ORDINANCE NO. 15-25

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR FIDELITY FEDERAL SAVINGS AND LOAN AND TURNING POINT FROM R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) TO R-4 PMU (MEDIUM DENSITY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AT 500 NORTH LIBERTY STREET (PARCELS 519-423-01-045-000,519-423-01-046-001 AND 519-423-01-047-001) ON APPROXIMATELY 14.9 ACRES.

WHEREAS, the Planning Commission at its meeting of March 4, 2015 recommended approval of a Rezoning for Fidelity Federal Savings and Loan and Turning Point from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) at 500 North Liberty Street (Parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres (PC 2015-0201) and

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

SECTION 1. That the a Rezoning for Fidelity Federal Savings and Loan and Turning Point from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) at 500 North Liberty Street (Parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres, the same and is hereby confirmed, approved, and accepted with the following conditions 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.
2. Any development in Sub-Area B shall require at a minimum Preliminary and Final Development Plan approval by the Planning Commission and City Council.

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: March 23, 2015 YEAS 7 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

Cindy Kay Riggs
MAYOR

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2015-0201,0203-0204 & 0206
REQUEST: Multiple Requests
PROJECT: Fidelity Federal & Turning Point
MEETING DATE: March 4, 2015

APPLICANT/OWNER

Fidelity Federal Savings & Loan
60 North Sandusky Street
Delaware, Ohio 43015

Turning Point
P.O. Box 875
Marion, Ohio 43301

REQUEST

2015-0201: A request by Fidelity Federal Savings and Loan and Turning Point for approval of a Rezoning Amendment from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres.

2015-0203: A request by Fidelity Federal Savings and Loan and Turning Point for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres zoned R-4 (Medium Density Residential District).

2015-0204: A request by Turning Point for approval of a Preliminary and Final Development Plan in Sub-Area A at 500 North Liberty Street (parcel 519-423-01-045-000) on approximately 7.73 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District).

2015-0206: A request by Fidelity Federal Savings and Loan and Turning Point for approval of an Amendment to the Comprehensive Plan on property designated as Institutional and High Density Single Family on the future land use map to Mixed Use at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District).

PROPERTY LOCATION & DESCRIPTION

The 14.9 acre site encompasses two parcels that are located between North Sandusky Street and North Liberty Street just north of Pennsylvania Avenue and are zoned R-4 (Medium Density Residential District). The properties to the south are zoned R-3 (One-Family Residential District) and R-4 while the properties to the west are zoned R-3. The properties to the north and east are located in the County.

BACKGROUND/PROPOSAL

Fidelity Federal Savings and Loan is proposing to rezone their subject 14.9 acre property which currently encompasses three parcels (519-423-01-045-000 Sub-Area A and 519-423-01-046-001 & 519-423-01-047-001 Sub-Area B) from R-4 (Medium Density Residential) to R-4 PMU (Planned Mixed Use Overlay District). Turning Point is under contract to purchase the 7.73 acre Sub-Area A for a domestic shelter for victims of domestic violence only while Fidelity Federal Savings and Loan will maintain ownership of the 7.17 acre Sub-Area B for development opportunities.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The subject site is located in the Northwoods Subarea of the City of Delaware Comprehensive Plan and recommends an institutional use on the western portion of the site (Sub-Area A) and High Density Single Family on the eastern portion of the site (Sub-Area B). The owner is requesting a revision to a Mixed Use designation for the entire site to allow the potential uses contemplated in the development text by each entity. Such designation with limited commercial uses (per the PMU development text) for the eastern portion of the site along North Sandusky Street would be sensitive to the adjacent residential zones while being practical with the existing market demands of the site being located in proximity of the revised US 23 and North Sandusky Street intersection.
- **ZONING:** The current R-4 (Medium Density Residential District) zoning does not permit the majority of the 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 proposed and future uses.

- **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 Preliminary or Final Development Plan approval.
- **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 Preliminary and/or Final Development Plans for the subject phase.
- **ROADS AND ACCESS:** The access to the site would remain the same with the existing curb cut on North Liberty Street accessing Sub-Area A and the existing curb cut on North Sandusky Street accessing Sub-Area B. The City emergency forces are requiring the primary access drive shall be connected between Sub-Area A and B when both Sub-Areas are developed to at least allow emergency access between the two Sub-Areas.
- **STREAM 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 on the western portion of the site and Sub-Area B being located on the eastern portion of the site.

  Sub-Area A (7.73 acres) – Turning Point would renovate the existing two buildings and utilize the existing infrastructure for a domestic shelter. The minimal improvements would include connecting the two existing buildings with a hallway to ensure security within the campus and potentially include accessory facilities like dumpster(s), a security fence and some additional parking spaces. The existing two buildings, outbuilding and infrastructure along with the accessory facilities would be deemed the Final Development Plan as they existing today.

  Sub-Area B (7.17 acres) – Fidelity Federal Savings and Loan did not submit a plan for the site (currently vacant) but are marketing the site for residential, office and limited commercial uses and any proposed use would require at a minimum Preliminary and Final Development Plan approval by the Planning Commission and City Council. The US 23/North Sandusky Street intersection upgrades would require approximately 1.167 acres of property dedicated for right-of-way to the State leaving a 5.933 acre parcel to be developed.
- **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 existing site has a significant amount of trees, rolling topography and a stream that bisects the site in an east/west orientation which can create natural buffers, while the development text and the zoning code require minimum buffer requirements and additional buffer requirements for any future non-residential use. The Final Development Plan for Turning Point in Sub-Area A achieves compliance with the minimum buffer requirements while any future uses in Sub-Area B would have to comply with the minimum requirements of the development text and the zoning code.
- **LIGHTING:** The Final Development Plan for Turning Points does not identify any additional lighting while Fidelity Federal Savings and Loan has not submitted any plans for review and any subsequent Preliminary and Final Development Plans shall achieve compliance with the zoning code and be approved by the Chief Building Official.
- **SIGNAGE:** The submittal does not include any signage requests and any proposed signage would have to achieve compliance with the minimal signage requirements and 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 Preliminary and/or Final Development Plan review process.

Sub-Area A - Because Turning Point is renovating the existing two buildings with minimal exterior revisions (connecting the existing buildings with a hallway for security purposes) with minimal accessory buildings (potential dumpster), the submitted Final Development Plan would achieve compliance with the building design requirements.

