ORDINANCE NO. 15-78

AN ORDINANCE APPROVING A REZONING FROM R-6 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO PO/I PMU (PLANNED OFFICE/INSTITUTIONAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) FOR OHIO WESLEYAN UNIVERSITY FOR SMALL LIVING UNITS (SLU'S) PHASES 1-5 ON APPROXIMATELY 1.373 ACRES LOCATED ON THE NORTH SIDE OF ROWLAND AVENUE BETWEEN SOUTH WASHINGTON STREET AND SOUTH LIBERTY STREET.

WHEREAS, the Planning Commission at its meeting of August 5, 2015, recommended approval of a Rezoning from R-6 (Multi-Family Residential District) to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) for Ohio Wesleyan University for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street (PC 2015-1322), and

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

SECTION 1. That the Rezoning from R-6 (Multi-Family Residential District) to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) for Ohio Wesleyan University for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street and is hereby confirmed, approved, and accepted, with the following condition that:

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

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

VOTE ON RULE SUSPENSION: YEAS 6 NAYS 0
ABSTAIN 0

PASSED: August 24, 2015 YEAS 6 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

Cindy Kay Rost
MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2015-1322, 1324-1326
REQUEST: Multiple Requests
PROJECT: Ohio Wesleyan University Student Housing
MEETING DATE: August 5, 2015

APPLICANT/OWNER

BSHM Architects
1020 Goodale Boulevard
Columbus, Ohio 43212

Ohio Wesleyan University
61 South Sandusky Street
Delaware, Ohio 43015

REQUESTS

2015-1322: A request by Ohio Wesleyan University for approval of a Rezoning Amendment from R-6 (Multi-Family Residential District) to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street.

2015-1324: A request by Ohio Wesleyan University for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street

2015-1325: A request by Ohio Wesleyan University for approval of a Preliminary Development Plan for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street on property zoned to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District)

2015-1326: A request by Ohio Wesleyan University for approval of a Final Development Plan for Small Living Units (SLU's) Phase 1 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street on property zoned to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District)

PROPERTY LOCATION & DESCRIPTION

The subject seven parcels are located on the north side of Rowland Avenue between South Washington Street and South Liberty Street and are zoned R-6 (Multi-Family Residential District). The properties to the north are zoned R-6 while the properties to the east, west and south are zoned PO/I (Planned Office/Institutional District). To the north are single family homes that have been converted to private rental units, to the south is the City Fire Department and a City Park and to the east and west are University uses.

BACKGROUND/PROPOSAL

Ohio Wesleyan University is proposing to raze the existing houses along the north side of Rowland Avenue which accommodates student housing and replace them with new small living unit (SLU's) student housing which would occur in four phases. The four new SLU's would allow the University to locate all the housing along the pedestrian corridor linking the residential area with the academic area of the campus. The existing houses would only be demolished when funding for each new SLU would be obtained. In Phase 5, Ohio Wesleyan's ultimate goal (this has been discussed with the City in the past) is to have Rowland Avenue vacated for vehicular travel and be utilized exclusively for pedestrians to extend the "jaywalk" concept in this area. Again, the City and University have discussed this possibility in general terms over several years and generally have agreed that it is a potential long term plan; however, both entities have discussed that much more detailed planning in this regard is needed and many more details would need to be worked out prior to a formal application for vacation and Final Development Plan for Phase 5 being submitted. This approval would identify the vacation as part of the OWU long term plan.

STAFF ANALYSIS

- **ZONING:** As mentioned above, the zoning of the subject the property is R-6 which allows the proposed uses but would likely need several significant variances for building setbacks and the like. Staff recommends and the applicant agreed that a rezoning to PO/I with a PMU (Planned Mixed Use Overlay District) would allow the applicant flexibly to accommodate any setback issues while allowing the City to require performance standards on the site and buildings to accommodate this unique use. A PMU also sets forth requirements and expectations for the future phases. In addition, a Conditional Use Permit for the entire site along with

Preliminary and Final Development Plans would need to be approved for each building by the Planning Commission and City Council.

- **LAND USE**: The proposed student housing is consistent with the Comprehensive Plan of the "OWU Subarea" of the plan which identifies these properties for Institutional uses.
- **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 a technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND TRAFFIC**: The proposed four new SLU's would have access from Rowland Avenue which is a public street. However, Ohio Wesleyan's long term desire is to vacate Rowland Avenue for vehicular travel and extend the "jaywalk" concept in this area. The logistics of vacating (abandoning) the public street would have to be vetted with all City departments and the University to determine the feasibility of such request as the University and the City are the only two adjacent property owners at this time. The Fire Department has provided detailed comments in this regard and supports the concept.
- **PARKING**: Section 1161.05 Specific Parking Standards for College/University Uses of the zoning code specifically calls for a parking study to be prepared in cases such as this to determine overall campus parking demand, use and relocation. As a result OWU prepared a Rowland Avenue Student Housing Parking Study (see attached) which indicates there is a 161 parking space surplus of student parking throughout the campus (882 parking space supply – 721 parking space demand). The study concluded 43% of the students have purchased parking permits in 2015 and that percentage would be used to determine parking demand for each SLU. Staff has accepted the study results to determine the number of parking spaces required for each phase as it is constructed.
- **SITE LAYOUT:** The proposed development would be developed in five phases and consist of four individual SLU's that front Rowland Avenue and are setback the same distance as the three existing homes (which would ultimately be demolished). Phase 5 would include the vacation of Rowland Avenue as discussed above. The design character of the SLU's would mimic the existing single family housing stock with minimum two stories, front porches, gabled pitch roofs, etc., per the attached building elevations and would have to achieve compliance with Chapter 1171.08 Residential Design Criteria. Again the construction of the SLU's and vacation of the Rowland Avenue would occur when funding is made available (see attached plans for each phase):

  Phase 1- The existing house at 118 Rowland Avenue (westernmost house on Rowland Avenue) would be demolished. A new 24 unit, 6,103 square foot SLU with 10 double bedrooms and 4 single bedrooms would be constructed at this location. Per the above mentioned Rowland Avenue Student Housing Parking Study, six parking spaces at the Hamilton Williams Campus Center at 110 Rowland Avenue (on the eastside of Washington Street north of Rowland) would be allocated specifically for this SLU. This phase is currently funded with construction anticipated in late 2015.

  Phase 2 – The existing houses at 86 and 94 Rowland Avenue (easternmost houses on Rowland Avenue) would be demolished. A new 24 unit SLU would be constructed at this location and no additional parking would be allocated per the parking study. This phase is not currently funded.

  Phase 3 – A new 24 unit SLU would be constructed just east of the SLU in Phase 1 (currently vacant property). Eleven parking spaces at the Hamilton Williams Campus Center would be allocated for this SLU per the parking study. This phase is not currently funded.

  Phase 4 - A new 24 unit SLU would be constructed just west of the SLU in Phase 2 (currently an approximate 12 space parking lot). Eleven parking spaces at the Hamilton Williams Campus Center would be allocated for this SLU per the parking study. This phase is not currently funded.

  Phase 5 - Rowland Avenue would be vacated and converted into the extension of the "jaywalk" in conjunction with the required City approval(s). The vacation of Rowland Avenue would eliminate 20 on-street parking spaces and OWU would construct 20 new parking spaces in the Bashford lot located on Park Avenue just southwest of the SLU's. This phase is not currently funded.

- **PARKLAND AND OPEN SPACE:** There is no parkland or open space associated with the proposal but the potential vacation of Rowland Avenue would yield additional active open space for the University which already has more parkland and open space than any other single land use (except for the City).
- **BIKE PATHS AND PEDESTRIAN ROUTES:** There are not any proposed bike paths or pedestrian routes in this area per the City of Delaware Bikeway Plan approved in 2010. Sidewalks would continue to front all streets and Phase 5 would include additional pedestrian paths.
- **LANDSCAPING:** The applicant submitted a landscape plan for the Phase 1 SLU which identifies 14 shrubs planted around the structure which appears to be appropriate. Such plan would be required for each subsequent SLU constructed. Furthermore, a more detailed landscape plan would be required for the vacated Rowland Avenue in Phase 5. All landscape plans would need to be submitted, reviewed and approved by the Shade Tree Commission.
- **TREE PRESERVATION:** Each phase would have to achieve compliance with Chapter 1168 Tree Preservation Regulations. In Phase 1 there do not appear to be any trees being eliminated, but that would need to be verified with building plans.
- **UTILITIES:** The site would be serviced by City sanitary sewer and water that would have to be extended by the developer where necessary.
- **LIGHTING PLAN:** The proposed plan does not show any proposed lights on the SLU's which are required for each house per the zoning code, In addition, a detailed lighting plan would be required for the vacated Rowland Avenue in Phase 5. All lighting plans would need to be submitted, reviewed and approved by the Chief Building Official that achieves compliance with the zoning code.
- **MISC:** Staff and OWU remains concerned with the pedestrian crossing utilized primarily by students at Liberty Street and Rowland Avenue. There have been several discussions between the City and University on this topic. The Engineering Department has explored a number of these adaptations such as a HAWK signal among other items and desires to conclude these discussions with the University and to see enhancements put in place in the area. This is an existing condition not specifically related to the SLU project but certainly must be addressed with Phase 5.
- **CONDITIONAL USE PERMIT:** The proposed development achieves compliance with the conditional use permit requirements per the zoning code and of the approved development text.

