ORDINANCE NO. 21-63

AN ORDINANCE FOR JIANGELO BUILDERS LLC., APPROVING A REZONING AMENDMENT FROM A-1 (AGRICULTURAL DISTRICT) TO A-1 PMU (AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) FOR GLEN CANNICH VILLAGE ON APPROXIMATELY 9.59 ACRES LOCATED ON THE EAST SIDE OF US 23 JUST NORTH OF CHESHIRE CROSSING WEST SUBDIVISION AND JUST SOUTH OF THE DELAWARE GOLF CLUB.

WHEREAS, the Planning Commission at its meeting of October 6, 2021 recommended approval of a Rezoning Amendment for JiAngelo Builders LLC., from A-1 (Agricultural District) to A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) for Glen Cannich Village on approximately 9.59 acres located on the east side of US 23 just north of Cheshire Crossing West Subdivision and just south of the Delaware Golf Club (PC 2021-3531).

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

SECTION 1. That the Rezoning Amendment for JiAngelo Builders LLC., from A-1 (Agricultural District) to A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) for Glen Cannich Village on approximately 9.59 acres located on the east side of US 23 just north of Cheshire Crossing West Subdivision and just south of the Delaware Golf Club, is hereby confirmed, approved, and accepted with the following conditions that:

1. The development shall require conformance to all provisions of the Development Text and any conditions of approval.
2. In Sub-Area A, the owner has the option to construct either 16 or 17 detached single-family units based on which option is selected for Sub-Area B based on market conditions.
3. In Sub-Area B, the owner has the option to construct 16 detached single-family units, or 24 attached single-family units based on market conditions.

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.

PASSED: November 22, 2021 YEAS 7 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2021-3531-33 & 3535
REQUEST: Multiple Requests
PROJECT: Glen Cannich Village
MEETING DATE: October 6, 2021

APPLICANT/OWNER
JiAngelo Builders LLC.
7034 Africa Road
Galena, Ohio 43021

REQUEST
2021-3531: A request by JiAngelo Builders LLC., for approval of a Rezoning Amendment from A-1 (Agricultural District) to A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) for Glen Cannich Village on approximately 9.59 acres located on the east side of US 23 just north of Cheshire Crossing West Subdivision and just south of the Delaware Golf Club.
2021-3532: A request by JiAngelo Builders LLC., for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for Glen Cannich Village on approximately 9.59 acres located on the east side of US 23 just north of Cheshire Crossing West Subdivision and just south of the Delaware Golf Club.
2021-3533: A request by JiAngelo Builders LLC., for approval of a Preliminary Development Plan for Glen Cannich Village on approximately 9.59 acres located on the east side of US 23 just north of Cheshire Crossing West Subdivision and just south of the Delaware Golf Club.
2021-3535: A request by JiAngelo Builders LLC., for approval of a Preliminary Subdivision Plat for Glen Cannich Village on approximately 9.59 acres on property located on the east side of US 23 just north of Cheshire Crossing West Subdivision and just south of the Delaware Golf Club.

PROPERTY LOCATION & DESCRIPTION
The approximate 9.592-acre parcel is located on the east side of US 23, south of the Delaware Golf Club and northwest of the Cheshire Crossing West Subdivision. The subject site is zoned A-1 (Agricultural District). The property to the north is zoned A-1, the property to the southeast is zoned R-3 (One-Family Residential District) and the properties to the west are zoned FR-1 (Farm Residential) in the Township.

BACKGROUND/PROPOSAL
The owner is proposing to rezone the existing approximately 9.59-acre parcel from A-1 (Agricultural District) to A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) to allow between 33 to 40 attached and detached units for a maximum density of 4.19 units per acre in three Sub-Areas. Sub-Area A would consist of 17 single-family detached dwelling units while Sub-Area B would have two housing options. Sub-Area B Option 1 would consist of 16 single-family detached dwelling units for a total of 33 dwelling units. Sub-Area 2 Option B would consist of 24 attached units (a mixture of 2 and 3 dwelling units) for a total of 40 dwelling units. Sub-Area C would consist of active and passive open space along the northern portion of site which would preserve the existing stream, ravine, and trees while the applicant would construct a pavilion, open patio and bocce ball courts for active open space in this area.

In 2000 (Ordinance 00-41), the subject parcel was annexed into the City of Delaware as a part of the 421-acre Pingue/Kingman Hill Annexation. As with other annexed properties in the City, when the subject site was annexed, the A-1 zoning district was established as a placeholder until the time the area is ready for more intense development. Previously, this property had been used as a single-family residence until the home was demolished between 2006-2008 per the Delaware County Auditor's website.

STAFF ANALYSIS
- **COMPREHENSIVE PLAN:** The current Delaware Together Comprehensive Plan Character and Focus Area Map identifies the subject site as a character area of Suburban Residential. The Suburban Residential Character Areas are found toward the perimeter of the current city limits and along corridors. These areas include existing, post-1940s subdivisions and the car-oriented, nonresidential corridors associated with them. They are primarily characterized by individual subdivisions or neighborhoods with a specific street and block patterns adjacent to other subdivisions or neighborhoods with a different pattern. A common characteristic of these neighborhoods is homogenous housing types and architectural styles in a block, along a street, or clustered in pods around a common open space. However, types vary between areas, ranging from detached

single-family to multi-family complexes. Driveways, garages, and accommodation of the car is predominant. Some of the key attributes include:

- The street network is typically curvilinear with irregular block structure. It may have limited points of connections and frequent use of cul-de-sacs, especially in subdivisions developed between 1980 and 2000.
- Streets vary in width from 30-foot rights-of-way to 60-foot rights-of-way. Sidewalks are common.
- Blocks vary in dimension by subdivision and may be similar to an urban block or be less defined and more organically shaped by the landscape or former parent lot (lot that existed prior to development).
- The pattern within each subdivision is typically very consistent in terms of lot size. Lot shape may vary and include rectangular parcels, wedge/pie shaped parcels consistent with amore curvilinear street network, or other shapes.
- Buildings are typically located near the center of the lot, with similarly sized front and back yards, and often present the wider façade to the street with the greatest dimension of the lot being the frontage width.
- Attached garages with driveways are common.
- Housing types are typically developed in separate subdivisions (multi-family, single-family, townhouses). Mixing of housing types within a block or along a street is uncommon.
- Buildings are typically one to three stories, with some four-story buildings in multi-family complexes.
- Architectural details may vary within each subdivision depending on the mix of residential types and era of construction. Infill development respects the existing horizontal and vertical proportions of homes as well as location and orientation of buildings on the lots.
- Open space, when present, is provided in an informal and passive manner as well as through neighborhood recreation facilities and clubhouses. In older, larger lot Suburban Residential Character Areas there is usually limited public open space. More recently built areas are more likely to have common open spaces and parks.
- See attached Planning Guidelines and appropriate development types for Suburban Residential Character Area.

- **ZONING:** As mentioned above the subject site is zoned A-1 which does not allow the proposed mixed use residential development and the owner is proposing a rezoning amendment to a Planned Mixed Use Overlay District (PMU) to prepare a specific plan and zoning text that is compatible with and provides a reasonable transition to the residential uses to the south. The PMU Overlay ultimately gives the City the most control of the proposed uses and plan now and into the future while providing some flexibility to the applicant to propose a mixed-use development with buffering and design standards to complement the existing neighborhood. The PMU is the only true planned district in the City of Delaware zoning toolbox that allows an Applicant and the City to craft a zoning solution unique to the site and needs of this particular development. The PMU approach, through a negotiated process, allows the applicant to craft a zoning text that is able to support a different development pattern while ensuring the City has retained, and in many cases gained, control of the development to ensure a very specific and higher quality development than which could otherwise be achieved through a base zoning district. Along with the zoning amendment to a PMU in this application, the owner is requesting a Conditional Use Permit, Preliminary Development Plan and Preliminary Subdivision Plat approval by the Planning Commission and City Council. If this application is approved, the owner would ultimately need Final Development Plan(s) and Final Subdivision Plat(s) approval by the Planning Commission and City Council.

  As previously mentioned, this property was annexed in 2000 as part of a large 421-acre annexation, which stretched down (south) US 23. The zoning for the subject site is A-1 (Agricultural District) which is established by Code to be effectively as a placeholder until the time an area is ready for more intense development – the same placeholder zoning used by other developments originating from the Pingue/Kingman Hill Annexation. The 34.97-acre Cheshire Crossing West subdivision was rezoned (Ordinance 03-21) from A-1 to R-3 (One-Family Residential District) in December 2003. The 14.696-acre Lakes at Cheshire development was approved (Ordinance 05-84) for 117 condominium units (7.96 units per acre) in August 2005.

- **ENGINEERING:** The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The site's street layout shall provide a full access connection to Winding Valley Drive in Cheshire Crossing West Subdivision via an existing public street stub named Stoneybank Drive which lies between existing single-family residences 85 and 97 Winding Valley Drive. The internal private street network for both of the proposed options would extend Stoneybank through the subject site toward US 23. This connection is #23 on the adopted 2020-2040 Thoroughfare Plan. The road network would continue to US 23 thru Mullardoch Lane. However, the access point at US 23 would be a right-in-out for emergency access only and would require ODOT approval. Glen Affrig Place would access four dwelling units east of Stoneybank Drive. The internal street would be private but would have to be constructed to public standards along with a sidewalk on one side of the private street. There would be 17 overflow parking spaces in four separate locations along the street network. The entire private street network would have to achieve compliance with the minimum engineering, public works, and fire department requirements.
- **PEDESTRIAN CONNECTIVITY:** A bike path along US 23 is included in the adopted Bicycle and Pedestrians Plan 2017. The City would require the developer to construct the bike path south of the right-in/right-out on US 23 and would require a payment in lieu and an easement graded appropriately with the exact alignment north of US 23 to be determined by the Parks and Natural Resource and Engineering Departments if and when a path were to be extended over the ravine in the future. In addition, a private sidewalk would be required on one side of the internal private streets that would connect into the public sidewalk on Stoneybank Drive.
- **SITE CONFIGURATION:** The approximate 9.59-acre pie shaped property along US 23 would yield between 33 to 40 single family detached and attached units for a maximum density of 4.19 units per acre in three Sub-Areas. The subject site would be accessed by the extension of Stoneybank Drive from Cheshire West Crossing Subdivision and extend north and west and then north again through the site to Mullardoch Lane which is a east/west private street which dead ends to the east and extends to US 23 to the west terminating as emergency access only to US 23. Glen Affrig Place would extend east from Stoneybank Drive and access four dwelling units. The subject site would be divided into three Sub-Areas. Sub-Area A would consist of 17 single-family detached dwelling units while Sub-Area B would have two housing options. Sub-Area B Option 1 would consist of 16 single-family detached dwelling units for a total of 33 dwelling units while in Sub-Area B Option 2 would consist 24 attached dwelling units (a mixture of 2 and 3 dwelling units) for a total of 40 dwelling units. Sub-Area C would consist of active and passive open space along the northern portion of site which would preserve the existing stream, ravine, and trees and the developer would construct a pavilion, open patio and bocce ball courts for the future resident's enjoyment. Each dwelling unit would have a 2-car garage with the ability to park 2 cars in the driveway and 17 overflow parking spaces at four separate locations. A permanent cluster mailbox building would be located just north of Mullardoch Lane with a temporary mailbox located on the west end of CAD #1 for Sub-Area 1. In addition, each dwelling unit would have a tip cart for refuse service provided by the City. Also, a 30-foot-wide tree preservation zone would be located along the southern boundary of the site (adjacent to the Cheshire West Crossing Subdivision) west of Stoneybank Drive and a 16-foot-wide tree preservation zone north of Stoneybank Drive
- **BUILDING DESIGN:** The applicant proposes a cohesive and unified design throughout the development where each building will be consistent in overall design, color, material, and architectural pattern and achieved compliance with City development standards and per the approved development text. All units shall achieve compliance with the R-3 Residential Design Criterial and Performance Standards in Chapter 1171, the following standards, and submitted preliminary elevations to ensure the intent of this regulation to create a cohesive and unified design throughout the entire development while varying colors and materials within a consistent overall design, color pallet, material, and architectural pattern as determined through the Final Development Plan review process that is not significantly dissimilar from the preliminary architectural renderings submitted for the preliminary development plan that includes the following requirements (a full list of detailed requirements are in the development text): 1.) a minimum of 35% of the front façade shall be brick, stone, or cultured stone; 2.) no

vinyl siding is permitted on the front elevations but is permitted on the side and rear elevations; 3.) vinyl shakes in gables and accent areas; 4). vinyl, metal window or wood windows; 5.) Gable, hip shed roof structures or combination thereof is permitted with structures shall have a primary roof structure having a 6:12 minimum pitch and secondary roof structures shall have a 3:12 minimum pitch; 6.) eave overhangs shall be a minimum of 12 inches and rake shall be a minimum 4.5 inches; 7.) dimensional shingles are required.

The minimum square footage for all the dwelling units shall be 1,600 square feet with a maximum height of 35 feet from finish floor elevation of the grade outside the front door. Also, all attached and detached single-family buildings shall have a two-car garage at minimum with two parking spaces in front of the garage that does not protrude into the private sidewalk or street. In addition, solar panels are allowed.

- **TREE REMOVAL, REPLACEMENT & PRESERVATION:** The site has wooded areas throughout the site and the applicant has provided a preliminary tree survey with a removal and replacement schedule in the development text similar to other approved PMU developments. Per the submitted preliminary tree survey with the preliminary development plan, the applicant is removing 5,243 caliper inches of qualifying trees (451 trees). while the applicant is preserving 6,315 caliper inches of qualifying trees (497 trees). Therefore, the applicant is preserving significantly more trees (1,072 caliper inches) than ones being removed and achieves compliance with the intent of Chapter 1168 Tree Preservation Regulations and other recently approved PMU's. The tree preservation schedule in the development text shall apply to the proposed Final Development Plan and final tree survey for preservation and removal of trees. This shall be done prior to or concurrent with the Final Development Plan submission. Trees 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 in the development text and the tree survey). If there still remains a balance of caliper inches due, the developer shall replant this on site in addition to any required or proposed trees, shall make a payment in lieu of replanting these trees at $100 per caliper inch, or any such combination that achieves a zero balance. Also, if any additional preserved trees are removed during construction, the developer shall replant this on site or shall make a payment in lieu of replanting these trees at $100 per caliper inch, or any such combination that achieves a zero balance.

  The Preliminary Development Plan identifies tree preservation areas located in the following areas:
  - A tree preservation zone shall be located in front of lots 1-4 and behind lots 1-19 and 28-33 for the 33 single family detached building option.
  - A tree preservation zone shall be located in front of lots 1-4 and behind lots 1-18 and 23-25 for the 40 single family attached building option.
  - A tree preservation zone shall be located along the ravine to the north property line within Sub-Area C as identified on the preliminary development plan.
- **LANDSCAPING & SCREENING:** The proposed development would require a comprehensive landscape plan including street trees, perimeter landscaping, and individual dwelling unit landscaping. The street trees shall be approximately 40 on center and dwelling unit landscaping shall achieve compliance with Chapter 1171. There is an existing tree line adjacent to the Cheshire Crossing West lots to the south and the owner shall preserve as many trees as feasible in this area while achieving compliance with stormwater management per the City Engineer. To ensure and maintain an appropriate buffer, staff is requiring evergreen trees a minimum 6 foot high at installation and/or deciduous trees as approved by staff shall be planted to supplement any preserved trees along the southern boundary adjacent single-family homes in Cheshire Crossing West Subdivision within the proposed 18-foot-wide tree preservation zone east of Stoneybank Drive and 30-foot-wide tree preservation zone west of Stoneybank Drive. All landscape plans shall be reviewed and approve by the Shade Tree Commission. It should be noted that the development type or residential use abutting residential use (more specifically single-family residential type to single family residential type) does not generally required any buffering. Regardless, this is being proposed and required per the development text and plan.
- **LIGHTING:** The owner is proposing site, building and landscaping that would need to be identified in the Final Development Plan. All lighting plans would have to achieve compliance with the zoning code and be approved by the City.
- **SIGNAGE:** Any signage would be required to achieve compliance with the adopted Gateways & Corridors Plan pertaining to any ground signs.

STAFF RECOMMENDATION (2021-3531 – REZONING AMENDMENT)
Staff recommends approval of a request by JiAngelo Builders LLC., of a Rezoning Amendment from A-1 (Agricultural District) to A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) for Glen Cannich Village on approximately 9.59 acres located on the east side of US 23 just north of Cheshire Crossing West Subdivision and just south of the Delaware Golf Club, with the following conditions that:
:

1. The development shall require conformance to all provisions of the Development Text and any conditions of approval.
2. In Sub-Area A, the owner has the option to construct either 16 or 17 detached single-family units based on which option is selected for Sub-Area B based on market conditions.
3. In Sub-Area B, the owner has the option to construct 16 detached single-family units, or 24 attached single-family units based on market conditions.

STAFF RECOMMENDATION (2021-3532– CONDITIONAL USE PERMIT)
Staff recommends approval of a request by JiAngelo Builders LLC., of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for Glen Cannich Village on approximately 9.59 acres located on the east side of US 23 just north of Cheshire Crossing West Subdivision and just south of the Delaware Golf Club.

