However, should any of those areas be annexed in the future, they shall upon annexation be zoned in accordance with this text and plan upon request of the property owner.

B. Conformance with Codified Ordinances and City Policy. Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.

C. Limitations. Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.

D. Major Modifications. Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any major change in the use or occupancy other than those uses specifically listed in this text.
(2) Major change in the approved location of land uses and/or buildings and building sizes of more than 10%.

(3) Substantial alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and systems of pedestrian paths that result in a change in operating characteristics or character.

E. Minor Modifications. Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
(2) Any minor change to the use or occupancy of the structures onsite other than those uses specifically allowed in this text or any minor changes to the approved site layout.
(3) Minor alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and systems of pedestrian paths that result in a change in operating characteristics or character.
(4) Minor structural alterations that do not alter the overall design intent of the building.

F. Preliminary & Final Development Plan

(1) Any proposed buildings or major site plan changes require Final Development Plan approval by the Planning Commission and City Council. The Preliminary Plan submitted with this zoning text, once approved, shall be the official Preliminary

Plan for the Fair Grounds and may need to be amended from time to time to account for unanticipated major changes.

G. Tree Removal and Replacement. Tree removal and replacement shall meet all requirements of Chapter 1168 along with the following replacement schedule:

(1) Trees in poor condition shall not be replaced (dead, damaged or diseased).
(2) Trees in fair condition shall be replaced at 50%.
(3) Trees in good condition shall be replaced at 100%
(4) Ash trees shall not be replaced and must be removed from the site.
(5) Other tree species considered by the City Arborist to be a species of poor quality will be considered as such with a 0% replacement value.
(6) The schedule above shall be applied to the proposed Final Development Plan and tree survey for preservation and removal of trees. This shall be done prior to or concurrent with each Final Development Plan submission. Trees proposed to be permanently preserved shall be given credit based upon their caliper inches per the tree survey and the schedule above calculated against the total caliper inches proposed to be removed (again in accordance with the schedule above and the tree survey). If there remains a balance of caliper inches due, the applicant shall replant these on site and in addition to any required or proposed trees, or make a payment in lieu of replanting these at $100 per caliper inch, or any such combination that achieves a zero-balance due.

H. Fencing: Security fencing shall be allowed around the planning area and individual facilities.

I. Noise, Odor, Lighting: The Fair Grounds unique uses require that noises, lighting, and odors consistent with it use are permitted. The property owner shall attempt to minimize impacts from these elements upon adjacent residential uses to the extent practical.

J. Cell towers and small cells: These shall be permitted uses and shall adhere to then current regulations, guidelines, and requirements of the city of Delaware.

K. Sexually Oriented Businesses and Uses: These uses are prohibited anywhere within the planning area.

L. Bikepath Easement: The property owner shall dedicate a bike path easement to the City of Delaware running generally north and south across the planning area and in conformance with Ordinance 18-117 and in a location acceptable to the City and County Fair Board to allow it to connect bikepaths and pedestrian paths in the area and/or as planned. The City and County Fair Board have discussed the requirement and general location for this path and determined that the west side of property separating the adjacent residential uses from the Fairgrounds uses is an appropriate general location. Some adjustment may be required in Sub Area 6 to account for existing trees, grade, and the planned connection point to the north. This pathway easement shall be dedicated to the City prior to permitting any future buildings or facilities and prior to granting of a

final Certificate of Occupancy for the currently under construction structure known as the 4H Building as approved with Condition 7 in Ordinance 18-117 approving such structure.

M. Pennsylvania Ave. Sidewalk: In accordance with Ordinance 18-117 Condition 6, the Fairgrounds shall dedicate an easement and/or right-of-way for the construction of a sidewalk along Pennsylvania Avenue from Euclid Avenue west to the USA Reserve Training Center's east property line. This shall be dedicated at the same time as the bikepath easement noted above. Any future new buildings or improvements in Sub Areas 1-4 or 7 that require Development Plan Review shall require the construction of said sidewalk by the property owner.

1) Planning Area One – Junior Fair/ Agricultural Area

Planning Area One, which represents the Junior Fair and agricultural use areas for the Delaware County Fair, is generally located towards the southern and western portion of the Fairgrounds and is entirely located in the City. This area is planned as a multi-use, year-round, agricultural use, display, recreation, business, and educational area for the community.

As the center of the Junior Fair activities, this area offers a diversity of uses associated with Junior Fair, 4-H and FFA activities, farm animal boarding and displays, covered riding arenas, auctions and ceremonies, and shows and activities associated with 4-H functions. With the relatively broad range of existing buildings and spaces, the Junior Fair/ Agricultural Area offers opportunities for an expanded range of community meetings and gatherings, small concerts, business meetings as well as community gatherings, including wedding and graduation receptions. Further, with additional and enlarged facilities, Planning Area One may accommodate and even broader range of uses and events. Planning Area One is planned as one of the most active, year-round use areas in the Fairgrounds. The newly planned Agriculture Center Building and Covered Riding Arena each serve as the architectural and development standard for this area.

a) Permitted Uses: Agricultural business, displays, shows, education and recreation uses and structures, buildings and uses generally associated with the Junior Fair, livestock structures, riding arenas (indoor and outdoor), agricultural and livestock displays, auction facilities, offices, and accessory uses supporting these agricultural, fair, and special event uses. Community gatherings, indoor recreational uses, and facility event rental (such as for weddings, parties, and other events) are permitted.

b) Structures
   i) Setback along Public Rights-of-Way: 50'
   ii) Structure First Floor Area
      (1) Maximum first floor area: 100,000 s.f.

   iii) Structure Height
      (1) Maximum height: 80' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent

average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.

iv) Materials:
  (1) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers of similar composite materials).
  (2) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
    (a) Solar panels are permitted on the roof of structures.

v) Exterior Colors
  (1) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors.
  (2) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

c) SITE
  i) Site Engineering:
    (1) Infrastructure/ Utilities:
      (a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
      (b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and detention facilities shall comply with City of Delaware Engineering Standards and Specifications.
      (c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
      (d) Electric: All electric service lines within 50’ of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
      (e) Telecommunications: All telecommunications lines within 50’ of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
      (f) Other utilities: All other utility lines within 50’ of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.
    (2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.
    (3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other

appropriate material that is safe with the use of agricultural livestock and equipment.