STAFF RECOMMENDATION (2015-1322 – REZONING AMENDMENT)
Staff recommends approval of a request by Ohio Wesleyan University of a Rezoning Amendment from R-6 (Multi-Family Residential District) to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street, with the following condition:

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

STAFF RECOMMENDATION (2015-1324 – CONDITIONAL USE PERMIT)
Staff recommends approval of a request by Ohio Wesleyan University of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street

STAFF RECOMMENDATION (2015-1325 – PRELIMIMARY DEVELOPMENT PLAN)
Staff recommends approval of a request by Ohio Wesleyan University of a Preliminary Development Plan for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street on property zoned to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District), with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the

layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.

2. Any new SLU shall achieve compliance with the design standards of the approved development text per the submitted building elevations.
3. Any tree removal shall comply with Chapter 1168 Tree Preservation Regulations along with the approved development text.
4. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.
5. Any lighting plan shall be reviewed and approved by the Chief Building Official.
6. The seven parcels shall be consolidated prior to the occupancy permit of the second SLU.

STAFF RECOMMENDATION (2015-1326 –FINAL DEVELOPMENT PLAN – PHASE 1)
Staff recommends approval of a request by Ohio Wesleyan University for approval of a Final Development Plan for Small Living Units (SLU's) Phase 1 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street on property zoned to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District), with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The new SLU shall achieve compliance with the design standards of the approved development text per the submitted building elevation.
3. Any tree removal shall comply with Chapter 1168 Tree Preservation Regulations along with the approved development text.
4. The landscape plan shall be submitted, reviewed and approved by the Shade Tree Commission.
5. The lighting plan shall be submitted, reviewed and approved by the Chief Building Official.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL:
REVISED: 07/31/15

DRAFT TEXT 8/5/15

OHIO WESLEYAN UNIVERSITY
PLANNED MIXED USE DEVELOPMENT TEXT FOR
SMALL LIVING UNITS (SLU'S)
LOCATED ON THE NORTH SIDE OF ROWLAND AVENUE
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Ohio Wesleyan University (OWU) is proposing to rezone the subject seven parcels that contain 1.373 acres from R-6 (Multi-Family Residential District) to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) for a development that would raze the existing three student houses and ultimately construct four small living units (SLU's) and associated parking in four phases. In Phase 5, OWU would vacate Rowland Avenue for vehicular travel and would be utilized exclusively for pedestrians to extend the "jaywalk" concept in this area.



2. GENERAL DEVELOPMENT STANDARDS

a. **Purpose and Intent.** It is the intent of this development to provide a student housing development with compatible and common site improvements, architectural design, signage and amenities in a campus like setting. This Development Text represents the zoning requirements for this area unless otherwise noted.

b. **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.

c. **Limitations.** Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.

d. **Major Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any major change in the use or occupancy other than those uses specifically listed in this text.
(2) Major change in the approved location of land uses.
(3) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved 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 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.
(4) Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved 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(s).

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

(1) Trees in poor condition shall not be replaced (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.

g. **Stormwater**

(1) All State and local rules and regulations regarding stormwater shall apply as they are in effect at the time of permitting.

3. OWU – NORTH SIDE OF ROWLAND AVENUE

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 or C 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) Student housing (University owned and operated)	P

Land Use Category	Sub-Area A Uses
(2) Sorority or fraternity for college men and women	P
(b) Community Facilities	
(1) Place of Worship	P
(2) Colleges, universities, educational research establishment/laboratory	P
(3) Library	P
(4) Public safety and service facility	P
(c) Office and Professional Services	
(1) Offices – (University owned and operated)l	P
(2) Medical offices (University owned and operated)	P
(f) Recreation and Entertainment	
(1) Park and Playground	P
(g) Accessory Uses & Structures	
(2) Off Street Parking	A

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

Lot Standards	
(1) Minimum lot area	0.25 acre
(2) Minimum lot width and frontage	N/A.
(3) Maximum building coverage	40%
(4) Maximum lot coverage*	60%

*Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of the subject lot, 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) Front Yard Setback	15 ft.
(2) Rear Yard and Side Yard Setbacks	10 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) Front Yard Setback	15 ft.
(2) Rear and Side Yard Setbacks	10 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 to require all building to achieve compliance with Chapter 1171.08 Residential Development Criteria and Performance Standards per the attached building elevations. 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. They shall include higher end materials such as brick, stone (natural or cultured), cement siding and the like.

(1) Accessory structures such as enclosures for dumpsters and other similar structures shall consist of brick, stone, cedar planking, cement fiber siding, or similar approved products as the exterior material and be designed in a consistent and cohesive manner to the principal building in which it serves.
(2) Mechanical Equipment shall be screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate. The height of such screening shall be equivalent to the height of the highest mechanical equipment.

g. **Parking.** The amount of parking provided shall not be more than that shown on the approved Preliminary Development Plan for each Phase per the submitted Ohio Wesleyan University Rowland Student Housing Parking Study and allowed in Section 1161.05 Specific Standards for Colleges/University Uses of the City of Delaware Zoning Regulations.

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

(1) The landscaping for each SLU shall be per the attached Final Development Landscape Plan for Phase 1 or other City approved plan.
(2) A more detailed landscape plan would be required for the vacated Rowland Avenue with any Final Development Plan submitted for Phase 5.
(3) All landscape plans would need to be submitted, reviewed and approved by the Shade Tree Commission.

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.** All signage shall achieve compliance with 1165 Signs of the City of Delaware Zoning Code.

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.

n. **Proposed Development – 5 Phases**

a. **Phase 1.** This phase would consist of the following elements:
i. The existing houses at 118 Rowland Avenue (westernmost house on Rowland Avenue) would be demolished.
ii. A new 24 unit SLU would be constructed at this location.
iii. Six parking spaces at the Hamilton Williams Campus Center located at 110 Rowland Avenue (on the eastside of Washington Street north of Rowland Avenue) would be allocated for this SLU per the OWU Rowland Avenue Student Housing Parking Study.
iv. A Final Development Plan would need to be approved by the Planning Commission and City Council.

b **Phase 2.** This phase would consist of the following elements:
i. The existing houses at 86 and 94 Rowland Avenue (easternmost houses on Rowland Avenue) would be demolished.
ii. A new 24 unit SLU would be constructed at this location.
iii. No additional parking spaces would need to be allocated for this SLU per the OWU Rowland Avenue Student Housing Parking Study.
iv. A Final Development Plan would need to be approved by the Planning Commission and City Council.

