ORDINANCE NO. 14-105

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR THE SALVATION ARMY TO ALLOW A PMU (PLANNED MIXED USE OVERLAY DISTRICT) AT 340 LAKE STREET FOR THE GREENWOOD LAKE MASTER PLAN ON APPROXIMATELY 45.31 ACRES ZONED A-1 (AGRICULTURAL DISTRICT).

WHEREAS, the Planning Commission at its meeting of October 15, 2014 recommended approval of a Rezoning Amendment for The Salvation Army to allow a PMU (Planned Mixed Use Overlay District) to be established at 340 Lake Street for the Greenwood Lake Master Plan on approximately 45.31 acres on property zoned A-1 (Agricultural District) (PC 2014-1845), and

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

SECTION 1. That the Rezoning Amendment for The Salvation Army to allow a PMU (Planned Mixed Use Overlay District) to be established at 340 Lake Street for the Greenwood Lake Master Plan on approximately 45.31 acres on property zoned A-1 (Agricultural District), the same and is hereby confirmed, approved, and accepted with the following condition that:

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

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

VOTE ON RULE SUSPENSION: YEAS 7 NAYS 0 ABSTAIN 0

PASSED: November 10, 2014 YEAS 7 NAYS 0 ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

Carolyn Kay Riggle
MAYOR

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2014-1843, 2014-1845-46
REQUEST: Multiple Requests
PROJECT: Salvation Army – Greenwood Lake
MEETING DATE: October 15, 2014

APPLICANT/OWNER

Davis Wince LTD
1466 Manning Parkway
Powell, Ohio 43016

The Salvation Army
340 Lake Street
Delaware, Ohio 43015

REQUEST

2014-1843: A request by The Salvation Army for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established at 340 Lake Street for the Greenwood Lake Master Plan on approximately 43.51 acres zoned A-1 (Agricultural District).
2014-1845: A request by The Salvation Army for approval of a Rezoning Amendment to allow a PMU (Planned Mixed Use Overlay District) at 340 Lake Street for the Greenwood Lake Master Plan on approximately 43.51 acres zoned A-1 (Agricultural District).
2014-1846: A request by The Salvation Army for approval of a Preliminary Development Plan at 340 Lake Street for the Greenwood Master Plan on approximately 43.51 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District).

PROPERTY LOCATION & DESCRIPTION

The 43.51 acre Greenwood Lake campus is located just east of Lake Street, west of the railroad tracks and north of residential houses that front Joy Avenue with the subject lake located in the center of the property. The subject property is zoned A-1 (Agricultural District) while the properties to the east are zoned PO/I (Planned Office/Institutional District) and A-1 while the properties to the south are zoned R-3 (One-Family Residential) and R-4 (Medium Density Residential District). The properties to the north and west are located in the County.

BACKGROUND/PROPOSAL

The Salvation Army is proposing a master plan to facilitate the renovation of the existing facilities and the development of new improvements to better serve their clients. The development would include building demolition, additions and renovations, roadway improvements, a new pedestrian and vehicular bridge across the lake, a multipurpose facility, dam improvements and outdoor park amenities and upgrades. The development would be divided into two Sub-Areas (A&B) and constructed in three phases which are identified in the report and plans. Sub-Area A is located north of Greenwood Lake while Sub-Area B is located south of Greenwood Lake and divides the property into two distinct north/south sections.

STAFF ANALYSIS

- **ZONING:** The current A-1 (Agricultural District) zoning does not permit the majority of the current and proposed uses but the placement of a Planned Mixed Use (PMU) Overlay District zoning with the appropriate development text and land use designations would allow the current and future uses. Currently the Salvation Army property is considered a legal non-conforming use.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review for each subject phase prior to Final Development Plan approval.
- **ROADS AND ACCESS:** The access to the site from US 42 (Lake Street) would remain the same until Phase 2. In Phase 2, the owner is proposing to relocate the existing southernmost entrance along US 42 (Lake Street) approximately 80 feet to the south and install a boulevard entrance feature while the northern most entrance would remain at the same location but also have a boulevard entrance feature installed. In addition, a gated emergency only vehicular access curb cut would be constructed along the northern portion of site along US 42. The internal access roads would be widened for two way traffic and paved in Phase 1 of the development. Currently there is a pedestrian bridge across the lake connecting Sub-Area A and B. The owner is proposing a vehicular bridge to connect the Sub-Areas in Phase 1 also. Any new or existing road(s) to be constructed

and/or widened within the development shall comply with the City minimum requirements or as approved by the City Engineer. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.

- **UTILITIES:** Any new or existing utilities to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City Director of Utilities. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.
- **LAKE PRESERVATION** All State and local rules and regulations regarding the regulation of the lake and water courses within the site shall apply as they are in effect at the time of permitting.
- **SITE CONFIGURATION:** The subject development would be separated into two Sub Areas (A & B) with Sub-Area A being located north of Greenwood Lake and Sub-Area B being located south of Greenwood Lake. Greenwood Lake essentially divides the property in half in north and south sections. In addition, the project would be constructed in three phases.

  Sub-Area A– The proposed improvements would include: 1. A new 3.500 square foot short term living building (refuge house) with a future expansion of two wings at 3,500 square feet each totaling 10,500 square feet which would be located in the area where the three or four existing cabins would be razed (Phase 1); 2 Widen and pave the existing internal roads and install a new parking lot (Phase 1); 3. Construct a new dam per Ohio Department of Natural Resources (Phase 1); 4. A new pedestrian and vehicular bridge is proposed across Greenwood Lake (Phase 1); 5. New gateway signage and entrance improvements to the existing curb cut (Phase 2); 6. A new emergency only vehicular access with a gate along the northern portion of the site on US 42 (Phase 2). The existing guest house, one cabin, a barn and the horse stall with the ability to be enlarged in the future would remain. In addition, the playground amenities such as the basketball court and ropes course would also remain.