(4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.

ii) Parking: The Fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives, aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.

iii) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards. The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc. Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.

iv) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

2) <u>Planning Area Two – Merchants/ Coliseum Area</u>

Located near the southern and eastern side of the Fairgrounds and located entirely in the City, this area contains three of the older structures that featured commerce exhibits during the fair, the Coliseum, the Merchants Building, and the Arts and Crafts Building. Each of these buildings are actively used for fair displays and activities, as well as hosting various events over the remainder of the year.

In addition to the continued display uses during the fair, future upgrades to these buildings will generate a broader range of business and community meeting uses in these facilities.

Relative to the remainder of the fairgrounds, this area contains a substantial number of larger trees. Some additional open space in this Planning Area would provide some buffer and protection of these trees. This additional open space, with additional tree plantings would also provide an area of the fairgrounds for environmental displays as well as a shaded area for rest and relaxation.

a) Permitted Uses: Fairground structures and uses, buildings and uses generally featuring the display of local commerce, local government, parks and environmental displays, local arts and crafts, etc. This area also contains the current fairgrounds offices. Permitted uses also include commercial and retail uses that are featured in events through the times outside of fair week.

b) Structures
   i) Setback along Public Rights-of-Way: 50'
   ii) Structure First Floor Area
      1) Maximum first floor area: 40,000 s.f.

   iii) Structure Height
      (1) Maximum height: 50' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.
      (2) Material:
         (a) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers on similar composite materials).
         (b) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
         (c) Solar panels are permitted on roofs
      (3) Exterior Colors
         (a) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors..
         (b) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

   iv) Site Engineering:
      (1) Infrastructure/ Utilities:
         (a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
         (b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and

detention facilities shall comply with City of Delaware Engineering Standards and Specifications.

(c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.

(d) Electric: All electric service lines within 50' of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.

(e) Telecommunications: All telecommunications lines within 50' of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.

(f) Other utilities: All other utility lines within 50' of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.

(2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.

(3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment.

(4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.

v) Parking: The Fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives, aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.

vi) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards.

Service areas visible from public roads of all facilities in Planning Area One shall be screened from view from the public road.

The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc.

Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.

vii) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

3) **Planning Area Three – Amusement Area**

This area is located south of the Track and Grandstand Area and north of the Merchants/Coliseum Area with only the southern portion located in the City (the northern portion is located in the County). The Amusement Area is generally an area without structures that primarily provides an open area for the location of amusement rides during fair week. This open area serves as a flexible area for other uses throughout the remainder of the year and provides space for community events, commerce and retail events and fitness competitions. The flexible open space offers tremendous opportunities for year-round use.

a) Permitted Uses: Amusement rides, carnival uses including games of chance, concessions, sales of materials, and food sales. Accessory uses include, during fair times, temporary camping uses, and support uses for agricultural, display, fair, and special event uses. During fair times, as well as time outside of fair week, permitted uses also include community events, athletic competitions and displays, retail sales and general support facilities for the other Planning Area uses of the fairground.

b) Structures
   i) Setback along Public Rights-of-Way: 50'
   ii) Structure First Floor Area
      (1) Maximum first floor area: 50,000 s.f.
   iii) Structure Height
   i) Maximum height: 50' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.

ii) Materials:
iii) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers on similar composite materials).
iv) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
(1) Solar panels are permitted on the roof of structures.
iv) Exterior Colors
(2) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors..
(3) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

b) SITE
i) Site Engineering:
(1) Infrastructure/ Utilities:
(a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
(b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and detention facilities shall comply with City of Delaware Engineering Standards and Specifications.
(c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
(d) Electric: All electric service lines within 50’ of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
(e) Telecommunications: All telecommunications lines within 50’ of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
(f) Other utilities: All other utility lines within 50’ of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.
(2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.
(3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment.
(4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for

this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.

ii) Parking: The Fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives, aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.

iii) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards. Service areas visible from public roads of all facilities in Planning Area Three shall be screened from view from the public road.The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc. Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.

iv) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

4) <u>Planning Area Four – Campground/ Open Space Areas</u>

This area is located north of the Junior Fair/Agricultural Area (Planning Area One) and is entirely located in the City.

a) Permitted Uses: Agricultural structures, campground facilities, outdoor riding arenas, agricultural and livestock displays, offices, and accessory uses supporting these agricultural, fair, and special event uses.

b) Structures
   i) Setback along Public Rights-of-Way: 50'
   ii) Structure First Floor Area

(1) Maximum first floor area: 30,000 s.f.

iii) Structure Height
(1) Maximum height: 40’ as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.

iv) Materials:
(1) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers on similar composite materials).
(2) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
(a) Solar panels are permitted on the roof of structures

v) Exterior Colors
(1) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors..
(2) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

c) Site
i) Site Engineering
(1) Infrastructure/ Utilities:
(a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
(b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and detention facilities shall comply with City of Delaware Engineering Standards and Specifications.
(c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
(d) Electric: All electric service lines within 50’ of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
(e) Telecommunications: All telecommunications lines within 50’ of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
(f) Other utilities: All other utility lines within 50’ of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.
(2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and

maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.

