ORDINANCE NO. 15-10

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR MV AFFORDABLE HOUSING LLC FOR DELAWARE PLACE ZONED R-7 AND B-3 PMU (MULTI-FAMILY RESIDENTIAL AND COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AT 351 SOUTH SANDUSKY STREET ON APPROXIMATELY 7.86 ACRES BOUNDED BY SANDUSKY STREET, WEISER AVENUE, AND HENRY STREET.

WHEREAS, the Planning Commission at its meetings of January 21, 2015 and February 4, 2015 recommended approval of a Rezoning Amendment for MV Affordable Housing LLC, for Delaware Place zoned R-7 and B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue and Henry Street (PC 2015-0013), and

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

SECTION 1. That the Rezoning Amendment for MV Affordable Housing LLC, for Delaware Place zoned R-7 and B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue, and Henry Street, the same and is hereby confirmed, approved, and accepted with the following condition:

1. Any new building(s), structure(s) and site improvements shall require conformance to all provisions of the Development Text, Preliminary Development Plan and Final Development Plan.

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 6 NAYS 0
ABSTAIN 0

PASSED: February 9, 2015 YEAS 6 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

Carolyn Kay Riggs
MAYOR

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2015-0013 & 0014
REQUEST: Multiple Requests
PROJECT: Delaware Place Phase 2 & 3
MEETING DATE: February 4, 2015

APPLICANT/OWNER
MV Affordable Housing LLC
9349 Waterstone Boulevard
Cincinnati, Ohio 45249

REQUESTS
2015-0013: A request by MV Affordable Housing LLC for approval of a Rezoning Amendment for Delaware Place zoned R-7 & B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue and Henry Street.
2015-0014: A request by MV Affordable Housing LLC for approval of an Amended Preliminary Development Plan for Delaware Place Phase 2 & 3 zoned R-7 & B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue and Henry Street.

PROPERTY LOCATION & DESCRIPTION
The property is located on the east side of Henry Street, north side of Weiser Avenue and west side of Sandusky Street and is comprised of four existing parcels today totaling 7.86 acres. The developer, Miller Valentine, owns all of the properties except for the 0.52 parcel on the northwestern portion of the site (former Oakside Animal Clinic) which they are in contract to purchase and would be included in the expanded rezoning boundary. The zoning of the property is R-7 and B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District). The surrounding zoning is B-3 (Community Business District) and R-6 (Multi-Family Residential District) to the north, B-3 and R-4 (Medium Density Residential District to south, R-1 (One-Family Residential District) to the west and M-2 (General Manufacturing District) to the east across US 23. These properties serve as a transition from the US 23/Henry Street corridor to the Sandusky Street corridor.

BACKGROUND/PROPOSAL
In September 2011 City Council approved Rezoning Amendment adding at PMU to the subject property, a Preliminary Development Plan for Phase 1, a Conditional Use Permit and a Comprehensive Plan Amendment to the former hotel and gas station sites to facilitate to the construction of the four-story (49 units) senior housing main building and seven two unit single-family duplex units in Phase 1 on the eastern portion of the site fronting Henry Street to the east and Weiser Avenue to the south. The developer is proposing to construct Phase 2 and 3 which consist of a three-story 48,390 square foot building with 44 senior dwelling units fronting the internal private street and a two-story 24,000 square foot building fronting South Sandusky Street with 8,000 square foot commercial and 4,000 square foot of community service area on the first floor and 11 senior dwelling units on the second floor.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN AMENDEMENT:** The Comprehensive Plan Future Land Use Map recommends Mixed Use land use designation which is consistent with the zoning and existing and proposed land uses for this site. This property is located in the Near South Sub-Area of the Comprehensive Plan. The major goal for this sub-area is to stabilize the neighborhood while protecting the integrity of residential areas and encouraging reinvestment and business expansion. The Near South Subarea is bounded approximately by London Road to the north, CSX rail road tracks to the west, US42 to the south, and US23 to the east. The Subarea is comprised of a mix of zoning districts with commercial districts centered on the main transportation thoroughfares. There are single family and multi-family residential zoning districts generally located behind the primary road corridors. The largest single property in the Subarea is comprised of the Oak Grove Cemetery located across Sandusky St. from the Site. Land uses generally follow the zoning districts throughout the Subarea. Certain areas of the Subarea, however, are in various states of land use transition including many vacant and abandoned properties.
- **ZONING:** The current zoning on the property is R-7 and B-3 PMU with the development text allows the proposed mix of use of residential and commercial uses. The subject zoning district would be expanded to

include the 0.52 acre parcel to the northwest (former Oakside Animal Clinic). The Planning Commission and City Council would have to approve the Rezoning Amendment and Preliminary Development Plan for Phase 2 and 3. Ultimately a Final Development Plan would need to be approved by the Planning Commission and City Council for Phases 2 and 3 prior to any constructing commencing.

- **DEVELOPMENT TEXT:** Being proposed as a PMU Overlay, the Development Text sets forth the development standards and requirements for this development. Some minor revisions to the development text is required to accommodate the proposed site plan based on market changes and leasing the space for complimentary uses to the senior housing project as well as the fact that the existing stream cuts diagonally across the site itself making construction and parking for these uses difficult. Consistent with the RFP response, the development text allows for up to 89 dwelling units in Sub-Area A and up to 31 dwelling units and 8,000 square feet of commercial and 4,000 square feet of community service area in Sub-Area B. All residential units will be for a senior housing, age restricted long term development. The development would require OHFA tax credits requiring active, on-site management for effectively at least 30 years. This on-site management is a critical component to the long term success of the development and its interaction with the larger community. The Development Text allows for a number of non-residential uses that can serve as an appropriate transition from Sandusky St. as well as those that complement the overall senior housing complex. The senior development in its own right will have several accessory uses and spaces inside the multi-story buildings including dining facilities, and community rooms on multiple floors. In many cases there are restrictions on how these uses can be placed or oriented on the site. However, in no case shall any non-residential use be allowed to operate between the hours of 10pm and 7am without first obtaining approval of a Conditional Use Permit. This Conditional Use Permit gives the Planning Commission and City Council the ultimate authority in determining if a later operating use is appropriate for the site. Service and delivery activities are prohibited during the same hours.
- **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:** Phase 2 and 3 would be accessed by the existing private street that bisects the site in an east/west orientation that extends from South Sandusky Street to Henry Street. There would be a curb cut on Weiser Avenue to access the loading area for the two story building that fronts South Sandusky Street. All streets and parking would be private within the development site.
- **SITE LAYOUT:** The aforementioned private street divides the site into north and south sections which dictates the site layout for Phase 2 and 3. The proposed three story 48,390 square foot building with 42 senior dwelling units is located just west of the existing main building with the main entrance on the private street with 38 parking spaces of which 30 are perpendicular to the private street. A sidewalk connects the parking spaces to the front, side and rear entrances to the building. The proposed two story 24,000 square foot building with 12,000 square feet of commercial on the first floor and 11 senior dwelling units on the second floor is located just south of the private street fronting South Sandusky Street and just west of the stream conservation easement. The first floor commercial spaces are accessed from South Sandusky Street while the second floor residential access located on the north side of building. A 25 space parking lot is located just north of the proposed building that is accessed by the private street which was the 0.52 acre Oakside Animal Clinic site. A loading are is located in the rear of the building and is access by a curb cut on Weiser Avenue. A retaining wall would separate the loading area from the conservation area to the east.
- **PARKING**: The new development in Phase 2 and 3 requires 51 parking spaces (1 space per high rise residential dwelling unit -31- and 1 space per 400 square foot of commercial - 20) while only 63 spaces are provided which results in a 12 space shortfall. But in Phase 1, 3 additional parking spaces were constructed than required for the 49 senior dwelling unit building which would result in a 9 parking space shortfall. However, the development text does allow for, as does the Zoning Code of the City, a reduction in the overall amount of parking so long as the supply is adequate to the use (the 9 parking space shortfall is within the code maximum of sharing up to 50% of the required parking spaces for non-residential uses). Shared parking opportunities are relevant in this development proposal as this will be master planned, developed, and

managed site. Also, given the residential use proposed and age restriction involved there are well established industry standards that serve as good guides as to how much parking is actually necessary. Furthermore, if the City determines there is a parking deficiency problem, the area immediately off the main access drive in front of the existing mound in Sub-Area B and parallel parking around the central park area in Sub-Area A would be potential locations for additional parking and these two locations could yield up to 30 more parking spaces.