Sub-Area B – Again because no Preliminary or Final Development Plan were submitted, any future new buildings would have to comply with the above requirements and would be subject to Preliminary and Final Development Plan processes.

- **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 (2015-0201 – REZONING AMENDMENT)

Staff recommends approval of a request by Fidelity Federal Savings and Loan and Turning Point of a Rezoning Amendment from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres, with the following conditions 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.
2. Any development in Sub-Area B shall require at a minimum Preliminary and Final Development Plan approval by the Planning Commission and City Council.

STAFF RECOMMENDATION (2015-0203 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Fidelity Federal Savings and Loan and Turning Point of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres zoned R-4 (Medium Density Residential District).

STAFF RECOMMENDATION (2015-0204 – PRELIMIMARY AND FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request Turning Point of a Preliminary and Final Development Plan in Sub-Area A at 500 North Liberty Street (parcel 519-423-01-045-000) on approximately 7.73 acres zoned R-4 PMU (Medium Density Residential 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.
2. 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.
3. Any new building shall achieve compliance with the design standards of the approved development text.
4. Any tree removal shall comply with Chapter 1168 Tree Preservation Regulations along with the approved development text.
5. Any new signage shall achieve compliance with the zoning code and the approved Gateways and Corridors Plan.
6. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.
7. Any lighting plan shall be reviewed and approved by the Chief Building Official.
8. Any new buildings or site improvements considered a major modification shall require Preliminary and Final Development Plan approval.

STAFF RECOMMENDATION (2015-0206 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Fidelity Federal Savings and Loan and Turning Point of an Amendment to the Comprehensive Plan on property designated as Institutional and High Density Single Family on the future land use map to Mixed Use at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District).

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 2/25/15
REVISED:

FINAL APPROVED TEXT

FIDELITY FEDERAL SAVING AND LOAN AND TURNING POINT
PLANNED MIXED USE DEVELOPMENT TEXT
500 NORTH LIBERY STREET
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT
Fidelity Federal Saving and Loan is proposing to rezone their subject 14.9 acre property which encompasses two parcels (519-423-01-045-000 Sub-Area A & 519-423-01-046-001 Sub-Area B) from R-4 (Medium Density Residential) to R-4 PMU (Planned Mixed Use Overlay District). Turning Point is under contract to purchase the 7.73 acre Sub-Area A while Fidelity Federal Saving and Loan will maintain the 7.17 acre Sub-Area B for development opportunities.



2. GENERAL DEVELOPMENT STANDARDS

A. **Purpose and Intent.** It is the intent of this development to provide two separate entities a mixed use development with compatible and common site improvements, architectural design, signage and amenities. 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. **Preliminary & Final Development Plans for Each Sub-Area**

1. Sub-Area A – The existing site conditions would be considered the Preliminary and Final Development Plan which requires approval by the Planning Commission and City Council. Any future changes to the existing conditions that would be considered a major modification would require an Amended Preliminary and Final Development Plan approval.
2. Sub Area B – Because the submission does not include any proposed site plans, a Preliminary and Final Development Plan would need to be submitted and approved by the Planning Commission and City Council.

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

H. **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 by two different owners. Sub-Area A is a 7.73 acre parcel located on the western portion of the site that fronts North Liberty Street and is under contract by Turning Point to purchase for their Delaware facility. Turning Point is proposing to utilize the existing building on the site with no or minimal site improvements (they are proposing to connect the buildings with a hallway for security purposes) with the existing conditions considered a Preliminary and Final Development Plan. Sub-Area B is a 7.17 acre parcel located on the eastern portion of the site that fonts North Sandusky Street with Fidelity Federal Savings and Loan retaining ownership and marketing the subject property for office and limited commercial and residential uses which would require future Preliminary and Final Development Plan submittal and approval. The US 23/North Sandusky Street intersection improvements would require approximately 1.167 acres of property dedicated for right-of-way to the State leaving a 5.933 acre parcel to be developed.

4. SUB-AREA A – TURNING POINT

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) Domestic Shelter for victims of domestic violence only	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
(g) Accessory Uses & Structures	
(2) Off Street Parking	A
(3) Storage/Maintenance Buildings	A
(4) Fencing and screening	A
(5) Uses deemed accessory to domestic shelter 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. **Domestic Shelter.** Such use shall meet all requirements of the then current Zoning Code and the following conditions:

1. The shelter is specifically for victims of domestic violence. Any other clients or types of shelters are not permitted.
2. The units shall be limited to a maximum one year stay by each individual (or family).
3. The number of units shall be limited to 16 for the entire facility.
4. The use shall provide 24 hour supervision and security.
5. This use would not include clinics, institutions, hospitals, convalescent or nursing homes, dormitories or similar uses.
6. Any support and ancillary services of the domestic shelter.

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

Lot Standards	
(1) Minimum lot area	7 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 North Liberty Street	50 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 North Liberty Street	20 ft.
(2) Perimeter setback	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. Also, 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.

(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 shall be as approved the 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. The primary driveway shall connect Sub-Area A and B allowing at a minimum, City emergency forces public access to both sides of the site when both Sub-Area A and B are developed.

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 – FIDELITY FEDERAL SAVING AND LOAN (Current Owner)

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) Single-Family Dwelling	L
(3) Two Family Dwelling	L
(4) Multi-Family (owner occupied units only)	L
(e) Community Facilities	
(1) Place of Worship	P
(2) Day Care Center – child/adult	P
(3) Public safety and service facility	P
(f) Office and Professional Services	
(1) Offices – administrative, business and professional	P
(2) Medical and dental offices, health and allied services	P
(3) Financial institutions, banks	P
(g) Commercial Uses	
(1) Funeral Home	P
(2) Veterinary Office (no outside run or kennel)	P
(3) Veterinary Hospital (without kennel)	P
(4) Indoor Self-Storage	C
(h) Recreation and Entertainment	
(1) Park and Playground	P
(g) Accessory Uses & Structures	
(1) Off Street Parking	A
(2) Fencing and screening	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. **Single-Family, Two Family and Condominium Dwelling Units.** Such limitations include: 1. Only one single family and two family dwelling shall be allowed on the subject lot. For more than one single family dwelling, two family dwelling or condominium development, a zoning amendment to this PMU and a Preliminary/Final Development Plan and Preliminary/Final Subdivision Plat shall be required to be approved by the Planning Commission and City Council. 2. All single and two-family structures shall comply with minimum bulk requirements in an R-4 zoning district along with achieving compliance with Chapter 1171.08 Residential Development and Design Criteria and Performance Standards. 3. All condominium development bulk and density requirements shall be per approved Preliminary and Final Development Plan along with achieving compliance with 1171.08 Residential Development and Design Criteria and Performance Standards.