STAFF RECOMMENDATION (2021-3533– PRELIMIMARY DEVELOPMENT PLAN)
Staff recommends approval of a request by JiAngelo Builders LLC., of a Preliminary Development Plan for Glen Cannich Village on approximately 9.59 acres located on the east side of US 23 just north of Cheshire Crossing West Subdivision and just south of the Delaware Golf Club, 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 private streets shall be constructed to public standards per the City Engineer.
3. The City and developer shall execute a perpetual maintenance agreement for the current public portion of Stoneybank Drive stub street.
4. The access on US 23 on the northern portion of the site shall be for emergency access only requiring ODOT review and approval.
5. A private sidewalk shall be located on one side of proposed private streets and shall connect to the existing public sidewalk on Stoneybank Drive.
6. The developer shall construct the multi-use path south from the proposed emergency access only curb cut on US 23 to the Cheshire Crossing West property.
7. The developer shall dedicate to the City an easement for the multi- use path alignment and make a payment in lieu of the portion of the proposed multi-use path north of the proposed emergency access curb cut on US 23.
8. The proposed single family attached and detached dwelling units shall achieve compliance with the design standards of the approved development text and substantially similar to the submitted elevaitons.
9. The minimum dwelling unit square footage size shall be 1,600 square feet.
10. The maximum dwelling unit height shall be 35 feet measured from the finish elevation of the grade outside the front door

11. The tree replacement/preservation requirements shall be per approve Preliminary Development Plan and development text and finalized on the proposed Final Development Plan based on the final tree survey results.
12. Street trees shall be installed along the private street approximately 40 feet on center.
13. Each dwelling unit landscaping shall achieve compliance with Chapter 1171.
14. Evergreen trees a minimum 6 feet high at installation and/or deciduous trees as approved by staff shall be planted to supplement any preserved trees along the southern boundary adjacent single-family homes in Cheshire Crossing West Subdivision within the proposed 16-feet-wide tree preservation zone east of Stoneybank Drive and 30-feet-wide tree preservation zone west of Stoneybank Drive.
15. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.
16. A lighting plan shall be required during the Final Development Plan process that achieves compliance with the approve development text and approved by the City.
17. Any signage shall be documented on the Final Development Plan and achieve compliance with the adopted Gateways and Corridor Plan.
18. The entire development shall have to achieve compliance with the minimum engineering, public works and fire department requirements.

STAFF RECOMMENDATION (2021-3535– PRELIMIMARY SUBDIVISION PLAT)
Staff recommends approval of a request by JiAngelo Builders LLC., of a Preliminary Subdivision Plat for Glen Cannich Village on approximately 9.59 acres located on the east side of US 23 just north of Cheshire Crossing West Subdivision and just south of the Delaware Golf Club, 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 private streets shall be constructed to public standards per the City Engineer.
3. The City and developer shall execute a perpetual maintenance agreement for the current public portion of Stoneybank Drive stub street.
4. The access on US 23 on the northern portion of the site shall be for emergency access only requiring ODOT review and approval.
5. A private sidewalk shall be located on one side of proposed private streets and shall connect to the existing public sidewalk on Stoneybank Drive.
6. The developer shall construct the multi-use path south from the proposed emergency access only curb cut on US 23 to the Cheshire Crossing West property.
7. The developer shall dedicate to the City an easement for the multi- use path alignment and make a payment in lieu of the portion of the proposed multi-use path north of the proposed emergency access curb cut on US 23.
8. The proposed single family attached and detached dwelling units shall achieve compliance with the design standards of the approved development text and substantially similar to the submitted elevaitons.
9. The minimum dwelling unit square footage size shall be 1,600 square feet.
10. The maximum dwelling unit height shall be 35 feet measured from the finish elevation of the grade outside the front door
11. The tree replacement/preservation requirements shall be per approve Preliminary Development Plan and development text and finalized on the proposed Final Development Plan based on the final tree survey results.
12. Street trees shall be installed along the private street approximately 40 feet on center.

13. Each dwelling unit landscaping shall achieve compliance with Chapter 1171.
14. Evergreen trees a minimum 6 feet high at installation and/or deciduous trees as approved by staff shall be planted to supplement any preserved trees along the southern boundary adjacent single-family homes in Cheshire Crossing West Subdivision within the proposed 16-feet-wide tree preservation zone east of Stoneybank Drive and 30-feet-wide tree preservation zone west of Stoneybank Drive.
15. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.
16. A lighting plan shall be required during the Final Development Plan process that achieves compliance with the approve development text and approved by the City.
17. Any signage shall be documented on the Final Development Plan and achieve compliance with the adopted Gateways and Corridor Plan.
18. The entire development shall have to achieve compliance with the minimum engineering, public works and fire department requirements.

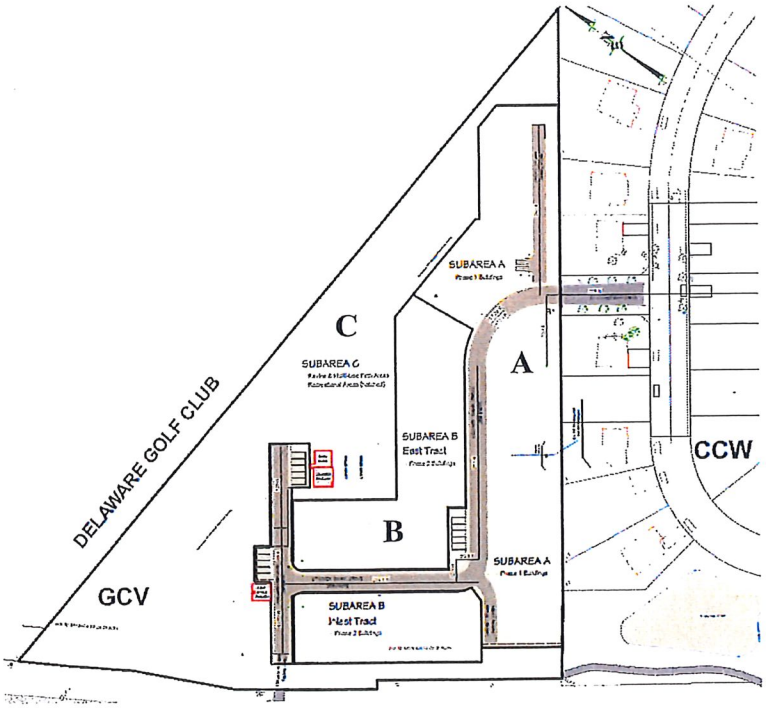
COMMISSION NOTES:

FILE:
ORIGINAL: **09/30/21**
REVISED:

PLANNED MIXED USE DEVELOPMENT TEXT
GLEN CANNICH VILLAGE
3501 COLUMBUS PIKE (US 23)
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Glen Cannich Village is a proposed development on property formerly identified as 3501 Columbus Pike (US-23), located south of the Delaware Golf Club and north of Cheshire Crossing West (CCW) subdivision on the east side of US 23. The Developer, JiAngelo Builders llc, an Ohio Limited Liability Corporation, is the common owner of the subject parcel. The owner is proposing to rezone the existing approximately 9.59-acre parcel from A-1 (Agricultural District) to A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) to allow up to 40 attached and detached units for a maximum density of 4.19 units per acre in three Sub-Areas, which will be developed in phases.



1. **Sub-Area A** would consist of up to 16 single-family dwelling units.
2. **Sub-Area B** would offer two housing options, based on market conditions,
   A. Up to 17 additional single-family dwellings, for a total of 33 dwelling units, or
   B. Up to 24 attached single-family dwellings (a mixture of 2 and 3 unit dwellings) for a maximum of 40 dwellings units.
3. **Sub-Area C** would consist of active and passive open space along the northern portion of the site, which would preserve the existing stream, ravine, and trees. Also, the developer would construct a pavilion, open patio and bocce ball courts as open space amenities in this area.

2. GENERAL DEVELOPMENT STANDARDS

1. **Purpose and Intent.** It is the intent of the developer to provide a planned residential mixed unit type development with high quality site improvements and architectural design. This Development Text represents the zoning requirements for this development.

2. **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.

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

4. **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 buildings and building sizes of more than 10%.
   (3) Substantial alteration of the basic geometry of the road layout and/or operation characteristics of any element of the approved access points that result in a major change in operating characteristics or character.

5. **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 the structures onsite other than those uses specifically allowed in this text or any minor changes to the approved site layout.
   (3) Minor alteration of the basic geometry of the road layout and/or operation characteristics of any element of the approved access points that result in a change in operating characteristics or character.
   (4) Minor structural alterations that do not alter the overall design intent of the dwelling units.

6. **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.

7. **Tree Removal and Replacement.** Tree removal and replacement shall meet all requirements of Chapter 1168 according 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 replaced and must be removed from the site, except in the permanently preserved areas.
   (5) Other tree species considered by the City Arborist to be a species of poor quality will be considered as in poor condition with a 0% replacement or preservation value.
   (6) Per the submitted preliminary tree survey with the preliminary development plan, the applicant is removing 5,243 caliper inches of qualifying trees (451 trees).
   (7) Per the submitted preliminary tree survey with the preliminary development plan, the applicant is preserving 6,315 caliper inches of qualifying trees (497 trees).
   (8) Therefore, the applicant is preserving significantly more trees (1,072 caliper inches) than ones being removed and achieves compliance with the intent of Chapter 1168 Tree Preservation Regulations and other recently approved PMU's.
   (9) The schedule above shall be applied to the proposed Final Development Plan and final tree survey for preservation and removal of trees. This shall be done prior to or concurrent with the Final Development Plan submission. Trees 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 developer shall replant this on site in addition to any required or proposed trees, shall make a payment in lieu of replanting these trees at $100 per caliper inch, or any such combination that achieves a zero balance. Also, if any additional preserved trees are removed during construction, the developer shall replant this on site or shall make a payment in lieu of replanting these trees at $100 per caliper inch, or any such combination that achieves a zero balance.

3. SITE PLAN

The approximate 9.59-acre pie shaped property along US 23 is proposed to have between 33 to 40 single family detached and attached units for a maximum density of 4.19 units per acre in three Sub-Areas. The subject site would be accessed by the extension of Stoneybank Drive from Cheshire Crossing West Subdivision and extend north and west and then north again through the site to Mullardoch Lane which is an east/west private street that dead ends to the east and extends to US 23 to the west terminating as emergency access only to US 23. Private street Affric Place would extend east from Stoneybank Drive to access 4 dwelling units (1-4) and a common access drive (CAD) would extend west from Stoneybank Drive and access two (units 15-16).

1. **Sub-Area A** would consist of up to 16 single-family dwelling units.
2. **Sub-Area B** would offer two housing options, based on market conditions,
   A. Up to 17 additional single-family dwellings for a total of 33 dwelling units.
   B. Up to 24 single-family attached dwellings (a mixture of 2 and 3 dwelling units) for the maximum of 40 dwelling units.
3. **Sub-Area C** would consist of active and passive open space along the northern portion of site which would preserve the existing stream, ravine, and trees adjacent to the Delaware Golf Club and the developer would construct a pavilion, open patio and bocce ball courts for the future resident's enjoyment.

Each dwelling unit would have a 2-car garage with the ability to park 2 cars in the driveway and 17 overflow parking spaces at four separate locations. A permanent mailbox building would be located just north of Mullardoch Lane with a temporary mailbox location on the west end of Affric Place. In addition, each dwelling unit would have a tip cart for refuse service provided by the City. Also, a 30-foot-wide tree preservation zone would be located along the southern boundary of the site (adjacent to the Cheshire West Crossing Subdivision) west of Stoneybank Drive and a 16-foot-wide tree preservation zone creating a canopy over Affric Place, north of Stoneybank Drive in which as many major trees as practical will be preserved.

4. SITE USES

1. **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 (P) are permitted by-right and shall meet all development standards specified within this text and the Zoning Code in effect at the time of this application, as applicable.

Land Use Category	**Uses**
(a) Residential	
(1) Single-Family Detached Dwellings (2) Maximum 33 detached single-family dwelling units in Sub-Area A & B Option 1 (17 single family detached units in Sub-Area A and 16 single family detached units in Sub-Area B2). (3) Option 2 permits 16 single family detached dwelling units in Sub-Area 1.	P – Sub-Area A & B

Land Use Category	Uses
(4) Single-Family Attached Dwellings (2 and 3 unit building only) (5) Maximum 24 attached single-family dwelling units	P- Sub-Area B
(6) Major home occupations	C
(b) Open Space	
(1) Open Space – active and passive per FDP	P-Sub-Area C
(c) Community Facilities	
(1) Places of worship	P
(2) Public safety and service facility (local service)	p
(3) Civic, fraternal, cultural, community, or club facilities aaociated with the private condo development	P

(2) 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:** New, non-small cell towers are expressly prohibited from the entire Development site

iii) **Outdoor Storage:** No outdoor storage is permitted on the site which includes open dumps, mineral extraction, etc.

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

v) **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.

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

Lot Standards	
(1) Minimum lot area – single-family detached lots	4,150 sf or per approved FSP
(2) Minimum lot area – 2 and 3 single-family attached dwelling units lots (3) Building lots will be further subdivided along common separation walls upon building completion	4,795 sf or per approved FSP
The developer has the option to construct the development without lots in typical condominium format if desired	Per approved FDP

3. **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 from private street or sidewalk	15 ft main structure and 21 ft from garages.
(2) Total side yard setback from private streets, parking & adjacent buildings (minimum 10 feet between buildings)	10 ft. (min 3ft)
(3) Southern boundary setback adjacent to Cheshire Crossing West Subdivision	30 ft.
(4) Northern boundary setback	30 ft. or as shown on PDP
(5) Western boundary setback adjacent to US 23	50 ft.

*Utility meters and mechanical equipment, such as air conditioning units and generators, shall be located at least ten (10) feet behind the front facade of the structure and shall be screened with landscaping material when placement along the side facade of the structure if it directly abuts a private drive/street.

4. **Maximum Building Height.** The maximum height of any new building or structure shall be 35 feet, measured from the front yard, and a maximum of two stories in height except for architectural details such as towers, spires or roof cupulas

5. **Minimum Building Size.** The minimum building size for a single-family detached or attached unit is 1,600 square feet per the approved preliminary development plan.

6. **Building Design.** The subject structure shall achieve compliance with City development standards and per the approved development text. All units shall achieve compliance with the R-3 Residential Design Criteria and Performance Standards in Chapter 1171 and the

following standards to ensure the intent of this regulation to create a cohesive and unified design throughout the entire development while varying colors and materials within a consistent overall design, color pallet, material, and architectural pattern as determined through the Final Development Plan review process. Elevations shall not be significantly dissimilar from the preliminary architectural renderings submitted for the preliminary development plan that achieves compliance with the following requirements:

(1) Architectural Elements
   A. Similar architectural design elements and details shall be consistent throughout all elevations of the development.
   B. Windows, doors and/or other details must be present on all four sides of the structure in a manner that is consistent but secondary to the treatment used on the front elevation of the primary structure.
   C. Side elevations shall have a minimum wrap of 2 feet of materials used on the front elevations of the building corners. No brick or stone shall be required on the rear elevation (this elevation shall not be visible to the public) of any buildings.

(2) Exterior Building Materials
   A. Brick, stone, stucco, wood siding, cementitious fiber siding, or higher end vinyl siding shall be permitted. Combinations of said materials are to be encouraged.
   B. A minimum of 35% of the front façade shall be a be masonry (brick, stone or cultured stone) and shall wrap min. 2' along the sides.
   C. Exterior Insulation Finishing Systems (EIFS) only permitted for accent areas when applied over a traditional stucco substrate.
   D. Vinyl siding less than .045" thickness shall not be permitted.
   E. Vinyl shakes in gables and accent areas
   F. Vinyl, metal window or wood windows
   G. Vinyl or plastic detail pieces (i.e. brackets, dentil blocks, etc.)
   H. Other materials used as minor accents with administrative approval of Planning and Community Development Director.
   I. Designs and color pallet shall be submitted and approved by the Planning and Community Development Director

(3) Roof Structures/Materials
   A. Gable, hip shed roof structures or combination thereof are permitted
   B. All structures shall have a primary roof structure having a 6:12 minimum pitch
   C. Secondary roof structures shall have either a 3:12 minimum pitch when sloped or a 1:24 minimum pitch when flat
   D. Eave overhangs shall be a minimum of 12 inches and rake shall be a minimum 4.5 inches
   E. Dimensional shingles are required.

F. Standing seam metal & EPDM roofing materials are permitted on porches and secondary roofs only.

G. Dormers (active and inactive) are permitted.

H. Shingle colors shall be from the color range of natural materials, such as but not limited to wood shakes, slate, etc.

I. Solar panels are permitted.

(4) Windows

A. Windows shall be traditional single or double-hung, casements, awnings or transoms

B. Bay windows shall be permitted to be cantilevered.

C. Common window fenestration shall be used on all elevations.

(5) Shutters

A. Shutters, when used, shall be judiciously and not on every window.

B. Shutters shall be full height of the window.

C. Shutters shall be louvered, raised or flat paneled or board and batten and must be painted wood, vinyl, synthetic PVC, or Hardiplank.

(6) Gutters and Downspouts

A. Gutters shall be traditional ogee style and made of aluminum material painted to match or complement the houses trim color.

(7) Chimneys

A. All exterior portions of chimneys shall be finished in either masonry or siding to match adjacent materials.

(8) Garage Doors

A. Garage doors shall be appropriate to the architectural style of the home with design elements consistent with the design of the home and development including, incorporate a glass course, add trim packages to give the appearance of stable doors, man doors, hinged swing doors, and other similar architectural elements.

(9) Exterior Colors

A. Siding Colors – applicant shall supply color pallet to be used for review with Final Development Plan
   1. Natural earth tones and/or warm neutral colors including white
   2. High chroma colors are not permitted

B. Trim Colors - applicant shall supply color pallet to be used for review with Final Development Plan
   1. Natural earth tones and/or warm neutral colors including white
   2. Complementary or contrasting to siding color
   3. High-chroma colors are not permitted

7. **Storage Standards.** All detached accessory structures shall be prohibited.

   (1) Equipment storage: Storage of all personal property, including equipment, shall be within garages. Such items should not be visible from streets, common open spaces or adjacent developments.

