ORDINANCE NO. 18-32

AN ORDINANCE FOR ZAREMBA GROUP LLC FOR APPROVAL OF A REZONING AMEMDMENT FROM B-3 (COMMUNITY BUSINESS DISTRICT) TO B-3 PMU (COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) TO ALLOW A 9.7 ACRE LAND ADDITION (PARCELS 11, 12 AND A PORTION OF PARCEL 5) TO THE GLENWOOD COMMONS SHOPPING CENTER LOCATED ON THE SOUTH SIDE OF US 36/37 BETWEEN MILL RUN CROSSING AND GLENN ROAD.

WHEREAS, the Planning Commission at its meeting of April 4, 2018 recommended approval of a Rezoning Amendment from B-3 (Community Business District) to B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) to allow a 9.7 acre land addition (parcels 11, 12 and a portion of parcel 5) to the Glenwood Commons Shopping Center located on the south side of US 36/37 between Mill Run Crossing and Glenn Road (PC Case 2018-0442).

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

SECTION 1. That the Rezoning Amendment from B-3 (Community Business District) to B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) to allow a 9.7 acre land addition (parcels 11, 12 and a portion of parcel 5) to the Glenwood Commons Shopping Center located on the south side of US 36/37 between Mill Run Crossing and Glenn Road, is hereby confirmed, approved, and accepted with the following condition that:

1. Any change or revisions to the lot layout and/or, road alignment(s) shall require conformance to all provisions of the Development Text.
2. The development shall participate in the Delaware North New Community Authority and Mill Run Commercial TIF District and shall execute the required documents prior to the issuance of any building permits

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 7 NAYS 0
ABSTAIN 0

PASSED: April 23, 2018 YEAS 7 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

Carol Kay Reynolds
MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2018-0442-0445
REQUEST: Multiple Requests
PROJECT: Glenwood Commons Shopping Center
MEETING DATE: April 4, 2018

APPLICANT/OWNER
Zaremba Group LLC
14600 Detroit Street, Suite 1500
Lakewood, Ohio 44107

REQUEST
2018-0442: A request by Zaremba Group LLC for approval of a Rezoning Amendment from B-3 (Community Business District) to B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) to allow a 9.7 acre land addition (parcels 11, 12 and a portion of parcel 5) to the Glenwood Commons Shopping Center located on the south side of US 36/37 between Mill Run Crossing and Glenn Road.
2018-0443: A request by Zaremba Group LLC for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established on a 9.7 acre land addition (parcels 11, 12 and a portion of parcel 5) to the Glenwood Commons Shopping Center located on the south side of US 36/37 between Mill Run Crossing and Glenn Road on property zoned B-3 (Community Business District).
2018-0444: A request by Zaremba Group LLC for approval of an Amended Preliminary Development Plan for Glenwood Commons Shopping Center on approximately 82.9 acres located on the south side of US 36/37 between Mill Run Crossing and Glenn Road on property zoned B-3 PMU.
2018-0445: A request by Zaremba Group LLC for approval of a Comprehensive Plan Amendment on the Future Land Use Map from Commercial to Mixed Use on a 9.7 acre land addition (parcels 11, 12 and a portion of parcel 5) to the Glenwood Commons Shopping Center located on the south side of US 36/36 between Mill Run Crossing and Glenn Road on property zoned B-3 PMU.

PROPERTY LOCATION & DESCRIPTION
The Glenwood Commons Shopping Center is located on the south side of US 36/37 between Mill Run Crossing and Glenn Road while the Reserve at Quail Pass apartment development and the City Wetland Park are located on the south side of Mill Run Crossing and extend south to the railroad track and west to Glenn Road. The proposed land addition to the Glenwood Commons Shopping Center encompasses 9.7 acres (parcels 11, 12 and a portion of parcel 5) that are located at the southeastern corner of US 36/37 and Glenn Road. The Glenwood Commons Shopping Center and the Wetland Park are zoned B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) while The Reserve at Quail Pass is zoned M-1PMU (Light Manufacturing with a Planned Mixed Use Overlay District). The properties to the north, east and west are zoned B-3 while the properties across the rail road tracks are located in the township.

BACKGROUND/PROPOSAL
In January 2006 City Council approved a mixed use commercial, office and residential rezoning for approximately 150 acres which included Glenwood Commons Shopping Center and what is today The Reserve at Quail Pass. Now the developer is proposing a 9.7 acre land addition (parcels 11, 12 and a portion of parcel 5) located east of the existing shopping center and bordering Glenn Rd. With the land addition, the Glenwood Commons Shopping Center, the Preserve at Quail Pass and the City Wetland Park would encompass approximately 183 acres including right-of-way.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan Future Land Use Map recommends a future land use of Commercial for the subject three parcels (parcels 11, 12 and a portion of parcel 5) in the Delaware East Sub-Area while the applicant is proposing a Mixed Use designation to be consistent with the remainder of the Glenwood Commons Shopping Center.
- **ZONING:** As previously mentioned, the zoning for the subject site is B-3 while the developer is proposing a rezoning to B-3 PMU to be consistent with remainder of the Glenwood Common Shopping Center and for the developer to market the type of uses permitted in the most recent approved revised development text while cleaning up the subject corner properties from a planning, zoning and land use plan perspective. Along with the zoning amendment to a PMU, the zoning process would also require Conditional Use Permit, Amended

Preliminary Development Plan and Comprehensive Plan Amendment approval by the Planning Commission and City Council.

- **GENERAL ENGINEERING:** Because this is an Amended Preliminary Development Plan and the main infrastructure has been constructed for the Glenwood Commons Shopping Center, final engineering plans would be required when each out lot is developed per the Final Development Plan approval process.
- **ROADS AND ACCESS:** The internal and external road network would remain the same with the proposed 9.7 acre land addition (parcels 11, 12 and a portion of parcel 5) in the Amendment Preliminary Development Plan with the infrastructure already constructed in the Glenwood Commons Shopping Center. An existing private drive accesses Glenn Road from the Meijer Grocery Store between parcels 11 and 12 of the land addition while parcel 5 (including the portion in the land addition) is accessed from a private access drive from US 36/37 just west of the Meijer gas station.
- **PEDESTRIAN CONNECTIVITY:** The future expansion of Glenn Road would have a bike path and sidewalk respectively along the widened road. Any other internal connectivity would be vetted during the Final Development Plan process for each out lot.
- **SITE CONFIGURATION:** The land addition includes parcels 11, 12 and a portion of 5 that would be consolidated with existing parcel 5. The development of any of these out lots would require Final Development Plan approval that achieves compliance with the adopted development text for the Glenwood Commons Shopping Center, the minimum current zoning code requirements and all other City development requirements.
- **LANDSCAPING & SCREENING:** When Glenwood Commons Shopping Center was constructed, the typical landscaping requirements which included street trees, front yard trees and other landscaping were installed. Therefore, the out lots would now only require parking lot and foundation landscaping when they come in for Final Development Plan approval except for the frontage of Glenn Road and the northeast corner of US 36/37 which would require the appropriate mounding and landscaping to be consistent with the existing mounding and landscaping along US 36/37 since this area has not been constructed yet because it was not part of Glenwood Commons Shopping Center until this application. Any landscaping plans shall be reviewed and approved by the Shade Tree Commission during the Final Development Plan approval process.
- **TREE REMOVAL & REPLACEMENT:** Any qualifying trees on the subject out lots would have to be identified and documented to achieve compliance with Chapter 1168 Tree Preservation Requirements during the Final Development Plan approval process, though the Applicant planted approximately 10,000 plants and trees initially which included the wetland park site and which satisfied replanting requirements for the initial development.
- **SIGNAGE/GATEWAYS & CORRIDORS PLAN:** Any proposed ground and building signage would need to achieve compliance with the approved development text and approved comprehensive sign plan for subject development and be approved during the Final Development Plan process.
- **LIGHTING:** Any lighting for the out lots would need to be reviewed and approved during the Final Development Plan process. All lighting plans would need to be submitted, reviewed and approved by the Chief Building Official and achieve compliance with the minimum zoning requirements and requirements for the shopping center per the approved text and plans and in keeping with the existing lighting.
- **CONDITIONAL USE PERMIT:** The proposed development achieves compliance with Conditional Use Permit requirements to establish a PMU over the subject three parcels per the zoning code and approved development text.

STAFF RECOMMENDATION (2018-0442 – REZONING AMENDMENT)

Staff recommends approval of a request by Zaremba Group LLC of a Rezoning Amendment from B-3 (Community Business District) to B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) to allow a 9.7 acre land addition (parcels 11, 12 and a portion of parcel 5) to the Glenwood Commons Shopping Center located on the south side of US 36/37 between Mill Run Crossing and Glenn Road, with the following conditions that:.

1. Any change or revisions to the lot layout and/or, road alignment(s) shall require conformance to all provisions

of the Development Text.

2. The development shall participate in the Delaware North New Community Authority and Mill Run Commercial TIF District and shall execute the required documents prior to the issuance of any building permits.

STAFF RECOMMENDATION (2018-0443 – CONDITIONAL USE PERMIT)
Staff recommends approval of a request by Zaremba Group LLC of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established on a 9.7 acre land addition (parcels 11, 12 and a portion of parcel 5) to the Glenwood Commons Shopping Center located on the south side of US 36/37 between Mill Run Crossing and Glenn Road on property zoned B-3 (Community Business District).

STAFF RECOMMENDATION (2017-0444–AMENDED PRELIMIMARY DEVELOPMENT PLAN)
Staff recommends approval of a request by Zaremba Group LLC of an Amended Preliminary Development Plan for Glenwood Commons Shopping Center on approximately 82.9 acres located on the south side of US 36/37 between Mill Run Crossing and Glenn Road on property zoned B-3 PMU, with the following conditions that:.

1. Final Engineering Plans shall be required when each out lot is developed per the Final Development Plan process.
2. All out lots shall require Final Development Plan approval and achieve compliance with the Glenwood Commons Shopping Center development text, the current zoning code and all other City development requirements.
3. A mound with landscaping, consistent with the existing mound and landscaping along US 36/37 along the frontage of the Glenwood Commons Shopping Center, shall be installed along the frontage of Glenn Road (parcels 11 and 12) and the northeast corner of US 36/37 and Glenn Road (parcel 5) during the development of the first subject out lot.
4. The development shall participate in the Delaware North New Community Authority and Mill Run Commercial TIF District and shall execute the required documents prior to the issuance of any building permits.

STAFF RECOMMENDATION (2017-0445 – COMPREHENSIVE PLAN AMENDMENT)
Staff recommends approval of a request by Zaremba Group LLC of a Comprehensive Plan Amendment on the Future Land Use Map from Commercial to Mixed Use on a 9.7 acre land addition (parcels 11, 12 and a portion of parcel 5) to the Glenwood Commons Shopping Center located on the south side of US 36/36 between Mill Run Crossing and Glenn Road on property zoned B-3 PMU.

