ORDINANCE NO. 10-33

AN ORDINANCE APPROVING A REZONING ADDING A PLANNED MIXED USE (PMU) OVERLAY ON 45.49± ACRES, REPLACING THE EXISTING PLANNED UNIT DEVELOPMENT (PUD) OVERLAY, CURRENTLY ZONED M-2 (GENERAL MANUFACTURING DISTRICT), M-1 (LIGHT MANUFACTURING DISTRICT), AND R-3 (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND LOCATED ALONG THE EAST SIDE OF SOUTH HOUK ROAD BETWEEN BOULDER DRIVE AND PITTSBURGH DRIVE.

WHEREAS, the Planning Commission at its meeting of April 21, 2010 recommended approval of a Rezoning adding a Planned Mixed Use (PMU) Overlay on 45.49± acres, replacing the existing Planned Unit Development (PUD) Overlay, currently zoned M-2 (General Manufacturing District), M-1 (Light Manufacturing District), and R-3 (Single-Family Residential District) and located along the east side of South Houk Road between Boulder Drive and Pittsburgh Drive, (PC 10-015), and

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

SECTION 1. That the Rezoning adding a Planned Mixed Use (PMU) Overlay on 45.49± acres, replacing the existing Planned Unit Development (PUD) Overlay, currently zoned M-2 (General Manufacturing District), M-1 (Light Manufacturing District), and R-3 (Single-Family Residential District) and located along the east side of South Houk Road between Boulder Drive and Pittsburgh Drive, be the same and is hereby confirmed, approved, and accepted.

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

VOTE ON RULE SUSPENSION: YEAS 7 NAYS 0 ABSTAIN 0

PASSED: 5/10, 2010 YEAS 7 NAYS 0 ABSTAIN 0

ATTEST: Christine Shaw
CITY CLERK

MAYOR

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: PC10-013 - 10-016
REQUEST: Multiple Requests
PROJECT: Community Center & ONG Training Center
MEETING DATE: April 21, 2010

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

REQUEST
PC10-013: A request by the City of Delaware for approval of an Amendment to the Comprehensive Plan for 45.49 acres of property designated as Major Open Space on the future land use map to Mixed Use, consistent with the proposed Planned Mixed Use (PMU) Overlay District, located along the east side of South Houk Road between Boulder Drive and Pittsburgh Drive.

PC10-014: A request by the City of Delaware for approval of a Conditional Use Permit allowing the placement of a Planned Mixed Use (PMU) Overlay to be established on 45.49 acres, replacing the existing Planned Unit Development (PUD) Overlay, currently zoned M-2 (General Manufacturing District), M-1 (Light Manufacturing District), and R-3 (Single-Family Residential District) and located along the east side of South Houk Road between Boulder Drive and Pittsburgh Drive.

PC10-015: A request by the City of Delaware for approval of a Rezoning adding a Planned Mixed Use (PMU) Overlay on 45.49 acres, replacing the existing Planned Unit Development (PUD) Overlay, currently zoned M-2 (General Manufacturing District), M-1 (Light Manufacturing District), and R-3 (Single-Family Residential District) and located along the east side of South Houk Road between Boulder Drive and Pittsburgh Drive.

PC10-016: A request by the City of Delaware for approval of a Combined Preliminary & Final Development Plan allowing the development of a joint Community Center and Ohio National Guard Training Center consisting of 75,000 and 65,000 square feet respectively on 17.24 acres including the development of a community park on 45.49 acres currently zoned M-2 (General Manufacturing District), M-1 (Light Manufacturing District), and R-3 (Single-Family Residential District) with a Planned Unit Development (PUD) Overlay, in part, and located along the east side of South Houk Road between Boulder Drive and Pittsburgh Drive.

PROPERTY LOCATION & DESCRIPTION
The property is located along the east side of South Houk Road between Boulder Drive and Pittsburgh Drive. The site is largely vacant land previously used for crop farming, There is a small wooded area on the northwest corner of the property The zoning is M-2 (General Manufacturing District), M-1 (Light Manufacturing District), and R-3 (Single-Family Residential District) with a Planned Unit Development (PUD) Overlay, in part. The surrounding zoning is A-1 (Agricultural District) to the north, and a mix of A-1 and Township zoning to the east, west, and south.

BACKGROUND
A majority of the site was zoned as part of the overall Willowbrook Farms development and planned to be industrial uses along Houk Road with a City of Delaware park to the east transitioning to single-family residential. Over the course of the last 10 years since the original approval of the zoning and Willowbrook development, a partnership has formed with the State of Ohio National Guard and the City of Delaware for the purposes of developing a joint community and training center facility on the industrial portion (17.24 acres) of this site.

While this is a joint facility, the community and training centers will be separately constructed with a majority of each building to be for the exclusive use of the owner. In addition to shared parking facilities and other infrastructure, where the two buildings are attached there will be some common facilities that allow both agencies the opportunity to share resources and help minimize costs. This model of a joint facility has been used elsewhere in Ohio, such as in Bowling Green. The remaining 28.25 acres will be developed as a park as originally conceived as part of the Willowbrook plan. Certainly with the addition of the Community Center, this will be a premier park in the city, rivaling that of Mingo Park and the Jack Florance Pool.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan recommends a future land use of Major Open Space. While this will functionally still be the case on a majority of the site, the addition of Community Center and

Ohio National Guard Training Center, it is more accurate to reflect this site with a Mixed Use designation of the future land use map. Even with this change in designation, the proposed rezoning and development of the site is still perfectly consistent with the recommendations of the Comprehensive Plan. Specific to the overall sub-area in which the property is located, the Delaware Run Sub-Area, the Comprehensive Plan contains the following land use recommendations that are applicable to this site,

LU27.8 A major recreational complex will be developed in Willowbrook Park near the south end of Houk Road. This will include a community center with an aquatic facility and a National Guard Armory.

LU27.9 Ravines and wooded tracts are preserved and integrated into developments to provide public access while maintaining natural preserves. Conservation easements are dedicated along all streams and ravines. Natural areas connect with the Olentangy River to provide wildlife corridors. Innovative storm water control measures should be used to clean the run-off before it gets to the Olentangy River.

- **ZONING:** As previously mentioned, there is a mix of zoning on this property. Under the current zoning, only the Ohio National Guard Training Center and park are considered a permitted use. The Community Center would not be allowed by zoning. As a result City Staff is proposing a Planned Mixed Use (PMU) Overlay as the City does not have a base Zoning District that would allow such a mix of uses. This PMU Overlay is the appropriate Zoning District that allows the proposed development to remain consistent with the Comprehensive Plan and establishes the same standards and divergences for the City and the State as those that have been granted to and imposed on the private development community.
- **DEVELOPMENT TEXT:** Being proposed as a PMU Overlay, the Development Text sets forth the development standards and requirements for this development. Staff has crafted a Development Text and plan that is sensitive to the residential surroundings to the north and east while allowing an appropriately planned and designed development that promotes active and passive recreation that transitions to the industrial and airport uses south of the site. It should be noted that this text requires a higher quality development from both a site planning and architectural design standpoint than that which would otherwise be required by the Willowbrook PUD that is currently in place today.
- **GENERAL ENGINEERING:** The Engineering Department is currently in the process of providing all necessary reviews and approval, including any storm water and utility issues that need to be worked out with the Public Utilities Department. 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.
- **ROADS AND ACCESS:** The site has frontage on both Houk Road and future Boulder Drive. Only the Ohio National Guard motor pool area will have direct access to Houk Road. This access is necessary to provide a secure, controlled, non-public access to this portion of the site. All other access will be provided from a new drive extending from Houk Road to future Boulder Drive. The general public and non-military vehicles will utilize the access provided by this new drive.
- **PEDESTRIAN CONNECTIVITY:** Consistent with other developments along the Houk Road corridor the multi-use path will be extended from its existing off-site terminus at future Boulder Drive to and across this site. Additionally, pedestrian connectivity will be provided from Houk Road to future Boulder Drive along the new park drive. Pathways will then extend through the site connecting the Community and Training Centers to the active and passive recreation areas of the park.
- **SITE CONFIGURATION:** The site has been configured to place the buildings at the west and south edges of the property. This allows the buildings to serve as buffer to both Houk Road with the Community Center and the industrial area with the Ohio National Guard Training Center. Additionally this allows the parking area to be placed adjacent to the parkland, which will be developed with much needed athletic fields, allowing shared parking for all uses on the site. The building placement also allows for opportunities for both buildings to be expanded in the future. Within the wooded area, a pond that is necessary for storm water retention will be developed to allow fishing and other naturalist activities to take place. It is unfortunate that the pond had to be located in the wooded area. Due to topography and various design decisions this area represented the best physical location for the pond and minimized the loss of viable land that could be used for athletic field purposes.

- **BUILDING DESIGN:** Both the Community Center and Training Center will utilize an integrated contemporary design that provides, for the most part, four sided architecture. Both buildings will consist of a predominately brick and stone with architectural metal panels, glass, and wood added to provide texture and pattern to the building. The design that has resulted far exceeds anything that would be required by the current Willowbrook PUD text. The proposed PMU Development Text captures the building design being proposed in general terms and applies it to the entire site so that all architecture is consistent and integrated.

  The Community Center will have a zero entry recreation pool and separate competition pool, a waterslide, large spa, full fitness facility, gym, indoor track, climbing wall, training rooms, and offices. Only the fitness facility and indoor track (suspended over the gym) will be located on the second floor. The training center will include offices, training rooms, flexible gym and assembly room, full kitchen, and various supply and service areas related to the Ohio National Guard and their equipment. At this time no live munitions will be stored on this site.
- **TREE REMOVAL & REPLACEMENT:** As noted the retention pond was required to be placed within a wooded area. Undoubtedly this resulted in significant tree removal. However, with the overall design and placement of a passive park in this area, a significant number of trees will be preserved. Further, as a park site there will be a substantial amount of plantings that are placed on the property. The current tree removal and replacement ordinance does not give any credit for tree preservation but rather simply penalizes tree removal. Consistent with other private developments and consistent with the draft tree removal and replacement regulations, the proposed Development Text gives credit and encourages the preservation of trees in addition to giving credit for non-code required trees that are planted on-site. In this case, by preserving over 3 acres of woodlands and providing a significant number of non-required on-site plantings, the tree removal and replacement requirements are considered met.
- **LANDSCAPING & SCREENING:** A Master Landscape Plan was developed as part of the Willowbrook PUD. This plan focused primarily on the treatment of the Houk Road corridor and has been largely implemented today. It is a very attractive corridor characterized by undulating mounds with a mix of quality deciduous and evergreen plantings and a meandering multi-use path. This plan will be extended across this site as a result of this development. On-site, extensive landscaping, particularly with the linear planting beds in front of each building, will be provided. Street trees will be provided on Houk Road and the new park drive.

  Given the size of the structures and considering the pool, there will be a several very large pieces of mechanical equipment. This equipment will either be placed in equipment rooms or ground mounted, primarily in service areas. A combination of landscaping and stone screening wall will be use to screen ground mounted equipment. As designed, there will not be any roof mounted equipment.
- **SIGNS:** A Comprehensive Sign Plan will be submitted and administratively approved consistent with the Development Text and Zoning Code. The signage will be consistent in design with the architectural and landscaping framework and Gateway & Corridor Plan.
- **CONDITIONAL USE PERMIT:** The approval of a Planned Mixed Use (PMU) Overlay requires the criteria of a Conditional Use Permit to be met. Staff has reviewed these review criteria and finds that all applicable criteria are met for approval of the Conditional Use Permit.

STAFF RECOMMENDATION (PC10-013 – COMPREHENSIVE PLAN AMENDMENT)
Staff recommends approval of a request by the City of Delaware for approval of an Amendment to the Comprehensive Plan for 45.49 acres of property designated as Major Open Space on the future land use map to Mixed Use, consistent with the proposed Planned Mixed Use (PMU) Overlay District, located along the east side of South Houk Road between Boulder Drive and Pittsburgh Drive.

STAFF RECOMMENDATION (PC10-014 – CONDITIONAL USE PERMIT)
Staff recommends approval of a request by the City of Delaware for approval of a Conditional Use Permit allowing the placement of a Planned Mixed Use (PMU) Overlay to be established on 45.49 acres, replacing the existing Planned Unit Development (PUD) Overlay, currently zoned M-2 (General Manufacturing District), M-1 (Light Manufacturing District), and R-3 (Single-Family Residential District) and located along the east side of South Houk Road between Boulder Drive and Pittsburgh Drive.

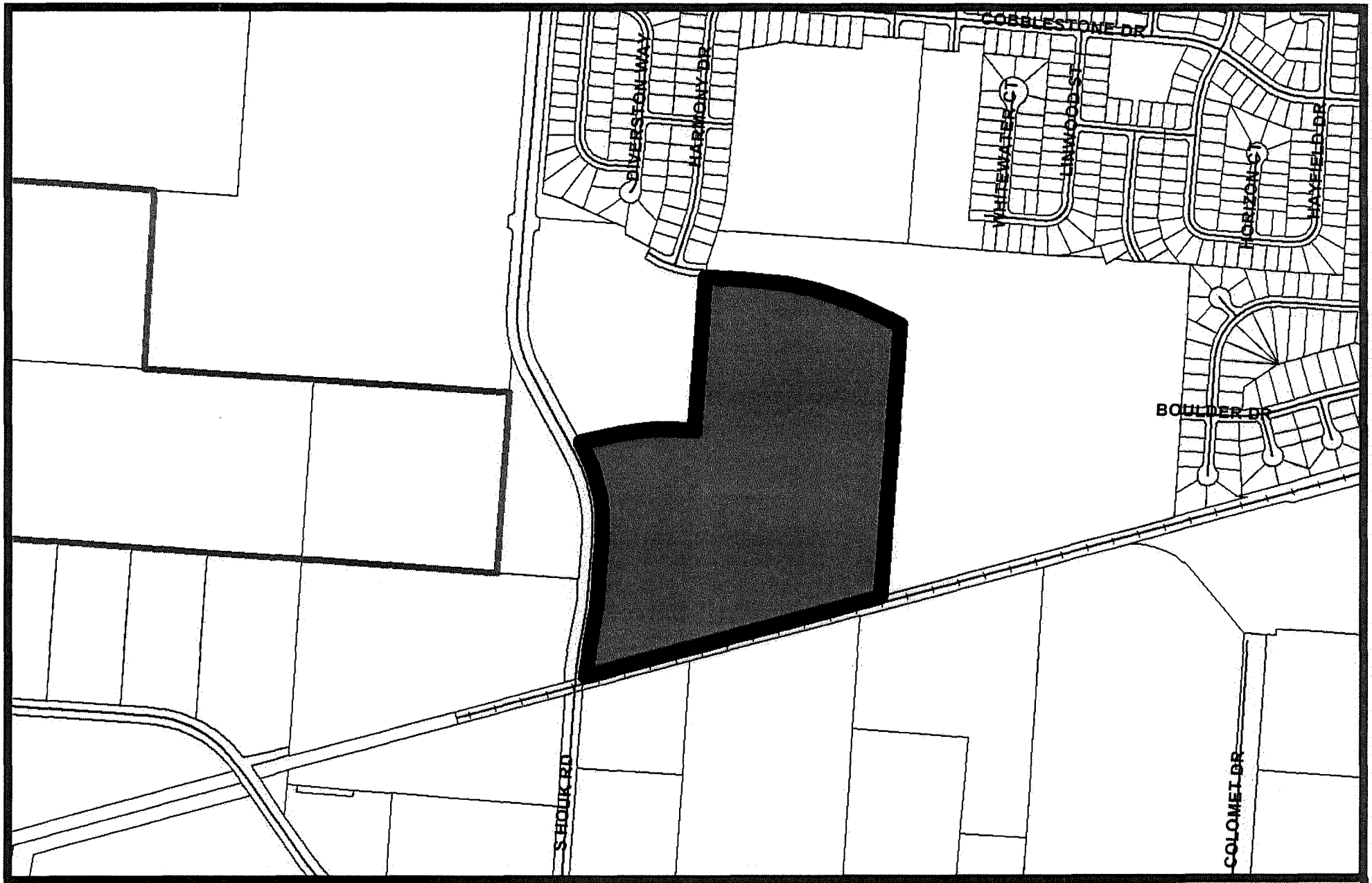
STAFF RECOMMENDATION (PC10-015 – REZONING)
Staff recommends approval of A request by the City of Delaware for approval of a Rezoning adding a Planned Mixed Use (PMU) Overlay on 45.49 acres, replacing the existing Planned Unit Development (PUD) Overlay, currently zoned M-2 (General Manufacturing District), M-1 (Light Manufacturing District), and R-3 (Single-Family Residential District) and located along the east side of South Houk Road between Boulder Drive and Pittsburgh Drive.

