ORDINANCE NO. 16-57

AN ORDINANCE APPROVING A REZONING AMENDMENT TO THE DEVELOPMENT TEXT FOR PULTE HOMES FOR THE COMMUNITIES AT GLENROSS SECTIONS 11-22 CONSISTING OF 487 SINGLE FAMILY LOTS ON APPROXIMATELY 210.7 ACRES ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED SOUTH OF CHESHIRE ROAD.

WHEREAS, the Planning Commission at its meeting of July 6, 2016 recommended approval of a Rezoning Amendment to the Development Text for The Communities at Glenross Sections 11-22 consisting of 487 single family lots on approximately 210.7 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located south of Cheshire Road (2016-1692), and

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

SECTION 1. That the Rezoning Amendment to the Development Text for The Communities at Glenross Sections 11-22 consisting of 487 single family lots on approximately 210.7 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located south of Cheshire Road, is hereby confirmed, approved, and accepted with the following conditions that:

1. Any change of use of or major modification of the plan 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.

PASSED: August 8, 2016 YEAS 5 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

Carol Kay Riggs
MAYOR

EST 1808

CITY OF

DELAWARE

OHIO

MEMORANDUM

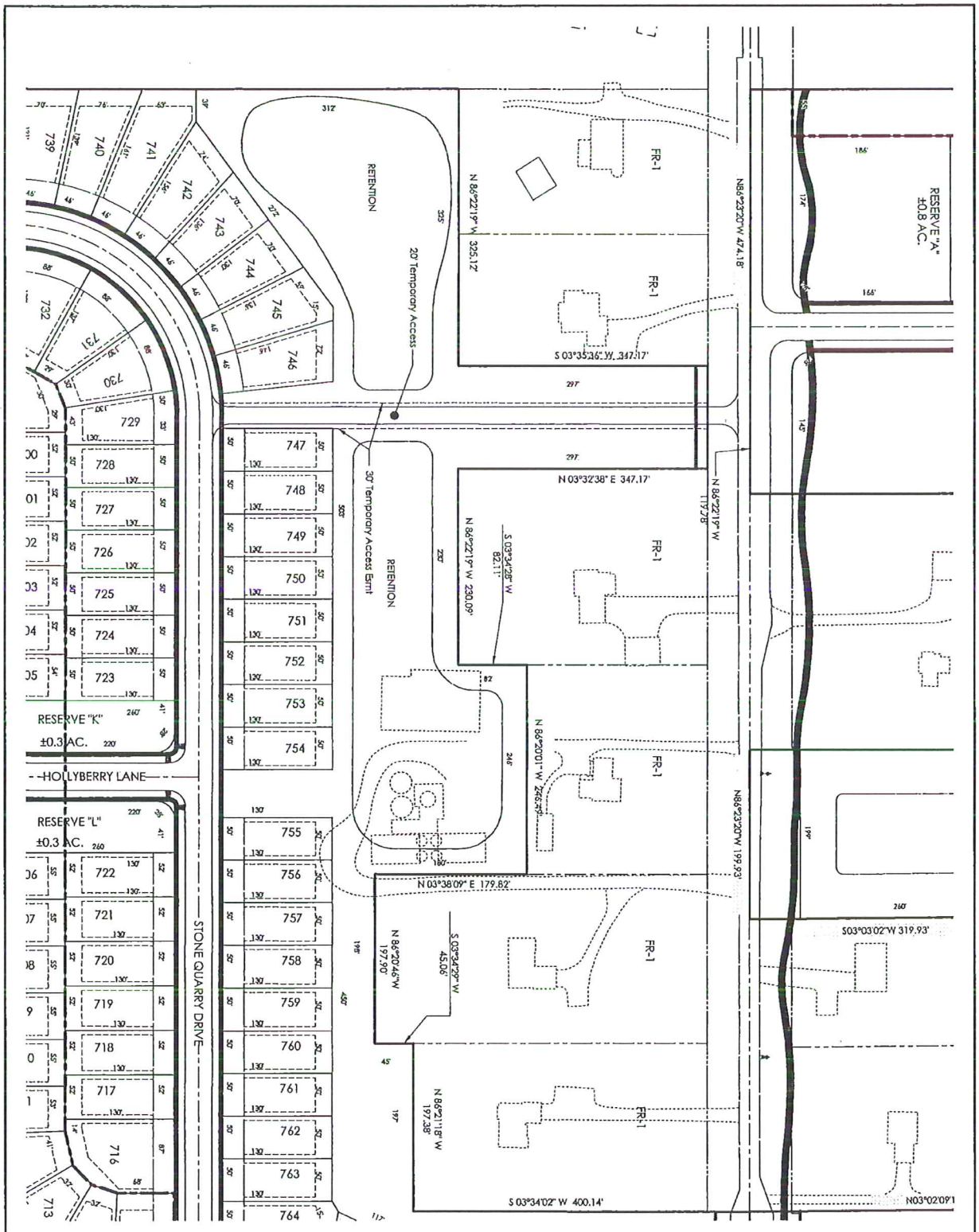
TO: City Council
FROM: David M. Efland, AICP Director of planning & Community Development DE
DATE: 8/2/2016
RE: Communities at Glenross south of Cheshire Rd. – UPDATE

At the last Council meeting three primary questions emerged concerning the pending Zone Change, Amended Preliminary Plan and Plat for the area south of Cheshire Rd. for the Communities at Glenross.

The first item concerned the desire to have provision for an emergency only access off of Cheshire Rd. Staff has worked with the applicant to determine this access as requested. It is shown on the attached exhibit. During the first Final Development Plan and Plat for this area, the Applicant and Staff will need to work through the details of this proposal but for purposes of the actions pending before City Council currently, Staff is satisfied with the attached exhibit.

The second item concerns the exterior material selection for the proposed detached condominium section of the development (Sub-Area III). At the Planning Commission discussion ensued concerning the proposed vinyl siding for this area. While receiving a recommendation for approval as proposed by the Applicant at that time, the Applicant also pledged to work to find a higher quality material to better align with the concerns expressed. Staff and the Applicant have been discussing the matter since that time and concluded that having a 0.050 inch thick 4 and 5 inch wide vinyl siding material would be higher quality than originally requested, higher quality than required by base zoning code, and higher quality than that required for any other area of Communities at Glenross while maintaining the same design approach as the rest of the proposed development. Staff would recommend this approach and would utilize this memo to formalize this recommendation to City Council.

The third item concerns ensuring the Preliminary Plan include a provision discussed and agreed to by Staff and the Applicant previously but which was inadvertently not reflected on the plans. The plan should reflect a future potential Home Owner Association (HOA) owned and maintained (but open to the public) pocket park located on the west side of Winterbourne Dr. south of the proposed condominiums. Lots on this side of Winterbourne Dr. are large and with a large and well programmed centralized open space and recreation area in close proximity this pocket park may not be needed or desired in the future. However, the Preliminary Plan should reflect the potential future location for one should the HOA desire its installation in the future. This will ensure adequate area exists for this potential while not requiring its premature installation or its installation at all if the HOA does not desire it. This area is to be within reserve J between the proposed bikepaths and the backs of the proposed lots. With City Council passage, Staff will ensure this is reflected on the Amended Preliminary Plan that is of record in our files and when a Final Plan/Plat is brought forward for this area it will be documented in final form.



