EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2018-0955-0956
REQUEST: Multiple Requests
PROJECT: Wilgus Property
MEETING DATE: June 6, 2018

APPLICANT/OWNER
Planned Communities
110 B. Northwoods Boulevard
Columbus, Ohio 43235

REQUEST
2018-0955: A request by Planned Communities Inc. for approval of a Rezoning Amendment for Francis and Mary Lou Wilgus on approximately 89.618 acres (parcels 419220-02-005-000 and 419-220-02-007-000) from A-1 (Agricultural District) to M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway.
2018-0956: A request by Planned Communities Inc. for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Francis and Mary Lou Wilgus on approximately 89.618 acres (parcels 419220-02-005-000 and 419-220-02-007-000) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway.

PROPERTY LOCATION & DESCRIPTION
The subject site is currently located in the Delaware Township but is currently in the process of being annexed into the City and would be zoned within six months automatically A-1 (Agricultural District) upon annexation per the City zoning code if not zoned concurrently with the annexation. Currently the subject site is zoned FR-1 (Farm Residential) in Delaware Township. The property to the north is zoned M-2 (General Manufacturing District) and the property to the east is zoned M-1 PMU while the property to the west is zoned M-2 in the City and I (Industrial District) in the Delaware Township. The property to the south is zoned FR-1 in Delaware Township.

BACKGROUND/PROPOSAL
As mentioned above, the property owner is currently in process of annexing the subject site into the City with the intent of synchronizing the annexation and zoning approval to M-1 PMU at the same or nearly the time. The subject 89.618 acres is located in close proximity to the City's industrial park and is located just west of the terminus of Sawmill Parkway and would be appropriate light manufacturing land when Sawmill Parkway is extended to the west. The owner's intent and given the size of the property is to divide the property into lots as the market demands to attract industrial users to the subject property and the City.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan Future Land Use Map recommends a future land use of Light Manufacturing in the Delaware Southwest Sub-Area while the applicant is proposing light manufacturing uses to be consistent with the surrounding uses and the Comprehensive Land Use Plan.
- **ZONING:** As previously mentioned, the applicant for the subject site is proposing a rezoning to M-1 PMU to be consistent with the surrounding properties. Along with the zoning amendment to a PMU, the zoning process would also require Conditional Use Permit. Because the proposed rezoning is being requested without a Preliminary Development Plan and only a plan identifying the existing conditions of the site, a Preliminary and Final Subdivision Plat would be required to be approved by the Planning Commission and City Council to subdivide the subject site into developable lots while each lot would require Preliminary and Final Development Plan to be approved by Planning Commission and City Council for each new building or development.
- **GENERAL ENGINEERING:** Because this is a Zoning Amendment and Conditional Use Permit without a Preliminary Development Plan (the applicant is only identifying the existing conditions of the subject site), preliminary and final engineering plans would not be required until Preliminary and Final Subdivision Plat and Plans are submitted respectively.
- **UTILITIES:** The subject sit is anticipated to require significant storm sewer, sanitary sewer, and water line

improvements a portion of which may be outside of the City jurisdiction. The Applicant shall be required in the absence of a development agreement to obtain and pay for any and all necessary easements, permits, and construction activities that may be required in this regard. However, the City and applicant/owner/developer now or in the future may separately agree to enter into a specific development agreement stipulating any infrastructure development items or incentives for such that may be approved by both parties.

- **ROADS AND ACCESS:** Currently the residential property is accessed by Airport Drive but when rezoned and developed for light manufacturing uses, the site would need to be accessed by an extended Sawmill Parkway across the entire or portion of the subject site per the City Engineer. The applicant or developer of the subject property shall dedicate the required right-of-way as required by the City at no cost to the City in the absence of development agreement. Upon extension of Sawmill Parkway, Airport Road would be abandoned and shall not be relied upon as public access to the subject site.
- **PEDESTRIAN CONNECTIVITY:** The future expansion of Sawmill Parkway would require a bike path and sidewalk respectively along the extended road per the adopted Bicycle and Pedestrian Master Plan 2027.
- **SITE CONFIGURATION:** The subject site currently has a farmhouse and associated out buildings that are accessed from Airport Road and would remain until the subject site is developed. Upon subdivision of the subject site and any development proposals, the development of any of the proposed out lots would require Preliminary and Final Development Plan approval that achieves compliance with the adopted development text, the minimum current zoning code requirements and all other City development requirements.
- **LANDSCAPING & SCREENING:** Any proposed landscaping would need to achieve compliance with the approved development text, the minimum current zoning code requirements and all other City development requirements. Any landscaping plans shall be reviewed and approved by the Shade Tree Commission during the Final Development Plan approval process.
- **TREE REMOVAL & REPLACEMENT:** Any qualifying trees on the subject out lots would have to be identified and documented to achieve compliance with Chapter 1168 Tree Preservation Requirements during the Final Development Plan approval process.
- **SIGNAGE/GATEWAYS & CORRIDORS PLAN:** Any proposed ground and building signage would need to achieve compliance with the approved development text and approved comprehensive sign plan for subject development and be approved during the Final Development Plan process.
- **LIGHTING:** Any lighting for the out lots would need to be reviewed and approved during the Final Development Plan process. All lighting plans would need to be submitted, reviewed and approved by the Chief Building Official and achieve compliance with the minimum zoning requirements and requirements for the shopping center per the approved text and plans and in keeping with the existing lighting.
- **AIRPORT OVERLAY DISTRICT:** Any future development Preliminary and Final Development Plan(s) would require the subject developer to receive the "Determination of No Hazard to Air Navigation" approval from the FAA because the subject property is located within the Airport Overlay District.
- **CONDITIONAL USE PERMIT:** The proposed development achieves compliance with Conditional Use Permit requirements to establish a PMU over the subject three parcels per the zoning code and approved development text.

STAFF RECOMMENDATION (2018-0955 – REZONING AMENDMENT)

Staff recommends approval of a request by Planned Communities Inc. for approval of a Rezoning Amendment for Francis and Mary Lou Wilgus on approximately 89.618 acres (parcels 419220-02-005-000 and 419-220-02-007-000) from A-1 (Agricultural District) to M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway, with the following conditions that:.

1. Any future non-residential development of the subject site shall require Preliminary and Final Subdivision Plat and Preliminary to subdivide the subject site into lots and Preliminary and Final Development Plan approval for each building and or development

2. The existing farmhouse and associated out buildings can remain until the subject site is developed.
3. The Applicant shall support the City should the City seek to annex City property adjacent to the Wilgus Annexation that includes approximately 9.906 acres on parcel #419-220-02-007-001.
4. Access to the Wilgus Annexation property shall be from Sawmill Parkway and at locations and access points as required by the City.
5. Access to the property shall require the extension of Sawmill Parkway by the applicant or developer of the property in the absence of a development agreement and dedication at no cost to the City of required right-of-way by the Wilgus Annexation property as may be required by the City.
6. Airport Road is anticipated to be abandoned and shall not be relied upon by the Wilgus Annexation property as public access as required by the City.
7. The Wilgus Annexation property is anticipated to require significant storm sewer, sanitary sewer, and water line improvements a portion of which may be outside of the City jurisdiction. The Applicant shall be required in the absence of a development agreement to obtain and pay for any and all necessary easements, permits, and construction activities that may be required in this regard.
8. The City and applicant/owner/developer now or in the future may separately agree to enter into a specific development agreement stipulating any infrastructure development items or incentives for such that may be approved by both parties.
9. Any future development Preliminary and Final Development Plan(s) shall require the subject developer to receive the "Determination of No Hazard to Air Navigation" approval from the FAA because the subject property is located within the Airport Overlay District.

STAFF RECOMMENDATION (2018-0956 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Planned Communities Inc. for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Francis and Mary Lou Wilgus on approximately 89.618 acres (parcels 419220-02-005-000 and 419-220-02-007-000) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway.