COMMISSION NOTES:

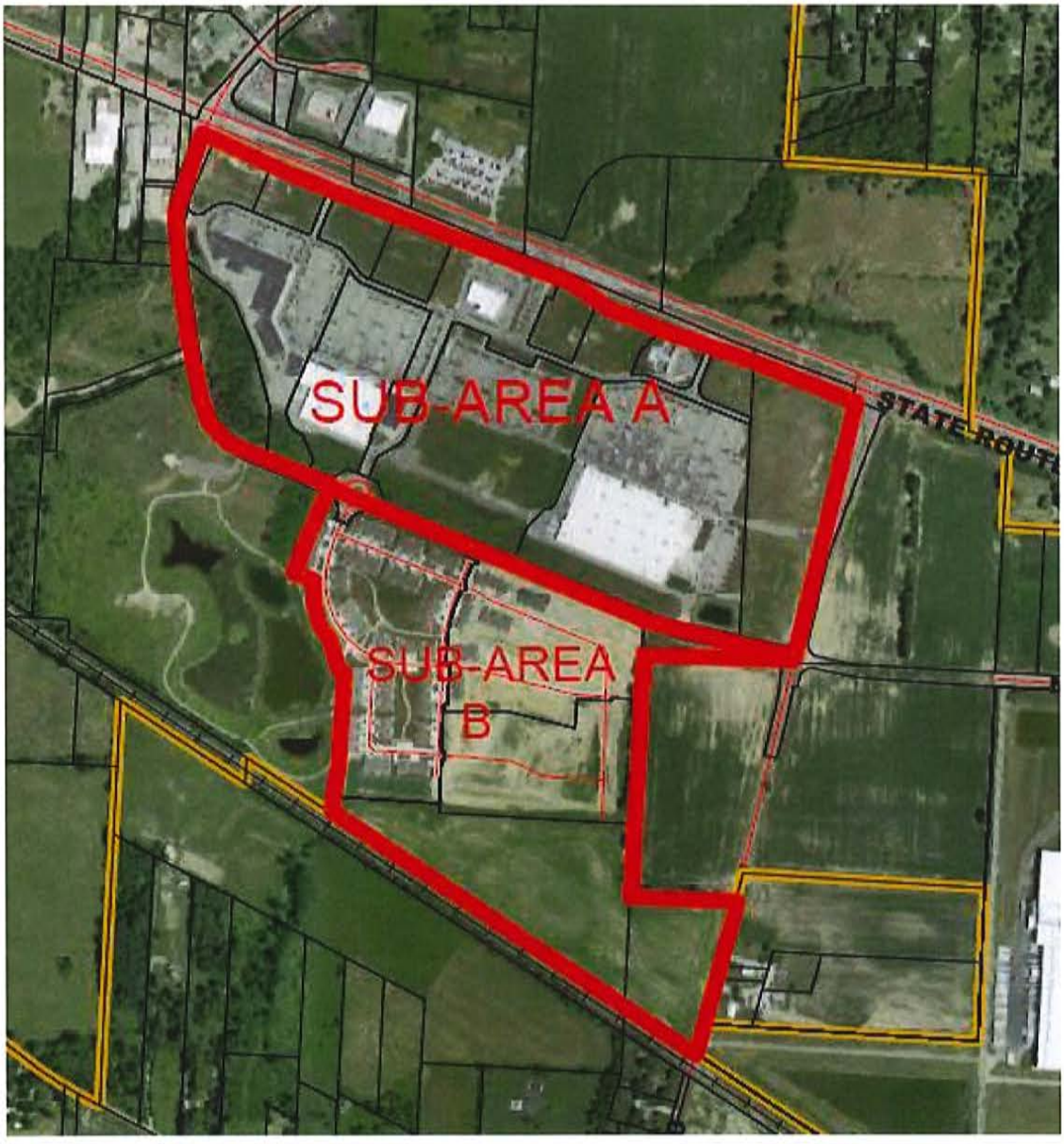
FILE:
ORIGINAL: **3/14/18**
REVISED:

PC Approved 04/04/18~~APPROVED TEXT 01/16/13~~

ORDINANCE 18-32
GLENNWOOD COMMONS & THE RESERVE AT QUAIL PASS
PLANNED MIXED USE DEVELOPMENT TEXT
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Zaremba Group, LLC and Zaremba Inc. are proposing to construct a commercial development while Redwood ~~Acequistion~~Acquisition LLC, are proposing single story luxury apartments in the City of Delaware. The 159 ~~149~~ +/- gross acre project site (145+/- net acres less right-of-way) is located on the east side of the City, on the south side of US 36/SR 37 and west of Glenn Road. The ~~Penn Central~~ railroad track borders the site to the south ~~and west~~. The site is easily accessed from I-71, US 36/SR 37, and Glenn Road.



2. GENERAL DEVELOPMENT STANDARDS

a. **Purpose and Intent.** It is the intent of this development to provide a mixed use development with compatible and common architectural design, streetscape, signage, lighting, and pedestrian amenities to be compatible throughout the entire development. Prototypical design that is not consistent with this purpose and intent will not be accepted. This Development Text represents the zoning requirements for this area unless otherwise noted.

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 increase in the number of or change in the type and/or mix of dwelling units or any major increase in the non-residential building area.
(2) Major change in the approved location of land uses or land use sub-areas.
(3) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results 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 increase in the number of or change in the type and/or mix of dwelling units less than 5% in the total number of dwelling units or any increase less than 10% in the non-residential building area.

(3) Minor change in the approved location of land uses or land use sub-areas.
(4) Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.
(5) Minor structural alterations that do not alter the overall design intent of the building.

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

(1) Trees in poor condition shall not be replaced.
(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) As determined at the time of approval of the Final Development Plan, up to 100% replacement credit may be given towards the provision of parkland tree plantings (including any wetland plant species), pedestrian pathways throughout the parkland, and any other structural amenities.
(6) Once the Final Development Plan is approved and trees/landscaping is installed per plan, all trees/landscaping shall be required to be maintained and replaced as needed in perpetuity.

g. **Wetland Park.** The developer had initially contributed a portion of the land toward the city owned wetland park. The developer had initially constructed the improvements in the wetland park, a portion of which were for a portion of the required storm water management of the Planned Mixed Use Overlay area. ~~The developer shall maintain the storm water components of the park as previously required.~~

3. SUB-AREAS A & B

The project is separated into two main sub-areas to represent the distinct areas of development. Sub-Area A (89.2 net acres), known as Glenwood Commons (to the centerline of Mill Run Crossing), is to be developed generally with a mix of commercial and retail uses. Sub-Area B (55.826 net acres), known as The Reserve at Quail Pass (to the centerline of Mill Run Crossing), is to be developed with single story luxury apartment units with attached garages.

4. SUB-AREA A – GLENNWOOD COMMONS DEVELOPMENT STANDARDS

a. **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area A as represented in the chart below by P, C, or L, respectively, and as defined by attached Chapter 1121 of 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) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.

(3) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.

(4) **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 conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	**Glennwood Commons Uses**
(a) Office and Professional Services	
(1) Offices – administrative, business and professional	P
(2) Financial institutions, banks	P
(3) Medical and dental offices, health and allied services	P
(b) Retail and Services	
(1) Retail and service establishments with a minimum gross floor area of 100,000 square feet or greater (ORD 04-42 Passed 03/22/04)	L
(2) Retail and service establishments in completely enclosed buildings with a minimum gross floor area of less than 100,000 square feet.	P
(3) Restaurant – table service	P
(4) Restaurant – counter service	P
(5) Veterinary office (no outside run or outside kennel)	L
(6) Veterinary hospital (no outside run or outside kennel)	L
(c) Automotive and Transportation	
(1) Gasoline station with or without convenience store	L

Land Use Category	Glennwood Commons Uses
(2) Automotive service station	L
(3) Stand-Alone ATM Facility	L
(4) Drive-thru facility associated with any principal permitted, limited, or conditionally permitted use	L
(5) Car wash (accessory to principal use)	L
(d) Outdoor Display/Storage	
(1) Outdoor display	L
(2) Outdoor storage	L
(3) Garden Center	L
(e) Community Facilities	
(1) Schools, trade, business or cultural arts	C
(1) Public cultural institutions and art galleries	P
(2) Day care center, child/adult	P
(3) Public safety & service facility	P
(4) Public Parks & Playgrounds	P
(5) Public utility substation or distribution facility	L
(b) Recreation and Entertainment	
(1) Indoor recreation and amusement (such as indoor theater, bowling alley, arcade, billboard parlor, assembly hall and party center)	C
(2) Public parks and playgrounds	P
(3) Health club	P
(c) Lodging	
(1) Hotel/motel	P

(5) **Specific Standards for Limited Uses.** Any use listed as a limited use shall meet all requirements of the Zoning Code, unless otherwise exempted or modified in this Section which shall take precedence in all cases, as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

A. **Retail or Service Establishment with a Minimum Gross Floor Area of 100,000 Square Feet or Greater.** Unless modified within this text all requirements of Chapter 1148, as attached to this text, shall be met.

1. Sections 1148.05(bb)(2). Only if all requirements of the Landscaping and Screening Section of this text are fulfilled as they relate to the mounding and landscaping along Mill Run Crossing, these provisions shall not apply.
2. Sections 1148.05(b)(3) and 1148.05(bb)(5). Only if all requirements of the Landscaping and Screening Section of this text are fulfilled as they relate to the mounding and landscaping along Mill Run Crossing, these provisions shall not apply to the rear elevation facing Mill Run Crossing except that visual interest and undulating roof heights shall be incorporated for any portions of the rear elevation not screened from view at the time of the landscaping installation.
3. Section 1148.05(bb)(12). Only if all requirements of the Stream Relocation Section of this text are fulfilled, this provision shall not apply.
4. Section 1148.05(bb)(17). This Section shall be fulfilled by the development of outlots along US 36/SR 37 as depicted on the Preliminary Development Plan and Preliminary Subdivision Plat and through the provision of landscaping and other elements described in the Gateways & Corridors Plan and as approved with any Final Development Plan.

B. **Veterinary Office (with no outside run or outside kennel) and Veterinary Hospital (with no outside run or outside kennel).** Such uses shall meet all requirements of the then current Zoning Code and be limited to household pets prohibiting on-site services to livestock, goats, equine, and other non-domesticated animals.

C. **Gasoline Station (with or without convenience store).** Such use shall meet all requirements of the then current Zoning Code and be designed in a manner that substantially limits the view of fueling pumps from the public right-of-way. Any canopy or weather cover associated with this use shall be designed in manner that is substantially similar with the overall development of Glennwood Commons, the principal building, and shall not include exposed metal support columns.

D. **Automotive Service Station.** Such use shall meet all requirements of the then current Zoning Code and be located to the side or rear (opposite the public right-of-way) of the principal building if accessory to a principal use or building. The building whether detached or attached to the building containing the principal use shall be designed in a manner that is substantially similar with the overall development of Glennwood Commons and the provision of 100% transparent vehicular doors.

E. **Stand-Alone ATM Facility.** Such use shall not be located along any public right-of-way and limited to areas interior to the overall development. The use shall be located in a manner that does not unreasonably disrupt traffic or pedestrian circulation. The building housing the ATM shall be designed and

landscaped in a manner consistent with overall design and to minimize its presence.

F. **Drive-Thru Facility Associated with any Principal Permitted, Limited, or Conditionally Permitted Use.** Such use shall meet all requirements of the then current Zoning Code and be located to the side or rear (opposite the public right-of-way) of the principal building. A covered pick-up area may be permitted in the front of the principal building. Any canopy or weather cover associated with this use shall be designed in manner that is substantially similar with the overall development of Glennwood Commons, the principal building, and shall not include exposed metal support columns.

G. **Car Wash (accessory to principal use).** Such use shall meet all requirements of the then current Zoning Code and be located in the side or rear (opposite the public right-of-way) of the principal building (Gasoline Station). The building whether detached or attached to the building containing the principal use shall be designed in a manner that is substantially similar with the overall development of Glennwood Commons including the provision of 100% transparent vehicular doors.

H. **Outdoor Storage & Outdoor Display.** The following standards shall apply for outdoor storage and outdoor display.

1. Permanent outdoor storage and outdoor display in any parking area in front of the building is prohibited.
2. For businesses larger than 100,000 square feet in gross floor area, seasonal outdoor display is permitted in parking areas to the front of the building for live vegetation only (mulch, soil, seeds, or other items may be permitted in the parking area on the side of the building with Final Development Plan approval) and all areas limited to the time period between March 1 and July 31. Such area shall be limited to area determined with the Final Development and in no case exceed 15,000 square feet in aggregate area per business, not unreasonably disrupt traffic or parking, be generally located in front of the Garden Center, or on the side of the Garden Center, be enclosed by decorative fencing to be approved with the Final Development Plan, bound on both ends by landscaped parking islands, and all pricing signs oriented towards the interior of the area.
3. Outdoor display of seasonal merchandise is permitted in the walkway area in front of and to the side of the building in limited areas defined on the Final Development Plan provided a minimum pedestrian walkway of 5 feet in width is maintained between the front of the building and parking spaces or drive aisle. Such areas shall be limited to such seasonal for sale merchandise such as lawnmowers, grills, sheds, snowblowers, and other items defined on the Final Development Plan. In no case shall any vending machines, ice boxes, palletized items, bulk material, or other similar items be permitted in such outdoor display areas. Additionally, no items may be mounted to the side of the building and display heights shall not exceed 6 feet in height.

4. Outdoor storage of palettes, appliances to be recycled, or other items that are not for sale is permitted only at the rear of the building provided the outdoor storage area is limited to an area defined on the Final Development Plan, is demarcated in a manner that adequately contains the item(s) to be stored, and is screened from view of any public right-of-way or private access drive with mounding and landscaping providing year round 100% opacity.