(3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment

(4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.

ii) Parking: The Fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.

iii) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards. The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc.
Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.

iv) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

5) <u>Planning Area Five -The Track and Grandstand Area</u>

This area is located north of the Amusement Area (Planning Area Three) and is entirely located in the County except for a small portion of the northeast area and extreme northern and western portion of the area that are located in the City. The Track and Grandstand Area includes the Grandstand and Track area, the horse barns, the Log Cabin, the Jug Barn, the

Jugette Barn, associated uses and maintenance areas, the horse training areas, and the internal drives connecting these facilities. While this area is recognized as the home of the Little Brown Jug, the Equestrian Area is, year-round, the most actively used area of the Fairgrounds, providing year-round horse boarding and training facilities.

a) Permitted Uses: The Track facilities, the Grandstand facilities, the horse barns and support facilities, the Brown Jug offices, year-round training facilities, support facilities for the racing uses, horse boarding and training facilities, offices, agricultural barns, camping facilities and accessory uses supporting these agricultural, fair, and special event uses.

b) Structures
   i) Setback along Public Rights-of-Way: 50'
   ii) Structure First Floor Area
      (1) Maximum first floor area: 100,000 s.f
   iii) Structure Height
      (1) Maximum height: 60' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.
   iv) Materials:
      (1) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers on similar composite materials).
      (2) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
         (a) Solar panels are permitted on the roof of structures.
   v) Exterior Colors
      (1) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors..
      (2) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

c) Site
   i) Site Engineering:
      (1) Infrastructure/ Utilities:
         (a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
         (b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and detention facilities shall comply with City of Delaware Engineering Standards and Specifications.

(c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
(d) Electric: All electric service lines within 50' of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
(e) Telecommunications: All telecommunications lines within 50' of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
(f) Other utilities: All other utility lines within 50' of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.

(2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.
(3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment.
(4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.

ii) Parking: The Fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.
iii) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards. Service areas visible from public roads of all facilities in Planning Area One shall be screened from view from the public road. The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging

areas, etc. Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.

iv) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

6) <u>Planning Area Six – Motorplex Area</u>

This area is located north of the Track and Grandstand Area (Planning Area Five) and is entirely located in the City.

a) Permitted Uses: Permitted Uses: Buildings and uses generally associated with the motor sports featured at the fairgrounds, grandstands, warehouses and maintenance facilities, camping facilities, offices, and accessory uses supporting these agricultural, fair, and special event uses.

b) Structures
   i) Setback along Public Rights-of-Way: 50’
   ii) Structure First Floor Area
      (1) Maximum first floor area: 40,000 s.f.
   iii) Structure Height
      (1) Maximum height: 40’ as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.
      (2) Materials:
         (a) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers on similar composite materials).
         (b) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
            (i) Solar panels are permitted on the roof of structures.
      (3) Exterior Colors
         (a) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors..
         (b) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

c) Site
   i) Site Engineering:
      (1) Infrastructure/ Utilities:

(a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
(b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and detention facilities shall comply with City of Delaware Engineering Standards and Specifications.
(c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
(d) Electric: All electric service lines within 50' of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
(e) Telecommunications: All telecommunications lines within 50' of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
(f) Other utilities: All other utility lines within 50' of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.

(2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.
(3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment.
(4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.

ii) Parking: The Fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.
iii) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standard

Service areas visible from public roads of all facilities in Planning Area One shall be screened from view from the public road. The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc. Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.

iv) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

7) <u>Planning Area Seven – Parking Area</u>

There are three parking areas located on the fairgrounds with two parking areas entirely in the City along Pennsylvania Avenue on the eastern and western perimeters of the fairgrounds. A third parking area is located east of the Track and Grandstand Area and is almost entirely located in the County except for the northern portion of the area.

a) Permitted Uses: Agricultural display uses, community events, athletic events, uses and structures associated with parking facilities, flea markets and other community retail events, entertainment uses and accessory uses supporting these agricultural, fair, and special event uses.

b) Structures
   i) Setback along Public Rights-of-Way: 50'
   ii) Structure First Floor Area
      (1) Maximum first floor area: 20,000 s.f.
   iii) Structure Height
      (1) Maximum height: 50' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.
      (2) Materials:
         (a) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers on similar composite materials).
         (b) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
            (i) Solar panels are permitted on the roof of structures.
         (c) Exterior Colors

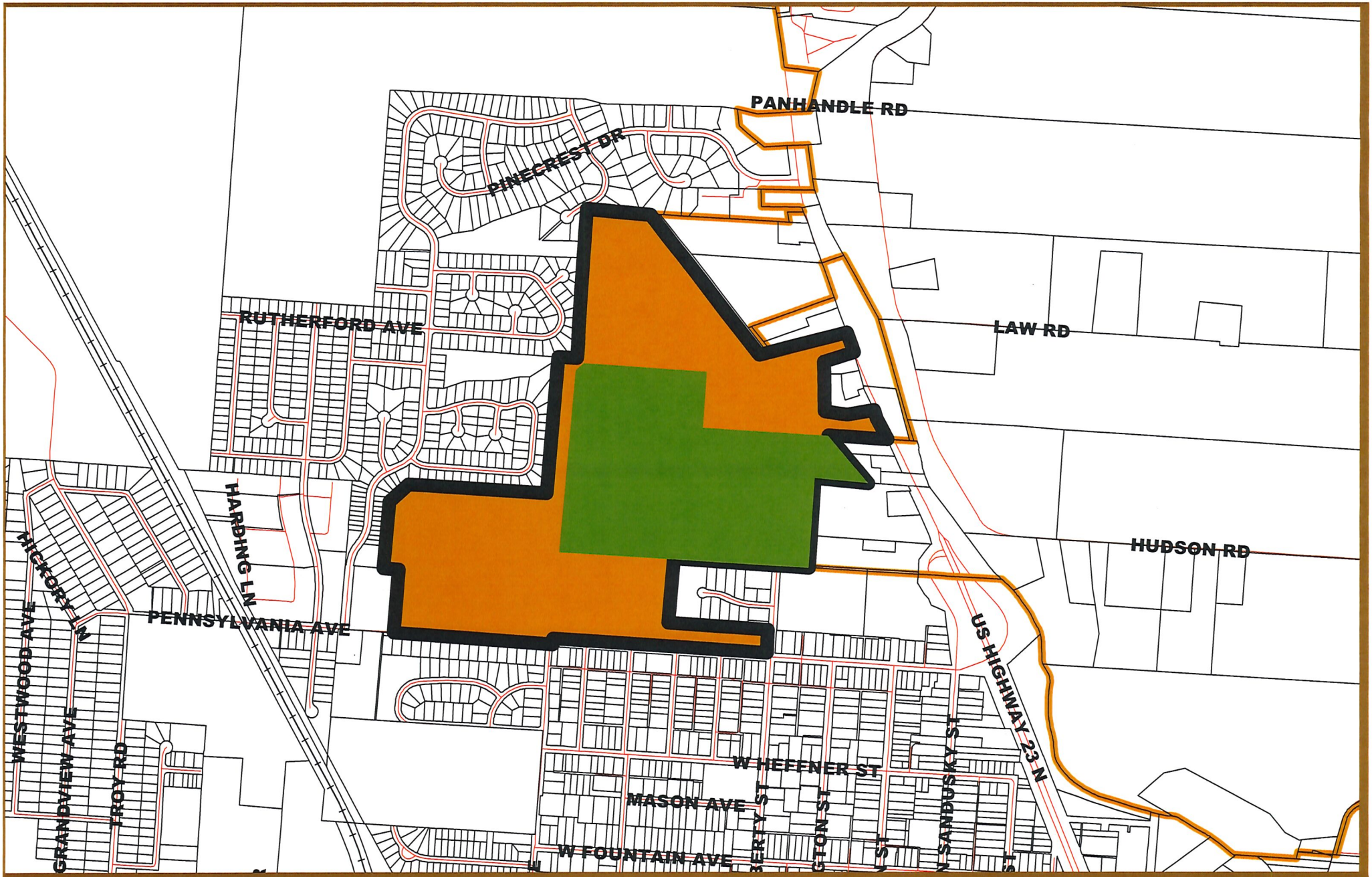
(i) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors.
(ii) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