COMMISSION NOTES:

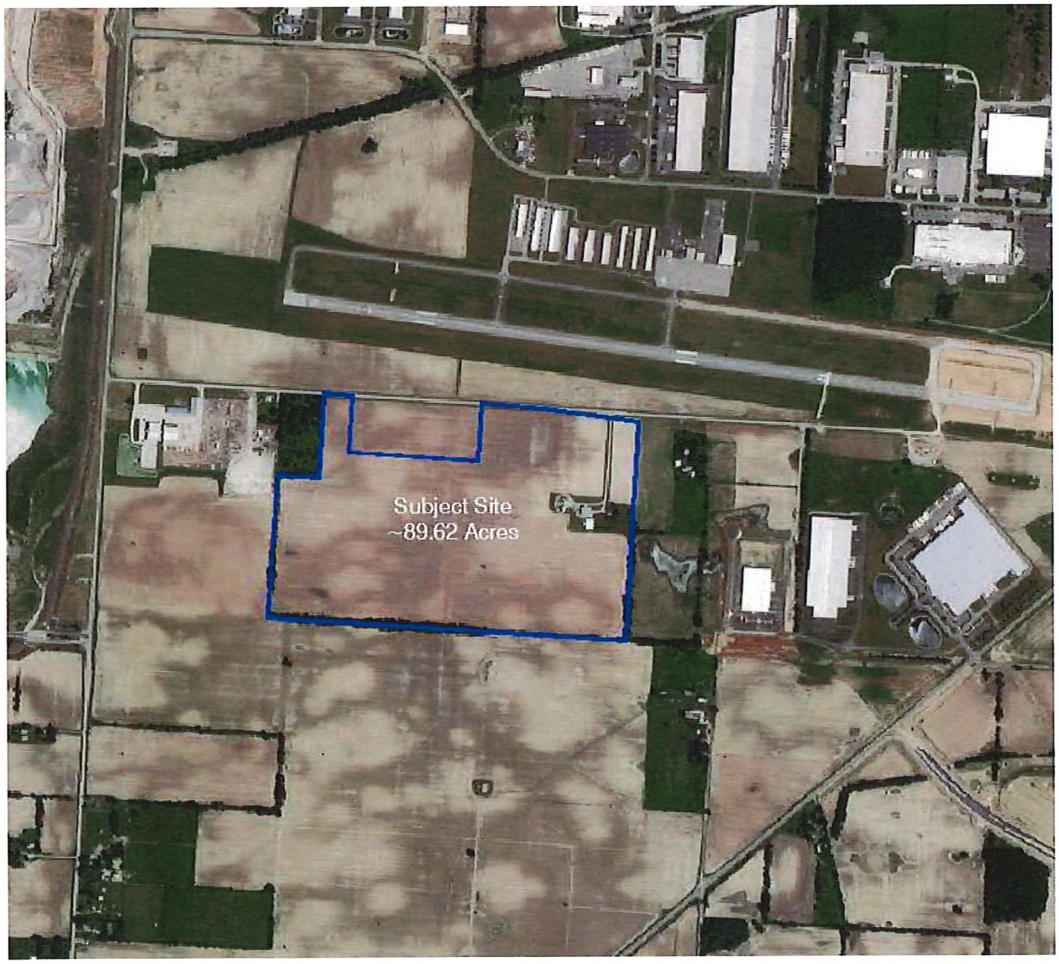
FILE:
ORIGINAL: **5/31/18**
REVISED:

FRANCIS L. R. AND MARY LOU WILGUS
2781 AIRPORT ROAD
CURRENT PARCELS #419-220-02-005-000 (52.326 ACRES)
AND #419-220-02-007-000 (37.292 ACRES)
TOTALING APPROXIMATELY 89.618 ACRES

WILGUS PROPERTY DEVELOPMENT TEXT
M-1 PMU (LIGHT MANUFACTURING WITH A PLANNED MIXED USE OVERLAY DISTRICT)
PC 2018-0955

1. DESCRIPTION OF DEVELOPMENT

Francis L. R. and Mary Lou Wilgus (applicant) who are the current owners of the property are seeking a zoning of M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) on the subject property and it is intended to be subdivided into multiple parcels as the market demands. The subject property is located at 2781 Airport Road which is at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of future extended Sawmill Parkway. The intended uses of the property are noted in the land use category presented in the text.



2. GENERAL DEVELOPMENT STANDARDS

a) **Purpose and Intent.** It is the intent of the owner to allow the subject property to achieve compliance with a majority of the M-1 District (Light Manufacturing District) uses. 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. This text shall control where there is conflict or silence with the current zoning code.

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

d) **Development Review Process:** All developments shall comply with the then current zoning and subdivision regulations including, but not limited to, Chapter 1129 Procedures and Chapter 1111 Subdivision Regulations. The existing farmhouse and associated out buildings at the date of approval comprise the existing conditions plan for the subject site. The general process shall be Preliminary and Final Subdivision Plat approval and Preliminary and Final Development Plan approval for each new building on each respective lot. It is desired and likely that a Preliminary Plan and Plat for the entire site or a large portion of the site will be brought forward with the first end user development. These processes may be combined as allowed per the then current Zoning Code.

e) **Major Modification.** . 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 result in:

   a) Any major change in the use or occupancy other than those uses specifically listed in this text.
   b) Major change in the approved location of land uses and/or buildings and building sizes of more than 20%.
   c) Substantial alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and parking facilities that result in a change in operating characteristics or character.

f) **Minor Modification.** 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 and Community Development, that results in:

   a) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
   b) Any minor change to the use or occupancy of the structures onsite other than those uses specifically allowed in this text or any minor changes to the approved site layout.

c) Minor alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and parking facilities that result in a change in operating characteristics or character.
d) Minor structural alterations that do not alter the overall design intent of the building.
e) After a Preliminary and Final Plat has been approved by the City Council, any change in lots, sizes and/or arrangement of lots that conforms to this text and the applicable portions of the zoning code shall be eligible for staff administrative review and approval. If staff finds this text and applicable codes are not met, amendments shall follow the normal and customary approval process though Planning Commission and City Council.

3. USE & SPECIFIC DEVELOPMENT STANDARDS

a) **Uses.** The following general manufacturing and commercial uses shall be considered permitted, conditionally permitted, limited uses, or accessory uses on the subject site as represented in the chart below by P, C, L, or A respectively, and as defined by 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 Commissions and City Council through a Zoning Amendment process.

(1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.

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

(3) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.

(4) **Accessory Uses and Structures.** Specific accessory uses are identified but other accessory use items that are customarily incidental and secondary to the principal use of the land are permitted. Such items include but are not limited; trash receptacles and enclosures, small storage buildings, etc. If the uses are specified as conditional or limited uses, the process and limitations shall apply regardless of accessory use status.

Land Use Category	Subject Site
(a) Offices	
(1) Research and development facility	P
(2) Office—Professional, administrative, business and sales	P
(3) Training facility	P
(4) Offices for financial institutions	L
(5) Medical and dental offices, health and allied services	L
(b) Storage and Distribution	
(1) Distribution facility/truck terminal	P
(2) Warehouse or indoor storage facility, including wholesale to businesses serving vendor/suppliers to the residential or commercial construction industry or its suppliers.	P
(3) Storage (aboveground) of flammable liquids in support of or as raw material	L

inputs for permitted uses only.	
(c) Outdoor Storage	
(1) Storage (general) of materials	P
(2) Storage of fleet vehicles for operation of principal use	P
(3) Storage of equipment for sale or rental	A
(d) Manufacturing and Processing	
(1) Assembly and production facility utilizing products from previously and elsewhere prepared materials	P
(2) Meat packing, in completely enclosed building	C
(3) Manufacture of products made in part from raw materials	L

(e) Automotive and Transportation	
(1) Transportation related businesses including air or ground freight, package pickup/ delivery center -	P
(2) Fueling or charging station, for principle use	A
(3) Parking lots and garages, for principle use	A
(f) Other	
(1) Public or Private safety facility	P
(2) Public or Private service/maintenance facility	P
(3) Public or Private utility substation or distribution facility	C
(4) Wireless telecommunication facility "stealthed out"	C
(5) Automotive test track and track related uses	P
(6) Trade School (in a completely enclosed building)	P
(g) Accessory Uses	
(1) Any use deemed accessory to the principal use	A
(2) Retail, including showrooms, for commercial or service businesses not to exceed 25% of a demised tenant space and not to exceed 4,000 sq. ft., whichever is less.	A
(3) Employee medical clinics, cafeterias and recreational facilities	A
(4) Fences and walls	A
(5) Maintenance, waste disposal and storage facility within enclosed building	A
(6) Off-street parking and loading	A
(7) Signs	A
(8) Trash receptacles	A
P = Permitted Use C = Conditional Use A = Accessory Use L = Limited Use	

b) **Limited Uses**

(1) Use (d)(3) This use is limited by the following unless approved via the Major Modification process as defined herein.

A. Raw materials (with the exception of above ground storage of flammable liquids as noted in the use chart) must be stored completely within an enclosed building.

B. Uses may include manufacturing of finished parts or products primarily from previously prepared materials with limited raw material inputs. This use group includes: printing and related support activities: machining and machinery manufacturing; computer and electronic product manufacturing; electrical equipment, appliance, component manufacturing; and other similar related manufacturing businesses as determined by the Director of Planning & Community Development.

C. This use is NOT characterized and no uses shall be allowed that include intensive or high impact manufacturing uses such as manufacturing of acetylene, cement, lime, gypsum, chlorine, corrosive acid, fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins and radioactive material, smelting, oil refining or any similar use as determined by the Director of Planning & Community Development.

D. If a Major Modification process is determined to be appropriate by the Director of Planning & Community Development, City Council shall determine the impact of any such request in light of the surrounding area, the intent of this zoning text and section, and may reject any application for any reason as a result that is not consistent with this text and the then current Zoning Code.

(2) Office Uses – Limited to bank offices and data centers only. No stand-alone branch offices or ATM drive thru's.

(3) Medical Offices – No stand-alone facilities are permitted. Only facilities accessory to a principal use that are completely within the building housing the principal use.

(4) Aboveground Storage - Limited to aboveground storage tanks no larger than 2,000 gallons. If over that amount a Conditional Use Permit is required. Any such tank shall be setback a minimum 100 feet from any property line.

