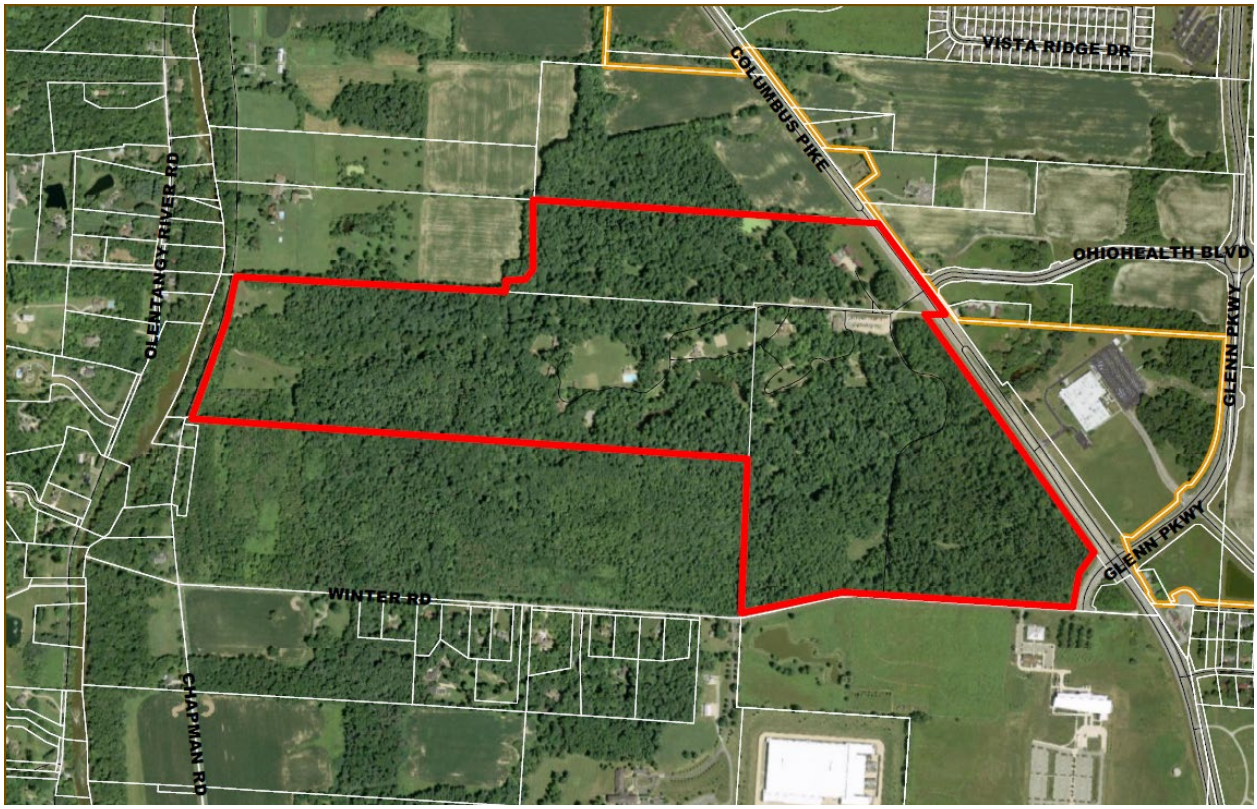
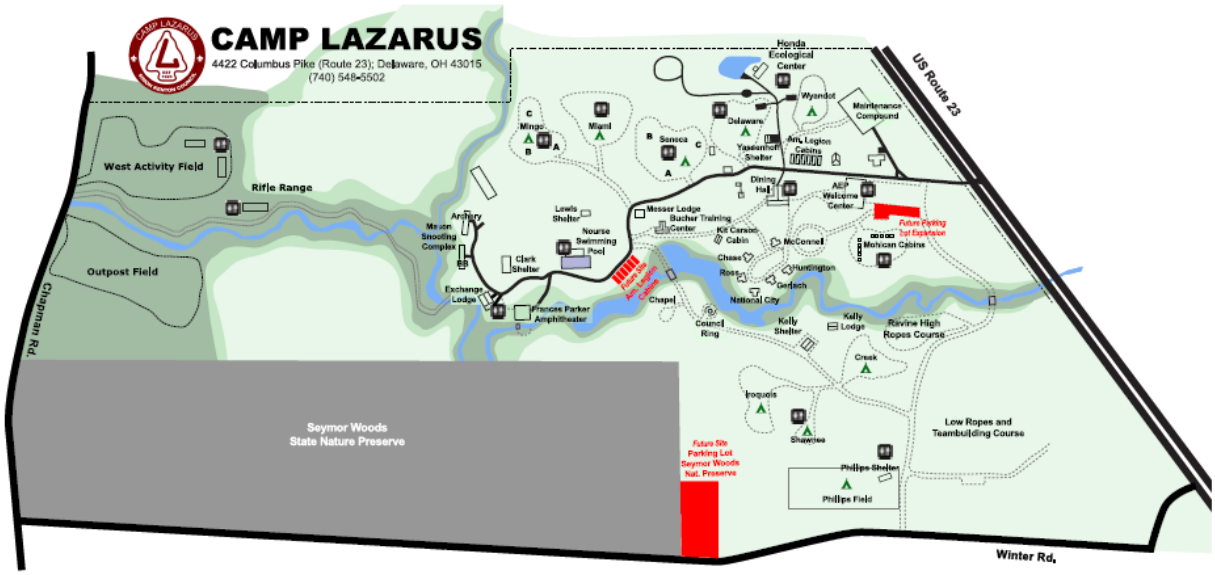
CENTRAL OHIO BOY SCOUTS OF AMERICA
PLANNED MIXED USE DEVELOPMENT TEXT FOR
CAMP LAZARUS
4422 COLUMBUS PIKE (US 23)
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