   (2) Vehicle storage: All campers, off road vehicles (i.e., jet skis, snowmobiles, four wheelers, etc.), commercial vehicles (i.e., box trucks, etc.) and/or boats must be parked within an enclosed garage. No undriveable vehicles or parts of vehicles may be stored outside.

8. **Parking.** The amount of parking shall be as approved on the Final Development Plan and not substantially inconsistent with the Preliminary Development Plan.

   (1) Each unit shall have a two-car garage and two parking spaces in the respective driveway (a designated space is at least 9 feet x 19 feet) not encroaching on any sidewalk

   (2) A minimum 17 overflow parking spaces for visitors located in four separate locations within the development are proposed per the preliminary development plan.

   (3) On street parking shall be prohibited.

9. **Tree Preservation Zones.** The Developer will include a significant amount of tree preservation areas, distributed throughout the Property, which shall be recorded on each individual final subdivision plat as applicable and will be permanently recorded with such. The Preliminary Development Plan notes the tree preservation areas preliminarily contemplated, subject to change with the detailed investigation that occurs with final submission. The City will consider reasonable proposed changes at the time of final submission

   (1) A tree preservation zone shall be located in front of lots 1-4 and behind lots 1-19 and 28-33 for the 33 single family detached building option.

   (2) A tree preservation zone shall be located in front of lots 1-4 and behind lots 1-18 and 23-25 for the 40 single family attached building option.

   (3) A tree preservation zone shall be located along the ravine to the north poperty line within Sub-Area C as identified on the preliminary development plan.

   (4) As required by the Owners' Association, no building, structure (other than a fence that is installed without damaging any trees), patio, recreational or athletic facility or any other improvement of any kind, with the exception of pedestrian trails and pedestrian bridges, may be placed temporarily or permanently upon, in or under the areas designated hereon as "Tree Preservation Area:", nor shall any work be performed thereon which would alter the natural state of the zone or damage of the trees or vegetation therein; provided, however, that the zone may be disturbed to the extent necessary for the installation and maintenance of utilities and drainage facilities. Any part of the zone disturbed by maintenance shall be restored as nearly as practicable to the original condition. Otherwise, no trees or vegetation may be

removed from the zone, except for the removal of dead, diseased, decayed or noxious trees and other vegetation or as may be required for the conservation or aesthetic purposes or in keeping with good forest management practices as determined by the City and Owners' Association.

10. **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.
    (1) Street trees shall be required along the private streets approximately 40 feet on center.
    (2) The single-family attached and detached units shall meet the single-family landscape requirements in Chapter 1171 at building permit approval.
    (3) Along the southern boundary east of Stoneybank Drive within the 16-foot-wide tree preservation zone, evergreen trees a minimum 6 foot high at installation and/or deciduous trees as approved by staff shall be planted to supplement any preserved trees in this area to provide a continuous buffer to the adjacent single-family homes in Cheshire Crossing West Subdivision and provide a tree canopy over Affric Place.
    (4) Along the southern boundary west of Stoneybank Drive within the 30-foot-wide tree preservation zone, evergreen trees a minimum 6 foot high at installation and/or deciduous trees as approved by staff shall be planted to supplement any preserved trees in this area to provide a continuous buffer to the adjacent single-family homes in Cheshire Crossing West Subdivision.

11. **Lighting.** Building, site, and accent lighting shall be provided in accordance with the current zoning and building code at the submittal of the Final Development Plan.
    (1) Site lighting shall be required be reviewed and approved by staff that achieves compliance with Chapter 1158 Lighting Plan.
    (2) Carriage lighting beside garage, front & rear entry doors of each unit will be provided for safety and illumination. Warehouse gooseneck down lights over the garage doors are to be encouraged.
    (3) Landscape lighting shall be provided for safety and ingress and egress purposes only. Fixture lamps shall be incandescent and shall be shielded by planting or other methods.
    (4) Style and color of the light fixtures and poles shall be provided at time of Final Engineering Approval.

J. **Signs.** A comprehensive sign plan shall be provided and approved in conformance with Section 1165 Signs of the zoning code and adopted Gateways and Corridor Plan and shall be provided as part of the first Final Development Plan.

K. **Streets.** The private streets shall be constructed to public standards within the development as approved by the City Engineer and maintained by the developer.
    1) The engineering drawings for such improvements shall accompany the submittal of the Final Development Plan.

2) The site's street layout shall provide a full access connection to Winding Valley Drive in Cheshire Crossing West subdivision via an existing public street stub named Stoneybank Drive which lies between existing single-family residences 85 and 97 Winding Valley Drive. StoneyBank Drive shall then continue as a private drive meandering through the development and connecting with Mullardoch Lane.

3) The City and developer shall execute a perpetual maintenance agreement for the public portion of Stoneybank Drive which stubs into the subject property with the following requirements that the developer shall:

   i. Remove, regrade & replace the existing public road at a slope necessary to conform with existing grades at the shared property boundary line.

   ii. Regrade & replace existing irrigation, landscaping and sod for both existing adjacent residences as necessary.

   iii. During reconstruction, bore under Winding Valley to connect with sewer in a manner acceptable to the City, to extend gravity sewer service to the developer's site.

   iv. The Developer agrees to be responsible for all costs and activity involved in maintaining the public section including pavement maintenance, repair, and replacement, snow and ice management and removal, and street signs and lighting". The City will prepare the actual maintenance agreement for the Developer to sign.

4) The access to US 23 on the northern portion of the site shall be for emergency access only requiring review and approval from ODOT.

12. **Pedestrian/Bike Path**. The adopted Bicycle and Pedestrian Master Plan 2027 identifies a multi- use path along US 23.

(1) The developer shall construct the multi-use path north from the proposed emergency only curb cut on US 23 to the Cheshire Crossing West property. The path shall be open to the public but maintained the homeowner's association.

(2) The developer shall give the City an easement for the multi- use path alignment and make a payment in lieu of the portion of the proposed multi-use path north of the proposed emergency access curb cut on US 23.

(3) A private sidewalk shall be installed on one side of the private street and connect to the existing public sidewalk on Stoneybank Drive.

M. **Fences.**

(1) Silt fencing shall be used as temporary barriers during construction around vegetation and trees and must be sturdy, at least 2 feet in height and easy to maintain. All temporary fences must be removed prior to the issuance of a certificate of occupancy.

(2) Except as part of an approved entry feature, only split-rail fencing shall be permitted within the perimeter setbacks of the project boundary

(3) Privacy style fencing shall only be permitted as part of limited common patio areas designated by the developer or designee during the initial construction and shall be installed with a 72-inch maximum height.

(4) With the prior written approval of the developer or designee, additional fencing may be installed on individual lots provided:

a. Within areas designated "Tree Preservation Zone" fencing shall be installed without damaging any trees.

b. Fences shall be located no closer than ten (10) feet behind the front façade of a structure and minimum ten (10) feet from any road or parking spaces along the side façade of a structure that directly abut said road or parking spaces.

c. Black wire mesh may be added during or after installation and can be removed anytime.

(5) Existing farm fencing along the westerly property line abutting US 23 will be removed.

(6) Existing farm fencing along the southerly property line abutting Cheshire Crossing West is entangled with existing trees and vegetation and shall remain in lieu of damaging the landscaping. All other existing fencing entangled with trees and vegetation shall be allowed to remain.

N. **Utilities.** All new utilities(s) to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plan.

O. **Open Space:** The developer is proposing the following passive and active opens space for the subject development:

(1) The ravine in Sub-Area C shall be maintained as naturalized passive open space and may have additional landscaping.

(2) A continuous 50-foot-wide naturalized landscape buffer along US-23 will be open to the public and include a multi-use path and shall be maintained by the Developer.

(3) North of Mullardoch Lane near the eastern terminus, the developer is proposing to construct a pavilion, open patio with fire & water features overlooking the ravine and bocce ball courts. The developer may incorporate additional features during engineering phase prior to completion of Final Development Plan that shall be approved by the City.

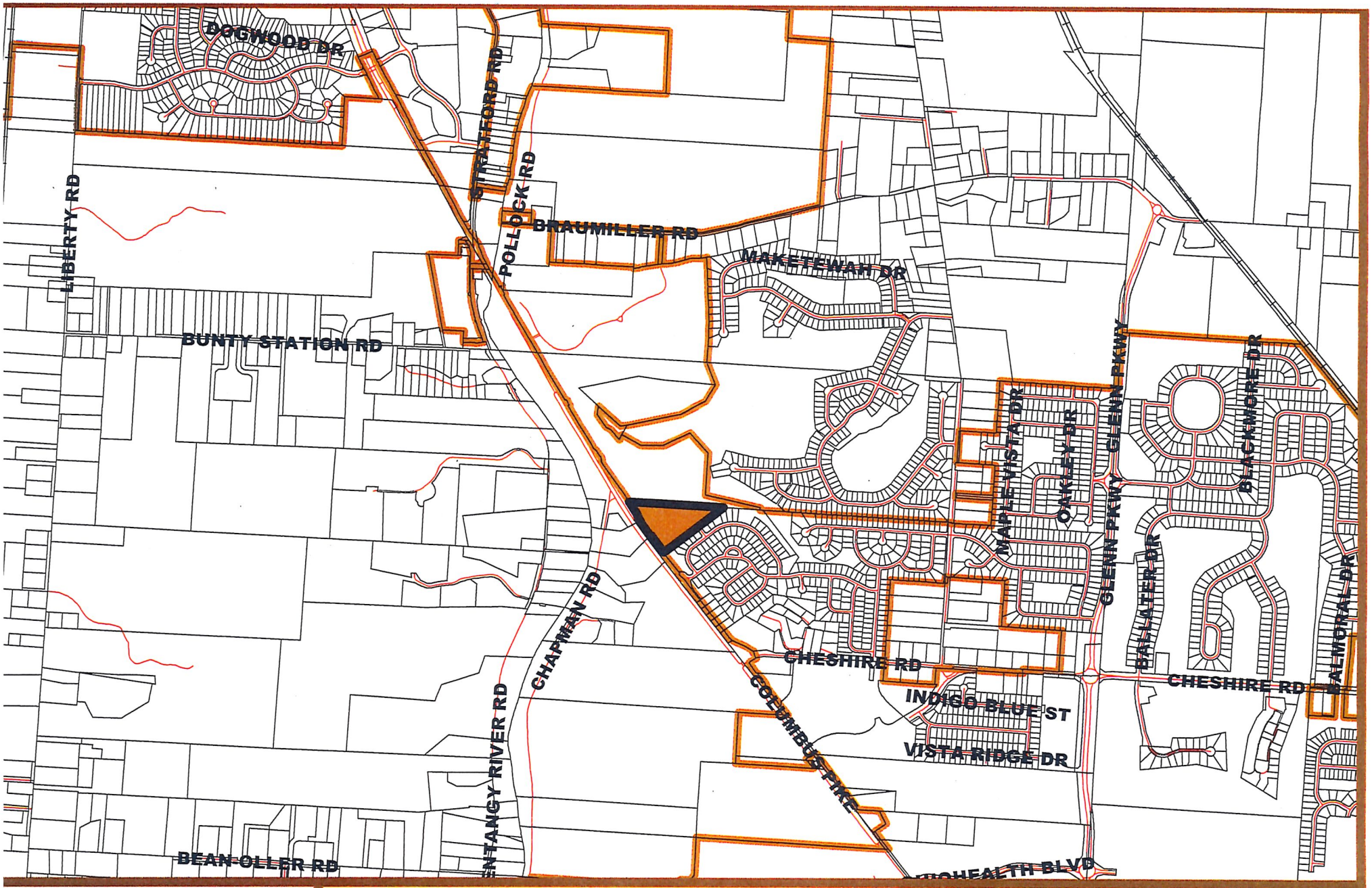
(4) North of the intersection of Stoneybank Drive and Mullardoch Lane, the developer is proposing a cluster mailbox area which will be within a building that will be architecturally designed to complement the development.

P. **Common Area Maintenance:** There shall be an Owners' Association for the entire development that shall maintain all common areas, landscaping/mounding/active open amenities street trees on private drives, parking areas, private streets, private sidewalks, and the like. All the open space shall be private except for the multi-use path on US 23 which shall be open to the public.

1) The Common Elements: All of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the Drawings as a Unit or part thereof, as Limited Common Elements or Restricted Common Elements, are Common Elements. Each Unit shall have the right to access, use and enjoy the Common Elements.

    a. Limited Common Elements: Those portions of the Common Elements that are labeled or designated "Limited Common Elements" on the drawings are Limited Common Elements. In the case of each Unit, those Limited Common Elements consist of a 15' rear yard, front porch and the sidewalk and driveway servicing that particular Unit. Each such Limited Common Element is reserved for the exclusive use of the Unit and occupants of the Unit to which it is appurtenant; provided, however, the Developer and its employees, agents and contractors, and successors and assigns, shall have access to the Limited Common Elements for the purpose of fulfilling its responsibilities.

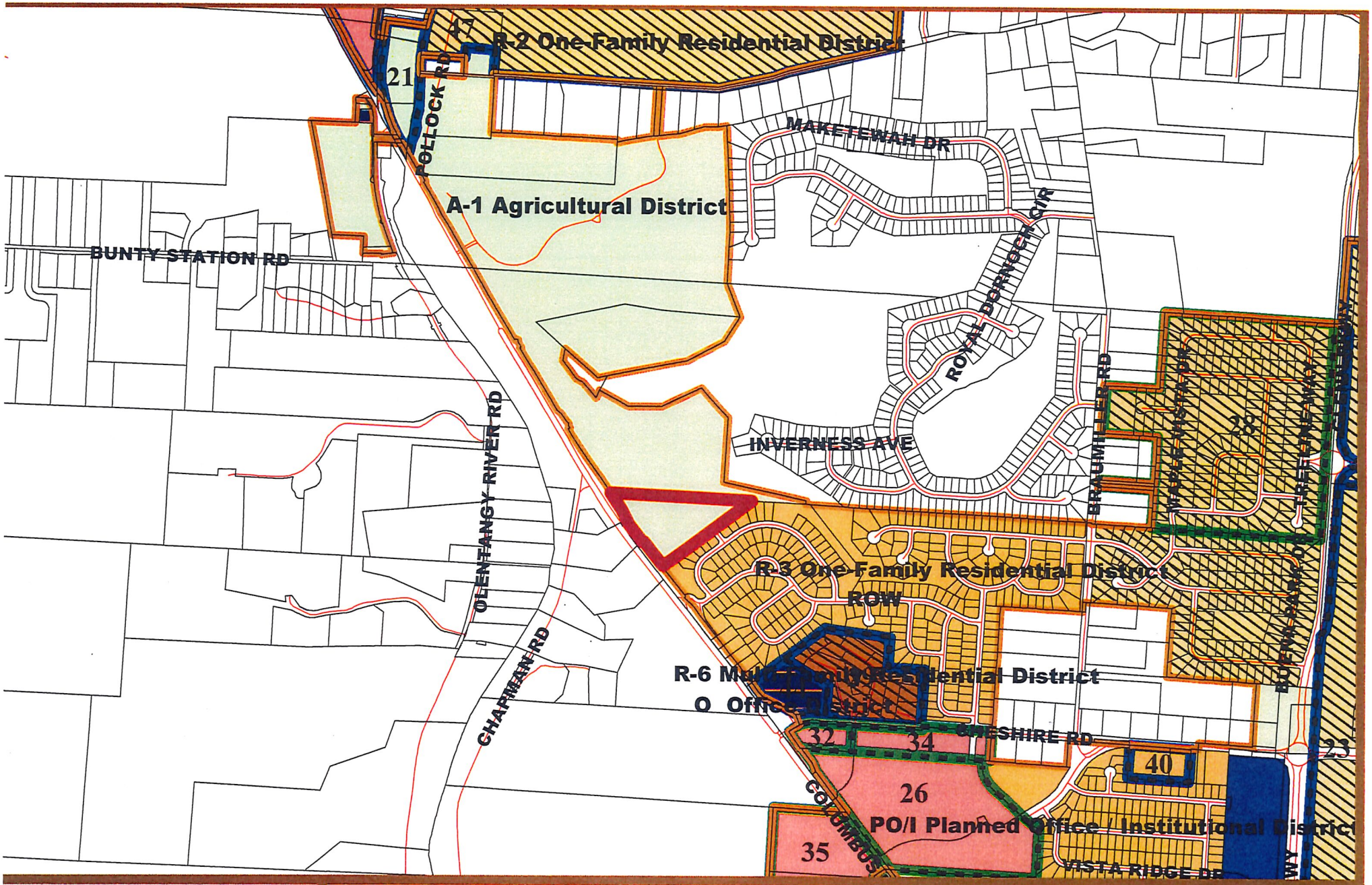
    b. Restricted Common Elements: Those portions of the Common Elements that are labeled or designated "Restricted Common Elements" on the drawings are Restricted Common Elements. In general, the Restricted Common Elements consist of a structure housing water meters and backflow prevention devices. These Restricted Common Elements shall be separated from the Common Elements and shall not be used for recreational or similar uses or for storage. Notwithstanding the foregoing, the Developer, and its successors and assigns, may take such actions as are necessary to preserve and maintain the Restricted Common Elements.