I. **Garden Center.** Garden Centers are considered structures, which are attached to the principal building and enclosed on four sides for the purposes of displaying garden related items, vegetation, bulk materials, or other items. Such structures shall be substantially similar in design with the overall development of Glennwood Commons including being fully integrated into the principal building design. The enclosures shall be designed in a manner that substantially limits the view of any item within the Garden Center. In no case shall any item contained with the Garden Center extend above the height of the enclosure.

J. **Public Utility Substation or Distribution Facility.** Such use shall meet all requirements of the then current Zoning Code and shall be landscaped to block all public views.

b. **Lot Standards.** The following standards shall apply for lot standards and coverage.

Lot Standards	Glennwood Commons
(a) Minimum lot area	1 acre
(b) Minimum lot width and frontage*	120 ft.
(c) Maximum building coverage	40%
(d) Maximum lot coverage**	70%

*Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.

**Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of Sub-Area A and converted to a percentage. Collectively, lot coverage on all parcels in the Sub-Area shall average 70%.

c. **Building Setback Standards.** The following standards shall apply for minimum building setbacks. Decorative architectural elements such as canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	Glenwood Commons
(a) Setback from US36/SR 37	40 ft.

(b) Setback from Mill Run Crossing	20 ft.
(c) Side setback for lots along US 36/SR 37	20 ft.
(d) Rear setback	20 ft.

d. **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle.

Minimum Parking Setbacks	**Glennwood Commons**
(1) Setback from US 36/SR 37.	15 ft.
(2) Setback from Mill Run Crossing.	15 ft.
(3) Setback from any private access drive or street.	10 ft.
(4) Setback from interior property lines	As approved on the Final Development Plan

e. **Maximum Building Height.** The maximum height of any building or structure shall be 55 feet as measured from finished floor elevation to the highest point of the roof.

f. **Building Design.** All buildings regardless of use shall meet the building design requirements of Section 1143.11 and consist of brick and stone or similar approved products as the exterior material. Stucco and EIFS may be used as accent material only. To create a cohesive and unified design throughout the entire development, each building shall be consistent in overall design, color, material, and architectural pattern and include similar and/or repeating a pattern of design elements such as cupolas, wind vanes, dormers, detailed and well defined cornices on flat roof structures, columns, awnings, or other elements as determined through the Final Development Plan review process.

(1) Any building 100,000 square feet or greater in gross floor area shall meet the following design requirements of Chapter 1143.

A. When the wall of a building faces a public right-of-way, or the main parking area, or is within 45 degrees of facing a public right-of-way, a minimum of forty percent (40%) of such wall area, on the ground floor, shall have the appearance of display-type windows. The bottom edge of such windows shall not be higher than three (3) feet above grade. All such windows may be opaque.

B. Walls shall have no more than twenty (20) feet of continuous wall length devoid of windows, on any ground floor, unless the wall includes architectural features such as piers, columns, defined bays or an undulation of the building, so that a pedestrian scale, rhythm, and visual interest is created.

C. Walls that meet the following criteria shall be exempt from the requirements of A and B above:
   1. Two walls of adjacent business uses face one another and are separated by not more than 40 feet, or, two walls face one another, are separated by not more than 40 feet and the space between the two walls is used for servicing the buildings.
   2. The wall faces an area devoted solely to loading and delivery and the wall is screened from view from all public rights-of-way, parking areas, and abutting residential areas.

(2) Accessory structures such as enclosures for dumpsters, refrigeration and freezing units, and other similar structures shall consist of brick and stone or similar approved products as the exterior material and be designed in a consistent and cohesive manner to the principal building in which it serves.

(3) Rooftop Mechanical Equipment shall be screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate.

g. **Parking.** The amount of parking provided shall not be more than that shown on the approved Preliminary Development Plan. Parcels 1, 2, 3, 4, 5, and 6 shall meet the minimum parking requirements of the current Zoning Code, however the Planning Commission encourages the reduction of the required amount of parking by up to 30% and encourages shared parking opportunities where the locations and uses make sense in order to minimize the overall amount of parking on-site. Where necessary for connectivity and access management throughout the development and to adjacent properties, cross access easements shall be provided. No overnight parking (10:00pm to 7:00am), except employees and trucks docked in the loading facility, which shall not have their engines or cooling units running, shall be allowed. This includes, but is not limited to, RVs and thru-trucks. Overnight parking is defined as any qualifying vehicle parked on-site longer than 4 hours.

h. **Landscaping and Screening.** All landscaping shall meet the requirements of the Zoning Code and the Gateways & Corridors Plan unless modified herein.

(1) Low, undulating earth mounds measuring 2 to 3 feet in height shall be provided along the US 36/SR 37 frontage.

(2) Along Mill Run Crossing beginning at the end of the undisturbed Mill Run stream extending east to the eastern property line, including to the north along the eastern property line to block views of the loading and service facilities, an undulating earth mound no less than 12 feet in height as measured from the proposed Mill Run Crossing road elevation with a mix of deciduous and coniferous plantings providing, at the time of installation, a minimum 60% year round opacity at a combined mound and landscaping height of no less than 18 feet shall be provided.

(3) Street trees placed every 40 feet on center shall be provided along all private access drives and wherever such drives are adjacent to parking spaces landscaping in conformance with Section 1166.09(b) shall be provided. Street trees shall also be provided in any median and placed every 40 feet on center.

(4) Parking lots will be landscaped in a manner that minimizes the direct views of expanses of parking spaces and encourages safe vehicular movement, at a minimum, as depicted on the approved Preliminary Development Plan. Each landscaped island within the parking lot shall be planted with two trees.
(5) Wherever possible along building frontages with a pedestrian walkway a mix of year-round and seasonal foundation plantings shall be provided as well as tree wells or planters of other similar plantings included in the pedestrian walkway.
(6) Ground mounted equipment shall be screened from view using plant materials, opaque decorative fencing, or mounding providing 100% year round opacity.

i. **Stream Relocation.** Upon authorization by the applicable State and Federal agencies, Mill Run stream shall be relocated with the minimum necessary conservation and/or preservation easements placed over the relocated and remaining stream corridor. Additionally, to offset the local impact of the stream relocation, the applicant shall complete the development of a passive park on City owned land adjacent to this development including the construction and expansion of ponds and opportunities for the development of wetland areas, provision of multi-use paths and/or boardwalks, and other amenities as agreed to and approved through the Final Development Plan review process and dedicate any conservation and/or preservation easement placed over the remaining Mill Run stream to the City.

j. **Pedestrian Connectivity.** Pedestrian connectivity will be provided throughout the sub-area with stub connections to other sub-areas and future development. Sidewalks and bikepaths shall be provided as shown on the Preliminary Development Plan. Sidewalks, a minimum 8 feet in width, will also be provided along all storefronts and leading to any side and rear customer entrances. Different materials, colors, pavers, patterns, and other techniques shall be used in front of principal uses at major pedestrian crossings leading to the parking areas.

k. **Lighting.** Building, site, and accent lighting shall be provided in accordance with the current Zoning Code. All lighting fixtures, except those located in loading or service areas and not visible by the general public, shall be decorative fixtures that are appropriate and consistent with the overall design of the development. Standard shoe-box type fixtures and standard wall packs may only be used in loading or service areas that are not visible by the general public. No lighting fixture shall be mounted higher than 28 feet in height. All ground mounted accent lighting shall be hidden in landscaping and directed in a manner that does not affect visibility. All non-security site and building lighting will be turned off one hour following close of business in accordance with tenant's operational requirements. Any use with a 24 operation shall provide a lighting plan that minimizes site and building lighting during non-peak nighttime hours.

l. **Signs.** A comprehensive sign plan shall be provided and approved in conformance Section 1165.16(c) and the Final Development Plan. All signs in the sub-area shall be in conformance with the approved comprehensive sign plan. The comprehensive sign plan shall meet the following requirements. Unless noted below, all signs shall meet the current Zoning Code.

(1) **All Signs.** All signs shall be designed and located in a manner that is appropriate and consistent with the overall design of the sub-area and the Gateways & Corridors Plan. Unless noted otherwise, externally illuminated and reverse channel letter signs are preferred. For the purposes of this text, a reverse channel letter sign is generally a type of sign that utilizes an opaque aluminum letter which is stud mounted away from the wall or mounting surface. The illumination creates a soft glow or "halo" behind the letter. Changeable copy and changeable face signs are prohibited except for gas pricing signs as approved with a Final Development Plan. Businesses located within a business shall not be permitted any free-standing signs, be limited to one non-illuminated wall sign not exceeding 2 square feet in area located in a sign band, and no building shall have more than 2 such signs.

(2) **Free-Standing Signs.** Except for development identification and directional signs, free standing signs are prohibited.

A. Development identification signs shall be of the highest quality and design and serve as part of overall entry features to the development. Development identification signs may be provided at areas depicted on the comprehensive sign plan. One development identification sign may be permitted to include up to 3 accessory tenant panel signs as approved on the comprehensive sign plan.

(3) **Wall Signs.** As a result of the limitations placed on free-standing signs, flexibility shall be allowed for wall sign area. Wall signs shall be integrated into the overall design of the building on which the sign is attached in an area established as part of the building design approval for the purpose of mounting a wall sign. Only one wall sign is permitted per primary tenant per frontage of a public or private street except that there shall be no more than 2 such signs per primary tenant per building. In addition, one ancillary or directional sign may be granted at the discretion of Planning Staff. Except along US 36/SR 37 no signs shall be permitted facing a residential district or use.

A. Retail buildings J and K and Outparcels 1, 2, 3, 4, 5, and 6. Reverse channel letters (halo glow) signs, as previously defined, and gooseneck down lighting are preferred.

(4) **Other Signs.** A temporary marketing/for sale or lease sign plan shall be provided as part of the comprehensive sign plan for the development. All other signs shall meet the current Zoning Code. Except for 7 days and only for a grand opening (initial opening of the business), no streamers, balloons, spinners, other air activated devices, billboards, search lights, or other temporary or permanent signs or attraction devices shall be permitted.

5. SUB-AREA B – THE PRESERVE AT QUAIL PASS DEVELOPMENT STANDARDS

a. **Uses.** The following uses shall be considered to be permitted, conditionally permitted, or limited uses in Sub-Area B as represented in the chart below by P, C, or L, respectively. 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) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all Zoning Code standards for approval of a conditional use permit current at the time of application for a conditional use permit as well as any other regulations contained within the Zoning Code.

(3) **Accessory Uses.** Although not specified in the chart below, accessory uses, which are considered permitted uses, include those items that are accessory and necessary to the principal use of the land. Such items include but are not limited to fences, trash receptacles and enclosures, patios, decks, swimming pools, and off-street parking areas.

Land Use Category	Quail Pass Uses
(a) Residential	
(1) Single Story Apartments as approved on PDP & subsequent FDP's (minimum 3 unit buildings and maximum 6 unit buildings)	P
(2) Minor home occupation	P
(b) Recreational/Open Space	
(1) Park, playground	P
(2) Non-commercial recreation facility (including homeowner association controlled facilities)	P

b. **Density & Mix of Dwelling Unit Type.** The overall Sub-Area B density and mix of dwelling unit types shall not exceed that approved on the Preliminary Development Plan which is 340 apartment units at 6.1 units per acre.

c. **Building Setback Standards.** The following standards shall apply for minimum principal building setbacks (including accessory structures attached to the principal structure) based on the type of dwelling unit.

(1) **Single Story Apartments (Perimeter Setbacks)**

Minimum Building Setbacks	Single Story Apartments
(a) North property line	50 ft.
(b) South property line	40 ft.
(c) East property line	50 ft.
(d) West property line	25 ft.

(2)Single Story Apartments (Internal Setbacks)

Minimum Building Setbacks	Single Story Apartments
(a) Front setback from the private street	20 ft.
(b) Minimum Building Separation	10 ft.
(c) Side setback for end unit adjacent to street	15 ft.
(d) Rear patio or porch encroachment into required perimeter building setback	9 ft.

d. **Floor Area Requirements.** Each dwelling unit shall provide for the following minimum floor area, exclusive of basements unless walk-out units, unfinished attic spaces, garages, and any attached or detached accessory buildings.
(1) Single Story Apartment: 1,250 square feet
(2) Leasing office: 300 square feet

e. **Maximum Building Height.** The maximum height of any building or structure shall be 35 feet as measured from the average elevation of the finished grade at the front of the building to the highest point of the roof.

f. **Building Design.** Unless otherwise modified within this text, all dwellings shall meet the building design requirements of Chapter 1171 R-5 and R-6 District multi-family standards for apartments or per the final development plan: .