(c) Prohibited Uses

(1) Adult Entertainment Businesses: (also known as sexually oriented businesses) are expressly prohibited from locating anywhere on the proposed Development site.

(2) Outdoor Storage: No outdoor storage is permitted on the site that includes open dumps, mineral extraction, and the like.

(3) Medical Marijuana: No medical marijuana dispensaries and/or retail uses are permitted on the subject site.

(4) Games of Skill: Accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games but not including traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster's, Magic Mountain, and Chuck E. Cheese

(5) No new or used automotive dealerships.

c) Lot Standards. The following standards shall apply for minimum lot requirements, except as otherwise approved on the Final Development Plan.

Minimum Lot Requirements	**Subject Site**
(1) Minimum lot area	3 acres[(a)]
(2) Minimum lot frontage and width	200 ft.[(b)]
(3) Maximum lot coverage by buildings	40% of lot area
(4) Maximum lot coverage by buildings and pavement	70% of lot area
[(a)] For lots fronting on internal streets, the minimum lot area shall be one (1) acre.	
[(b)] For lots on internal streets, the minimum lot frontage shall be 150'. For lots on a cul-de-sac bulb on an internal street, the minimum lot frontage shall be 80'.	

(c) **Building Setback Standards.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan.

Minimum Building Setback and Spacing Requirements	Subject Site
(1) Front Yard	50 ft.
(2) Side Yard	20 ft.
(3) Rear Yard	50 ft.
(4) Minimum separation between building (a)	30 ft.
(a) More than one building is allowed on the same lot.	

(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 as approved on a Final Development Plan.

Minimum Parking Setbacks	Subject Site
(1) Setback from future Sawmill Road and internal streets	20 ft.
(2) Setback from Side Yard	5 ft.
(3) Setback from Rear Yard	5 ft.

(e) **Maximum Building Height.**

(1) The maximum height of any building or structure (including any accessory structures) shall be 50 feet as measured from finished floor elevation to the highest point of the roof.

(2) Any structure within 20,000 feet of boundary of the Delaware Municipal Airport shall comply with the State of Ohio and FAA notification regulations for construction in the vicinity of an airport as described in the Ohio Administrative Code, Section 5501:1-10

(3) Due to the Subject Site's close proximity of the Delaware County Airport, additional building height restrictions, which may vary throughout the site, need to be considered on a case by case basis depending on the specific building location.

(f) **Building Design.**

(1) Any new building and/or structure shall comply with the then current Zoning Code. Tilt up concrete walls, panelized wall structure systems, and the like shall be permitted in this overlay district. The side of the building facing a street or public way shall incorporate additional design elements including, but not limited to, windows, architectural elements, and additional landscaping treatments so as to ensure the front of the building has a more detailed and more highly designed appearance than other less visible elevations on the building. The intent is to ensure that a campus like environment is obtained while allowing structures to be consistent with other surrounding structures in the area south of the existing airport such as the two existing industrial buildings to the east of the subject site. Final Design Review shall be as approved on any Final Development Plan for structures on the Subject Site.

(2) Buildings shall not have operable doors or windows, other than required fire exits, within 125 of any Residential Zoning District existing at time of Zoning Text approval.

(g) **Tree Removal and Replacement.** Any new development activity shall comply with Chapter 1168 tree preservation regulations except as follows.

The following Tree Replacement Plan shall be the controlling regulation for the Subject Site:

(1) *Tree survey.* An estimate of the total number, type, size and health of trees to be preserved and replaced will be provided by the applicant with each Final Development Plan as

determined and verified by the City of Delaware. The survey shall be the basis for any subsequent required tree replacement.

(2) *Calculation of replacement trees*. Only trees six (six) caliper inches and greater that are removed in the development of the Subject Site and construction on any parcel shall be replaced according to the following schedule:

A. Trees considered in good health as determined by a Certified Arborist and verified by the City of Delaware shall be replaced on a 100% replacement schedule meaning every good tree removed shall be replaced with tree(s) that have a total caliper equal to or greater than the total caliper of the tree removed.

B. Trees considered in fair health as determined by a Certified Arborist and verified by the City of Delaware shall be replaced on a 50% replacement schedule meaning every fair tree removed shall be replaced with tree(s) that have a total caliper equal to or greater than 50% of the total caliper of the tree removed.

C. Trees considered in poor health or ash trees as determined by a Certified Arborist and verified by the City of Delaware shall be exempt from replacement. However, to the maximum extent allowed by local, state, and federal regulations, poor trees and ash trees located in areas that are not required for development shall be left undisturbed on-site provided such trees are not considered hazardous to life or property as determined by the City of Delaware.

D. After development upon any parcel of the Subject Site and approval of a Final Development Plan, any tree required to be planted by a Final Development Plan that subsequently dies, is damaged during construction, or becomes diseased prior to expiration of landscaping warranty shall be replaced inch for caliper inch and in accordance with any approved Final Development Plan.

(h) **Landscaping and Screening.** Any new developments shall comply with all landscaping and screening requirements per Chapter 1166.

(1) Additional landscaping, entry features and pedestrian park connectivity (bikepaths/sidewalks) shall be required adjacent to Sawmill Parkway not inconsistent with the current adjacent pattern of development.

(i) **Lighting.** Building, site, and accent lighting shall be provided in accordance with the Chapter 1158 Lighting Plan.

(1) The light standards for the subject site shall be 0.5 foot candles for all car parking and pedestrian areas only. No lighting is required elsewhere on the site except as otherwise approved on a Final Lighting Plan.

(2) Fixtures are to be fully recessed and cut-off.

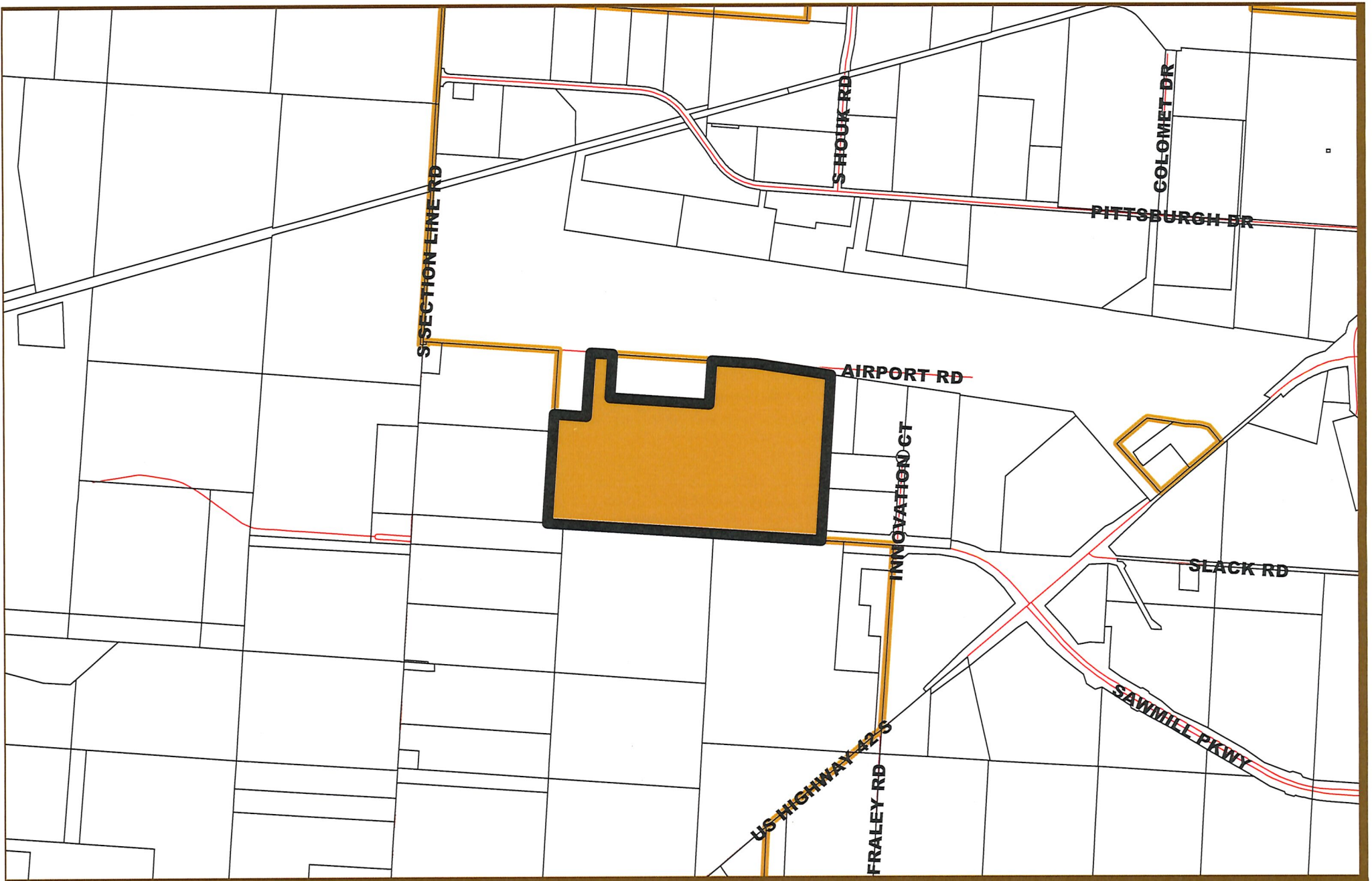
(j) **Signs.** All signage shall comply with Chapter 1165 Signs and the Gateways and Corridor Plan of the City.