  Sub-Area B – The proposed improvements would include: 1. Relocate the existing southernmost entrance along US 42 (Lake Street) approximately 80 feet to the south and install a boulevard entrance feature (Phase 2); 2. Widen and pave the existing internal roads and install new parking lots (Phase 1); 3. Expand the existing lodge (Phase 2); 4. Convert the existing four cabins into two cabins (Phase 3); 5. Construct a 3,000 square foot maintenance building (Phase 3); 6. Construct a new indoor multi-purpose facility not to exceed 6,000 square feet (Phase 3); 7. Construct a new boathouse and dock (Phase 3); The camp director's house, Willis Hall, the pool, the picnic shelter, the amphitheater, the caboose, the storage sheds and the nature house all would remain. In addition, the amenities such as the playground, basketball court, athletic fields and community gardens would also remain.
- **TREE REMOVAL & REPLACEMENT:** Any tree removal and replacement as result of the proposed development shall meet all requirements of Chapter 1168 along with the following replacement schedule as approved in the development text: 1. Trees in poor condition shall not be replaced (dead, damaged or diseased); 2. Trees in fair condition shall be replaced at 50%; 3. Trees in good condition shall be replaced at 100%; 4. Ash trees shall not be counted toward replanting requirements
- **LANDSCAPING & SCREENING**: The campus is nestled between US 42 (Lake Street) and the railroad tracks with a significant amount of mature trees buffering the site except for some portion of the southern property line which is adjacent to single family homes along Joy Avenue. However, there are significant building setbacks (minimum 80 feet) from the campus structures to the residential homes. Therefore, any future perimeter buffering would not be required while individual building, structure and site improvements may require some complementary landscaping to be determined on a case by case basis at Final Development Plan review and approval.
- **LIGHTING:** The Preliminary Development Plan does not identify any additional lighting but any proposed lighting in the subsequent Final Development Plans shall achieve compliance with the zoning code and be approved by the Chief Building Official.
- **SIGNAGE:** The Preliminary Development Plan identifies ground signage at the two main entrance from US 42 (Lake Street) and staff would request a comprehensive sign plan for all ground signage identifying size and materials with Phase 1 of the Final Development Plana and shall achieve compliance with the approved Gateways and Corridors Plan.

- **BUILDING DESIGN:** The intent of this regulation is to allow renovations and additions to existing structures which should be constructed of similar building materials or natural materials while all new buildings regardless of use shall consist of brick, stone, cedar planking, cement fiber siding, 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.
- **CONDITIONAL USE PERMIT:** The proposed uses shall achieve compliance with the conditional use permit requirements per the zoning code and of the approved development text.

STAFF RECOMMENDATION (2014-1843 – CONDITIONAL USE PERMIT)
Staff recommends approval of a request by The Salvation Army of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established at 340 Lake Street for the Greenwood Lake Master Plan on approximately 43.51 acres zoned A-1 (Agricultural District).

STAFF RECOMMENDATION (2014-1845 – REZONING AMENDMENT)
Staff recommends approval of a request by The Salvation Army of a Rezoning Amendment to allow a PMU (Planned Mixed Use Overlay District) at 340 Lake Street for the Greenwood Lake Master Plan on approximately 43.51 acres zoned A-1 (Agricultural District) with the following condition that:

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

STAFF RECOMMENDATION (2014-1846 – PRELIMIMARY DEVELOPMENT PLAN)
Staff recommends approval of a request by The Salvation Army of a Preliminary Development Plan at 340 Lake Street for the Greenwood Master Plan on approximately 43.51 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District), with the following conditions that:

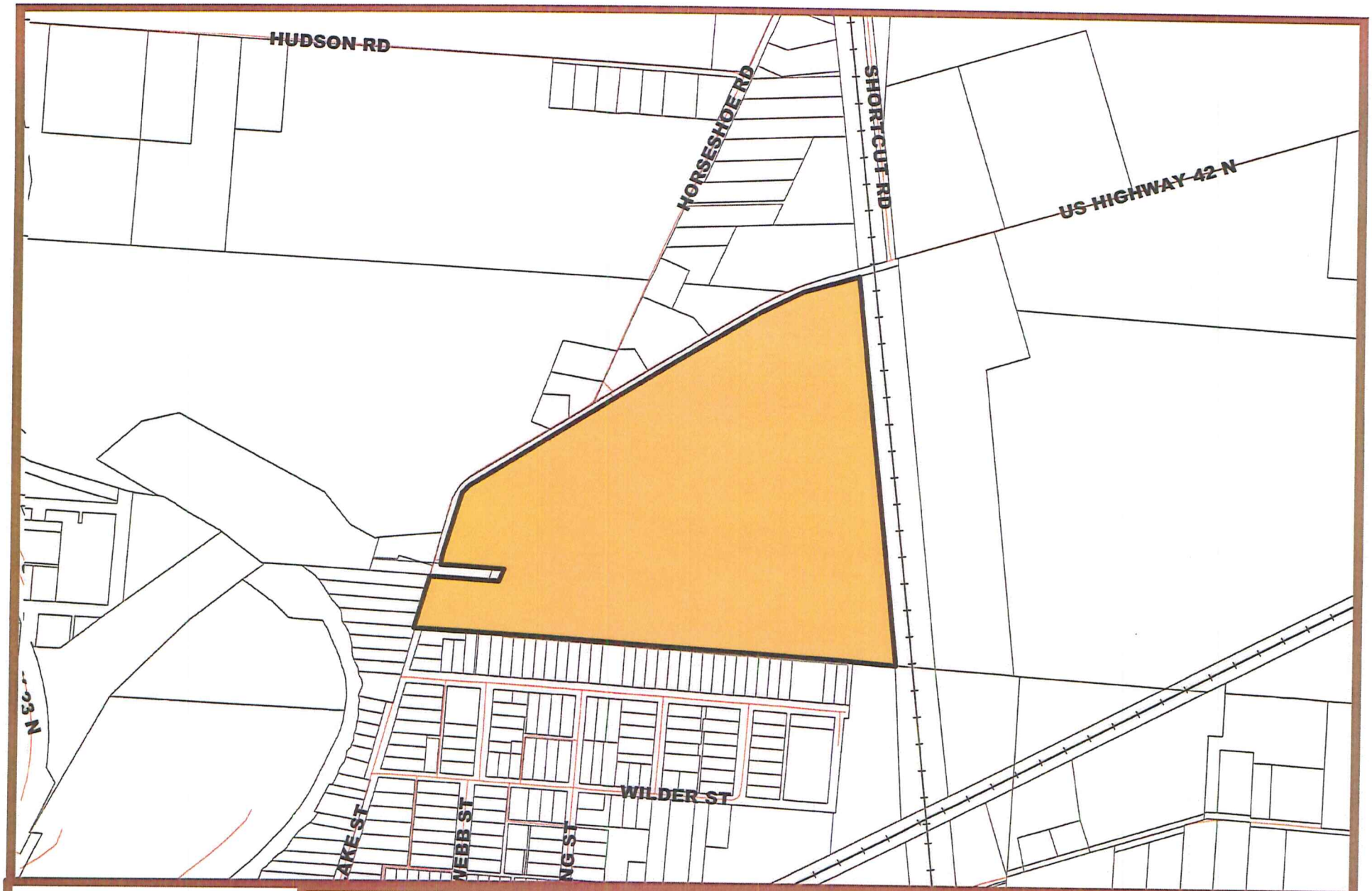
1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. Any new or existing road(s) to be constructed and/or widened within the development shall comply with the City minimum requirements or as approved by the City Engineer. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.
3. Any new or existing utilities to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City Director of Utilities. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.
4. Any new building shall achieve compliance with the design standards of the approved development text.
5. Any tree removal shall comply with Chapter 1168 Tree Preservation Regulations along with the approved development text.
6. A comprehensive sign plan for all ground signage shall be submitted prior to submittal of the Final Development Plan for Phase 1 and shall achieve compliance with the approved Gateways and Corridors Plan.
7. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.
8. Any lighting plan shall be reviewed and approved by the Chief Building Official.