(1) To create a cohesive and unified design throughout the entire development with each building being consistent in overall design, color, material, and architectural pattern and include similar and/or repeating a pattern of design elements such as architectural styles, roof and building massing, window proportion, or other elements as determined through the Final Development Plan review process.

(2) All apartment building elevations (all sides) shall be reviewed and approved by the Planning Commission as part of the Final Development Plan.

(3) The proposed building mix shall consist of two types: 1). 3, 4 and 6 unit buildings that are 28 feet wide units with all front loaded garages. 2). 4 and 5 unit buildings that have 42 feet wide middle units (front loaded garages) and 28 feet wide ends that have side loaded garages.

(4) Exterior Material and Trim Standards.

A. All multi-family buildings shall be permitted to utilize Vinyl Siding – Higher End, as defined in Chapter 1171.08 (c) (19) on all elevations.
B. The front elevations shall have limestone veneer wainscoting.
C. The side elevations that face a street, open space or other prominent locations at staff's and/or Planning Commission's discretion shall have limestone veneer wainscoting and vinyl shake siding on the gables per the approved Preliminary Develop Plan architectural details plan exhibit.
D. All front elevations shall include a variety of styles, colors, and/or materials types of materials including, but not limited to, dormers, vinyl shake siding, etc.
E. Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around.
F. All building overhangs/soffits shall be a minimum 8 inches.
G. EIFS, stucco, or similar products are prohibited as an exterior material.
H. All apartment building elevations shall be reviewed and approved by the Director of Planning & Community Development.

(5) Design Standards

A. Primary roofs shall have a minimum pitch of 5:12.
B. Lintels and sills in masonry walls shall be brick soldier course, limestone, or sandstone, along with other manufactured stone products.
C. Windows shall be of vertical or square proportion. Accent windows may be circular, half-round, or octagonal and limited to one per elevation unless used in a pair. Rear elevations shall have a minimum of one window.
D. Treated lumber shall be painted or stained.
E. All apartments shall provide an identifiable entry with entry coverings and stoops being a minimum of 3 feet deep or the minimum necessary for building code regulations, which ever is greater.
F. All garages shall be attached. Front elevations shall be designed to de-emphasize the visual impact of the garage. . All Garage doors facing a street shall be architecturally upgraded to include design elements consistent with the design of the apartment buildings.. Garages of front loaded apartments shall be permitted to extend closer to the street than the primary wall facing the street as shown in architectural plans.
G. Side elevations shall include multiple windows and design elements that provide visual interest.

g. **Landscaping and Screening.** All landscaping shall meet the requirements of the then current Zoning Code and the Gateways & Corridors Plan unless modified herein.

(1) All street and shade tree plantings shall meet the requirements and approval process of the Zoning Code unless modified in this text.
(2) Street trees shall be a minimum of 1.75 caliper inches as measured at breast height at the time of installation.
(3) Along Mill Run Crossing, the revised buffer shall consist of an earth mound between 4 to 6 feet high as measured from the finish floor elevation of the adjacent buildings with a mix of deciduous and coniferous plants providing, at the time of installation, a minimum 60% year round opacity and landscaping height of no less than 10 feet shall be provided. Such landscaping plan shall provide an aesthetic and safety buffer for the yard area of the adjacent apartment buildings while maintaining an aesthetic and consistent buffer along Mill Run Crossing.
(4) Along the railroad tracks, an earth mound, no less than 4 feet in height as measured from the proposed finish grade elevations of the adjacent dwelling with a mix of deciduous and coniferous plantings providing, at the time of installation, a minimum 60% year round opacity at a combined mound and landscaping height of no less than 10 feet shall be provided.
(5) Along Glenn Road an earth mound no less than 6 feet in height as measured from the proposed finish floor elevation of the adjacent dwelling with a mix of deciduous and coniferous plantings providing, at the time of installation, a minimum 60% year round opacity at a combined mound and landscaping height of no less than 12 feet shall be provided as approved on the Final Development Plan.
(6) Along the property known as the Nutter property an undulating earth mound no less than 6 feet in height as measured from the proposed finish floor elevation of the adjacent dwelling with a mix of deciduous and coniferous plantings providing, at the time of installation, a minimum 60% year round opacity at a combined mound and landscaping height of no less than 12 feet shall be provided as approved on the Final Development Plan.
(7) A typical landscaping plan for each apartment building and/or street shall be submitted and approved with the Final Development Plan. This typical landscaping shall set forth the minimum amount of required landscaping for each apartment building and/or street at the time of building of each structure prior to the issuance of a Certificate of Occupancy.
(8) Ground mounted equipment shall be screened from view using plant materials providing 100% year round opacity. Air conditioning units shall be located in manner that minimizes the view from the private streets and the public right-of-way.
(9) The landscape plans shall be reviewed and approved by the City Shade Tree Commission.
(10) All landscaping shall be maintained and/or reinstalled as required by the City in perpetuity by the developer.

h. **Pedestrian Connectivity.** Pedestrian connectivity will be provided throughout the sub-area with stub connections to other sub-areas and future development. Concrete

sidewalks, 5 feet in width, and/or multi-use paths shall be provided as shown on approved Final Development Plan. Where a multi-use path takes the place of a required public sidewalk, asphalt multi-use paths a minimum 10 feet wide shall be provided.

i. **Open Spaces.** Open spaces shall be landscaped and designed in a manner consistent with the overall development. Landscaping and design plans for all open spaces shall be submitted and approved with the Final Development Plan and include, at a minimum, the following:
   (1) Sidewalks or multi-use paths shall be provided throughout the open space to link the amenities of the open space to the adjacent private street and provide active recreation throughout. Path network shall provide connections to the existing public sidewalk along Mill Run Crossing, to future Glenn Road improvements and to the City Wetland Park.
   (2) Amenities such as benches, gazebos, community gardens, active gathering places or other such features shall be required in the open spaces.
   (3) All open spaces shall be constructed with the respective phase in which the open space is located. Landscaping shall be installed at the first time of year in which it is appropriate to install such plant material provided the acceptance of public improvements occurs during an inappropriate time for planting.
   (4) A split rail wood fence shall be installed between the City Wetland Park and subject development. The fence shall be privately maintained and/or reinstalled as required by the City in perpetuity by the developer. The fence location and specification shall be submitted and approved on the Final Development Plan.

j. **Entry Features and Signs.** With the Final Development Plan, a comprehensive entry feature with landscaping and signage plan shall be submitted. All signs shall be designed and located in a manner that is appropriate and consistent with the overall design of the sub-area. Internally illuminated signs are prohibited.

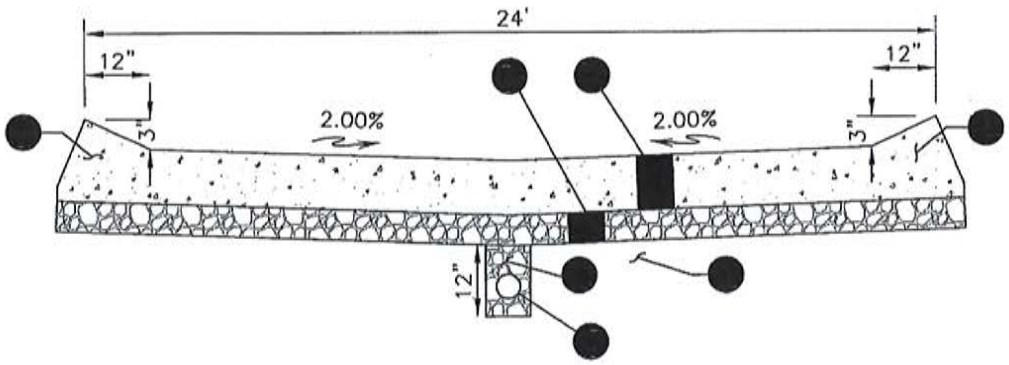
k. **Lighting.** Site and building lighting shall achieve compliance with the minimum zoning code requirements. Light poles and fixtures shall be decorative in style and be maintained by the apartment complex management. No lighting fixture shall be mounted higher than the adjacent apartment building height or subject to Final Development Plan approval. All ground mounted accent lighting shall be hidden in landscaping and directed in a manner that does not affect visibility.

l. **Refuse Collection Services** - The apartment complex shall be serviced by City provided tip carts for each individual apartment. The details of the service would have to be negotiated with the City Public Works Department.

m. **Leasing Office/Maintenance**. The apartment complex management shall provide 24 hour/seven day a week on site maintenance and security service.

n. **Private Street Requirements.** The interior streets shall be private but would have to be constructed to public standards as approved by the City Engineer. The proposed street would be 24 feet wide with the pavement inverted to the centerline for drainage. The

concrete typical street section is illustrated below but subject to final approval by the City Engineer:



CONCRETE TYPICAL SECTION

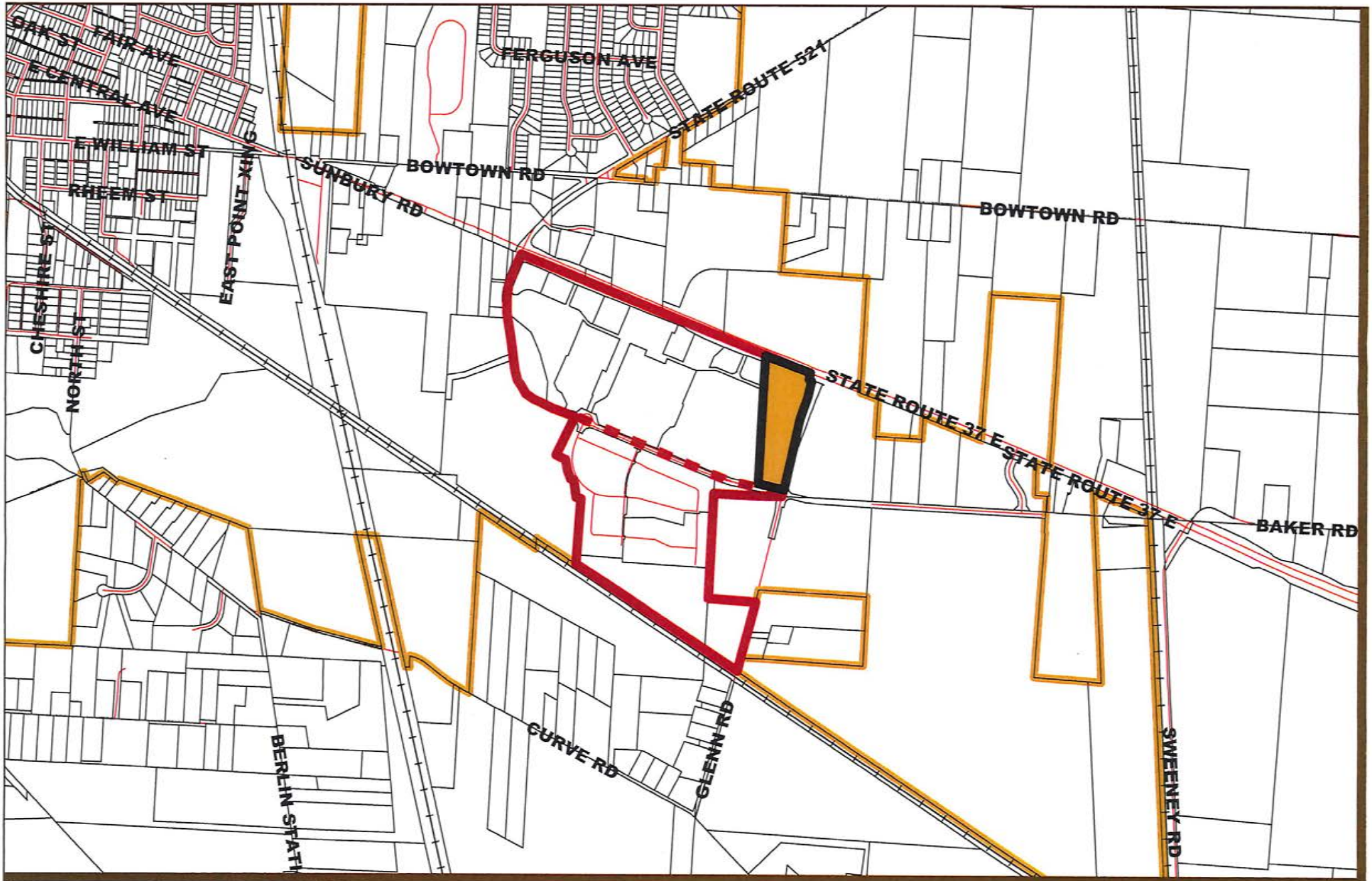
NOT TO SCALE

- NO. 8 OR NO. 57 AGGREGATE
- ITEM 605 – 4" UNDERDRAIN
- ITEM 204 – SUBGRADE COMPACTION
- SEE CONCRETE WEDGE CURB DETAIL (THIS SHEET)
- ITEM 452 – 7" PORTLAND CEMENT CONCRETE PAVEMENT
- ITEM 304 – 3" AGGREGATE BASE

o. **Utilities**. The water and sewer lines within the development are to be private but would have to be approved by the City Engineer pertaining to locations, details and specifications.

p. **Construction Phases**. The development is to be divided into three phases with construction proposed upon market conditions. Phase I would be located in the northwest quadrant of the site with two access points from Mill Run Crossing and would consist of 94 apartment units in 19 buildings. Phase II would be located in the northeast quadrant of the site utilizing the existing access points from Mill Run Crossing and would consist of 137 apartment units in 27 buildings. Phase III would be located south of the farm ditch with a new access point from Glenn Road and would consist of 109 apartment units in 22 buildings.