- **DESIGN:** Within the Development Text is a very comprehensive set of design requirements. In Phase 2, the proposed three-story building is similar to the existing four-story building with the majority of the elevation comprised of brick and limestone on the entire first floor accented with vinyl siding on every other wall on the second floor and the entire third floor. The main roof is pitched with asphalt shingles accented with gables on each bump out wall elevation. In Phase 3, the proposed two story building's front (west) elevation has approximately half of the first floor elevation comprised of limestone while remainder of the first floor and second floors are comprised of vinyl siding. The east elevation is entirely comprised of vinyl siding while the first floor of the north elevation is entirely limestone and the second floor is comprised of vinyl siding. The first floor of the south elevation is mostly limestone while the second floor is comprised of vinyl siding. Again, the main roof is pitched with asphalt shingles accented with gables on each bump out wall elevation. The development text requires 50% of each façade in Sub-Area A and B shall be constructed of natural materials. The proposed building in Phase 2 achieves compliance with design requirements while the building in Phase 3 would need additional natural material to be consistent with the existing building in Phase 1 and the proposed building in Phase 2.
- **SIGNS:** A Comprehensive Sign Plan will be submitted with the Final Development Plan. The Development Text does set forth the parameters for the Comprehensive Sign Plan including that only three free-standing signs are allowed (two in Sub-Area A and one in Sub-Area B) and that they shall comply with the Gateway and Corridor Plan. Non-residential signage is allowed in a traditional sign band with external, goose-neck down lighting.
- **LIGHTING:** The submitted Preliminary Development Plan does not identify any building or site lighting but would be required prior to Final Development Plan submittal. Any lighting shall comply with minimum zoning requirements and would have to be approved by the Chief Building Official.
- **PEDESTRIAN CONNECTIVITY:** Public sidewalks are located along South Sandusky Street and Weiser Avenue with internal sidewalks connecting the individual buildings to the public network.

STAFF RECOMMENDATION – REZONING (2015-0013)

Staff recommends approval of a request by MV Affordable Housing LLC of a Rezoning Amendment for Delaware Place zoned R-7 & B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue and Henry Street, with the following condition that:

1. Any new building(s), structure(s) and site improvements shall require conformance to all provisions of the Development Text.

STAFF RECOMMENDATION – PRELIMINARY DEVELOPMENT PLAN (2015-0014)

Staff recommends approval of a request by MV Affordable Housing LLC for approval of a Preliminary Development Plan for Delaware Place Phase 2 & 3 zoned R-7 & B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue and Henry Street, 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. The buildings in Phase 2 and 3 shall achieve compliance with the requirement of 50% of the building elevations being comprised of natural materials per the approved development text.
3. Any rooftop or ground equipment shall be screened from public view.

4. Any dumpster shall be enclosed by brick or stone walls that match the building and have wood doors.
5. The parking for the Phase 2 building shall be reduced to 38 parking spaces. And the parking for the Phase 3 building shall be reduced to 25 parking spaces with shared parking between Sub-Areas A and B.
6. A lighting plan that achieves compliance with the zoning code shall be submitted, review and approved by the Chief Building Official.

Commission NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 1/30/15
REVISED:

DELAWARE PLACE
PLANNED MIXED USE DEVELOPMENT TEXT
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

The City of Delaware, after an extension request for the proposal process, is proposing to allow the redevelopment of the former Delaware Hotel site located at 351 South Sandusky Street. as well as the former gas station site immediately to the west of the Hotel site located at 371 South Sandusky Street. Now Miller Valentine is proposing to expand the development to include the former Oakside Animal Clinic property (0.52 acres) which they have under contract to purchase. For the former Hotel property currently owned by the City of Delaware, a mixed residential use, age restricted senior housing development is contemplated with ongoing, on site, and active management. For the former gas station property and animal clinic site, a mixture of age restricted senior housing along with commercial and retail uses are contemplated including those complimentary to the senior housing development.. The redevelopment of these sites are contemplated within the context and materials supplied in response to the City's call for a request for proposal for such known as RFP 03-11 PL and the developer's response known as the Miller Valentine Group's proposal for Delaware Place.



2. GENERAL DEVELOPMENT STANDARDS

a. **Purpose and Intent.** It is the intent of this development to provide a mixed use development with compatible and common architectural design, streetscape, signage, and lighting amenities to be compatible throughout the entire development and to be compatible with and provide for appropriate transition to the adjacent existing residential developments. Prototypical design that is not consistent with this purpose and intent will not be accepted during the required Development Plan review process. It is also the intent of this development to prominently but respectfully address the US 23 view shed, a noted gateway entrance to the City of Delaware.

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 Development Plan application.

c. **Limitations.** Nothing in this text shall prohibit additional restrictions or requirements consistent with this Development Text and the requirements of the Zoning Code and accepted City Policies from being placed on the approval of any Development Plan.

d. **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 Development Plan, as determined by the Director of Planning & Community Development, that results in:

i. Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.

ii. Any minor increase of 10% or less in the non-residential building area.

iii. An increase in the number of dwelling units allowed by this Development Text of less than 10% in aggregate.

iv. Minor change in the approved location of land uses.

v. Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private

street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.

vi. Minor structural alterations that do not alter the overall design intent of the building.

e. **Major Modifications.** During Final Development Plan review and/or 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 including, but not limited to, review and recommendation /approval by the Planning Commission and City Council. Major modification for the purposes of this text shall mean any modification of the approved Development Plan, as determined by the Director of Planning & Community Development, that results in:

i. Any increase in the non-residential building area not considered a minor modification.

ii. Any increase in the number of dwelling units not considered a minor modification.

iii. Any change in the approved location of land uses not considered a minor modification.

iv. 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.

3. SUB-AREAS

The development area which contains 7.858 acres shall be divided into two sub-areas. **Sub-Area A** contains the property owned by Miller Valentine which encompasses the four story 49 senior dwelling unit and 7 two family units on 5.324 acres (parcel number 419-121-02-034-000 and 419-121-02-034-002). **Sub-Area B** contains property that was formerly a gas station and is now vacant land and owned by Miller Valentine and the former Oakside Animal Clinic which Miller Valentine has a contract to purchase and is divided into two properties comprised of approximately +/- 2.534 acres (parcel number 419-122-09-003-000 and 419-122-09-002-000)

4. DEVELOPMENT STANDARDS

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

(1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable. Designated by the letter "P" in the use chart below.

(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. Designated by the letter "L" in the use chart below.

(3) **Accessory Uses and Structures.** Although not all possible accessory uses are specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off-street parking areas. If the uses are specified as limited uses the processes and limitations shall apply regardless of accessory use status. Designated by the letter "A" in the chart below and as interpreted on a case-by-case basis by the Director of Planning and Community Development.

Land Use Category	Sub-Area A (former Hotel Site)	Sub-Area B (former gas station and animal clinic site)
(a) Office and Professional Services		
(1) Offices – administrative, business and professional	A	P
(2) Financial institutions, banks, not including pay day lending or other businesses offering similar services	A	P
(3) Medical and dental offices, health and allied services	A	P
(b) Retail and Services		
(1) Retail and service establishments in completely enclosed buildings	A	P
(2) Restaurant – table service	A	P
(3) Veterinary office (no outside run or outside kennel)	Not Allowed	L
(4) Veterinary hospital (no outside run or outside kennel)	Not Allowed	L

Land Use Category	Sub-Area A (former Hotel Site)	Sub-Area B (former gas station and animal clinic site)
(c) Community Facilities		
(1) Schools, trade, business or cultural arts	A	P
(2) Place of Worship	A	P
(3) Public cultural institutions and art galleries	A	P
(4) Day care center, child/adult	A	P
(5) Public safety & service facility	P	P
(6) Public/Private parks & playgrounds	P	P
(d) Recreation and Entertainment		
(1) Indoor recreation and amusement (such as indoor theater, bowling alley, arcade, billboard parlor, assembly hall and party center)	A	L
(2) Health club	A	P
(e) Residential		
(1) Age restricted, Senior (age 55 years and older) housing community, master planned and under common management	P	P

b. **Standards for All Uses.** Any use listed shall meet the following additional standards:

(1) Any non-residential use proposed to operate from 10pm to 7am shall be subject to all requirements and processes of a Conditional Use Permit as defined by the Zoning Code.