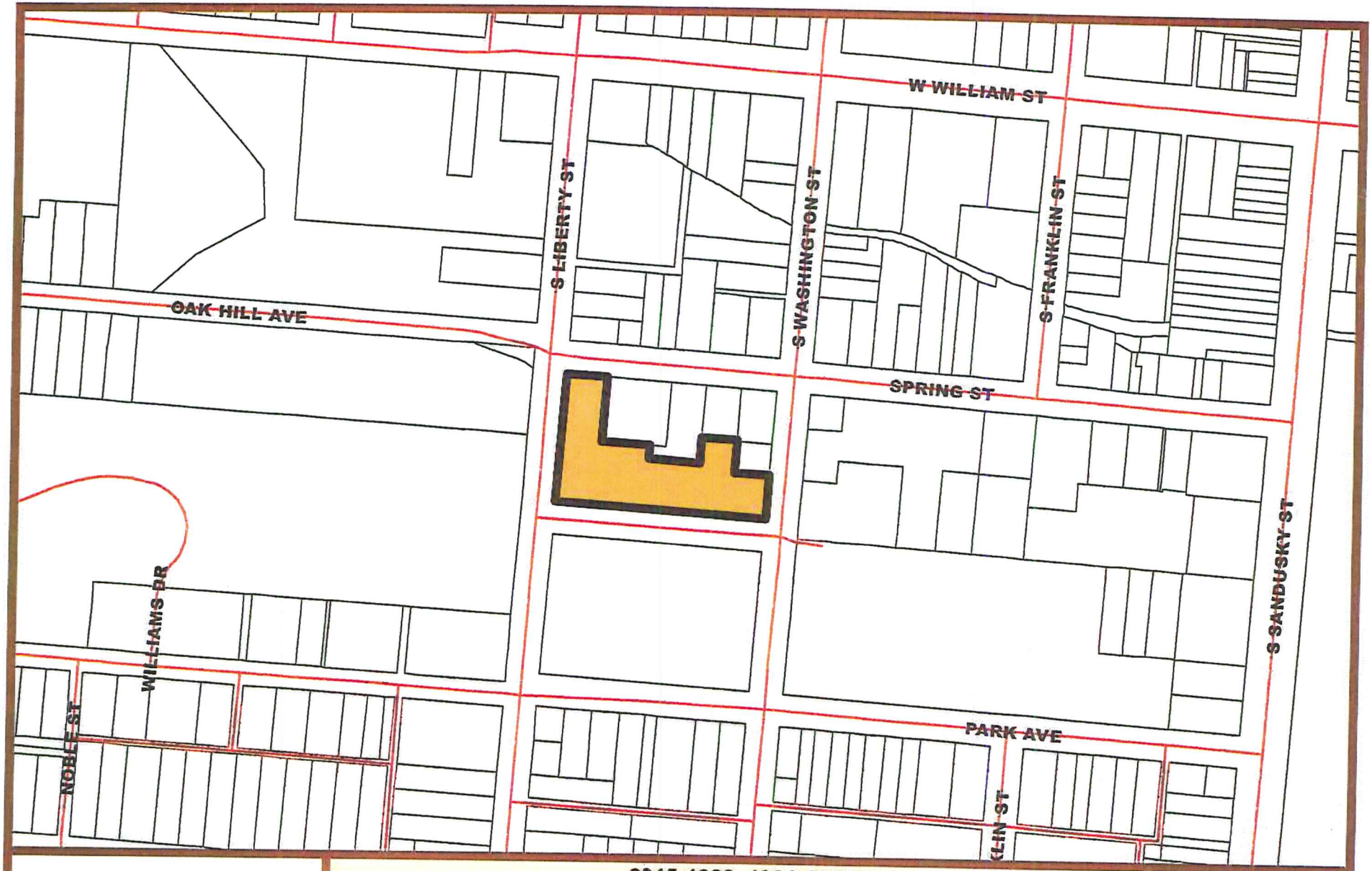
c .**Phase 3.** This phase would consist of the following elements:
i. A new 24 unit SLU would be constructed just east of the SLU in Phase 1 (currently a vacant lot).
ii. Eleven parking spaces at the Hamilton Williams Campus Center located at 110 Rowland Avenue (on the eastside of Washington Street north of

Rowland Avenue) would be allocated for this SLU per the OWU Rowland Avenue Student Housing Parking Study.

iii. A Final Development Plan would need to be approved by the Planning Commission and City Council.

d. **Phase 4**. This phase would consist of the following elements:
   i. A new 24 unit SLU would be constructed just west of the SLU in Phase 2 currently a parking lot).
   ii. Eleven parking spaces at the Hamilton Williams Campus Center located at 110 Rowland Avenue (on the eastside of Washington Street north of Rowland Avenue) would be allocated for this SLU per the OWU Rowland Avenue Student Housing Parking Study.
   iii A Final Development Plan would need to be approved by the Planning Commission and City Council.

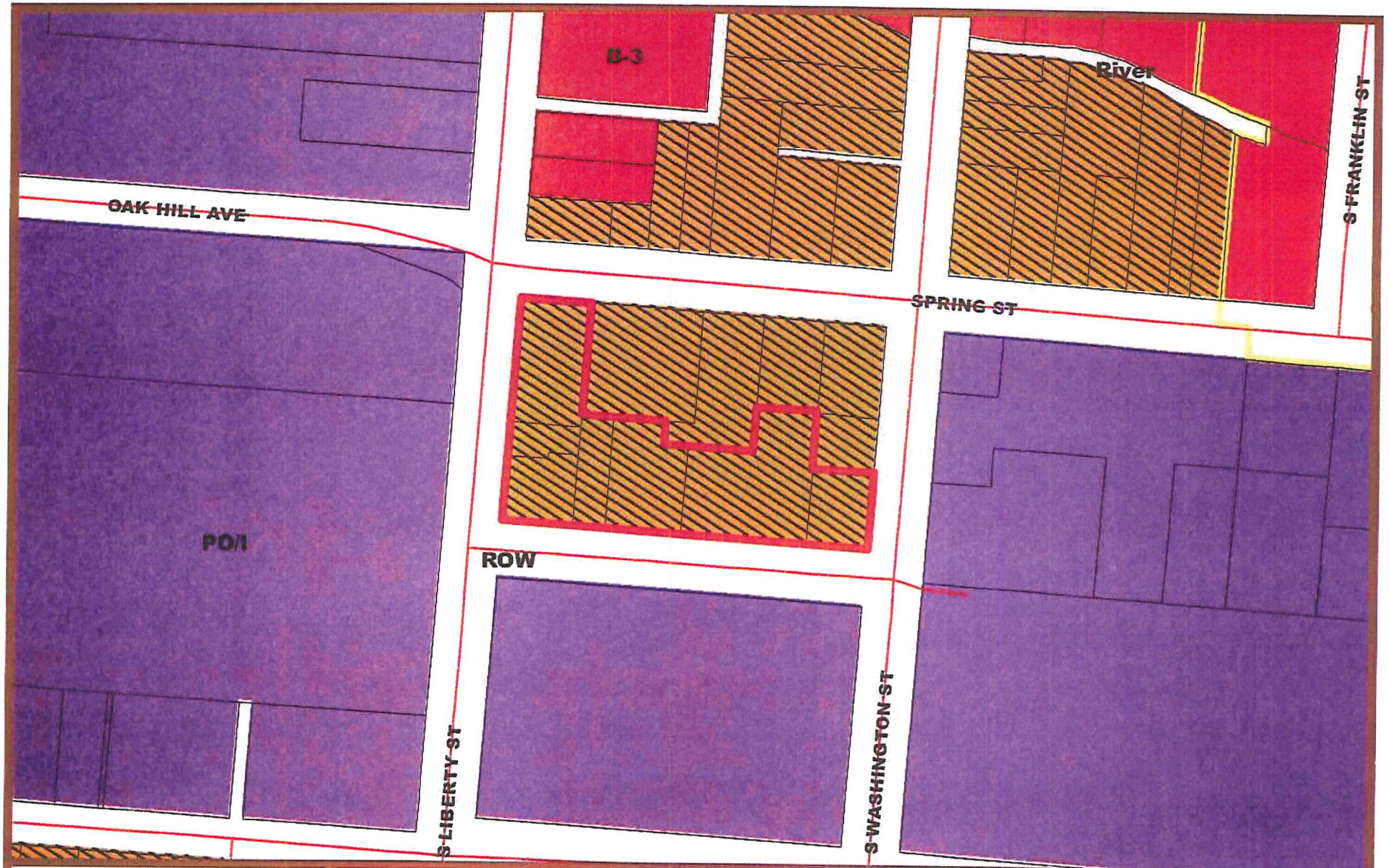
e. **Phase 5**. This phase would consist of the following elements:
   i. Rowland Avenue would be vacated and converted into the extension of the "jaywalk" in conjunction with City approval(s).
   ii. The vacation of Rowland Avenue would eliminate 20 on-street parking spaces. Therefore, 20 new parking spaces would be constructed in the Bashford Lot located on Park Avenue just southwest of the SLU's per the OWU Rowland Avenue Student Housing Parking Study.
   iii. A Final Development Plan and street vacation would need to be approved by the Planning Commission and City Council.



EST 1808
CITY OF
DELAWARE
OHIO

2015-1322, 1324-1326
Rezoning Amendment, Conditional Use Permit,
Phases 1-5 Preliminary Development Plan, and Phase 1
Final Development Plan
Ohio Wesleyan University
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2015-1322, 1324-1326
Rezoning Amendment, Conditional Use Permit,
Phases 1-5 Preliminary Development Plan, and Phase 1
Final Development Plan
Ohio Wesleyan University
Zoning Map