c) Site
  i) Site Engineering:
    (1) Infrastructure/Utilities
      (a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
      (b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and detention facilities shall comply with City of Delaware Engineering Standards and Specifications.
      (c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
      (d) Electric: All electric service lines within 50' of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
      (e) Telecommunications: All telecommunications lines within 50' of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
      (f) Other utilities: All other utility lines within 50' of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.
    (2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.
    (3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment.
    (4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.
  ii) Parking: The Fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to

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iii) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards. Service areas visible from public roads of all facilities in Planning Area One shall be screened from view from the public road. The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc. Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.

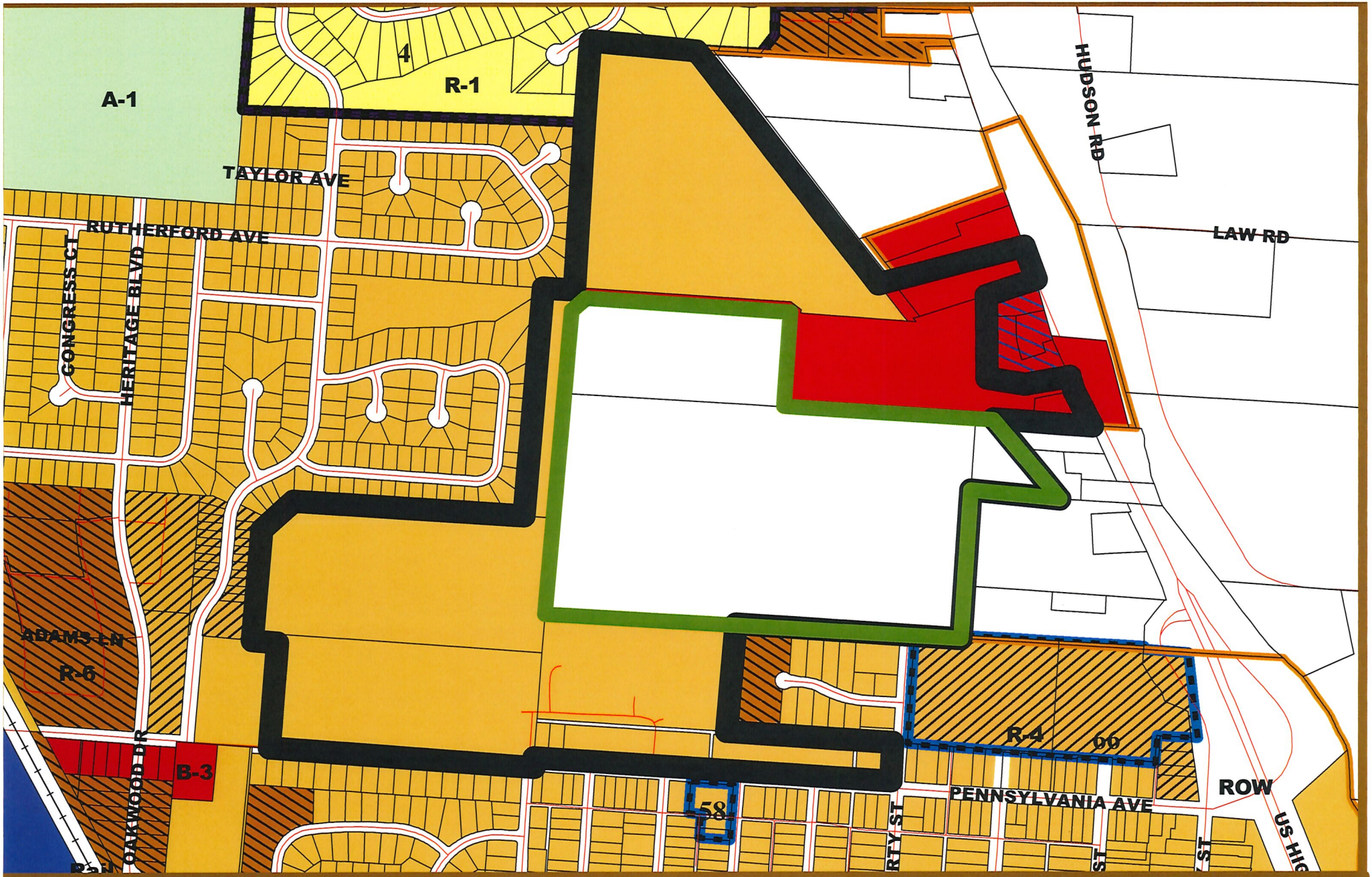
iv) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.