COMMISSION NOTES:

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

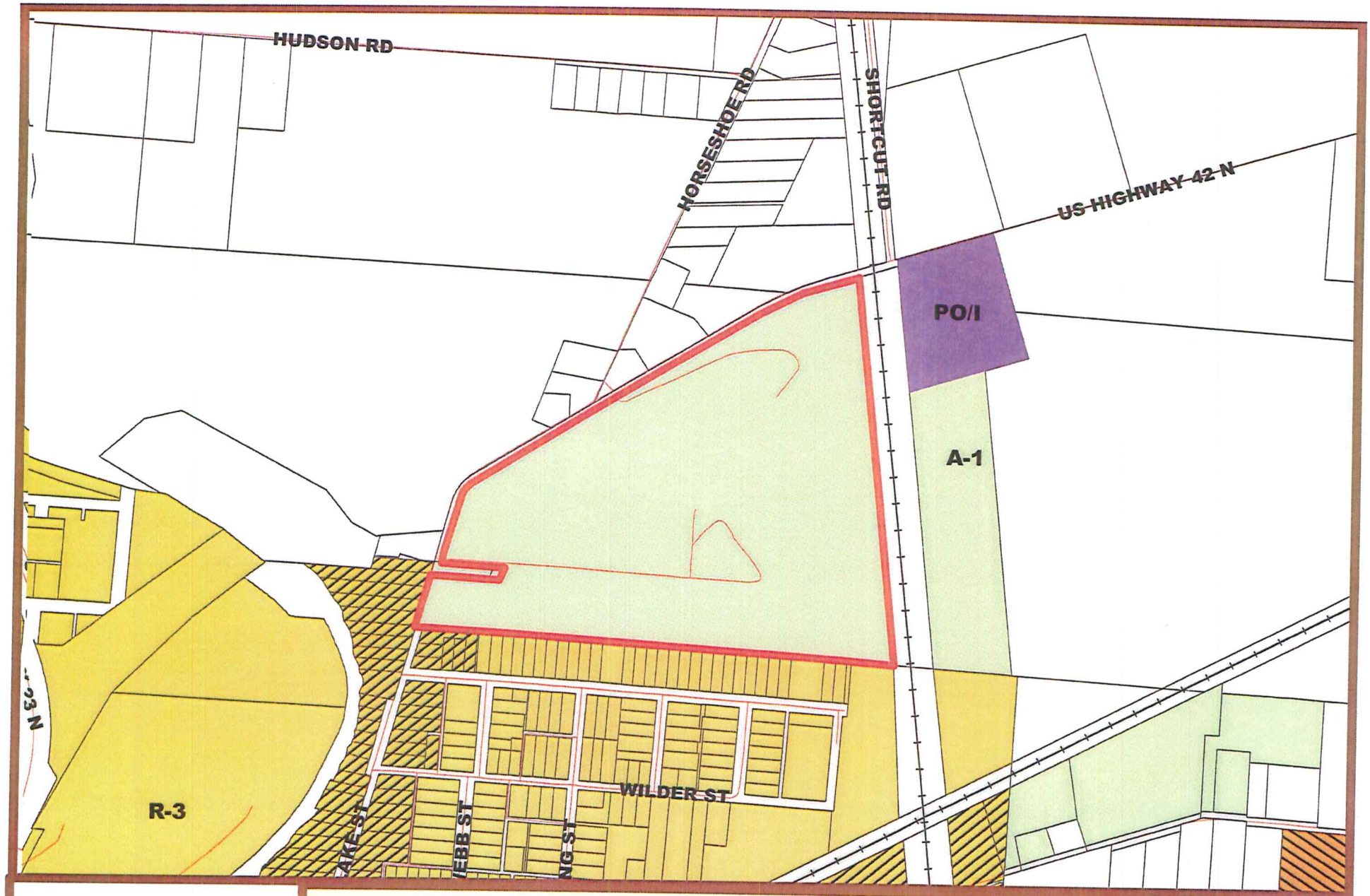
CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 10/9/14
REVISED:



CITY OF DELAWARE
NNING & COMMUNITY DEVELOPMENT

2014-1843 & 1845-46
Conditional Use Permit, Rezoning to PMU &
Preliminary Development Plan
Salvation Army - Greenwood Lake
Location Map



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2014-1843 & 1845-46
Conditional Use Permit, Rezoning to PMU &
Preliminary Development Plan
Salvation Army - Greenwood Lake
Zoning Map



CITY OF DELAWARE
NNING & COMMUNITY DEVELOPMENT

2014-1843 & 1845-46
Conditional Use Permit, Rezoning to PMU &
Preliminary Development Plan
Salvation Army - Greenwood Lake
Aerial (2013)

N

GREENWOOD LAKE MASTER PLAN

PREPARED FOR:

THE SALVATION ARMY
340 LAKE STREET
DELAWARE, OH 43015

PREPARED BY:

PROJECT ARCHITECTS:

DAVIS WINCE, LTD.