(2) Regardless of the hours of operation, no delivery, loading, trash removal, or similar operations are permitted between the hours of 10:00pm and 7:00am.

c. **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 prior to the use being permitted.

(1) **Any Use Proposed to Operate from 10pm to 7am.** Such use shall be subject to all requirements and processes of a Conditional Use Permit as defined by the Zoning Code.

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

(3) **Indoor Recreation and Amusement (such as indoor theater, bowling alley, arcade, billiard parlor, assembly hall and party center).** Such use shall not include principal for profit, non-charitable, skill based gaming and bingo halls oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games. Traditional video arcade type gaming restaurant/party center arrangements, such as, but not limited to, Dave & Buster's, Magic Mountain, and Chuck E. Cheese are permitted.

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

Lot Standards	Sub-Areas A & B
(a) Minimum lot area	2 acre
(b) Minimum lot width and frontage*	150 ft.
(c) Maximum building coverage	40%
(d) Maximum lot coverage	70%

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

Minimum Building Setbacks	Sub-Areas A & B
(a) Front Setback from Sandusky St. right-of-way	0 ft.
(b) Front Setback from Weiser Ave. right-of-way	65 ft. – Sub-area A 10 ft. – Sub-area B
(c) Front Setback from Henry St. right-of-way	10 ft.

(d) Side setback	10 ft.
(e) Rear setback	10 ft.

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

Minimum Parking Setbacks	**Sub-Areas A & B**
(1) Setback from Sandusky St.	10 ft.
(2) Setback from Weiser Ave.	15 ft.
(3) Setback from Henry St.	10 ft.
(4) Setback from interior property lines	As approved on the Final Development Plan

g. **Maximum Building Height.** The maximum height of any building or structure shall be as measured from finished floor elevation to the highest point of the roof, not including spires, steeples, chimneys, and other similar architectural additions that are uninhabitable. Maximum Heights shall be a maximum of 55 ft. in Sub-area A and 35 ft. in Sub-area B, both can be modified through the Final Development Plan review process by approval of City Council.

h. **Maximum Intensity / Density of Uses.** The maximum intensity of / density of uses is as follows:

(1) Sub-area A: Within Sub-area A, the maximum permitted number of dwelling units shall be 89. The site shall be a master planned and actively managed senior housing development with specific age restrictions allowing only those at least 55 years or older to reside in the units. Dwelling units are permitted to be designed and built in several types and configurations across the site including a maximum of two (2) - multi-story structures (one 4-story structure maximum and one 3-story-structure maximum are allowed), duplex - single-story units, and single-family-detached dwelling units. . As a master planned development consisting of the two sub-areas then the maximum density allowed is 12 units per acre.

(2) Sub-area B: Within Sub-area B, the maximum development shall include non-residential uses and those residential uses as noted in the use table within this text in additional to the restrictions contained in the sub-section above related to Sub-area A. This sub-area is intended to be master planned in coordination with Sub-area A. The sub-area shall have a

maximum 31 dwelling units and no more than 12,000 square feet of non-residential structures, which may be in a single building or multiple building configurations as approved on the Final Development Plan. Maintenance of the existing open stream channel is desired but crossings, limited piping, and relocation of the stream are all potentially approvable through the Final Development Plan review process at the discretion of the City of Delaware.

(3) The development is proposed to occur in 3 Phases. Phase 1 consists of 63 total dwelling units (49 in four story building and 7 duplex units). Phase 2 consists of 44 dwelling units in a three-story building that spans Sub-Area A and B. Phase 3 consists of a two-story 24,000 square foot building with 8,000 square feet of usable commercial space and 4,000 square feet of useable community service area on the first floor and 11 dwelling units on the second floor located just west of the stream.

i. **Building Design.** All buildings regardless of use shall meet the following building design requirements. To create a cohesive and unified design throughout the entire development, each building shall be consistent in overall design, color, material, and architectural pattern and include similar and/or repeating a pattern of design elements such as cupolas, wind vanes, dormers, columns, awnings, or other elements as determined through the Final Development Plan review process and not inconsistent with the response submitted to the RFP 03-11 PL and the approved Preliminary Development Plan.

(1) General Design Requirements – **Sub-Area A**

a. The architectural design of all residential buildings shall be traditional in nature and shall establish proper transitional relationships with adjacent developments and across the master planned site, including Sub-area B. Quality architecture shall be utilized with a consistent look and feel. All structures shall be designed to be architecturally compatible with each other by employing similar roof pitches, architectural details and be constructed of compatible exterior building materials. However, while similar and consistent in overall design each individual structure shall not be identical but rather shall share consistent elements and repeating patterns as part of the overall master planned development. Exterior materials shall be primarily masonry incorporating prominently stone and/or brick (natural or cultured) with accent materials as provided elsewhere in this text. All buildings and portions thereof shall retain traditional building massing while addressing the US23 gateway entrance view corridor to the City of Delaware and as approved on the Final Development Plan. Buildings shall incorporate elements and forms that reduce large masses into an assemblage of definable parts. The scale of the building(s) shall be aided through the use of different materials and architectural elements

to help reduce the perception of the building mass. See attached exhibits for examples of acceptable building types and designs.

b. Required architectural features shall include transparent fronts and window systems, prominent entryways, roof elements such as dormers, cupolas, chimneys, roof spires, and hip and gable roofs to emphasize and reduce the building scale. Rooflines shall be significantly pitched emphasizing the overall quality and traditional residential design within the City of Delaware.

c. At least one building shall be oriented toward US 23 addressing this noted prominent community Gateway as noted in the City's Gateway and Corridor Plan.

d. For any multi-story building, at least 50% of each façade area shall be brick and/or stone (natural or cultured), with stone preferred as a wainscoting and carried up through vertical elements as appropriate to break up the mass of the structure. Facades of any structure facing the US23 Gateway view corridor shall be predominantly (100% preferred, minimum 75%) composed of brick, stone, and windows.

e. Multi-story structures must provide prominent, covered entry ways at easily identifiable locations that are designed to be architecturally compatible with the primary structure's elevation to which they are attached.

f. For single story structures, the front and any publicly visible side facades shall be predominantly (100% preferred, minimum 60%) composed of brick and/or stone (natural or cultured). Other elevations and accent areas of single story structures may be composed of materials as permitted below.

g. For single story structures, where wood burning fireplaces are utilized the exposed chimney shall be faced with brick or stone at a minimum. All direct vent fireplaces shall be located along a side or rear elevation and shall be screened from view.

h. For single story structures, all dwelling units shall provide an identifiable entry and covered front porch. Porches shall have a minimum depth of 6 feet and include columns and railing designed to architecturally compliment the main structure.

i. All garage doors shall adhere to one of the following standards:
   (i) Architecturally upgraded to include design elements consistent with the design of the home and development. This can include matching the door color to the predominant color of the main

structure, adding trim packages to give the appearance of stable doors, man doors, hinged swing doors and other similar architectural elements. Each garage shall incorporating at least one glass course

(ii) Setback a minimum of 2 feet from the primary wall of the home.

(2) Exterior Design Elements – **Sub-Area A**

a. The permissible building materials shall include the following or shall be a comparable material as approved by the City of Delaware:

(i) Brick
(ii) Wood/Engineered Wood (Hardiplank or comparable)
(iii) Stone/Synthetic Stone
(iv) Dimensional or architectural appearance asphalt shingles, slate, synthetic slate, or comparable materials shall be used for any roof.
(v) Minimum roof pitch shall be 6:12.
(vi) Roof lines shall be broken up through a variety of methods including dormers, sheds, chimneys, cornices, and applied architectural patterns and devices.
(vii) Roof overhangs are required on each elevation and shall be a minimum of 12 inches with end rakes and returns to match the overhang provided.
(viii) Wood siding, composite (synthetic) siding (such as LP and Hardi), are preferred where siding is not required to be brick or stone. Vinyl lap, shake, or shingle siding (or in combination) may also be utilized for areas not required to be brick or stone and must be a minimum thickness of 0.42 inches meeting high end siding requirements of Delaware City Code.
(ix) Wood and composite trim materials of equal quality to the primary material and comparable thickness, color, and quality are allowable. Trim is required around all corners, entry doors, roofs, gutters, downspouts, and windows.
(x) Lintels and sills in masonry wall shall be brick soldier course (or similar decorative coursing), limestone, sandstone, or other manufactured stone product.

b. Split-faced concrete block, painted standard concrete block (CMU), tilt-up concrete panels, or pre-fabricated steel panels are prohibited as exterior building materials.

c. Unless fully screened by mounding or landscaping or as otherwise approved as part of the Final Development Plan, buildings shall generally have a similar degree of exterior finishes on all sides and compositions of similar building materials shall be used on all building elevations. Other than for necessary service and loading areas that do not face a pubic right-

of-way and are not visible to the public, blank facades shall not be permitted.

d. Façade colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, or fluorescent colors is prohibited.

e. All exterior service doors shall be glass or if metal shall be painted to blend in with the exterior masonry of the adjacent wall sections.

f. All structures shall incorporate gutter and downspout systems. Gutters shall be metal-type and shall be painted or prefinished to match fascias. Downspouts shall be installed in a manner comparable to and consistent with the buildings and architecture. Downspouts shall be painted to blend in with exterior building color or shall be manufactured with a pre-finished metal of a color which compliments the finished material to which it is affixed.