SHEET 1/1	JOB NO. 28888444	SCALE 1" = 50'	DATE AUGUST, 2018	EMHT	CITY OF DELAWARE, DELAWARE COUNTY, OHIO DEVELOPMENT PLAN FOR COMMUNITIES AT GLENROSS TEMPORARY ACCESS EXHIBIT	PulteGroup	REVISIONS MARK | DATE | DESCRIPTION

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2016-1692, 1694 & 1696
REQUEST: Multiple Requests
PROJECT: The Communities at Glenross – Sections 11-22
MEETING DATE: July 6, 2016

APPLICANT/OWNER
Pulte Homes of Ohio
4900 Tuttle Crossing Boulevard
Dublin, Ohio 43016

REQUEST
2016-1692: A request by Pulte Homes for approval of a Rezoning Amendment to the Development Text for the Communities at Glenross Sections 11-22 (Sub-Areas IA, IB and III) on approximately 210.7 acres containing 487 single family lots zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road.
2016-1694: A request by Pulte Homes for approval of an Amendment to the Preliminary Development Plan for the Communities at Glenross Sections 11-22 (Sub-Areas IA, IB and III) on approximately 210.7 acres containing 487 single family lots zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road.
2016-1696: A request by Pulte Homes for approval of an Amendment to the Preliminary Subdivision Plat for the Communities at Glenross Sections 11-22 (Sub-Areas IA, IB and III) on approximately 210.7 acres containing 487 single family lots zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road.

PROPERTY LOCATION & DESCRIPTION
The subject property is located on the south side of Cheshire Road extending from The Glenross Golf Course eastward to the N&S/CSX Railroad and southward to the Gerden LLC, Evans and Eckstein properties. The Communities at Glenross is zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) as is the property to north and west (the remaining sections of the Communities at Glenross and the Glenross Golf Club respectively). In addition, the Ohio Health medical facility is located just west of the site and zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District). The properties to the south and east are located in the Township and zoned residential.

BACKGROUND
The Communities at Glenross was annexed and zoned in 2006 after the success of Glenross Golf Club which contained a Parade of Homes in 2005. This development was designed as a sister development to both the Glenross Golf Club and Cheshire Crossing neighborhoods. Overall, this development at that time consisted of approximately 374.187 acres and 870 dwelling units. Of the total number of dwelling units, 546 were detached single-family units and 324 were condominiums of various configurations.

In 2011 City Council approved an amended Rezoning, Preliminary Development Plan and Preliminary Subdivision Plat for The Golf Club at Glenross and The Communities at Glenross which resulted in the Communities at Glenross yielding 1,110 dwelling units of which 626 were detached single family units and 484 were condominium units in various configurations on 405.2 acres.

By June 2014, the developer has either constructed or has received Final Plat approval of Sections 2 thru 5 of the Communities at Glenross which all have been single family homes (119 lots). Then in August 2015. City Council approved an Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat for a portion of the development north of Cheshire Road (Sections 6-10) which totaled 166 single-family lots. Therefore, the total lots north of Cheshire Road have been reduced to 285 single-family lots with the elimination of the condominium units (a reduction of 149 units from the 2011 approvals). Since then City Council approved Final Subdivision Plats for Sections 6 and 7 which are currently under construction.

Now the developer is requesting a Zoning Amendment to the Development Text, Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat for the portion of the development south of Cheshire Road (Section 11-22). The revised plan would yield 487 single family dwellings of which 381 would be single family homes and 106 would be single-family detached condominiums which is 99 units less than the previously approved plan south of Cheshire Road. The revised plan would eliminate the two attached condominium developments south of Cheshire Road. In total, the Communities of Glenross would yield 866 total

single family units of which 666 units would be single family homes, 106 units would be single family detached condominiums in Sub-Area III and 94 units in Sub-Area IV on 405.2 acres for a density of 2.14 units per acre which in total is 244 units less than the last approval in 2011.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan recommends a future land use of Major Open Space (Golf Course), Low Density Single-Family (2-3.25 du/ac), and Moderate Density Multi-Family (8-10 du/ac) for these properties. The proposed revisions to The Communities at Glenross are consistent with these land use recommendations. Specific to the overall sub-area in which the property is located, the Cheshire Sub-Area, the Comprehensive Plan contains the following land use recommendations that are applicable to these properties and consistent with this development proposal,

  LU23.3 The Cheshire Subarea will generally continue to be a focus of residential development given its location at the southerly entrance to the City and closer proximity to employment centers. The City supports residential developments with higher valued homes and condominium developments than found in other parts of the City. The City does not support additional "entry level" product in this subarea – except in support of adjacent or nearby employment centers. It is the City's clear expectation that residential development in the Glenn Road corridor will contain a mix of housing products, but it will not be "entry level" housing.

  LU23.4 Creative and imaginative site design techniques will be used. Mixing densities and unit types is supported within residential developments, as is the use of small open spaces to create interest and a sense of place within neighborhoods. Neighborhood collectors should incorporate medians or roundabouts to create attractive corridors and slow traffic.

  LU23.5 Light pollution is reduced in the subarea to mitigate impacts on Perkins Observatory. The City requires reduced lighting standards in all developments in the subarea.

- **ZONING:** The zoning of the properties is still applicable and the proposed revisions would remain in conformance with current standards and requirements. However, from a procedural perspective Preliminary and Final Development Plans and Plats would need to be reviewed and approved by the Planning Commission and City Council for each section.
- **DEVELOPMENT TEXT:** The Development Text sets forth development standards for the single family portions of the development (Sub-Areas IA, IB, IIA, IIB, and IIC) and for the single family condominium portion of the development (Sub-Area III below). The majority of the PMU Overlay Development Text revisions would address the revised site plan and housing options for Sections 11-22 (Sub-Area IA, IB and III) south of Cheshire Road and clarifies the development standards and requirements for the entire development. The Development Text and plan is sensitive to the existing residential surroundings while providing an appropriate transition to a very active pair of railroad tracks operated separately by Norfolk & Southern and CSX.
- **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.
- **UTILITIES:** The site would be serviced by City sanitary sewer (SE Highland trunk sewer) and water that would have to be extended by the developer from the existing development. An overall storm water master plan for the remainder of the development is required per the City Engineer. In addition, all retention ponds should be setback a minimum of 80 feet from the edge of pavement for roads per the City Engineer.
- **ROADS AND ACCESS:** From a "macro" perspective, the access to development remains the same from Cheshire Road with a proposed roundabout accessing the properties to the south of Cheshire Road via Winterbourne Drive which is the main north/south connecter road that stubs to the property to the south and would ultimately connect to Peachblow Road if the subject property is developed. From a "micro" perspective, the internal roadway network within the development has been redesigned to facilitate a more functional and aesthetically enhanced development while accounting for the change in unit types and

engineering standards. Since the last approval in 2011, engineering standards have been revised (road width, pavement width, road radii, etc.) and the plan would have to achieve compliance with the subject standards or staff and the developer would have to agree upon concessions to meet the intent of the current standards while being sensitive to the existing development rights already established. In addition, stub streets would require tee-turnarounds per the engineer's requirements. Preliminarily, this has been achieved. Also, the street names shall be vetted with appropriate agencies to ensure compliance and non-duplication as each section is brought forward for review.