EST 1808
CITY OF
DELAWARE
OHIO

2020-0400-0403
Rezoning Amendment, Conditional Use Permit,
Preliminary Development Plan, and Alley Vacation
Delaware County Fairgrounds - 236 Pennsylvania Avenue
Location Map

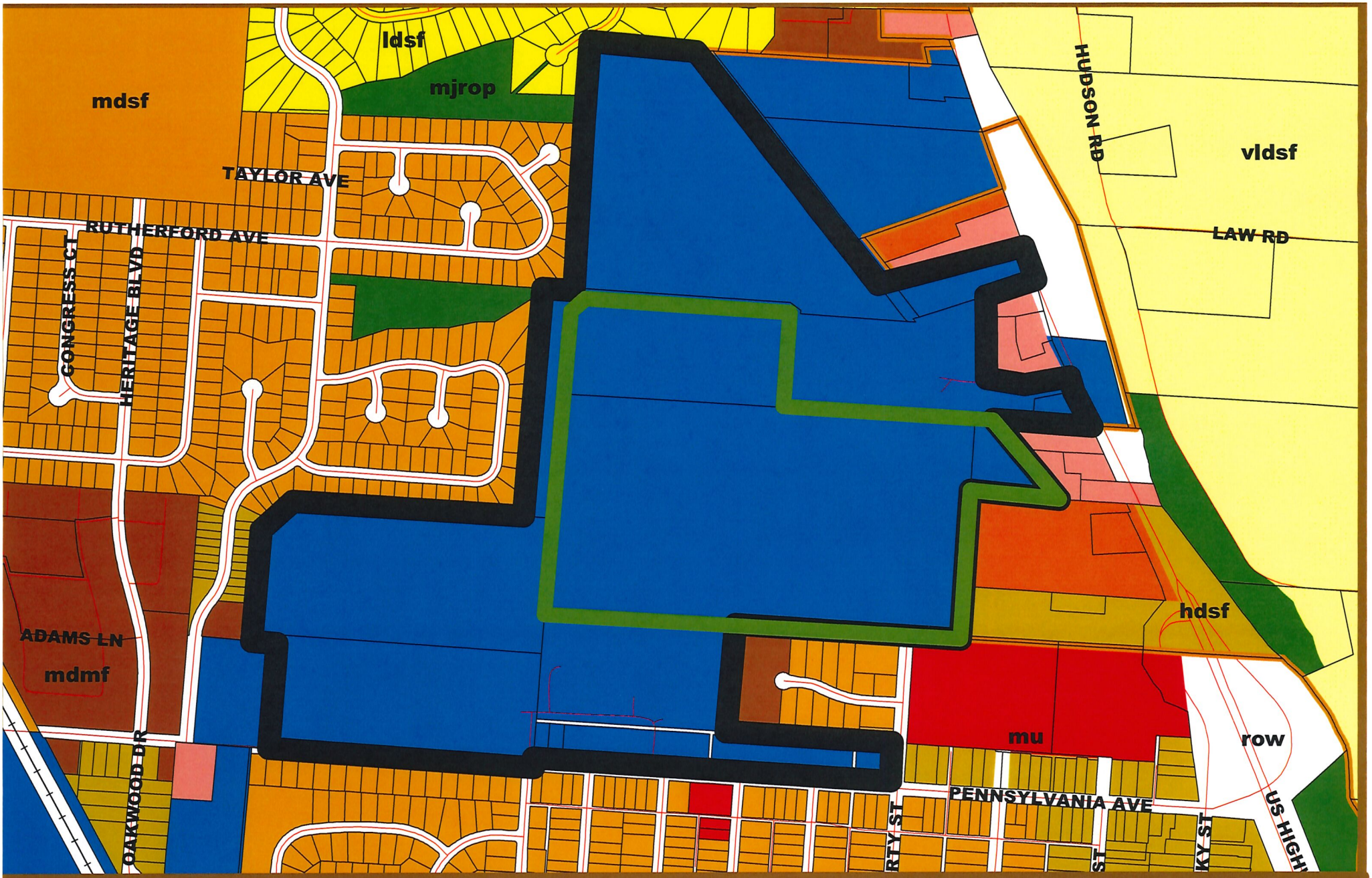
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EST 1808
CITY OF
DELAWARE
OHIO

2020-0400-0403
Rezoning Amendment, Conditional Use Permit,
Preliminary Development Plan, and Alley Vacation
Delaware County Fairgrounds - 236 Pennsylvania Avenue
Zoning Map

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EST 1808
CITY OF
DELAWARE
OHIO

2020-0400-0403
Rezoning Amendment, Conditional Use Permit,
Preliminary Development Plan, and Alley Vacation
Delaware County Fairgrounds - 236 Pennsylvania Avenue
Comprehensive Plan Map