STAFF RECOMMENDATION (PC10-016 – COMBINED PRELIMINARY & FINAL DEVELOPMENT PLAN)
Staff recommends approval of A request by the City of Delaware for approval of a Combined Preliminary & Final Development Plan allowing the development of a joint Community Center and Ohio National Guard Training Center consisting of 75,000 and 65,000 square feet respectively on 17.24 acres including the development of a community park on 45.49 acres currently zoned M-2 (General Manufacturing District), M-1 (Light Manufacturing District), and R-3 (Single-Family Residential District) with a Planned Unit Development (PUD) Overlay, in part, and located along the east side of South Houk Road between Boulder Drive and Pittsburgh Drive.

COMMISSION NOTES:

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

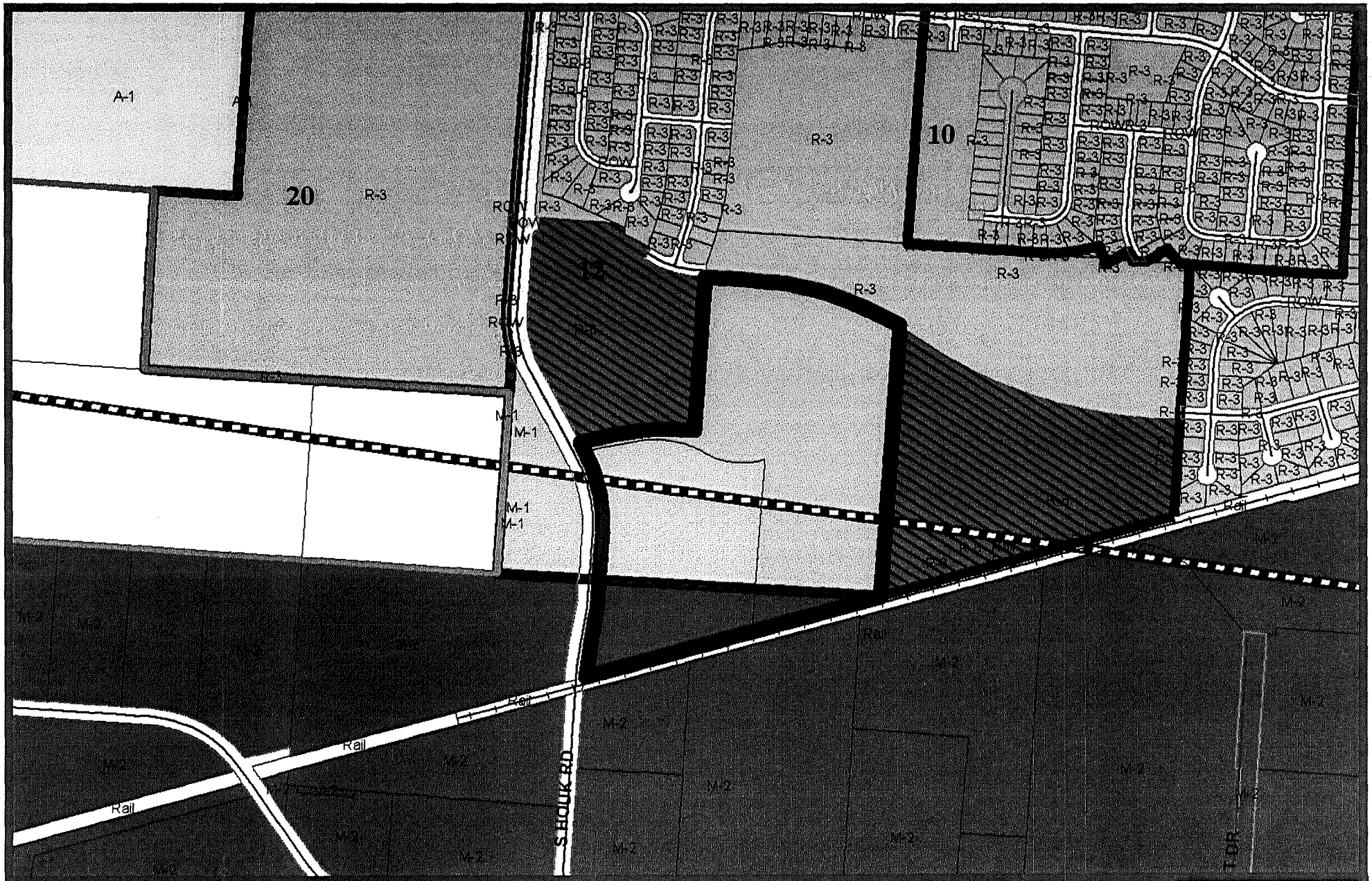
CONDITIONS/MISCELLANEOUS:



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

PC10-013 - 10-016
City of Delaware Community Center & ONG Training Center
Multiple Requests
Location Map

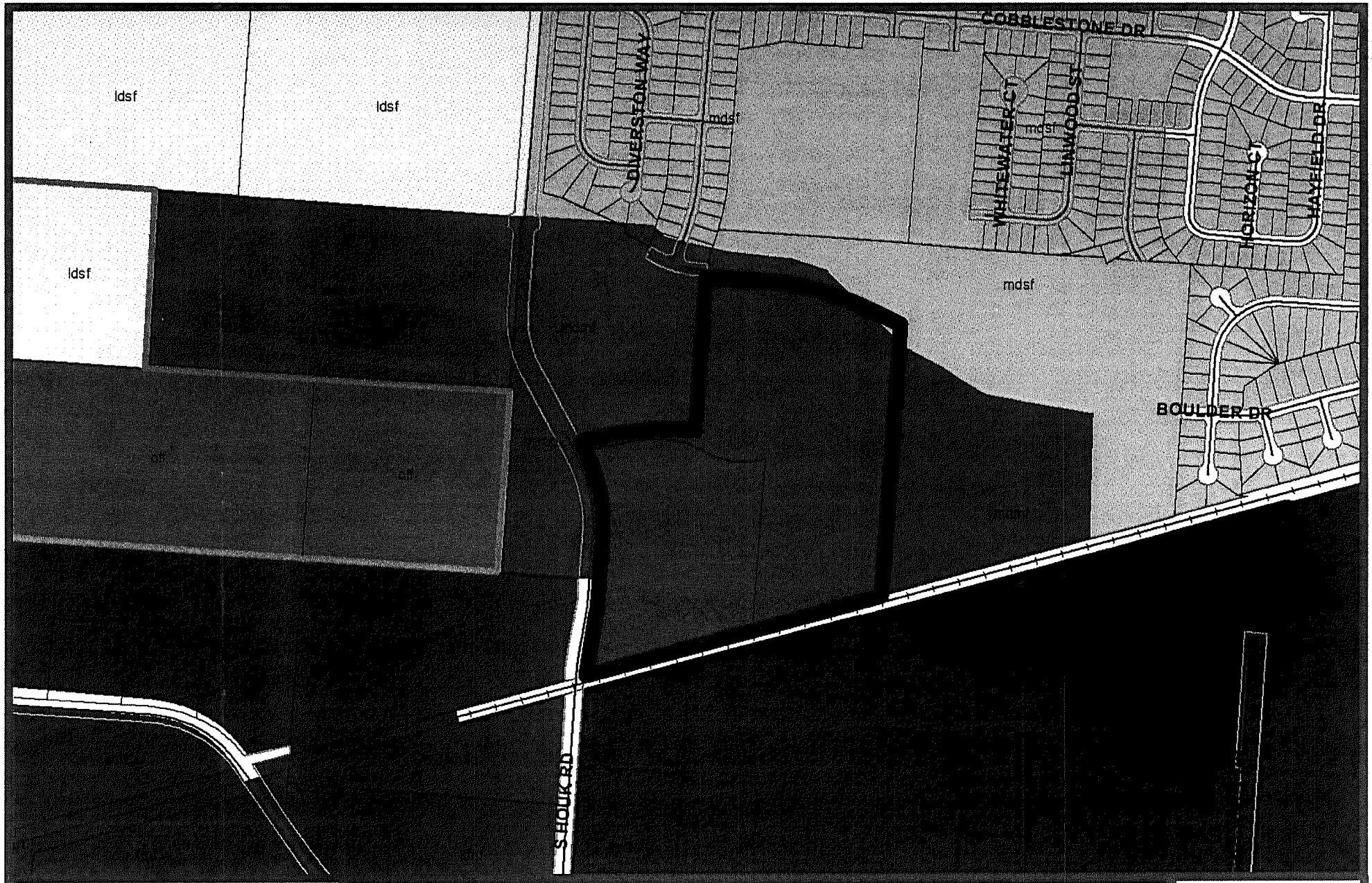
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CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

PC10-013 - 10-016
City of Delaware Community Center & ONG Training Center
Multiple Requests
Zoning Map

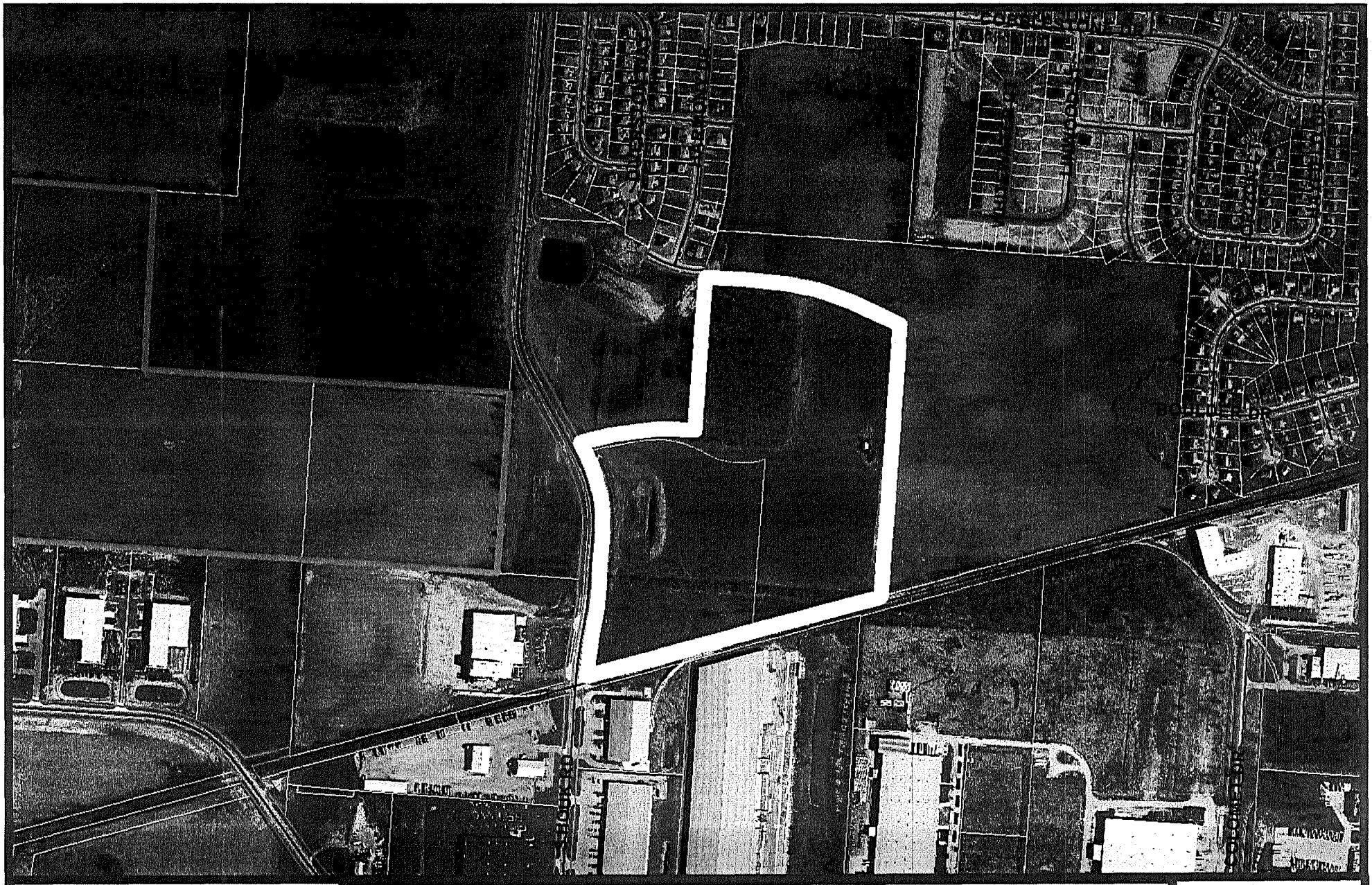
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CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

PC10-013 - 10-016
City of Delaware Community Center & ONG Training Center
Multiple Requests
Comprehensive Plan Future Land Use Map

N



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

PC10-013 - 10-016
City of Delaware Community Center & ONG Training Center
Multiple Requests
Aerial Photograph (2008)

CITY OF DELAWARE & STATE OF OHIO
YMCA / OHIO NATIONAL GUARD TRAINING CENTER / COMMUNITY PARK

DEVELOPMENT TEXT
PLANNED MIXED USE DEVELOPMENT

1. DESCRIPTION OF DEVELOPMENT

The City of Delaware and State of Ohio are proposing to develop a planned mixed-use project on 45.49 acres. The Applicants propose to construct a new facility that will provide a community center owned by the City of Delaware and operated by the YMCA and a new Ohio National Guard Training Center for the State of Ohio replacing the current facility on Pennsylvania Avenue. The City of Delaware is also proposing to develop a community park as part of the project. The project site is located on South Houk Road, situated between future Boulder Drive and Pittsburgh Drive.