(k) **Access.**

(1) Access to the Wilgus Annexation property shall be from Sawmill Parkway and at locations and access points as required by the City.
(2) Access to the property shall require the extension of Sawmill Parkway by the applicant or developer of the property in the absence of a development agreement and dedication at no cost to the City of required right-of-way by the Wilgus Annexation property as may be required by the City.
(3) Airport Road is anticipated to be abandoned and shall not be relied upon by the Wilgus Annexation property as public access as required by the City.

(l) **Stormwater Management.**

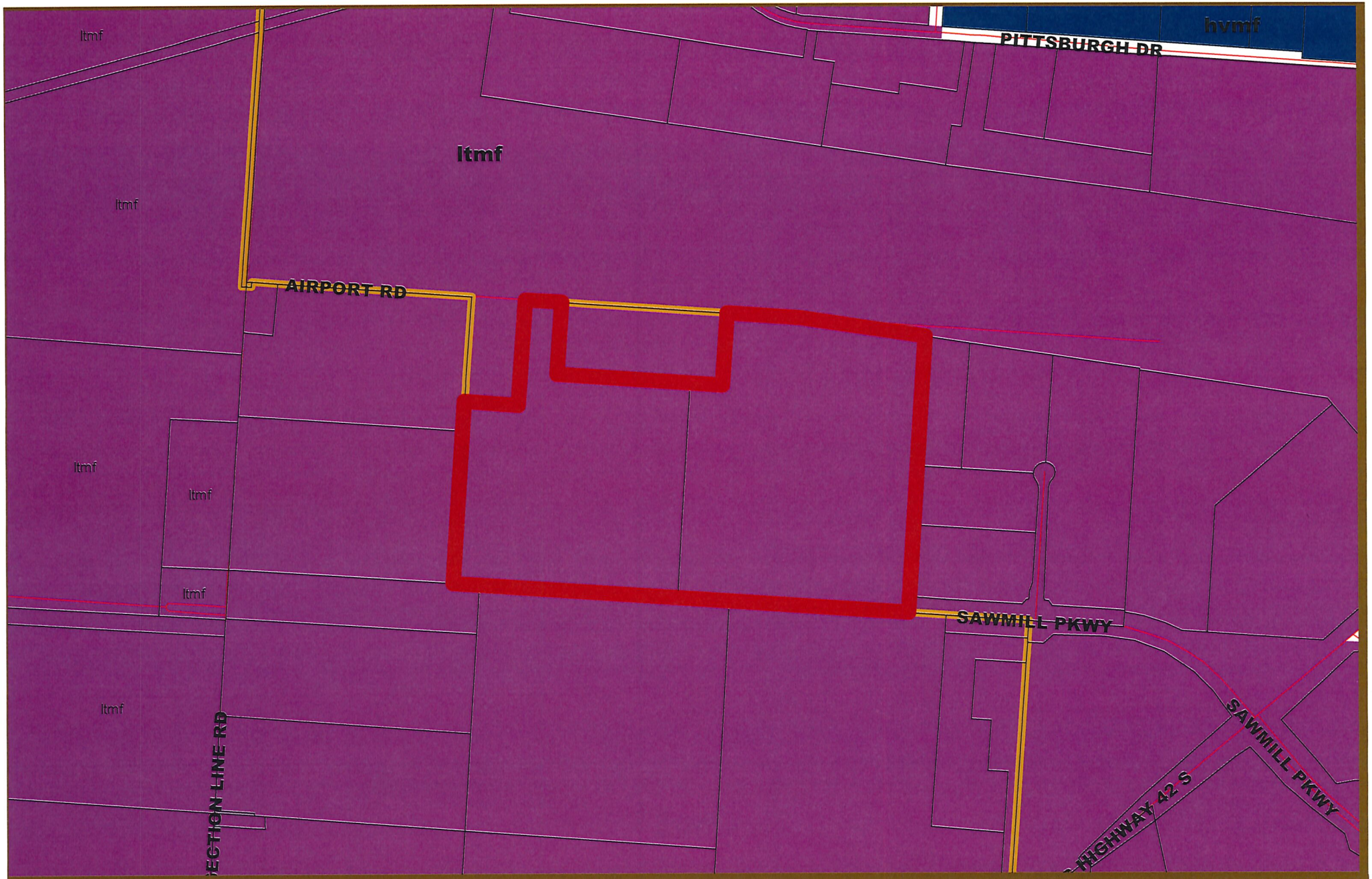
(1) The ability to provide an adequate Stormwater outlet is critical to this Subject Site.
(A) There is a small portion of the southeast corner of the Subject Site that flows to the east, in the current drainage pattern. This area shall be known as Watershed A.
(B) The majority of the Subject Site flows to the north and west, in the current drainage pattern. This area shall be known as Watershed B. Offsite drainage improvements, intended to provide an adequate drainage outlet, will likely be required in order for Watershed B to be efficiently developed.
(C) The Wilgus Annexation property is anticipated to require significant storm sewer, sanitary sewer, and water line improvements a portion of which may be outside of the City jurisdiction. The Applicant shall be required in the absence of a development agreement to obtain and pay for any and all necessary easements, permits, and construction activities that may be required in this regard.
(D) Notwithstanding the above conditions, the City and applicant/owner/developer now or in the future may separately agree to enter into a specific development agreement stipulating any infrastructure development items or incentives for such that may be approved by both parties.



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2018-0955-0956
Rezoning Amendment and Conditional Use Permit
Wilgus Property - Airport Road
Location Map

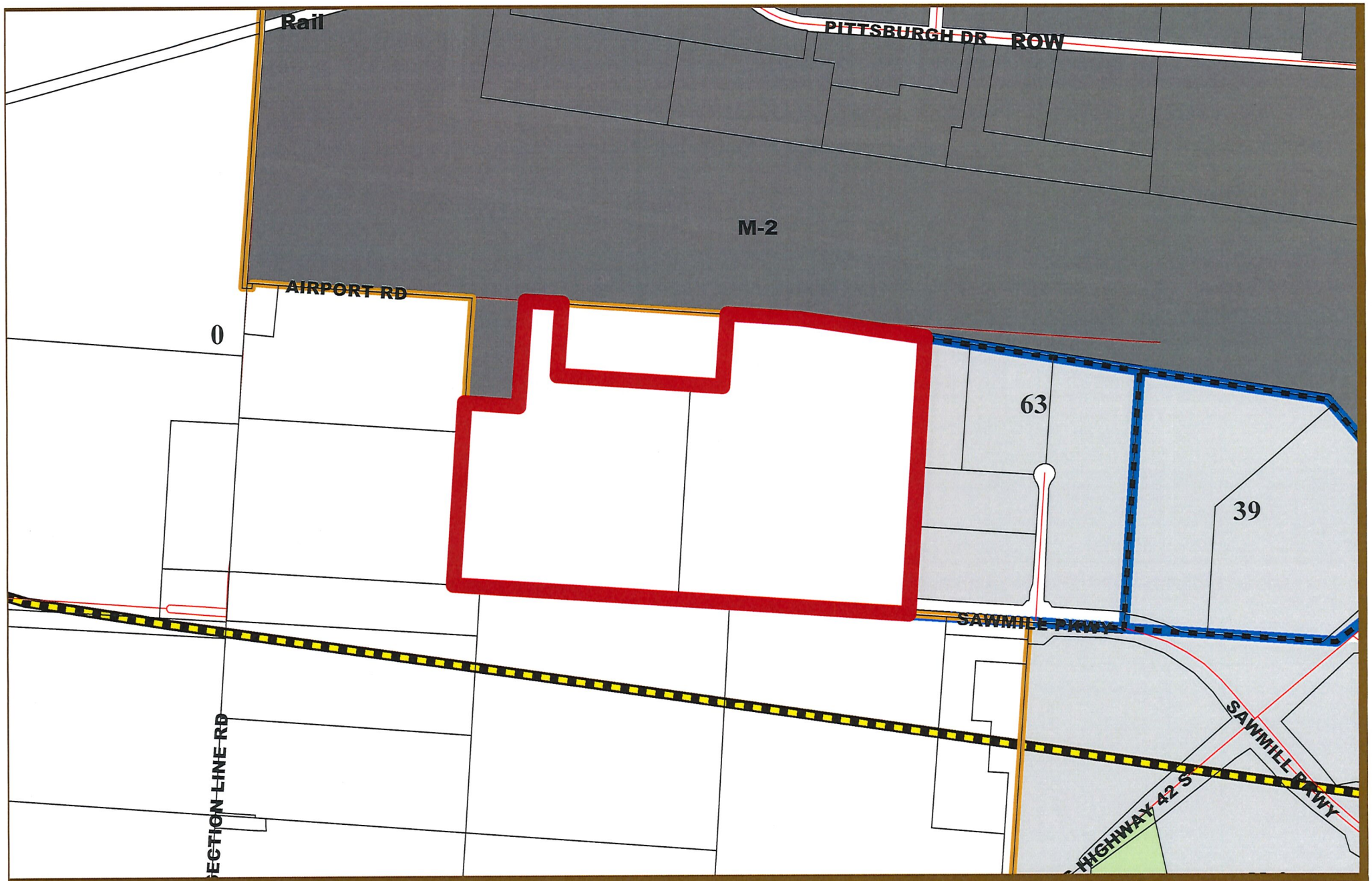
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2018-0955-0956
Rezoning Amendment and Conditional Use Permit
Wilgus Property - Airport Road
Comprehensive Plan Map