- **PEDESTRIAN CONNECTIVITY:** The pedestrian connectivity plan has been enhanced and better detailed from the past approvals with regional bike path connections being provided along Cheshire Road and Winterbourne Drive (required on both sides of Winterbourne Drive) in addition to neighborhood sidewalks and walkways to the open spaces and amenities. The developer has supplied an overall revised pedestrian connectivity plan per the proposed amended site plan revisions that also shows central parkland area connected to the pathway network.
- **LOT LAYOUT & SIZE:** The subject amended sections (11-22) are located south of Cheshire Road east of the golf course and west of the railroad tracks and are divided into three distinct housing options. The intent of the revised design is to eliminate the two approved attached condominium units (previously located on the south side of the development) and replace it with one detached single family condominium option (located adjacent to Cheshire Road) and mirroring the two single family housing options in the Communities at Glenross north of Cheshire Road. The amended plan and plat would contain 487 single family lots on approximately 210.7 acres for a gross density of 2.31 units per acre south of Cheshire Road with 61.5 acres of open spaces (approximately 29.2%). Of the 487 single family lots, 106 lots would be dedicated to detached condominiums on lots with a minimum 50 feet of frontage, 88 single family lots would have a minimum 80 feet of frontage (typical Golf Club at Glenross lot size) and 293 single family lots would have a minimum 65 feet of frontage (typical Communities at Glenross lot size) which is consistent with the 2011 approved plans.

  The 106 detached condominium single family lots are located just west of Winterbourne Drive (main north/south spine road), just south of Cheshire Road and east of the Golf Course and encompasses Sections 11 and 12 (Sub-Area III). The main entrance into this area is located just south of Cheshire Road on Winterbourne Drive within Section 11. The looped double loaded street with lots in a typical subdivision design extends into the 80 feet wide Golf Club at Glenross style lots (Section 13 and 14) that connect back into Winterbourne Drive in Section 13. In addition, a north/south street connects the looped street for an additional means of egress. The subject lots in Sections 11 and 12 would be a minimum lot area of 6,500 square feet with minimum 50 feet lot widths and 130 feet lot depths. The front yard setback would be 25 feet, the rear yards setback would be 15 feet and the side yard setback would be 5 feet with a minimum house size of 1,600 square feet for a single story dwelling and 1,800 square feet for a multi-story dwelling per the development text. The development is buffered from the six existing single family county lots to the north by Reserve "H" and Winterbourne Drive and the 80 feet wide Golf Club at Glenross style lots to the south by Reserve "J." Retention ponds are located in the western portions of Reserve H and J respectively. Staff would recommend a landscape buffer between the proposed condominium single family lots and the six existing county single family lots. In addition, the proposed retention pond should be buffered from the subject lots with trees at a minimum. The final development plan would be required to contain a detailed landscape plan when submitted for Section 11. Furthermore, the subject condominium development would have a homeowners association that would have a common maintenance plan for lawn, landscaping and snow removal on each owners lot.

  The 88 single family lots (which mirrors the Golf Club at Glenross development standards) are located just west of Winterbourne Drive, just south of the above mentioned single family detached condominiums and just east of the Golf Course encompasses Sections 13 and 14 (Sub-Area IA). This development has two access points from Winterbourne Drive (from Sections 13 and 14 respectively) that loop through this area providing connectivity. The looped streets area double loaded with typical subdivision design with some of the lots backing up to the golf course and the two retention ponds located in Reserve "O" and "M". These single family lots are buffered from Winterbourne Drive by Reserve "O" and "M" with mounding and street trees. The minimum lot area would be 10,400 square feet with a minimum lot width of 80 feet (measured at the building line) with a minimum lot depth of 130 feet. The front yard setback would be 25 feet, the rear yard

setback would be 30 feet and the side yard setbacks would be 10 feet with a minimum house size of 2,000 square feet per the development text.

The remaining 293 single family lots mirror the typical Communities at Glenross development standards and are located east of Winterbourne Drive, south of Cheshire Road and west of the railroad tracks and encompass Sections 15-22 (Sub-Area IB). This development has three access points from Winterbourne Drive that provides ample connectivity throughout this area. The subdivision streets that meander throughout this area are double loaded typical subdivision streets with some lots that abut open space adjacent to the railroad tracks and retention ponds. Staff recommends a significant earthen mound and screen buffer adjacent to the railroad track similar to Sections 3 and 4 of the Communities at Glenross (a 10-12 high mound with landscaping) to be consistent with previously constructed sections. There are 35.3 acres of open space in six reserves (Reserves P-U) with retention ponds in the Reserve "P" and "I". Reserves "P", "Q", "S" and "U" buffer the development from Winterbourne Drive with street trees and mounding. The minimum lot area is 8,450 square feet with a minimum lot width of 65 feet at building line and minimum lot depth of 130 feet. The front yard setback would be 25 feet, the rear yard setback would be 30 feet and the side yard setbacks would be 20% of lot width (not less than 6 feet) with a minimum house size of 1,600 square feet for a single story dwelling and 1,800 square feet for a multi-story dwelling per the development text. Also, the entire development would have to comply with the oversized corner lot requirements in the zoning code.

- **BUILDING DESIGN:** The design requirements for The Communities at Glenross south of Cheshire Road are revised based on the housing option in each Section and Sub-Area per the development text:

  The detached condominiums (Sections 11 and 12 – Sub-Area III) requirements would include: 1.) At least 25% of the front façade elevation of each building (excluding garage doors, entrance doors, gutters, shutters, downspouts and windows) shall consist of natural materials, such as brick or stone. 2.) All vinyl siding shall have a minimum thickness of 0.044 miles; 3.) Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass; 4.) No concrete or split face block shall be permitted, except for basement or foundation walls; 5.) The roofs of all homes shall have dimensional shingles. In addition, the homes shall achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08. Pulte Homes has supplied Glenross South Age Targeted Single Family Residential exhibits with representative elevations, floor plans and color pallet of the proposed condominium units.

  The minimum 80 feet wide lots (Sections 13 and 14 – Sub-Area IA) requirements would include: 1.) 100% natural material on all elevations (excluding garage doors, entrance doors, gutters, shutters, downspouts and windows) shall consist of natural materials, such as brick, cultured stone, wood, stucco and engineered siding products (cementitious fiberboard, hardiplank, etc); 2.) Not less than 50% of the front elevation shall consist of a natural material other than stucco and engineered siding products; 3.) Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass; 4.) No concrete or split face block shall be permitted, except for basement or foundation walls; 5.) The roofs of all homes shall have dimensional shingles. In addition, the homes shall achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08.

  The minimum 65 feet wide lots (Sections 15-22 – Sub-Area IC) requirements would include: 1.) At least 40% of the front façade elevation of each building (excluding garage doors, entrance doors, gutters, shutters, downspouts and windows) shall consist of natural materials, such as brick, cultured stone, wood, stucco and engineered siding products (cementitious fiberboard, hardiplank, etc.); 2.) All vinyl siding shall have a minimum thickness of 0.044 miles; 3.) Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass; 4.) No concrete or split face block shall be permitted, except for basement or foundation walls; 5.) The roofs of all homes shall have dimensional shingles. In addition, the homes shall achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08.

- **LANDSCAPING & SCREENING:** A comprehensive landscape plan would be required to be submitted, reviewed and approved by staff prior to submitting for any Final Development Plans and Plats. The zoning code and development text would require street trees, mounding and landscaping along Cheshire Road (and roundabout) and Winterbourne Drive, mounding and landscaping adjacent to the railroad tracks along with

appropriate landscaping within the parks and open spaces. The Cheshire Road along with the Winterbourne Drive buffering should match or be enhanced above the existing buffering in the The Glenross Golf Club and revised Communities at Glenross Sections east of this development. Also, the approved Development Text prescribes a minimum screening buffer to be required along the railroad which should be consistent with approved buffering in the Final Plats of Section 3 and 4 of the Communities of Glenross. In addition, staff would recommend a landscape buffer between the proposed condominium single family lots and the six existing county single family lots and the proposed retention pond should be buffered from the subject lots with trees at a minimum. Furthermore, landscaping adjacent to the Ohio Health property to the west would be required per the development text. All landscape plans would require review and approval by the Shade Tree Commission.