1466 MANNING PARKWAY
POWELL, OHIO 43065
T-614 785.0505
F-614 785.0202

MEP ENGINEERS:

KORDA/NEMETH ENGINEERING INC

1650 WATERMARK DRIVE
COLUMBUS, OHIO 43215
T-614 487.1650
F-614 487.8991

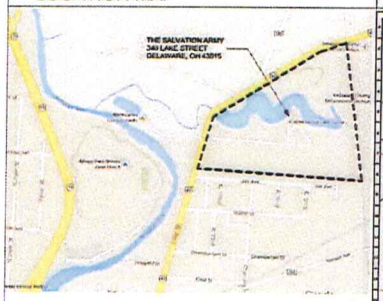
ABBREVIATIONS

AC	ACOUSTICAL CEILING	LAV	LAVATORY
ACT	ACOUSTICAL CEILING TILE	LB	POUND
ADD	ADDENDUM	LF	LINEAR FOOT
ADJ	ADJUSTABLE	LH	LEFT HAND
AFF	ABOVE FINISH FLOOR	LHR	LEFT HAND REVERSE
AGG	AGGREGATE	LIN	LINEAR
AL	ALUMINUM	LT	LIGHT
ALT	ALTERNATE	LW	LIGHTWEIGHT
ANCH	ANCHOR	MAS	MASONRY
ANOD	ANODIZED	MAT	MATERIAL
APPROX	APPROXIMATE(LY)	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MECH	MECHANICAL
ASPH	ASPHALT(IC)	MED	MEDIUM
AUX	AUXILIARY	MEZZ	MEZZANINE
AV	AUDIO VISUAL	MFR	MANUFACTURER
AVG	AVERAGE	MIN	MINIMUM
BD	BOARD	MIR	MIRROR
BLDG	BUILDING	MO	MASONRY OPENING
BLK	BLOCK(ING)	NIC	NOT IN CONTRACTOR
BO	BOTTOM OF	NO	NUMBER
BM	BENCH MARK	NOM	NOMINAL
CAB	CABINET	NTS	NOT TO SCALE
CB	CATCH BASIN	OC	ON CENTER
CC	CENTER TO CENTER	OD	OUTSIDE DIAMETER
CER	CERAMIC	OFCI	OWNER FURNISHED, OWNER INSTALLED
CIP	CAST IN PLACE	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
CJ	CONTROL JOINT	OH	OVERHEAD
CL	CENTER LINE	OPP	OPPOSITE
CLG	CEILING	PC	PRECAST
CLR	CLEAR	PFB	PREFABRICATED
CMU	CONCRETE MASONRY UNIT	PL	PLATE
COL	COLUMN	PLAM	PLASTIC LAMINATE
CONC	CONCRETE	PLYWD	PLYWOOD
CONT	CONTINUOUS	PNL	PANEL
CONTR	CONTRACTOR	PSF	POUNDS PER SQUARE FOOT
CORR	CORRIDOR	PSI	POUNDS PER SQUARE INCH
CPT	CARPET	PT	PAINT
CT	CERAMIC TILE	PTD	PAPER TOWEL DISPENSER
CTR	CENTER	PTR	PAPER TOWEL RECEPTACLE
DBL	DOUBLE	PVMT	PAVEMENT
DEG	DEGREE	QT	QUARRY TILE
DF	DRINKING FOUNTAIN	RD	ROOF DRAIN
DIA	DIAMETER	RCPT	RECEPTACLE
DIAG	DIAGONAL	REFR	REFRIGERATOR
DIM	DIMENSION	REV	REVISION
DN	DOWN	RFG	ROOFING
DWG	DRAWING(S)	RH	RIGHT HAND
DWR	DRAWER	RHR	RIGHT HAND REVERSE
EA	EACH	RM	ROOM
EJ	EXPANSION	RO	ROUGH OPENING
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	RTN	RETURN
ELEC	ELECTRICAL	SAG	SOUND ATTENUATING BATT
ELEV	ELEVATION	SCHED	SCHEDULE(D)
ENTR	ENTRANCE	SD	SOAP DISPENSER
EPT	EPOXY PAINT	SF	SQUARE FOOT
EQ	EQUAL	SHR	SHOWER
EQUIP	EQUIPMENT	SIM	SIMILAR
EST	ESTIMATE(D)	SND	SANITARY NAPKIN DISPENSER
EWC	ELECTRIC WATER COOLER	SNR	SANITARY NAPKIN RECEPTACLE
EXIST	EXISTING	SPEC	SPECIFICATION
FA	FIRE ALARM	SPR	SPRINKLER
FD	FLOOR DRAIN	SST	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STC	SOUND TRANSMISSION COEFFICIENT
FEC	FIRE EXTINGUISHER CABINET	STD	STANDARD
FIN	FINISH(ED)	STL	STEEL
FL	FLOOR LINE	STRUCT	STRUCTURAL
FLR	FLOORING	TB	TOWEL BAR
FP	FIREPROOF(ING)	TFTI	TENANT FURNISHED, TENANT INSTALLED
FURR	FURRING	TFCI	TENANT FURNISHED, CONTR. INSTALLED
GA	GAUGE/GAGE	TG	TEMPERED GLASS
GALV	GALVANIZED	T&G	TONGUE AND GROOVE
GL	GLASS	TKBD	TACKBOARD
GLAM	GLUE LAMINATED	TO	TOP OF
GWB	GYPSUM WALL BOARD	TYP	TYPICAL
GYP	GYPSUM	UL	UNDERWRITERS LABORATORIES, INC.
HB	HOSE BIBB	UNO	UNLESS NOTED OTHERWISE
HC	HANDICAP	UR	URINAL
HDR	HEADER	VAR	VARIES
HM	HOLLOW METAL	VB	VAPOR BARRIER
HVAC	HEATING/VENTILATION/ AIR CONDITIONING	VCT	VINYL COMPOSITION TILE
ID	INSIDE DIAMETER	VWCS	VINYL WALL COVERING
IN	INCH(ES)	W	WITH
INSUL	INSULATION	WB	WHITE BOARD
INT	INTERIOR	WC	WATER CLOSET
JAN	JANITOR	WCG	WALL COVERING
JST	JOIST	WD	WOOD
JT	JOINT	WG	WIRE GLASS
LAB	LABORATORY	W/O	WITHOUT
LAM	LAMINATE	YD	YARD DRAIN