The Simon Kenton Council, Boy Scouts of America is proposing to annex their subject three parcels into the City of Delaware and rezone the 230.26 acre site from FR-1 (Farm Residential District) to A-1 PMU (Agricultural District with Planned Mixed Use Overlay District) for the existing development to achieve compliance with the zoning code and ensure that the property is compatible with the surrounding area. The development would include all the existing facilities which include cabins and shelters, gun and archery ranges, fishing pond, swimming pool, camp fires, chapel, training center, blacksmith shop, trails, amphitheater, activity fields, large dining hall and several shelters and tent camping space.





2. GENERAL DEVELOPMENT STANDARDS

a. **Purpose and Intent.** It is the intent of this existing development to remain as a Boy Scout Camp while integrating with City requirements. Any future expansion and/or development shall be consistent with surrounding uses with compatible and common site improvements, architectural design, signage and amenities in a park 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 and/or building sizes of more than 10%.
(3) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved private street pattern, access points and parking facilities that results in a change in operating characteristics or character.

e. **Minor Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
(2) Any minor change to the use or occupancy of 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 private street pattern, access points and parking facilities that results in a change in operating characteristics or character.
(5) Minor structural alterations that do not alter the overall design intent of the building.

f. **Preliminary & Final Development Plan**
(1) The proposed site plan and building elevations require Preliminary and Final Development Plan approval by the Planning Commission and City Council.

g. **Tree Removal and Replacement.** Any 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.
(5) Trees covered by the existing and any future permanent conservation easements shall be managed in accordance with those recorded easements and not further regulated by the City.
(6) The schedule above (items 1-3) shall be applied to any proposed Final Development Plan and a tree survey for any new permanent tree preservation above and beyond what is currently permanently preserved on site (there is an existing easement) as well as any proposed removal of trees shall be developed for each final development plan where trees might be removed outside of the current preservation easement area. This shall be done prior to or concurrent with a Final Development Plan submission. Additional such trees outside of the current preservation easement proposed to be additionally permanently preserved shall be given credit based upon their caliper inches per the tree survey and the schedule above calculated against the total caliper inches proposed to be removed (again in accordance with the schedule

above and the tree survey). If there still remains a balance of caliper inches due, the caliper inches shall be replanted on-site or a payment in lieu of replanting these trees at $100 per caliper inch shall be made to the city tree fund, or any such combination that achieves a zero balance.