(5) **Lot Standards.** The following standards shall apply for lot standards and coverage.

Lot Standards	
(1) Minimum lot area	1 acre
(2) Minimum lot width and frontage*	100 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.

(6) **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 North Sandusky Street	50ft.
(2) Perimeter Setback – – Commercial Use – Office Use	 50 ft 20 ft
(3) Internal Property Line Side Yard Setbacks	20 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 North Sandusky Street	20 ft.
(2) Perimeter Setback	20 ft
(3) Internal Property Line Side Yard Setbacks	10 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.** All 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.

   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.
   ii. 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.

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

e. **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.

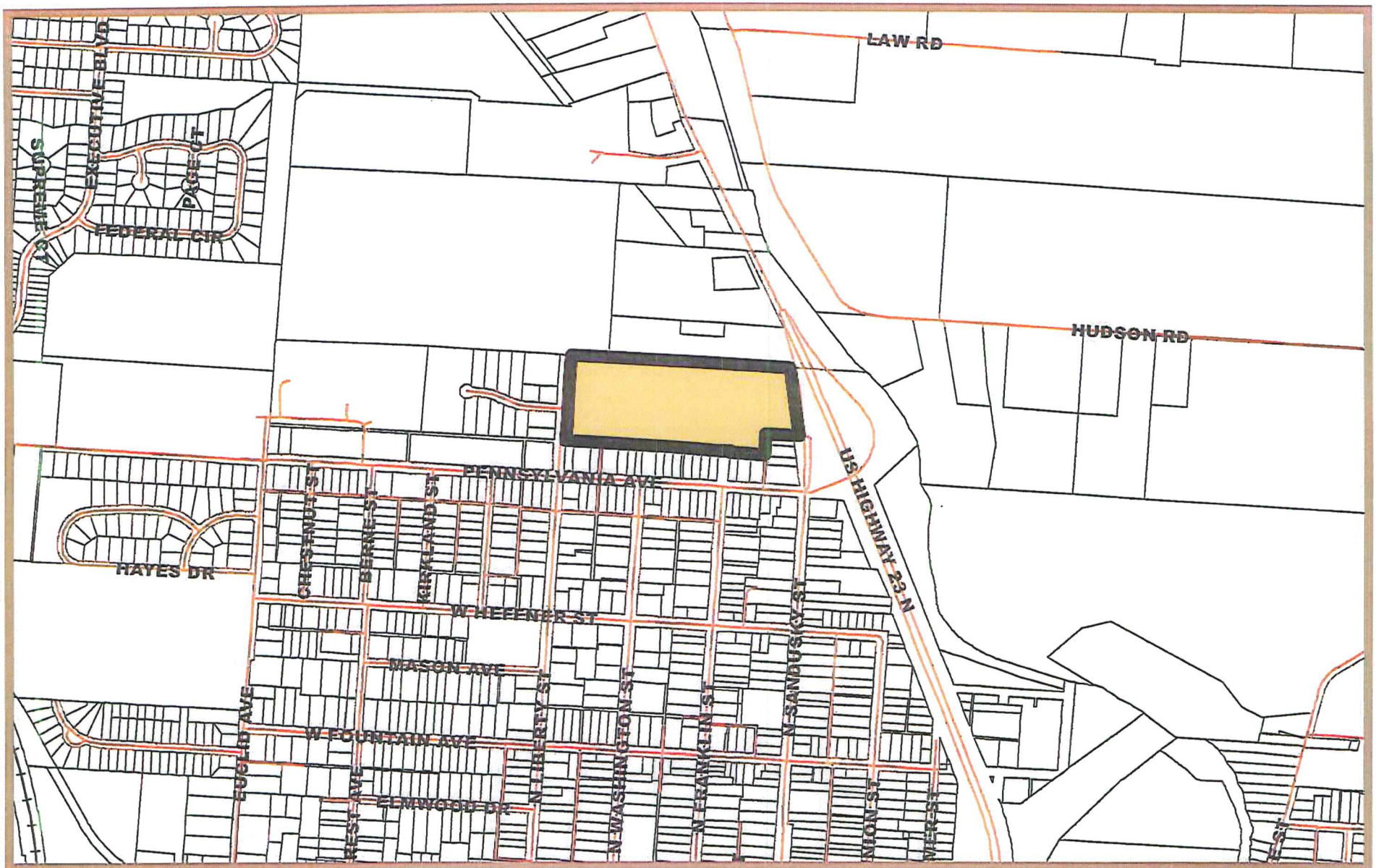
f. **Lighting.** Building, site, and accent lighting shall be provided in accordance with the current Zoning Code, except that there is no requirement to provide lighting beyond that required by the applicable Building Code.

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.

    1. Only one ground sign shall be permitted for each Sub-Area and it may have tenant panels.

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.



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2015-0201, 0203-0204, & 0206
Conditional Use Permit, Preliminary & Final Development Plan,
Rezoning & Comprehensive Plan Amendment
500 North Liberty Street
Location Map

N



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2015-0201, 0203-0204, & 0206
Conditional Use Permit, Preliminary & Final Development Plan,
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500 North Liberty Street
Zoning Map