(3) General Design Requirements – **Sub-Area B**

a. The architectural design of all commercial/retail buildings shall be traditional in nature and shall establish proper transitional relationships with adjacent developments. Quality architecture shall be utilized with a consistent look and feel. All structures shall be designed to be architecturally compatible with each other and with those in Sub-area A by employing similar roof pitches, architectural details and be constructed of compatible exterior building materials.

b. For any multi-story building, at least 50% of each façade area shall be brick and stone (natural or cultured), with stone preferred as a wainscoting and carried up through vertical elements as appropriate to break up the mass of the structure.

c. Exterior materials for one story buildings shall be primarily (preferred 100%, minimum 70%) masonry incorporating brick and/or stone (natural or cultured) with accent materials listed below. All buildings and portions thereof shall retain traditional building massing. Buildings shall incorporate elements and forms that reduce large masses into an assemblage of definable parts. The scale of the building(s) shall be aided through the use of different materials and architectural elements to help reduce the perception of the building mass.

d. Required architectural features shall include large transparent storefronts and window systems, roof elements such as dormers, cupolas, roof spires, and hip and gable roofs to emphasize and reduce the building scale at the building storefront.

e. Buildings shall be oriented primarily toward Sandusky St. whenever possible.

(4) Exterior Design Elements – **Sub-Area B**

a. The permissible building materials shall include the following or shall be a comparable material as approved by the City of Delaware:

(i) Brick – predominant material of facade
(ii) Stone/Synthetic Stone – predominant material of facade
(iii) Stucco/Synthetic Stucco (commonly known as "EIFS") as accent bands or decorative elements only
(iv) Wood siding, composite (synthetic) siding (such as LP and Hardi), are preferred where siding is not required to be brick or stone. Vinyl lap, shake, or shingle siding (or in combination) may also be utilized for areas not required to be brick or stone and must be a minimum thickness of 0.42 inches meeting high end siding requirements of Delaware City Code.
(v) Dimensional or architectural appearance asphalt shingles, slate, synthetic slate, or comparable materials shall be used for any roof.
(vi) Minimum roof pitch shall be 6:12.
(vii) Roof lines shall be broken up through a variety of methods including dormers, sheds, chimneys, cornices, and applied architectural patterns and devices.
(viii) Roof overhangs are required on each elevation and shall be a minimum of 12 inches with end rakes and returns to match the overhang provided.
(ix) Lintels and sills in masonry wall shall be brick soldier course, limestone, sandstone, or other manufactured stone product.

b. Split-faced concrete block, painted standard concrete block (CMU), tilt-up concrete panels, or pre-fabricated steel panels are prohibited as exterior building materials.

c. Unless fully screened by mounding or landscaping or as otherwise approved as part of the Final Development Plan, buildings shall generally have a similar degree of exterior finishes on all sides and compositions of similar building materials shall be used on all building elevations visible to the public. Other than for necessary service and loading areas that do not face a pubic right-of-way and are not visible to the public, blank facades shall not be permitted.

d. Façade colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, or fluorescent colors is prohibited.

e. Building trim may feature brighter colors than façade colors, but exposed neon tubing or LED type lighting are prohibited.

f. All exterior service doors and overhead doors other than entry/exits shall be made of a heavy gauge metal painted to blend in with the exterior brick masonry.

g. Unless fully screened by mounding or landscaping as described in this zoning text below or as otherwise approved as part of the Final Development Plan, walls shall have no more than 20 feet of continuous wall length devoid of windows, on any ground floor, unless the wall includes architectural features such as piers, columns, defined bays or an undulation of the building, so that a pedestrian scale, rhythm, and visual interest is created.

h. All building facades facing a public right-of-way shall employ a minimum of forty percent (40%) fenestration and architectural articulation/details or other architectural elements as described in this text to reduce building scale, add visual interest and create pedestrian visibility and transparency

i. All structures shall incorporate gutter and downspout systems. Gutters shall be metal-type and shall be painted or pre-finished to match fascias. Downspouts shall be installed in a manner comparable to and consistent with the buildings and architecture. Scuppers shall be used at the rear of the building if desired. Through wall scuppers may be permitted where parapet walls are used. Scupper boxes and downspouts shall be painted or pre-finished to blend in with exterior building color or shall be manufactured with a pre-finished metal of a color which compliments the finished material to which it is affixed. Overflow drains may be an open scupper through a masonry parapet in a manner comparable to and consistent with the buildings and architecture. An open scupper shall be detailed to minimize its appearance on the building elevation.

j. **Screening. – All Sub-Areas**

(1) Rooftop equipment, antennas, and similar protrusions shall be installed in compliance with all applicable provisions of the Zoning Code. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and rooftop mechanical equipment from public view. All screening elements shall be consistent with the style of architecture of the

center. Satellite dishes shall be consistent with applicable federal law and all applicable provisions of the Zoning Code and shall be similarly screened.

(2) All exterior mechanical equipment and appurtenances not located on a roof, including, but not limited to, transformers, air conditioning units not located on rooftops, wall or sprinkler pumps, and storage tanks shall be located in designated service areas and where not otherwise prohibited shall be suitably screened by means of fences, walls, opaque landscaping, or other appropriate screening as approved as part of the Final Development Plan so as not to be visible from any street or adjacent lot. Electrical wireways, meters, gas meter sets, telephone enclosures and other building services/utility devices shall be painted to match the wall finish to which they are attached.

(3) Loading docks, trash collection, outdoor storage and similar facilities and functions, as provided for by code, shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view. Screen wall materials shall be the same as the building materials and consistent in design. Dumpster enclosures shall be fully enclosed with brick or stone and stone or concrete caps (no roof) with a lockable gate.

k. **Parking. – All Sub-Areas**

(1) The amount of parking provided is permitted to be below the minimum requirements of the Zoning Code and shared parking (including across Sub-areas) is strongly encouraged where such locations are logical.

(2) The number of parking spaces provided shall not exceed 10% of the minimum requirements prescribed by the Zoning Code.

(3) Where necessary for connectivity and access management throughout the development and to adjacent properties, cross access easements shall be provided.

(4) No overnight parking except spaces designated for residential uses shall be allowed

(5) For Sub-area A, parking shall be provided for multi-story residential structures at a rate of 1 space per dwelling unit with spaces being in lots or along any public or private streets falling within the development. For single story residential structures, parking shall be provided at a minimum of 2 dedicated off street (public or private falling within the development) spaces per dwelling unit as follows:

(i) 1 off-street garage space
(ii) 1 private unit driveway space per dwelling unit.

(6) For Sub-area B, parking shall be provide for multi-story residential structures at a rate of 1 space per dwelling unit with spaces being in lots or along any public or private street within either Sub-Area A or B in a shared parking agreement. Parking for one story residential uses shall be at a minimum of 2 dedicated off street (public or private falling within the development) spaces per dwelling unit as follows:
(i) 1 off-street garage space
(ii) 1 private unit driveway space per dwelling unit.