EST 1808
CITY OF
DELAWARE
OHIO

2021-3531-3533 & 3535
Rezoning Amendment, Conditional Use Permit, Preliminary Development Plan, and Preliminary Subdivision Plat
JiAngelo Builders - Glen Cannich Village
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-3531-3533 & 3535
Rezoning Amendment, Conditional Use Permit, Preliminary Development Plan, and Preliminary Subdivision Plat
JiAngelo Builders - Glen Cannich Village
Zoning Map

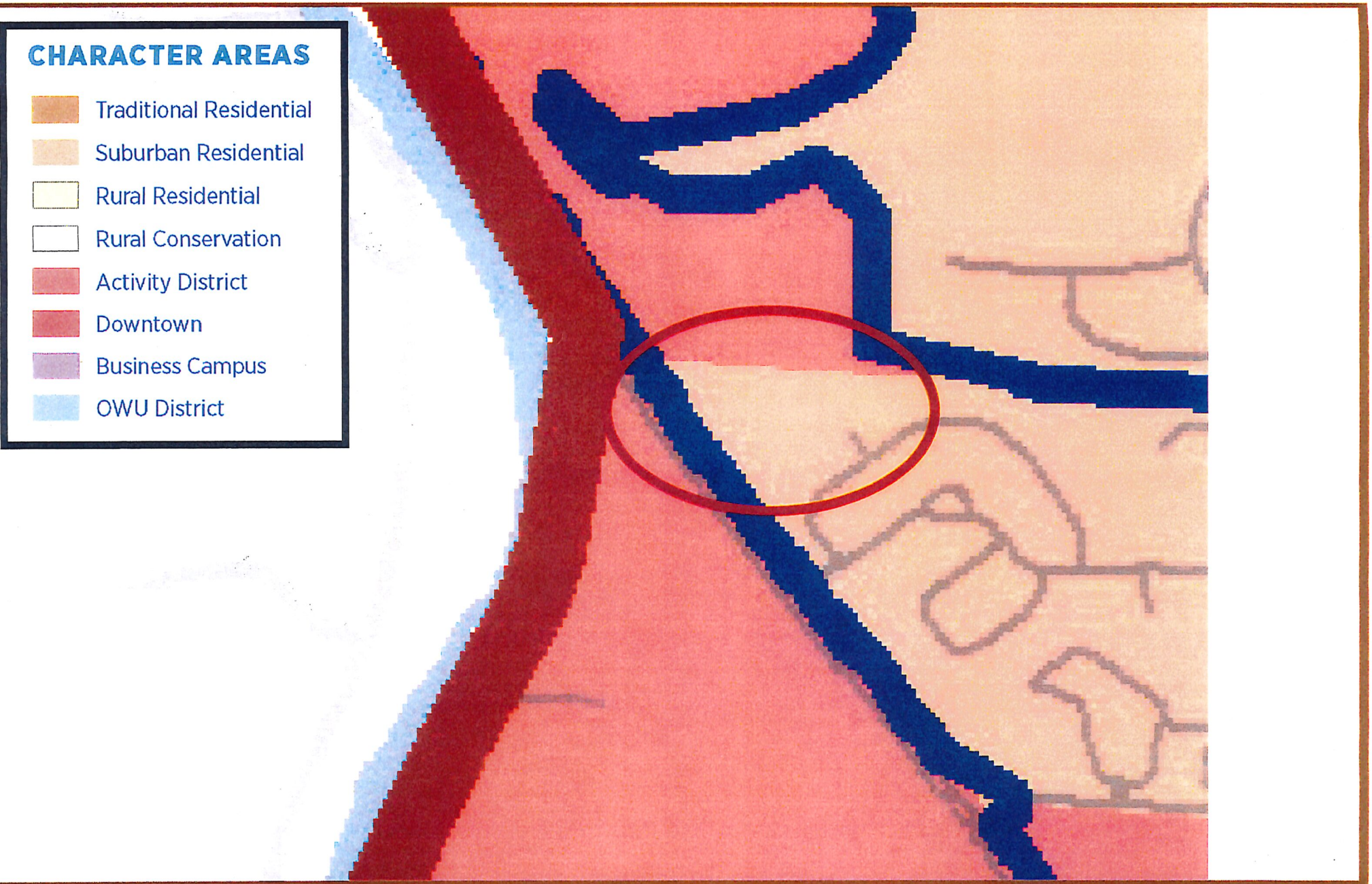
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EST 1808
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OHIO

2021-3531-3533 & 3535
Rezoning Amendment, Conditional Use Permit, Preliminary Development Plan, and Preliminary Subdivision Plat
JiAngelo Builders - Glen Cannich Village
Aerial (2019) Map

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EST 1808
CITY OF
DELAWARE
OHIO

2021-3531-3533 & 3535
Rezoning Amendment, Conditional Use Permit, Preliminary Development Plan, and Preliminary Subdivision Plat
JiAngelo Builders - Glen Cannich Village
Delaware Together Comprehensive Plan Map

N

PRELIMINARY DEVELOPMENT PLAN REVIEW

Parcel Number:	419-410-02-020-000
Site Address:	~~3501~~ COLUMBUS PIKE DELAWARE, OH 43015
Tax District:	48 Delaware Corp Olentangy
School District:	2104 OLENTANGY LSD
Neighborhood:	14010 Deldrnch 010
Use Code:	501 Resid Unplat 0-09.99 acres
Acres:	9.59200
Owner Name:	JiAngelo Builders LLC
Owner Address:	7034 Africa Road Galena Oh 43021



SHEET INDEX

LABEL	TITLE
A-1	COVERSHEET
A-2	EXISTING CONDITIONS
A-3	SITE LAYOUT PLAN
A-4	PRELIMINARY GRADING PLAN
A-5	PROPOSED PMU SUBAREAS
A-6	PHASE 1 CONSTRUCTION PLAN
A-7	PHASE 2 - OPTION A - 33 DU
A-8	PHASE 2 - OPTION B - 40 DU
A-9	E-ONE PRIVATE SEWER SYSTEM
A-10	SINGLE-FAMILY CONCEPTS
A-11	MULTI-FAMILY & RECREATION CONCEPTS
A-12	EXTERIOR MATERIALS
A-13	EXTERIOR FIXTURES
A-14	PROPOSED LOT LAYOUTS
A-15	TREE SURVEY
A-16	PRELIMINARY TREE REMOVAL PLAN
A-17	PRELIMINARY TREE LIST

BACKGROUND

This triangular parcel is currently bounded northerly by the Delaware Golf Club, southeasterly by Cheshire Crossing West Subdivision, and southwesterly by Columbus Pike (US23).

Although the single family residence was removed in 2006, the driveway for this parcel remains on Columbus Pike, 50' southwesterly of a red fire hydrant. The plat for Cheshire Crossing West Subdivision includes a 140 foot named stub street, Stoneybank Drive.

OBJECTIVES

The applicant/owner seeks to rezone this parcel to PMU or similar, to permit construction of cluster single-family dwellings complementing the existing single-family dwellings of Cheshire Crossing West Subdivision, which abuts the southwesterly boundary of owner's parcel.

Glen Cannich Village would contain up to 40 units limited to clustered one, two and/or three family dwellings, accessed via Stoneybank Drive with a Fire Lane access gate at US 23 for emergency vehicle access only.

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE: COVERSHEET

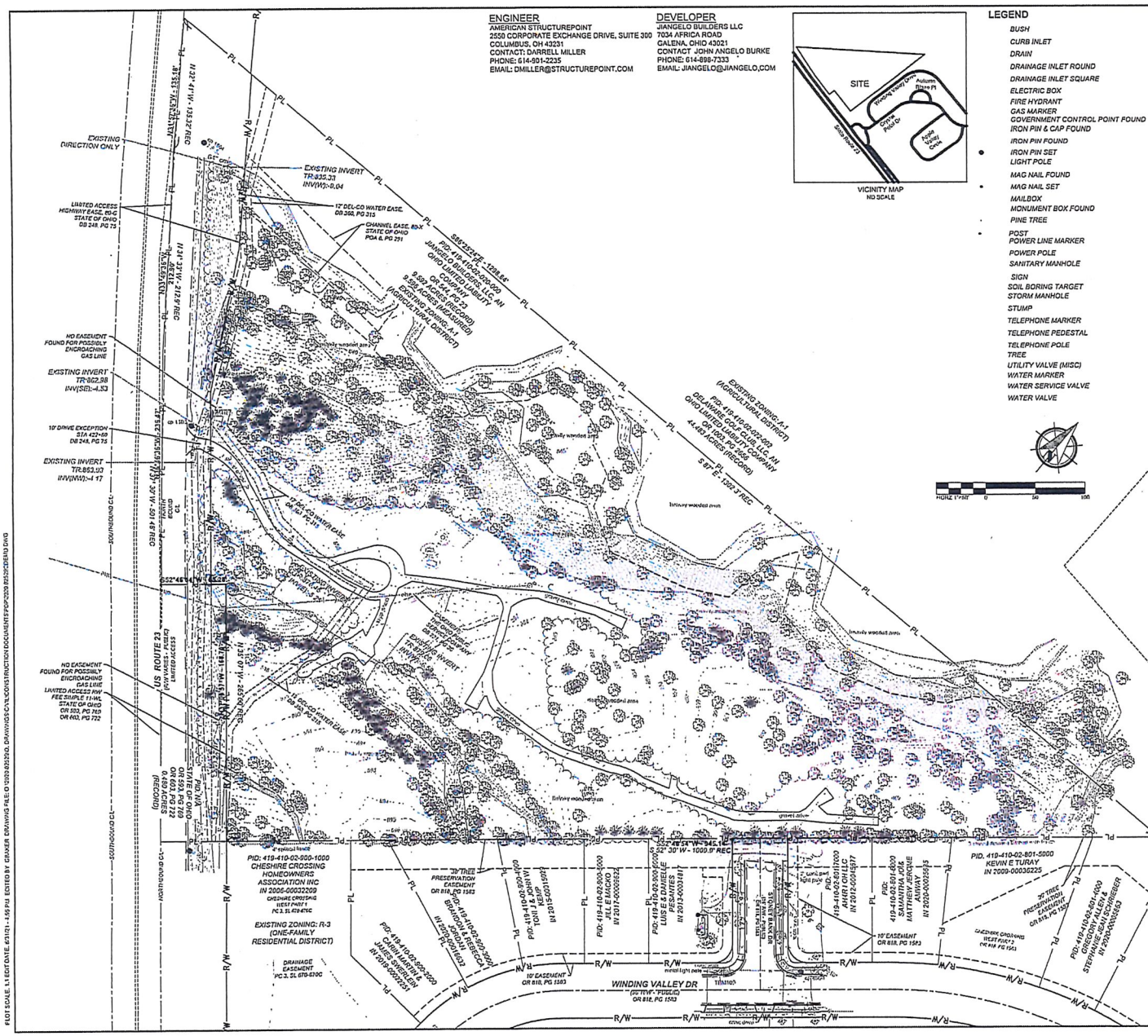
PROJECT DESCRIPTION: GLEN CANNICH VILLAGE 3501 COLUMBUS PIKE DELAWARE, OHIO 43015

DRAWINGS PROVIDED BY: JiAngelo Builders LLC 7034 AFRICA ROAD GALENA, OH 43021

DATE: 9/24/2021

SCALE:

SHEET: A-1



ENGINEER
AMERICAN STRUCTUREPOINT
2550 CORPORATE EXCHANGE DRIVE, SUITE 300
COLUMBUS, OH 43231
CONTACT: DARRELL MILLER
PHONE: 614-901-2235
EMAIL: DMILLER@STRUCTUREPOINT.COM

DEVELOPER
JIANGELO BUILDERS LLC
7034 AFRICA ROAD
GALENA, OHIO 43021
CONTACT: JOHN ANGELO BURKE
PHONE: 614-898-7333
EMAIL: JIANGELO@JIANGELO.COM

LEGEND

- BUSH
- CURB INLET
- DRAIN
- DRAINAGE INLET ROUND
- DRAINAGE INLET SQUARE
- ELECTRIC BOX
- FIRE HYDRANT
- GAS MARKER
- GOVERNMENT CONTROL POINT FOUND
- IRON PIN & CAP FOUND
- IRON PIN FOUND
- IRON PIN SET
- LIGHT POLE
- MAG NAIL FOUND
- MAG NAIL SET
- MAILBOX
- MONUMENT BOX FOUND
- PINE TREE
- POST
- POWER LINE MARKER
- POWER POLE
- SANITARY MANHOLE
- SIGN
- SOIL BORING TARGET
- STORM MANHOLE
- STUMP
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- TELEPHONE POLE
- TREE
- UTILITY VALVE (MISC)
- WATER MARKER
- WATER SERVICE VALVE
- WATER VALVE

EXHIBIT "A" - LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DELAWARE IN THE STATE OF OHIO AND IN THE TOWNSHIP OF LIBERTY AND BOUNDED AND SEACROBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE DELAWARE-COLUMBUS HIGHWAY, STATE ROUTE #23, ON THE SOUTH LINE OD THE LANDS OF OHIO WESLEYAN UNIVERSITY TRUSTEES IN LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO:

THENCE S 87 DEG. E 1302.3 FEET TO A POINT; THENCE S 52 DEG. 30' W 1009.9 FEET TO THE CENTER OF THE ABOVE ROAD CROSSING EAST RIGHT-OF-WAY LINE OF SAID ROAD AT 959.9 FEET,

THENCE ALONG THE CENTERLINE OF SAID ROAD 50 FEET FROM AND PARALLEL TO SAID RIGHT-OF-WAY LINE N 37 DEG. 30' W 501.48 FEET TO A POINT IN THE CENTER OF SAID ROAD;

THENCE N 34 DEG. 33' W ALONG THE CENTER OF SAID ROAD 212.9 FEET TO A POINT; THENCE N 32 DEG. 41' W 135.32 FEET TO A POINT IN THE CENTER OF SAID ROAD, THE PLACE OF BEGINNING, CONTAINING 10 ACRES OF LAND MORE OR LESS

ALL OF THE ABOVE DESCRIBED LAND IS OFF THE WEST END OF THE SOUTH PART OF LOT NO. 1, RANGE 19, TOWNSHIP 4, SECTION 4, LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO.

THE ABOVE DESCRIPTION IS FROM A SURVEY MADE BY SAID LOT JONES. DELAWARE COUNTY ENGINEER, 5 ACRES OF LAND MORE OR LESS PREVIOUSLY CONVEYED BY A.Z PENROSE, ET UX. TO RAYMOND O BRADLEY, ET US BY DEED OF RECORD IN VOLUME 202, PAGE 279, DEED RECORDS OF DELAWARE COUNTY, OHIO.

EXCEPTING THEREFROM THE FOLLOWING:

SITUATED IN THE TOWNSHIP OF LIBERTY, COUNTY OF DELAWARE AND STATE OF OHIO, AND KNOWN AS BEING A PART OF SECTION 4, TOWN 4, RANGE 19, AND BEING 0.408 OF AN ACRE OUT OF 10.00 ACRES CONVEYED TO CHARLES H AND LINDA L. DORTMUND AS RECORDED IN DEED BOOK 408, PAGE 611 OF THE DELAWARE COUNTY RECORDER'S OFFICE, SAID 0.408 OF AN ACRE BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE, INCLUDING LIMITATION OF ACCESS, IN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE OWNERS' SOUTHWEST PROPERTY CORNER,

THENCE NORTH 54 DEGREES 53 MINUTES 00 SECONDS EAST, ALONG THE OWNERS' SOUTH PROPERTY LINE, FOR A DISTANCE OF 67.00 FEET TO A POINT (80.00 FEET RIGHT OF STATION 418 PLUS 35.00);

THENCE NORTH 35 DEGREES 07 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 265.00 FEET TO A POINT (80.00 FEET RIGHT OF STATION 421 PLUSS 00.00);

THENCE SOUTH 54 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 67.00 FEET TO A POINT ON THE OWNERS' WEST PROPERTY LINE (13.00 FEET RIGHT OF STATION 421 PLUS 00.00);

THENCE SOUTH 35 DEGREES 07 MINUTES 00 SECONDS EAST, ALONG SAID WEST PROPERTY LINE FOR A DISTANCE OF 265.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.408 OF AN ACRE OF WHICH THE PRESENT ROADWAY OCCUPIES 0.316 OF AN ACRE OF WHICH THE PRESENT ROADWAY OCCUPIES 0.316 OF AN ACRE.

A GROSS TAKE OF 0.408 OF AN ACRE, INCLUSIVE OF THE PRESENT ROADWAY WHICH OCCUPIES 0.316 OF AN ACRE, IS TAKEN FROM AUDITOR'S PARCEL NO. 25-113800.

THE BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE CENTERLINE OF U.S. 23 BEING NORTH 35 DEGREES 07 MINUTES 00 SECONDS WEST

TOGETHER WITH ALL RIGHTS OF EASEMENTS OF ACCESS TO OR FROM SAID LIMITED ACCESS HIGHWAY FROM OR TO THE LAND OF SAID PERSON OR PERSONS ABUTTING UPON THAT PORTION OF THE LIMITED ACCESS HIGHWAY. AS SHOWN BY THE PLANS OF SAID IMPROVEMENTS HEREIN REFERRED TO.

AND ALSO INCLUDING:

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF ORANGE. BEING PART OF FARM LOT 2, SECTION 4, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY LANDS, CONTAINING 5.287 ACRES, MORE OR LESS, OUT OF THAT ORIGINAL 10.27 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO CARLO SIVESTRI AND JOHN BURKE OF RECORD IN DEED BOOK 659, PAGE 299, RECORDERS OFFICE, DELAWARE COUNTY, OHIO, SAID 5.287 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL IN THE CENTERLINE OF AFRICA ROAD (AKA THE SHERMAN-AFRICA AND WESTERVILLE ROAD) AT THE SOUTHEASTERLY CORNER OF LOT NUMBER 1938 AS THE SAME IS NUMBERED AND DELINEATED UPON THE PLAT OF ELLIS SUBDIVISION, OF RECORD IN PLAT CABINET I, SLIDE 114, RECORDERS OFFICE, DELAWARE COUNTY, OHIO; THENCE S 07 DEG. 57' 00" E A DISTANCE OF 69.84 FEET TO A PK NAIL SET ON SAID CENTERLINE;

THENCE WITH THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT AND DIVIDING SAID 10.27 ACRE TRACT THE FOLLOWING (7) SEVEN COURSES AND DISTANCES:

1. S 87 DEG. 04' 02" W A DISTANCE OF 30.12 FEET TO AN IRON PIN SET.
2. S 87 DEG. 04' 02" W A DISTANCE OF 219.83 FEET TO AN IRON PIN SET:
3. S 16 DEG. 49' 45" W A DISTANCE OF 256.16 FEET TO AN IRON PIN SET:
4. S 88 DEG. 29'08" W A DISTANCE OF 217.15 FEET TO AN IRON PIN SET;
5. N 01 DEG 21' 48" W A DISTANCE OF 305.06 FEET TO AN IRON PIN SET:
6. N 77 DEG. 44' 03" W A DISTANCE OF 471.41 FEET TO AN IRON PIN SET;
7. N 89 DEG. 59' 56" W A DISTANCE OF 132.73 FEET TO AN IRON PIN SET AT THE INTERSECTION OF THE CENTERLINE OF A SMALL CHANNEL AND THE CENTERLINE OF THE PRESENT CHANNEL OF ALUM CREEK.