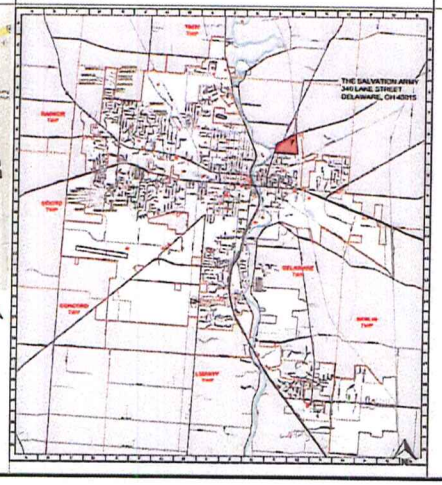
DRAWING INDEX

SHEET NUMBER	SHEET NAME
SP1.03	Unnamed
G0.0	COVER SHEET
EP1.1	SITE PLAN - EXISTING
SP1.0	SITE PLAN - PROPOSED
SP1.01	PRELIMINARY UTILITY PLAN NORTH OF GREENWOOD LAKE
SP1.02	PRELIMINARY UTILITY PLAN SOUTH OF GREENWOOD LAKE

LOCATION MAP



CITY MAP



VICINITY MAP



REVISIONS

NO.	DATE	DESCRIPTION

PREPARED FOR:
GREENWOOD LAKE
MASTER PLAN
THE SALVATION ARMY
340 LAKE STREET
DELAWARE, OH 43015

PREPARED BY:
DAVIS WINCE ltd
ARCHITECTS
1466 Manning Parkway • Powell, OH 43065
www.daviswince.com

COMM. NO.: 2013.028C
PHASE: PRELIMINARY DEVELOPMENT
DATE: 08/20/2014

SHEET TITLE: COVER SHEET
SHEET NO.: G0.0



A SITE PLAN - EXISTING

0 50' - 0" 100' - 0" 200' - 0"

N

CURRENT SITE NOTES

DAM:

- RECLASSIFIED DAM TO BE REPLACED BY OHIO DEPARTMENT OF NATURAL RESOURCES

BRIDGE:

- CURRENT BRIDGE SURVEY INDICATES BRIDGE NEEDS TO BE REPLACED.

NORTH CABINS:

- CURRENT RENTAL UNITS, CABINS 5-8 TO BE DEMOLISHED/REMODELED

SOUTH CABINS:

- CURRENTLY TWO CABINS SERVE AS OFFICES FOR HOUSING/SOCIAL SERVICES, CORP OFFICES, CHAPEL, AND FOOD PANTRY.

REVISIONS

NO.	DATE	DESCRIPTION

PREPARED FOR:

GREENWOOD LAKE
MASTER PLAN
THE SALVATION ARMY

349 LAKE STREET
DELAWARE, OH 43015

PREPARED BY:

DAVIS WINCE ltd
ARCHITECTS
1466 Manning Parkway • Powell, OH 43065

COMM NO.: 2013.028C

PHASE: PRELIMINARY DEVELOPMENT

DATE: 08/29/2014

SHEET TITLE: SITE PLAN - EXISTING

SHEET NO.: SP0.1



A SITE PLAN - PROPOSED

0 80'-0" 160'-0" 240'-0"

N

KEY

- EXISTING BUILDING
- PROPOSED NEW BUILD/ADDITION
- FUTURE EXPANSION BUILDING
- GATE
- PROPERTY LINE
- SETBACK LINE - MIN. 30 FT FROM PROPERTY LINE
- FENCE
- PHASE 1
- PHASE 2
- PHASE 3

PHASING NOTES

PHASING 1:

- SITE IMPROVEMENTS
  - NEW DAM
  - PEDESTRIAN & VEHICULAR BRIDGE
  - WIDEN ROADS
  - SIGNAGE
- BUILDING IMPROVEMENTS
  - NEW REFUGE HOUSE

PHASE 2:

- SITE IMPROVEMENTS
  - CAMPUS IMAGE
  - ENTRANCE
- BUILDING IMPROVEMENTS
  - CONSOLIDATION OF CORP OFFICES
  - LODGE EXPANSIONS

PHASE 3:

- BUILDING IMPROVEMENTS
  - NEW MAINTENANCE BUILDING
  - IMPROVE CABINS FOR RENTALS
  - NEW INDOOR MULTIPURPOSE FACILITY

REVISIONS

NO.	DATE	DESCRIPTION

PREPARED FOR:
GREENWOOD LAKE
MASTER PLAN
THE SALVATION ARMY
340 LAKE STREET
DELAWARE, OH 43015

PREPARED BY:
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ARCHITECTURE
Home Manning Parkway • Powell, OH 43065
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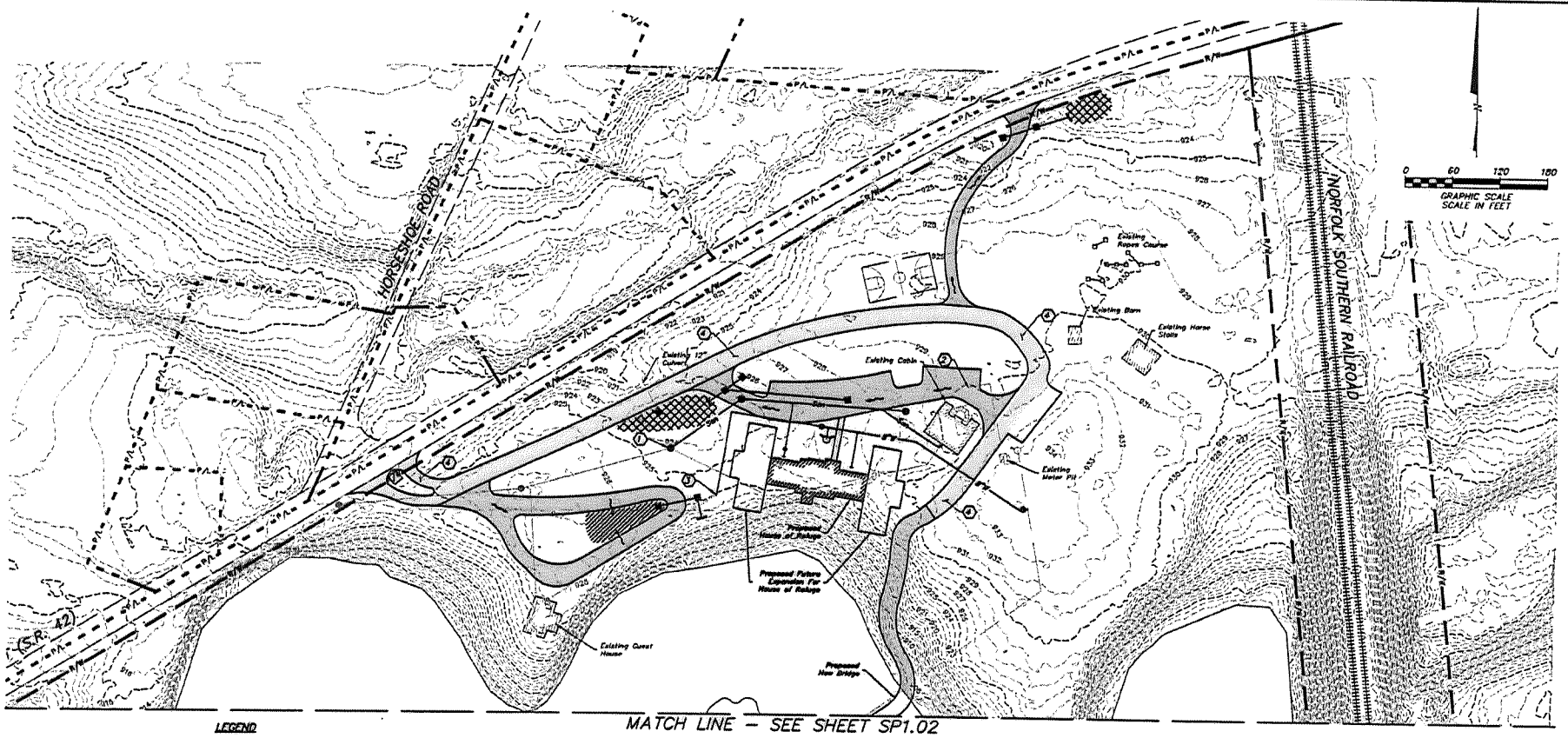
COAM. NO.
2013.028C

PHASE:
PRELIMINARY DEVELOPMENT

DATE:
09/29/2014

SHEET TITLE
SITE PLAN - PROPOSED

SHEET NO.
SP1.0



MATCH LINE – SEE SHEET SP1.02

LEGEND

Existing

- Building
- Curb
- Pavement
- Walk
- Water Line
- Gas Line
- Storm Sewer
- Sanitary Sewer
- Catch Basin
- Curb and Gutter Inlet
- Manhole
- Underground Electric line
- Overhead Electric Line
- Power Pole

Proposed

- Building/Wall
- Storm Sewer
- Sanitary Sewer
- Sanitary Force Main
- Catch Basin
- Downspout Adapter
- Clean Out
- Fire Hydrant
- Sanitary Vent Line
- Post Indicator Valve
- Proposed Asphalt Pavement
- Proposed Walkway
- Stormwater Detention
- Stormwater Quality
- Proposed Building
- Existing Building

Coded Notes:

1. Install new manhole on existing sanitary line (Approximate location)
2. Cut and plug existing water service west of service line into existing cabin.
3. Connect to existing service line (Approximate location).
4. Widen road to allow for two-way traffic.

Note:

Existing water and sewer lines are shown based on available plan information and field observations and may not be complete or correct. Additional research and testing may be needed to confirm the size, location and capacities of existing facilities.

REVISIONS		
NO.	DATE	DESCRIPTION

PREPARED FOR:
GREENWOOD LAKE
MASTER PLAN
THE SALVATION ARMY
340 LAKE STREET
DELAWARE, OH 43015

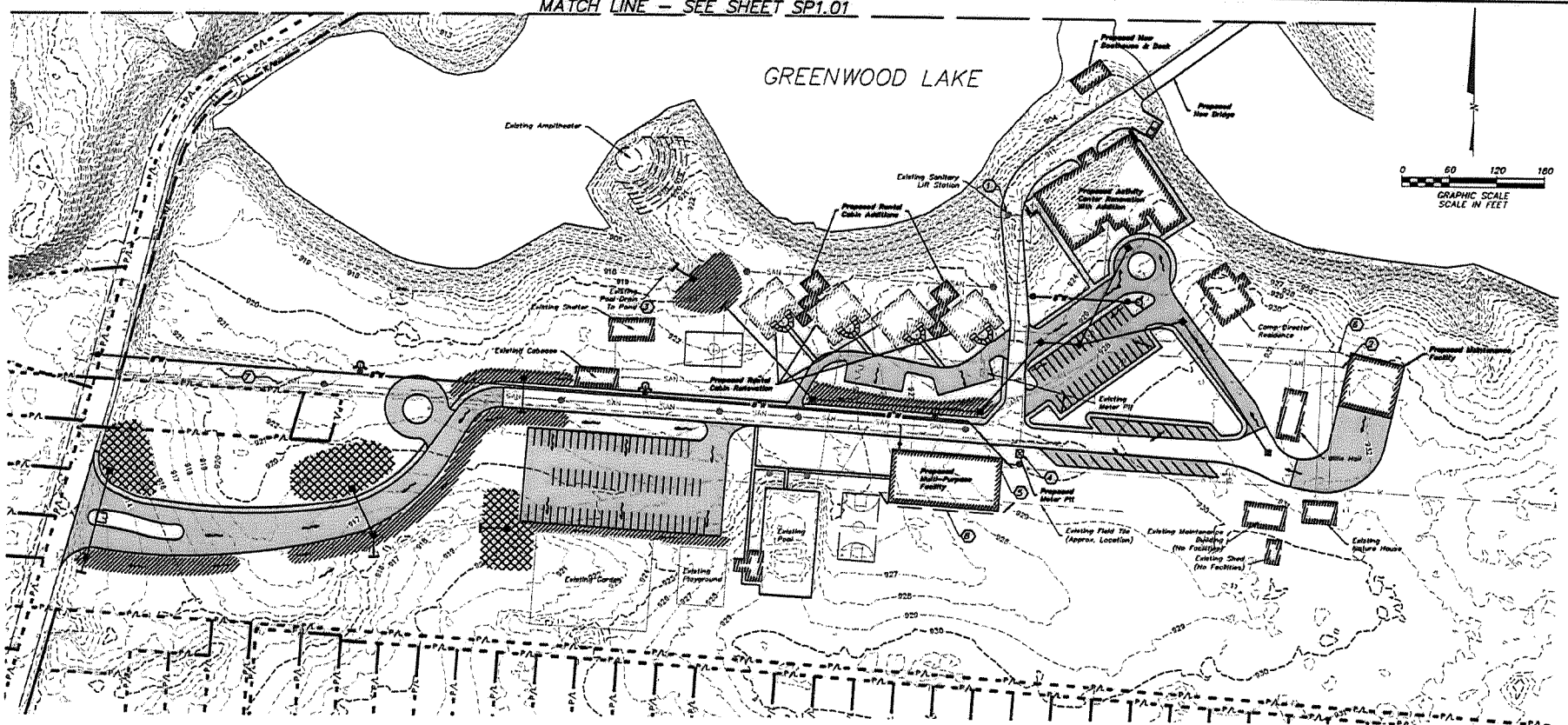
PREPARED BY:
DAVIS WINCE IV
ARCHITECTURE