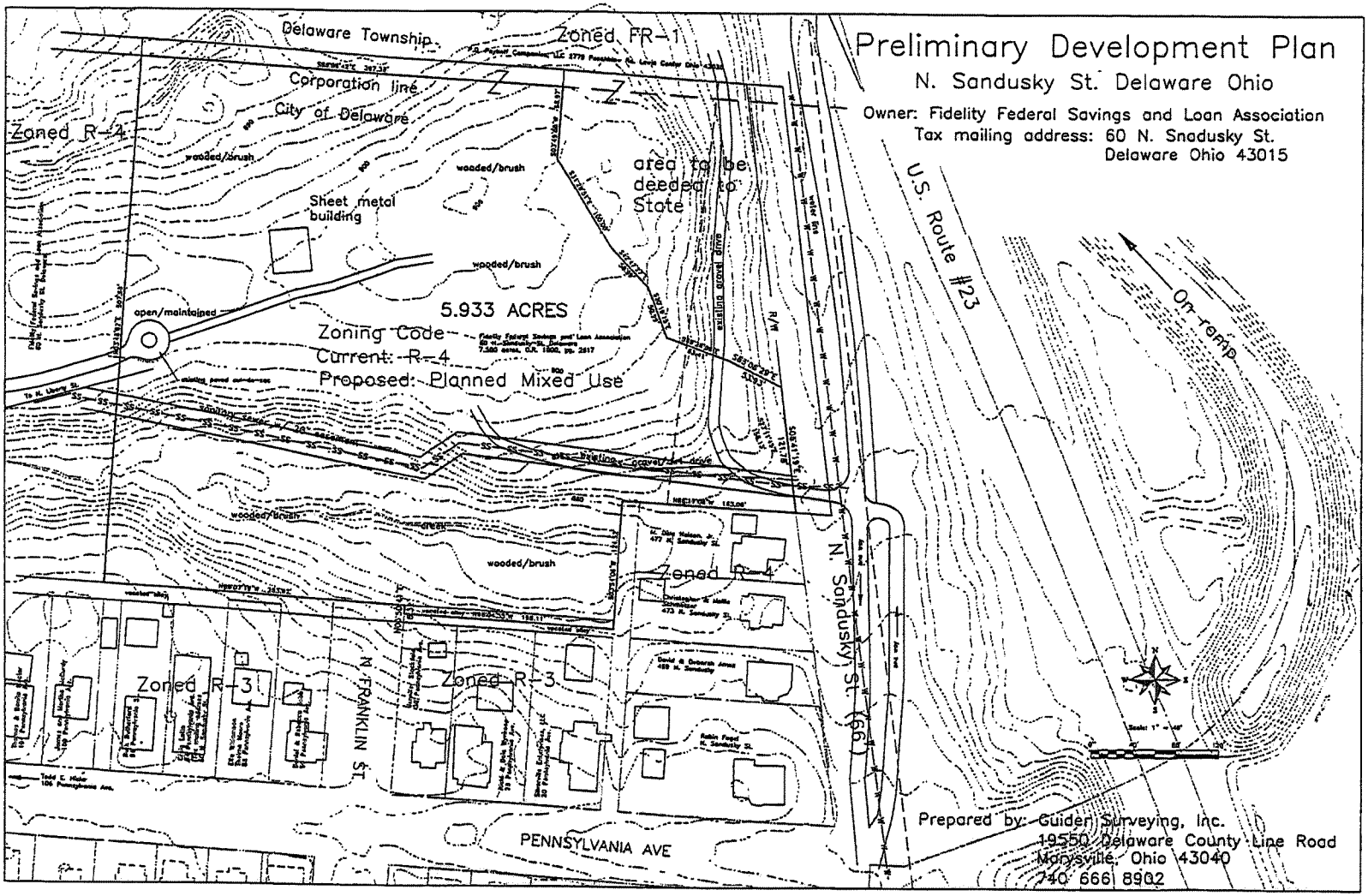
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CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2015-0201, 0203-0204, & 0206
Conditional Use Permit, Preliminary & Final Development Plan,
Rezoning & Comprehensive Plan Amendment
500 North Liberty Street
Aerial (2013)

N


Preliminary Development Plan
N. Sandusky St. Delaware Ohio
Owner: Fidelity Federal Savings and Loan Association
Tax mailing address: 60 N. Snadusky St.
Delaware Ohio 43015
Delaware Township
Zoned FR-1
Corporation line
City of Delaware
Zoned R-4
area to be deeded to State
Sheet metal building
wooded/brush
open/maintained
5.933 ACRES
Zoning Code
Current: R-4
Proposed: Planned Mixed Use
U.S. Route #23
On ramp
Zoned R-4
Zoned R-3
Zoned R-3
N. FRANKLIN ST.
N. Sandusky St. (60')
PENNSYLVANIA AVE
Prepared by: Guider Surveying, Inc.
19550 Delaware County Line Road
Marysville, Ohio 43040
740 666 8902

Turning Point

Serving domestic violence victims and their families for more than 30 years in Crawford, Delaware, Marion, Morrow, Union and Wyandot Counties

Call 24 hours a day: (800)232-6505 or (740)382-8988

About Turning Point

- Home
- About Us
- Our Services
- News & Events
- Donations
- Employment
- Volunteers
- Contact Us

Domestic Violence

- What is Domestic Violence?
- Safety Planning
- Red Flags
- Frequently Asked Questions
- Support Forum
- Dating Violence
- Links



Recent Posts

- #thesehandsdonthurt
- Panera in Sunbury Now Open
- Holiday Wishes Granted by Sponsors
- Comments from the HBO Documentary "Private Violence"

Mission Statement

Turning Point has the social responsibility to respond to the needs of domestic violence victims by providing shelter, counseling, advocacy and general support services and to identify and confront the causes of domestic violence.

Adopted 1977

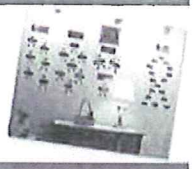
Safety Alert

If you feel you are in immediate danger, please call 911 or our HOTLINE: (800) 232-6505. Viewing this page will leave a history on your computer. Learn how to clear your history - Click Here

Exit Site

Purple Ribbon Society

We have created the Purple Ribbon Society to recognize those that support one or more of our families. These partnerships are making a very tangible impact on our community and, most importantly, on a family in need. **Click Here to Learn More**



Online Support Forum

Our **online support forum** is for victims of domestic violence victims who are seeking local resources and assistance. Our goal is to make this forum as interactive as possible. We will not endorse any attorneys online and we cannot admit anyone into shelter services through this forum.

If you are seeking shelter or a civil protection order, please call the agency at (740) 382-8988 or 1-800-232-6505.