THENCE WITH SAID CENTERLINE OF THE PRESENT CHANNEL OF ALUM CREEK, N 46 DEG. 14' 13" W A DISTANCE OF 159.84 FEET TO AN IRON PIN FOUND AT THE SOUTHWESTERLY CORNER OF THAT 6.184 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO KARL R. BLETZAKER OF RECORD IN DEED BOOK 654, PAGE 248, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO;

THENCE WITH THE SOUTHERLY LINE OF SAID 6.184 ACRE TRACT AND THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, N 88 DEG. 17' 22" E A DISTANCE OF 615.94 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID 6.184 ACRE AND POINT ON THE WESTERLY LINE OF SAID LOT NUMBER 1938;

THENCE WITH THE SOUTHERLY LINE OF SAID LOT NUMBER 1938, N 87 DEG. 22' 11" E A DISTANCE OF 371.06 FEET TO AN IRON PIN FOUND ON THE WESTERLY RIGHT-OF-WAY OF SAID AFRICA ROAD;

THENCE CONTINUING WITH THE SOUTHERLY LINE OF SAID LOT NUMBER 1938, N 87 DEG. 22' 11" E A DISTANCE OF 30.13 FEET TO A PK NAIL SET AND BEING THE TRUE POINT OF BEGINNING AND CONTAINING 5.287 ACRES MORE OR LESS.

IRON PINS SET ARE 5/8 REBAR 30" IN LENGTH WITH A RED CAP BEARING THE NAME P.S.-7616.

BASIS OF BEARING: THE CENTERLINE OF AFRICA ROAD (AKA THE SHERMAN-AFRICA AND WESTERVILLE ROAD), AS REFERRED TO IN DEED BOOK 659, PAGE 299

THE FOREGOING DESCRIPTION IS THE DIRECT FINDING OF A FIELD SURVEY CONDUCTED BY HOY SURVEYING SERVICES INC., UNDER THE SUPERVISION OF STEVEN J. HOY P.S. (S-7313)

JiAngelo Homes
Build to Your Standard

STRUCTUREPOINT LLC
2550 Corporate Exchange Dr. Ste 300 | Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

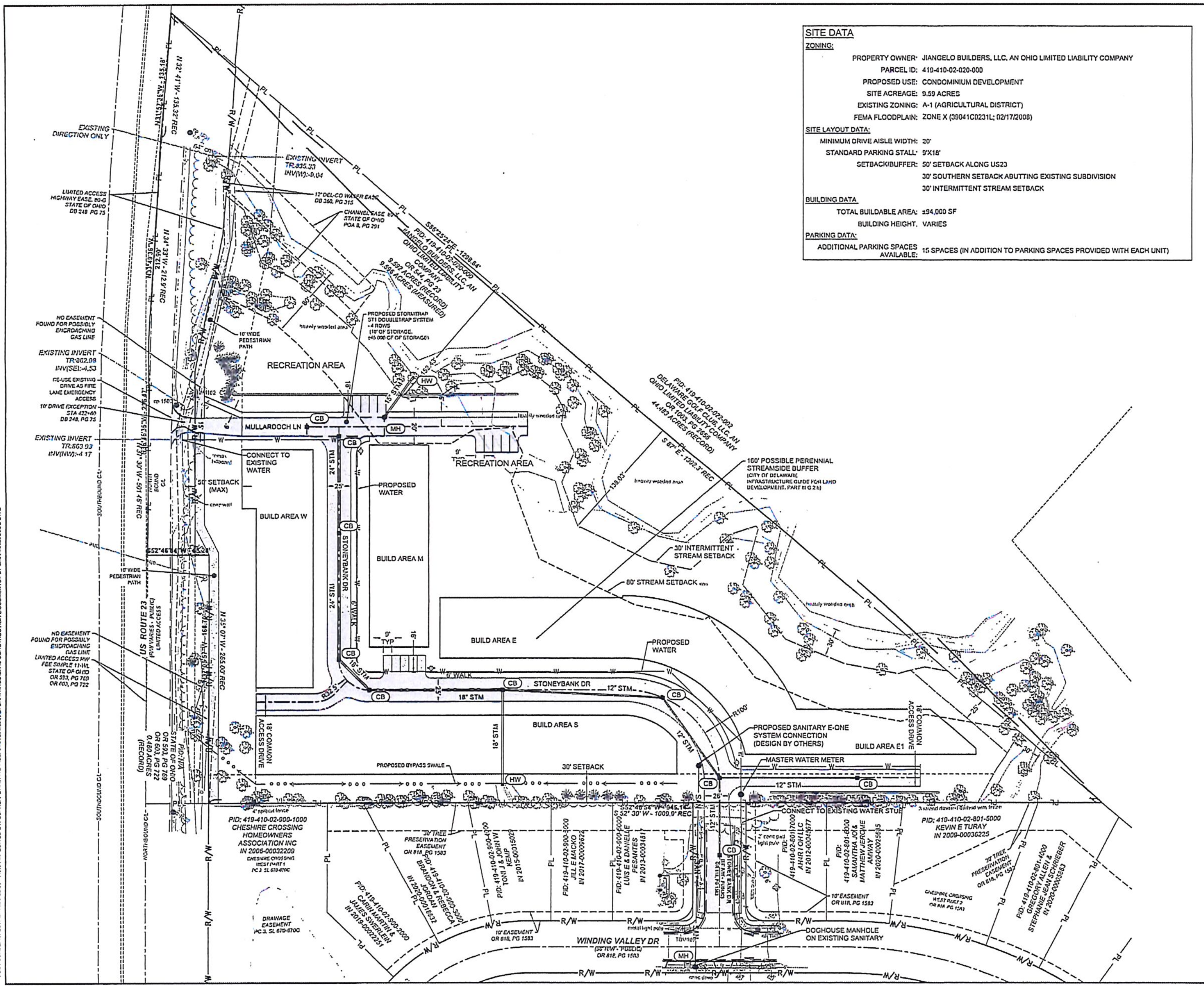
PRELIMINARY DEVELOPMENT PLAN
FOR
GLEN CANNICH VILLAGE
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
EXISTING CONDITIONS

REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE:	09/22/2021
DRAWN BY:	GPB
CHECKED BY:	OSD
JOB NUMBER:	2021.02520

A-2

PLOT SCALE, 1:1 EDIT DATE: 4/21/21 - 1:55 PM EDITED BY: GRAKER DRAWING FILE: D:\2020\20292\0_DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PDP\20292PDEXHD.DWG



SITE DATA

ZONING:

PROPERTY OWNER:	JIANGELO BUILDERS, LLC. AN OHIO LIMITED LIABILITY COMPANY
PARCEL ID:	419-410-02-020-000
PROPOSED USE:	CONDOMINIUM DEVELOPMENT
SITE ACREAGE:	9.59 ACRES
EXISTING ZONING:	A-1 (AGRICULTURAL DISTRICT)
FEMA FLOODPLAIN:	ZONE X (39041C0231L; 02/17/2008)

SITE LAYOUT DATA:

MINIMUM DRIVE AISLE WIDTH:	20'
STANDARD PARKING STALL:	9'X18'
SETBACK/BUFFER:	50' SETBACK ALONG US23
	30' SOUTHERN SETBACK ABUTTING EXISTING SUBDIVISION
	30' INTERMITTENT STREAM SETBACK

BUILDING DATA:

TOTAL BUILDABLE AREA:	±94,000 SF
BUILDING HEIGHT:	VARIES

PARKING DATA:

ADDITIONAL PARKING SPACES AVAILABLE:	15 SPACES (IN ADDITION TO PARKING SPACES PROVIDED WITH EACH UNIT)

HORZ 1"=50' 0 50 100

PROPOSED LEGEND

—SAN—	SANITARY SERVICE
—W—	WATER
STM	STORM SEWER
— — —	UNDERGROUND DETENTION FOOTPRINT
(CB)	CATCH BASIN
(HW)	HEADWALL
(MH)	MANHOLE
	FIRE HYDRANT
	ASPHALT PAVEMENT
	CONCRETE WALK

TRAFFIC CIRCULATION NOTE:

SITE TO REMAIN PRIVATE WITH LOCAL ROADS DEDICATED TO LOCAL TRAFFIC ONLY. RESIDENTS WILL ACCESS SITE VIA STONEYBANK DRIVE FOR ENTRANCE AND EXIT. EXISTING CURB CUT ALONG US-23 FOR EMERGENCY ACCESS ONLY AND NOT OPEN TO LOCAL TRAFFIC

JiAngelo Homes

STRUCTUREPOINT INC

2550 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 43231
TEL 614 901 2235 | FAX 614 901 2236
www.structurepoint.com

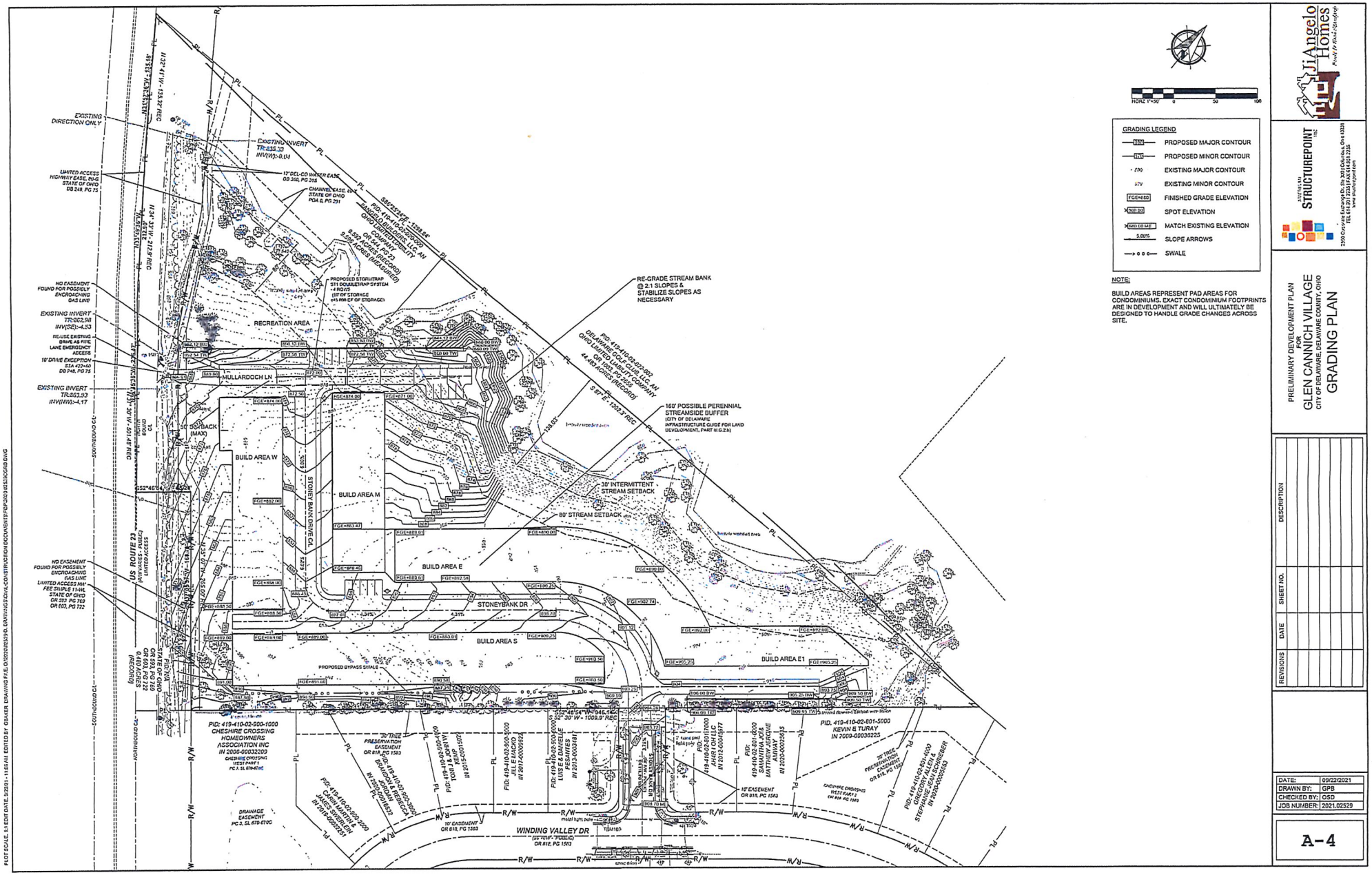
PRELIMINARY DEVELOPMENT PLAN
FOR
GLEN CANNICH VILLAGE
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
SITE LAYOUT PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE:	09/22/2021
DRAWN BY:	GPB
CHECKED BY:	OSD
JOB NUMBER:	2021.02529

A-3

PLOT SCALE: 1:1 EDIT DATE: 9/22/21 - 11:13 AM EDITED BY: GBAKER DRAWING FILE: O:\2021\02529\D_DRAWINGS\CIVIL-CONSTRUCTION DOCUMENTS\PDP\2021 02529CLOC.DWG



PLOT SCALE, 1:1 EDIT DATE: 9/22/21 - 11:51 AM EDITED BY: GBAKER DRAWING FILE: D:\2020\2021\PD_DRAWINGS\ZONING-CONSTRUCTION DOCUMENTS\PDP2021\A3.5CGRD.DWG

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www.structurepoint.com

PRELIMINARY DEVELOPMENT PLAN FOR
GLEN CANNICH VILLAGE
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
GRADING PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE:	09/22/2021
DRAWN BY:	GPB
CHECKED BY:	OSD
JOB NUMBER:	2021.02529

A-4

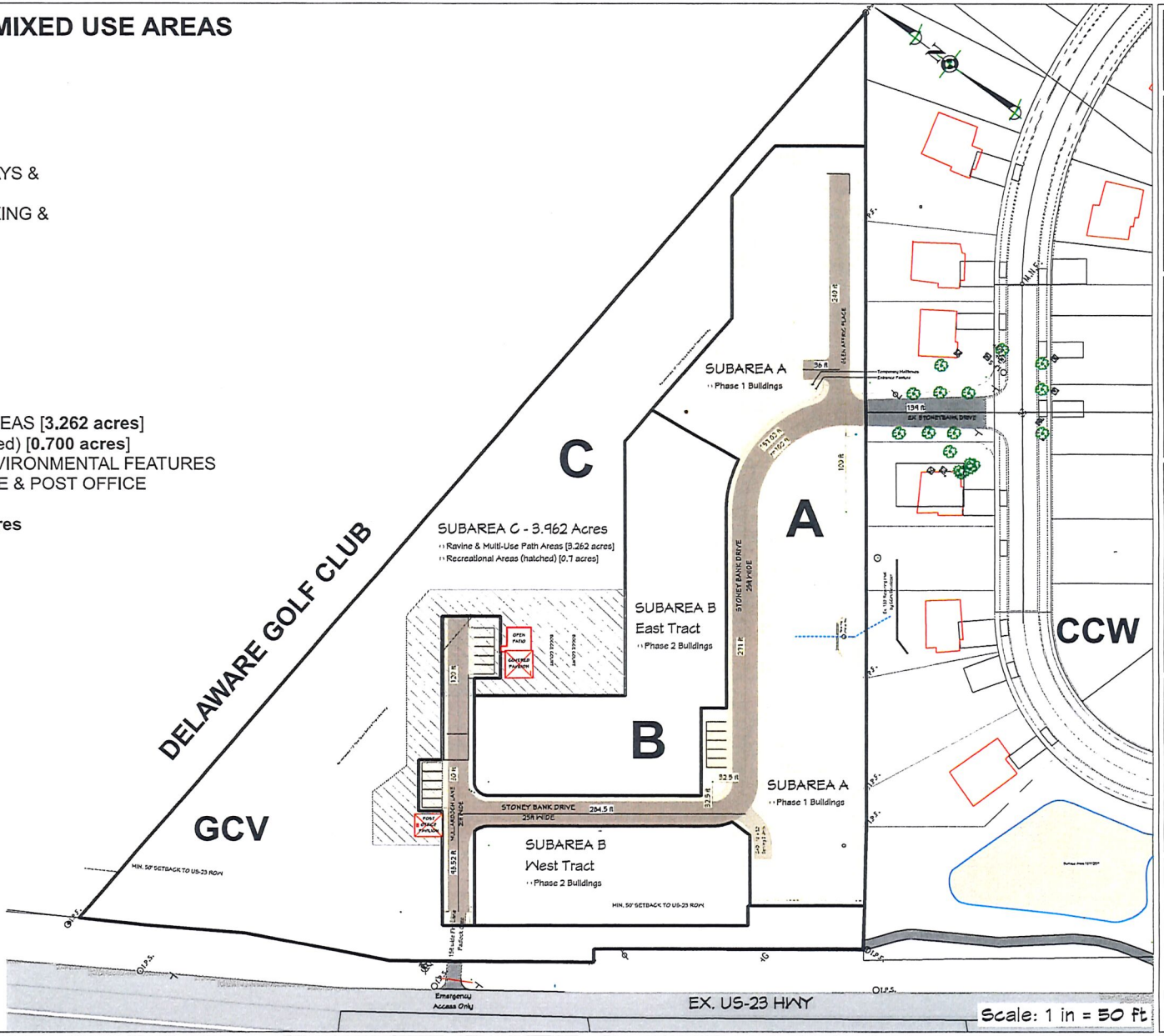
PROPOSED PMU - PLANNED MIXED USE AREAS

SUBAREA A
- PHASE 1 BUILDINGS
  - PRIVATE ROADWAYS & ACCESS DRIVES
  - OFFSTREET PARKING & SIDEWALKS

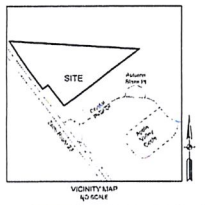
SUBAREA B
- PHASE 2 BUILDING TRACTS

SUBAREA C
- RAVINE & MULTI-USE PATH AREAS [**3.262 acres**]
- RECREATIONAL AREAS (hatched) [**0.700 acres**]
  - DETENTION & ENVIRONMENTAL FEATURES
  - PAVILIONS, BOCCE & POST OFFICE