KORDANKIEWITH ENGINEERING, INC.

COMM. NO. 2013.028C
PHASE: PRELIMINARY DEVELOPMENT
DATE: 09/29/2014

PRELIMINARY UTILITY PLAN
NORTH OF GREENWOOD LAKE

SP1.01



LEGEND

Existing

- Building
- Curb
- Pavement
- Walk
- Water line
- Gas Line
- Storm Sewer
- Sanitary Sewer
- Catch Basin
- Curb and Gutter Inlet
- Manhole
- Underground Electric line
- Overhead Electric Line
- Power Pole

Proposed

- Building/Wall
- Storm Sewer
- Sanitary Sewer
- Sanitary Force Main
- Catch Basin
- Downspout Adapter
- Clean Out
- Fire Hydrant
- Sanitary Vent Line
- Post Indicator Valve
- Proposed Asphalt Pavement
- Proposed Walkway
- Stormwater Detention
- Stormwater Quality
- Proposed Building
- Existing Building

Coded Notes:

1. Increase Capacity of existing lift station as required for building renovation.
2. Connect to existing sanitary service line.
3. Connect to existing sanitary sewer manhole.
4. Install Water Pit on existing waterline.
5. Existing Fire Hydrant to be relocated.
6. Connect to existing water service line.
7. Existing entrance road to be abandoned and covered.
8. Relocate existing field tile as needed.

Note:

Existing water and sewer lines are shown based on available plan information and field observations and may not be complete or correct. Additional research and testing may be required to confirm the size, location and capacities of existing facilities.

REVISIONS

NO.	DATE	DESCRIPTION

PREPARED FOR:
GREENWOOD LAKE
MASTER PLAN
THE SALVATION ARMY
540 LAKE STREET
DELAWARE, OH 43015

PREPARED BY:
DAVIS WINCE ltd
ARCHITECTURE

KORDAMENTH ENGINEERING, INC.

COMM NO. 2013.028C
PHASE: PRELIMINARY DEVELOPMENT
DATE: 08/29/2014

SHEET TITLE: PRELIMINARY UTILITY PLAN SOUTH OF GREENWOOD LAKE

SHEET NO. SP1.02

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

Planning *and* Community Development
CITY OF DELAWARE, OHIO

Project # _____ Case # 2014-1843-CUP 2014-1845-REZ 2014-1846-PDP

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 The Salvation Army Greenwood Lake Master Plan Address 340 Lake Street, Delaware OH 43015

Acreage 43.51 Square Footage _____ Number of Lots _____ Number of Units _____

Zoning District/Land Use A1 Proposed Zoning/Land Use Mixed Parcel # 519-410-03-012-000

Applicant Name The Salvation Army Contact Person Jonathan Klemanski

Applicant Address 340 Lake Street, Delaware, OH 43015

Phone 740-369-4821 Fax _____ E-mail jonathan.klemanski@use.salvationarmy.org

Owner Name The Salvation Army Contact Person Jonathan Klemanski

Owner Address 440 West Nyack Road, West Nyack NY 10994

Phone 740-369-4821 Fax _____ E-mail jonathan.klemanski@use.salvationarmy.org

Engineer/Architect/Attorney Davis Wince, Ltd. Contact Person Adnahn Humayun

Address 1466 Manning Parkway, Powell OH 43016

Phone 614-785-0505 Fax _____ E-mail ahumayun@daviswince.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.

_____ Frank Kirk

Owner Signature Owner Printed Name

_____ _____

Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this 4th day of September, 2014

Notary Stamp Lori J. Barfield Notary Public

My comm expires 7/21/2019

s/planning/forms/nov. 2005 to 2007 pc & bza application forms/master application form

DRAFT TEXT

THE SALVATION ARMY
PLANNED MIXED USE DEVELOPMENT TEXT FOR
GREENWOOD LAKE MASTER PLAN
340 LAKE STREET
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

The Salvation Army is proposing to rezone their subject 43.51 acre property from A-1 (Agricultural District) to A-1 PMU (Planned Mixed Use Overlay District) for the existing and proposed development to achieve compliance with the zoning code and ensure that the property is compatible with the surrounding area. The development would include building demolitions, additions and renovations, roadway improvements, a new pedestrian and vehicular bridge, a multipurpose facility, dam improvements and outdoor park amenities and upgrades. The development would be divided into two Sub-Areas (A&B) and constructed in three phases.



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 site improvements, architectural design, signage and amenities in a campus like setting. 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 for Sub-Area A and B.
(2) Major change in the approved location of land uses or land use sub-areas and building sizes of more than 10% .
(3) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved private street pattern, access points and parking facilities 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 of Sub-Area A and B other than those uses specifically allowed in this text or any minor changes to the approved site layout.
(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 private street pattern, access points and parking facilities 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. **Greenwood Lake Preservation.**

(1) All State and local rules and regulations regarding the regulation of the lake and water courses within Sub-Area A and B shall apply as they are in effect at the time of permitting.

g. **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 (dead, damaged or diseased).
(2) Trees in fair condition shall be replaced at 50%.
(3) Trees in good condition shall be replaced at 100%
(4) Ash trees shall not be counted toward replanting requirements.