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, signage, lighting, and pedestrian amenities. 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 change in the use or occupancy other than those uses specifically listed in this text 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 change to the use or occupancy other than those uses specifically allowed in this text or any minor changes to the approved site layout or 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 does not result in a change in operating characteristics or character.
(5) Minor structural alterations that do not alter the overall design intent of the building.

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

Lot Standards	
(1) Minimum lot area	2 acres
(2) Maximum building coverage	As Shown on the Approved Plan
(3) Maximum lot coverage	As Shown on the Approved Plan

g. **Building Setback Standards.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan. 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	
(1) Setback from Houk Road	25ft.
(2) Setback from Other Public/Private Streets	25 ft.
(3) Setback from Interior Property Lines	As Shown on the Approved Plan

h. **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, except as otherwise approved on the Final Development Plan.

Minimum Parking Setbacks	
(1) Setback from Houk Road	As Shown on the Approved Plan
(2) Setback for Other Public/Private Streets	25 ft.
(3) Setback from Interior Property Lines	As shown on the Approved Plan

i. **Maximum Building Height.** The maximum height of any building or structure shall be 45 feet as measured from finished floor elevation to the highest point of the roof.

j. **Building Design.** All buildings regardless of use shall consist of brick, stone, cedar planking, cement fiber siding, architectural metal, wood, glass, or similar approved products as the exterior material. To create a cohesive and unified design throughout the entire development, each building shall be consistent in overall design, color, material, and architectural pattern as determined through the Final Development Plan review process and substantially similar to the following elevations.

(1) Accessory structures such as enclosures for dumpsters, refrigeration and freezing units, and other similar structures shall consist of brick, stone, cedar planking, cement fiber siding, 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.
(2) Building mounted equipment shall be screened from public view through the use of parapets, equipment screens, or other screening measures as deemed appropriate. The height of such screening shall be equivalent to the height of the highest mechanical equipment. Ground mounted equipment shall be similarly screened with approved fencing, walls, and/or landscaping.

k. **Tree Removal and Replacement.** Unless modified below, tree removal, preservation, and replacement shall meet the requirements of the then current Zoning Code at the time of application.

(1) Removal of trees shall be replaced according the following schedule,
   A. Trees in poor condition shall not be replaced.
   B. Trees in fair condition shall be replaced at 50%.
   C. Trees in good condition shall be replaced at 100%
   D. Ash trees shall not be counted toward replanting requirements.
(2) Preservation of trees shall cause a credit towards the replacement of removed trees according to the following schedule,
   A. Trees in poor condition shall not be credited.
   B. Trees in fair condition shall be credited at 50%.
   C. Trees in good condition shall be credited at 100%
   D. Ash trees shall not be counted towards preservation.
   E. To encourage preservation, any tree that is preserved shall be given a caliper inch credit of 125% of the actual caliper inch of the given tree. For example, a 10-inch

caliper non-ash tree in good health would be given a preservation credit of 12.5 inches.

(3) Any balance of replacement trees resulting after the tree preservation credit is applied shall be considered to be fully met by the tree plantings and landscaping shown on the approved landscape plan.

l. **Landscaping and Screening.** All landscaping shall meet the requirements of the Zoning Code and the Gateways & Corridors Plan; except as otherwise approved on the landscape plan. The rear and sides of buildings that are visible from the public right-of-way shall be landscaped in a manner that provides visual interest with screening, variety, and seasonal color.

m. **Multi-Use Path.** In addition to sidewalks and multi-use paths being extended throughout the project connecting various activity nodes in the mixed use project, a multi-use path shall be constructed along the public/private street connecting Houk Road to future Boulder Drive and along Houk Road (or provisions made for a possible future extension).

n. **Parking.** The minimum amount of parking provided shall be that shown on the approved plan. No overnight parking (10:00pm to 7:00am), except employees and temporary delivery trucks, shall be allowed. This includes, but is not limited to overnight, RVs and thru-trucks. Overnight parking is defined as any qualifying vehicle (not customers, employees, or temporary delivery vehicles) parked on-site longer than two (2) hours.

o. **Lighting.** Building, site, and accent lighting shall be provided in accordance with the current Zoning Code, except that there is no requirement to provide lighting beyond that required by the applicable Building Code. All lighting fixtures shall be decorative fixtures that are appropriate and consistent with the overall design of the development. No lighting fixture shall be mounted higher than that shown on the approved plan. 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 hour operation shall provide a lighting plan that minimizes site and building lighting during non-peak nighttime hours. No lighting shall interfere with Airport operations.

p. **Signs.** A comprehensive sign plan shall be provided and approved by the City of Delaware. All signage proposed for this Planned Mixed Use Development will comply with the Gateways & Corridors Plan (GCP) and the then current City of Delaware Zoning Code; specifically as it applies to a Planned Office/Institutional (PO/I) District; except as otherwise modified and as approved in the Comprehensive Sign Plan.

3. SUB-AREAS

The project is separated into two main sub-areas to represent the distinct areas of development. Sub-Area A consists of 17.24 acres and is the location of a new community center owned by the City of Delaware and operated by the YMCA and a new Ohio National Guard Training Center for the State of Ohio. Sub-Area B consists of 28.25 acres that will be

developed as a City of Delaware community park with supportive storm water retention facilities servicing the entire project area.



4. SUB-AREA A – USE & SPECIFIC 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) **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.

(3) **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.

(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	Uses
(a) Community Facilities	
(1) Indoor & Outdoor Recreation & Entertainment Center	P
(2) Ohio National Guard Training Center*	P
(3) Emergency Shelter	P
(4) Public Safety & Services	P
(5) School	P
(6) Library	P
(7) Daycare Center (child/adult)	P
(8) Public cultural institutions and art galleries	P
(b) Offices & Professional Services	
(1) Offices – Administrative, Business, & Professional	P
(2) Medical and Dental Office, Health & Allied Services	P
c) Retail & Services	
(1) Restaurant without Drive-Thru	P
(f) Recreation and Entertainment	
(1) Public parks and playgrounds	P

* Includes all uses associated with the Ohio National Guard Training Center including, but not limited to, motor pool, indoor storage, outdoor storage, fuel depot, heavy repair, and other such supportive uses.

5. SUB-AREA B – USE & SPECIFIC 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.

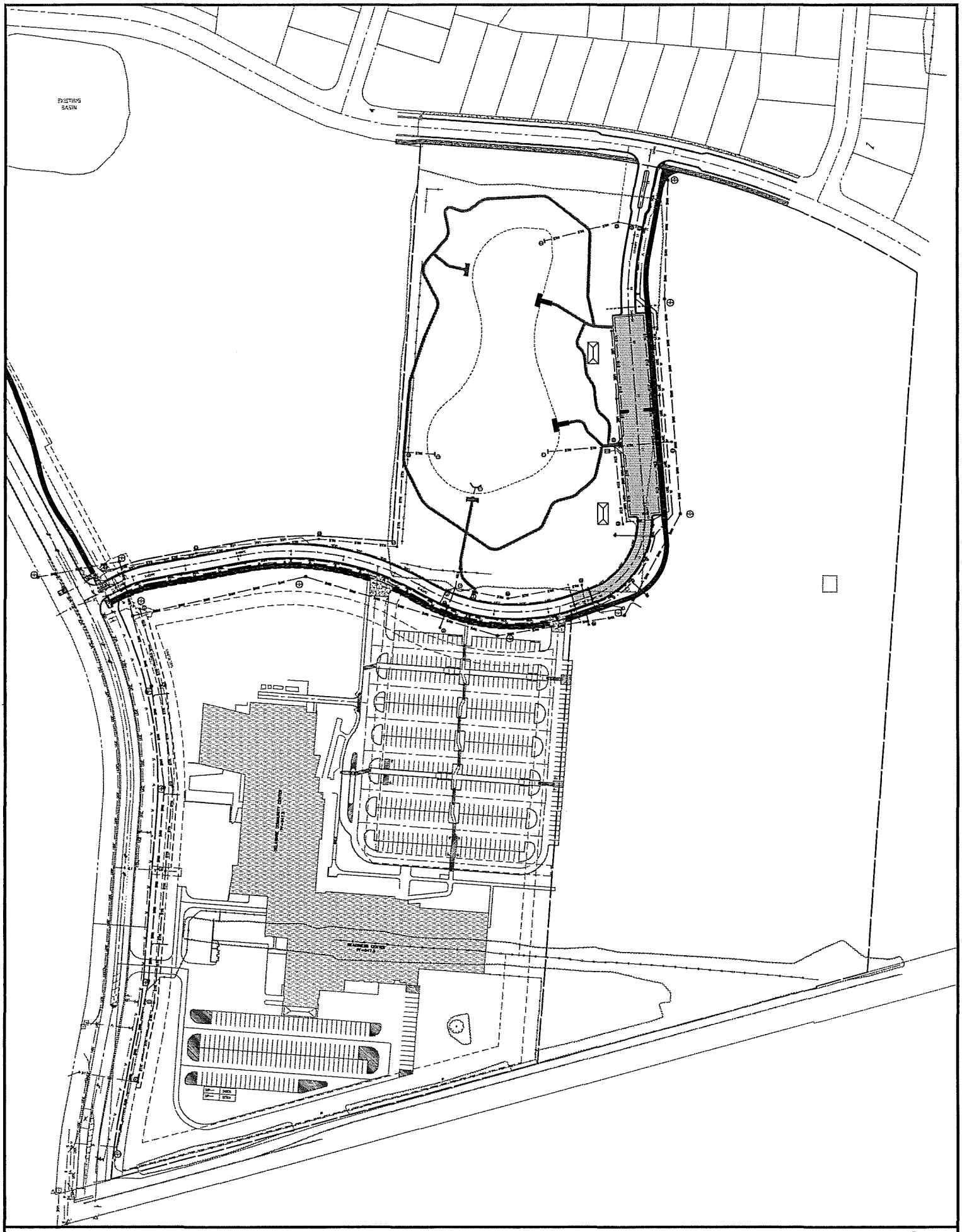
(2) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.

(3) **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.

(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	Uses
(a) Community Facilities	
(1) Indoor & Outdoor Recreation & Entertainment Center	P
(2) Public Safety & Services	P
(f) Recreation and Entertainment	
(1) Public Parks and Playgrounds*	P

* Includes all uses associated with Public Parks and Playgrounds including, but not limited to, concession stands, picnic pavilions, shelter houses, events approved by the City of Delaware, and other such supportive uses.



DELAWARE T.A.C.C. AND PARK

APRIL 16, 2010

NORTH

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XREF Files: E:\30360\000\SITE\DWL30\DWGS\30360-000_PWAL.dwg 04/07/10 13:00 - Hamid

UNDERGROUND UTILITIES
BEFORE YOU DIG
Call 1-800-362-2764 (Toll Free)
OHIO UTILITIES PROTECTION SERVICE
(811)
MUST BE CALLED DIRECTLY

PARKING DATA FOR COMMUNITY CENTER:
388 REGULAR + 10 HDCP = 398 TOTAL PARKING SPACES

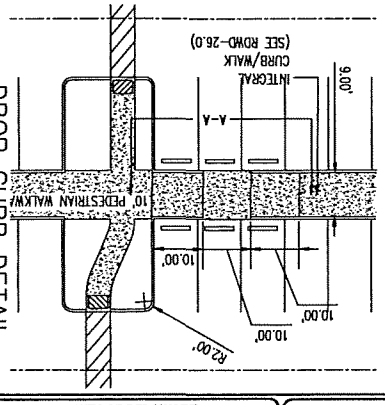
NOTE: REFER TO LANDSCAPE PLAN FOR LOCATION OF 5' WIDE CONCRETE PATH ALONG THE EAST SIDE OF HOUR ROAD AND THE SOUTH SIDE OF PARK DRIVE

NOTE: ALL DIMENSIONS TO CURB ARE TO FACE OF CURB

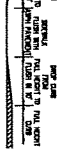
NOTE: A 5' WIDE CONCRETE WALK/PATH SHALL BE PROVIDED AS PART OF THE CITY'S DEVELOPMENT PLANS FOR SAME.

NOTE: REFER TO LANDSCAPE PLAN FOR LOCATION OF 5' WIDE CONCRETE PATH ALONG THE EAST SIDE OF HOUR ROAD AND THE SOUTH SIDE OF PARK DRIVE

DROP CURB DETAIL
PLAN VIEW
SCALE: 1 INCH = 10 FEET



DROP CURB DETAIL
SECTION A-A
SCALE: 1 INCH = 10 FEET

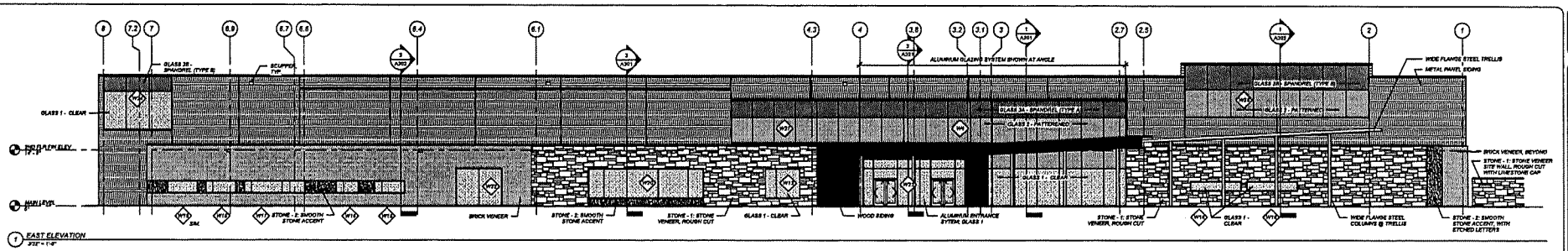


GRAPHIC SCALE
0 50 100 150
1 IN. = 100 FT.