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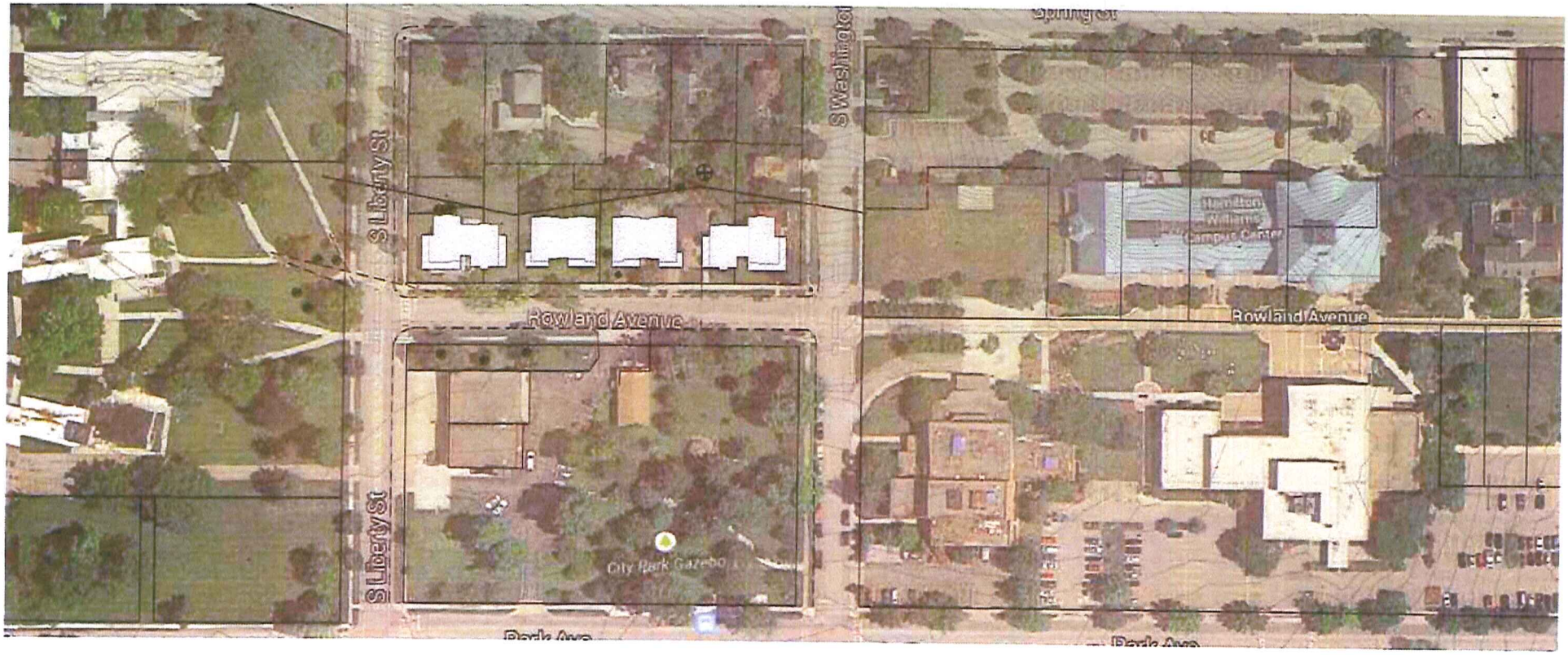


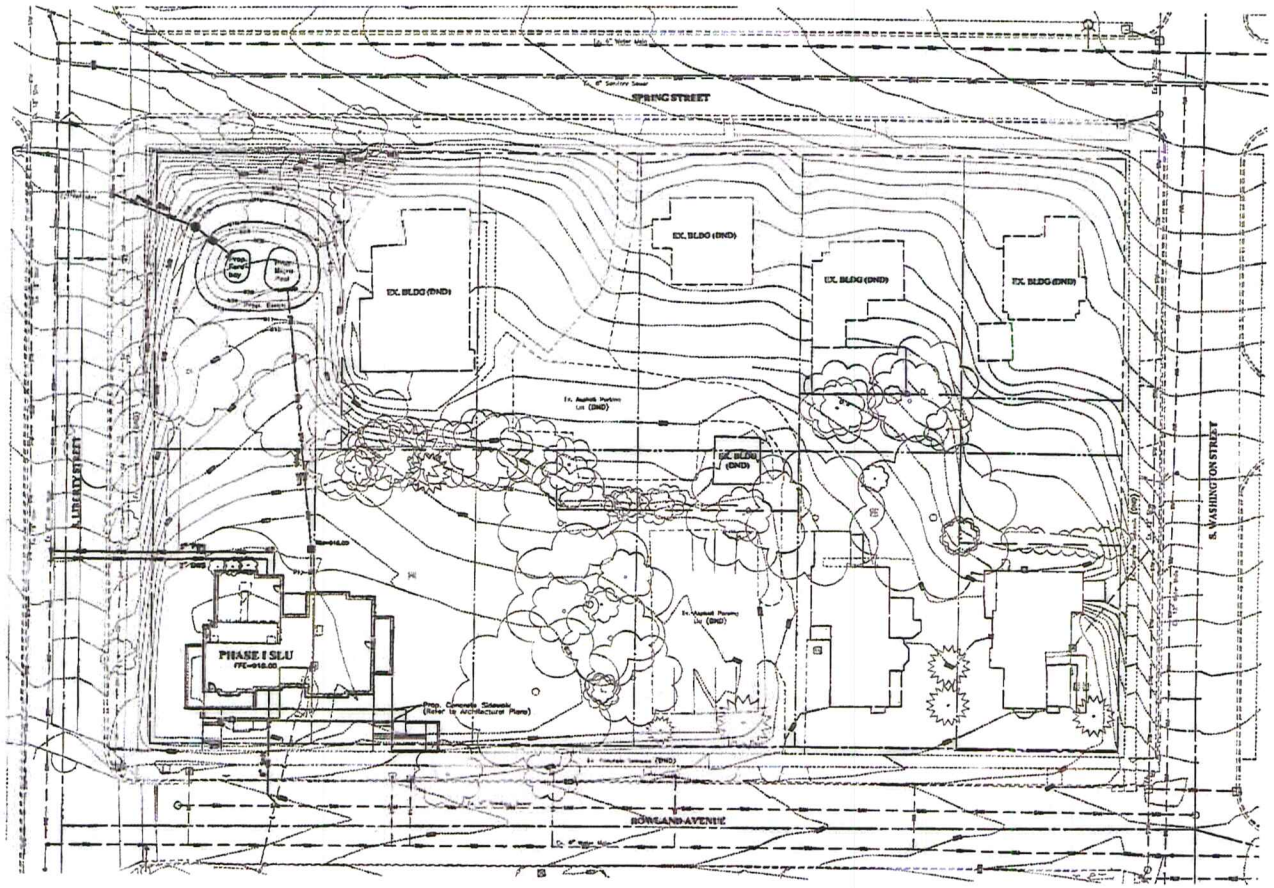
EST 1808
CITY OF
DELAWARE
OHIO

2015-1322, 1324-1326
Rezoning Amendment, Conditional Use Permit,
Phases 1-5 Preliminary Development Plan, and Phase 1
Final Development Plan
Ohio Wesleyan University
Aerial (2013)

N

OHIO WESLEYAN UNIVERSITY SMALL LIVING UNITS





LEGEND

EXISTING

Curb
Sidewalk/Curb Ramp
Center Line Swale
Fence/Handrail
Water Main
Water Service
Domestic Water Service
Fire Water Service
Sanitary Sewer Main
Sanitary Sewer Service
Storm Sewer
Roof Drain
Underdrain
Underground Electric Service
Electric Duct Bank
Overhead Electric
Overhead Electric & Communications
Site Lighting
Communications Service
Communications Duct Bank
Natural Gas Main
Natural Gas Service
Tree Row
Ornamental Tree/Shrub
Deciduous/Evergreen Tree

Catch Basin
Curb & Gutter Inlet
Headwall w/ Rock Channel Protection
Manhole
Cleanout
Fire Hydrant
Fire Department Connection
Valve
Reducer
Detectable Warning Plate
Sign
Wheel Block
Handicap Parkment Symbol
Bollard
Light Pole
Transformer
Gas Meter
Pull Box

PROPOSED

Water Service
Domestic Water Service
Fire Water Service
Sanitary Sewer Service
Storm Sewer
Roof Drain
Underdrain
Underground Electric Service
Site Lighting
Communications Service
Natural Gas Service

Catch Basin
Curb & Gutter Inlet
Headwall w/ Rock Channel Protection
Manhole
Cleanout
Gas Meter (By Service Provider)
Fire Hydrant
Valve
Reducer
Fire Department Connection
Light Pole (Refer to Site Lighting Plan)
Transformer

GRAPHIC SCALE

1 inch = 20 ft.