Click Here to View the Online Support Forum

Find us on: facebook

United Way

Delaware-Morrow Mental Health & Recovery Services Board

SAFE ZONE

Turning Point | PO Box 875 | Marion, OH 43301-0875 | 740-382-8988

Turning Point

Serving domestic violence victims and their families for more than 30 years in Crawford, Delaware, Marion, Morrow, Union and Wyandot Counties

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Find us on facebook.

United Way

Delaware-Morrow Mental Health & Recovery Services Board

SAFE ZONE

About Us

Quick Links: History of Turning Point | Brief History of the Battered Women's Movement | Board of Trustees | Annual Report | Funders

History of Turning Point

In May of 1977, a group of concerned citizens, led by Kay Stout, A.C.S.W., met for the first time to discuss the problem of domestic violence in the Marion community. Immediate goals were developed to provide peer support and to begin educating the community about the issue of domestic violence. A long range goal emerged to establish a shelter facility where survivors of domestic violence could seek refuge.

In August of 1978, a corporation by the name of Concerned Citizens Against Violence Against Women was formed. Through C.C.A.V.A.W.'s efforts, funding was obtained and, in April of 1979, the dream of a shelter became a reality. Women and children now have a safe place to turn when challenged with domestic violence – a Turning Point that enables survivors of domestic violence to live a life free of violence.

Since 1986, 6,458 women and 227 men have benefited from our outreach services, over 3,113 men have attended batterers' treatment programs, 2,693 speeches have been presented and 45,286 volunteer hours have been logged.

While these numbers might be disheartening on the one hand, on the other hand they confirm the need for the many ways in which Turning Point has provided support for survivors of domestic violence. In an ideal world there would be no horror stories to tell of events that happen behind closed doors. In an ideal world the home would stand for a place of peace and comfort. For now, there is no ideal world. Until that world emerges, Turning Point will continue to extend its services to those people seeking the serenity of safety.

Brief History of the Battered Women's Movement

Prior to the 1970's, partner abuse remained a horror that was housed behind closed doors. It was not until women gathered in the late 1960's to share their stories that violence in the home became a public issue. With this emergence of women's voices came what is known as the Modern Women's Movement.

The Modern Women's Movement challenged the existing conditions of women and served as a catalyst for the Battered Women's Movement that emerged in the 1970's. In the following years, the battered women's movement dramatically changed society's response to domestic violence.

In the early 1970's, there were no battered women's shelters in existence. Today, there are more than 1,500 shelters serving women, children and men who are victims of domestic violence.

Turning Point Board of Trustees

Officers	
President: Gary Pendleton	Marion County
Vice President: Brenda Harden	Morrow County
Secretary: Holly Quaine	Delaware County
Treasurer: Chris King	Delaware County
Members	
Deputy Chris Burden	Delaware County
Eric Fuller	Union County
Lynn Clay	Wyandot County
Christa Steiger	Crawford County
Linda Hall	Marion County
Detective Scott Sterling	Marion County

Annual Report

Click on this link for our 2014 annual report.

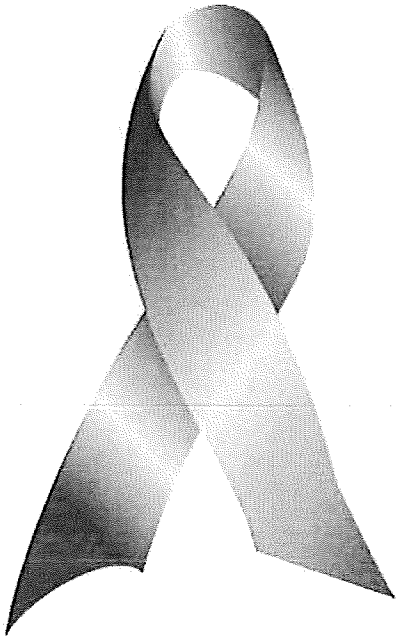
Funders

Thank you to our supporters! Turning point relies on the generosity of our funders and communities to achieve its mission of providing support, counseling and shelter to victims of domestic violence and their families.

Turning Point is funded by the Delaware/Morrow Mental Health and Recovery Services Board; the county commissioners in Crawford, Delaware, Marion, Morrow, Union, and Wyandot Counties; the United Ways in Crawford, Delaware, Marion, Morrow, and Union Counties; Crawford County Job and Family Services; the Ohio State Office of the Attorney General; the Office of Criminal Justice Services; Marion Municipal Court; the Ohio Department of Education; and donations from individuals, corporations, foundations and organizations.

Turning Point | PO Box 875 | Marion, OH 43301-0875 | 740-382-8988

TURNING POINT



Serving domestic violence victims
and their families since 1979

Annual Report
FY 2014



From our Director…

This annual report marks 35 years of sheltering families. We have seen many changes over the years. Programs have come and gone, the shelter program grew with the new building, and funding increased and was then lost in the 'great recession".

The families have changed as has our society: the violence is more violent, injuries are more severe and there is more poverty and drug and alcohol abuse.

But one thing has not changed and that is the dedication of the staff and volunteers of Turning Point. It is a privilege to work with our families and we marvel at their strength and courage against so many odds.

In the end we would not be able to do this important work without the support of our communities…it does take a village! So please know how much your support and kindness means to our staff, volunteers and families.

We cannot say it enough…thank you for sharing our commitment to safe peaceful families in our communities!



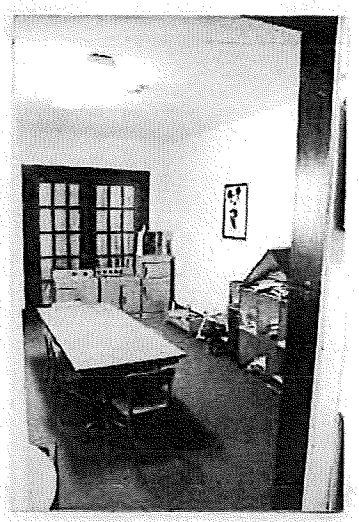
"Turning Point has the social responsibility to respond to the needs of victims of domestic violence by providing shelter, counseling, advocacy and general support services and to identify and confront the causes of domestic violence."