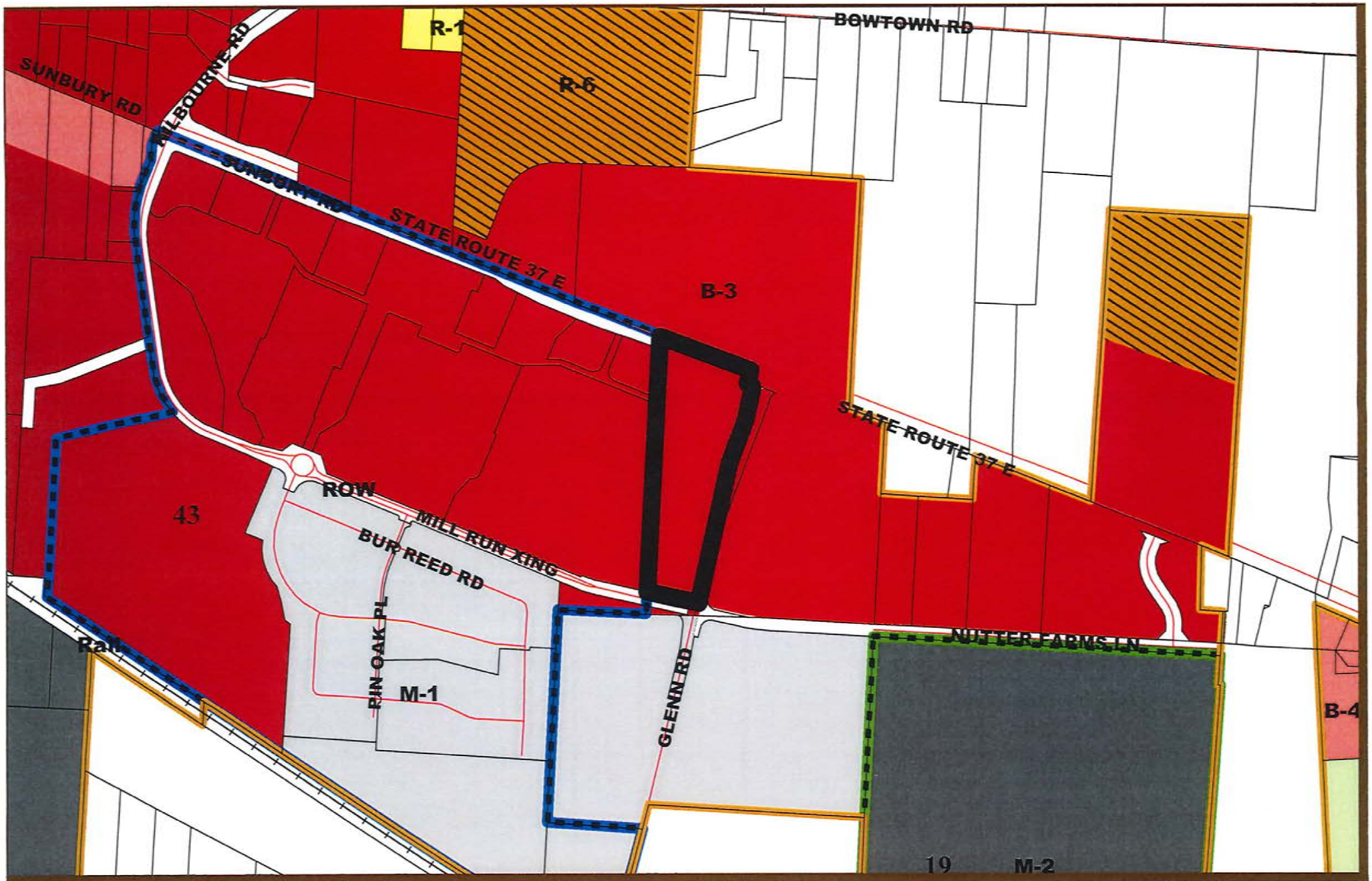
q. **School Districts.** The developer shall attempt to conform the two school district boundary's the subject development is located within into one school district for the entire development.



EST 1808
CITY OF
DELAWARE
OHIO

2018-0442-0445
Rezoning Amendment, Conditional Use Permit, Amended Preliminary Development Plan, and Comprehensive Plan Amendment
Glennwood Commons Shopping Center - Parcels 11, 12, and 5
Location Map

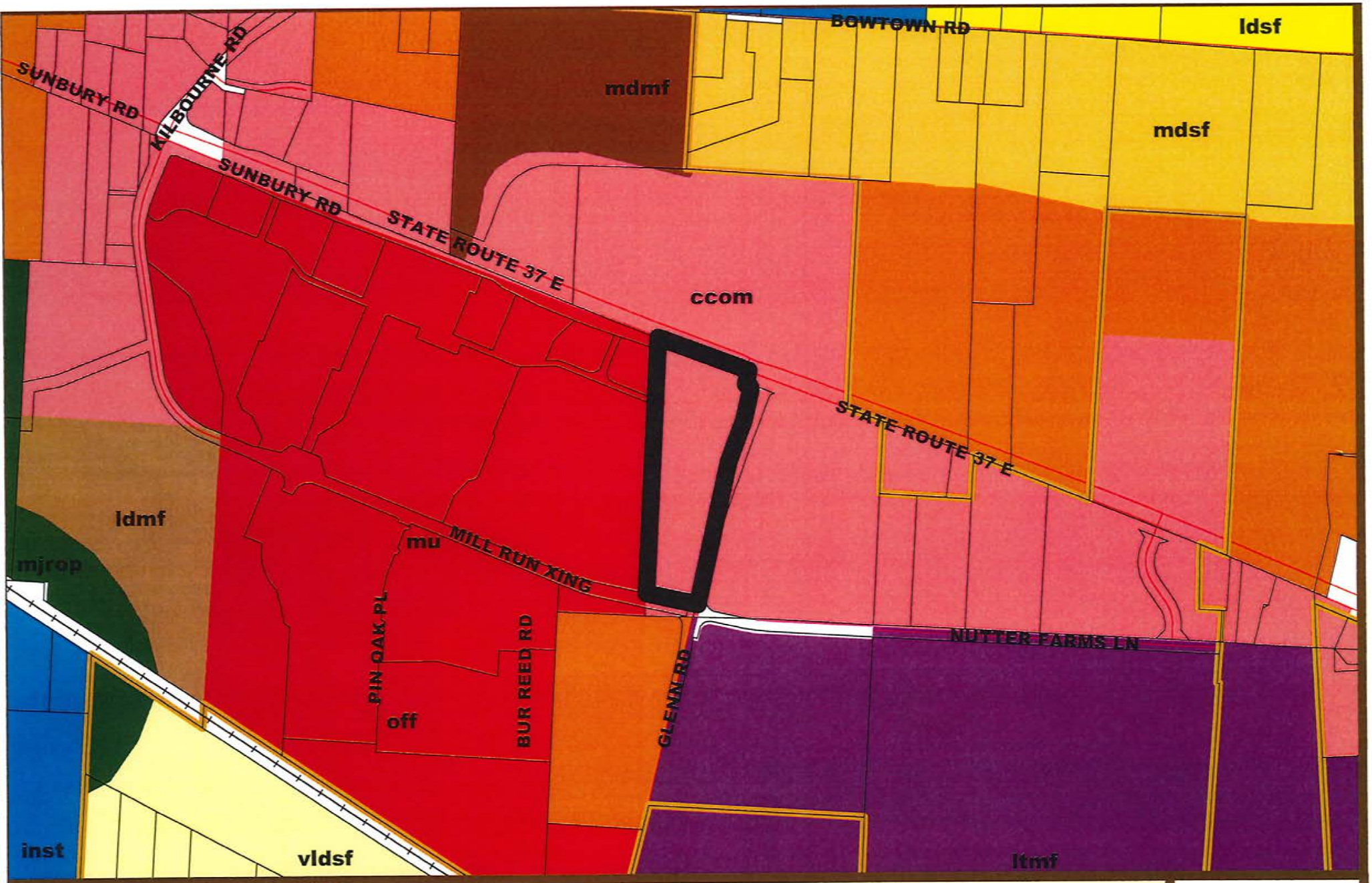
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EST 1808
CITY OF
DELAWARE
OHIO

2018-0442-0445
Rezoning Amendment, Conditional Use Permit, Amended Preliminary Development Plan, and Comprehensive Plan Amendment
Glennwood Commons Shopping Center - Parcels 11, 12, and 5
Zoning Map

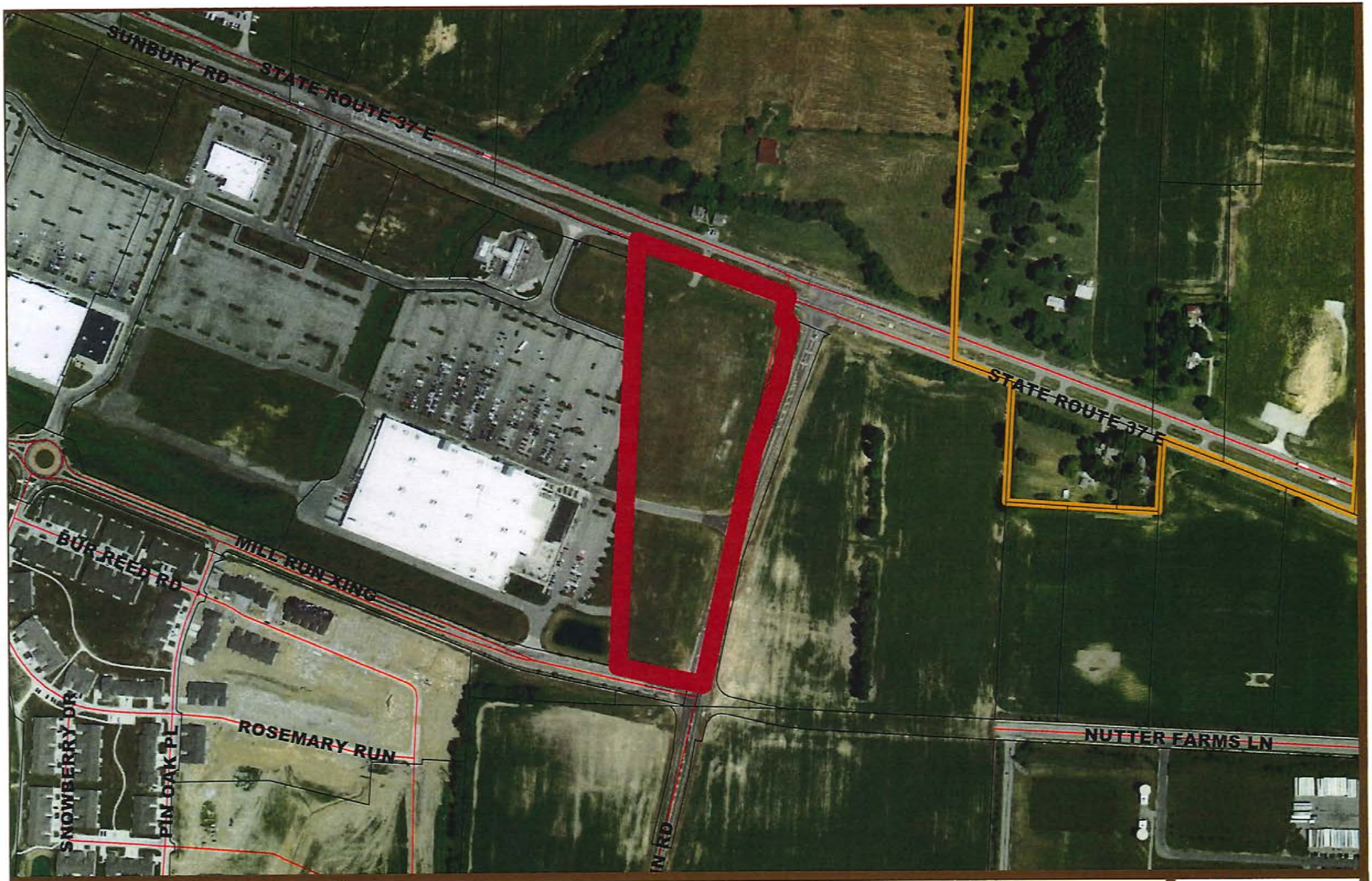
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EST 1808
CITY OF
DELAWARE
OHIO