Plan Prepared By:
EMHT

Drafted By: NAB
Designed By: NAB
Checked By: JSC
Project Number: 2015-0502

bshm
Bailey Edwards Hendricks & Manchester Architects, Inc.
1520 gardner blvd
columbus, ohio 43212
614.487.9770
614.487.9775 (fax)

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www.littlestl.com

Ohio Wesleyan University

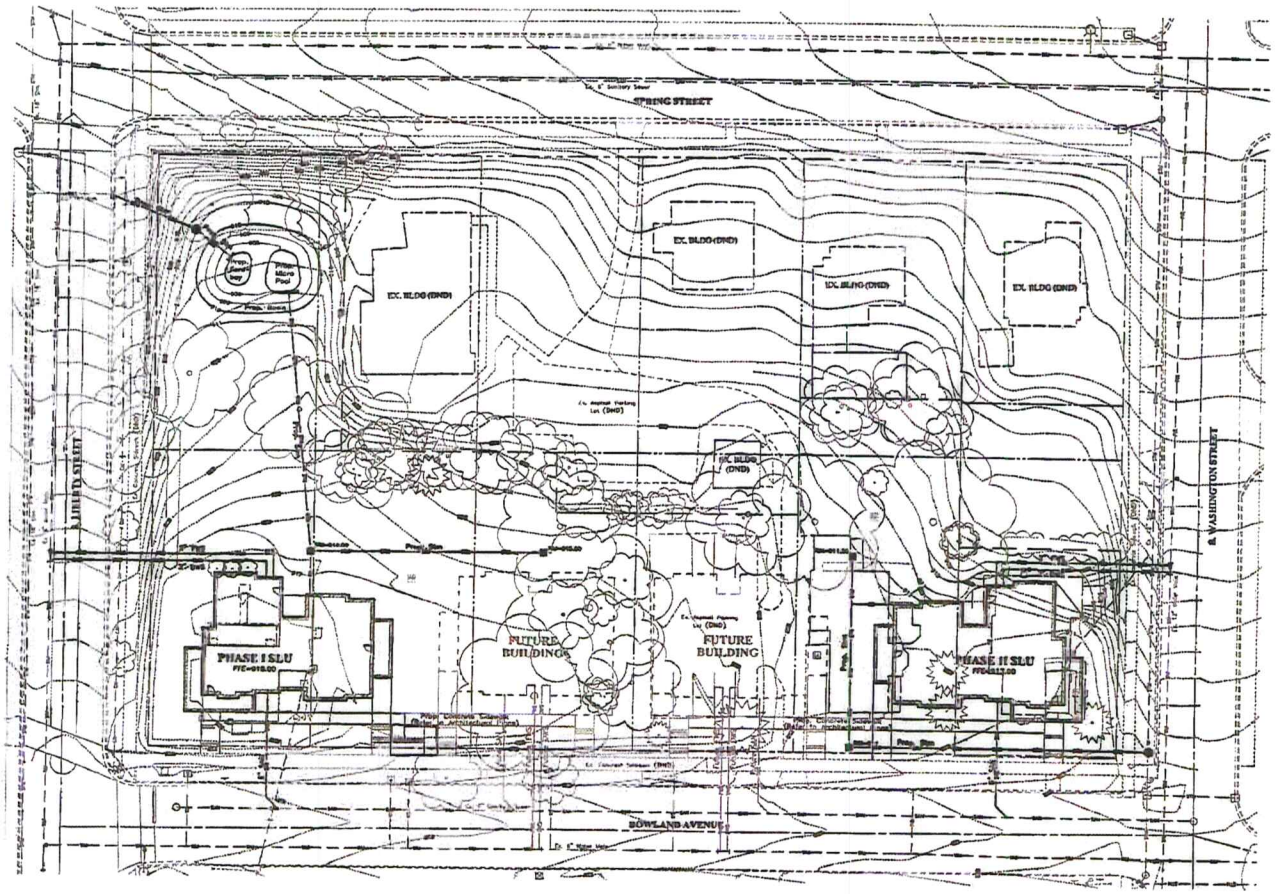
DESIGN DEVELOPMENT
OHIO WESLEYAN UNIVERSITY
SLUplex 1& 2
ROWLAND AVENUE
DELAWARE, OH 43015

113.2005.00
N. Ramos J. Chambers

PHASE I
STORM & UTILITY PLAN

7.07.2015

C300



LEGEND

EXISTING

Curb
Sidewalk/Curb Ramp
Center Line Swale
Fence/Handrail
Water Main
Water Service
Domestic Water Service
Fire Water Service
Sanitary Sewer Main
Sanitary Sewer Service
Storm Sewer
Roof Drain
Underdrain
Underground Electric Service
Electric Duct Bank
Overhead Electric
Buried Electric & Communications
Site Lighting
Communications Service
Communications Duct Bank
Natural Gas Main
Natural Gas Service
Tree Row
Ornamental Tree/Shrub
Deciduous/Evergreen Tree

Catch Basin
Curb & Gutter Inlet
Headwall w/ Rock Channel Protection
Manhole
Cleanout
Fire Hydrant
Fire Department Connection
Valve
Reducer

Detectable Warning Plate
Sign
Wheel Stock
Handicap Pavement Symbol
Bollard
Light Pole
Transformer
Gas Meter
Pull Box

PROPOSED

Water Service
Domestic Water Service
Fire Water Service
Sanitary Sewer Service
Storm Sewer
Roof Drain
Underdrain
Underground Electric Service
Site Lighting
Communications Service
Natural Gas Service

Catch Basin
Curb & Gutter Inlet
Headwall w/ Rock Channel Protection
Manhole
Cleanout
Gas Meter (By Service Provider)

Fire Hydrant
Valve
Reducer
Fire Department Connection
Light Pole (Refer to Site Lighting Plan)
Transformer

GRAPHIC SCALE

Plan Prepared By:
EMHT

Drafted By: NAB
Designed By: NAB
Checked By: ABC
Project Number: 2015-0022

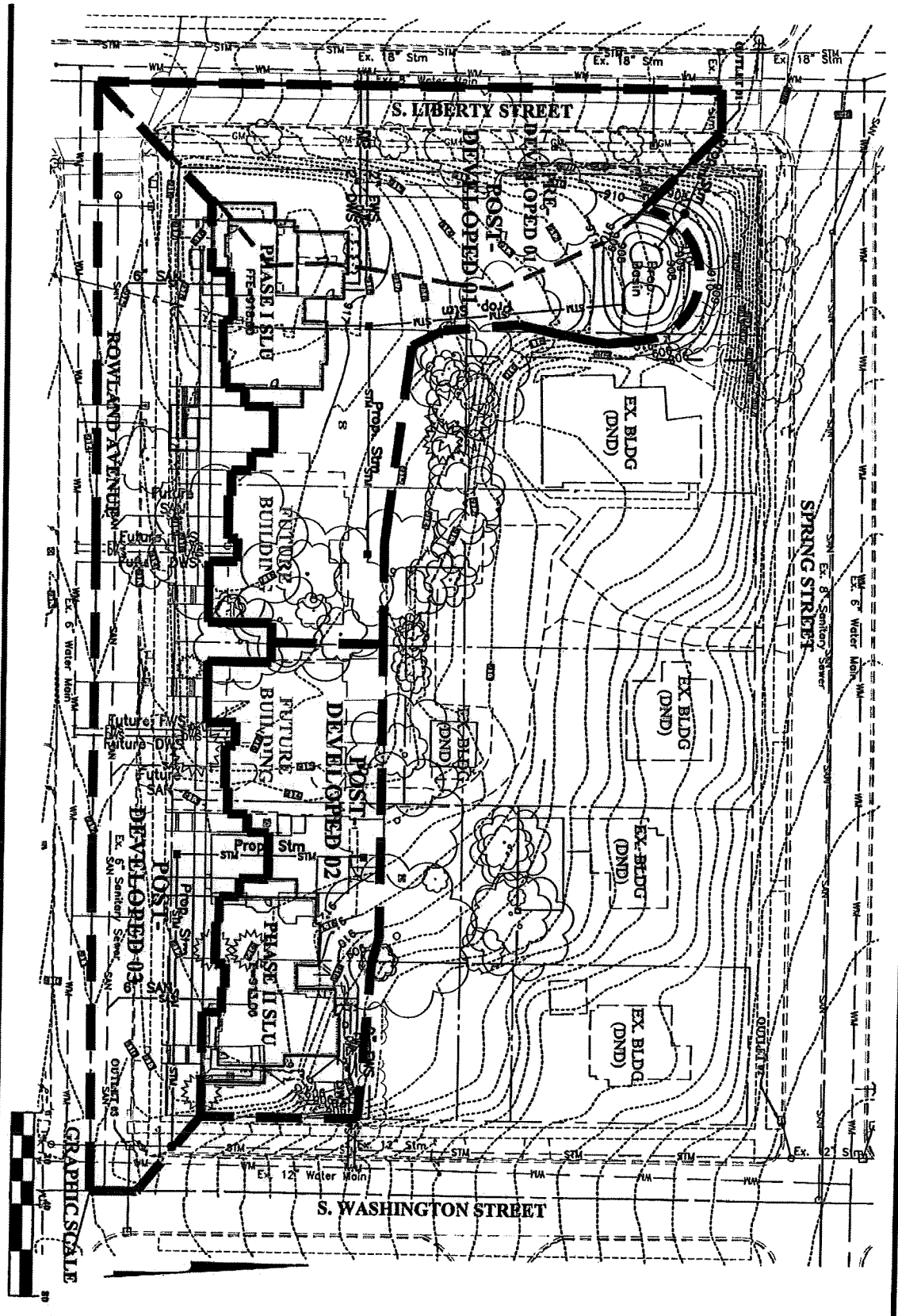
b s h m
bailey stanton hendricks & manchester architects, inc.