3. SITE PLAN

The established 230.26 acre Simon Kenton Council, Boy Scout of America camp (Camp Lazarus), which would be annexed into the City, is located on the west side of US 23 essentially between Ohio Health Boulevard and Glenn Parkway and extends west to Chapman Road. The existing uses include cabins and shelters, gun and archery ranges, fishing and boating pond, swimming pool, camp fires, chapel, training center, blacksmith shop, trails, amphitheater, activity fields, large dining hall and several shelters and tent camping spaces with vaulted latrines. The intent is to annex the site into the City to address the sanitary sewer issues and for the Boy Scout uses and activities to remain the same while transitioning into the City seamlessly. The existing site with its current uses as annexed shall be considered in compliance with the zoning herein.

4. SITE USES

Uses. The following uses shall be considered permitted, conditionally permitted, or limited uses as represented in the chart below by P, C, or L, respectively, and as defined by attached Chapter 1121 of the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

(1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable. The uses existing on the site at the time of enactment of this zoning together with any amendments approved in the future shall be considered in compliance with the zoning herein.

(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	Uses
(a) Residential/Community Facilities	
(1) Single Family	L
(2) Not-For-Profit / Non-Commercial Recreation Facility	L
(3) Agricultural Use	P
(4) School – Public/Private	C
(5) Camp Personnel/ Guest Housing	L
(6) Place of Worship	P
(7) Cemetery	P
(8) Public Cultural Institution Art Gallery	P
(9) Public safety and service facility	P
(b) Non-Residential	
(1) Offices	Accessory
(2) Medical and dental offices, health and allied services	Accessory

(1) **Specific Standards for Limited Uses.** Any use listed as a limited use shall meet all requirements of the Zoning Code, unless otherwise exempted or modified in this Section which shall take precedence in all cases, as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

A. **Single Family.** There is an existing single family home on-site at the time of this annexation and zoning text that is used to house the on-site employee. This home, and only this home, is permitted under this land use category. Repair, additions to and replacement of this home are permitted, subject to the necessary building permits and approvals and in compliance with applicable provisions of this text.

B. **Not-for-Profit / Non-Commercial Recreation Facility.** This use as it exists on site and under the operation of the current not-for-profit owner (the Simon Kenton Council, Boy Scouts of America) is permitted. This does not include a golf

course or country club. The use includes the range of activities that presently exist on site and as described within this Zoning Text related to the description of the development.

1. The archery and gun\BB ranges are permitted to continue as they exist at the time of the original zoning and annexation. These shall be allowed as pre-existing uses only if operated, managed, and under the supervision of the approved institutional use currently on and owning the property. As such they may not be expanded. If the operational, management, or supervision conditions change or are not met in whole or in part in the future, the gun, archery and BB ranges shall be completely removed from the site and the use shall not be permitted.

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

1. The housing shall be limited to employees and camp volunteers of the Boy Scout of America and day, weekly, monthly or seasonal cabin/guest house for school groups, civic and youth organizations and other entities at the Boy Scouts' discretion.

(5) **Prohibited Uses**.

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

ii) **Wireless telecommunication facilities including installations known as small cell sites and Distributed Antenna Systems (DAS):** Towers are expressly prohibited from the entire Development area. Small cell sites, DAS, antennas, and/or amplifiers may be permitted so long as they are completely camouflaged so as to be not visible either within an enclosed building or the structure to which they are attached if external. These shall be reviewed individually administratively for compliance with these regulations.

iii) **Medical Marijuana**: No medical marijuana principal or accessory uses are permitted on the subject site.

iv) **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

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

Lot Standards	
(1) Minimum lot area	5 acres
(2) Minimum lot width and frontage*	300 ft.
(3) Maximum building coverage	40%
(4) Maximum lot coverage**	70%

*Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.
**Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area, excluding any existing public right-of-way, and converted to a percentage.

c. **Building Setback Standards.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan. Decorative architectural elements such as canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	
(1) Setback from US 23 (Columbus Pike) and Chapman Road	50 ft.
(2) Perimeter Setback	50 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. For up to 12 events per year, parking may overflow from established formal lots to any parts of the property to accommodate the event.