TOTAL SUBAREA C = 3.962 Acres



VICINITY MAP



© JIANGELO ET ALIA, ATIMA, ISAOA

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: PROPOSED PMU SUBAREAS

PROJECT DESCRIPTION: GLEN CANNICH VILLAGE 3501 COLUMBUS PIKE DELAWARE, OHIO 43015

DRAWINGS PROVIDED BY: JiAngelo Builders LLC 7034 AFRICA ROAD GALENA, OH 43021

DATE: 10/17/2021

SCALE:

SHEET: A-5

PHASE 1 - CONSTRUCTION PLAN FOR SUBAREA - A

RECREATIONAL AREAS
INCLUDES DETENTION & ENVIRONMENTAL FEATURES

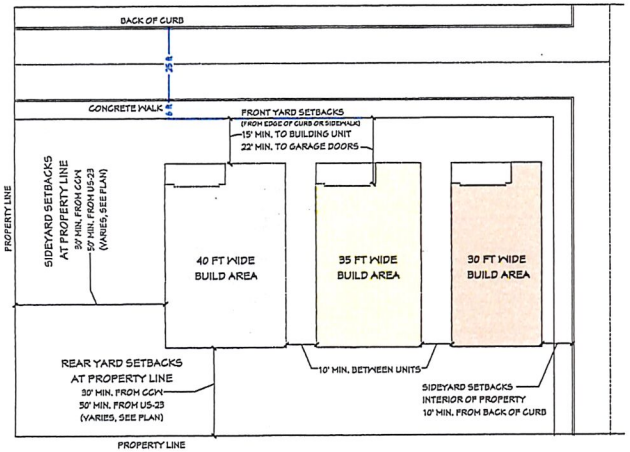
TREE PRESERVATION AREAS
ADJACENT CCW AREAS SHOWN, ESTABLISHED TO MATCH UPON COMPLETION

PRIVATE ROADWAYS
ACCESS DRIVES & DEDICATED PARKING AREAS

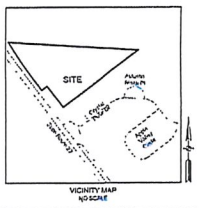
Single-Family Dwellings
PHASE 1 BUILDINGS

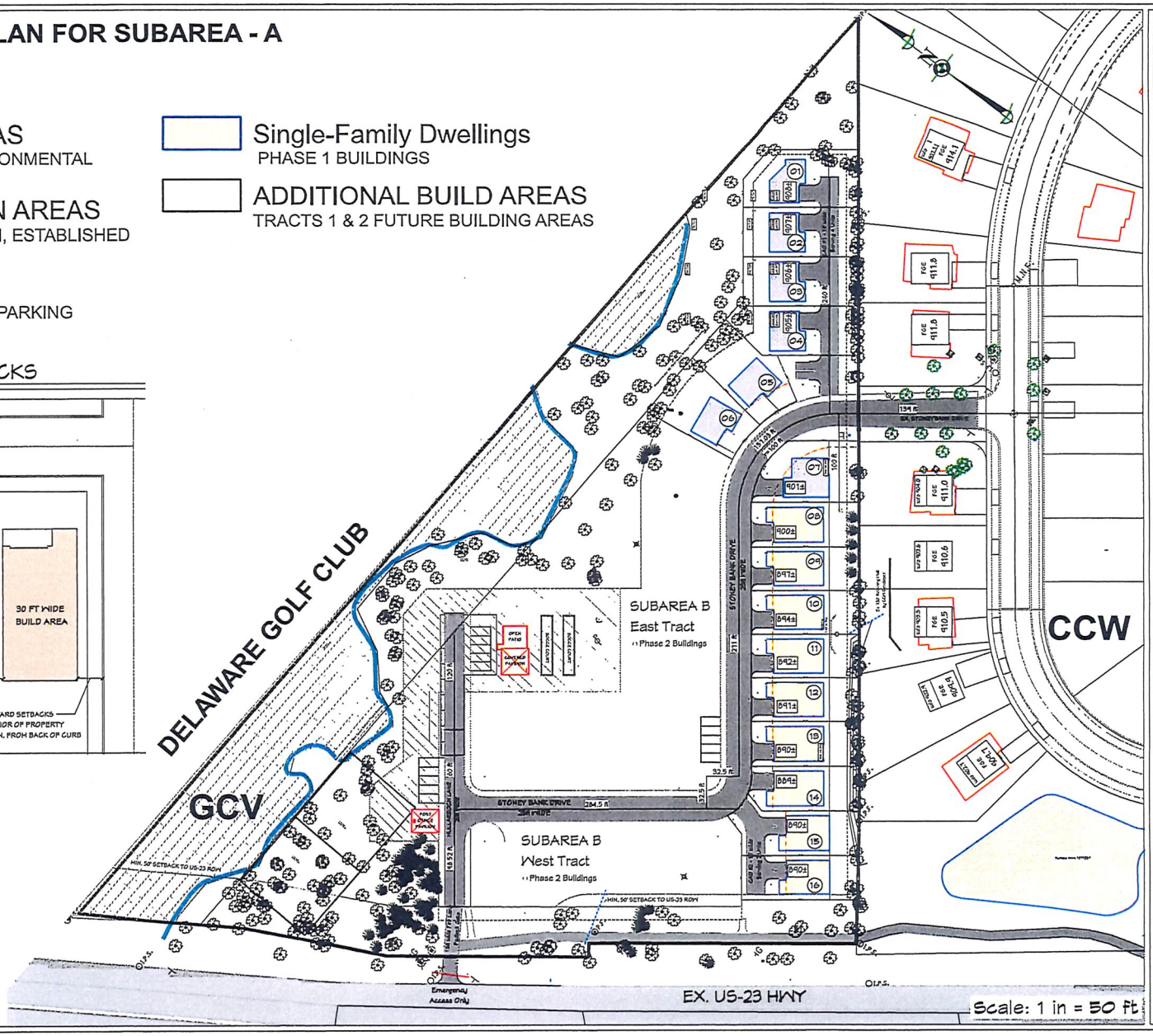
ADDITIONAL BUILD AREAS
TRACTS 1 & 2 FUTURE BUILDING AREAS

TYPICAL UNIT ENVELOPE & SETBACKS



VICINITY MAP





© JIANGELO ET ALIA, ATIMA, ISAOA

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: PHASE 1 CONSTRUCTION PLAN

PROJECT DESCRIPTION:
GLEN CANNICH VILLAGE
3501 COLUMBUS PIKE
DELAWARE, OHIO 43015

DRAWINGS PROVIDED BY:
JiAngelo Builders LLC
7034 AFRICA ROAD
GALENA, OH 43021

DATE: 9/24/2021

SCALE:

SHEET: A-6

PHASE 2 CONSTRUCTION PLAN SUBAREA - B

OPTION A - Based on Favorable Market Conditions

RECREATIONAL AREAS
INCLUDES DETENTION & ENVIRONMENTAL FEATURES

TREE PRESERVATION AREAS
ADJACENT CCW AREAS SHOWN, ESTABLISHED TO MATCH UPON COMPLETION

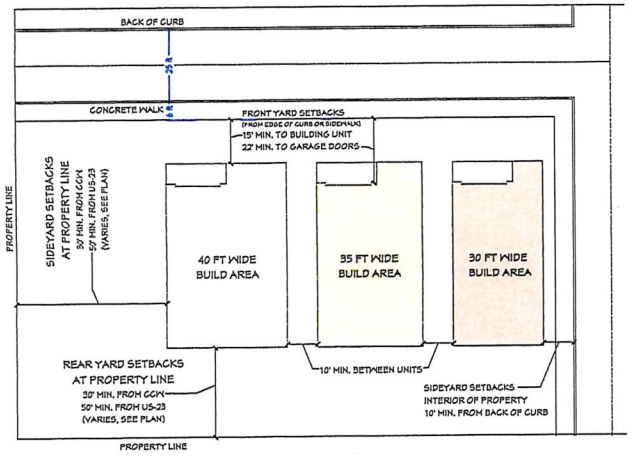
PRIVATE ROADWAYS
ACCESS DRIVES & DEDICATED PARKING AREAS

SINGLE-FAMILY DWELLINGS
17 DETACHED UNITS, PHASE 1

SINGLE-FAMILY DWELLINGS
16 DETACHED UNITS, PHASE 2

33 Total Dwelling Units

TYPICAL UNIT ENVELOPE & SETBACKS



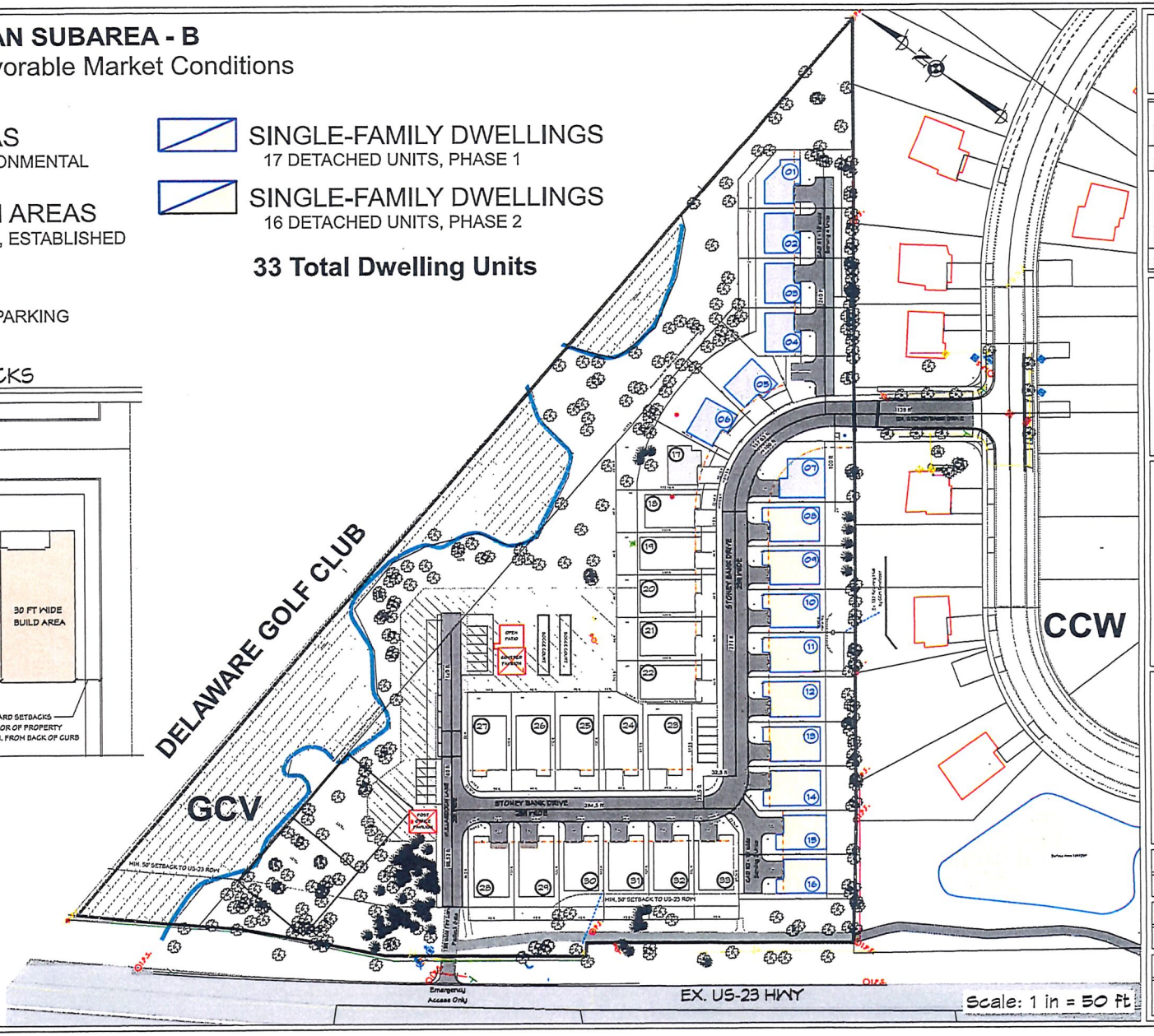
SITE DATA - 33 units

TOTAL ACRES w/ vacated	±9.746 ACRES
NET ACREAGE w/ vacated	±8.965 ACRES

R-5 RESIDENCES (6 du/ac permitted by right)

# OF DWELLINGS	GROSS DENSITY	NET DENSITY
33 UNITS	±3.38 du/acre	±3.68 du/acre

DWELLING TYPE	BUILDINGS	UNITS
Single-Family	33	33
Two-Family	-	-
Three-Family	-	-



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NO.	DESCRIPTION	BY	DATE

SHEET TITLE: PHASE 2 - OPTION A - 33 DU

PROJECT DESCRIPTION: GLEN CANNICH VILLAGE 3501 COLUMBUS PIKE DELAWARE, OHIO 43015

DRAWINGS PROVIDED BY: JiAngelo Builders LLC 7034 AFRICA ROAD GALENA, OH 43021

DATE: 9/24/2021

SCALE:

SHEET: A-7

PHASE 2 CONSTRUCTION PLAN SUBAREA - B

OPTION B - Based on Unfavorable Market Conditions

RECREATIONAL AREAS
INCLUDES DETENTION & ENVIRONMENTAL FEATURES

TREE PRESERVATION AREAS
ADJACENT CCW AREAS SHOWN, ESTABLISHED TO MATCH UPON COMPLETION

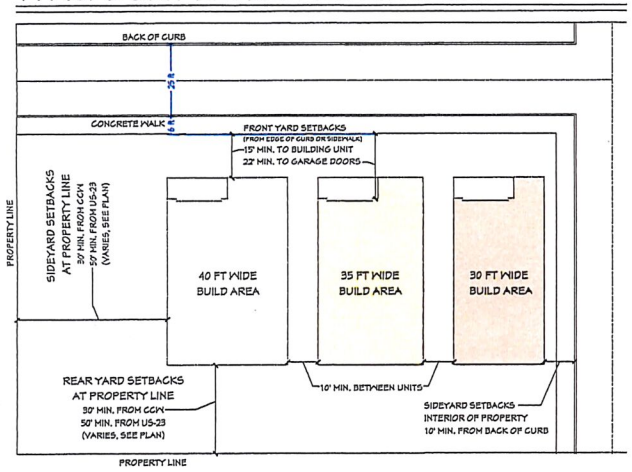
PRIVATE ROADWAYS
ACCESS DRIVES & DEDICATED PARKING AREAS

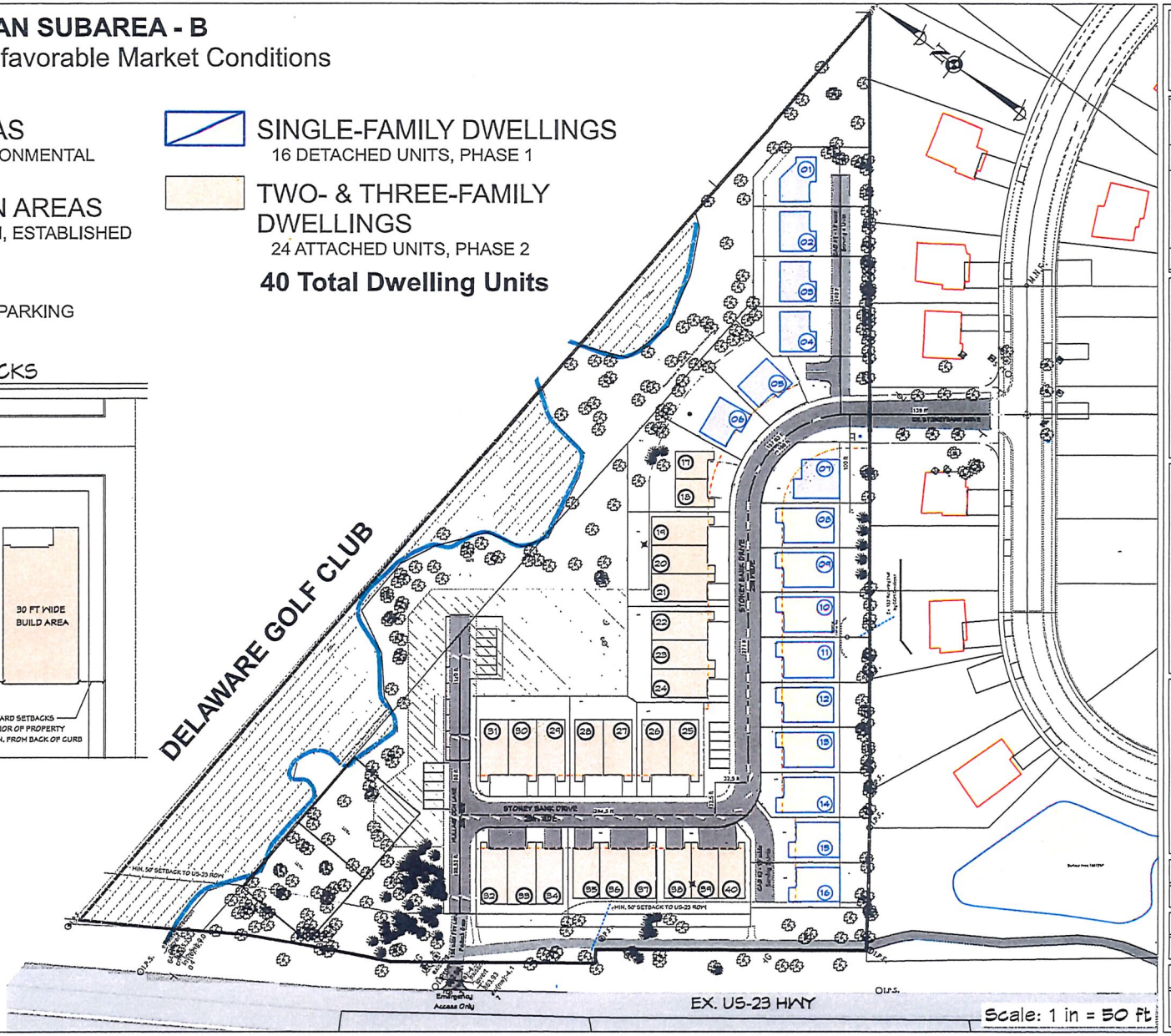
SINGLE-FAMILY DWELLINGS
16 DETACHED UNITS, PHASE 1