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Ohio Wesleyan University

DESIGN DEVELOPMENT
OHIO WESLEYAN UNIVERSITY
SLUplex 1& 2
ROWLAND AVENUE
DELAWARE, OH 43015

113.3mb5.00
N. Breece J. Chmielarz
OVERALL
STORM & UTILITY PLAN
7.07.2015
C301



EMH&T
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Engineers • Surveyors • Planners • Scientists
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emht.com

CITY OF DELAWARE
EXHIBIT
FOR
OHIO WESLEYAN UNIVERSITY
SLUplex 1 &2
TRIBUTARY AREAS

DATE: July 7, 2015
SCALE: 1" = 40'
JOB NO.: 2015-0612

J:\2015\0612\Dwg\04-Sheets\Exhibits\20150612-Trib Areas.dwg, Last Saved By: nbarcos, 7/7/2015 6:16 PM Last Printed By: Barcos, Nicolas, 7/7/2015 6:16 PM (No Xrefs)

DESIGN DEVELOPMENT

OHIO WESLEYAN UNIVERSITY

SLUplex 14.2

ROWLAND AVENUE
DELAWARE, OH 43015

Ohio Wesleyan University

LITTLE

bshm architects, inc

AS100

DESIGN DEVELOPMENT

OHIO WESLEYAN UNIVERSITY

SLUPlex 18.2

ROWLAND AVENUE

DELAWARE, OH 43015

LANDSCAPING PLAN

AS101

LANDSCAPING PLAN

PLANTING SCHEDULE			
MARK	COMMON NAME	SIZE	QUANTITY
A	BOXWOOD	24" INSTALL	3
	BUXUS SEMPERVIRENS		
B	JUNIPER	24" INSTALL	1
	TAXUS X MEDIA 'DARGAT'		
C	JAPANESE JUNIPER	24" INSTALL	1
	JUNIPERUS CHINENSIS 'SPARTAN'		

CONSTRUCTION DOCUMENTS

OHIO WESLEYAN UNIVERSITY

SLUPlex 18.2

ROWLAND AVENUE
DELAWARE, OH 43015

Ohio Wesleyan University

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b | s | h | m

EXTERIOR ELEVATIONS - BUILDING 1

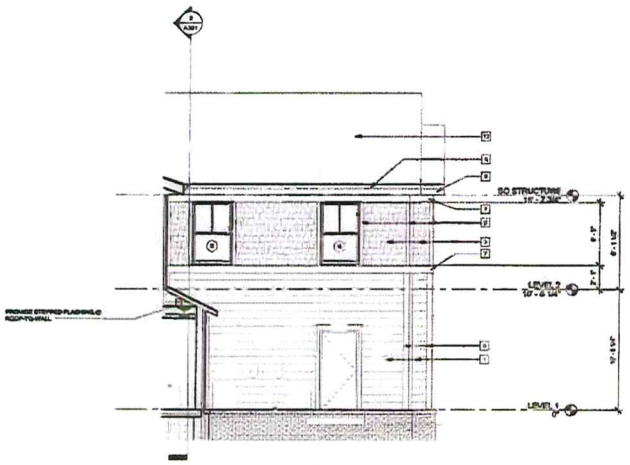
7.7.2015

A201

ELEVATION KEY NOTES

ELEVATION KEY NOTES

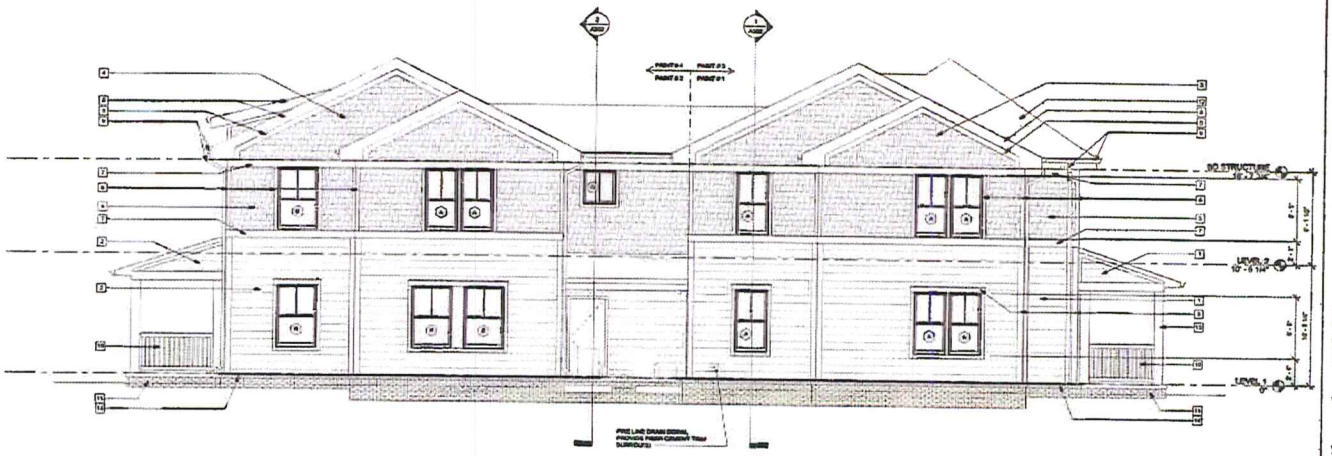
1	FIBER CEMENT LAP SIDING, 8" EXPOSURE, PAINT 01
2	FIBER CEMENT LAP SIDING, 8" EXPOSURE, PAINT 02
3	FIBER CEMENT SHAKE SIDING, STAGGERED EDGE, PAINT 03
4	FIBER CEMENT SHAKE SIDING, STAGGERED EDGE, PAINT 01
5	FIBER CEMENT SHAKE SIDING, STAGGERED EDGE, PAINT 04
6	FIBER CEMENT SHAKE SIDING, STAGGERED EDGE, PAINT 02
7	FIBER CEMENT TRIM - 5 1/2", PAINT 05
8	FIBER CEMENT TRIM - 3 1/2", PAINT 05
9	FIBER CEMENT TRIM - 7 1/4", PAINT 05
10	ALUM. FASCIA, COLOR TO MATCH TRIM
11	ALUM. DOWNSPOUT & GUTTER, COLOR TO MATCH TRIM
12	CELLULAR PVC RAILING
13	BRICK MASONRY WATER TABLE, MODULAR RUNNING BOND
14	ARCHITECTURAL ASPHALT SHINGLES
15	SLUplex ENTRANCE PANEL
16	BRICK MASONRY ROWLOCK COURSE
17	CELLULAR PVC CORNER COVERS



3 SLUplex 1 - PART. WEST ELEVATION



2 SLUplex 1 - EAST ELEVATION



1 SLUplex 1 - NORTH ELEVATION

b s h m
bshm maher kandrac & manchester architects, inc.