The parking for non-residential uses shall be 1 space per 400 square feet or as approved on the Final Development Plan and can be shared between Sub-Areas A and B. In the event that the City documents a parking deficiency problem in the future, the developer maybe required to install additional parking within Sub-Area A or B to alleviate the documented parking problem. The areas contemplated for additional potential parking include only the following two locations: 1.Immediately off the main access drive in front of the existing mound within Sub-Area B; and, 2. Parallel parking around the central park in Sub-Area A. These two areas could potentially accommodate over 30 parking spaces.

l. **Landscaping and Screening. – All Sub-Areas.** All landscaping shall meet the requirements of the Zoning Code and the Gateways & Corridors Plan, including but not limited to the provision of street and front yard trees, unless modified herein.

(1) Along the northern property line there is a significant grade change upward to properties located to the north of Sub-area A. This area is covered with vegetation which shall, to the extent practical, be preserved. In areas near Henry St. where vegetation thins, appropriate landscaped transition areas will be created between the development site and the current uses to the north as approved on the Final Development Plan.

(2) Along the southern development boundary there is an open stream channel. This channel is preserved and protected within a conservation easement. Adjacent to this easement the development property will incorporate landscaping to enhance the transitional area between properties located along Weiser Ave. and the development site. A portion of Sub-area B does not have this open stream running along Weiser Ave. For this section, street side landscaping, building design, decorative walls, decorative fencing and the like shall be used to create an appropriate buffer as determined on the Final Development Plan.

(3) Along the eastern development boundary adjacent to Henry St., significant landscaping shall be added to enhance the gateway appearance and to soften noise and other impacts of the adjacent roadways upon the contemplated residential development.

(4) The hillside area in the northeast portion of the Dicken's property in Sub-area B will be preserved as open space and the existing trees shall be preserved with the exception of potential additional parking on the southern portion of this area per the parking section of this text.

(5) Parking lots will be landscaped in a manner that minimizes the direct views of parking spaces and/or lots and encourages safe vehicular movement, at a minimum, as depicted on the approved Final Development Plan. Each landscaped island within the parking lot shall be planted with two trees.

(6) Wherever possible along building frontages with a pedestrian walkway a mix of year-round and seasonal foundation plantings shall be provided as well as tree wells or planters of other similar plantings included in the pedestrian walkway.

(7) Ground mounted equipment shall be screened from view using plant materials, and/or opaque decorative fencing or mounding providing 100% year round opacity. This shall be done in a way that is consistent with the screening standards located elsewhere within this text.

(8) Landscaping that is planted on the development site or required to remain as a result of the Final Development Plan approval process shall be required to be maintained in good, healthy condition or replanted as needed in perpetuity by the property owner.

m. **Pedestrian Connectivity. – All Sub-Areas.** A pedestrian connectivity plan will be provided with the Final Development Plan.

(1) Walkways and sidewalks are required throughout the site and connecting to the surrounding pedestrian network.
(2) Any current public street without sidewalks/bikepaths or where these are in poor condition shall be the responsibility of the developer to improved or repair concurrent with commencement of any development within the two sub-areas.
(3) A multi-use path is planned along the north side of Weiser Ave. As part of the stream daylighting project, a sidewalk will be installed in advance of any development within the sub-areas. Therefore, in lieu of providing a sidewalk or multi-use path along Weiser Ave. the Applicant shall make a cash contribution in lieu of a sidewalk along US 23 in an amount equal to that which the sidewalk would have cost (per the recent City bid) as

certified by the City Engineer. This contribution shall be used to complete missing segments and gaps of the multi-use path system throughout the City in accordance with the 2010 Bikeway Plan of the City.

(4) The stream daylighting project contemplates potential pedestrian walkways over the stream channel which could connect the development site to the surrounding street side pedestrian network or provide connections among the Sub-areas. This is allowable under this zoning text as approved on the Final Development Plan.

n. **Lighting. – All Sub-Areas**

(1) Building, site, and accent lighting shall be provided in accordance with the current Zoning Code.

(2) All lighting fixtures, except those located in loading or service areas and not visible by the general public, shall be decorative fixtures that are appropriate and consistent with the overall design of the development.

(3) Standard shoe-box type fixtures and standard wall packs may only be used in loading or service areas that are not visible by the general public.

(4) No lighting fixture shall be mounted higher than 20 feet in height, unless part of the architectural detailing of the building or as approved in the Final Development Plan.

(5) All ground mounted accent lighting shall be hidden in landscaping and directed in a manner that does not affect visibility.

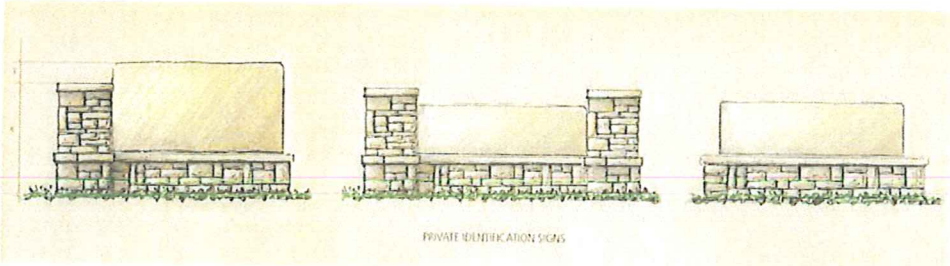
(6) To the extent practical without jeopardizing security, lighting will be minimized along any property line shared with a residentially used or zoned property, including meeting any required minimum lighting specifications of the Zoning Code and including minimal light pole heights even if this results in more overall light poles needing to be utilized Light poles within 20 feet of a single story residential units or within 20 feet of residentially used or zoned property shall have a maximum height of 12 ft., or as approved in the Final Development Plan.

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

(1) **All Signs.** All signs shall be designed and located in a manner that is appropriate and consistent with the Gateways & Corridors Plan. Unless noted otherwise, externally illuminated and reverse channel letter signs are

preferred, if illuminated at all. For the purposes of this text, a reverse channel letter sign is generally a type of sign that utilizes an opaque aluminum letter which is stud mounted away from the wall or mounting surface. The illumination creates a soft glow or "halo" behind the letter. Changeable copy and changeable face signs are prohibited.

(2) **Free-Standing Signs.** Free-standing signs shall be designed to serve as part of overall entry and landscape feature to the development. Only one free-standing sign is permitted in Sub-area B. Sub-area A may have two free-standing signs. Any free-standing sign included shall be placed on one of the following monument bases consisting of limestone or cultured stone as approved by the City of Delaware and consistent with the Gateway and Corridor Plan. Landscaping shall be included around the base of the monument sign.