-Mission Statement adopted in 1977

History of Turning Point

In May of 1977, a group of concerned citizens led by Kay Stout, A.C.S.W., met for the first time to discuss the problem of domestic violence in the Marion community. Representing many disciplines, yet united in their concern for battered women, they began to explore what could be done to aid such individuals and their children. In August 1978, a corporation was formed entitled *Concerned Citizens Against Violence Against Women, Inc.* Through their efforts funding was obtained and, in April of 1979, the dream of a shelter became a reality. Families now had a place to stay- a *Turning Point.*

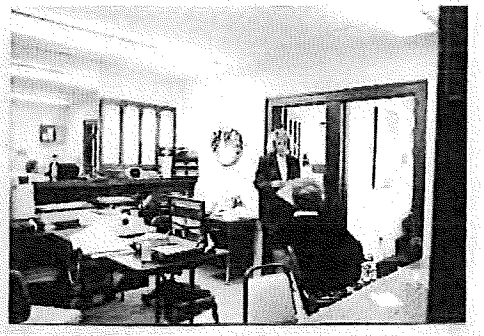
The shelter housed its first client before Ohio's domestic violence statutes took effect. In the years since, the program has developed to include individual and group support, 24-hour crisis lines, victims' rights advocacy, batterers' intervention and community education presentations. The agency's service area covers Crawford, Delaware, Marion, Morrow, Union and Wyandot Counties, giving Turning Point the largest territory of any domestic violence program in Ohio.



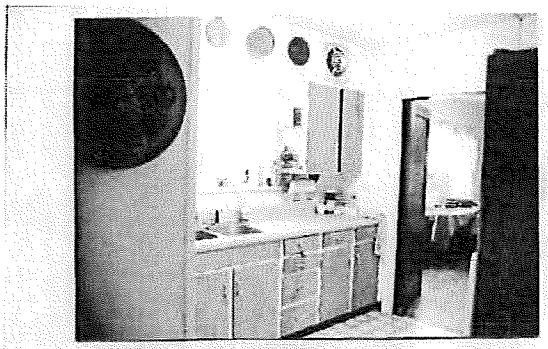
CHILDREN ARE GIVEN THE OPPORTUNITY FOR CREATIVE PLAY IN THEIR VERY OWN PLAYROOM.

Reflecting on the past,
Staying in the present,
Looking toward the future

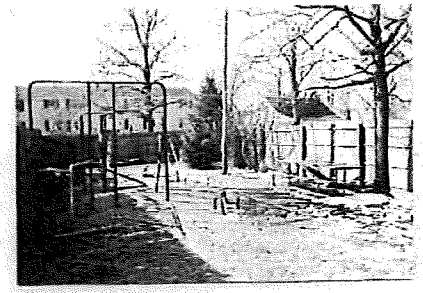
Turning Point
Since 1979



THE MAIN OFFICE SERVES AS A STAFF CONGREGATION AREA TO DISCUSS THE CASES, MAINTAIN COVERAGE AND TO SHARE KNOWLEDGE.



THE KITCHEN IS KEPT STOCKED WITH FOOD FOR NUTRITIONALLY PLANNED MEALS EACH WEEK.



ON A SUNNY DAY, CHILDREN AND THEIR MOTHERS CAN ENJOY THE OUTDOOR PLAYGROUND AREA'S SPACIOUS PLAY YARD.



IN THE WOMEN'S LIVING AREA, CLIENTS GATHER TO WATCH TELEVISION, SHARE CHORES AND HELP EACH OTHER CARE FOR CHILDREN.

BOARD OF DIRECTORS

Board of Directors as of June 30, 2014

Gary E. Pendleton, President
Retired

Brenda Harden, Vice President
Case Manager, Child Support Enforcement Agency

Holly Quaine, Secretary
President, Delaware Area Chamber of Commerce

Chris King, Treasurer
IT Director, Marion General Hospital

Linda Hall
Gunder/Hall and Folk Funeral Directors

Eric Fuller
Information Systems Security, Marion General Hospital

Christa Steiger
RN, Bucyrus Community Hospital

ADMINISTRATIVE STAFF

Paula Roller
Executive Director
proller@turningpoint6.org

Paula Burnside
Program Director
pburnside@turningpoint6.org

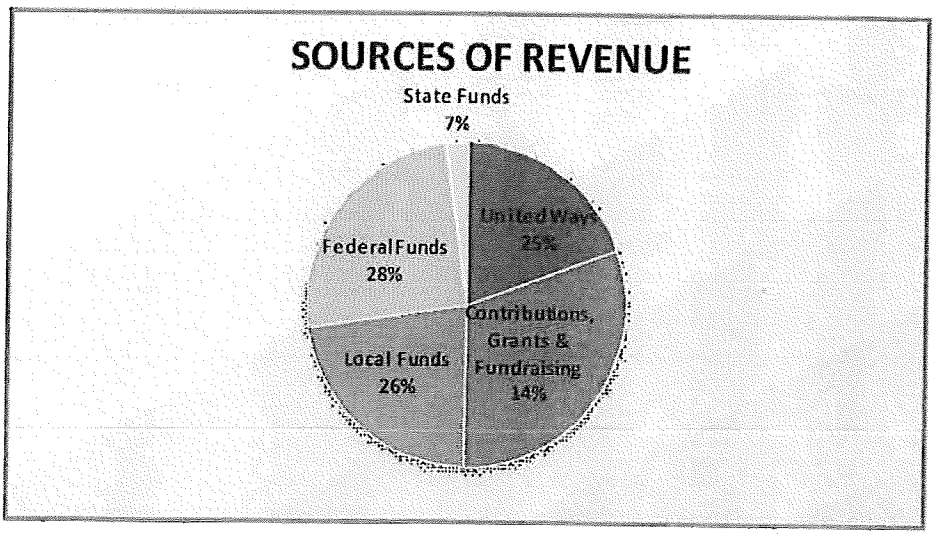
Kristi Butler
Community Education Coordinator
kbutler@turningpoint6.org

Amy Cooperider
Finance Director
acooperider@turningpoint6.org

FUNDING SOURCES

Turning Point is funded by the Delaware/Morrow Mental Health and Recovery Services Board; the county commissioners in Crawford, Delaware, Marion, Morrow, Union and Wyandot Counties; the United Ways in Delaware, Marion, Morrow, Crawford, and Union Counties; Crawford County Job and Family Services; the Ohio State Office of the Attorney General; the Office of Criminal Justice Services; and donations from individuals, corporations, foundations and organizations.