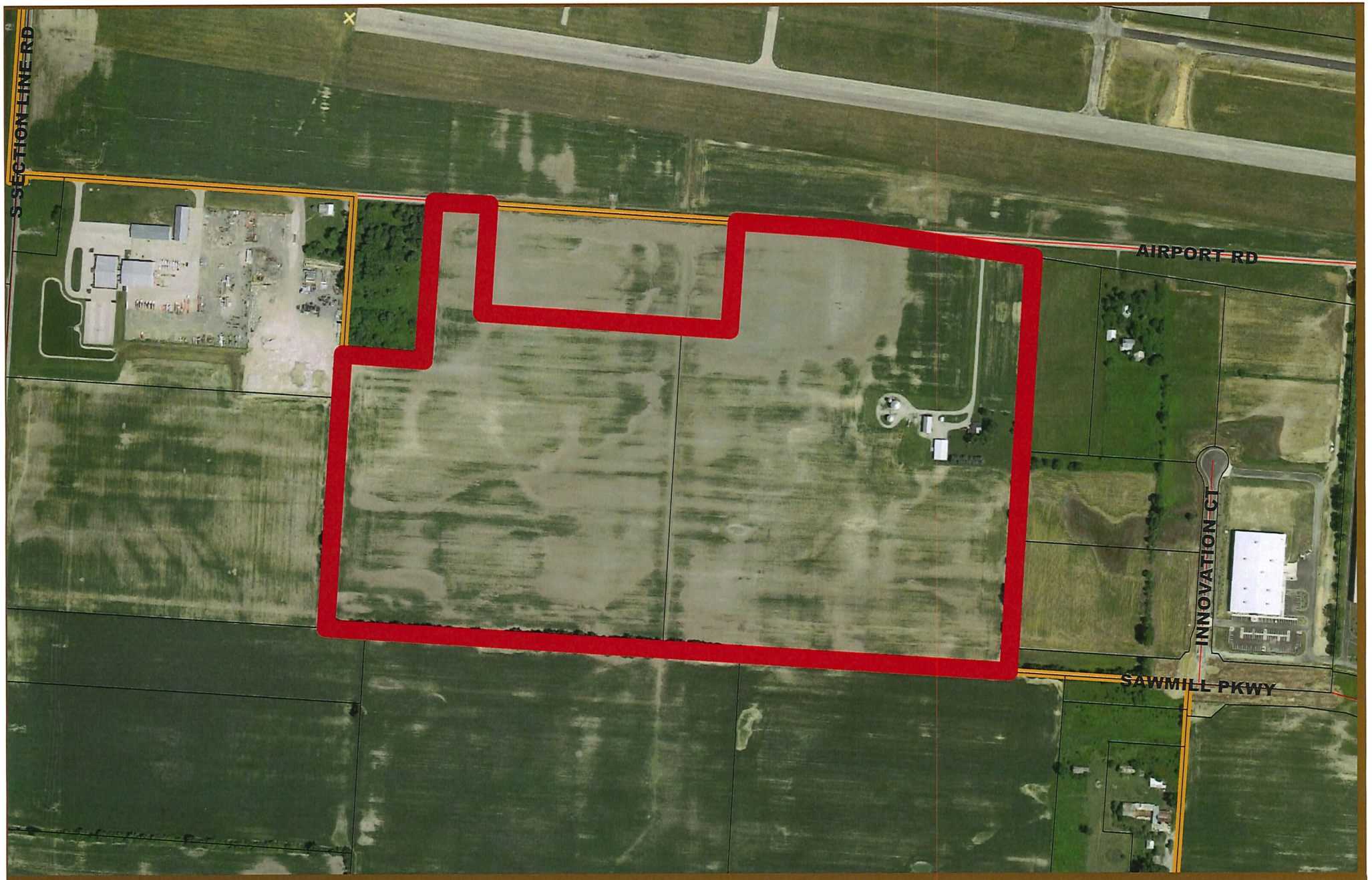
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2018-0955-0956
Rezoning Amendment and Conditional Use Permit
Wilgus Property - Airport Road
Zoning Map

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2018-0955-0956
Rezoning Amendment and Conditional Use Permit
Wilgus Property - Airport Road
Aerial (2016) Map

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WILGUS PROPERTY
REZONING SUBMITTAL

THE CITY OF DELAWARE
DELAWARE COUNTY, OHIO

Prepared for:

WILGUS PROPERTY
2781 AIRPORT ROAD

Prepared by:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
WORTHINGTON, OHIO

CEC Project 173-951

MAY 2018

Civil & Environmental Consultants, Inc.

Columbus 250 Old Wilson Bridge Road, Suite 250 | Worthington, Ohio 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

APPENDIX A

STATEMENT FOR PROPOSED AMENDMENT

Planned Communities, Inc.
110 B. Northwoods Blvd.
Columbus, Ohio 43235
(614) 846-5330
(614) 846-7783 Fax

May 1, 2018

Dave Efland, AICP
Director of Planning and Community Development
City of Delaware
1 South Sandusky Street
Delaware, Ohio 43015

Re: Wilgus property, Rezoning submittal

Dear Dave,

On behalf of Francis and Mary Lou Wilgus, we are herein submitting a rezoning application for their 89 acre parcel with current frontage on Airport Road. This is the same property that is under consideration by the City for annexation.

The Wilgus's intent is rezone and market the property consistent with other properties in the area. We appreciate the meetings held with you, your staff and other representatives who assisted in preparing the text.

We look forward to reviewing the application with the City Planning Commission and City Council.

If you have any questions in the interim, please contact me.

Jack Brickner
Development Director
Planned Communities, Inc.

APPENDIX B

PLANNING & COMMUNITY DEVELOPMENT MASTER APPLICATION FORM

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☐ Final Development Plan
- ☐ Final Development Plan Extension
- ☐ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☑ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name WILCUS Address 2781 AIRPORT ROAD

Acreage 89.618 Square Footage _____ Number of Lots 1 Number of Units 1

Zoning District/Land Use FR-1 Proposed Zoning/Land Use PMU Parcel # 419-220-02-005-000 419-220-02-007-000

Applicant Name FRANCIS L.R. & MARY LOU WILCUS Contact Person DEBBIE LEDLEY

Applicant Address 5787 ROBIN HOOD LANE OSTRANDER, OHIO

Phone 614-530-0660 Fax — E-mail DLEDLEY@HOTMAIL.COM

Owner Name FRANCIS L.R. & MARY LOU WILCUS Contact Person DEBBIE LEDLEY

Owner Address 5787 ROBIN HOOD LANE OSTRANDER, OHIO

Phone 614-530-0660 Fax — E-mail DLEDLEY@HOTMAIL.COM

Engineer/Architect/Attorney CEC INC. Contact Person TIM VOLCHKO

Address 250 OLD WILSON BRIDGE ROAD SUITE 250 WORTHINGTON, OHIO

Phone 614-310-0178 Fax 614-540-6638 E-mail TVOLCHKO@CECINC.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.

Tim Ledley
Owner Signature

Mary Lou Wilcus
Owner Printed Name

J. Brickner
Agent Signature

JOHN BRICKNER
Agent Printed Name

Sworn to before me and subscribed in my presence this 30 day of April, 2018

Chelsey Garrabrant
Notary Public

NOTARIAL SEAL STATE OF OHIO

Notary CHELSEY GARRABRANT
Notary Public, State of Ohio
My Commission Expires
1/27/2020

APPENDIX C

DEVELOPMENT TEXT

FRANCIS L. R. AND MARY LOU WILGUS
2781 AIRPORT ROAD
CURRENT PARCELS #419-220-02-005-000 (52.326 ACRES)
AND #419-220-02-007-000 (37.292 ACRES)
TOTALING APPROXIMATELY 89.618 ACRES

DEVELOPMENT TEXT
PLANNED MIXED USE OVERLAY DISTRICT
PC 2018-2061

1. DESCRIPTION OF DEVELOPMENT

Francis L. R. and Mary Lou Wilgus (applicant) who are the current owners of the property, which is under consideration to be annexed to the City of Delaware. They are seeking a zoning of PMU (Planned Mixed Use Overlay District) on the subject property and it is intended to be subdivided into multiple parcels. The subject property is located along the planned future Sawmill Parkway extension east of Section Line Road and currently shown by the County Auditor as being addressed as 2781 Airport Road located south of Airport Road and north of future Sawmill Parkway. The intended uses of the property are noted in the land use category presented in the text.