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Ohio Wesleyan University

CONSTRUCTION DOCUMENTS
OHIO WESLEYAN UNIVERSITY
SLUplex 1& 2
ROWLAND AVENUE
DELAWARE, OH 43015

STATE OF OHIO
REGISTERED ARCHITECT

113.2005.00

EXTERIOR ELEVATIONS - SLUplex 1

7.7.2015

A202

ELEVATIONS

CORNER UNIT_ROWLAND ELEVATION



Ohio Wesleyan University

ELEVATIONS

CORNER UNIT_LIBERTY ELEVATION



Ohio Wesleyan University

PERSPECTIVE STUDIES
CORNER UNIT



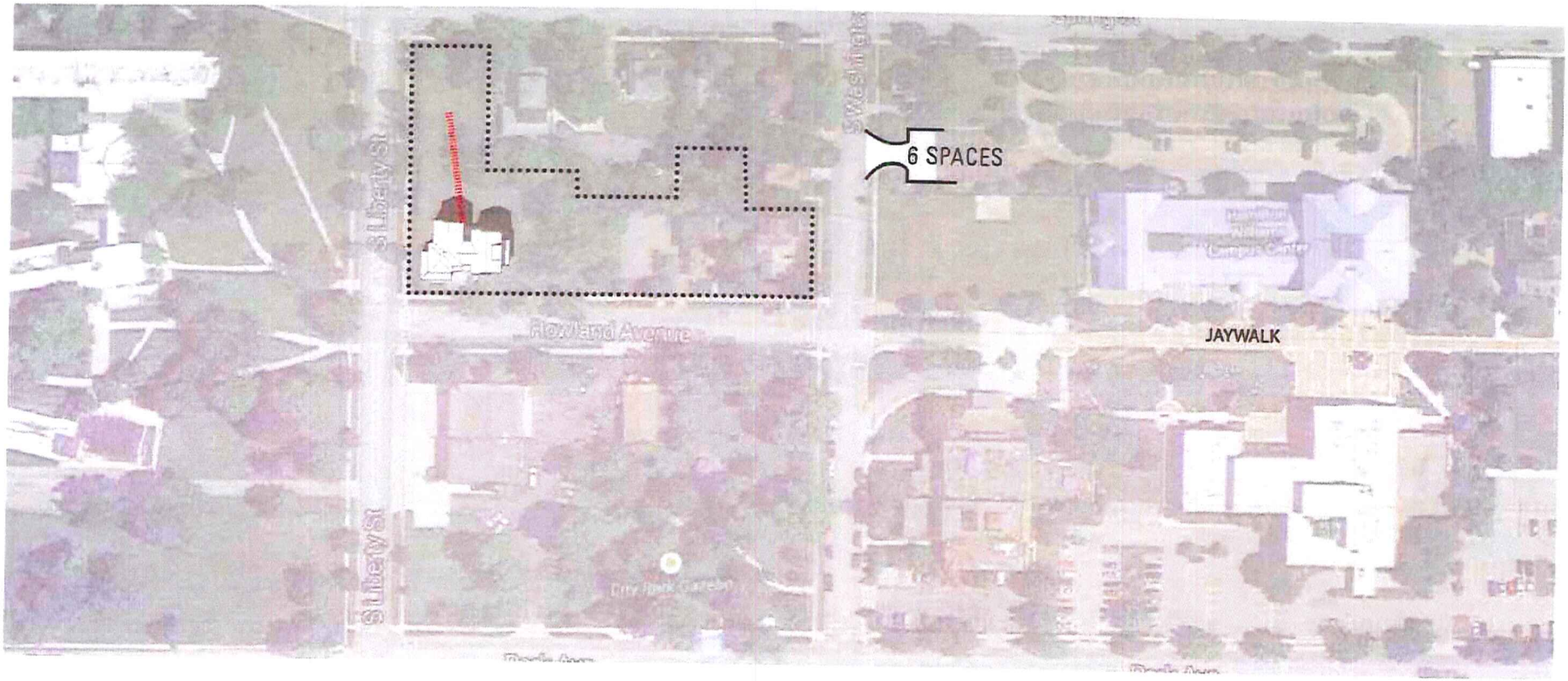
Ohio Wesleyan University

OHIO WESLEYAN UNIVERSITY SMALL LIVING UNITS



EXISTING

OHIO WESLEYAN UNIVERSITY SMALL LIVING UNITS



PHASE I

1ST SLU

- ADD STORM PIPING TO NW FOR SLU 1
- ALLOCATE 6 PARKING SPACES AT HWCC

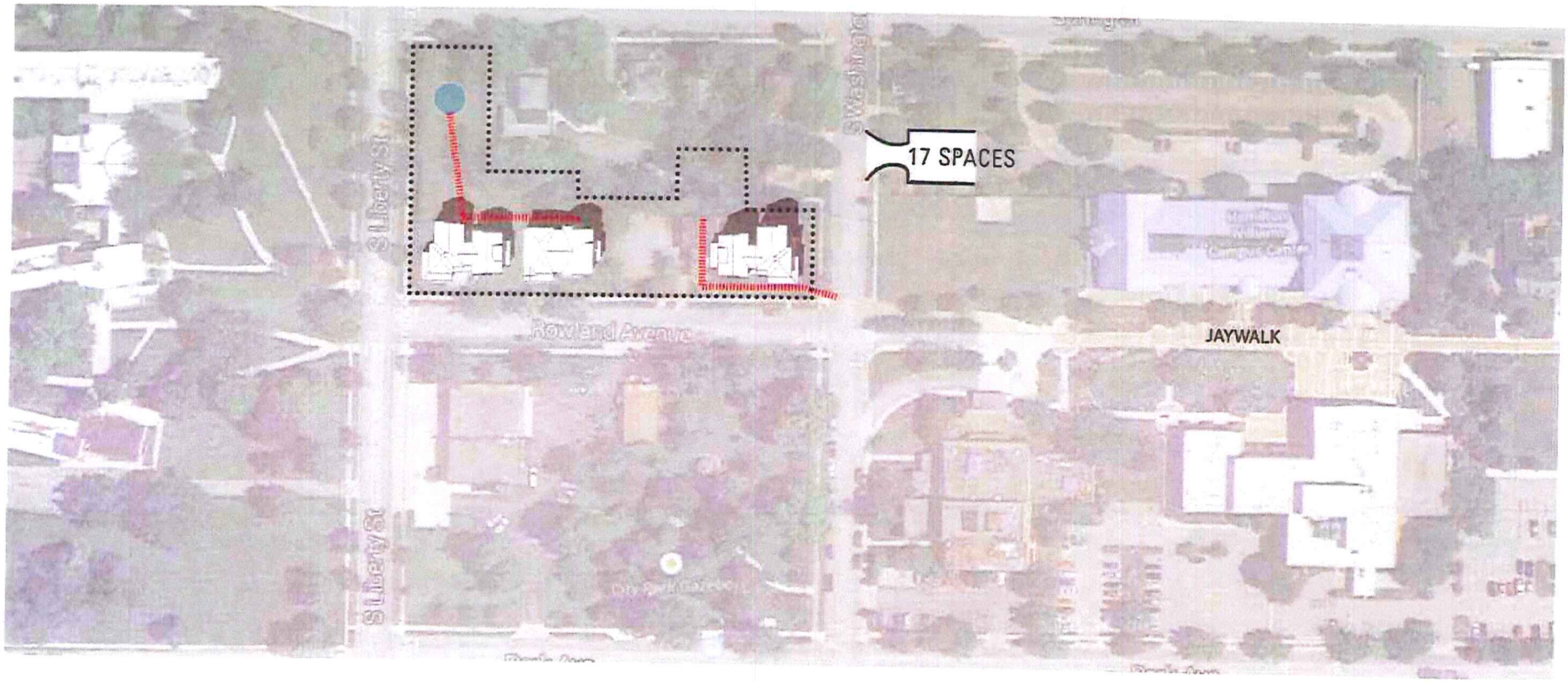
OHIO WESLEYAN UNIVERSITY SMALL LIVING UNITS