2018-0442-0445
Rezoning Amendment, Conditional Use Permit, Amended Preliminary Development Plan, and Comprehensive Plan Amendment
Glennwood Commons Shopping Center - Parcels 11, 12, and 5
Comprehensive Plan Map

N



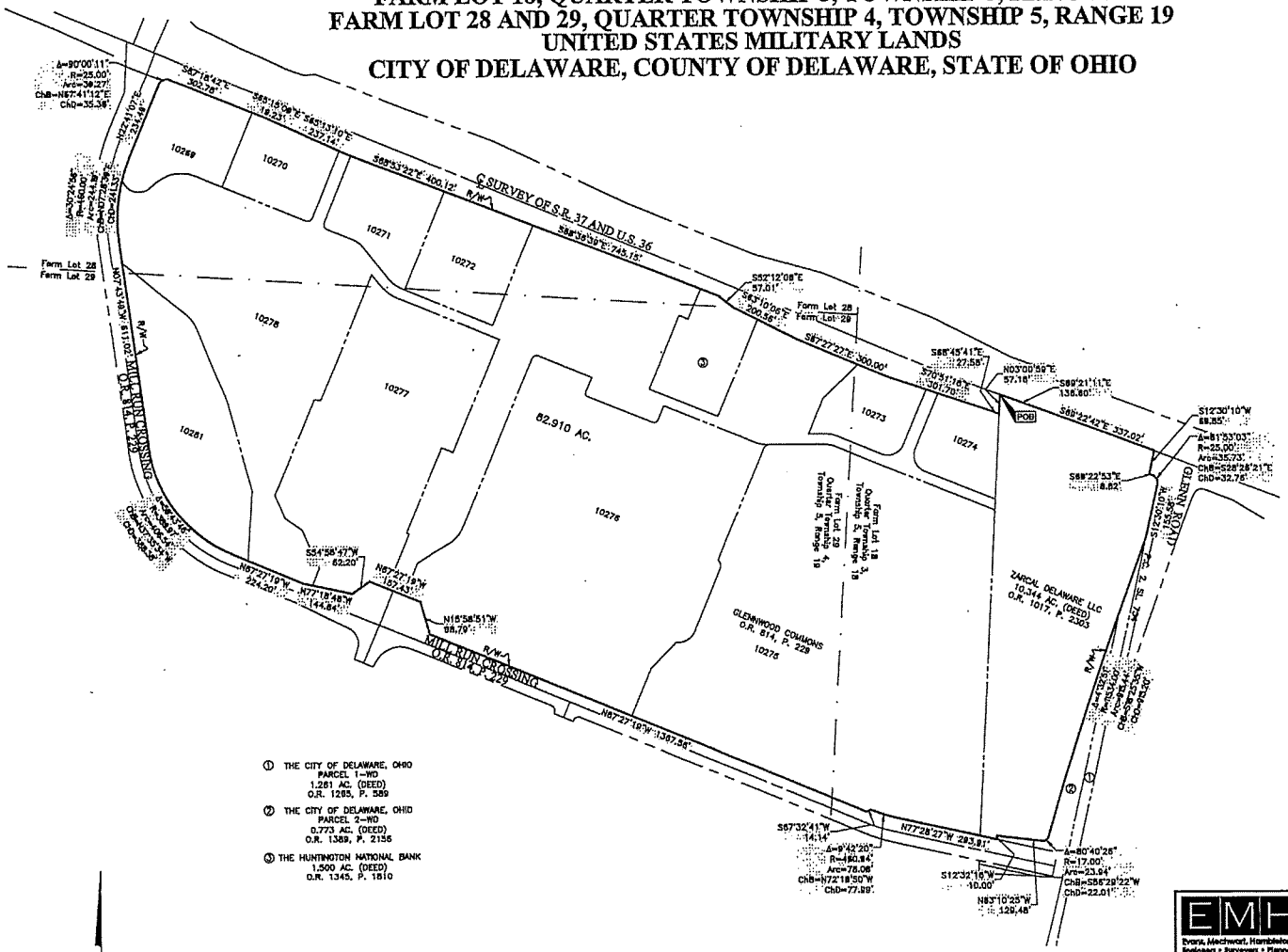
EST 1808
CITY OF
DELAWARE
OHIO

2018-0442-0445
Rezoning Amendment, Conditional Use Permit, Amended Preliminary Development Plan, and Comprehensive Plan Amendment
Glennwood Commons Shopping Center - Parcels 11, 12, and 5
Aerial (2016) Map

N

ZONING EXHIBIT

FARM LOT 18, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 18
FARM LOT 28 AND 29, QUARTER TOWNSHIP 4, TOWNSHIP 5, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO



EMHT

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

Date:	January 3, 2018
Scale:	1" = 200'
Job No:	2017-1413
Sheet:	1 of 1

REVISIONS

MARK	DATE	DESCRIPTION

Glenwood Commons Zoning Exhibit / 20171413-VS-EXHB-ZONE-01

SUB-AREA "A"

FARM LOT 18, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 18
FARM LOT 28 AND 29, QUARTER TOWNSHIP 4, TOWNSHIP 5, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
AMENDED PRELIMINARY DEVELOPMENT PLAN
FOR
GLENWOOD COMMONS
SUB-AREA "A"

ZAREMBA GROUP LLC
14600 Detroit Avenue,
Cleveland Ohio 44107
(216)-221-6600

NAME	DATE	DESCRIPTION
KEYNOTE		

E.M.H.T

DATE: March 7, 2018
SCALE: 1" = 200'
JOB NO: 20171413
SHEET: 2/2

J:\2017\17413\Dwg\Submittals\Preliminary Development Plan\2 Sub-Area Area Land Swap Rt Submit Sheets 3/5/2018 11:43 AM Last Plotted By: Dawn Sheets 3/5/2018 11:43 AM (By Dawn)

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 866.775.3648
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ZONING EXHIBIT

FARM LOT 18, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 18
UNITED STATES MILITARY LANDS
CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

Date: February 7, 2018	Job No: 2017-1413	Scale: 1" = 100'

① THE CITY OF DELAWARE, OHIO
PARCEL 1-WD
1.261 AC. (DEED)
O.R. 1265, P. 589

② THE CITY OF DELAWARE, OHIO
PARCEL 2-WD
0.773 AC. (DEED)
O.R. 1389, P. 2156

S89°21'11"E
136.60'

S69°22'42"E
337.02'

R/W

S.R. 37 AND U.S. 36

12003

S12°30'10"W
69.85'

S69°22'53"E
8.62'

Δ=81°53'05"
R=25.00'
Arc=35.73'
ChB=S26°26'21"E
ChD=32.76'

S12°30'10"W 155.58'

GLENN ROAD

12000

12004

GLENNWOOD COMMONS
PHASE 2
O.R. 1552, P. 2744

9.719 AC.

GLENNWOOD COMMONS
O.R. 814, P. 229

10275

N03°00'59"E 1284.85'

P.O.T. 2, St. 734

Δ=4°37'51"
R=1534.00'
Arc=123.95'
ChB=S18°29'35"W
ChD=123.92'

12000

①

12005

②

R/W

POB

R/W

MILL RUN CROSSING
O.R. 814, P. 229

N83°10'25"W
129.48'

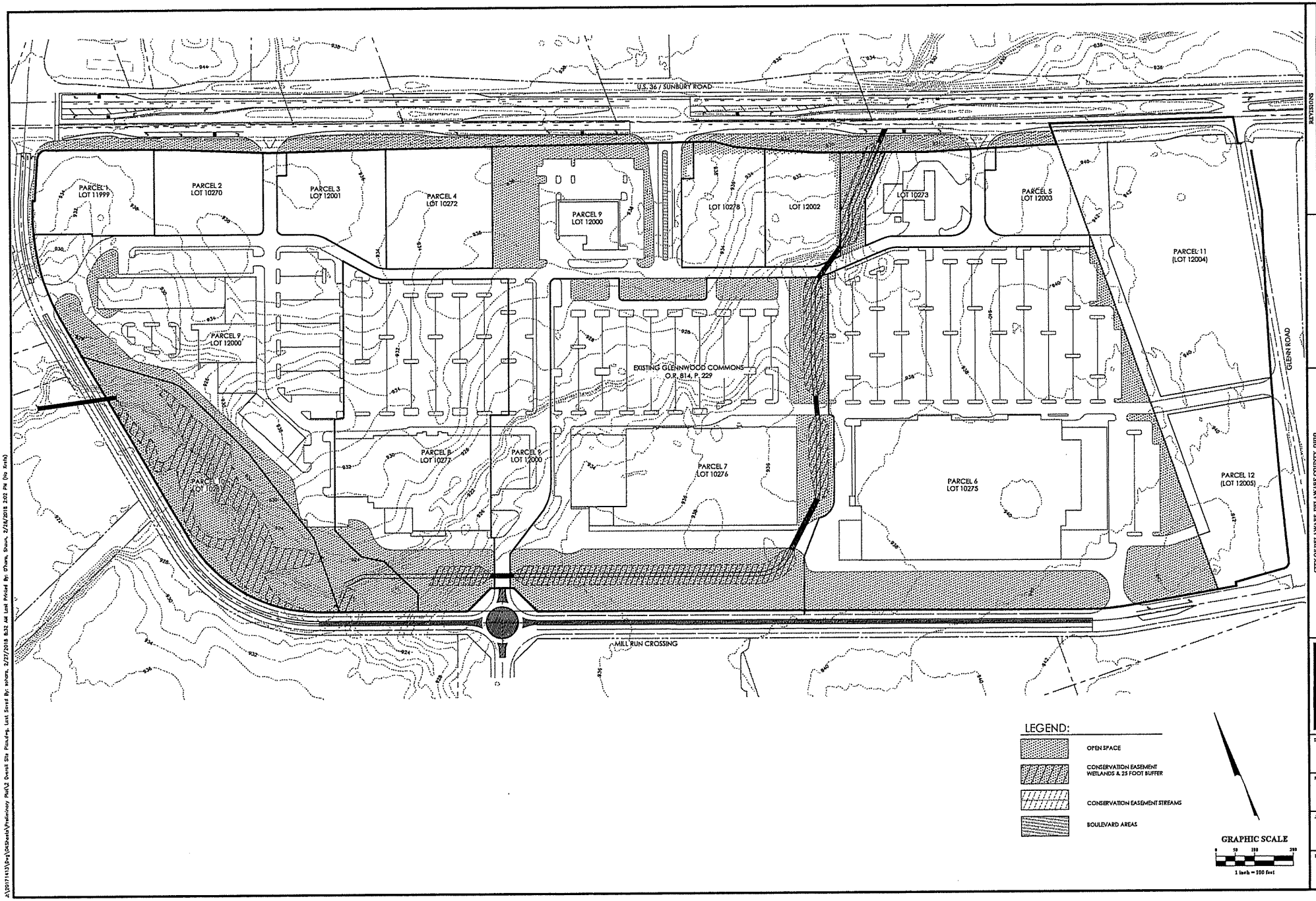
S12°32'16"W
10.00'

N77°28'27"W
48.51'

Δ=80°40'26"
R=17.00'
Arc=23.94'
ChB=S56°29'22"W
ChD=22.01'