2. GENERAL DEVELOPMENT STANDARDS

a) **Purpose and Intent.** It is the intent of the owner to allow the subject property to achieve compliance with the M-1 District (Light Manufacturing District). 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. This text shall control where there is conflict or silence with the current zoning code.

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

d) **Development Review Process:** All developments shall comply with the then current zoning and subdivision regulations including, but not limited to, Chapter 1129 Procedures and Chapter 1111 Subdivision Regulations. The general process shall be Preliminary and Final Development Plan and Plat Reviews. These processes may be combined as allowed per the then current Zoning Code.

e) **Major Modification.** The existing farmhouse and associated out buildings at the date of approval comprise the Final Development Plan. 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 result in:

(1) Any major change in the use, occupancy or major increase in the building area.
(2) Major changes in the approved location of land uses.

f) **Minor Modification.** 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 and 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 structural alterations that do not alter the over design intent of the building.

3. USE & SPECIFIC DEVELOPMENT STANDARDS



a) **Uses.** The following general manufacturing and commercial uses shall be considered permitted, conditionally permitted, limited uses, or accessory uses on the subject site as represented in the chart below by P, C, L, or A respectively, and as defined by 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 Commissions and City Council through a Zoning Amendment process.

(1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.

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

(3) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.

(4) **Accessory Uses and Structures.** Specific accessory uses are identified but other accessory use items that are customarily incidental and secondary to the principal use of the land are permitted. Such items include but are not limited; trash receptacles and enclosures, small storage buildings, etc. If the uses are specified as conditional or limited uses, the process and limitations shall apply regardless of accessory use status.

Land Use Category	Subject Site
(a) Offices	
(1) Research and development facility	P
(2) Office—Professional, administrative, business and sales	P
(3) Training facility	P
(4) Offices for financial institutions, back office support/data centers as opposed to retail branch locations	L
(5) Medical and dental offices, health and allied services	L
(b) Storage and Distribution	
(1) Distribution facility/truck terminal	P
(2) Warehouse or indoor storage facility, including wholesale to businesses serving vendor/suppliers to the residential or commercial construction industry or its suppliers.	P
(3) Storage (aboveground) of flammable liquids in support of or as raw material inputs for permitted uses only.	C
(c) Outdoor Storage	
(1) Storage (general) of materials	P
(2) Storage of fleet vehicles for operation of principal use	P
(3) Storage of equipment for sale or rental	A
(d) Manufacturing and Processing	
(1) Assembly and production facility utilizing products from previously and elsewhere prepared materials	P
(2) Meat packing, in completely enclosed building	C
(3) Manufacture of products made in part from raw materials	L

(e) Automotive and Transportation	
(1) Airport and airport related uses including Transportation related businesses including air or ground freight, package pickup/ delivery center - see Section 1145.07 of the Zoning Code	A
(2) Fueling or charging station, for principle use	A
(3) Parking lots and garages, for principle use	A
(f) Other	
(1) Public or Private safety facility	P
(2) Public or Private service/maintenance facility	P
(3) Public or Private utility substation or distribution facility	C
(4) Wireless telecommunication facility "stealthed out"	C
(5) Automotive test track and track related uses	P
(6) Trade School, if completely enclosed	P
(g) Accessory Uses	
(1) Any use deemed accessory to the principal use	A
(2) Retail, including showrooms, for commercial or service businesses not to exceed 25% of a demised tenant space and not to exceed 4,000 sq. ft., whichever is less.	A
(3) Employee medical clinics, cafeterias and recreational facilities	A
(4) Fences and walls	A
(5) Maintenance, waste disposal and storage facility within enclosed building	A
(6) Off-street parking and loading	A
(7) Signs	A
(8) Trash receptacles	A
P = Permitted Use C = Conditional Use A = Accessory Use L = Limited Use	

b) **Limited Uses**

(1) Use (d)(3) Manufacture of products made in part from raw materials from the use chart above: This use is limited by the following unless approved via the Major Modification process as defined herein.

A. Raw materials (with the exception of above ground storage of flammable liquids as noted in the use chart) must be stored completely within an enclosed building.

B. Uses may include manufacturing of finished parts or products primarily from previously prepared materials with limited raw material inputs. This use group includes: printing and related support activities: machining and machinery manufacturing; computer and electronic product manufacturing; electrical equipment, appliance, component manufacturing; and other similar related manufacturing businesses as determined by the Director of Planning & Community Development.

C. This use is NOT characterized and no uses shall be allowed that include intensive or high impact manufacturing uses such as manufacturing of acetylene, cement, lime, gypsum, chlorine, corrosive acid, fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins and radioactive material, smelting, oil refining or any similar use as determined by the Director of Planning & Community Development.

D. If a Major Modification process is determined to be appropriate by the Director of Planning & Community Development, City Council shall determine the impact of any such request in light of the surrounding area, the intent of this zoning text and section, and may reject any application for any reason as a result that is not consistent with this text and the then current Zoning Code.

c) **Lot Requirements.** The following standards shall apply for minimum lot requirements, except as otherwise approved on the Final Development Plan.

Minimum Lot Requirements	**Subject Site**
(1) Minimum lot area	3 acres[(a)]
(2) Minimum lot frontage and width	200 ft.[(b)]
(3) Maximum lot coverage by buildings	40% of lot area
(4) Maximum lot coverage by buildings and pavement	70% of lot area
[(a)] For lots fronting on internal streets, the minimum lot area shall be one (1) acre. [(b)] For lots on internal streets, the minimum lot frontage shall be 150'. For lots on a cul-de-sac bulb on an internal street, the minimum lot frontage shall be 80'.	

(c) **Building setback and spacing requirements.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan.

Minimum Building Setback and Spacing Requirements	**Subject Site**
(1) Front Yard	50 ft.
(2) Side Yard	20 ft.
(3) Rear Yard	50 ft.
(4) Minimum separation between building (a)	30 ft.
[(a)] More than one building is allowed on the same lot.	

(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 as approved on a Final Development Plan.

Minimum Parking Setbacks	**Subject Site**
(1) Setback from future Sawmill Road and internal streets	20 ft.
(2) Setback from Side Yard	5 ft.
(3) Setback from Rear Yard	5 ft.

(e) **Maximum Building Height.**

(1) The maximum height of any building or structure (including any accessory structures) shall be 50 feet as measured from finished floor elevation to the highest point of the roof.
(2) Any structure within 20,000 feet of boundary of the Delaware Municipal Airport shall comply with the State of Ohio and FAA notification regulations for construction in the vicinity of an airport as described in the Ohio Administrative Code, Section 5501:1-10
(3) Due to the Subject Site's close proximity of the Delaware County Airport, additional building height restrictions, which may vary throughout the site, need to be considered on a case by case basis depending on the specific building location.

(f) **Building Design.**
(1) Any new building and/or structure shall comply with the then current Zoning Code. Tilt up concrete walls, panelized wall structure systems, and the like shall be permitted in this overlay district. The side of the building facing a street or public way shall incorporate additional design elements including, but not limited to, windows, architectural elements, and additional landscaping treatments so as to ensure the front of the building has a more detailed and more highly designed appearance than other less visible elevations on the building. The intent is to ensure that a campus like environment is obtained while allowing structures to be consistent with other surrounding structures in the area south of the existing airport such as the two existing industrial buildings to the east of the subject site. Final Design Review shall be as approved on any Final Development Plan for structures on the Subject Site.
(2) Buildings shall not have operable doors or windows, other than required fire exits, within 125 of any Residential Zoning District existing at time of Zoning Text approval.

(g) **Tree Removal and Replacement.** Any new development activity shall comply with Chapter 1168 tree preservation regulations except as follows.

The following Tree Replacement Plan shall be the controlling regulation for the Subject Site:

(1) *Tree survey.* An estimate of the total number, type, size and health of trees to be preserved and replaced will be provided by the applicant with each Final Development Plan as determined and verified by the City of Delaware. The survey shall be the basis for any subsequent required tree replacement.
(2) *Calculation of replacement trees*. Only trees six (six) caliper inches and greater that are removed in the development of the Subject Site and construction on any parcel shall be replaced according to the following schedule:

A. Trees considered in good health as determined by a Certified Arborist and verified by the City of Delaware shall be replaced on a 100% replacement schedule meaning every good tree removed shall be replaced with tree(s) that have a total caliper equal to or greater than the total caliper of the tree removed.
B. Trees considered in fair health as determined by a Certified Arborist and verified by the City of Delaware shall be replaced on a 50% replacement schedule meaning

every fair tree removed shall be replaced with tree(s) that have a total caliper equal to or greater than 50% of the total caliper of the tree removed.

C. Trees considered in poor health or ash trees as determined by a Certified Arborist and verified by the City of Delaware shall be exempt from replacement. However, to the maximum extent allowed by local, state, and federal regulations, poor trees and ash trees located in areas that are not required for development shall be left undisturbed on-site provided such trees are not considered hazardous to life or property as determined by the City of Delaware.