- **OPEN SPACE/PARKLAND:** The Communities at Glenoss Sections 11-22 has approximately 61.5 acres of open space (approximately 29.2%) in 14 reserve areas (H-U) south of Cheshire Road. The detached condominium development (Section 11 and 12) has 17.7 acres of open space/parkland in five reserves (H-L). Staff recommends that some of the open space should be allocated (or at least not precluded) for the condominium association to provide active space with amenities geared to independent seniors and empty nesters if so desired in the future. The minimum 80 feet lot width development (Sections 13 and14) has approximately 8.5 acres of open space/parkland in three reserves (M-O). Staff recommends this section of the development should be able to accommodate an area for a tot lot should the homeowner's association desire one in the future. However with a greatly expanded and centralized park area, staff does not see the need to require such tot lot but only to ensure there is space for one in the future in case the homeowners association wishes to add additional amenities. The minimum 65 feet lot width development (Sections 15-22) has approximately 35.5 acres of open space/parkland in six reserves (P-U). Reserve "R" is a proposed tot lot that shall be programmed with appropriate amenities prior to Final Development Plan and Plat approval.

  The developer has made a large financial expenditure to program the 22.705 acres of open space in Sections 9 (approximately 5.6 acres) and 10 (approximately 17.1 acres) located just north of Cheshire Road east and west of the proposed roundabout. The amenities in Section 9 include a large pool and restroom facility, a parking lot and retention pond. The amenities in Section 10 include approximately 7.5 acres of active parkland programmed with a tot lot, shelter house, basketball court, volleyball court and recreational fields while the remaining approximately 10.1 acres is a detention/retention basin next to the railroad tracks. All open space/parkland in The Communities at Glenross should be privately owned and maintained but open to the public except for the clubhouse and pool as documented in the development text. Each park and open space should be improved no later than or concurrent with the subject section of public improvements that are adjacent to the respective open space. The subject park amenities are scheduled to be on the August Planning Commission meeting for Final Development Plan approval as the developer wishes to advance this construction.
- **TREE PRESERVATION:** The development would have to achieve compliance with Chapter 1168 Tree Preservation Regulations. The applicant needs to identify all trees (if any) a minimum 6 inches in caliper and identify if they will be saved and removed trees for staff review and approval prior to Final Subdivision Plat approval of the subject section. There appears to be minimal trees on the site but the existing tree lines along the perimeter of the property shall be preserved. Staff recommends that utilities should not be located within tree preservations easements and ensure the subject lots impacted could yield a maximum size house with an acceptable deck and functional yard.
- **LIGHTING PLAN:** A lighting plan for all streets and amenities would be required for Final Development Plan approval and Final Subdivision Plat approval for each section and would have to achieve compliance with the zoning code and approved by the Chief Building Official.
- **PHASING:** The remainder of the subdivision would be developed in twelve sections (11-22) from north to south on the west side of Winterbourne Drive and then from north to south on the east side of Winterbourne Drive. To ensure compliance with City emergency service requirements, it is important each section should be constructed in sequence as proposed or separate and additional access requirements at least providing adequate emergency access would likely be required. With multiple Sub-Areas and many more development sections the Communities at Glenross, it is important for reference and tracking purposes that the plans and plats for each section have appropriate nomenclature that correlates the sections to the applicable Zoning Sub-

Areas. Therefore all plans and plats that reference a section or phase must include the Zoning Sub-Area name either in the title or some form approved by City Staff.

- **SIGNAGE:** All signage shall achieve compliance with the Graphics and Signage requirements in the development text and the previously approved (and partially developed) wayfinding system and plan for the community.
- **SUB-AREA IV:** This sub-area is located between the railroad tracks north of Cheshire Road and no longer is owned by Pulte Homes but is zoned to allow 94 dwelling units on approximately 47.7 acres. The developers approved amended Preliminary Development Plan and Preliminary Subdivision Plat in 2011 do not amend plans and plats in this area and neither does this application. The subject sub-area is conceptual and would require Preliminary Development Plan and Preliminary Subdivision Plat approval by the Planning Commission and City Council.
- **MICS:** Staff maintains the proposed plan is an improvement over the currently approved plan for the following reasons: 1). The overall density has been reduced on the south side of Cheshire Road by 99 units; 2). The two attached condominium unit developments have been eliminated and replaced with one detached condominium unit development better located within the context of the overall development; 3). Staff has had ongoing discussions with Pulte Homes regarding a number of the items as well which have been agreed to and captured in the conditions herein.

STAFF RECOMMENDATION – (2016-1692 REZONING AMDENDMENT)

Staff recommends approval of a request by Pulte Homes of a Rezoning Amendment to the Development Text for the Communities at Glenross Sections 11-22 (Sub-Areas IA, IB and III) on approximately 210.7 acres containing 487 single family lots zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road, with the following condition that:

1. Any change of use of or major modification of the plan shall require conformance to all provisions of the Development Text.

STAFF RECOMMENDATION – (2016-1694 AMENDED PRELIMINARY DEVELOPMENT PLAN)

Staff recommends approval of a request by Pulte Homes of an Amendment to the Preliminary Development Plan for the Communities at Glenross Sections 11-22 (Sub-Areas IA, IB and III) on approximately 210.7 acres containing 487 single family lots zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. All retention ponds shall be setback a minimum of 80 feet from the edge of pavement per the City Engineer.

STAFF RECOMMENDATION – (2016-1696 PRELIMINARY SUBDIVSION PLAT)

Staff recommends approval of a request by Pulte Homes of an Amendment to the Preliminary Subdivision Plat for the Communities at Glenross Sections 11-22 (Sub-Areas IA, IB and III) on approximately 210.7 acres containing 487 single family lots zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. All retention ponds shall be setback a minimum of 80 feet from the edge of pavement per the City Engineer.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.

5. The Cheshire Road and Winterbourne Drive buffering shall match or be enhanced above the existing buffering in the The Glenross Golf Club and Communities at Glenross east of this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
6. A 10-12 foot high mound with landscaping shall be installed adjacent to the railroad tracks to be consistent with mounding in Sections 3 and 4 of the Communities at Glenross just north of the subject section. The mounding and landscaping shall be placed within an easement recorded and described upon the final plat and all such improvements shall be the maintenance responsibility of the Home Owners Association (HOA) in perpetuity. No changes to the mounding or landscaping shall be allowed without the approval of the City of Delaware. The applicant may make allowances for individual homeowners to mow and otherwise maintain this area so long as no improvements are altered, but the final maintenance responsibility shall rest with the HOA. The subject plan shall be reviewed and approved by the Shade Tree Commission.
7. A street tree plan shall be submitted and approved by the Shade Tree Commission.
8. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations and shall be required prior to final plat approvals for each section.
9. The bike paths along Winterbourne Drive Road shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
10. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official and achieve compliance with all zoning requirements prior to final subdivision plat approval of each phase.
11. These sections of the Communities of Glenrsoss Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, subject to the single family lot transportation fee in effect for the Glenross Golf Club at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling units.
12. The street names in Sections 11-22 shall be vetted and approved by the appropriate agencies to ensure compliance and non-duplication prior to Final Subdivision Plat submission for each section.
13. The subject development shall be constructed per the phase sequence in the Preliminary Subdivision Plat per the development text.
14. A landscape buffer shall be submitted and approved with that sections Final Development Plan between the proposed condominium single family lots and the six existing county single family lots in Section 11.
15. The proposed retention pond shall be buffered from the subject six existing county single family lots in Section 11.
16. The tot lot in Reserve "R" in Section 16 shall be programmed with amenities as approved by staff concurrent with Final Development Plan and Plat approval for the subject section.
17. The buffering adjacent to the Ohio Health property to west shall achieve compliance with the approved development text.
18. A comprehensive landscape shall be required to be submitted, reviewed and approved by the City prior to Final Development Plan and Plat approval for any section.
19. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 06/30/16
REVISED:

THE COMMUNITIES AT GLENROSS (Sections 2-22)

AMENDED DEVELOPMENT TEXT

+/-405.2 Acres

ADOPTED JANUARY 24, 2011
Ordinance No. 11-14

Revised July 25, 2016
Ordinance No 16-XXXX

Proposed (in part) and Existing (in part) Zoning: Planned Mixed Use (PMU) District

Introduction and Summary:

This application seeks to (i) remove the multi-family condominium areas that had previously been approved and (ii) add single-family detached patio/condominium homes that are targeted to independent seniors and empty nesters seeking low exterior maintenance and a community association lifestyle; and (iii) reduce the overall number of lots.

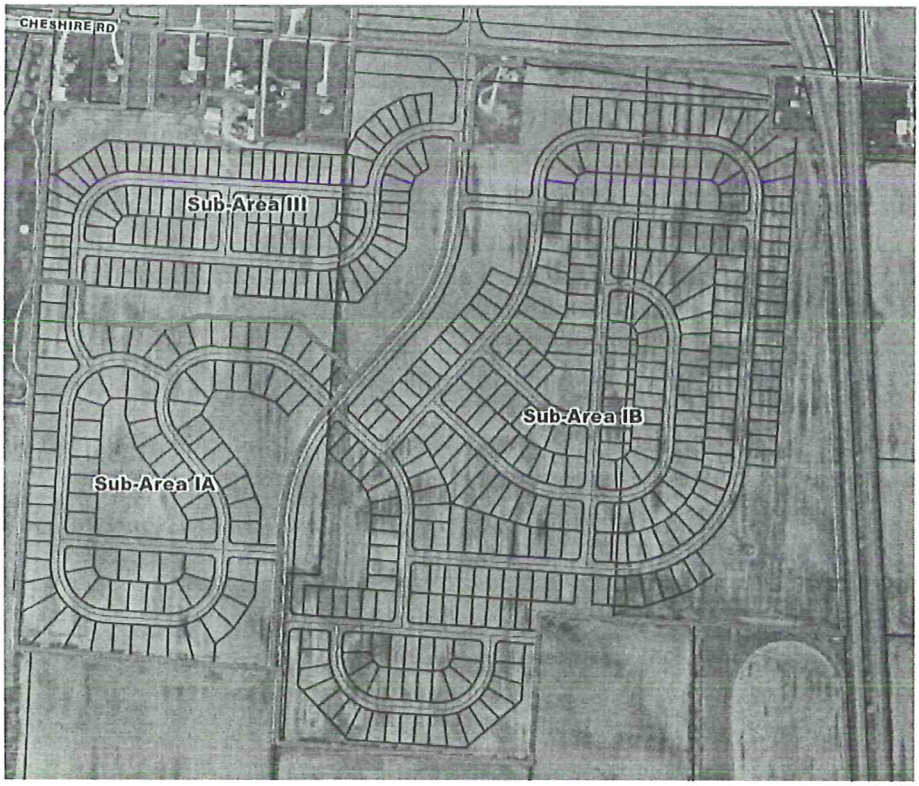
In order to accomplish the referenced changes to the Communities at Glenross development, this amended development text, together with a companion Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat, removes condominium portions of the development (Sub-Areas III-B and IIIC), modifies the location of the condominium area south of Cheshire Road (Sub-Area III), revises the development standards of Sub-Area III to accommodate single-family detached patio/condominium homes, and adjusts the lot layout and development standards for certain single family lots in Sub-Areas IA, IB, IIA, IIB and IIC.

This Development Text sets forth development standards for the single family portions of the development (Sub-Areas IA, IB, IIA, IIB, and IIC below) and for the single family condominium portion of the development (Sub-Area III below). Final Development Plan and Final Subdivision Plat submittals will be made for such Sub-Areas in the future. Sub-Areas IIIB, IIIC which were previously included in this development have now been eliminated with this proposed amendment in the text and plan. Sub-Area IIIA has been renamed Sub-Area III and changed in use and location on the preliminary plan. Sub-Area IV (which is between the active Railroad tracks) continues to be included in the development area and captured under this zoning text as it was previously and to avoid a situation where it becomes un-zoned, but it is not actively part of the development area and is, in fact, not owned but the primary developer of the Communities at Glenross at this time. Because Sub-Area IV has only ever had conceptual plans, it requires formal Preliminary approvals followed by Final approvals as detailed within the requisite section of this Zoning text.

A. Sub-Area Descriptions:

The Communities at Glenross is divided into two distinct geographies with Cheshire Road being the dividing line between sections to the north and sections to the south of Cheshire Rd. In total the development is proposed to have 886 dwelling units:

North of Cheshire Road – The area north of Cheshire Road encompasses 146.69 acres and contains 285 single family lots within Sub-Areas IIA, IIB and IIC which includes Subdivision Sections 2-10.
South of Cheshire Road – The area south of Cheshire Road encompasses 210.7 acres and contains 487 single family dwelling units (381 single family lots and 106 single family detached condominiums) within Sub-Areas IA, IB and III which includes Sections 11-22.



B. Overall Site Residential Density:

The maximum number of residential units on the +/405.2 acre site shall be 866, for a density of 2.14 units per acre. (The decrease in density from 2.74 to 2.14 is the result of removing condominium Sub-Areas IIIB and IIIC. Overall, the total units have been reduced from the previous plans via a series of amendments through almost 10 years of development by 244, from 1110 to 866). Accessory buildings, such as the community

building for the overall development and community buildings or clubhouses within any Sub-Area shall not affect residential density.

C. Restrictive Covenants:

The property in Sub-Areas IA, IB, IIA, IIB, IIC, and III shall be subjected as "Additional Property" to the restrictive covenants that have been executed and recorded for the Glenross Club development to the west. All common areas, reserves, open spaces, and recreation areas and amenities shall be maintained per plan in perpetuity by the common Home Owners Association. All such elements shall be open to the public with the exception noted herein of the community pool.

D. Uses:

1. Uses

A. **Uses.** The following uses shall be considered permitted or limited uses as represented in the chart below by P or C, respectively, and as defined by the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

(1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.

(2) **Conditional Uses.** Conditional uses shall be considered conditionally permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval and approval of a Conditional Use Permit by the process and standards set forth in the Zoning Code.

(3) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off-street parking areas. If the uses are specified as limited uses the processes and limitations shall apply regardless of accessory use status.