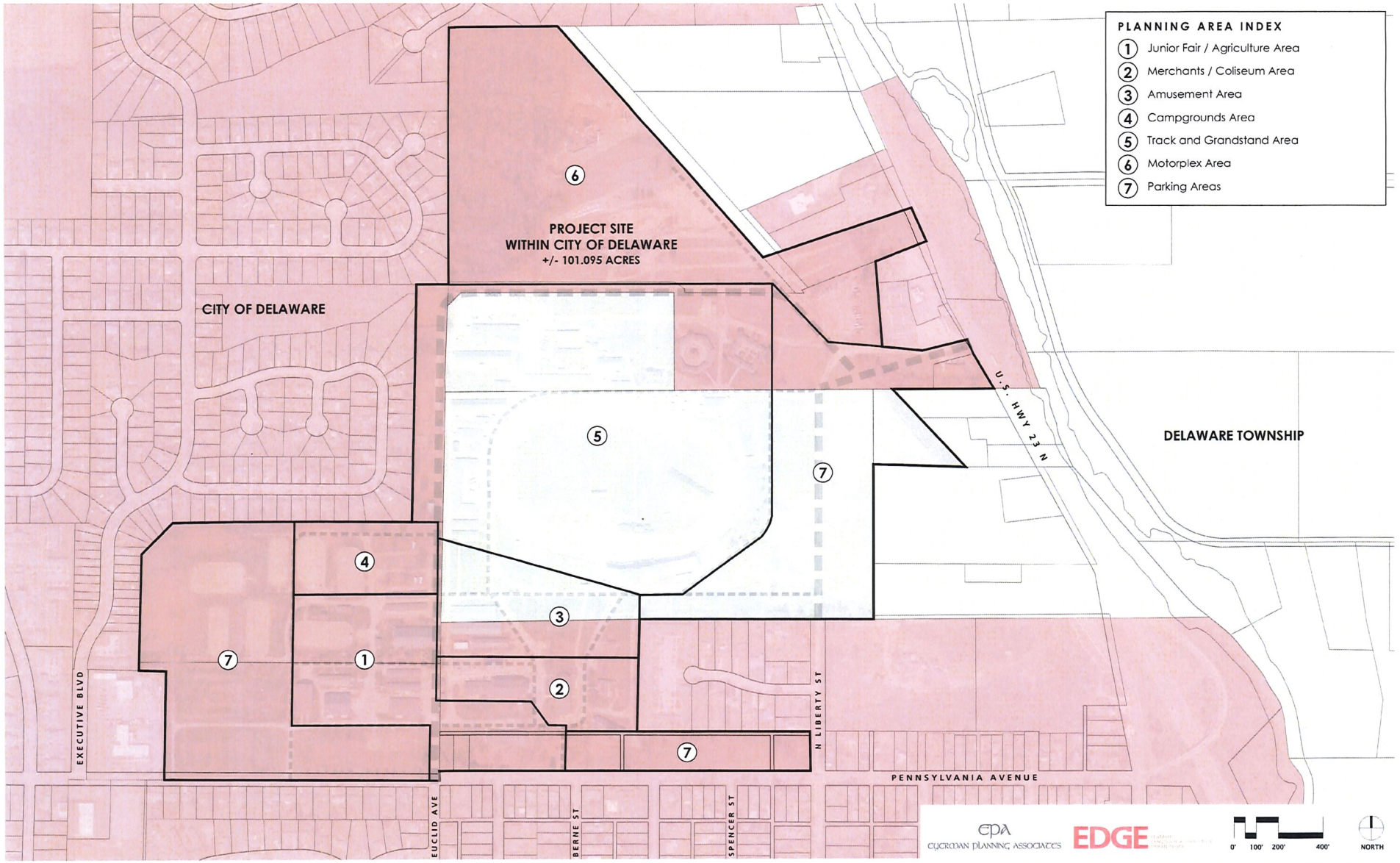
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EST 1808
CITY OF
DELAWARE
OHIO

2020-0400-0403
Rezoning Amendment, Conditional Use Permit,
Preliminary Development Plan, and Alley Vacation
Delaware County Fairgrounds - 236 Pennsylvania Avenue
Aerial (2016) Map