D. After development upon any parcel of the Subject Site and approval of a Final Development Plan, any tree required to be planted by a Final Development Plan that subsequently dies, is damaged during construction, or becomes diseased prior to expiration of landscaping warranty shall be replaced inch for caliper inch and in accordance with any approved Final Development Plan.

(h) **Landscaping and Screening.** Any new developments shall comply with all landscaping and screening requirements per Chapter 1166.

(i) **Lighting.** Building, site, and accent lighting shall be provided in accordance with the Chapter 1158 Lighting Plan.

(1) The light standards for the subject site shall be 0.5 foot candles for all car parking and pedestrian areas only. No lighting is required elsewhere on the site except as otherwise approved on a Final Lighting Plan.

(j) **Signs.** All signage shall comply with Chapter 1165 Signs and the Gateways and Corridor Plan of the City.

(k) **Access.**

(1) There shall be one primary access point from Sawmill Parkway within the limits of the property. The location shall be determined by the City.

(2) One Emergency Access point is required for the Subject Site, the location is to be determined. Potential locations for the Emergency Access is from a connection on either Sawmill Parkway, existing Airport Road or the property to the east.

(l) **Stormwater Management.**

(1) The ability to provide an adequate Stormwater outlet is critical to this Subject Site.

(A) There is a small portion of the southeast corner of the Subject Site that flows to the east, in the current drainage pattern. This area shall be known as Watershed A.

(B) The majority of the Subject Site flows to the north and west, in the current drainage pattern. This area shall be known as Watershed B. Offsite drainage improvements, intended to provide an adequate drainage outlet, will likely be required in order for Watershed B to be efficiently developed.

APPENDIX D

LEGAL DESCRIPTION

DESCRIPTION OF 89.618 ACRE TRACT
FOR ZONING PURPOSES

Situated in the State of Ohio, County of Delaware, Township of Delaware, located in Farm Lots 13 and 17, Section 2, Township 4, Range 19, of the United States Military Lands, and part of 54.750 acres and 50.000 acres as described in deed to Francis L. Wilgus and Mary Lou Wilgus, of record in Volume 677, Page 2363, all being of record in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

BEGINNING, at Northwesterly corner of Lot 4 of Innovation Business Park, of record in Plat Cabinet 4, Slide 43-43B, and said corner being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 93-284 and of record in Plat Cabinet 1, Slide 269;

Thence South 03°38'22" West, with the westerly line of said Innovation Business Park and the easterly line of said 54.750 acres, also being the existing City of Delaware Corporation Line as established by Ordinance Number 14-96 and of record in Deed Book 1315, Page 174, a distance of 1662.24 feet, to a point on the northerly line of 69.767 acre tract described in deed to 42 View Farm, LLC., of recorded in Deed Book 1136, Page 1636, also being the common line of Farm Lot 25 and Farm Lot 13, also being the common corner of said 54.750 acres and an angle point of said existing City of Delaware Corporation Line;

Thence North 85°19'23" West, with the proposed Corporation Line and the common line of said 54.750 acres and of said 69.767 acres, a distance of 1090.90 feet, to a common corner of said 69.767 acres and 50.740 acre tract described in deed to Sectionline Sawmill, LLC., as recorded in Deed Book 1136, Page 1631, also being a common corner of Farm Lot 25 and Farm Lot 40;

Thence North 85°14'38" West, with the northerly line of said 50.740 acres, also being the common line of Farm Lot 17 and Farm Lot 40, a distance of 1490.36 feet, to a common corner of said 50.740 acre tract and 10.000 acre tract described in deed to Sectionline Sawmill, LLC., of record in Deed Book 1136, Page 1631, also being a common corner of Farm Lot 40 and Farm Lot 41;

Thence North 85°55'24" West, with the northerly line of said 10.000 acres and the common line of Farm Lot 17 and Farm Lot 41, a distance of 159.16 feet, to a point at the common corner of 50.000 acre tract described in deed to Francis L. Wilgus and Mary Lou Wilgus, of record in Volume 677, Page 2363 and 47.198 acre tract described in deed to TCCI LLC., of record in Volume 835, Page 1739;

Thence North 04°04'29" East, with the common line of said 50.000 acres and of said 49.198 acres, a distance of 1085.64 feet, to a common corner of 2.640 acre tract described in deed to TCCI LLC., of recorded in Volume 835, Page 1739 and Lot 9906 of Delaware Municipal Airport Plat, of record in Plat Cabinet 3, Slide 522, also being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 93-284 and of record in Plat Cabinet 1, Slide 269;

Thence South 86°01'51" East, with the southerly line of said Lot 9906, also being of said existing City of Delaware Corporation Line, a distance of 322.08 feet, to a corner of said Lot 9906, also being an angle point of said existing City of Delaware Corporation Line;

Thence North 03°33'18" East, with the easterly line of said Lot 9906 and the said existing City of Delaware Corporation Line, a distance of 639.88 feet, to a point of said Lot 9906 and an angle point of said existing City of Delaware Corporation Line, also being the centerline of Airport Road;

250 Old Wilson Bridge Road, Suite 250 | Worthington, Ohio 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

Thence South 86°00'51" East, with the southerly line of said Lot 9906 and the said existing City of Delaware Corporation Line, also being the centerline of Airport Road, a distance of 219.00 feet, to the northwesterly corner of 9.906 acre tract described in deed to City of Delaware, of recorded in Volume 834, Page 913;

Thence South 03°59'09" West, with the westerly line of said 9.906 acres, also being the proposed Corporation Line, a distance of 435.20 feet, to the southerly line of said 9.906 acres, also being an angle point in the proposed Corporation Line;

Thence South 86°00'51" East, with the southerly line of said 9.906 acres, a distance of 991.53 feet, to a point on the easterly line of a said 9.906 acre tract;

Thence North 03°59'09" East, with the easterly line of said 9.906 acres, a distance of 434.96 feet, to a point on the southerly line of a said Lot 9906 and the said existing City of Delaware Corporation Line, also being the centerline of Airport Road.

Thence South 85°56'41" East, with the southerly line of said Lot 9906 and the northerly line of said 54.750 acres and the said existing City of Delaware Corporation Line, a distance of 468.88 feet, to a point on the southerly line of a said Lot 9906 and the northerly line of said 54.750 acres, also being an angle point of said existing City of Delaware Corporation Line;

Thence South 81°17'36" East, with the southerly line of said Lot 9906 and the said existing City of Delaware Corporation Line, a distance of 734.42 feet, to a point on the southerly line of said Lot 9906 and the said existing City of Delaware Corporation Line, containing 89.618 acres, more or less, being approximately 52.326 acres in Farm Lot 13 and approximately 37.292 acres in Farm Lot 17.

All bearings and distances shown on this survey are per deed of record and not the result of an actual boundary survey. The above description is intended for zoning purposes only and not be used in the transfer of real property.

APPENDIX E

ANNEXATION PETITION ADDRESSES

Annexation Petition

Owner	Parcel No.	Tax Payer Address
City of Delaware	419-220-03-001-000	1 S. Sandusky St Delaware, OH 43015
City of Delaware	419-220-02-007-001	1 S. Sandusky St. Delaware, OH 13015
MPTB, LLC	419-220-02-003-004	691 Old Pond Lane Powell, Oh 43065
Sawmill-Delaware Investments, LLC	419-220-02-003-005	1036 Hills-Miller Rd. Delaware, OH 43015
Symmerty II, LLC	419-220-02-003-006	1036 Hills-Miller Rd. Delaware, OH 43015
42 Farm View, LLC	419-230-01-028-000	7017 Steitz Rd. Powell, OH 43065
Sectionline Sawmill, LLC	419-230-01-025-000	7017 Steitz Rd. Powell, OH 43065
Sectionline Sawmill, LLC	419-230-01-001-000	7017 Steitz Rd. Powell, OH 43065
TCCI, LLC	419-220-02-012-000	c/o Trucco Construction 3531 Airport Rd. Delaware, OH 43015
City of Delaware	419-220-03-001-000	1 S. Sandusky St. Delaware, OH 43015
TCCI, LLC	419-220-02-011-000	c/o Trucco Construction 3531 Airport Rd. Delaware, OH 43015