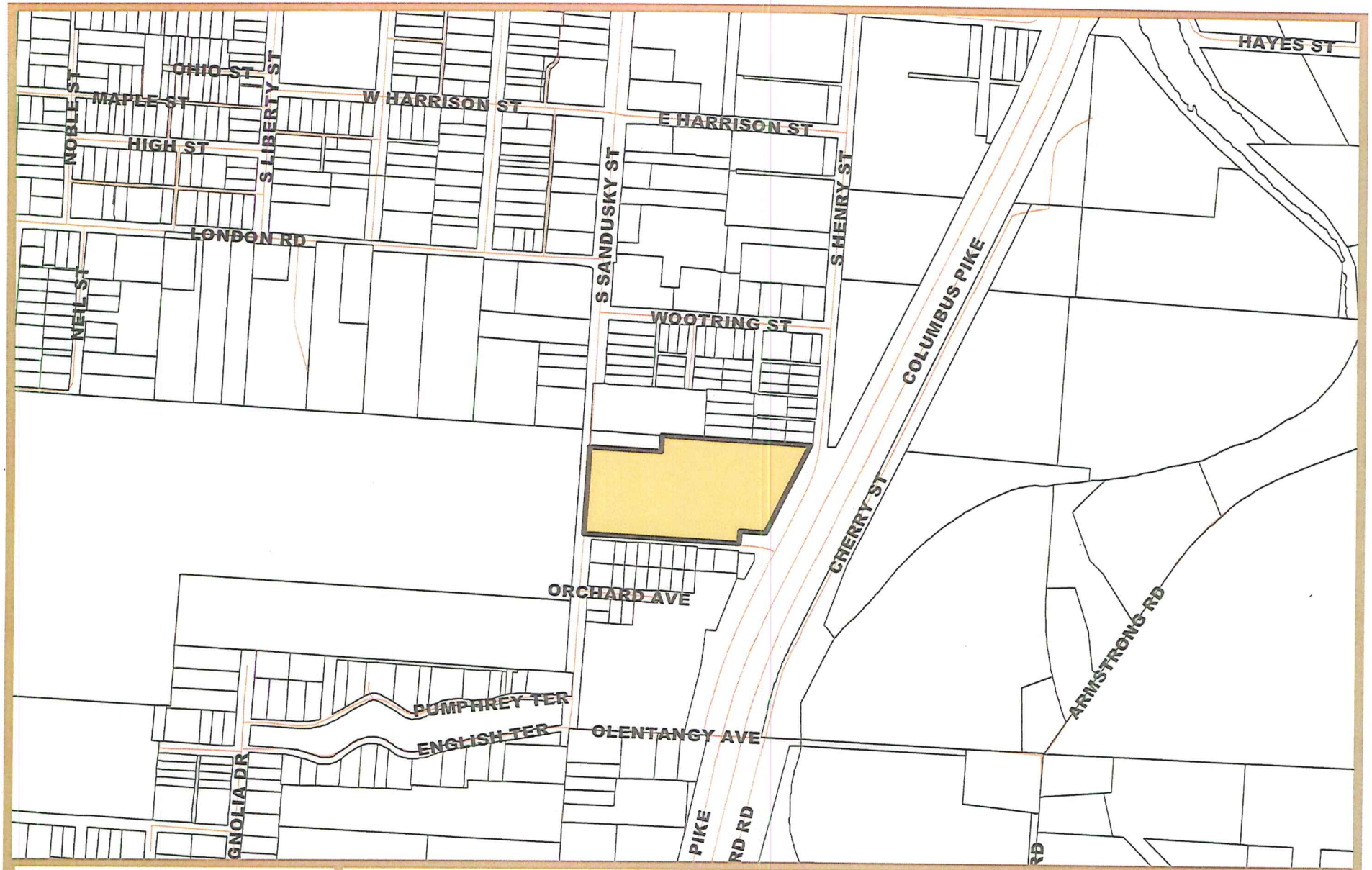
(3) **Wall Signs.** Wall signs shall be integrated into the overall design of the building on which the sign is attached in an area established as part of the building design approval for the purpose of mounting a wall sign.

(i) In Sub-area A, building identification wall signs shall be considered through the Final Development Plan process and consistent with the comprehensive sign plan required. Any such sign shall not be intended for off-site viewing, but rather these are intended as directional and location signs on the development site. As such these signs must be limited in scale, location, lighting, and orientation. Other on site directional signs are allowed per the then current zoning code and comprehensive sign plan.

(ii) In Sub-area B, only one wall sign is permitted per tenant and it must be located within the contemplated sign band designed into the overall architecture of the building(s). Signs shall generally face Sandusky St. only. No wall sign shall directly face Weiser Ave. No part of a wall sign shall project above the roof line, eve line, or other similar plane as these signs are then considered roof signs and are prohibited. These signs should be located in a consistent sign band and if illuminated shall utilize externally mounted, goose-neck down lighting. Sing designs shall be considered through the Final Development Plan process.

(4) **Other Signs.** A temporary marketing/for sale or lease sign plan shall be provided as part of the comprehensive sign plan for the development. All other signs shall meet the current Zoning Code.

5. **Miscellaneous Provisions**
   a. Where conflicts exist between Delaware's base zoning code requirements and this PMU text, this text shall govern and prevail. This property shall conform to the City of Delaware's zoning code requirements and processes. In instances where this PMU text as approved provides no standards, guidelines, procedures or requirements relative to the City of Delaware's Zoning Code requirements and processes, the City's Zoning Code shall govern and prevail.
   b. All plans and requirements shall be in accordance with the provisions and requirements contained within RFP 03-11 PL.
   c. For the parcel in Phase 3 which was previously occupied by the Oakside Animal Clinic (parcel # 41912209002000), this PMU Overlay zoning shall become effective upon its passage in accordance with all applicable laws. In the event that Miller Valentine Group does not complete the acquisition of this property by July 30, 2015 (or as extended by a signed purchase contract between Miller Valentine group and the current record owner of the parcel), the then current property owner may request in writing to the City of Delaware that the property revert back to the B-3 Community Business District zoning classification. The request shall be made in writing to the city within 60 days of the contemplated property acquisition date (July 30, 2015 or later date established by the parties by the aforementioned contract extension). If such written request is received and certified by the City, the property shall immediately revert back to the B-3 Community Business District zoning classification. If no such request is received the PMU Overlay zoning classification here in established shall control and continue to be effective and any future proposed zoning classification change shall be subject to the then current regulations governing Zoning Amendments as regulated by the City of Delaware Zoning Code.



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2015-0013 & 0014
Rezoning Amendment & Amended
Preliminary Development Plan
Delaware Place - Phase 2 & 3
Location Map

N



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2015-0013 & 0014
Rezoning Amendment & Amended
Preliminary Development Plan
Delaware Place - Phase 2 & 3
Zoning Map

N



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2015-0013 & 0014
Rezoning Amendment & Amended
Preliminary Development Plan
Delaware Place - Phase 2 & 3
Aerial (2013)

N

PRELIMINARY DEVELOPMENT PLAN FOR:

DELAWARE PLACE

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

ARCHITECT:
M+A ARCHITECTS
775 YARD STREET, SUITE 325
COLUMBUS, OH 43212
PH: (614) 764-0407
FX: (614) 764-0237

CIVIL ENGINEER/ SURVEYOR:
KLEINGERS AND ASSOCIATES
350 WORTHINGTON ROAD, SUITE B
WESTERVILLE, OHIO 43082
PH: (614) 882-4311
FX: (614) 882-4479

DEVELOPER:
MV RESIDENTIAL
DEVELOPMENT, LLC
9349 WATERSTONE BOULEVARD
CINCINNATI, OH 45249
PH: (513) 774-8400
FX: (937) 883-6165

APPROVED BY:
CITY OF DELAWARE, OHIO

_____ DATE _____
ANDY YOUNG, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

_____ DATE _____
ELAINA L. FERRARO, P.E.
DIRECTOR OF ENGINEERING SERVICES
AND REGISTERED PROFESSIONAL ENGINEER NO. 69662

_____ DATE _____
TAD STANTON
DIRECTOR OF PUBLIC UTILITIES

_____ DATE _____
ANTHONY W. BROWNING
AFLCIO WORKS INSPECTOR

_____ DATE _____
THOMAS HOWAR
CITY MANAGER

_____ DATE _____
CAROLE HOWLEY
CLERK OF COUNCIL

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE ASSURANCE TO
PERMITS AS WRITTEN. THE REVIEWER DOES NOT ACCEPT RESPONSIBILITY
ON THE INTEGRITY OF THE PLANS.

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DESCRIPTION

PROPOSED MIXED-USE RESIDENTIAL AND COMMERCIAL UNITS ON SOUTH SANDUSKY STREET IN THE CITY OF DELAWARE, INCLUDING A RESIDENTIAL BUILDING WITH 42 DWELLINGS AND A RESIDENTIAL/RETAIL BUILDING WITH 11 DWELLINGS. THE PROJECT ALSO INCLUDES PARKING LOTS, WATER SERVICES, SANITARY AND STORM SEWERS, AND GRADING IMPROVEMENTS.

PROJECT BENCHMARK

TBM #1:
RAILROAD SPIKE SET IN ELECTRIC POLE, ON THE EAST SIDE OF SOUTH SANDUSKY STREET, 180± LF NORTH OF ℄ WEISER AVENUE.

ELEV=981.72' (NAVD 88)

TBM #2:
ARROW BOLT ON HYDRANT, ON THE SOUTH SIDE OF WEISER AVENUE, 135± LF WEST OF ℄ HENRY STREET.

ELEV=966.90' (NAVD 88)

FLOOD DESCRIPTION

PROPOSED SITE ON SOUTH SANDUSKY STREET IS LOCATED IN ZONE X ON FIRM MAP NUMBER 39041C0112K, DATED APRIL 16, 2009.

ZONING

THE PROPERTY IS LOCATED AT 371 SOUTH SANDUSKY STREET. THE ZONING OF THE SITE IS PMU (PLANNED MIXED USE). SURROUNDING ZONINGS ARE B-3 DISTRICT, POR DISTRICT AND R-6 DISTRICT.