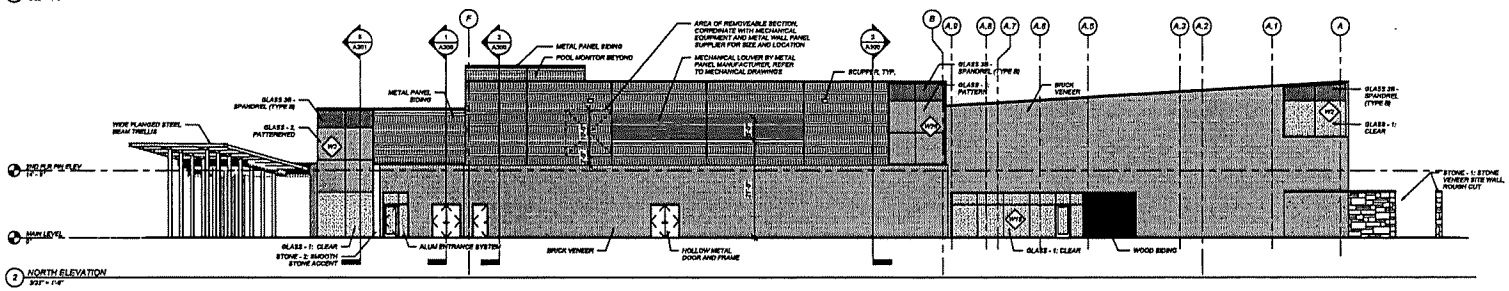
NORTH

NO.	DATE	REVISIONS DESCRIPTION
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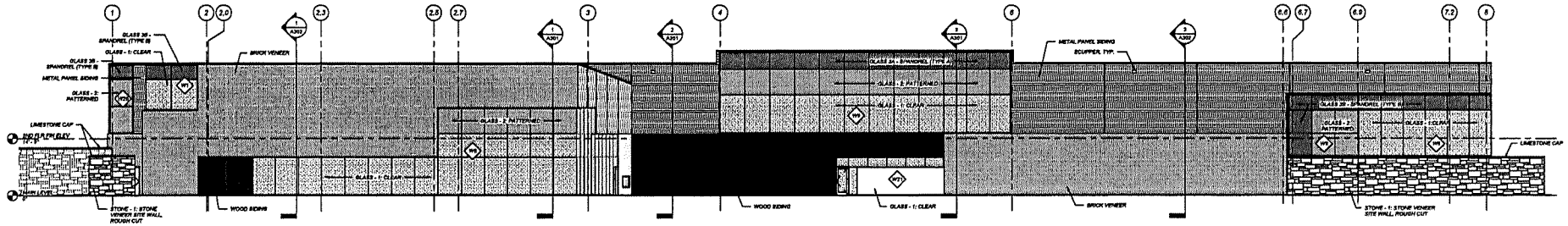
JOB NUMBER 30360-000	C006		SITE DIMENSION PLAN	CITY OF DELAWARE YMCA COMMUNITY CENTER 1121 S. HOUK ROAD DELAWARE, OHIO 43015	POGGEMEYER DESIGN GROUP, INC. ARCHITECTS • ENGINEERS • PLANNERS 1168 NORTH MAIN STREET (419) 352-7537 BOWLING GREEN, OHIO 43402



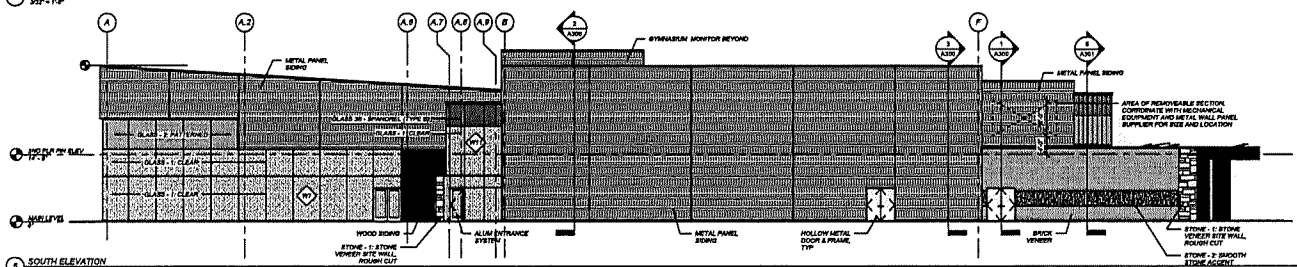
1 EAST ELEVATION
3/32" = 1'-0"



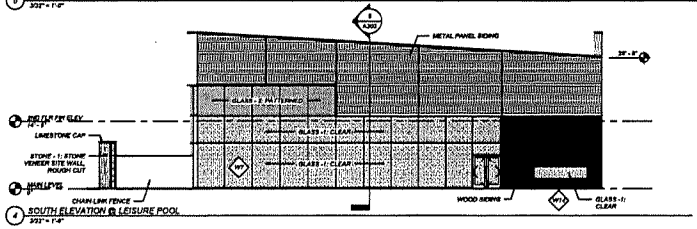
2 NORTH ELEVATION
3/32" = 1'-0"



3 WEST ELEVATION
3/32" = 1'-0"



5 SOUTH ELEVATION
3/32" = 1'-0"



4 SOUTH ELEVATION @ LEISURE POOL
3/32" = 1'-0"

EXTERIOR ELEVATION NOTES:

1. REFER TO ROOF DETAILS #16 AND #17 / A804 FOR SCUPPER DETAILS.
2. ALL EXTERIOR GLASS TO BE INSULATED. REFER TO SHEETS A806 AND A806 FOR WINDOW TYPES
3. REFER TO DETAIL #10 / A301 FOR TYPICAL METAL PANEL JOINT.
4. REFER TO DETAIL #3A / 301 FOR TYPICAL METAL PANEL CORNER DETAIL.

NO.	DATE	DESCRIPTION
		REVISION
3	04/06/10	ISSUED FOR BID
2	02/26/10	95% REVIEW
1	12/18/09	D.D. REVIEW

POGGEMEYER DESIGN GROUP, INC.
ARCHITECTS ENGINEERS PLANNERS
1158 NORTH MAIN STREET BOWLING GREEN, OHIO 43402 (419) 353-7537

mwa

CITY OF DELAWARE
YMCA COMMUNITY CENTER
1121 S. HOUK ROAD
DELAWARE, OHIO 43015

EXTERIOR ELEVATIONS

DRAWN DJK | REVIEWED BBH

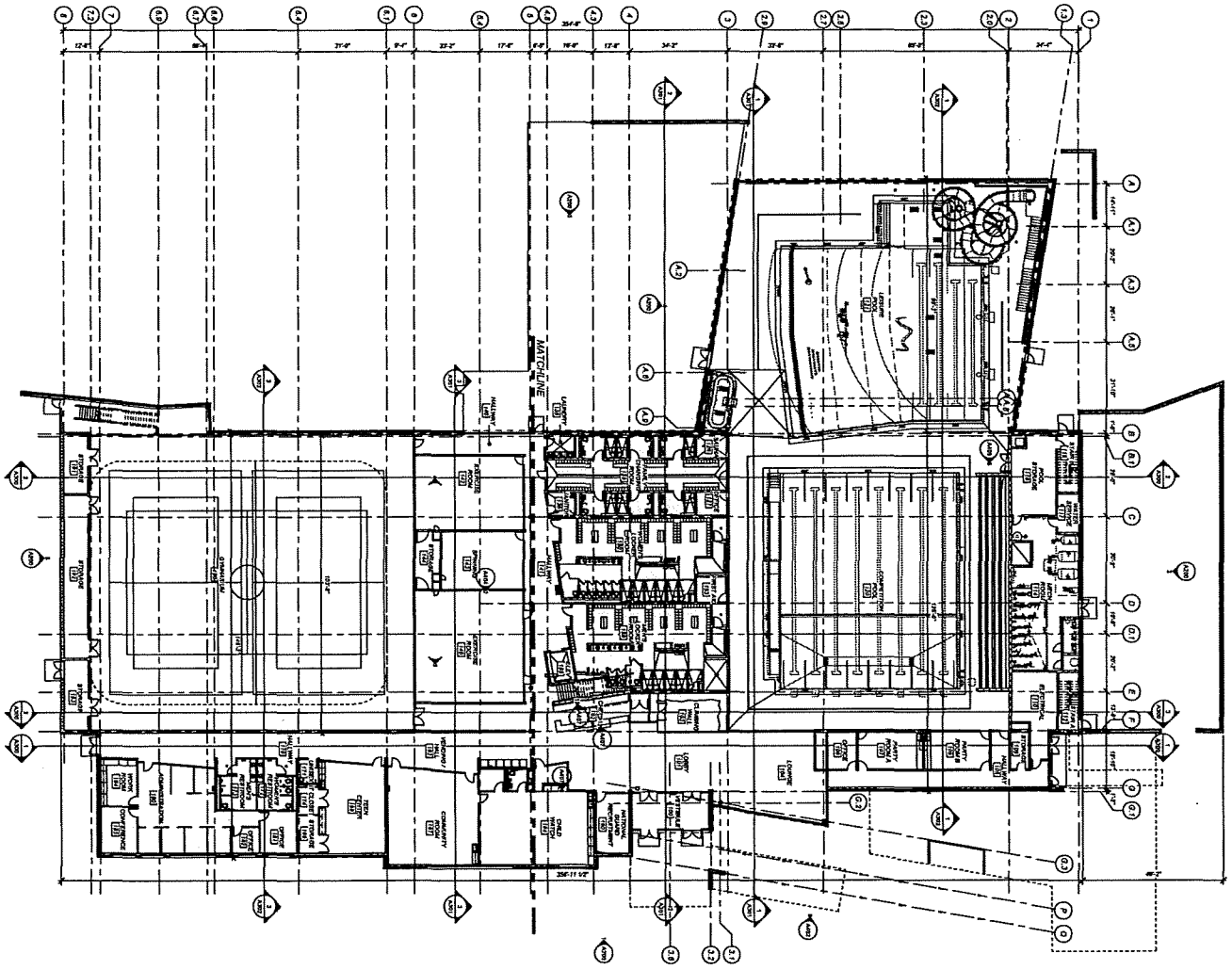
A200

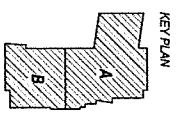
Project Number 8080-005

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OVERALL MAIN LEVEL





KEY PLAN

NO.	DATE	REVISION DESCRIPTION
1	12/1/09	D.D. REVIEW
2	02/26/10	65% REVIEW
3	04/09/10	ISSUED FOR BID

Project Number 0809-008

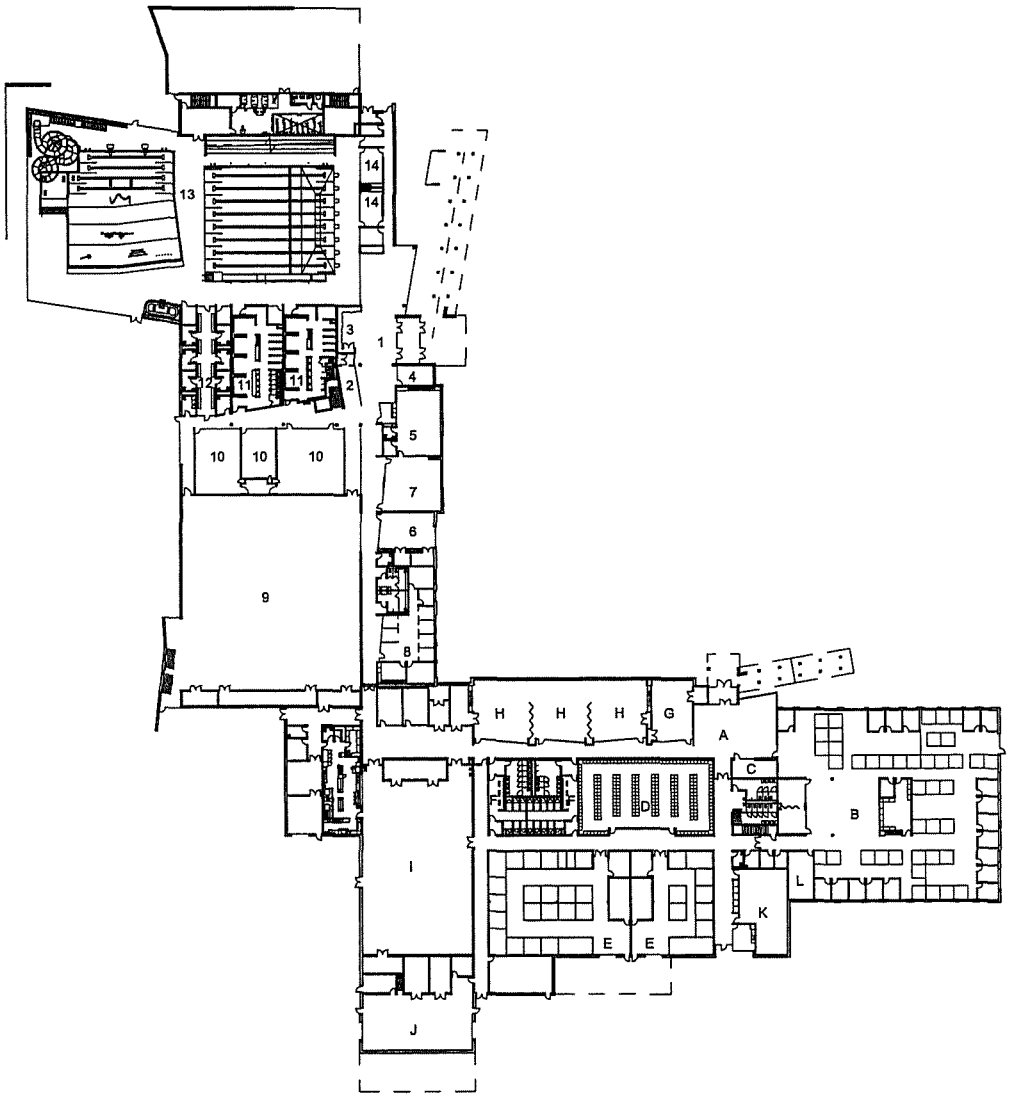
A101

OVERALL MAIN FLOOR PLAN

CITY OF DELAWARE
YMCA COMMUNITY CENTER
1121 S. HOUK ROAD
DELAWARE, OHIO 43015

mwa

POGGEMEYER DESIGN GROUP, INC.
ARCHITECTS ENGINEERS PLANNERS
1168 NORTH MAIN STREET (419) 352-7537 BOWLING GREEN, OHIO 43402