	IA	IB	IIA	IIB	IIC	III	IV
(a) Residential							
(1) Detached single-family dwelling	P	P	P	P	P	P	P
(2) Cluster single-family dwellings						P	P
(3) Attached single-family dwellings (3 or more)							P
(4) Bed-and-breakfast	C	C	C	C	C	C	C
(5) Residential care facility for 6 to 8 persons						C	
(6) Residential care facility for 6 to 8 persons or more persons						C	
(7) Minor home occupation	P	P	P	P	P	P	P
(8) Major home occupation	C	C	C	C	C	C	C
(b) Community Facilities							
(1) Place of worship						C	C
(2) School, public or private						C	C
(3) Day care center, child/adult						C	C
(4) Congregate care facility						C	C
(5) Nursing home						C	C
(6) Library,						C	C
(7) Public cultural institutions and art galleries						C	C
(8) Public safety & service facility (local service)	C	C	C	C	C	C	C
(c) Recreational/Open Space							
(1) Park, playground	P	P	P	P	P	P	P
(2) Golf course/country club	C	C	C	C	C	C	C
(3) Non-commercial recreation facility as part of public or privately maintained park or open space as per approved plan	C	C	C	C	C	C	C

E. Sub-Areas IA, IB, IIA, IIB and IIC Development Standards

1. Timing of Development

Prior to development of Sub-Areas IA, IB, IIA, IIC and III, the Developer and the City shall confirm that such development will not be inconsistent with any applicable requirements of the City of Delaware General Permit Authorization for Storm Water Discharges Associated with Construction Activity Located within Portions of the Olentangy River Watershed Under the National Pollutant Discharge Elimination System. In the event the Developer and City are not able to so confirm, the development plans and plats as currently depicted would need to be revised and additional development approvals obtained from the City of Delaware.

2. Lot Size

a) A mixture of lot sizes is proposed, ranging from 8450 square feet to over 24,000 square feet.

b) The minimum lot depth will be 125 feet for Sub-Area IIA. The minimum lot depth shall be 130 feet for Sub-Areas IA, IB, IIB, and IIC

c) In Sub-Areas IA and IIA: The minimum lot size in Sub-Area IA shall be no less than 10,400 SF and for Sub-Area IIA shall be no less than 10,000 SF. The minimum lot width shall be 80 feet with several of the lots having 90 feet or greater widths. (measurements taken at the building line). The number of dwellings in Sub-Areas IA and IIA shall not exceed 200 units total.

d) In Sub-Area IB, IIB and IIC, the minimum lot size shall be no less than 8,450 SF. The minimum lot width at the building line shall be 65 feet. The number of dwellings in Sub-Areas IB, IIB, IIC shall not exceed 466 units total.

3. Setbacks, Building Sizes, and Height

a) Setbacks: For Sub-Areas IA, IB, IIA, IIB, and IIC minimum building setbacks from property lines shall be established as follows:

i) Cheshire Road & Winterbourne Drive: Setbacks shall be that as identified on the Preliminary Development Plan.

ii) All other proposed public streets, which shall be measured from existing and planned road rights-of-way:

- 25 feet building setback for all streets

iii) Side and rear yards:

- side yards shall be 10 feet per side (20 feet minimum between homes), except in Sub-Areas IB, IIB and IIC, where side yards shall be a total of 20 percent of lot width and no less than 6 feet on either side
- rear yards shall be 30 feet minimum (decks and patios may encroach into the setback, but not closer than 15' from the lot line)
- the projection of fireplaces, chimneys, bay windows, egress windows and/or other architectural projections of not more than 3 feet shall be allowed

b) Building Height: Buildings shall be a maximum of 40 feet (measured from the average elevation of the finished grade at the front of the building to the highest point of the roof) in height in Sub-Areas IA, IB,IIA, IIB, and IIC.

c) Home Sizes:

i) In Sub-Area IB,IIB, and IIC no building shall be constructed unless the finished living space (exclusive of porches, garages, and basements) has no less than 1800 square feet for multi-story dwellings and 1600 square feet for single-story dwellings.

ii) In Sub-Area IA and IIA, no building shall be constructed unless the finished living space (exclusive of porches, garages, and basements) has no less than 2000 square feet.

4. Architectural & Other Standards

a) Sub-Area IB, IIB, & IIC

At least 40% of the front facade elevation of each building (excluding garage doors, entrance doors, gutters, downspouts and windows) shall consist of brick, stone, or cultured stone. All vinyl siding shall have a minimum thickness of .044 mils. Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass. No concrete or split face block shall be permitted, except for the basement or foundation walls. The roofs of all homes shall have dimensional shingles.

Not withstanding the above, Lots Numbers 10569-10577 as shown on the Final Subdivision Plats for Section 2 Part A and Section 2 Part B shall

meet the architectural requirements of the Glenross Planned Residential Development (PRD) Zoning Text.

b) Sub-Area IA and IIA

100% of all elevations of each building (excluding garage doors, entrance doors, gutters, shutters, downspouts and windows) shall consist of natural materials such as brick, stone, cultured stone, wood, stucco, and engineered siding products (including cementitious fiberboard and other engineered siding products approved by the City of Delaware, e.g. HardiPlank™) (collectively "Natural Materials"). Not less than 50% of the front elevation (excluding doors, windows shutters, gutters and downspouts) shall consist of a natural material other than stucco. Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass. No concrete or split face block shall be permitted, except for the basement or foundation walls. The roofs of all homes shall have dimensional shingles.

c) Color Palette

For Sub-Areas IA, IB, IIA, IIB, and IIC, the color palette shall consist of earth tones including white. Additional colors may be used as accents but may not be high gloss or high-chroma colors.

d) Lighting

Street lights shall achieve compliance with the then current Chapter 1158 Lighting Plan requirements.

e) Parking

Parking will be provided at a minimum of 2 spaces per dwelling unit in an attached garage.

f) Roof Pitches

All primary roof pitches on front and rear facing gabled elevations shall be a minimum of 5:12. All primary roof pitches on side facing gabled elevations shall be a minimum of 6:12. All other accessory elevations shall be a minimum roof pitch of 3-1/2:12.

g) **Other Standards**

Except as specifically set forth in this PMU Development Text or as set forth on the accompanying Development Plan, R-2 Residential District regulations together with standards set forth in Chapter 1171 of the Delaware Zoning Code, as if attached and as made a part of this Development Text by reference, shall apply in Sub-Areas IA, IB, IIA, IIB, and IIC.

F. Sub-Area III Development Standards

1. Density & Type

In Sub-Area III, no more than 106 detached single family condominium dwelling units shall be built. Although not legally restricted, Sub-Area III is intended to provide an area of single-family detached condominiums that is targeted to independent seniors and "empty nesters" seeking low exterior maintenance and a community association lifestyle with high end units which have high quality details, fit, finish, and materials not inconsistent with Pulte Homes Age Targeted Single Family Residential series product line up as attached. Sub-Area III is also intended to provide for the same minimum house sizes and quality of single family homes required in Sub-Areas IB, IIB, and IIC on smaller lots with more lot coverage and smaller yards that will have a common maintenance plan for lawn, landscaping and snow removal on each owner's lot.

2. Lot Size

a. The minimum size shall be 6,500 square feet with a minimum lot width of 50 feet at building line and minimum lot depth of 130 feet.