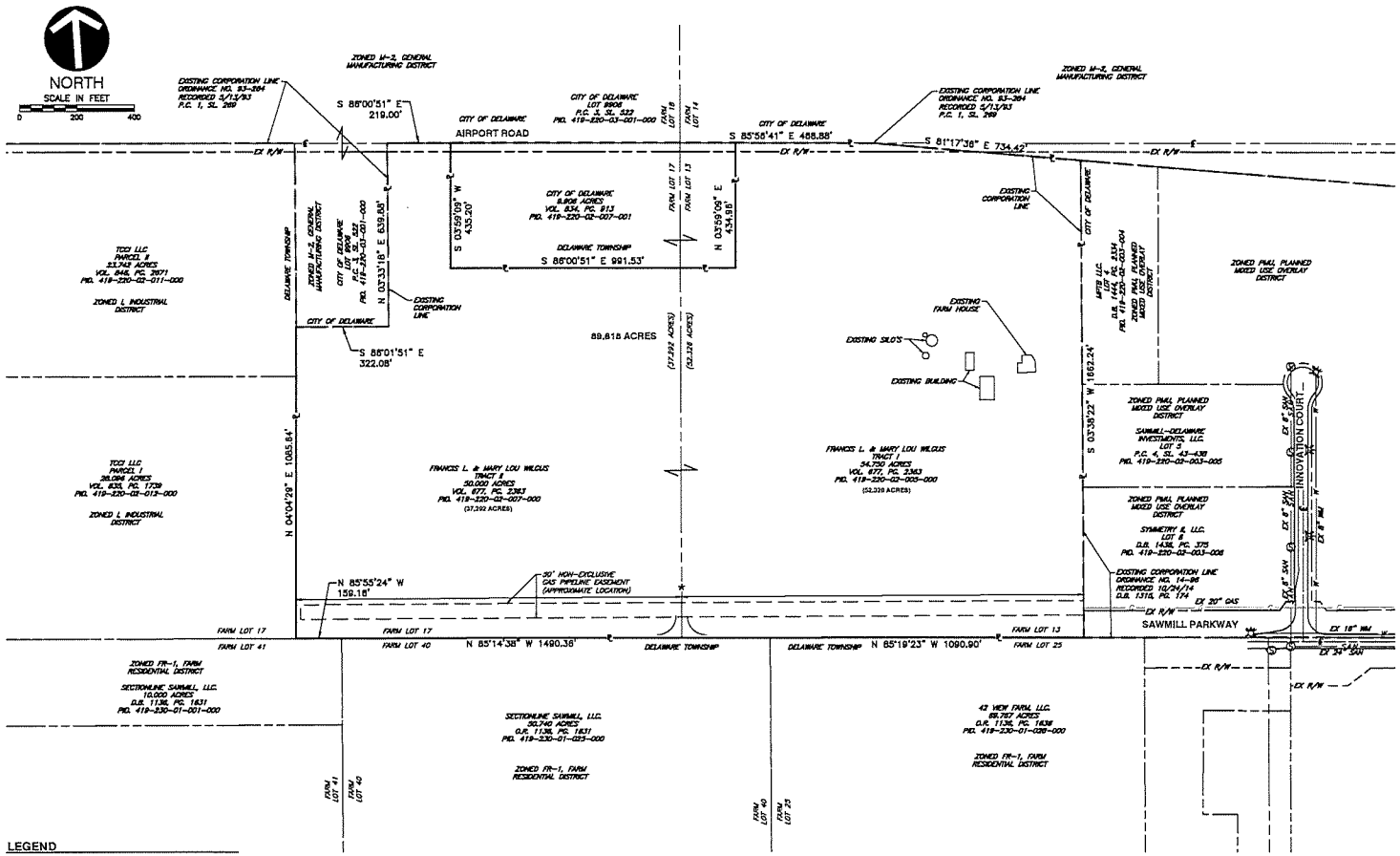
APPENDIX F

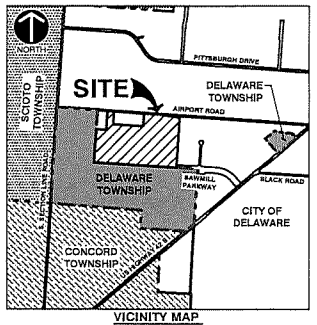
REZONING DEVELOPMENT PLAN (11"X17")

APPENDIX G

REZONING DEVELOPMENT PLAN (22"X34")

REZONING DEVELOPMENT PLAN
2781 AIRPORT ROAD





VICINITY MAP
N.T.S.

SITE STATISTICS

CURRENT USE:	FARM LAND
PROPOSED USE:	LIGHT MANUFACTURING
CURRENT ZONE:	DELAWARE TOWNSHIP – FARM RESIDENTIAL DISTRICT (FR-1)
PROPOSED ZONE:	CITY OF DELAWARE – PLANNED MIXED USE OVERLAY DISTRICT (PMU)
TOTAL ACREAGE:	±89.818 AC
NUMBER OF LOTS:	2

THE OVERALL SITE IS WITHIN 20,000 FT OF THE BOUNDARY OF THE DELAWARE MUNICIPAL AIRPORT AND SHALL COMPLY WITH THE STATE OF OHIO AND FAA NOTIFICATION REGULATIONS FOR CONSTRUCTION IN THE VICINITY OF AN AIRPORT AS DESCRIBED IN THE OHIO ADMINISTRATIVE CODE, SECTION 5501:1-10

NOTES

* ACCESS TO WILGUS ANNEXATION PROPERTY SHALL BE FROM SAWMILL PARKWAY AND AT LOCATIONS AND ACCESS POINTS AS REQUIRED BY THE CITY.

REFERENCES

1. ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE PER DEED OF RECORD AND NOT THE RESULT OF AN ACTUAL BOUNDARY SURVEY.
2. ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED ON RECORD PLAN. (2015 SAWMILL PARKWAY SEWER & WATER EXTENSION PLAN)

ENGINEER/SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
COLUMBUS, OHIO 43085
PHONE: (614) 330-6743
CONTACT: TIM VOLCHKO
EMAIL: TVOLCHKO@CECINC.COM

OWNER

FRANCIS L. & MARY LOU WILGUS
5787 ROBIN HOOD LANE
GSTRANDER, OHIO 43081

OWNER'S AGENT

PLANNED COMMUNITIES, INC.
110 NORTHWOODS BOULEVARD, SUITE B
COLUMBUS, OHIO 43235
PHONE: (614) 846-6330
CONTACT: JACK BRICKNER
EMAIL: JBRICKNER@PLANNEDCOMMUNITIESINC.COM

LEGEND

- SUBJECT PROPERTY LINE/PROPOSED COOPERATION BOUNDARY
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING COOPERATION BOUNDARY
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SAN — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

REZONING DEVELOPMENT PLAN
2781 AIRPORT ROAD
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

REZONING DEVELOPMENT PLAN

DATE:	MAY 2018
DWG SCALE:	1" = 200'
PROJECT NO:	173-951
DRAWN BY:	JTH
CHECKED BY:	TJV
APPROVED BY:	DRAFT

DRAWING NO.: C100

SHEET 1 OF 1

ORDINANCE NO. 18-48

AN ORDINANCE APPROVING A REZONING AMENDMENT REQUEST BY PLANNED COMMUNITIES INC. FOR PROPERTY OWNED BY FRANCIS AND MARY LOU WILGUS ON APPROXIMATELY 89.618 ACRES (PARCELS 419-220-02-005-000 AND 419-220-02-007-000) FROM A-1 (AGRICULTURAL DISTRICT) TO M-1 PMU (LIGHT MANUFACTURING WITH A PLANNED MIXED USE OVERLAY DISTRICT) AT 2781 AIRPORT ROAD LOCATED AT THE WESTERN TERMINUS OF SAWMILL PARKWAY, EAST OF SECTION LINE ROAD, SOUTH OF AIRPORT ROAD AND NORTH OF THE FUTURE EXTENDED SAWMILL PARKWAY.

WHEREAS, the Planning Commission at its meeting on June 6, 2018 recommended approval of a Rezoning Amendment request by Planned Communities Inc. for property owned by Francis and Mary Lou Wilgus on approximately 89.618 acres (parcels 419220-02-005-000 and 419-220-02-007-000) from A-1 (Agricultural District) to M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway. (2018-0955).

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

SECTION 1. That the Rezoning Amendment request by Planned Communities Inc. for property owned by Francis and Mary Lou Wilgus on approximately 89.618 acres (parcels 419220-02-005-000 and 419-220-02-007-000) from A-1 (Agricultural District) to M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway, is hereby confirmed, approved and accepted with the following conditions that:

1. Any future non-residential development of the subject site shall require Preliminary and Final Subdivision Plat to subdivide the subject site into lots and Preliminary and Final Development Plan approval for each building and or development
2. The existing farmhouse and associated out buildings can remain until the subject site is developed.

3. The Applicant shall support the City should the City seek to annex City property adjacent to the Wilgus Annexation that includes approximately 9.906 acres on parcel #419-220-02-007-001.
4. Access to the Wilgus Annexation property shall be from Sawmill Parkway and at locations and access points as required by the City.
5. Access to the property shall require the extension of Sawmill Parkway by the applicant or developer of the property in the absence of a development agreement and dedication at no cost to the City of required right-of-way by the Wilgus Annexation property as may be required by the City.
6. Airport Road is anticipated to be abandoned and shall not be relied upon by the Wilgus Annexation property as public access as required by the City.
7. The Wilgus Annexation property is anticipated to require significant storm sewer, sanitary sewer, and water line improvements a portion of which may be outside of the City jurisdiction. The Applicant shall be required in the absence of a development agreement to obtain and pay for any and all necessary easements, permits, and construction activities that may be required in this regard.
8. The City and applicant/owner/developer now or in the future may separately agree to enter into a specific development agreement stipulating any infrastructure development items or incentives for such that may be approved by both parties.
9. Any future development Preliminary and Final Development Plan(s) shall require the subject developer to receive the "Determination of No Hazard to Air Navigation" approval from the FAA because the subject property is located within the Airport Overlay District.

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: June 25, 2018 YEAS 7 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

Carl Kaplan
MAYOR