COMMUNITY CENTER

1. LOBBY
2. CONTROL DESK
3. CLIMBING WALL
4. NATIONAL GUARD RECRUITING OFFICE
5. CHILD WATCH
6. TEEN CENTER
7. MULTI-PURPOSE ROOM
8. ADMINISTRATION
9. GYMNASIUM
10. LARGE GROUP EXERCISE
11. MEN'S AND WOMEN'S LOCKER ROOMS
12. FAMILY LOCKER ROOM
13. NATATORIUM
14. PARTY ROOM

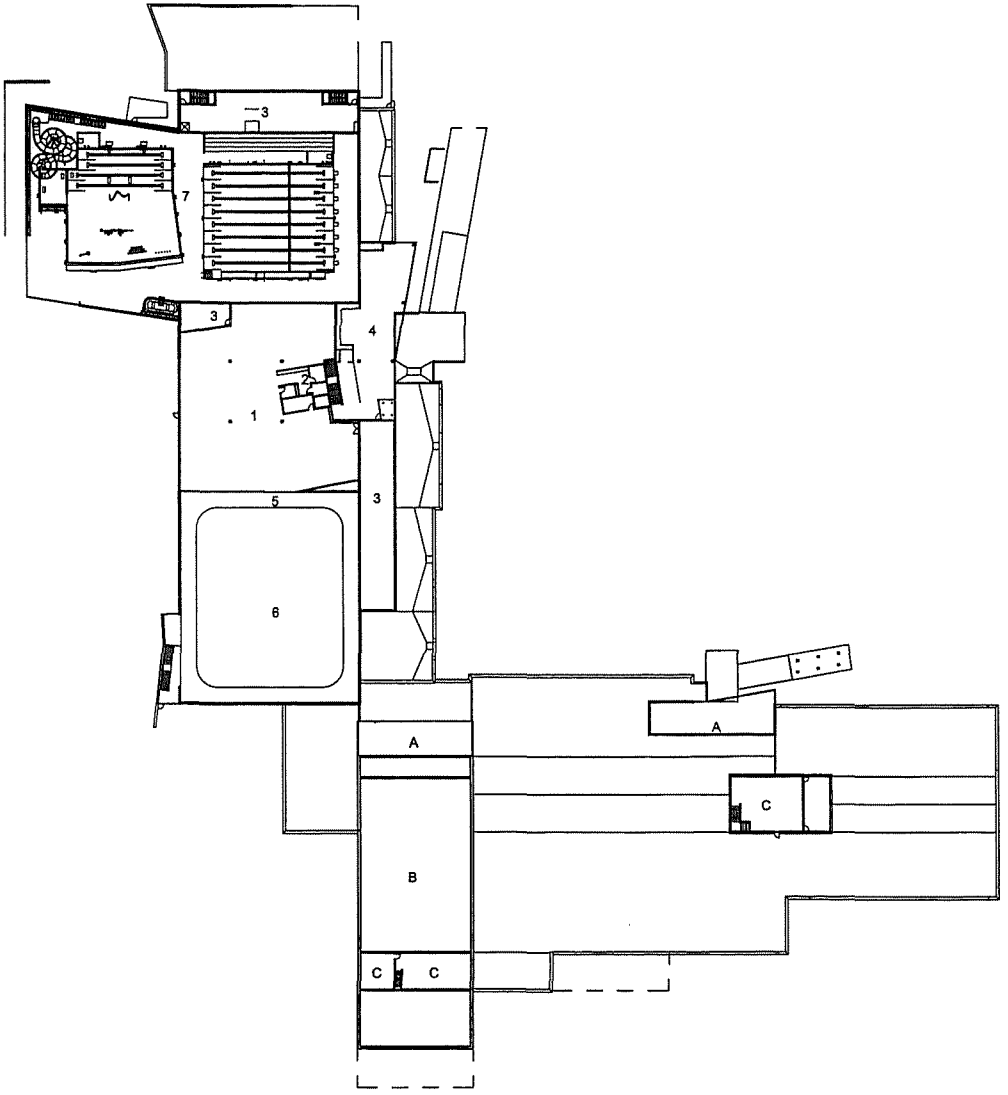
TRAINING CENTER

A. LOBBY
B. ADMINISTRATION
C. FAMILY READINESS
D. LOCKER ROOM
E. UNIT STORAGE
F. SHOWER / TOILET ROOM
G. FITNESS
H. CLASSROOM
I. ASSEMBLY
J. MAINTENANCE / TRAINING WORK BAY
K. SIMULATION CENTER
L. MEDICALSECTION

Main Level Floor Plan

DELAWARE TRAINING AND COMMUNITY CENTER

mwa/pdg



COMMUNITY CENTER
1. FITNESS AREA
2. FITNESS DESK
3. MECHANICAL ROOM
4. LOBBY BELOW
5. RUNNING TRACK
6. GYMNASIUM BELOW
7. NATATORIUM BELOW

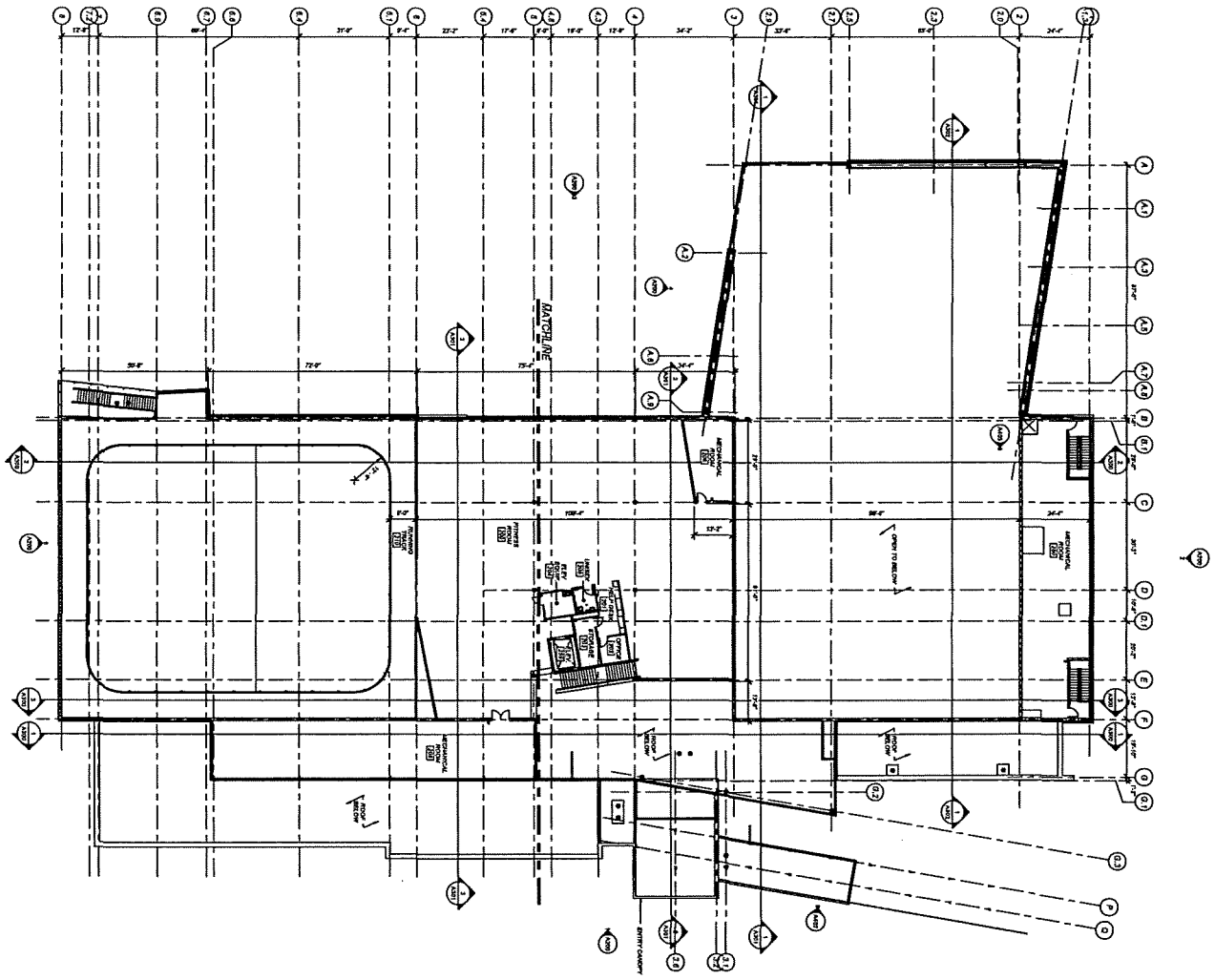
TRAINING CENTER
A. LOBBY BELOW
B. ASSEMBLY BELOW
C. MECHANICAL ROOM

Upper Level Floor Plan

DELAWARE TRAINING & COMMUNITY CENTER

mwa/pdg

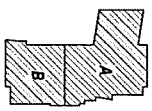
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OVERALL UPPER FLOOR PLAN

1/16" = 1'-0"

KEY PLAN



NO.	DATE	DESCRIPTION
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2	02/24/10	65% REVIEW
1	12/18/09	D.D. REVIEW

REVISION

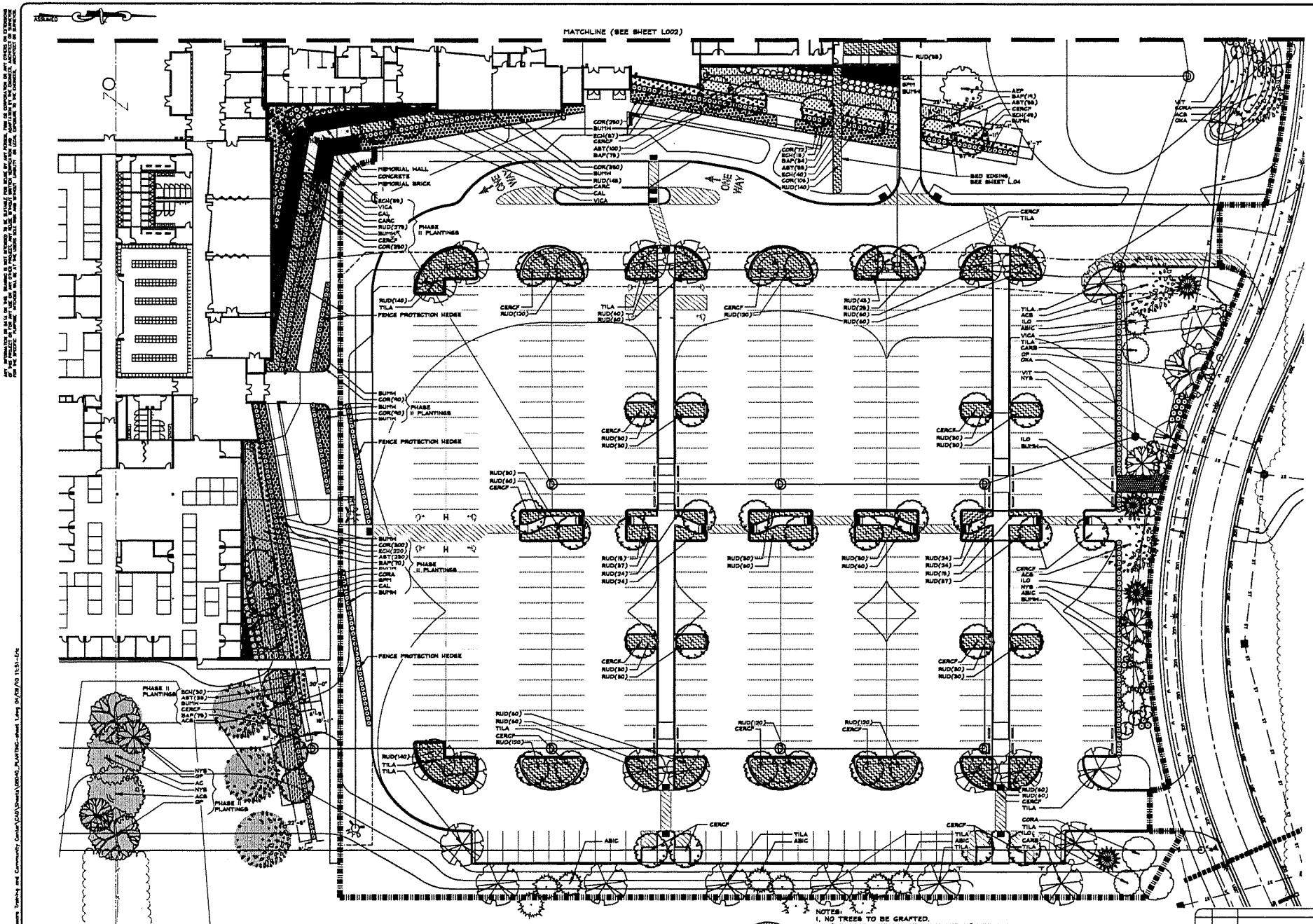
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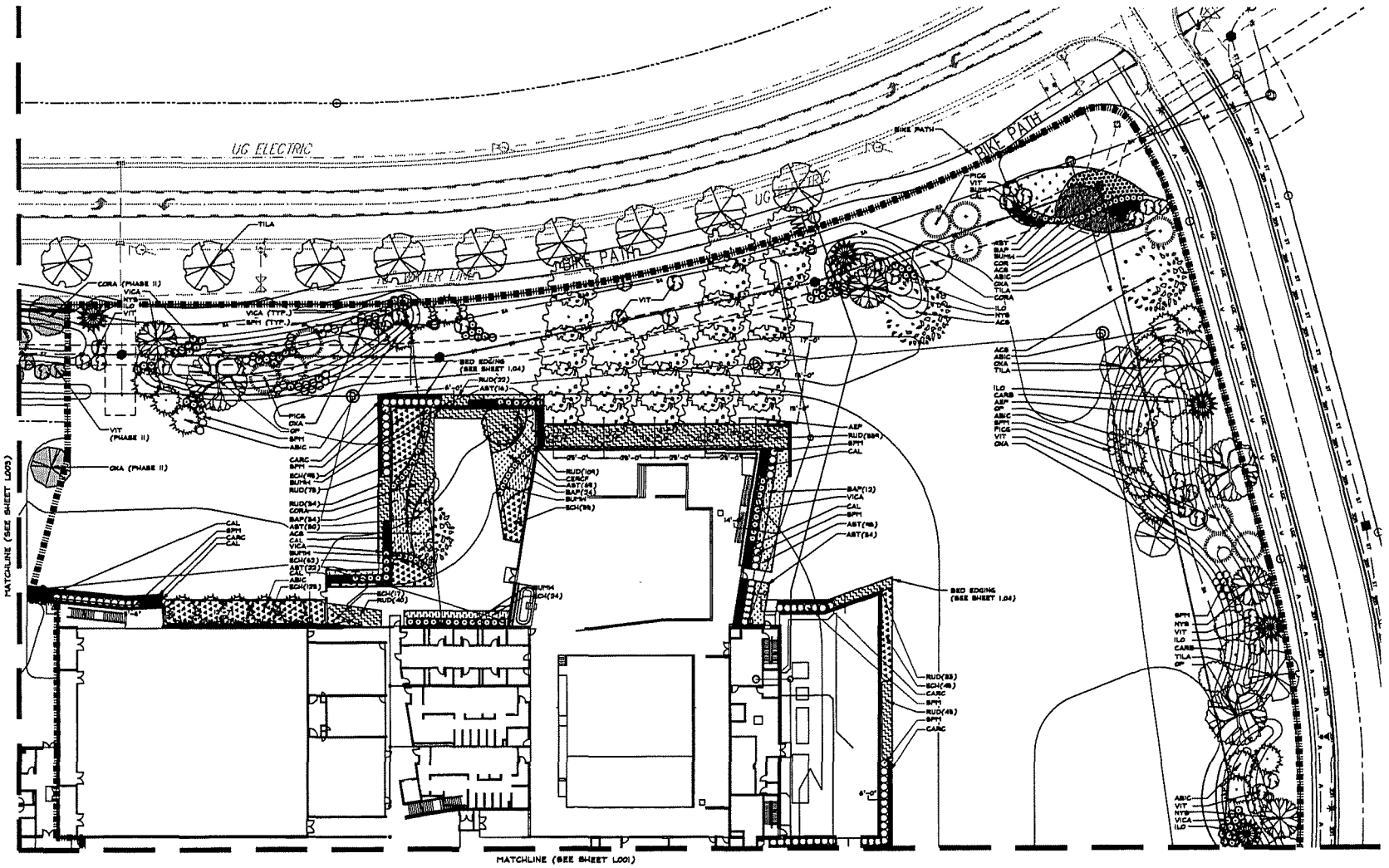
OVERALL UPPER FLOOR PLAN