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DELAWARE COUNTY FAIRGROUNDS

DELAWARE COUNTY FAIRGROUNDS
DEVELOPMENT PLAN

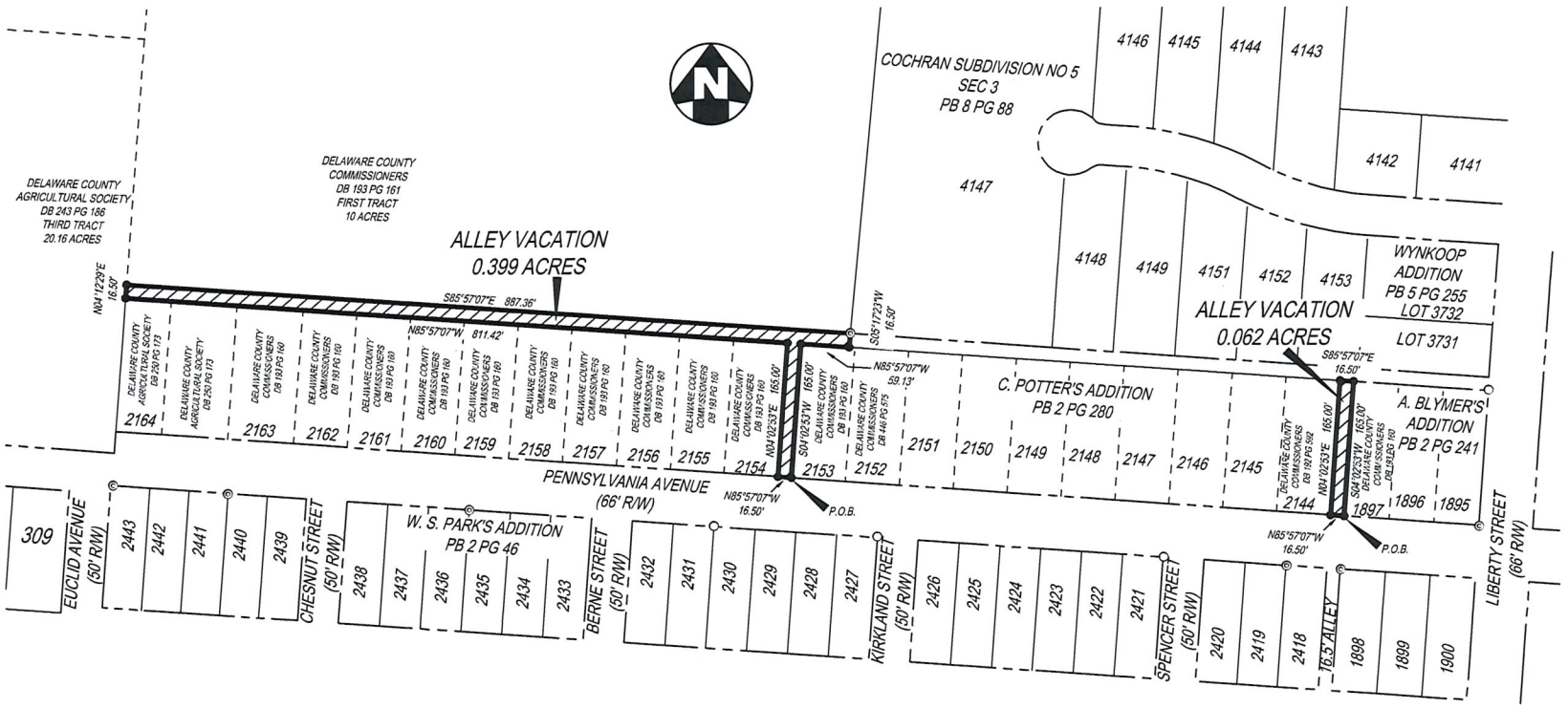
April 13, 2020

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

VOLUME ____ PAGE ____

LEGEND

- ● 5/8" CAPPED IRON PIN SET
- ○ 5/8" IRON PIN FOUND
- © 1" IRON PIPE FOUND
- ▲ NAIL SET
- △ NAIL FOUND
- ▲ RR SPIKE SET
- ◘ STONE



NOTES

1.) OCCUPATION IN GENERAL FITS SURVEY WITH THE EXCEPTION OF ENCROACHMENTS INTO UNIMPROVED ALLEYS TO THE EAST OF PORTIONS BEING VACATED.

2.) SOURCE DOCUMENTS AS NOTED.

3.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE (NAD83-NSRS2007), WITH A PORTION OF THE NORTHERLY RIGHT-OF-WAY OF PENNSYLVANIA AVENUE BEING N85°57'07"W AS DETERMINED BY A GPS SURVEY UTILIZING CORS STATION "OHUN".

4.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN NOVEMBER, 2017 AND DECEMBER, 2017.

STATE OF OHIO MICHAEL L KELLER 7978 REGISTERED PROFESSIONAL SURVEYOR

I HEREBY CERTIFY TO FIRST COMMONWEALTH BANK AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS PLAT IS BASED ON A SURVEY MADE UNDER MY DIRECTION.

Michael L. Keller 9/19/19

MICHAEL L. KELLER DATE

OHIO PROFESSIONAL SURVEYOR NO. 7978

THE KLEINGERS GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE

www.kleingers.com
350 Worthington Rd
Suite B
Westerville, OH 43082
614.882.4311

SEAL:

STATE OF OHIO MICHAEL L. KELLER 7978 REGISTERED PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION

16.5' ALLEY VACATIONS

SEC. 4, TWP. 5, R. 19
A. BLYMERS ADDITION (PB 2 PG 241)
C. POTTER'S ADDITION (PB 2 PG 280)
CITY OF DELAWARE,
COUNTY OF DELAWARE
OHIO

PROJECT NO:	170650.001
DATE:	9/19/19
SCALE:	1" = 100'

0 50 100 200

SHEET NAME:

ALLEY VACATIONS

SHEET NO.

1 OF 1

ALLEY VACATION
0.399 ACRES

Situated in the City of Delaware, County of Delaware, State of Ohio; also being a part of Section 4 Township 5 Range 19; also being a north-south 16.5' (1-pole) alley and a portion of an east-west 16.5' (1-pole) alley located on the north side of Pennsylvania Avenue, west of Liberty Street, as established in C. Potter's Addition to the City of Delaware as recorded in Plat Book 2 Page 280; being more particularly described as follows:

Beginning at an iron pin set at the southwesterly corner of Lot 2153 of said C. Potter's Addition, said point being the intersection of the easterly right-of-way line of said north-south alley and the northerly right-of-way line of Pennsylvania Avenue (66' right-of-way), said point also being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the extended northerly right-of-way line of Pennsylvania Avenue following the southerly terminus of said north-south alley, ***North 85° 57' 07" West for a distance of 16.50'*** to an iron pin set, said point being the southeasterly corner of Lot 2154 of said C. Potter's Addition; thence,

Along the westerly right-of-way line of said north-south alley and along the easterly line of said Lot 2154, ***North 04° 02' 53" East for a distance of 165.00'*** to an iron pin set, said point being the intersection of the westerly right-of-way line of said north-south alley and the southerly right-of-way line of said east-west alley; thence,

Along the southerly right-of-way line of said east-west alley, also being along northerly lines of said Lot 2154 and then Lots 2155 through 2163 of said C. Potter's Addition and then along the northerly line of a tract as conveyed to Delaware County Agricultural Society as described in Deed Book 250 Page 173 and then along the northerly line of Lot 2164 of said C. Potter's Addition, **North 85° 57' 07" West for a distance of 811.42'** to an iron pin set, said point being along the easterly line of a 20.16 acre tract as conveyed to Delaware County Agricultural Society as described in Deed Book 243 Page 186 Third Tract; thence,

Along the westerly terminus of said east-west alley, also being along a portion of the easterly line of said 20.16 acre tract, ***North 04° 12' 29" East for a distance of 16.50'*** to an iron pin set, said point being the southwesterly corner of a 10 acre tract as conveyed to Delaware County Commissioners as described in Deed Book 193 Page 161 First Tract; thence,

Along the northerly right-of-way line of said east-west alley and along the southerly line of said 10 acre tract, ***South 85° 57' 07" East for a distance of 887.36'*** to a 1" iron pipe found, said point being the southwesterly corner of Lot 4147 of Cochran Subdivision No. 5 Section 3 as recorded in Plat Book 8 Page 88; thence,

DESCRIPTION FOR CLOSING ONLY
☐ RPC Approval Required
☒ Municipal Approval Required
Delaware County Engineer
10/1/19

Along a line through said east-west alley, ***South 05° 17' 23" West for a distance of 16.50'*** to an iron pin set along the northerly line of said Lot 2153; thence,

Along the southerly right-of-way line of said east-west alley and along a portion of the northerly line of said Lot 2153, ***North 85° 57' 07" West for a distance of 59.13'*** to an iron pin set; thence,

Along the easterly line of said north-south alley and along the westerly line of said Lot 2153, ***South 04° 02' 53" West for a distance of 165.00'*** to the point of beginning, containing 0.399 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in December, 2017.