FY 2014 Revenue and Expenses



SUPPORT AND REVENUE	
United Way Organizations	192,405
Mental Health Boards	114,438
Marriage License Fees	72,000
Title XX Funds	20,364
Victims of Crime Assistance Grant	126,511
Contributions	40,942
Justice Assistance Grant	15,484
VAWA Grant	46,771
Family Violence Grant	23,134
Department of Education	5,546
Core Shelter Services Grant	44,982
Transitional Housing	30,488
Miscellaneous Grants & Fundraising	63,852
Interest	41
TOTAL SUPPORT AND REVENUE	796,958

OPERATING EXPENSES	
Salary and Wages**	457,324
Payroll Taxes and Benefits	96,286
Community Outreach	10,209
Occupancy	119,879
Office/Postage/Photocopying	8,627
Program Expenses	39,635
Professional Expenses	12,265
Insurance	14,446
Mileage	11,575
Training/Conferences	5,426
Telephone	8,833
Transitional Housing	12,483
Miscellaneous	56,283
TOTAL OPERATING EXPENSES	853,271

**Turning Point provides services to six north central Ohio counties 24 hours a day, 7 days a week.
Our salaries include 9 full-time, 2 part-time, and 8 program aide employees.



SHELTER SERVICES

Turning Point believes that providing the basic needs of shelter, food, and clothing is essential in helping victims of domestic violence regain control of their lives.

Shelter Admissions
Women: 105
Children:113
Men: 6

Average Length of Stay
67 days

Family Days of Stay
8,143

TRANSPORTATION

SUPPORT GROUPS

FOOD

INDIVIDUAL SUPPORT

VICTIM ADVOCACY

CLOTHING

94% of sheltered clients reported satisfaction with our services.

Creating an Individualized Safety Plan is the best way to improve a victim's safety situation.

95% of clients who were either shelter residents or attended our support groups completed safety plans.

TRANSITIONAL HOUSING SERVICES

14 families were served in the Transitional Housing Program.

Average Length of Stay
6 months

TH Family Days of Stay
2,441





Transitional Housing is a bridge between clients in the shelter and living independently. Clients in the Transitional Housing Program stay for an extended length of time in the shelter. Through a collaboration with the Marion County Continuum of Care and the City of Marion, Turning Point owns three homes to be used for this purpose. This will give clients the opportunity to rent a home while still receiving case management from the agency.





75% of families participating in our Transitional Housing Program reported living violence-free nine months after leaving the program.

Currently there are 3 shelter bedrooms and 3 single family homes for Transitional Housing.

CRISIS LINE CALLS



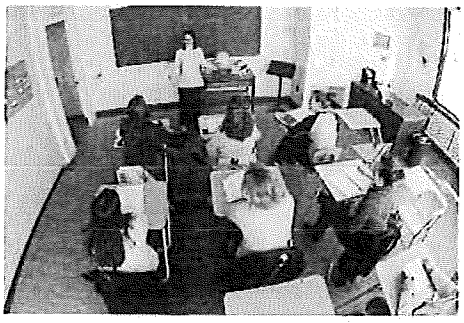
In an effort to make services more readily available, Turning Point provides a telephone crisis line, staffed 24 hours a day/7 days a week.

(800) 232-6505 (740) 382-8988

During FY 2014, there were **945** calls taken on the agency's crisis line.

We are also online at www.turningpoint6.org and on Facebook and Twitter.

IN- SCHOOL PREVENTION



During FY 2014, our In-School Prevention Coordinator gave presentations in all six counties to middle and high school students. Almost 3,500 students participated in the Healthy Teen Relationship workshops with 45% being middle school students and 55% high school students. Pretests and posttests were given and showed 23% increase of knowledge gained from the information given. Teachers enjoyed the workshops as well and request the presentation for the next school year.

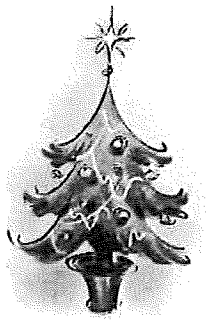
NON-RESIDENT SERVICES

Turning Point's Victims' Rights Advocacy Program served 249 new clients and 417 total clients.

Turning Point's Outreach Programs include our Victims' Rights Advocates who assist clients through the legal process.

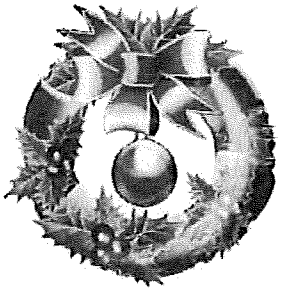
Victims' Rights Advocacy, Children's Programming and Peer Support Groups are available to those in shelter as well as those who reside in the community.

ADOPT-A-FAMILY CHRISTMAS PROGRAM



The Adopt-a-Family Program provided Christmas for **240** women, men and children-a total of **88** families.

45 area businesses, churches and individuals sponsored families in 2013.



VOLUNTEER PROGRAM

Turning Point's volunteer pool includes adult and youth volunteers, college students earning credit for practicum courses and members of the agency's Board of Directors.

Our **Volunteers** donated **549.25** hours to Turning Point.

Our **Board of Directors** donated **274.0** hours of service to Turning Point.
Interns from various area colleges provided **845.0** volunteer hours.

Total Volunteer Hours - 1,668.25

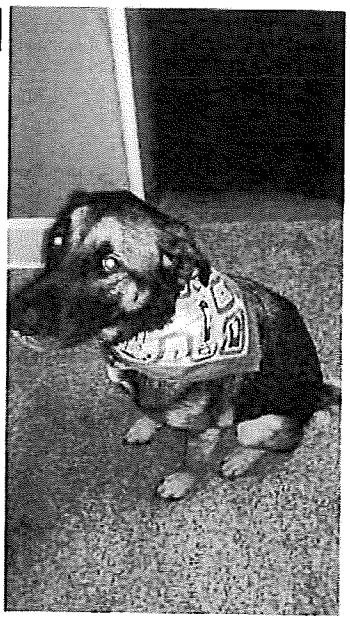
Interested in being a volunteer? Call us today!

Meet Ella!

Ella is our Comfort Care dog and she earned this certification through the America Kennel Club. She went through an intensive course and passed with flying colors! Ella is here to lend a paw to anyone in the shelter who might need her on a tough day.