CITY OF DELAWARE
YMCA COMMUNITY CENTER
1121 S. HOUK ROAD
DELAWARE, OHIO 43015

mwa

POGGEMEYER DESIGN GROUP, INC.
ARCHITECTS 1168 NORTH MAIN STREET
ENGINEERS (419) 353-7537
PLANNERS BOWLING GREEN, OHIO 43402


MATCHLINE (SEE SHEET L002)
MEMORIAL HALL
CONCRETE
MEMORIAL BRICK
PHASE II PLANTINGS
FENCE PROTECTION HEDGE
ONE WAY
BED EDGING, SEE SHEET L.04
NOTES:
1. NO TREES TO BE GRAFTED.
2. 8" TOPSOIL MINIMUM ON LAWN AND 18" MINIMUM PLANTING SOIL IN BEDS AND PARKING ISLANDS.
3. 3" MULCH RING AROUND ALL TREES NOT IN BEDS.
4. ALL UTILITIES MUST BE MARKED PRIOR TO TREE INSTALLATION. TREES MUST BE PLANTED 5'-0" MINIMUM DISTANCE FROM UTILITIES.
5. SEED ALL DISTURBED AREAS.
6. SEE SHEET L.04 FOR PLANT SCHEDULE.
GRAPHIC SCALE
0 20 40 60
(IN FEET)
UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
Call 1-800-362-2764 (Toll Free)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY
4-6-2010 ISSUED FOR BID
NO. DATE DESCRIPTION
REVISIONS
POGGEMEYER DESIGN GROUP INC.
PLANNERS
ARCHITECTS ENGINEERS
1168 NORTH MAIN STREET (419) 352-7537 BOWLING GREEN, OHIO 43402
HAYS
LANDSCAPE ARCHITECTURE
CITY OF DELAWARE
YMCA COMMUNITY CENTER
1121 S. HOUK ROAD
DELAWARE, OHIO 43015
LANDSCAPE PLAN
L001
JOB NUMBER



NOTES:
1. NO TREES TO BE GRAFTED.
2. 8" TOPSOIL MINIMUM ON LAWN AND 18" MINIMUM PLANTING SOIL IN BEDS AND PARKING ISLANDS.
3. 6" MULCH RING AROUND ALL TREES NOT IN BEDS.
4. ALL UTILITIES MUST BE MARKED PRIOR TO TREE INSTALLATION. TREES MUST BE PLANTED 5'-0" MINIMUM DISTANCE FROM UTILITIES.
5. SEED ALL DISTURBED AREAS.
6. SEE SHEET L.04 FOR PLANT SCHEDULE.

GRAPHIC SCALE
0 20 40 80
(IN FEET)

NO.	DATE	DESCRIPTION
	4-6-2010	ISSUED FOR BID

REVISIONS

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
Call 1-800-362-2764 (Toll Free)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

POGGEMEYER DESIGN GROUP INC.
ARCHITECTS ENGINEERS PLANNERS
1158 NORTH MAIN STREET • (419) 352-7537 • BOWLING GREEN, OHIO 43402

HAYS
LANDSCAPE ARCHITECTURE PLANNING

CITY OF DELAWARE
YMCA COMMUNITY CENTER
1121 S. HOUK ROAD
DELAWARE, OHIO 43015

LANDSCAPE PLAN

DRAWN BY: EWB
DESIGNED BY: WGH

L002

JOB NUMBER

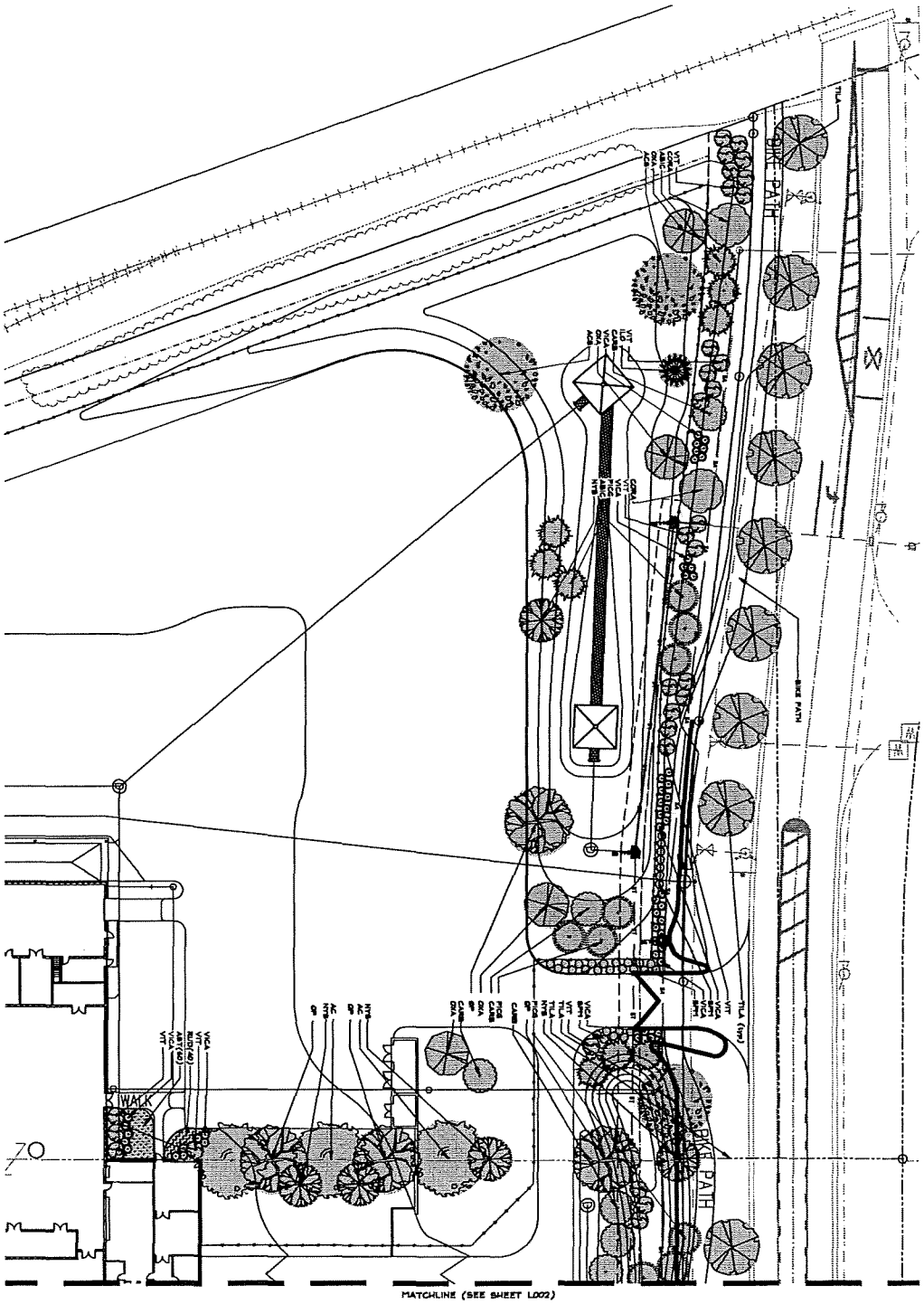
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XREF: No. 2:\2010\0 Delaware Training and Community Center\CAD\Sheets\2010_PLANTING-sheet 2.dwg 04/08/10 11:58:47

XFILE No. Z:\080040 Delaware Training and Community Center\CAD\Sheets\080040_PLANTING-sheet 3.dwg 04/08/10 11:58-Eric

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT, ANY REUSE WITHOUT WRITTEN VERIFICATION AND MODIFICATION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER, ARCHITECT OR SURVEYOR.

ONE CALL NOTIFICATION
THE LAW REQUIRES YOU TO CALL BEFORE YOU DIG
TWO WORKING DAYS
OHIO UTILITIES PROTECTION SERVICE
1-800-362-2764
MUST BE CALLED DIRECTLY



NOTES:
1. NO TREES TO BE GRAFTED.
2. 8" TOPSOIL MINIMUM IN LAWN AND 18" MINIMUM PLANTING SOIL IN BEDS AND PARKING ISLANDS.
3. 4" MULCH RING AROUND ALL TREES NOT IN BEDS.
4. ALL UTILITIES MUST BE MARKED PRIOR TO TREE PLANTING. TREES TO BE PLANTED 5'-0" MINIMUM DISTANCE FROM UTILITIES.
5. SEED ALL DISTURBED AREAS.
6. SEE SHEET L.04 FOR PLANT SCHEDULE.

GRAPHIC SCALE
0 20 40 80
(IN FEET)

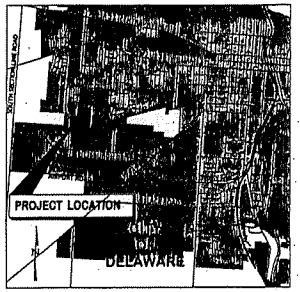
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	4-8-2010		

ACKNOWLEDGEMENTS

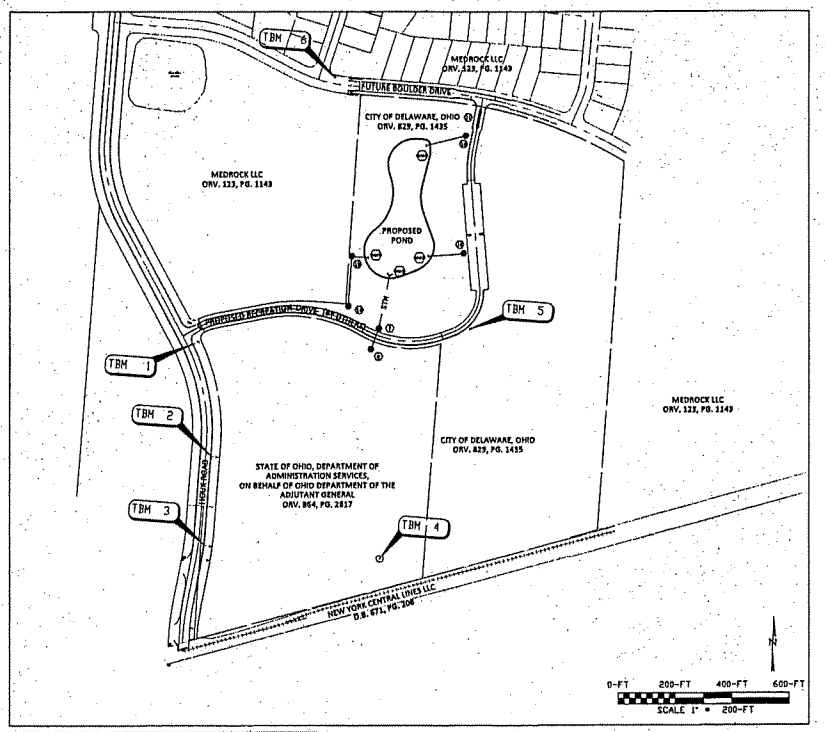
SHEET NUMBER L003		LANDSCAPE PLAN	CITY OF DELAWARE YMCA COMMUNITY CENTER 1121 S. HOUK ROAD DELAWARE, OHIO 43015	HAYS LANDSCAPE ARCHITECTURE STUDIO'S, LTD. 140 East Main Street, St. Clairsville, Ohio Ph:(740) 695-4000 Fax:(740) 695-4001 Email: info@hayslandscape.com Web: www.hayslandscape.com

POGGEMEYER DESIGN GROUP, INC.
ARCHITECTS ■ ENGINEERS ■ PLANNERS
1168 NORTH MAIN STREET (419) 352-7537 BOWLING GREEN, OHIO 43402

DELAWARE COMMUNITY CENTER
AQUATIC & WOODLAND PRESERVE
IMPROVEMENT PLAN
CITY OF DELAWARE, OHIO
2010



VICINITY MAP
NOT TO SCALE



INDEX MAP

PROJECT SUMMARY

THIS PROJECT CONSISTS OF THE EXCAVATION OF A RETENTION BASIN ALONG WITH THE CONSTRUCTION OF 2 OUTLET STRUCTURES AND 775 FEET OF STORM LINE TO SERVE THE PROPOSED COMMUNITY CENTER AND A PROPOSED PARK AREA.