Minimum Parking Setbacks	
(1) Setback from US 23 (Columbus Pike) and Chapman Road	50 ft.
(2) Perimeter Setback	30 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. Existing buildings and climbing tower in place at time of annexation are not subject to this restriction.

f. **Building Design.** The intent of this regulation is to allow renovations and additions to existing structures to be constructed of similar building materials or natural materials while all new buildings regardless of use shall be consistent with the design, materials,

and placement of the existing structures. Flexibility should be accorded the Development Plan review process for building design as a result particularly if a building or structure is not visible from any public way given the sheer size and scale of this property and use.

g. **Parking.** The amount of parking provided shall not be more than that shown on the Preliminary Development Plan or as may be modified by any approved future Final Development Plan(s).
   (1) For up to 12 events per year, parking may overflow from established formal lots to any parts of the property to accommodate the event.
   (2) Future and proposed parking lots may be constructed of qualifying dustless surfaces including gravel as may be approved by the Fire Chief and City Engineer. Lots and access ways shall meet all requirements of safety forces including the Fire Chief and Police Chief.
   (3) Existing formal lots that are unpaved may remain as such.

h. **Landscaping and Screening.** All landscaping shall meet the requirements of the Zoning Code and the Gateways & Corridors Plan; except as otherwise approved on the Final Development Plan. The current site as constructed is permitted to remain. Any new construction in the future or parcels split from the original parcels as they existed at the time of annexation shall meet the then current zoning code requirements for landscaping. As most of the site is currently within conservation easement there is not much opportunity for change in this regard.

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. Site lighting as it exists on site at the time of annexation shall be deemed compliant. Site lighting shall generally be minimal given the current use and any proposed additional lighting in the future shall comply with the then current Zoning and Building Codes.

k. **Signs.** A comprehensive sign plan shall be provided and approved in conformance with Section 1165.16(c) and will be provided as part of the Final Development Plan. All signage proposed for this Planned Mixed Use Development shall comply with the Gateways & Corridors Plan (GCP) and Chapter 1165 of the City of Delaware Zoning Code.
   1. All existing signs are permitted to remain, shall be maintained in good repair, and shall be allowed to be repaired and upgraded as might be required by the City. re-facing of existing signs is permitted so long as the size, shape, and location are unaltered.
   2. The existing ground sign along Columbus Pike (US 23) shall be permitted as a legal conforming sign. Minor repair or re-facing of the sign is permitted but if voluntarily removed it would need to achieve compliance with the current Zoning Code and Gateway and Corridor Plan.
   3. Signs required to denote permanent conservation areas, easements, or partnerships/stewardships are allowed to remain and must be maintained or completely removed.

l. **Roads.** All roads, drives, and parking areas on site are considered private. These shall be maintained in good repair and shall provide adequate access for emergency services as required by the City of Delaware. Any new road(s) to be constructed and/or widened within the development shall comply with the City minimum requirements or as approved by the City Engineer to be in keeping with the existing roadways and ensuring adequacy for emergency services as determined by the Chief of Police, the Fire Chief, and the City Engineer. Generally, alternative surfaces other than asphalt or concrete shall be permitted so long as they meet the requirement above. Generally, curb and gutter sections shall not be required unless a parcel is split from those existing at the time of annexation and subsequently proposed for construction under a different owner or use than existed at the time of annexation. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans.

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.

ORDINANCE NO. 18-91

AN ORDINANCE FOR SIMON KENTON COUNCIL BOY SCOUTS OF AMERICA FOR APPROVAL OF A REZONING AMENDMENT FOR CAMP LAZARUS FROM A-1 (AGRICULTURAL DISTRICT) TO A-1 PMU (AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) ENCOMPASSING APPROXIMATELY 231 ACRES AND LOCATED AT 4422 COLUMBUS PIKE.

WHEREAS, the Planning Commission at its meeting on October 17, 2018 recommended approval of a Rezoning Amendment for Simon Kenton Council Boy Scouts of America for Camp Lazarus from A-1 (Agricultural District) to A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) encompassing approximately 231 acres and located at 4422 Columbus Pike (PC Case 2018-2385).

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

SECTION 1. That the Rezoning Amendment for Simon Kenton Council Boy Scouts of America for Camp Lazarus from A-1 (Agricultural District) to A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) encompassing approximately 231 acres and located at 4422 Columbus Pike, is hereby confirmed, approved, and accepted with the following condition that:

1) Any future changes shall require conformance to all provision 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: November 12, 2018 YEAS 6 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

MAYOR Vice Mayor Shafer