3. SUB-AREAS

The project is separated into two Sub-Areas to represent the distinct areas of development. Sub-Area A is located north of Greenwood Lake and is proposed to be developed for short term supervised residential housing with on-site and supportive services while razing up to four cabins, installation of additional recreational amenities, an emergency vehicles only curb cut on US 42 and internal roadway improvements. Sub-Area B is located south of Greenwood Lake and is proposed to be developed for camp personnel housing, day and residential camping, conferences, community recreation and arts, social services, church activities and internal roadway improvements.

4. SUB-AREA A – NORTH OF GREENWOOD LAKE

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	**Sub-Area A Uses**
(a) Residential	
(1) Bed and Breakfast	P
(2) Residential Care Facility – 6 to 8 persons	P
(3) Residential Care Facility – 9 or more persons (per zoning code)	C
(4) Short Term Residential Housing (less than 1 year)	L
(5) Transitional Housing	C
(6) Camp Personnel/ Guest Housing	L
(b) Community Facilities	
(1) Place of Worship	P
(2) Day Care Center – child/adult	P
(3) Congregate Care Facility	C
(4) Nursing Home	C
(5) Public safety and service facility	P
(c) Office and Professional Services	
(1) Offices – administrative, business and professional	P
(2) Medical and dental offices, health and allied services	P
(f) Recreation and Entertainment	
(1) Park and Playground (including archery range)	P
(2) Horse Stable	P
(g) Accessory Uses & Structures	

Land Use Category	Sub-Area A Uses
(3) Off Street Parking	A
(4) Fence, wall, patio, deck, landscape feature	A

(1) **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. **Short Term Residential with 24 Hour Supportive Services and Supervision.** Such use shall meet all requirements of the then current Zoning Code and the following conditions:

1. The units shall be limited to a maximum one year stay by each individual.
2. The numbers of units shall be limited to 75 individuals or beds.
3. The 10,500 square foot proposed building shall not be enlarged by more than 20% per the Preliminary Development Plan without approval of a major modification by the Planning Commission and City Council as noted in Section 2-d herein.
4. The use shall provide 24 hour supervision and personal and custodial care services for one or more unrelated individuals who are dependent on the subject service.
5. This use would not include clinics, institutions, hospitals, convalescent or nursing homes, dormitories or similar uses.
6. The height of the building shall not exceed 40 feet high.
7. The purposed of the use is to provide shelter and delivery of supportive services via on-site personnel.

B. **Camp Personnel/Guest Housing.** Such use shall meet all requirements of the then current Zoning Code and the following condition:

1. The housing shall be limited to employees of the Salvation Army and day, weekly, monthly or seasonal guest house for school groups and the like.

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

Lot Standards	
(1) Minimum lot area	20 acres
(2) Minimum lot width and frontage*	300 ft.
(3) Maximum building coverage	40%
(4) 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, excluding any existing public right-of-way, and converted to a percentage.

c. **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 US 42 (Lake Street)	30 ft.
(2) Perimeter Setback	30 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, except as otherwise approved on the Final Development Plan.

Minimum Parking Setbacks	
(1) Setback from US-42 (Lake Street)	20 ft.

e. **Maximum Building Height.** The maximum height of any building or structure shall be 40 feet as measured from finished floor elevation to the highest point of the roof.

f. **Building Design.** The intent of this regulation is allow renovations and additions to existing structures to be constructed of similar building materials or natural materials while all new buildings regardless of use shall consist of brick, stone, cedar planking, cement fiber siding, 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 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) 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. The height of such screening shall be equivalent to the height of the highest mechanical equipment.

g. **Parking.** The amount of parking provided shall not be more than that shown on the approved Final Development Plan.

h. **Landscaping and Screening.** All landscaping shall meet the requirements of the Zoning Code and the Gateways & Corridors Plan; except as otherwise approved on the Final Development Plan.

i. **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.

k. **Signs.** A comprehensive sign plan shall be provided and approved in conformance with Section 1165.16(c) and will be provided as part of the Final Development Plan. All signage proposed for this Planned Mixed Use Development will comply with the Gateways & Corridors Plan (GCP) and Chapter 1165 of the City of Delaware Zoning Code.

l. **Roads.** Any new or existing road(s) to be constructed and/or widened within the development shall comply with the City minimum requirements or as approved by the City Engineer. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.

m. **Utilities.** Any new or existing utilities(s) to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City Director of Utilities. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.

5. SUB-AREA B – SOUTH OF GREENWOOD LAKE

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	Sub-Area B Uses
(d) Residential	
(1) Bed and Breakfast	P
(2) Residential Care Facility – 6 to 8 persons	P
(3) Residential Care Facility – 9 or more persons (per zoning code)	C
(4) Transitional Housing	C
(5) Camp Personnel/Guest Housing	L
(e) Community Facilities	
(1) Place of Worship	P
(2) Day Care Center – child/adult	P
(3) Congregate Care Facility	C
(4) Nursing Home	C

Land Use Category	Sub-Area B Uses
(5) Public safety and service facility	P
(6) Lodge	P
(f) Office and Professional Services	
(1) Offices – administrative, business and professional	P
(2) Medical and dental offices, health and allied services	P
(f) Recreation and Entertainment	
(1) Park and Playground (including archery range)	P
(2) Multi-purpose Facility (not to exceed 6,000 square feet)	P
(3) Pool	P
(4) Community Gardens	P
(g) Accessory Uses & Structures	
(1) Off Street Parking	A
(2) Fence, wall, patio, deck, landscape feature	A
(3) Storage/Maintenance Buildings	A
(4) Uses deemed accessory to camp facilities	A

(1) 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. **Camp Personnel/Guest Housing.** Such use shall meet all requirements of the then current Zoning Code and the following condition:
   1. The housing shall be limited to employees of the Salvation Army and day, weekly, monthly or seasonal guest house for school groups and the like.

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(1) Minimum lot area	
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*Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.
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c. **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 US 42 (Lake Street)	30 ft.
(2) Perimeter Setback – east property line	30 ft.
(3) Perimeter Setback – south property line	50 ft.

a. **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 US-42 (Lake Street)	20 ft.

b. **Maximum Building Height.** The maximum height of any building or structure shall be 40 feet as measured from finished floor elevation to the highest point of the roof.

c. **Building Design.** The intent of this regulation is allow renovations and additions to existing structures to be constructed of similar building materials or natural materials while all new buildings regardless of use shall consist of brick, stone, cedar planking, cement fiber siding, 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.

   i. Accessory structures such as enclosures for dumpsters 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.
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