3. Setbacks & Building Separation

a) Streets: A minimum building and accessory use setback of 50 feet shall be provided along Winterbourne Drive. The minimum setback from all other streets shall be 25 feet from right-of-way or roadway easement line.

b) Side: The minimum side setback shall be 5 feet per side and 10 feet combined.

c) Rear: The minimum rear setback shall be 15 feet.

d) The minimum setbacks described above shall not cause any off-street parking area to impede a sidewalk or multi-use path.

e) Setbacks from streets shall be from the right-of-way.

f) Building Separation: Unless a greater building separation is required by the then current Building Code, the minimum separation between buildings shall be the following:

i) 10 feet side to side
ii) 30 feet rear to rear
iii) 25 feet rear to side
iv) The projection of fireplaces, chimneys, bay window, egress windows and/or other architectural projections of not more than 3 feet in each instance are permitted

g) Deck & Patio Separation: Decks and patios shall not extend more than the following:

i) 10 feet into any required rear to rear building separation or setback
ii) 3.5 feet into any required side to side building separation or setback
iii) 7.5 feet into any required rear to side building separation or setback

The foregoing notwithstanding, deck and patio encroachments are not permitted within designated easement areas.

4. Unit Size

In Sub-Area III no building shall be constructed unless the finished living space (exclusive of porches, garages, and basements) has no less than 1800 square feet for multi-story dwellings and 1600 square feet for single-story dwellings. Maximum building height shall be 40 feet (measured from the average elevation of the finished grade at the front of the building to the highest point of the roof).

5. Street Type & Design

The development will utilize public streets built to public standards per the City Engineer. Sidewalks or bikepaths shall be required adjacent to all streets per Delaware City Code.

6. Parking

Parking will be provided at a minimum of 2 spaces per dwelling unit in an attached garage.

7. Street Lights

The street lights shall achieve compliance with the lighting requirements of Zoning Code Chapter 1158 Lighting Plan.

8. Clubhouse / Recreation

Sub-Area III may include a future clubhouse, community room, or other recreation amenities. The primary facilities for the entire Communities at Glenross development will be per the approved preliminary plan for areas north of Cheshire Rd.

9. Architectural Standards

At least 25% of the front facade elevation of each building (excluding garage doors, entrance doors, gutters, downspouts and windows) shall consist of brick, stone, or cultured stone. All vinyl siding shall have a minimum thickness of .044 mils. Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass. No concrete or split face block shall be permitted, except for the basement or foundation walls. The roofs of all homes shall have dimensional shingles.

8. Color Palette

The color palette shall consist of earth tones, including white. Additional colors may be used as accents but may not be high gloss or high-chroma colors. A color palette and listing of representative architectural details (elevations) for Sub-Area III are included as attached and titled Glenross South – Age Targeted Single Family Residential.

9. Roof Pitches

All primary roof pitches on front and rear facing gabled elevations shall be a minimum of 5:12. All primary roof pitches on side facing gabled elevations shall be a minimum of 6:12. All other accessory elevations shall be a minimum roof pitch of 3-1/2:12.

10. Other Standards

a. Except as specifically set forth in this PMU Development Text or as set forth on the accompanying Development Plan, R-2 Residential District regulations together with standards set forth in the then current Chapter 1171 of the Delaware Zoning Code shall apply in Sub-Area III.

b. All garage doors shall adhere to one of the following standards as approved with a Final Development Plan:
   i. Architecturally upgraded to include design elements consistent with the design of the home and development such as matching the door color to the predominant color of the main structure, incorporating a glass course, adding trim packages to give the appearance of stable doors, man doors, hinged swing doors and other similar architectural elements.

G. Sub-Area IV Development Standards

1. Timing of Development

Development of Sub-Area IV shall not occur until adequate access is available, either over adjacent railroad tracks or through road connections that may be provided in the future through the development of adjacent property.

2. Density

In Sub-Area IV, no more than 94 dwelling units shall be built. A minimum of fifteen percent (15%) of the Sub-Area IV site, or +/- 7.15 acres, shall be set aside as open space.

3. Development Type & Pattern

The dwelling units may be built in either a single-family condominium regime, and if so developed may either be detached or attached in buildings of up to four units, or may be developed on fee simple single-family platted lots. If developed as fee simple lots, the standards set forth in the Delaware Zoning Code as applying in the R-3 Residential District shall apply, except that the requirements set forth above for the size, color and exterior materials of homes in Sub-Area IIB, above, shall also apply to any detached single-family dwellings on individual platted lots in Sub-Area IV. If Sub-Area IV is developed as a condominium, the Development Standards for Sub-Area III shall apply.

4. Limitation

The plan for Sub-Area IV is conceptual at this time. As such, a Preliminary Development Plan and Final Development Plan are required to be submitted and approved.

H. Access, Parking, Loading and Other Traffic Related Standards and Commitments in All Sub-Areas:

1. Cheshire Road:

a) The proposed right-of-way shall be 100 feet wide across the site's Cheshire frontage or as approved by the City Engineer.

b) Improvements to Cheshire Road, including the roundabout, necessitated by development of the property as depicted on the Development Plan, shall be constructed as such roads are needed in accordance with the approved Development Plan and as approved by the City Engineer.

c) No curb cuts other than those depicted on the Preliminary Development Plan shall be permitted to Cheshire Road except for temporary construction access or temporary emergency only access as approved by the City Engineer.

2. Sidewalks & Bike Paths

Sidewalks and bike paths shall be constructed in locations as shown on the Preliminary Development Plan – Pedestrian Connectivity Plan. Sidewalks shall be 5 feet in width and constructed of concrete and bike paths shall be 8 feet in width and constructed of asphalt. Bike paths and sidewalks that do not front a detached single-family lot shall be constructed as part of road construction and to Delaware design specifications. The bike path shown along the north side of Cheshire Road shall be extended from the existing stub near the western perimeter of the development to the eastern perimeter of the development as shown on the Preliminary Development Plan no later than or concurrent with the construction of the Cheshire Road and Winterbourne Drive intersection. Unless otherwise approved as part of a Final Development Plan, sidewalks are required on both sides of streets. Winterbourne Drive shall include bikepaths on both sides of the roadway to provide adequate connectivity on this proposed unloaded street and allowing such access to the planned centralized recreation facilities and area.

Bike paths shall be installed as shown on the Development Plan.

3. Road Design & Construction

Spacing and offsets of curb cuts shall be subject to the approval of the Delaware City Engineer and, as necessary, the Delaware County Engineer.

All road design, phasing, storm water facility setbacks and construction are subject to the approval of the Delaware City Engineer and as necessary by the Delaware County Engineer.

4. **Parking**

Required parking shall be provided off-street on lots in garages and driveways.

I. Landscaping, Tree Preservation, and Screening Standards in All Sub-Areas:

1. All landscaping shall comply with Chapters 1166 Landscaping and Screening Regulations and 1171 Design Criteria and Performance Standards of the City of Delaware Zoning Code. All such areas and improvements are to be maintained by the Home Owners Association in perpetuity per the approved plan.

2. Reasonable and good faith efforts will be made to preserve healthy existing trees within drainage course areas. Selective clearing of wooded areas is permitted, consistent with the requirements of the City of Delaware Zoning Code. Additionally, standard tree preservation techniques will be utilized to protect trees during all phases of construction. The Development shall comply with the Tree Preservation Chapter of the Delaware City Zoning Code.

3. Street trees shall be required along all streets within the tree lawns. Street trees are required in all Sub-Areas per Delaware City Code and shall be approved by the Shade Tree Commission.

4. Two major entrances from Cheshire Road, including the entrance from the roundabout, will have landscaped entry features that include signage All such features and signs shall be a part of an approved landscaping plan and all required permits must be obtained before construction.