ALLEY VACATION
0.062 ACRES

Situated in the City of Delaware, County of Delaware, State of Ohio; also being a part of Section 4 Township 5 Range 19; also being a north-south 16.5' (1-pole) alley on the north side of Pennsylvania Avenue, west of Liberty Street, as established in A. Blymyer's Addition to the City of Delaware as recorded in Plat Book 2 Page 241; being more particularly described as follows:

Beginning at an iron pin set at the southwesterly corner of Lot 1897 of said A. Blymyer's Addition, said point being along the northerly right-of-way line of Pennsylvania Avenue, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the extended northerly right-of-way line of Pennsylvania Avenue and along the southerly terminus of said alley, ***North 85° 57' 07" West for a distance of 16.50'*** to an iron pin set; thence,

Along the westerly line of said alley, also being along the easterly line of Lot 2144 of C. Potter's Addition to the City of Delaware as recorded in Plat Book 2 Page 280, ***North 04° 02' 53" East for a distance of 165.00'*** to an iron pin set, said point being the intersection of the westerly line of said alley and the southerly right-of-way line of an east-west 16.5' (1 pole) alley; thence,

Along the extended southerly right-of-way line of said east-west alley and along the terminus of the northerly right-of-way of said north-south alley, ***South 85° 57' 07" East for a distance of 16.50'*** to an iron pin set; thence,

Along the easterly right-of-way line of said north-south alley and along the westerly line of said Lot 1897, ***South 04° 02' 53" West for a distance of 165.00'*** to the point of beginning, containing 0.062 acres of land, more or less. more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in December, 2017.

Basis of bearings is the State Plane Coordinate System, Ohio North Zone (NAD83-2011) with a portion of the northerly right-of-way line of Pennsylvania Avenue being North 85° 57' 07" West as determined by a GPS survey utilizing CORS station "OHUN".

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "THE KLEINGERS GROUP".

Subject to any easements, restrictions, covenants, ordinances or agreement of record.

DESCRIPTION FOR CLOSING ONLY
☐ RPC Approval Required
☒ Municipal Approval Required
Delaware County Engineer
10/1/19

STATE OF OHIO
MICHAEL L. KELLER
7978
REGISTERED
PROFESSIONAL SURVEYOR

Michael L. Keller 9/19/19

Michael L. Keller — Date
Professional Surveyor, Ohio License No. 7978

Basis of bearings is the State Plane Coordinate System, Ohio North Zone (NAD83-2011) with a portion of the northerly right-of-way line of Pennsylvania Avenue being North 85° 57' 07" West as determined by a GPS survey utilizing CORS station "OHUN".

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "THE KLEINGERS GROUP".

Subject to any easements, restrictions, covenants, ordinances or agreement of record.



Michael L. Keller — 9/19/19

Michael L. Keller — Date

Professional Surveyor, Ohio License No. 7978

ORDINANCE NO. 20-35

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE DELAWARE COUNTY COMMISSIONERS FOR THE DELAWARE COUNTY FAIRGROUNDS ON PROPERTY ZONED R-3 AND B-3 PMU ON APPROXIMATELY 101 ACRES AND LOCATED AT 236 PENNSYLVANIA AVENUE.

WHEREAS, the Planning Commission at its meeting of June 3, 2020 recommended approval of a Preliminary Development Plan for The Delaware County Commissioners for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue (PC Case 2020-0402).

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

SECTION 1. That the Preliminary Development Plan for The Delaware County Commissioners for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue, is hereby confirmed, approved, and accepted with the following conditions that:

1. 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 the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. Any new or existing road(s) to be constructed and/or widened within the development shall comply with the development text. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.
3. Any new or existing utilities to be constructed and/or extended within the development shall comply with the development text. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.
4. Any new building shall achieve compliance with the design standards of the approved development text.
5. Any tree removal shall comply with Chapter 1168 Tree Preservation Regulations along with the approved development text.
6. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.

7. Any lighting plans shall be reviewed and approved by the Chief Building Official.
8. Any signage shall achieve compliance with minimum zoning code requirements and the adopted Gateways and Corridor Plan.
9. The property owner shall dedicate a bike path easement to the City of Delaware running generally north and south across the planning area and in conformance with Ordinance 18-117 and in a location acceptable to the City and County Fair Board to allow it to connect bike paths and pedestrian paths in the area and/or as planned. The City and County Fair Board have discussed the requirement and general location for this path and determined that the west side of property separating the adjacent residential uses from the Fair Grounds uses is an appropriate general location. Some adjustment may be required in Sub Area 6 to account for existing trees, grade, and the planned connection point to the north. This pathway easement shall be dedicated to the city prior to permitting any future buildings or facilities and prior to granting of a final Certificate of Occupancy for the currently under construction structure known as the 4H Building as approved with Condition 7 in Ordinance 18-117 approving such structure.
10. In accordance with Ordinance 18-117 Condition 6, the Fair Grounds shall dedicate an easement and/or right-of-way for the construction of a sidewalk along Pennsylvania Avenue from Euclid Avenue west to the USA Reserve Training Center's east property line. This shall be dedicated at the same time as the bike path easement noted above. Any future new buildings or improvements in Sub Areas 1-4 or 7 that require Development Plan Review shall require the construction of said sidewalk by the property owner.

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 5 NAYS 0 ABSTAIN 1

PASSED: June 22, 2020 YEAS 5 NAYS 0 ABSTAIN 1

ATTEST: Elaine McCloskey
CITY CLERK

Chad Kapper
MAYOR