Ella loves kids and often spends time in the Children's Coordinator's office. Staff members are known to have treats for her throughout the building and she may wander around the shelter looking to give companionship or perhaps simply to get more treats!

Ella's human parents are Paul and Paula Burnside (our Program Director) and she has 2 brothers and a feline sister, Snickers. Next year, Ella will also add a sister-in-law to her loving family.

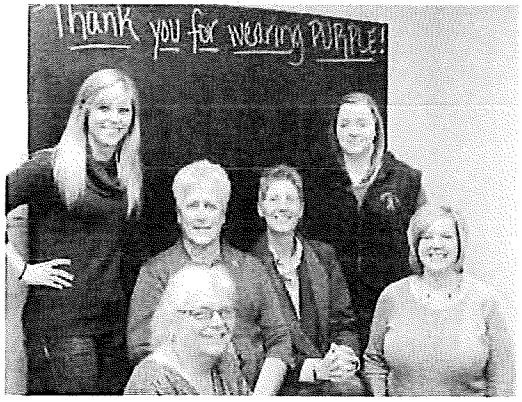


CLIENT SATISFACTION

92% of clients reported increased knowledge of available resources.

94% of sheltered clients reported satisfaction with Turning Point services.

100% of our community partners reported satisfaction with Turning Point's services.





Safe

Turning Point changed my life. I felt I was nothing. Now I know I am good.

You made me feel safe and feel like no one was going to get me and made me feel like I can work on myself.

To all of you,

This is a wonderful place. I hope that anyone who is a victim of such crimes has a chance like I got.

Peaceful

Families

This place is such a blessing to all that come in here.

Thank you again for listening, caring and helping so many people. You truly are angels.

Turning Point provides services to victims of domestic violence and their families in six central Ohio counties.

Crawford
Delaware
Marion



Morrow
Union
Wyandot

FY 2014 SERVICE STATISTICS

	Crawford	Delaware	Marion	Morrow	Union	Wyandot	Other	Total
Crisis Calls	76 (9%)	83 (10%)	566 (65%)	39 (5%)	33 (4%)	11 (1%)	137 (6%)	**945**
Shelter								
Women	8 (8%)	13 (12%)	61 (58%)	5 (5%)	6 (6%)	1 (1%)	11 (10%)	**105**
Children	1 (1%)	15 (13%)	76 (68%)	6 (5%)	2 (2%)	0	13 (11%)	**113**
Men	0	0	2 (33%)	0	0	0	4 (67%)	**6**
Transitional Housing								
In-Shelter TH Families	3 (27%)	0	5 (46%)	1 (9%)	0	0	2 (18%)	**11**
Stand Alone TH Families	1 (25%)	0	3 (100%)	0	0	0	0	**3**
New Outreach								
Women	2 (1%)	101 (46%)	89 (40%)	15 (7%)	9 (4%)	1 (1%)	5 (1%)	**222**
Men	0	20 (74%)	4 (15%)	0	0	0	3 (11%)	**27**
Total Outreach								
Women	7 (2%)	126 (33%)	206 (53%)	21 (5%)	15 (4%)	1 (1%)	12 (2%)	**388**
Men	0	20 (69%)	6 (21%)	0	0	0	3 (10%)	**29**

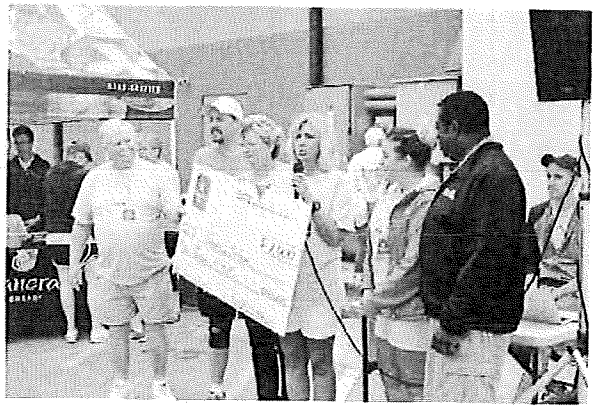


PICNIC ON THE PORCH

We hold Picnic on the Porch each year on the first Friday in October, kicking off Domestic Violence Awareness Month.

BAGUETTE RUN







TURNING HEADS

FOR

TURNING POINT



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

Planning *and* Community Development
CITY OF DELAWARE, OHIO

Project # _____ Case # 2015-0201 REZ 2015-0203-CUP 500 2080 (15.5 AC)
2015-0204 - 1505 (7.14C)

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 2015-#500
- ☐ 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 _____ Address 500 N. Liberty Street

Acreage 15.5 * Square Footage _____ Number of Lots _____ Number of Units _____

Zoning District/Land Use R-4 Proposed Zoning/Land Use PMU Parcel # 519-423-01-045-000
519-423-01-046-001

Applicant Name Fidelity Federal Savings & Loan Contact Person Paula Roller
(Turning Point/ Concerned Citizens Against Violence Against Women, Inc.)
Applicant Address P.O. Box 875, Marion, OH 43301-0875

Phone 1-800-232-6505 Fax 740-382-6554 E-mail proller@turningpoint6.org

Owner Name Fidelity Federal Savings & Loan Contact Person Edward F. Flahive
Attorney at Law
Owner Address 60 N. Sandusky Street, Delaware, OH 43015 P.O. Box 1040, Delaware, OH 43015

Phone 740-369-4388 Fax 740-363-1443 E-mail eflahive@rrcol.com

~~Engineer/Architect~~/Attorney Michael R. Shade Contact Person Michael R. Shade

Address P.O. Box 438, Delaware, OH 43015

Phone 740-363-9232 Fax 740-363-0146 E-mail mrs@ss-dta.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.

Fidelity Federal Savings & Loan
By: Ana M. Babiasz
Owner Signature

Ana M. Babiasz President/CEO
Owner Printed Name

Agent Signature

Michael R. Shade
Agent Printed Name

Sworn to before me and subscribed in my presence this 29th day of January, 2015.

EDWARD F. FLAHIVE
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Sec 147.03 R.C.

Notary Stamp

Notary Public

* 8.0 acres TP 0.388 acres is in
7.1 acres FF Delaware Township
PIN 519-423-01-047-001