PHASE 2
2ND SLU

- ADD STORM DRAINAGE TO SE FOR SLU 2
- NO ADDITIONAL PARKING

OHIO WESLEYAN UNIVERSITY SMALL LIVING UNITS

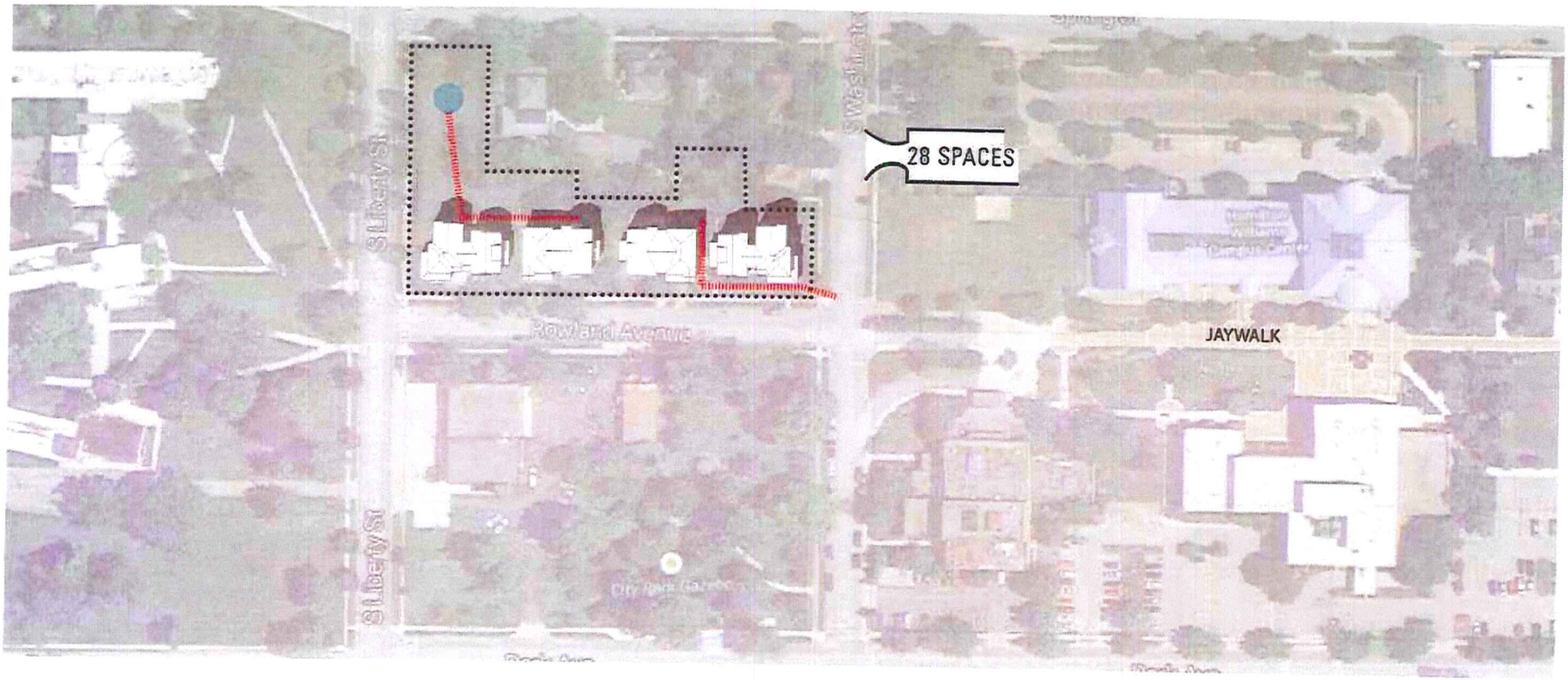


PHASE 3

3RD SLU

- ADD STORM PIPING FOR SLU 3 TO EXISTING BOX, ADD STORM BASIN
- ALLOCATE 11 MORE PARKING SPACES AT HWCC

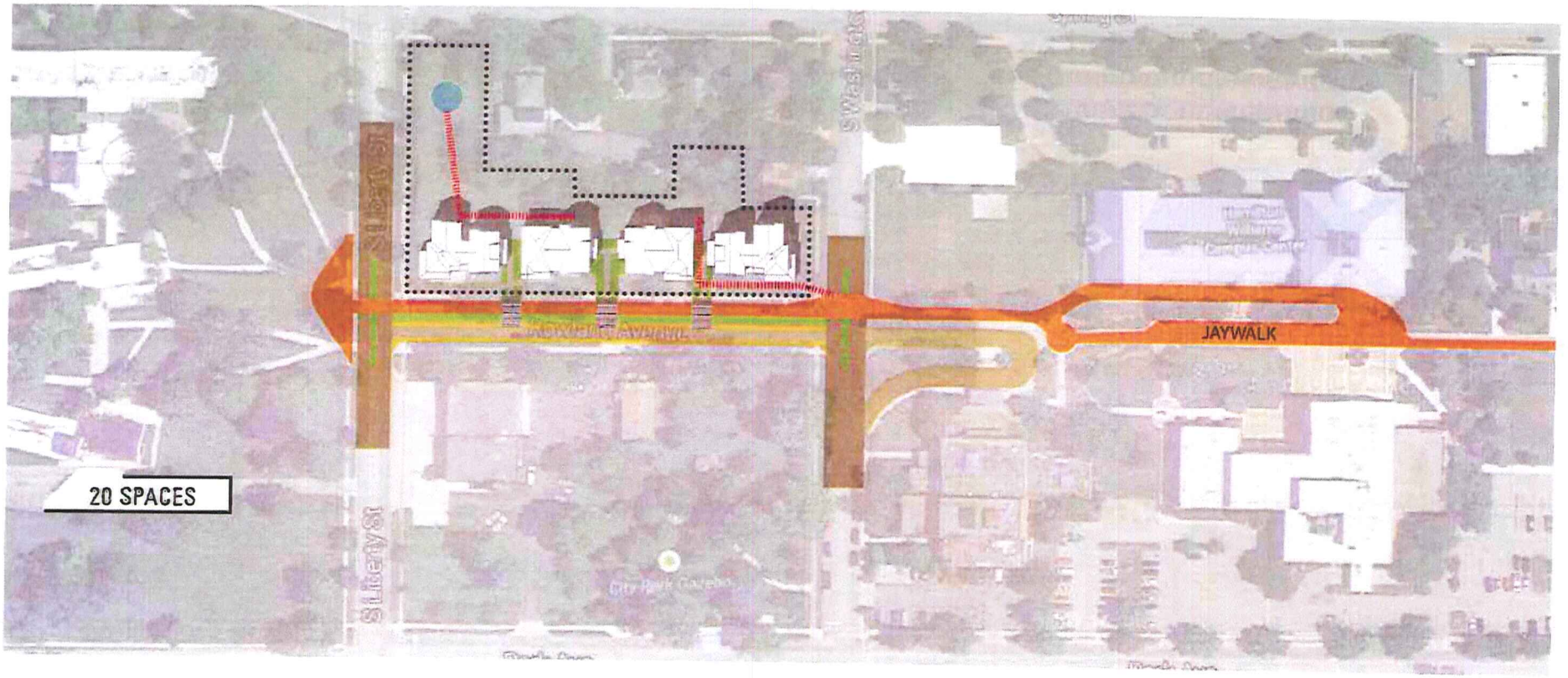
OHIO WESLEYAN UNIVERSITY SMALL LIVING UNITS



PHASE 4
4TH SLU

- NO CHANGE TO STORM DRAINAGE PLAN
- ALLOCATE 11 MORE PARKING SPACES AT HWCC

OHIO WESLEYAN UNIVERSITY SMALL LIVING UNITS



PHASE 5

CLOSING ROWLAND AVE

- NO CHANGE TO STORM DRAINAGE PLAN
- ADD 20 NEW PARKING SPACES TO BASHFORD LOT

Ohio Wesleyan University

Rowland Avenue Student Housing Parking Study

Parking Management- Campus Wide:

Total Spaces Available	1,605
Reserved for ADA	(54)
Reserved for Residential Life Staff	(8)
Reserved for Admissions visitors	(8)
Reserved for Short term/deliveries	(25)
Reserved for public safety	(7)
Reserved for faculty and staff	(500)
Reserved for Aramark/Chartwells employees	(120)
Net Student Parking Spaces	**882**

AY15 Student Parking Demand

Fall enrollment	1,716
Students studying abroad	(50)
Delaware based students	1,666
Student parking permits sold	721
% of students with cars	43%

Parking Supply vs. Demand

Student Parking Supply	882
Student Parking Demand	721
Surplus/(Deficit)	161

OWU has a *surplus* of student parking

Options for Meeting Higher Concentrations of student parking Along Rowland Avenue

1. Allocate HWCC west lot to student parking- 24 spaces
2. Build spaces at Bashford Hall

Phase 1: Corner of Rowland & Liberty

Raze 118 Rowland Avenue	-12
Construct Building	+24
Net new students at 118 Rowland Avenue	12
Net Parking Spaces Required (@ 43% headcount)	6

ACTION PLAN: CONVERT 6 SPACES AT HWCC TO STUDENT PARKING

Phase 2: Corner of Rowland & Washington

Raze 21 and 86 Rowland Avenue	-24
Construct 2nd Building	+24
Net new students	0
Net new cars (@ 43% headcount)	**0**

ACTION PLAN: NO ACTION REQUIRED

Phase 3: Rowland Avenue

Construct 3nd Building	+24
Net new students	24
Net new cars (@ 43% headcount)	**11**

ACTION PLAN: CONVERT 11 SPACES AT HWCC TO STUDENT PARKING

Phase 4: Rowland Avenue

Construct 4th Building	+24
Net new students	24
Net new cars (@ 43% headcount)	**11**

ACTION PLAN: ADD 11 SPACES AT HWCC TO STUDENT PARKING

Phase 5: Close Rowland Avenue

Street Parking reduced by 20 Spaces

ACTION PLAN: BUILD 20 NEW SPACES AT BASHFORD LOT TO SUPPORT THE PARK

Rowland Avenue Parking Summary

	Number of New Spaces Needed
Phase 1: Rowland & Liberty	6
Phase 2: Rowland & Washington	0
Phase 3: Rowland Avenue	11
Phase 4: Rowland Avenue	11
Phase 5: Close Rowland Avenue	20
TOTAL	48

EMH&T
Engineers, Surveyors, Planners, Scientists

MEMO

Date: July 6, 2015

To: City of Delaware

From: Doug Turney, PE, CFM

Subject: Ohio Wesleyan University Small Living Units (SLU) Housing – Stormwater Management

Copies: Jessica Chouteau, PE; Chris Fleming, PE

This development proposes to build (4) residential buildings along Rowland Avenue between South Liberty Street and South Washington Street. The 1st phase will be the demolition of an existing house at 118 Rowland Avenue and the construction of a single residential building. Since the 1st phase is less than an acre, water quality is not required. With full build-out, the disturbed area is anticipated to remain less than an acre, therefore not requiring water quality controls.

The phase 1 building drains three directions as shown on the preliminary plan, but for the full-build out plan the intent is to install a detention basin with Phase 1 north of the Phase 1 structure and drain all of the roof drainage to the basin which will outlet to an existing curb and gutter inlet on South Liberty Street. The predeveloped impervious area to South Liberty Street is only 428 square feet and increases to 8436 square feet with development of Phase 1 and the next building to the east when funding becomes available for that structure. The increase in runoff volume to South Liberty Street is over 500%, resulting in a 100-year critical storm for Phase 1 and future building. The resulting storage volume needed for the proposed basin is 725 cubic feet with an additional amount required for freeboard.

For the ultimate build-out, the two buildings to the east closest to South Washington Street will continue to drain in that direction. The predeveloped impervious area to South Washington Street is 11,463 square feet and decreases to 10,659 square feet with full development, therefore no detention is required for the first two buildings west of South Washington. The diversion of impervious area to South Liberty Street associated with the western two buildings enables to the eastern two buildings to discharge without any detention controls, however, the diversion negatively impacts the volume of detention required for the project.