UTILITY COMPANIES:

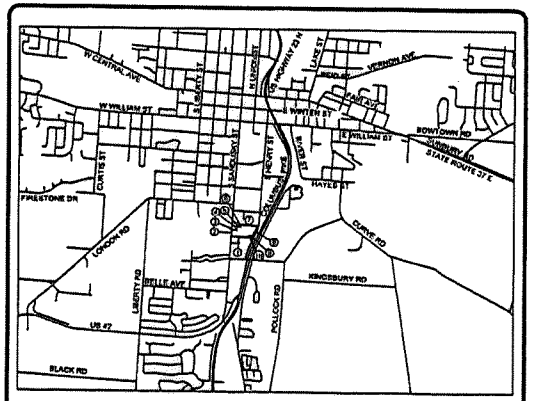
AMERICAN ELECTRIC POWER (AEP)
COLUMBUS SOUTHERN POWER
850 TECH CENTER DRIVE
GAHANNA, OH 43230
SUBDIVISIONS & COMMERCIAL
614-883-6831

CITY OF DELAWARE
DEPT OF PUBLIC UTILITIES
225 CHERRY STREET
DELAWARE, OH 43015
740-203-1900

COLUMBIA GAS
920 GOODALE BLVD
COLUMBUS, OH 43212
1-800-344-4077

FRONTIER COMMUNICATIONS
2780 LIBERTY ROAD
DELAWARE, OH 43015
740-369-2780

DEL-CO WATER COMPANY
6658 OLENTANGY RIVER ROAD
DELAWARE, OH 43015
740-548-7748



VICINITY MAP
NOT TO SCALE

BOUNDARY DATA

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
1	N 86°03'44" W	668.69'	6	N 03°51'16" E	70.00'
2	N 03°51'16" E	244.54'	7	S 86°03'44" E	634.38'
3	S 86°03'44" E	175.00'	8	S 28°49'31" W	420.21'
4	N 03°51'16" E	130.00'	9	N 86°02'16" W	163.48'
5	S 86°03'44" E	128.69'	10	S 04°31'30" W	94.71'

DRAWING INDEX

D1.0 - TITLE SHEET
D1.1 - PRELIMINARY DEVELOPMENT PLAN
D1.2 - PRELIMINARY DEVELOPMENT GRADING PLAN

SITE DATA

SITE AREA
145,011 SQ. FT.
3.329 ACRE(S)

BUILDING	0.644 ACRE(S)	19 % OF TOTAL AREA
PAVEMENT	0.694 ACRE(S)	21 % OF TOTAL AREA
GREENSPACE	1.991 ACRE(S)	60 % OF TOTAL AREA

BUILDING SETBACKS

FRONT - SANDUSKY ST.	10 FT.
FRONT - WEISER AVE.	
SUB-AREA A	65 FT.
SUB-AREA B	10 FT.
FRONT - HENRY ST.	10 FT.
SIDE	10 FT.
REAR	10 FT.

PARKING SETBACKS

FROM SANDUSKY ST.	10 FT.
FROM WEISER AVE.	15 FT.
FROM HENRY ST.	10 FT.
FROM INTERIOR PROP. LINE	AS APPROVED ON FINAL DEVELOPMENT PLAN

BUILDING DATA

STRUCTURE HEIGHT	42'-2"	50'-6"
DWELLING UNITS	5 - 1 BEDRROM 6 - 2 BEDROOM	17 - 1 BEDRROM 25 - 2 BEDROOM
SQUARE FOOTAGE	12,000 SF RESIDENTIAL 12,000 SF RETAIL	48,390 SF TOTAL

PARKING

REQUIRED PARKING
COMMERCIAL/RETAIL = 1/ 200 SF FLOOR AREA = 60 SPACES
RESIDENTIAL = 2 PER DWELLING UNIT = 53 SPACES

PROVIDED PARKING = 63 SPACES

775 Yard Street, Suite 325
Columbus, Ohio 43212
p 614.764.0407
f 614.764.0237
www.ma-architects.com

DELAWARE PLACE

DELAWARE, OHIO

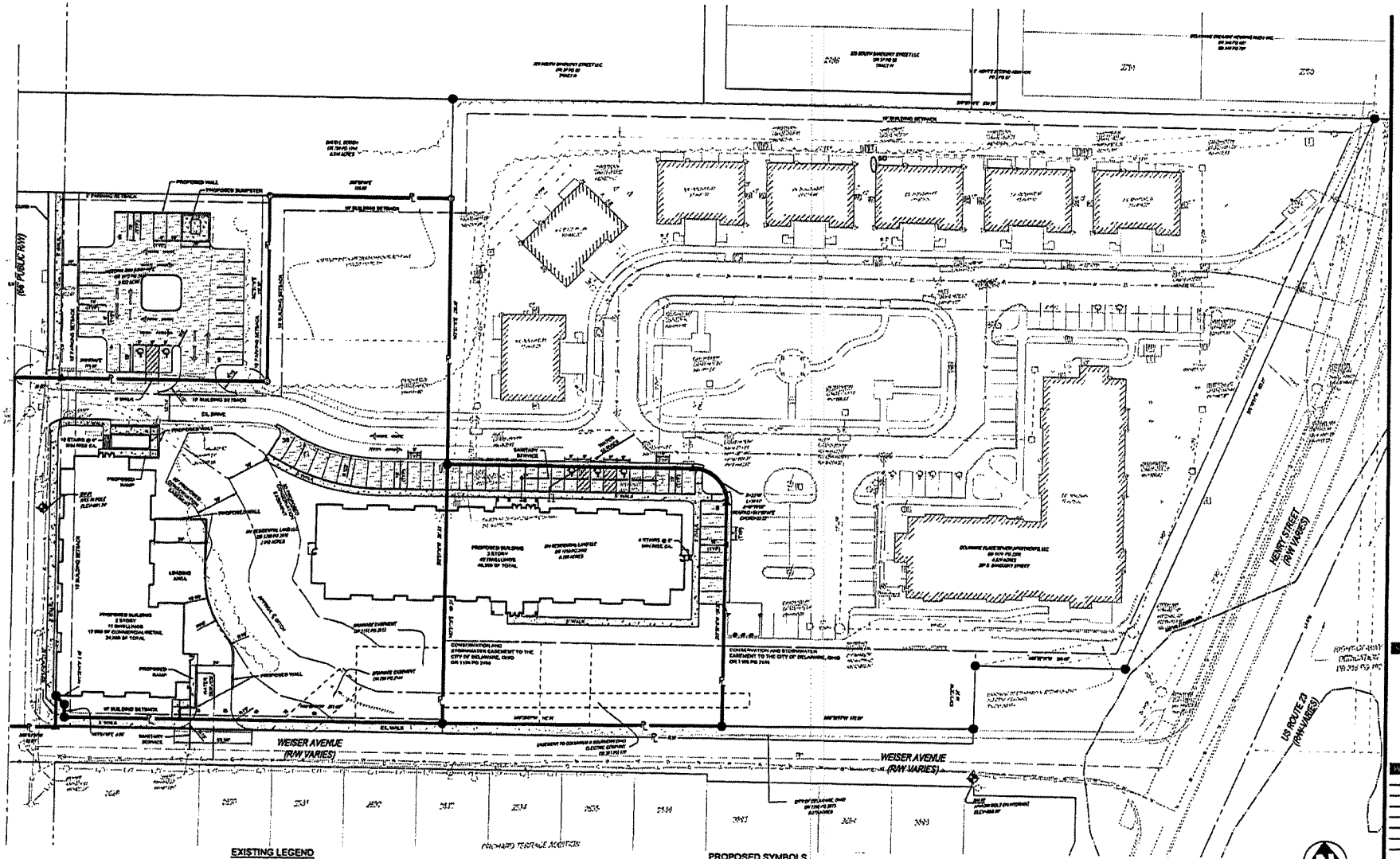
SCALE:

PROJECT NUMBER
2010.288.02

DATE
12/31/2014

SHEET NUMBER
D1.0

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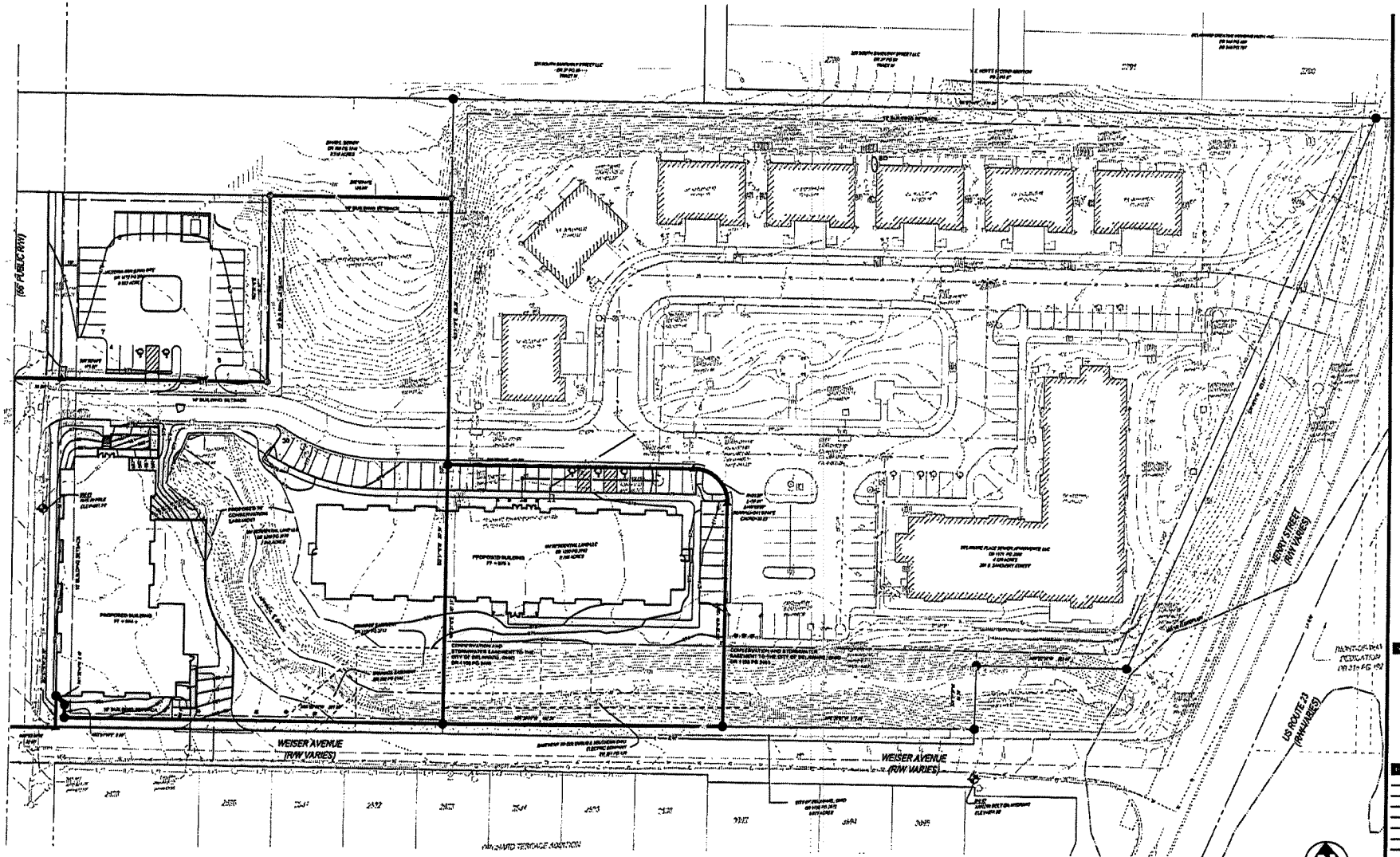
m+a
773 Yard Street, Suite 325
Columbus, Ohio 43212
p 614.744.0627
f 614.744.0237
www.ma-architects.com

DELAWARE PLACE

DELAWARE, OHIO

STATUS	
PROJECT NUMBER	2010.288.02
ISSUED	
DATE	12/31/2014
SHEET NUMBER	D1.1

m+a architects



m+a
775 Yard Street, Suite 325
Columbus, Ohio 43212
p 614.744.0487
f 614.744.0237
www.ma-architects.com

DELAWARE PLACE

DELAWARE, OHIO

STATE

REVISIONS

PROJECT NUMBER
2010.288.02

DRAWN BY

DATE
12/31/2014

SHEET NUMBER
D1.2

m+a architects

THE KLEINGERS GROUP

OHIO Utilities Protection Service

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north elevation
1/8" = 1'-0"



south elevation
1/8" = 1'-0"

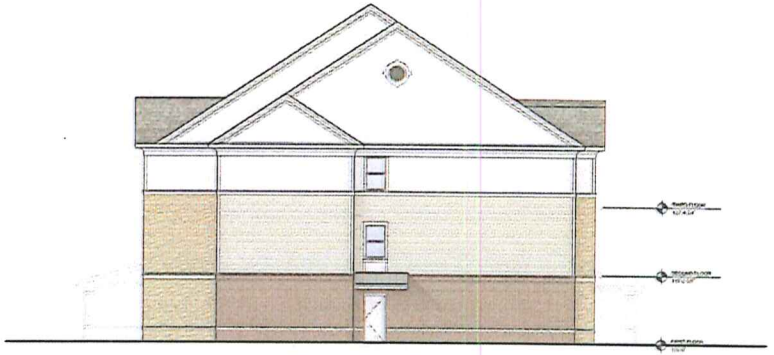
ma architects
ma-architects.com

Miller Valentine Group

DELAWARE PLACE II

delaware, ohio

elevations
1.6.2015



east \ west elevation
1/8" = 1'-0"



west elevation
1/8" = 1'-0"

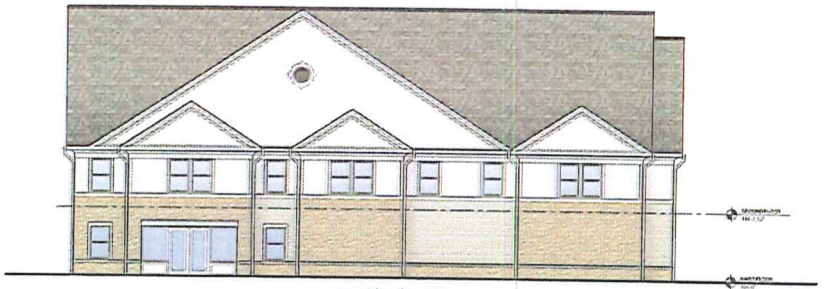


east elevation
1/8" = 1'-0"



north elevation

1/8" = 1'-0"



south elevation

1/8" = 1'-0"

m+a architects

Miller Valentine Group

DELAWARE PLACE II

delaware, ohio

elevations

1.6.2015

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

Planning *and* Community Development
CITY OF DELAWARE, OHIO

Project # _____ Case # 2015-0013 REZ -$128.00
2015-0014-PDP -$1143+

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 Delaware Place Phase 2&3 Address 339 S. Sandusky St. (0.52 AC), 351 S. Sandusky St. (2.01 AC), S. Sandusky St. (0.80 AC)

Acreage 3.329 Square Footage 72,390 Number of Lots 3 Number of Units 53 dwellings + 12,000 sf retail

Zoning District/Land Use PMU Proposed Zoning/Land Use PMU Parcel # 41912209002000, 41912209003000, 41912102034002

Applicant Name MV Affordable Housing, LLC Contact Person Denise Blake

Applicant Address 9349 Waterstone Blvd. Cincinnati, OH 45249

Phone (513) 774-8400 Fax (937) 683-6165 E-mail Denise.Blake@mvg.com

Owner Name MV Affordable Housing, LLC Contact Person Denise Blake

Owner Address 9349 Waterstone Blvd. Cincinnati, OH 45249

Phone (513) 774-8400 Fax (937) 683-6165 E-mail Denise.Blake@mvg.com

Engineer/Architect/Attorney M+A Architects Contact Person Kirk Paisley

Address 775 Yard Street, Suite 325 Columbus, OH 43212

Phone (614) 764-04-07 Fax (614) 764-0237 E-mail _____

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

_____ Owner Signature

Brian M. McGeady, Authorized Signer
Owner Printed Name

_____ Agent Signature

_____ Agent Printed Name

Sworn to before me and subscribed in my presence this 5th day of January, 2015.

NOTARY PUBLIC STATE OF OHIO

MARILEE F. BROWN, Notary Public
Notary Stamp and for the State of Ohio
My Commission Expires 12/12/15

M. Brown
Notary Public

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