5. Landscape buffering shall be provided between the adjacent existing residential properties (those on Cheshire Road) and the development.

6. The developer shall install landscaping in the roundabout on Cheshire Road at the intersection of the main north/south road through this Development. The landscape shall be as depicted on the Development Plan drawing and design, and shall be maintained by the homeowners association.

7. Buffering to Railroad and Ohio Health Property (Parcel ID# 41832001031000).

    a) Undulating mounding a minimum of 3-4 feet in height and landscaping a minimum of 6-8 feet height at the time of installation shall be provided on lots sharing a property line with the railroad right-of-way and an easement be placed over such mounding and landscaping to protect it in perpetuity

and requiring maintenance of the required tree plantings and mound structure by the established homeowners association. At a minimum, such landscaping shall be provided as generally depicted below.

b) Every effort shall be made to retain and supplement the existing tree line along the property line shared with Ohio Health and an easement shall be placed over the tree line and landscaping to protect it in perpetuity and requiring maintenance by the established homeowners association. The tree line, either existing or as supplemented, shall provide a buffer equivalent to that depicted below.

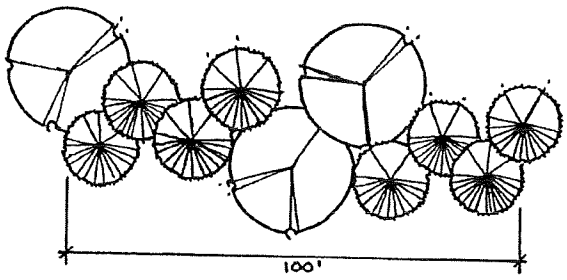


Figure I.7.1. Buffering at rate of 8 evergreen trees & 3 deciduous trees for every 100 lineal feet where evergreen trees are Norway or Colorado Spruce or other species approved by the City of Delaware and deciduous trees are a variety of species approved by the same.

8. At the time of construction, the applicant must remove any existing farm fencing (such as barbed wire fencing) from the property.

J. Lighting in All Sub-Areas:

1. A decorative street light shall be used along new public streets, according to the City of Delaware's specifications.

2. Landscape up-lighting is permitted at the entry features, provided that a concealed light source is used that does not distract motorists traveling along public streets and the light source is properly directed to minimize ambient light.

3. All lighting shall be in conformance with Zoning Code Chapter 1158 Lighting Plan.

K. Graphics and Signage in All Sub-Areas:

1. Entry features shall be established within the setback area along Cheshire Road substantially in accordance with Entry Plans and Entry Elevations submitted with this Text or subsequently approved and installed. Said entry feature shall be

located in landscape easements or reserve areas, and shall be maintained by the homeowners association. Signs shall not exceed 8 feet in height with a maximum of 25 square feet of sign area per face. Signs shall be mounted on a masonry base and incorporate landscaping, lighting and earth mounding. Minimum setback for this entry feature/signage shall be 10 feet from the right-of-way line and any property line. In no case shall said entry feature interfere with maintaining safe clear sight distances at intersections.

2. No signs shall be painted directly on the surface of any building, wall, or fence. No wall murals shall be allowed.

3. No flashing, traveling, animated, or intermittently illuminated signs shall be used. No co-op signs, rotating signs, trailer-type signs, tethered balloons, roof signs, banners, pennants, blade signs, flutter flags, or other air activated devices shall be permitted.

4. Signage may be illuminated externally only, if lighted at all. External light sources shall be directed toward the sign and shall not cause visibility problems for motorists or adjacent property owners.

One temporary marketing identification sign shall be permitted for that part of the development north of Cheshire Road (excluding Sub-Area IV) and one temporary marketing identification sign shall be permitted for that part of the development on the south side of Cheshire Road. Each such sign may have two graphic areas, one oriented to the east or south and one oriented to the west or north. Each such sign face may be up to 48 square feet in area and up to 8 feet in height as measured from grade to the highest point of the sign, provided such signs shall be set back a minimum of 20 feet. Each such sign shall be removed when 90% of the units are sold on the respective north or south side of Cheshire Road.

A comprehensive Wayfinding Signage Plan has been approved for this development. Any improvements constructed in accordance with the Plan shall be maintained in good repair (as installed) by the Home Owners Association in perpetuity. This signage includes: subarea identification, large direction, small directional and destination signage. This overall signage plan is necessary for resident and guest wayfinding throughout the Communities at Glenross.

6. Except as specifically set forth in the Text and the plans submitted and approved as part of the PMU rezoning, all signage and graphics shall conform to the City of Delaware Building and Zoning Codes.

L. Development Phasing for All Sub-Areas

Market conditions dictate the timing and phasing of the various sub-areas. Provided that a Final Development Plan is approved and implemented as to any part of the

development within Code prescribed timeframes, approval will not lapse as to other preliminary phases of the plan. Sub-Areas IA, IB, and III include proposed phasing. This phasing shall be required to be followed. If this phasing is proposed to be modified in the future, separate and additional access requirements at least providing adequate emergency access will likely be required. Therefore, any change in the phasing shown shall require the approval of the City of Delaware.

M. Open Space and Park Areas

Significant areas of open space are provided for in the Communities at Glenross. These spaces are well distributed throughout the overall site to provide an optimal mix and variety of open space resources based on market research. In addition, the open spaces within the Communities at Glenross have been improved to provide an excellent range of active and passive recreational opportunities. The expanded North Park "Reserve G and F", proposed pool facility, creatively designed active/passive recreation area north of Cheshire Road and tot lot "Reserve R" highlight the Open Space Plan for the Communities at Glenross. This centralizes and expands the active park and open space areas providing for a more robust plan in this regard for the entire development than more frequent, smaller facilities. All pathways, parks, and open space shall be maintained per plan by the Home Owners Association. Extensive additional passive open spaces are provided throughout the Community and will be connected by multi-use paths and sidewalks to enhance pedestrian walkability. These items, together with conceptual landscape plans, street tree plans, and plans showing entry plantings and elevations illustrate the commitment to open space planning at the Communities of Glenross. A bike path that achieves compliance with minimum City requirements shall be located on both sides of Winterbourne Drive from Cheshire Road to the southern terminus of the subject street.

It is estimated that the value of improvements to the various open space areas will be in excess of $2.2 Million Dollars. The pool and recreation area are significant elements of this value, but there are also extensive investments to be made in the other areas. The Applicant also believes it is important as part of the continuing appeal and identity of the Communities at Glenross as a whole that all of the park areas, facilities, and open space resources be maintained consistently and at the same level as areas traditionally reserved to private control and maintenance, such as entries. The Applicant proposes as part of the PMU rezoning that the Parks, Recreation, and Open Space Plan and associated improvements as set forth in the submitted graphic exhibits be owned and maintained by the Association of Owners of homes and units within the Communities at Glenross. The open space areas, parks, and pathways will be open to the public, but the pool facility and community building will only be available to residents and members of the Association of Owners initially with the possibility that, in the future, the Association of Owners may open pool memberships to the general public. With the submittal of Final Development Plans, the Applicant will work with the City to provide for appropriate parking within or adjacent to those open space areas intended for public access. The Applicant intends that the Open Space Plan and commitments to improvements as illustrated be determined in

the zoning process to fully satisfy all open space and dedication requirements under the Delaware Codes, and include all waivers that may be necessary or provided for under the Code to permit the implementation of the significant and high quality Open Space Plan for the Communities at Glenross. Open space shall be improved concurrent with the last phase of public improvements that are adjacent to the respective open space.