100' 0 100' 200'
GRAPHIC SCALE (in feet)

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XREF:



LEGEND:

- OPEN SPACE
- CONSERVATION EASEMENT WETLANDS & 25 FOOT BUFFER
- CONSERVATION EASEMENT STREAMS
- BOULEVARD AREAS

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

MARK	DATE	DESCRIPTION
REVISIONS		

ZAREMBA GROUP LLC.
14600 Detroit Avenue,
Cleveland Ohio 44107
(216)-221-6600

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
AMENDED PRELIMINARY PLAT
FOR
GLENWOOD COMMONS
OVERALL SITE PLAN

E M H,T

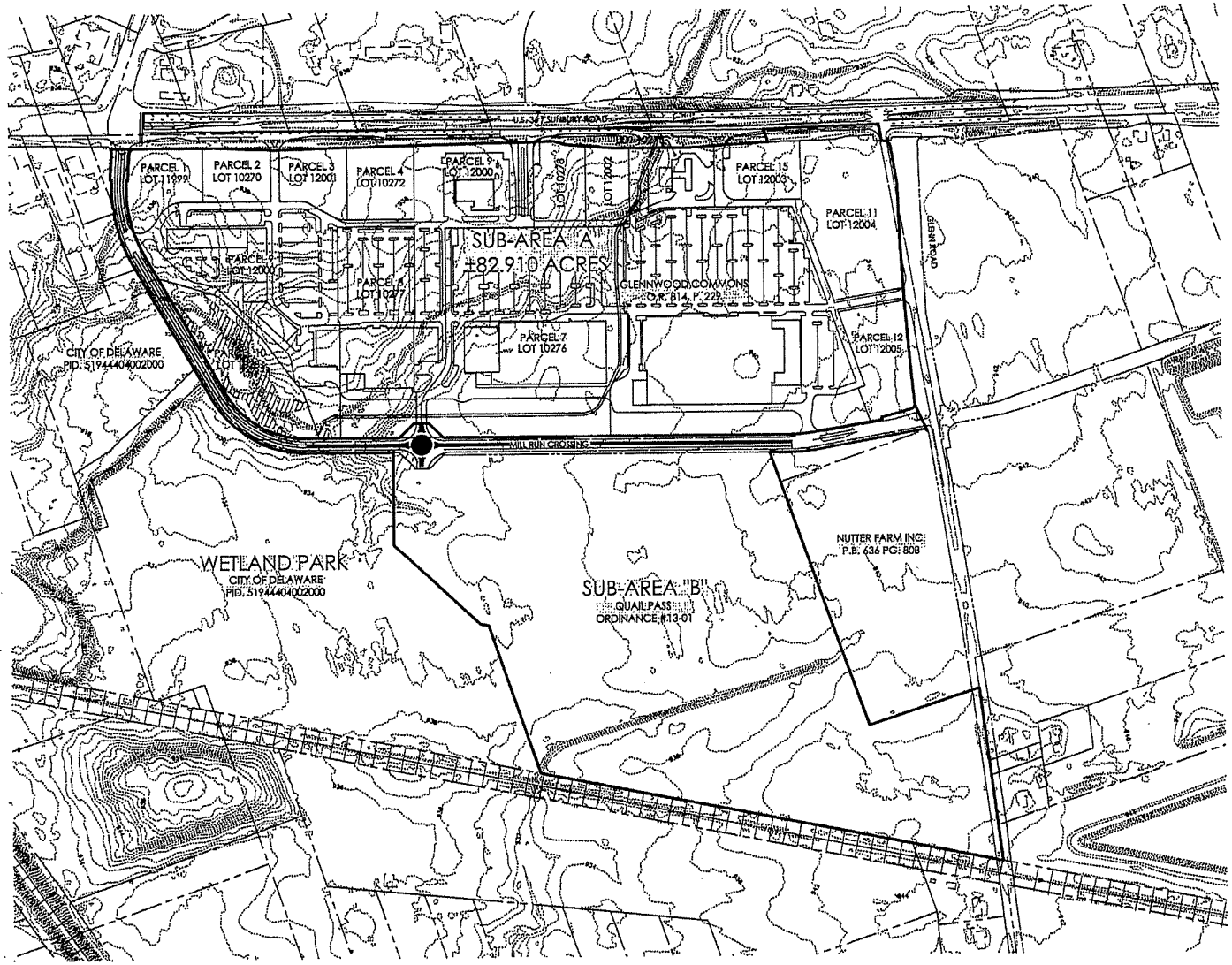
DATE
March 7, 2018

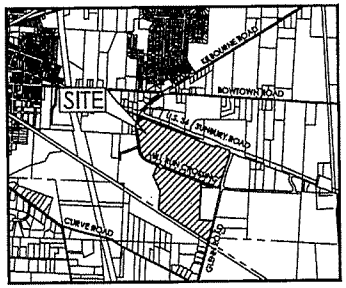
SCALE
1" = 100'

JOB NO.
20171413

SHEET
2/2

A:\2017\1413\Dwg\Submittals\Preliminary Plat\2 Overall Site Plan.dwg, Last Saved By: mhorn, 3/27/2018 8:23 AM Last Plotted By: Mhorn, Plotted: 3/28/2018 2:07 PM (No Xrefs)





LOCATION MAP
NO SCALE

GRAPHIC SCALE
0 200 400
1 inch = 200 feet

REVISIONS

NUMBER	DATE	DESCRIPTION

ZAREMBA GROUP LLC.
14600 Detroit Avenue;
Cleveland Ohio 44107
(216)-221-6600

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
AMENDED PRELIMINARY DEVELOPMENT PLAN
FOR
GLENWOOD COMMONS
SITE PLAN

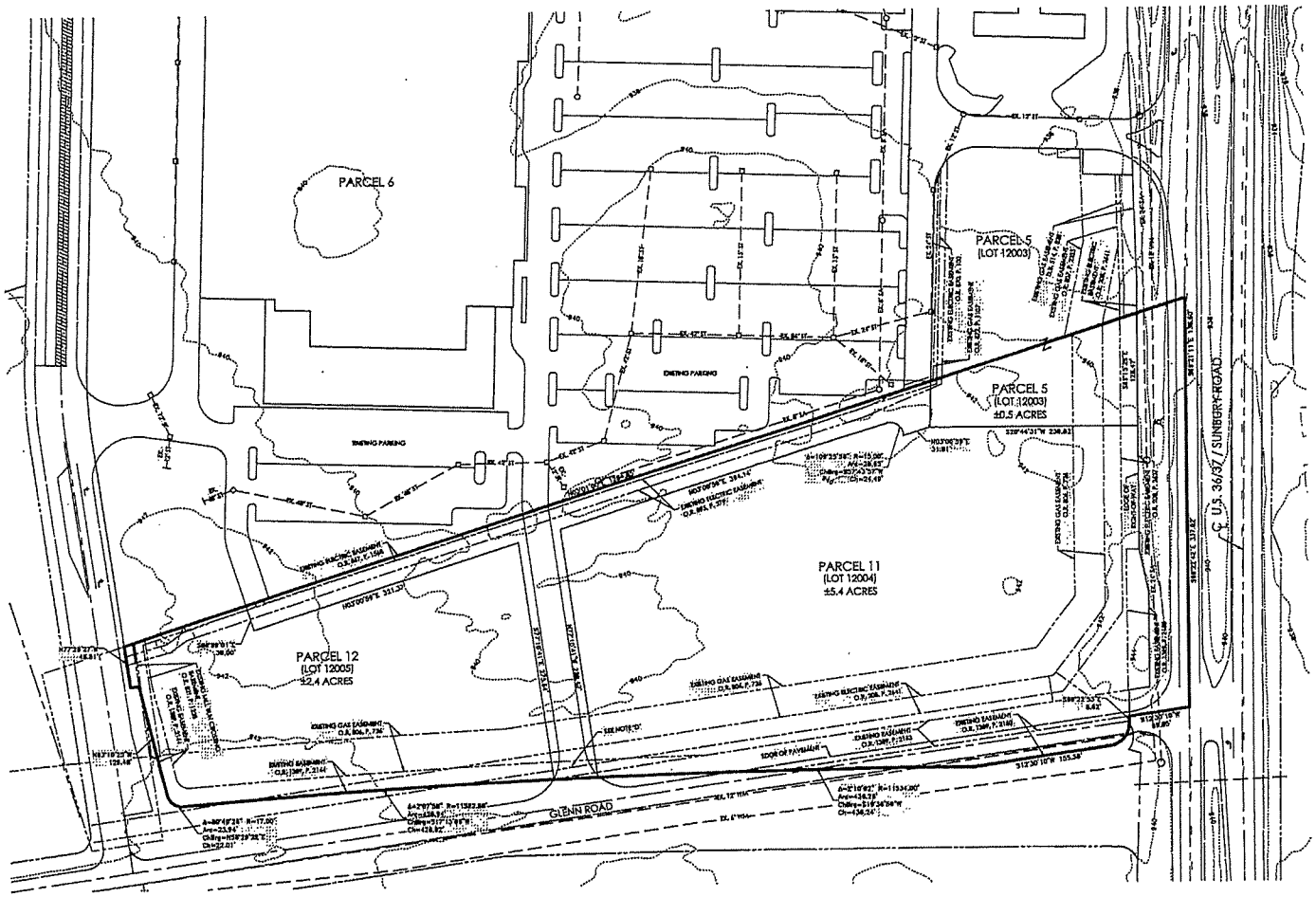
EMH&T

DATE
March 7, 2018

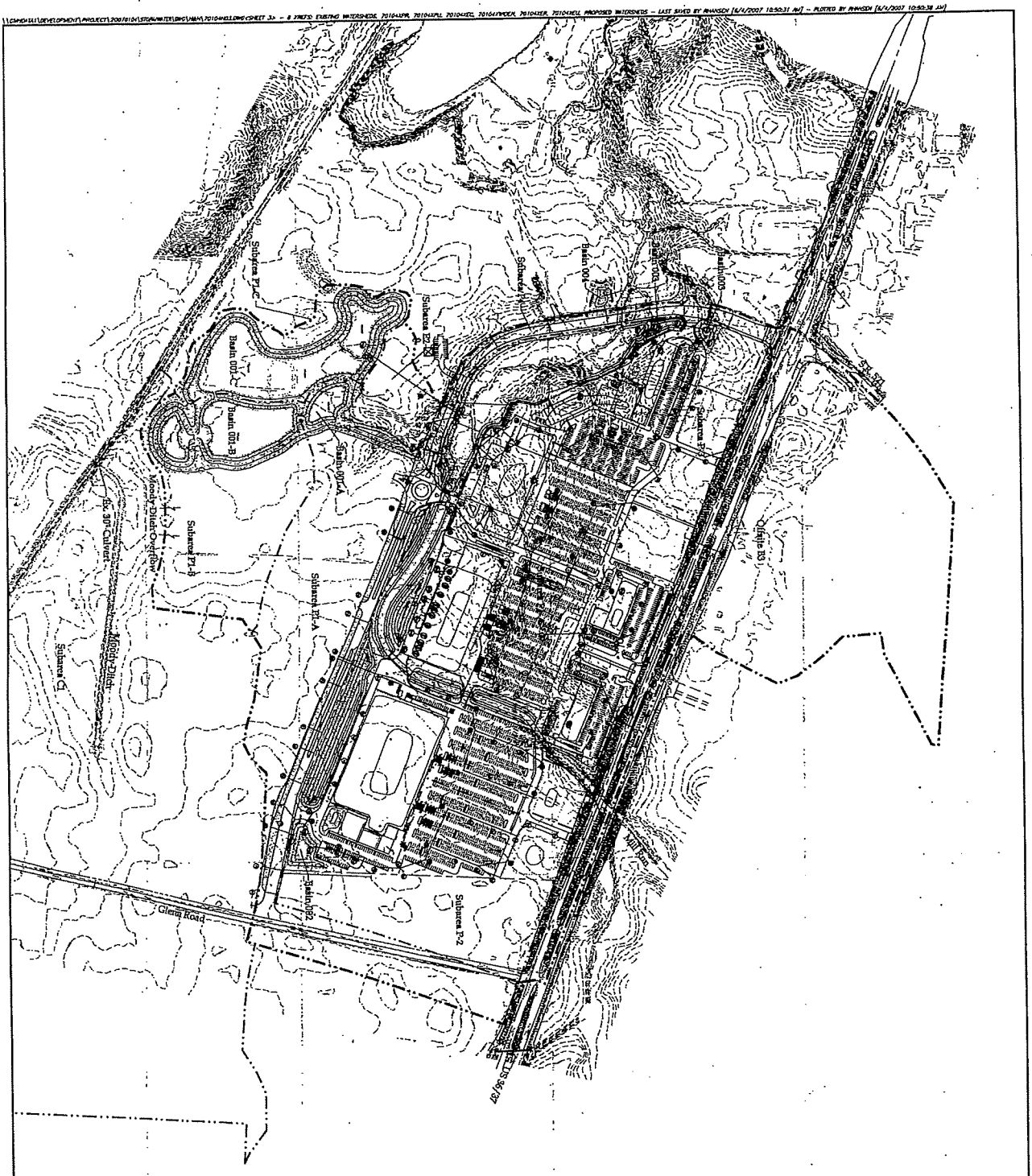
SCALE
1" = 200'