BENCHMARK INFORMATION

SOURCE BENCHMARK: 97-182
BRASS TABLET SET IN CONCRETE AND STAMPED "97-182", LOCATED ON BUNTY STATION ROAD, 0.5 MILE EAST OF FORD ROAD, 11 FEET SOUTH OF SOUTH EDGE OF PAVEMENT OF BUNTY STATION ROAD.
ELEVATION: 940.16 (NAVD 88)

TBM1: NORTH CAP BOLT ON THE FIRE HYDRANT AT THE SOUTHEAST CORNER OF HOUK ROAD AND A FUTURE ROAD AT THE NORTHWEST CORNER OF SITE.
ELEVATION: 945.95 (NAVD 88)

TBM2: NORTH CAP BOLT ON A FIRE HYDRANT ON THE EAST SIDE OF HOUK ROAD, 700± FEET NORTH OF THE RAILROAD TRACKS.
ELEVATION: 945.76 (NAVD 88)

TBM3: NORTH CAP BOLT ON A FIRE HYDRANT ON THE EAST SIDE OF HOUK ROAD, 385± FEET NORTH OF THE RAILROAD TRACKS.
ELEVATION: 946.48 (NAVD 88)

TBM4: SPIKE IN 28" TRIPLE OAK 122± FEET NORTH OF THE RAILROAD TRACKS, 619± FEET EAST OF EAST CURB OF HOUK ROAD.
ELEVATION: 945.12 (NAVD 88)

TBM5: SPIKE IN 8" WALNUT AT SOUTHEAST CORNER OF WOOD LOT ON NORTH SIDE OF SITE.
ELEVATION: 945.03 (NAVD 88)

TBM6: SOUTH CAP BOLT ON THE FIRE HYDRANT AT THE NORTHEAST CORNER OF HARMONY DRIVE AND BOULDER DRIVE.
ELEVATION: 945.88 (NAVD 88)

THE FOLLOWING UTILITIES AND OWNERS ARE LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT:

AMERICAN ELECTRIC POWER COMPANY
850 TECH CENTER DRIVE
GAHANNA, OHIO 43230
PAUL PAXTON – HIGHWAYS
(614) 883-6837

CITY OF DELAWARE
DEPARTMENT OF PUBLIC UTILITIES
225 CHERRY STREET
DELAWARE, OHIO 43015
BRAD STANTON –DIRECTOR
(740) 203 -1900

COLUMBIA GAS OF OHIO
9550 JOHNNY APPLESEED COURT
COLUMBUS, OHIO 43231
MATTHEW COYNE– FIELD ENGINEER
(614) 818-2107
EMERGENCY
(800) 344-4077

CONSOLIDATED ELECTRIC COMPANY
5253 ST, RT. 95
MT. GILEAD, OHIO 43338
PHIL CASKEY – ENGINEERING
(419) 947-3055

SUBURBAN NATURAL GAS COMPANY
2626 LEWIS CENTER ROAD
LEWIS CENTER, OHIO 43035
SAM REDA
(740) 548-2450

TIME WARNER ENGINEERING
P.O. BOX 2553
COLUMBUS, OHIO 43216
3760 INTERCHANGE DRIVE
COLUMBUS, OHIO 43204
RAY MAURER
(614) 481-5262

VERIZON NORTH INC.
930 LEADER STREET
MARION, OHIO 43302
CHRIS AVERY
(740) 383-0551

PLAN REVISION SCHEDULE

CHANGE #	PREPARED BY	DESCRIPTION OF CHANGE	PAGE #	APPROVED BY	DATE

STANDARD DRAWINGS

THE FOLLOWING CITY OF DELAWARE STANDARD DRAWINGS SHALL BE CONSIDERED AS PART OF THIS SET THEREOF:

RDWD - 1.0	BACKFILLING WITHIN THE ROADWAY RIGHT-OF-WAY
SEWD - 1.0	TYPE C MANHOLE
SEWD - 6.0	PRECAST MANHOLE BASE CHANNELIZATION
SEWD - 7.0	MANHOLE STEPS
SEWD - 8.0	COMBINATION CURB AND GUTTER INLET
SEWD - 9.0	FRAME AND GRATE FOR COMBINATION INLET
SEWD - 14.0	TYPE I BEDDING FOR RIGID SEWERS
SEWD - 15.0	TYPICAL TRENCH DETAIL
SEWD - 17.1	PIPE CULVERT HEADWALL
SEWD - 17.1	ROCK CHANNEL PROTECTION DETAILS
SEWD - 17.1	ROCK CHANNEL PROTECTION
ERSD - 2.0	CURB AND GUTTER INLET PROTECTION
ERSD - 4.0	SILT FENCE

THE FOLLOWING CITY OF COLUMBUS STANDARD DRAWINGS SHALL BE CONSIDERED AS PART OF THIS SET THEREOF:

AA - 5102	TYPE "C" MANHOLE W/ 72" BASE
AA - 5114	STANDARD DIMENSIONS FOR 36" MANHOLE FRAME & COVER CASTING (STORM SEWERS)
AA - 5116	GRATING LID FOR 36" MANHOLE FRAME (HEAVY DUTY) (STORM)
AA - 5167	CAST IN PLACE CULVERT HEADWALLS 42" TO 84" DIAMETER

SHEET INDEX

01	TITLE SHEET
02	GENERAL NOTES & QUANTITIES
03	PLAN VIEW
04	STORM PROFILES
05	POND CUT SECTIONS
06	DETAILS
07	FISHING PIER DETAILS
08	LANDSCAPE PLAN

NOTE

UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MARKINGS (BY OTHERS) AND AVAILABLE RECORDS AND AS SUCH, SHOULD BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

PLANS PREPARED BY:
CITY OF DELAWARE
DEPARTMENT OF ENGINEERING SERVICES

CHAD W. GREEN, P.E.
PROJECT ENGINEER
OHIO REGISTERED PROFESSIONAL ENGINEER NO. E-73157
3/23/2010
DATE

City of Delaware Ohio

WILLIAM L. PERRIONO, P.E.
DIRECTOR OF ENGINEERING SERVICES
OHIO REGISTERED PROFESSIONAL ENGINEER NO. 66942
3/23/10
DATE

MATTHEW B. WEBER, P.E.
ASSISTANT CITY ENGINEER - CAPITAL PROJECTS
OHIO REGISTERED PROFESSIONAL ENGINEER NO. 65883
3/22/10
DATE

BRAD STANTON
DIRECTOR OF PUBLIC UTILITIES
3/23/10
DATE

DARREN HURLEY
DIRECTOR OF PARKS & RECREATION
3/23/10
DATE

NO.	DATE	REVISIONS DESCRIPTION	APPROVED

DELAWARE COMMUNITY CENTER
AQUATIC & WOODLAND PRESERVE
IMPROVEMENT PLAN

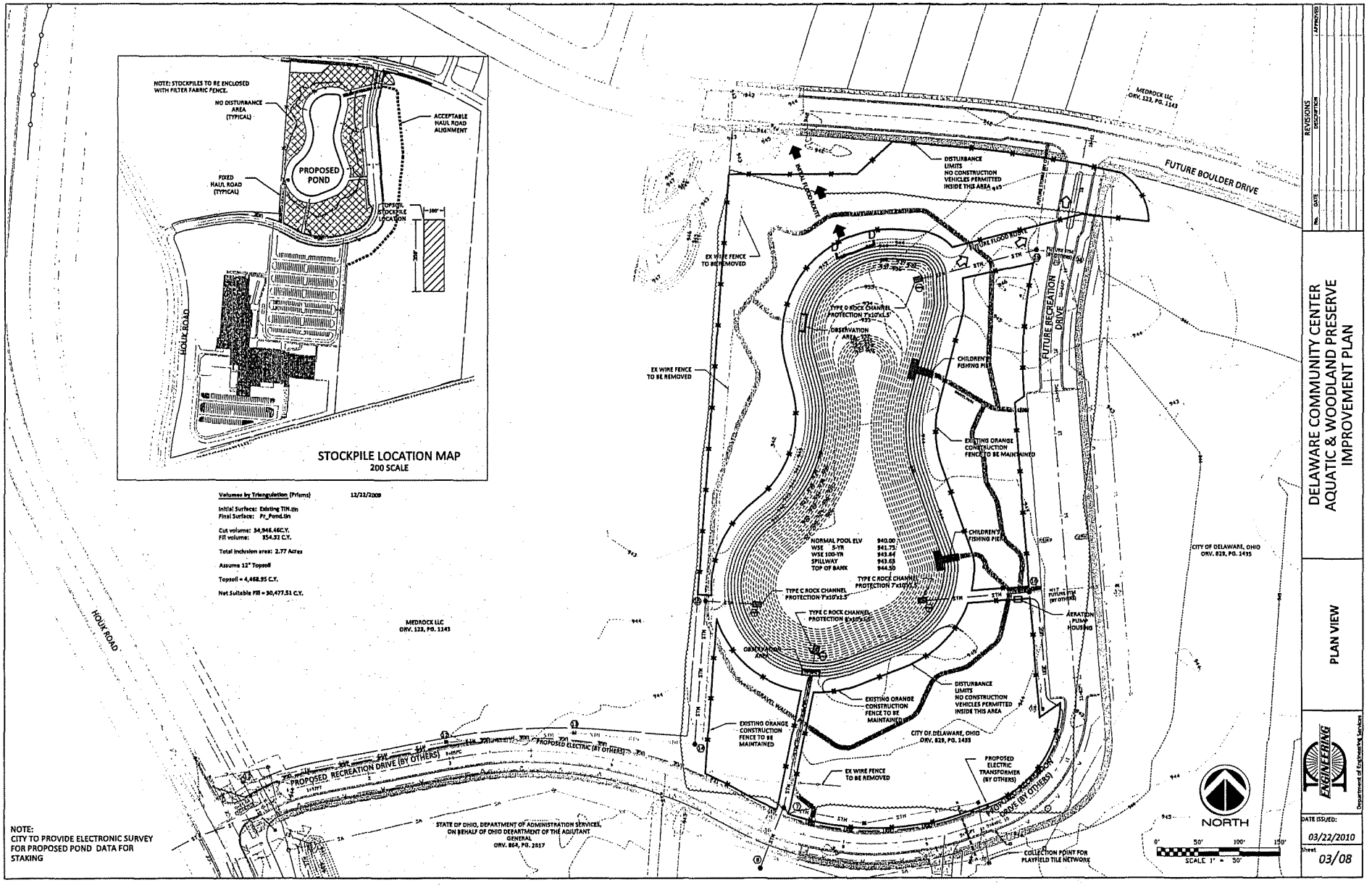
TITLE SHEET

ENGINEERING
Department of Engineering Services

DATE ISSUED:
03/22/2010

Sheet
01/08

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REVISIONS

No.	DATE	DESCRIPTION	APPROVED

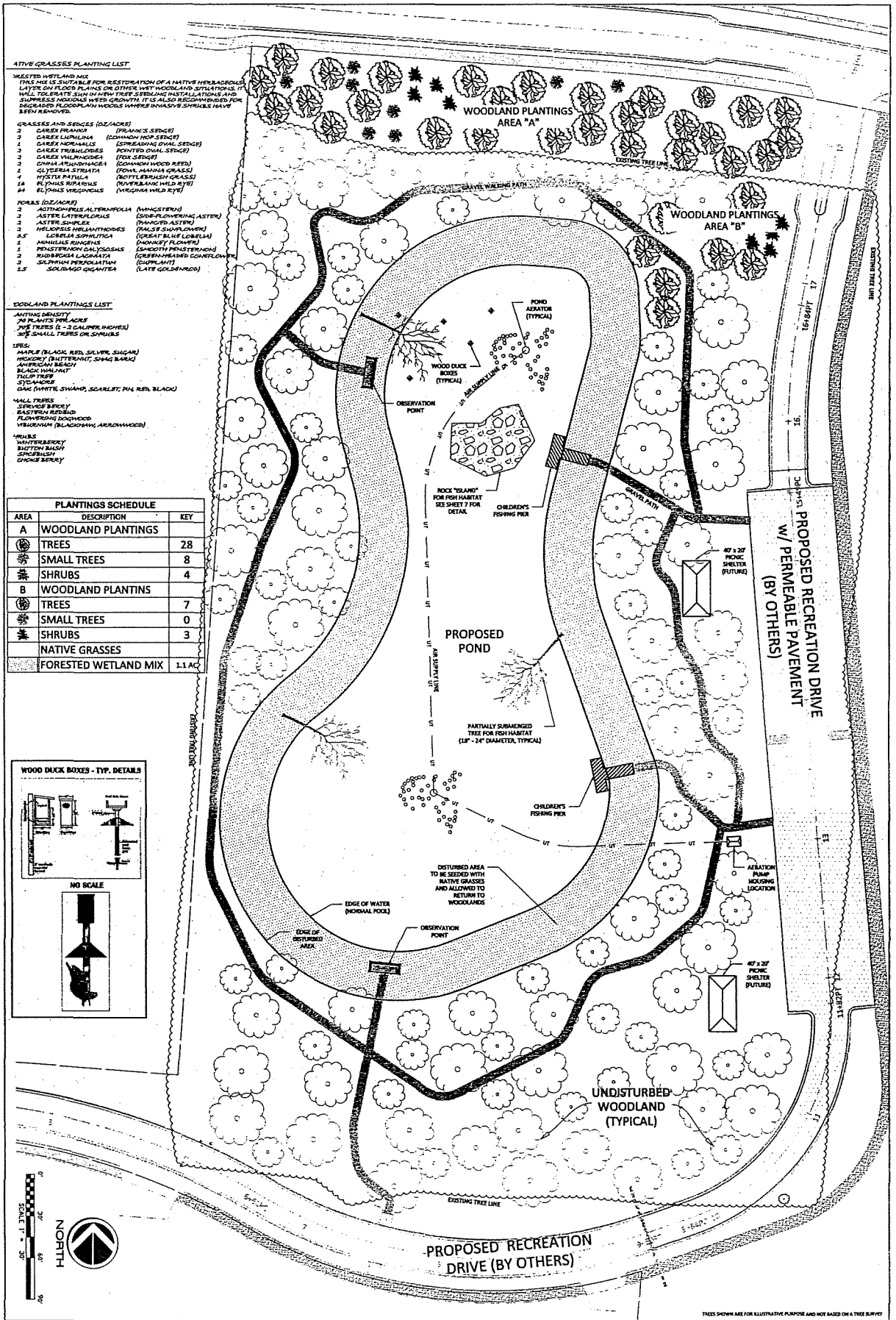
DELAWARE COMMUNITY CENTER AQUATIC & WOODLAND PRESERVE IMPROVEMENT PLAN

PLAN VIEW

ENGINEERING
Department of Engineering Services

DATE ISSUED:
03/22/2010

Sheet
03/08



NATIVE GRASSES PLANTING LIST

FORESTED WETLAND MIX
THIS MIX IS SUITABLE FOR RESTORATION OF A NATIVE HERBACEOUS LAYER ON FLOOD PLAINS OR OTHER WET WOODLAND SITUATIONS. IT WILL TOLERATE SUN IN NEW TREE PLANTING INSTALLATIONS AND SUPPRESS NOXIOUS WEED GROWTH. IT IS ALSO RECOMMENDED FOR DEGRADED FLOODPLAIN WOODS WHERE INVASIVE SHRUBS HAVE BEEN REMOVED.

GRASSES AND SEDGES (OZ/ACRE)

2	CAREX FRANKII	(FRANK'S SEDGE)
2	CAREX LUPULINA	(COMMON HOP SEDGE)
1	CAREX NORMALIS	(SPREADING OVAL SEDGE)
2	CAREX TRIBULOIDES	(POINTED OVAL SEDGE)
2	CAREX VULPINOIDEA	(FOX SEDGE)
2	CINNA ARUNDINACEA	(COMMON WOOD REED)
1	GLYCERIA STRIATA	(FOWL MANNA GRASS)
1	HYSTRIX PATULA	(BOTTLEBRUSH GRASS)
16	ELYMUS RIPARIUS	(RIVERBANK WILD RYE)
64	ELYMUS VIRGINICUS	(VIRGINIA WILD RYE)

FORBS (OZ/ACRE)

2	ACTINOMERIS ALTERNIFOLIA	(WINGSTEM)
2	ASTER LATERIFLORUS	(SIDE-FLOWERING ASTER)
2	ASTER SIMPLEX	(PANICLED ASTER)
2	HELIOPSIS HELIANTHOIDES	(FALSE SUNFLOWER)
0.5	LOBELIA SIPHILITICA	(GREAT BLUE LOBELIA)
1	MIMULUS RINGENS	(MONKEY FLOWER)
2	PENSTEMON DIGITALIS	(SMOOTH PENSTEMON)
2	RUDBECKIA LACINIATA	(GREEN-HEADED CONEFLOWER)
2	SILPHIUM PERFOLIATUM	(CUPPLANT)
1.5	SOLIDAGO GIGANTEA	(LATE GOLDENROD)

WOODLAND PLANTINGS LIST

PLANTING DENSITY
70 PLANTS PER ACRE
70% TREES (1 - 2 CALIPER INCHES)
30% SMALL TREES OR SHRUBS

TREES:
MAPLE (BLACK, RED, SILVER, SUGAR)
HICKORY (BUTTERNUT, SHAG BARK)
AMERICAN BEECH
BLACK WALNUT
TULIP TREE
SYCAMORE
OAK (WHITE, SWAMP, SCARLET, PIN, RED, BLACK)

SMALL TREES
SERVICE BERRY
EASTERN REDBUD
FLOWERING DOGWOOD
VIBURNUM (BLACKHAW, ARROWWOOD)

SHRUBS
WINTERBERRY
BUTTON BUSH
SPICEBUSH
CHOKE BERRY

PLANTINGS SCHEDULE		
AREA	DESCRIPTION	KEY
A	WOODLAND PLANTINGS	
	TREES	28
	SMALL TREES	8
	SHRUBS	4
B	WOODLAND PLANTINS	
	TREES	7
	SMALL TREES	0
	SHRUBS	3
	NATIVE GRASSES	
	FORESTED WETLAND MIX	1.1 AC

WOOD DUCK BOXES - TYP. DETAILS

NO SCALE

TREES SHOWN ARE FOR ILLUSTRATIVE PURPOSE AND NOT BASED ON A TREE SURVEY

Sheet 08/08	DATE ISSUED: 03/22/2010	ENGINEERING Department of Engineering Services	LANDSCAPE PLAN	DELAWARE COMMUNITY CENTER AQUATIC & WOODLAND PRESERVE IMPROVEMENT PLAN

REVISIONS

No.	DATE	DESCRIPTION	APPROVED

CITY OF DELAWARE & STATE OF OHIO
YMCA / OHIO NATIONAL GUARD TRAINING CENTER / COMMUNITY PARK

DEVELOPMENT TEXT
PLANNED MIXED USE DEVELOPMENT

1. DESCRIPTION OF DEVELOPMENT

The City of Delaware and State of Ohio are proposing to develop a planned mixed-use project on 45.49 acres. The Applicants propose to construct a new facility that will provide a community center owned by the City of Delaware and operated by the YMCA and a new Ohio National Guard Training Center for the State of Ohio replacing the current facility on Pennsylvania Avenue. The City of Delaware is also proposing to develop a community park as part of the project. The project site is located on South Houk Road, situated between future Boulder Drive and Pittsburgh Drive.

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, signage, lighting, and pedestrian amenities. 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 change in the use or occupancy other than those uses specifically listed in this text 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 change to the use or occupancy other than those uses specifically allowed in this text or any minor changes to the approved site layout or 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 does not result in a change in operating characteristics or character.
(5) Minor structural alterations that do not alter the overall design intent of the building.

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

Lot Standards	
(1) Minimum lot area	2 acres
(2) Maximum building coverage	As Shown on the Approved Plan
(3) Maximum lot coverage	As Shown on the Approved Plan

g. **Building Setback Standards.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan. 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	
(1) Setback from Houk Road	25ft.
(2) Setback from Other Public/Private Streets	25 ft.
(3) Setback from Interior Property Lines	As Shown on the Approved Plan

h. **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, except as otherwise approved on the Final Development Plan.

Minimum Parking Setbacks	
(1) Setback from Houk Road	As Shown on the Approved Plan
(2) Setback for Other Public/Private Streets	25 ft.
(3) Setback from Interior Property Lines	As shown on the Approved Plan

i. **Maximum Building Height.** The maximum height of any building or structure shall be 45 feet as measured from finished floor elevation to the highest point of the roof.

j. **Building Design.** All buildings regardless of use shall consist of brick, stone, cedar planking, cement fiber siding, architectural metal, wood, glass, or similar approved products as the exterior material. To create a cohesive and unified design throughout the entire development, each building shall be consistent in overall design, color, material, and architectural pattern as determined through the Final Development Plan review process and substantially similar to the following elevations.

(1) Accessory structures such as enclosures for dumpsters, refrigeration and freezing units, and other similar structures shall consist of brick, stone, cedar planking, cement fiber siding, 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.
(2) Building mounted equipment shall be screened from public view through the use of parapets, equipment screens, or other screening measures as deemed appropriate. The height of such screening shall be equivalent to the height of the highest mechanical equipment. Ground mounted equipment shall be similarly screened with approved fencing, walls, and/or landscaping.

k. **Tree Removal and Replacement.** Unless modified below, tree removal, preservation, and replacement shall meet the requirements of the then current Zoning Code at the time of application.

(1) Removal of trees shall be replaced according the following schedule,
   A. Trees in poor condition shall not be replaced.
   B. Trees in fair condition shall be replaced at 50%.
   C. Trees in good condition shall be replaced at 100%
   D. Ash trees shall not be counted toward replanting requirements.
(2) Preservation of trees shall cause a credit towards the replacement of removed trees according to the following schedule,
   A. Trees in poor condition shall not be credited.
   B. Trees in fair condition shall be credited at 50%.
   C. Trees in good condition shall be credited at 100%
   D. Ash trees shall not be counted towards preservation.
   E. To encourage preservation, any tree that is preserved shall be given a caliper inch credit of 125% of the actual caliper inch of the given tree. For example, a 10-inch

caliper non-ash tree in good health would be given a preservation credit of 12.5 inches.

(3) Any balance of replacement trees resulting after the tree preservation credit is applied shall be considered to be fully met by the tree plantings and landscaping shown on the approved landscape plan.

l. **Landscaping and Screening.** All landscaping shall meet the requirements of the Zoning Code and the Gateways & Corridors Plan; except as otherwise approved on the landscape plan. The rear and sides of buildings that are visible from the public right-of-way shall be landscaped in a manner that provides visual interest with screening, variety, and seasonal color.

m. **Multi-Use Path.** In addition to sidewalks and multi-use paths being extended throughout the project connecting various activity nodes in the mixed use project, a multi-use path shall be constructed along the public/private street connecting Houk Road to future Boulder Drive and along Houk Road (or provisions made for a possible future extension).

n. **Parking.** The minimum amount of parking provided shall be that shown on the approved plan. No overnight parking (10:00pm to 7:00am), except employees and temporary delivery trucks, shall be allowed. This includes, but is not limited to overnight, RVs and thru-trucks. Overnight parking is defined as any qualifying vehicle (not customers, employees, or temporary delivery vehicles) parked on-site longer than two (2) hours.

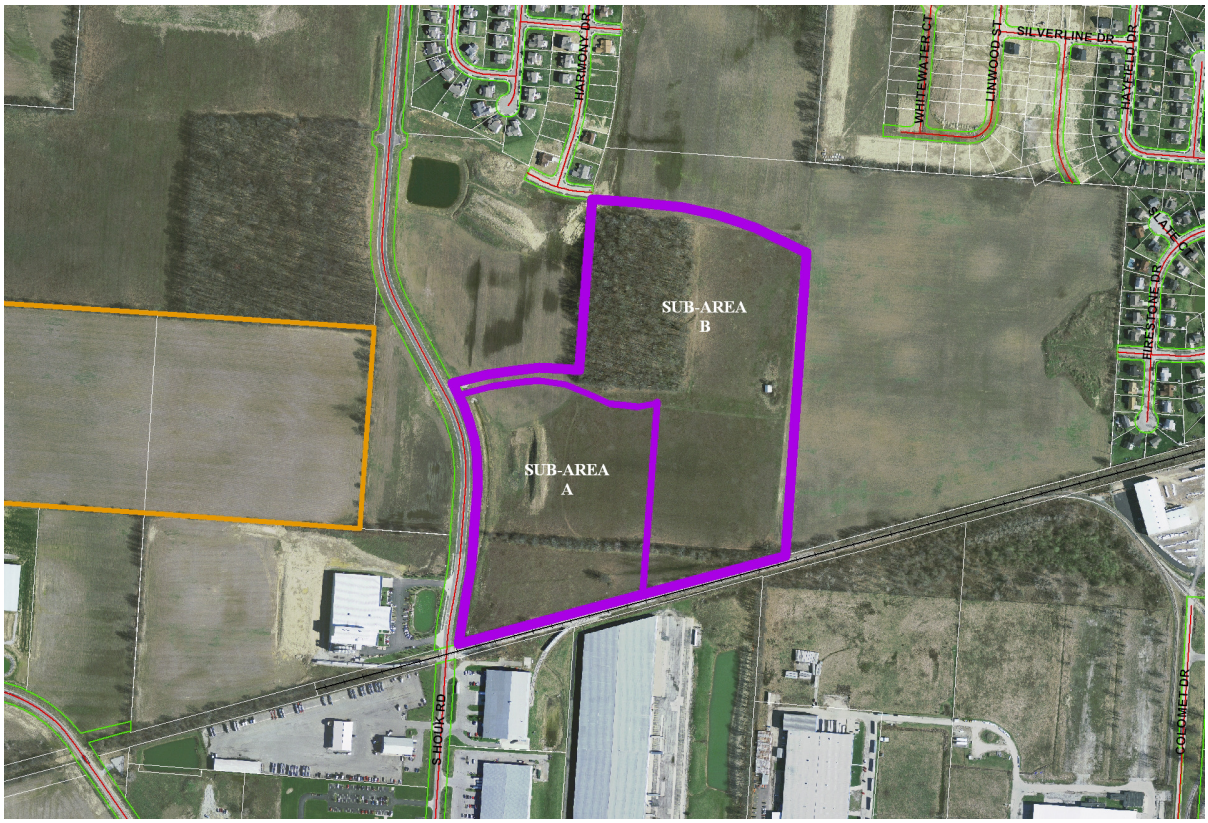
o. **Lighting.** Building, site, and accent lighting shall be provided in accordance with the current Zoning Code, except that there is no requirement to provide lighting beyond that required by the applicable Building Code. All lighting fixtures shall be decorative fixtures that are appropriate and consistent with the overall design of the development. No lighting fixture shall be mounted higher than that shown on the approved plan. 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 hour operation shall provide a lighting plan that minimizes site and building lighting during non-peak nighttime hours. No lighting shall interfere with Airport operations.

p. **Signs.** A comprehensive sign plan shall be provided and approved by the City of Delaware. All signage proposed for this Planned Mixed Use Development will comply with the Gateways & Corridors Plan (GCP) and the then current City of Delaware Zoning Code; specifically as it applies to a Planned Office/Institutional (PO/I) District; except as otherwise modified and as approved in the Comprehensive Sign Plan.

3. SUB-AREAS

The project is separated into two main sub-areas to represent the distinct areas of development. Sub-Area A consists of 17.24 acres and is the location of a new community center owned by the City of Delaware and operated by the YMCA and a new Ohio National Guard Training Center for the State of Ohio. Sub-Area B consists of 28.25 acres that will be

developed as a City of Delaware community park with supportive storm water retention facilities servicing the entire project area.



4. **SUB-AREA A – USE & SPECIFIC 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) **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.

(3) **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.

(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	**Uses**
(a) Community Facilities	
(1) Indoor & Outdoor Recreation & Entertainment Center	P
(2) Ohio National Guard Training Center*	P
(3) Emergency Shelter	P
(4) Public Safety & Services	P
(5) School	P
(6) Library	P
(7) Daycare Center (child/adult)	P
(8) Public cultural institutions and art galleries	P
(b) Offices & Professional Services	
(1) Offices – Administrative, Business, & Professional	P
(2) Medical and Dental Office, Health & Allied Services	P
c) Retail & Services	
(1) Restaurant without Drive-Thru	P
(f) Recreation and Entertainment	
(1) Public parks and playgrounds	P

* Includes all uses associated with the Ohio National Guard Training Center including, but not limited to, motor pool, indoor storage, outdoor storage, fuel depot, heavy repair, and other such supportive uses.

5. SUB-AREA B – USE & SPECIFIC 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) **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.

(3) **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.

(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	**Uses**
(a) Community Facilities	
(1) Indoor & Outdoor Recreation & Entertainment Center	P
(2) Public Safety & Services	P
(f) Recreation and Entertainment	
(1) Public Parks and Playgrounds*	P

* Includes all uses associated with Public Parks and Playgrounds including, but not limited to, concession stands, picnic pavilions, shelter houses, events approved by the City of Delaware, and other such supportive uses.