JOB NO.
20171413

SHEET
1/2


PARCEL 6
PARCEL 5
(LOT 12003)
PARCEL 5
(LOT 12003)
±0.5 ACRES
PARCEL 11
(LOT 12004)
±5.4 ACRES
PARCEL 12
(LOT 12005)
±2.4 ACRES
EXISTING PARKING
EXISTING PARKING
EXISTING PARKING
HOOVER CHURCH ROAD
GLENN ROAD
U.S. 36/37 / SUNBURY ROAD
EXISTING GAS EASEMENT O.R. 806, P. 736
EXISTING ELECTRIC EASEMENT O.R. 1369, P. 2144
EXISTING GAS EASEMENT O.R. 1369, P. 2144
EXISTING ELECTRIC EASEMENT O.R. 1369, P. 2144
EXISTING GAS EASEMENT O.R. 806, P. 736
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EXISTING GAS EASEMENT O.R. 1369, P. 2144
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EXISTING GAS EASEMENT O.R. 1369, P. 2144
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EMHT
ZAHRIRA GHADIR
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
STORMWATER MANAGEMENT REPORT
GLENNWOOD COMMONS
EXISTING CONDITIONS HYDROLOGY EXHIBIT
JUNE, 2022
1"=400'
1/17
BAKER RD
US 36/SR 37
CSXT RAILROAD
NUTTER FARMS BLVD
GLENN RD
BOWTOWN RD
SUNBURY RD
SHANAHAN DR
SHANAHAN CT
SHANAHAN WAY
SHANAHAN CIR
SHANAHAN PL
SHANAHAN LN
SHANAHAN TRL
SHANAHAN PKWY
SHANAHAN BLVD
SHANAHAN AVE
SHANAHAN ST
SHANAHAN



REVISIONS		
MARK	DATE	DESCRIPTION

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500
N C H X E V

ZAREMBA GROUP

14600 DETROIT AVENUE
CLEVELAND, OHIO 44107
(216) 221-6600

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
STORMWATER MANAGEMENT EXHIBIT
FOR
GLENNWOOD COMMONS
Post-developed Tributary Area Map

Date	Job No.
JUNE, 2007	3007-0104
Scale	Sheet
1" = 200'	3/7

EMH&T

Engineers, Surveyors, Planners, Scientists

MEMO

Date: January 26, 2018

To: Dave Efland, AICP - City of Delaware

From: Doug Turney, PE, CFM, LEED AP

Subject: Glennwood Commons – Nutter Parcel

Copies: Patricia Brown, PE

The following narrative has been provided to explain the stormwater management associated with the Glennwood Commons - Nutter Parcel in the City of Delaware, Ohio. The site is located south of US36/SR37 and west of Glenn Road.

The site currently discharges to existing storm sewer and an existing detention basin (002) designed for the storm plan for the Glennwood Commons Development. Runoff from the proposed site will be conveyed through onsite storm sewer before discharging to the aforementioned basin. The Stormwater Management Plan for Glennwood Commons, prepared and revised by EMHT in 2007, took into account the proposed Nutter Parcel project area into the detention and water quality calculations therefore no additional water quality or quantity treatment will be required. A copy of the Pre and Post-Developed Tributary Area Maps respective to the above referenced stormwater management plan can be found within Attachment A.

As can be seen on the Pre and Post-Development Tributary Area Maps, composite Runoff Curve Numbers of 80 and 94 were used for the pre-developed and post-developed condition, respectively. The proposed Nutter Parcel site is proposed as a Planned Mixed Use development which is constant with the post development Runoff Curve Number of 94 in the referenced exhibits.

The water quality calculations and drawdown within the above referenced report also took into the account the proposed Nutter Parcel site and water quality for the entire tributary area to the basin is achieved by the outlet structure within Basin 001.

The revised stormwater management plan for the Glennwood Commons Development took into account the proposed Nutter Parcel development. The stormwater management detention and water quality for the Nutter Parcel should be re-verified during final engineering to ensure the site meets all the requirements for detention and water quality as set forth by the City of Delaware and the Ohio EPA.

ATTACHMENTS

A- Pre-Developed Tributary Area Map and Post-Developed Tributary Area Map

5500 New Albany Road, Columbus, OH 43054 • Phone 614.775.4500 • Fax 614.775.4800

Columbus • Charlotte • Indianapolis

emht.com

9.719 ACRES

Situated in the State of Ohio, County of Delaware, City of Delaware, in Farm Lot 18, Quarter Township 3, Township 5, Range 18, United States Military Lands, being comprised of part of Lots 12000 and 12003, all of Lots 12004 and 12005, and part of the right of way of State Route 37/U.S. Route 36, all being part of the subdivision entitled "Glenwood Commons Phase 2", of record in Official Record 1552, Page 2744 (all references are to the records of the Recorder's Office, Delaware County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the southwesterly corner of said Lot 12005, in the northerly right of way line of Mill Run Crossing, the southeasterly corner of Lot 10275 of the subdivision entitled "Glennwood Commons", of record in Official Record 814, Page 229;

Thence North 03° 00' 59" East, partly with the easterly line of said Lot 10275, partly crossing said Lots 12000 and 12003, and partly crossing said S.R. 37/ U.S. 36, a distance of 1284.85 feet to a point in the centerline of said S.R. 37/U.S. 36;

Thence South 69° 21' 11" East, with said centerline, a distance of 136.60 feet to a point;

Thence South 69° 22' 42" East, with said centerline, a distance of 337.02 feet to a point in the westerly right of way line of Glenn Road;

Thence with said westerly right of way line the following courses and distances:

South 12° 30' 10" West, a distance of 69.85 feet to a point;

South 69° 22' 53" East, a distance of 8.62 feet to a point of curvature to the right;

With the arc of said curve, having a central angle of 81° 53' 03", a radius of 25.00 feet, an arc length of 35.73 feet, a chord bearing of South 28° 26' 21" East and chord distance of 32.76 feet to a point;

South 12° 30' 10" West, a distance of 155.58 feet to a point of curvature to the left;

With the arc of said curve, having a central angle of 04° 32' 51", a radius of 11534.00 feet, an arc length of 915.44 feet, a chord bearing of South 18° 25' 35" West and chord distance of 915.20 feet to a point of reverse curvature; and

With the arc of said curve, having a central angle of 80° 40' 26", a radius of 17.00 feet, an arc length of 23.94 feet, a chord bearing of South 56° 29' 22" West and chord distance of 22.01 feet to a point in the northerly right of way line of said Mill Run Crossing;

Thence with said northerly right of way line the following courses and distances:

North 83° 10' 25" West, a distance of 129.48 feet to a point;

South 12° 32' 16" West, a distance of 10.00 feet to a point; and

North 77° 28' 27" West, a distance of 48.51 feet to the POINT OF BEGINNING, containing 9.719 acres of land, more or less.

This description is to be used for zoning purposes only, not for transfer.

MAK:iep
9.719 ac 20171413-VS-EXHB-ZONE-02.doc

82.910 ACRES

Situated in the State of Ohio, County of Delaware, City of Delaware, in Farm Lot 18, Quarter Township 3, Township 5, Range 18, and Farm Lots 28 and 29, Quarter Township 4, Township 5, Range 19, United States Military Lands, being comprised of Lots 10269 through 10279 and 10281 of the subdivision entitled "Glenwood Commons", of record in Official Record 814, Page 229, that 10.344 acre tract conveyed to Zarcal Delaware LLC by deed of record in Official Record 1017, Page 2303, that 1.500 acre tract conveyed to The Huntington National Bank by deed of record in Official Record 1345, Page 1810 (all references are to the records of the Recorder's Office, Delaware County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of said 10.344 acre tract in the centerline of State Route 37 and U.S. 36;

Thence South 69° 21' 11" East, with said centerline, a distance of 136.60 feet to a point;

Thence South 69° 22' 42" East, with said centerline, a distance of 337.02 feet to a point in the westerly right of way line of Glenn Road;

Thence with said westerly right of way line the following courses and distances:

South 12° 30' 10" West, a distance of 69.85 feet to a point;

South 69° 22' 53" East, a distance of 8.62 feet to a point of curvature to the right;

With the arc of said curve, having a central angle of 81° 53' 03", a radius of 25.00 feet, an arc length of 35.73 feet, a chord bearing of South 28° 26' 21" East and chord distance of 32.76 feet to a point;

South 12° 30' 10" West, a distance of 155.58 feet to a point of curvature to the left;

With the arc of said curve, having a central angle of 04° 32' 51", a radius of 11534.00 feet, an arc length of 915.44 feet, a chord bearing of South 18° 25' 35" West and chord distance of 915.20 feet to a point of reverse curvature; and

With the arc of said curve, having a central angle of 80° 40' 26", a radius of 17.00 feet, an arc length of 23.94 feet, a chord bearing of South 56° 29' 22" West and chord distance of 22.01 feet to a point in the northerly right of way line of Mill Run Crossing;

Thence with said northerly right of way line the following courses and distances:

North 83° 10' 25" West, a distance of 129.48 feet to a point;

South 12° 32' 16" West, a distance of 10.00 feet to a point;

North 77° 28' 27" West, a distance of 293.91 feet to a point of curvature to the right;

With the arc of said curve, having a central angle of 09° 42' 20", a radius of 460.94 feet, an arc length of 78.08 feet, a chord bearing of North 72° 18' 50" West and chord distance of 77.99 feet to a point;

South 67° 32' 41" West, a distance of 14.14 feet to a point;

North 67° 27' 19" West, a distance of 1367.56 feet to a point;

North 15° 58' 51" West, a distance of 98.79 feet to a point;

North 67° 27' 19" West, a distance of 157.43 feet to a point;

South 54° 58' 47" West, a distance of 62.20 feet to a point;

North 77° 18' 48" West, a distance of 144.84 feet to a point;

North 67° 27' 19" West, a distance of 224.20 feet to a point of curvature to the right;

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

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

Board of Zoning Appeals

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

Subdivision/Project Name Glennwood Commons Address State Route 37 E Delaware Ohio

Acreage 9.7 Square Footage _____ Number of Lots 3 Number of Units Commercial/Retail

Zoning District/Land Use B-3 Proposed Zoning/Land Use B-3 PMU Parcel # 51830001105001

Applicant Name Zaremba Group, LLC Contact Person Christopher Herzner

Applicant Address 14600 Detroit Avenue, Suite 1500 Lakewood, Ohio 44107

Phone (216) 221-6170 Fax (216) 221-1031 E-mail CHerzner@zarembagroup.com

Owner Name Zarcal Delaware, LLC Contact Person Christopher Herzner

Owner Address 14600 Detroit Avenue, Suite 1500 Lakewood, Ohio 44107

Phone (216) 221-6170 Fax (216) 221-1031 E-mail CHerzner@zarembagroup.com

Engineer/Architect/Attorney EMH&T Contact Person Jeffrey A. Strung

Address 5400 New Albany Road, Columbus, Ohio 43051

Phone (614) 775-4700 Fax _____ E-mail jstrung@emht.com

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

_____ Owner Signature

Al Sulin Owner Printed Name

_____ Agent Signature

Jeffrey A. Strung Agent Printed Name

Sworn to before me and subscribed in my presence this 28th day of February, 2018.

_____ Notary Signature

Doris E. Ardo Notary Public

NOTARIAL SEAL STATE OF OHIO

DORIS E. ARDO NOTARY PUBLIC STATE OF OHIO Comm. Expires October 31, 2018 Recorded in Medina County