TWO- & THREE-FAMILY DWELLINGS
24 ATTACHED UNITS, PHASE 2

40 Total Dwelling Units

TYPICAL UNIT ENVELOPE & SETBACKS





SITE DATA - 40 units

TOTAL ACRES w/ vacated	±9.746 ACRES
NET ACREAGE w/ vacated	±8.965 ACRES
R-5 RESIDENCES (6 du/ac permitted by right)	

# of DWELLINGS	GROSS DENSITY	NET DENSITY
40 UNITS	±4.10 du/acre	±4.46 du/acre

DWELLING TYPE	BUILDINGS	UNITS
Single-Family	16	16
Two-Family	3	6
Three-Family	6	18

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE: PHASE 2 - OPTION B - 40 DU

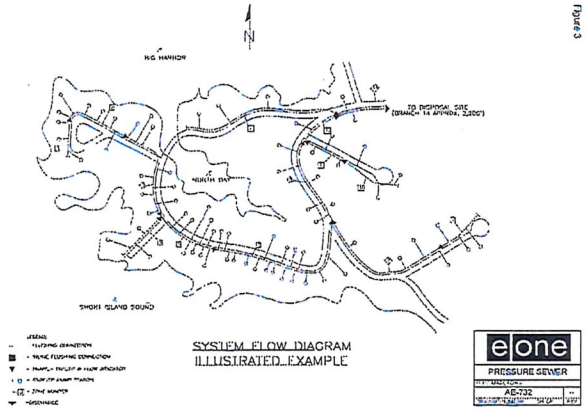
PROJECT DESCRIPTION: GLEN CANNICH VILLAGE, 3501 COLUMBUS PIKE, DELAWARE, OHIO 43015

DRAWINGS PROVIDED BY: JiAngelo Builders LLC, 7034 AFRICA ROAD, GALENA, OH 43021

DATE: 9/24/2021

SCALE:

SHEET: A-8



SYSTEM FLOW DIAGRAM
ILLUSTRATED EXAMPLE

Figure 3

e/one
PRESSURE SEWER
AC-732

LPS System Design

Once the initial analysis of a project has confirmed the feasibility of using the low-pressure approach, the completion of a preliminary system design is straightforward. This is primarily a result of two characteristics of E/One's semipositive displacement pumps: near-constant flow over the entire range of operating pressures and the ability of the pump to handle transient overpressures.

The balance of this section outlines a systematic approach to LPS system design, leading from pump model and pipe selection to a detailed zone and system analysis.

Information Required

The information that should be assembled prior to initiation of the LPS system design includes:

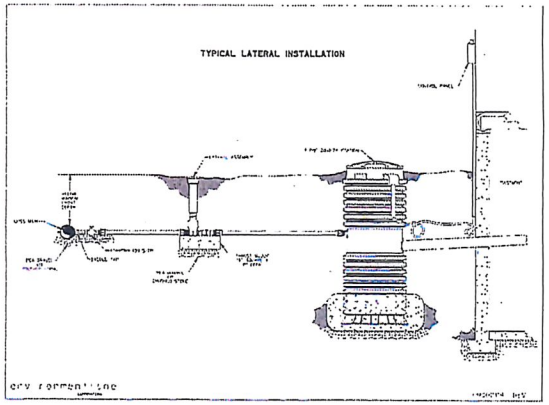
- Topography map
- Soil conditions
- Climatic conditions (frost depth, low temperature and duration)
- Water table
- Applicable codes
- Discharge location
- Lot layout (with structures shown, if available)
- Total number of lots
- Dwelling type(s)
- Use and flow factors (seasonal occupancy or year-round, appliances, water supply controls)
- Area development sequence and timetable

Grinder Pump Station Size Selection

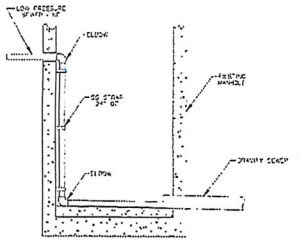
Use this table to select grinder pump models for the types of occupancy to be served.

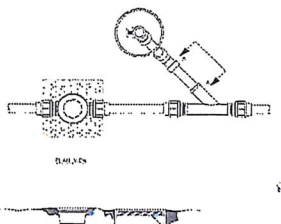
Model	Recommended Flow (gpd)	Adequate for Managing ...
DH071	up to 700	Flow from one average single-family home, and up to two average, single-family homes where codes allow and with consent of the factory
DH151	up to 1,500	Flow from up to two average single-family homes and up to six average, single-family homes where codes allow and with consent of the factory
DH152	up to 3,000	Flow from up to four average single-family homes, and up to 12 average, single-family homes with consent of the factory
DH277	up to 5,000	Flow from up to six average single-family homes, and up to 20 average, single-family homes with consent of the factory
DH500	up to 8,000	Flow from up to nine average single-family homes,

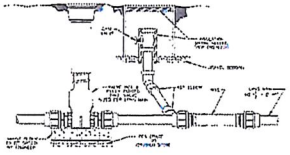
9

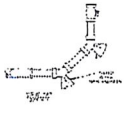


TYPICAL DROP CONNECTION
LPSS IN EXISTING MANHOLE



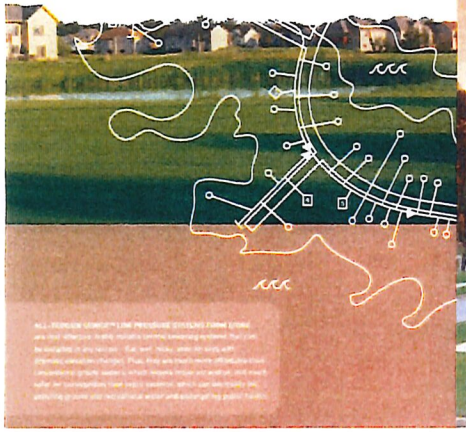






TYPICAL FLUSHING CONNECTION ON LPSS MAIN

E/ONE SEWER™ SYSTEMS GIVE YOU THE FREEDOM TO SEWER ANYWHERE –



AT A FRACTION OF THE COST OF GRAVITY SEWERS.



With E/One, you can set your sites higher – or lower. In fact, you can site in new homes in formerly unbuildable locations – around hills, isolated hollows, coastal areas, prime areas, or sites with high water tables.

For the developer or prospective homebuilder, ALL-TERRAIN SEWER low pressure systems from E/One give you a choice: the best performance on any plot – regardless of the location of the sewer main or septic field. This means better performance, profitability, and value, as well as the practicality of choosing individual or express lots, and maximizing the density of any development.

ALL-TERRAIN SEWER low pressure systems from E/One also feature a lighter "footprint." That's because they follow the contour of the land, so they can go anywhere without destroying the landscape. Even around environmental features like mature trees, streams, and rock formations.

They're easier to install than conventional gravity sewers, so they greatly reduce the high cost of trenching. And they're highly flexible. So they lower processing costs.

Environmentally sensitive. Economically sensible. Plus the freedom to build anywhere.

Break the restrictions of gravity – and enjoy true freedom.

THE E/ONE® SEWER SYSTEM.

HERE'S HOW THE E/ONE SEWER SYSTEM WORKS:

The E/One system starts, simply and cheaply, wherever water enters the system – a basement sink or central sewer, depending on the location. Because the output is pressurized, the wastewater can be temporarily (vertically) moved many miles, or uphill some 100 feet vertically. Because the system does not rely on gravity to carry the waste, it presents many options for siting and building, as well as system connections.

WHY THE E/ONE SYSTEM IS BETTER THAN GRAVITY:

Here's a great reason why the ALL-TERRAIN SEWER low pressure system from E/One can lower or control sewer systems. Most sites and subdivisions have several unbuildable areas, simply because they contain or are crossed, usually by pipe-carrying streams, by a central underground sewer.

Gravity sewers are the "designed" control sewers, with respect to the flowing sewer lines. Unfortunately, the topography dictates gravity sewers in ways that are not, they do badly.

systems using a large earth and concrete footprint, and are difficult to install. They must be expertly placed and bedded along a predetermined downward grade and often involve large, costly lift stations. Plus they're expensive and not entirely efficient in transporting waste because they can tend to leak and can be compromised by storm water infiltration.

ENGINEERED TO DO ONE JOB PERFECTLY™.

The Gravity sewer grinder pump, the heart of the E/One system, is the industry leader in engineering, instrument design, serviceability and reliability. It provides wastewater storage, grinding, and pumping in a single unit. Installation at lowest operating costs, the cost of waste collection, and reduced maintenance.

The E/One grinder pump is engineered to do one thing perfectly and to the greatest, primary: the best value for homeowners, builders, developers and municipalities.

THE MOST RUGGED, LONGEST-LASTING PUMP IN THE INDUSTRY.

The E/One sewer grinder pump results in a 10 year average mean time between service calls and requires no preventive maintenance. Plus, low upfront costs, reduced operating expenses, and the ability to be installed at any site, regardless of the challenges of topography.





DEFY GRAVITY WITH E/ONE.

The beauty of the ALL-TERRAIN SEWER low pressure system from E/One is that, unlike conventional central sewers, it defies gravity. Because installation follows the natural contour of the land, it is ideal for all terrain, including land that is flat, wet, rocky, or hilly. It gives the freedom in sewer anywhere including sites where old septic systems have contaminated water and posed severe public health issues.

© JIANGELO ET ALIA, ATIMA, ISAOA

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
E-One PRIVATE SEWER SYSTEM

PROJECT DESCRIPTION:
GLEN CANNICH VILLAGE
3501 COLUMBUS PIKE
DELAWARE, OHIO 43015

DRAWINGS PROVIDED BY:
JiAngelo Builders LLC
7034 AFRICA ROAD
GALENA, OH 43021

DATE:
9/24/2021

SCALE:

SHEET:
A-9

Glen Cannich Village

Condominiums at Cheshire Crossing West

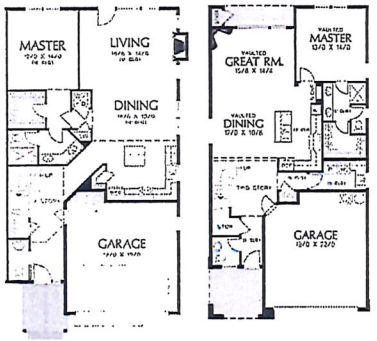


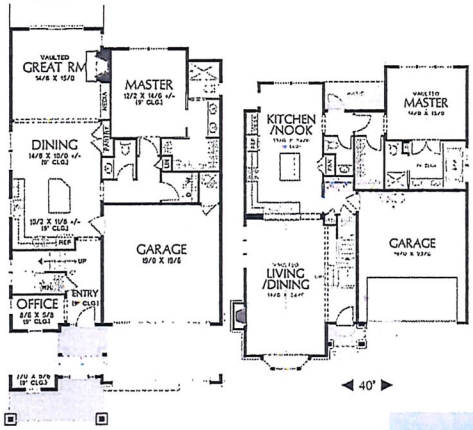












30 Foot - 40 Foot Wide Samples
Single Configurations Shown

- 2 Car Garage
  Covered Porch
- 3 Bedrooms
  Vaulted Ceilings
- Opt. Basements
  Open Lofts

FLEXIBLE DESIGNS

Allow a Variety of
Exterior Elevations

Are Easily Enhanced w/
Brick or Stone Masonry
& Architectural Elements

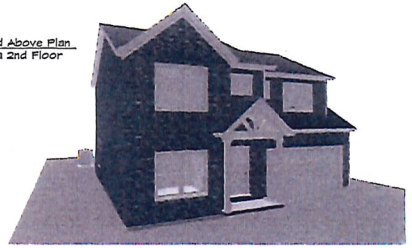
Custom Designed to Match
Final Development Text



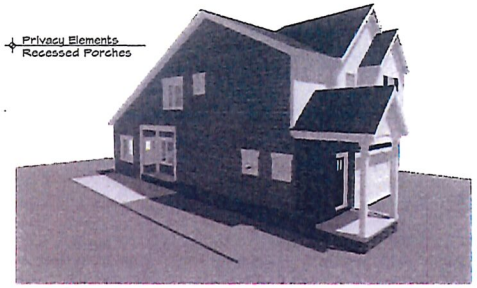




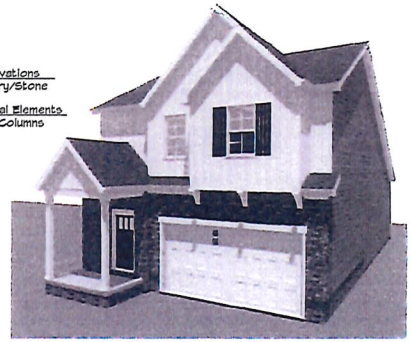
- Architectural Elements
  Craftsman Trusses



- Modified Above Plan
  Adding a 2nd Floor



- Privacy Elements
  Recessed Porches



- Upgrade Elevations
  35% Masonry/Stone
- Architectural Elements
  Cornices & Columns

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
SINGLE-FAMILY
CONCEPTS

PROJECT DESCRIPTION:
GLEN CANNICH VILLAGE
3501 COLUMBUS PIKE
DELAWARE, OHIO 43015

DRAWINGS PROVIDED BY:
JIAngelo Builders LLC
7034 AFRICA ROAD
GALENA, OH 43021

DATE:
9/24/2021

SCALE:

SHEET:
A-10

Glen Cannich Village

Condominiums at Cheshire Crossing West






DUPLEX GROUPS

Single-Family Concepts Join to Create Two- or Three-Family Dwellings

EXTERIOR ELEVATIONS - Enhanced with Masonry & Architectural Elements to Match Development Text



BENTON COMMONS CONDOMINIUMS

a Westerville Community Designed by JiAngelo for Bella Vita III, LLC Completed August, 2021

TRIPLEX CONFIGURATION




WALK OUT LOTS

Designs Tailored to Overcome Topographical Challenges

Multi-Level Designs
Daylight Basements




RECREATIONAL AREA CONCEPTS

Example Community Common Elements

- Outdoor Gatherings
  Bocce Ball Courts
- Covered Pavilion
  Social Events
- Covered Pavilion
  Social Events
- Overlooking Ravine
  Wooded Walk Paths








Village Post Office

- Clustered mailboxes protected from elements
- Similar to Evan's Farm community in Lewis Center
- To include covered porch overlooking ravine

© JIANGELO ET ALIA, ATIMA, ISAOA

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: MULTI-FAMILY & RECREATION CONCEPTS

PROJECT DESCRIPTION: GLEN CANNICH VILLAGE 3501 COLUMBUS PIKE DELAWARE, OHIO 43015

DRAWINGS PROVIDED BY: JiAngelo Builders LLC 7034 AFRICA ROAD GALENA, OH 43021

DATE: 9/24/2021

SCALE:

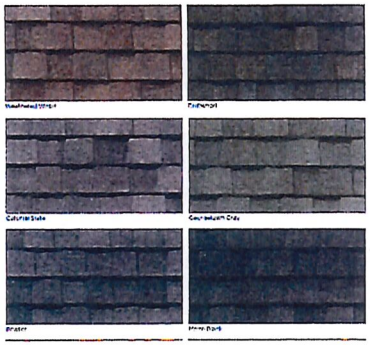
SHEET: A-11

REQUEST FOR APPROVAL

ROOFING:
CertainTeed
Landmark 30 yr
Dimensional Shingle

CertainTeed Ridge
Vent 12" Filtered

COLOR:
Match Similar



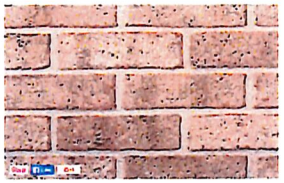
REQUEST FOR APPROVAL

FOUNDATIONS &
FRONT ELEVATIONS:

EXPOSED BRICK

Belden Gray Bricks
Hamilton Blend

COLOR:
C216 - Sanded Rustic
or Match Similar



CULTURED STONE

Dutch Quality Stone
Hand-Chiseled Limestone

COLOR:
Autumn Blend Limestone
or Match Similar



Autumn Blend Limestone



Pennsylvania Limestone



Cypress Limestone



Shilo Limestone

EXTERIOR MATERIAL EXAMPLES



STONEGATE



OLENTANGY FALLS





NELSON FARMS



REQUEST FOR APPROVAL

EXTERIOR TRIM

LP SmartSide Products

1x6 Trim & Fascia



Soffit Panels

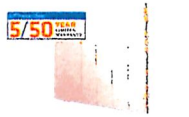


BELDEN SERIES

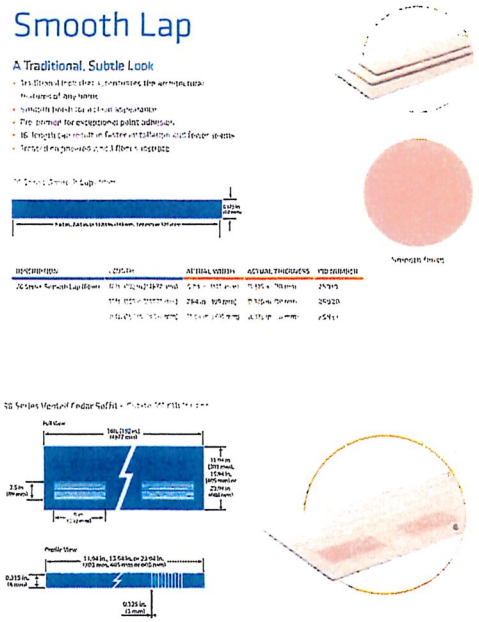
Lap Siding



Vertical Panels



COLORS & TEXTURES:
Match Similar



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NO.	DESCRIPTION	BY	DATE

SHEET TITLE: EXTERIOR MATERIALS EXAMPLES

PROJECT DESCRIPTION:
GLEN CANNICH VILLAGE
3501 COLUMBUS PIKE
DELAWARE, OHIO 43015

DRAWINGS PROVIDED BY:
JiAngelo Builders LLC
7034 AFRICA ROAD
GALENA, OH 43021

DATE:
9/24/2021

SCALE:

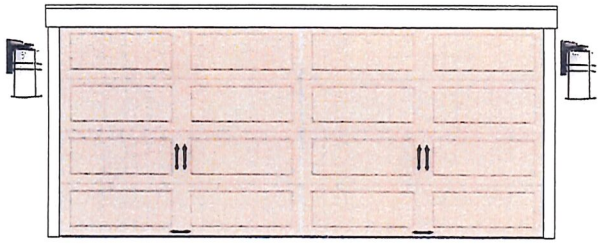
SHEET:
A-12

GARAGE DOORS:

16' Clopay Gallery Collection
Design Long Panel
Black Iron Straps & Handles

RELIEF DETAILS

1x6 lentil w/ 1x2 cap
1x4 side casings



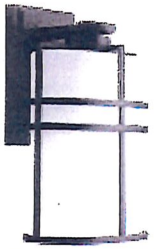
EXTERIOR LIGHTING:

Progress Lighting Format Collection
1-Light Outdoor Black Wall Lantern

QUANTITY: 2

MODEL # P6063-31

SIZE: 7-3/8" W x 11-5/8" H x 3-3/4" D



ENTRY DOOR:

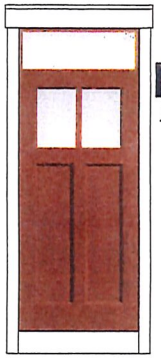
ThermaTru Classic-Craft
American Style Collection
Douglas Fir
wood grain fiberglass

Door - CCA220-SDL

Transom - 19200T-SDL

RELIEF DETAILS

1x6 lentil w/ 1x2 cap
1x4 side casings
1x8 step kickplate



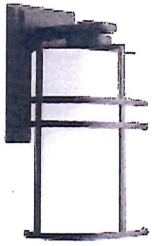
EXTERIOR LIGHTING:

Progress Lighting
Format Collection
1-Light Outdoor Black
Wall Lantern

QUANTITY: 1

MODEL # P6063-31

SIZE: 7-3/8" W x 11-5/8" H x 3-3/4" D



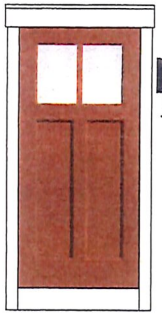
SERVICE DOORS:

ThermaTru Classic-Craft
American Style Collection
Douglas Fir
wood grain fiberglass

Door - CCA220-SDL

RELIEF DETAILS

1x6 lentil w/ 1x2 cap
1x4 side casings
1x8 step kickplate



EXTERIOR LIGHTING:

Progress Lighting
Format Collection
1-Light Outdoor Black
Wall Lantern

QUANTITY: 2

LOCATIONS:
(1) GARAGE
(1) REAR PORCH

MODEL # P6062-31

SIZE: 5-7/8" W x 7-5/8" H X 2-3/8" D



WINDOWS & PATIO DOOR

SilverLine by Anderson
3000 Series
Double Hung Brickmold
Single Grid Grille Pattern
Simulated Divided Lite
Carrera Marble Interior Sills

Silver Line® by Andersen WINDOWS • DOORS

3000 SERIES

DOUBLE-HUNG WINDOWS

Silver Line® 3000 Series double-hung windows are designed with classic architectural details to create an attractive, energy-efficient window. This window is available in a vast selection of styles and sizes, making it an ideal choice for almost any home. Impact resistant windows are available in coastal areas.

FEATURES

- Fusion-welded, heavy-duty vinyl for low-maintenance convenience and durability
- True sloped sill design offers greater resistance to water leakage
- Integral "J" channel for siding applications
- Continuous head and sill on all twin and triple windows
- Block & tackle balance system makes the window easy to open and close
- Tilt-in top and bottom sash offer easy cleaning from the inside
- Vent latches, installed in the top sash, allow for partial ventilation through the bottom sash
- Wide selection of coordinating picture and shape windows
- Limited lifetime warranty*

ENERGY EFFICIENT

- Weatherstripping is designed to help seal out wind and water
- Interlocking sash helps create a weathertight seal against drafts
- Many 3000 Series double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL

- Colonial brick mold design adds a touch of classic style to your home
- Three exterior color options
- White or beige interior color options
- Add style with a choice of many grille patterns

COLORS



FINISHING ACCESSORIES

- Clear pine extension jambs for 2x4 or 2x6 frame construction
- Primed wood extension jambs for 2x4 or 2x6 frame construction
- Drywall channel for 1/2" or 3/4" drywall. Drywall not included.

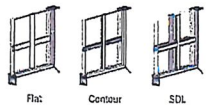
HARDWARE

Color-coordinated lock & keeper are standard.



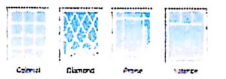
GRILLE TYPES

Choose from flat or contour grilles-between-the-glass or Simulated Divided Lites (SDLs).



GRILLE PATTERNS

Choose from a variety of grille patterns. Additional patterns available.



LIMITED LIFETIME WARRANTY

You can trust that we stand behind every window that displays the Silver Line logo. Backed by a Limited Lifetime Warranty, these windows offer you peace of mind. As a leader in the window industry, we will be here for you today, tomorrow and into the future. Visit www.silverlinewindows.com for warranty details.

© JIANGELO ET ALIA, ATIMA, ISAOA

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: EXTERIOR FIXTURES EXAMPLES

PROJECT DESCRIPTION:
GLEN CANNICH VILLAGE
3501 COLUMBUS PIKE
DELAWARE, OHIO 43015

DRAWINGS PROVIDED BY:
JiAngelo Builders LLC
7034 AFRICA ROAD
GALENA, OH 43021

DATE: 9/24/2021

SCALE:

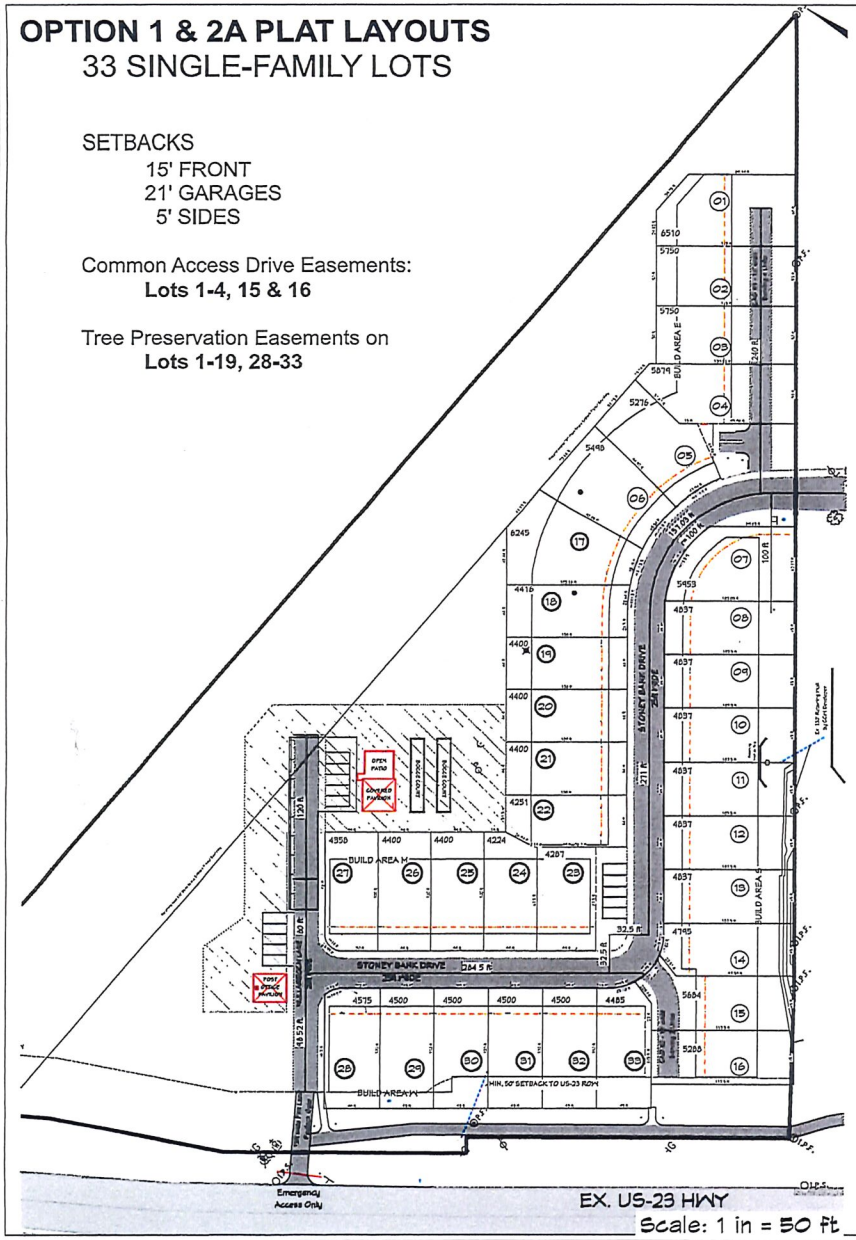
SHEET: A-13

OPTION 1 & 2A PLAT LAYOUTS
33 SINGLE-FAMILY LOTS

SETBACKS
- 15' FRONT
- 21' GARAGES
- 5' SIDES

Common Access Drive Easements:
Lots 1-4, 15 & 16

Tree Preservation Easements on
Lots 1-19, 28-33



Scale: 1 in = 50 ft

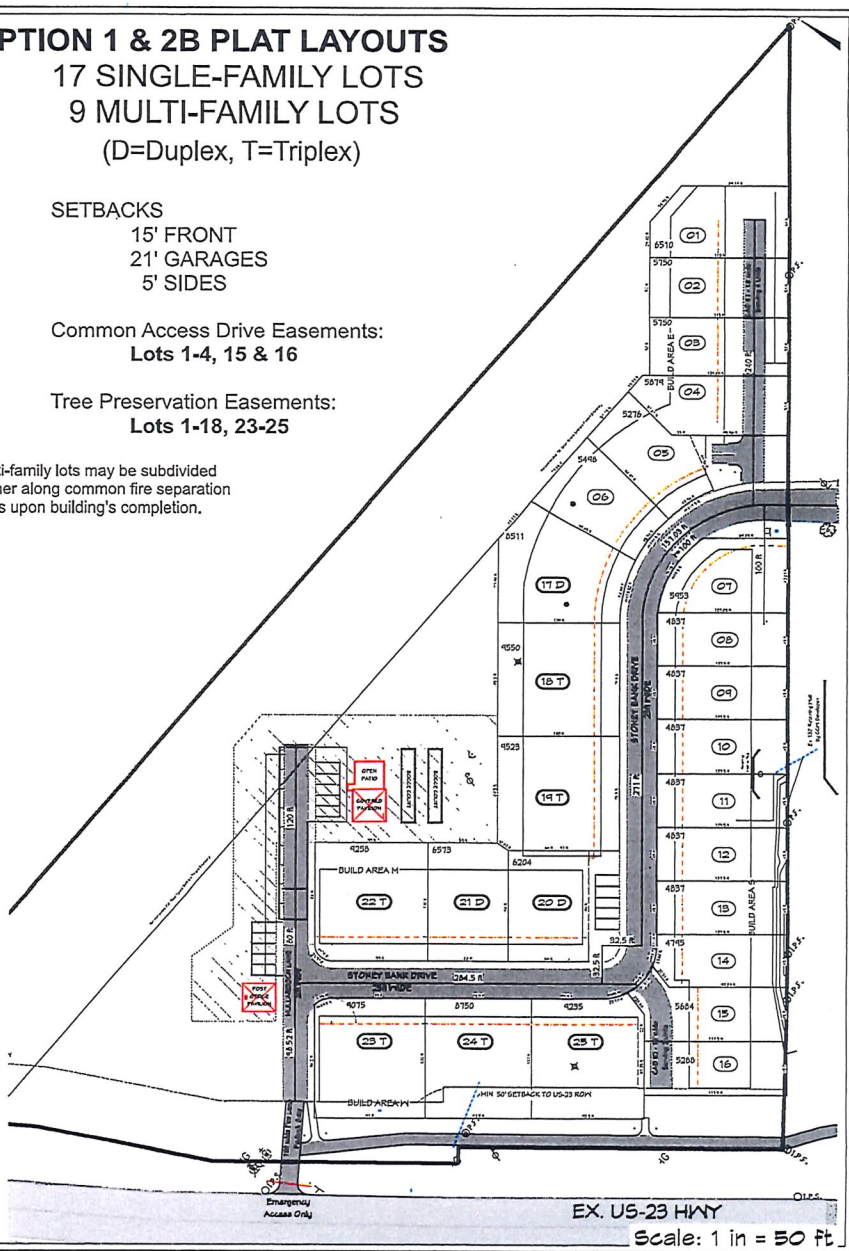
OPTION 1 & 2B PLAT LAYOUTS
17 SINGLE-FAMILY LOTS
9 MULTI-FAMILY LOTS
(D=Duplex, T=Triplex)

SETBACKS
- 15' FRONT
- 21' GARAGES
- 5' SIDES

Common Access Drive Easements:
Lots 1-4, 15 & 16

Tree Preservation Easements:
Lots 1-18, 23-25

Multi-family lots may be subdivided further along common fire separation walls upon building's completion.



Scale: 1 in = 50 ft

© JIANGELO ET ALIA, ATIMA, ISAOA

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: PROPOSED LOT LAYOUTS

PROJECT DESCRIPTION:
GLEN CANNICH VILLAGE
3501 COLUMBUS PIKE
DELAWARE, OHIO 43015

DRAWINGS PROVIDED BY:
JiAngelo Builders LLC
7034 AFRICA ROAD
GALENA, OH 43021

DATE: 9/24/2021

SCALE:

SHEET: A-14

From:	CMO
To:	Samantha
Cc:	David M. Efland; Lance Schultz; Jordan Selmek; Sara Anderson; Tajudeen Bakare; George Stroud; stacy_simpson1976@yahoo.com; Andy Volenik; Corey Staver; Carolyn Riggle; Elaine McCloskey; R Thomas Homan
Subject:	RE: Rezoning-winding valley
Date:	Wednesday, October 6, 2021 5:20:47 PM

Ms. Amwya:

Thank you for your email. I've included our Planning Commission and representatives from our Planning Department so that they are aware of your thoughts.

Have a great evening.

Kim Gepper
Executive Assistant, City Manager's Office
(740) 203-1011

From: Samantha <samijo127@gmail.com>
Sent: Wednesday, October 6, 2021 4:09 PM
To: CMO <CMO@delawareohio.net>
Subject: Rezoning-winding valley

Caution! This message was sent from outside your organization.

To whom this may concern:

As a resident whose backyard will now back up to the new rezoning area, I'm highly disappointed one would consider allowing this to happen to our neighborhood. The number of children that live on Winding Valley is well over 20. This is supposed to he a safe zone for them and now there is talk of making this the main entrance to a ridiculous housing proposal. I urge you to consider what is most important.

The Amwya Family

From:	Kim Gepper
To:	Stacy B. Chaney; Sara Anderson; tbakare@ctconsultants.com; stroud_g@yahoo.com; stacy_simpson1976@yahoo.com; avolenik@gmail.com; Corey Staver; Carolyn Riggle; Elaine McCloskey
Subject:	RE: Public comment for Planning Commission 2021-3531, -3532, -3533, and -3535
Date:	Wednesday, October 6, 2021 2:26:47 PM

Ms. Chaney-Blankenship:

Thank you for your email. I see that you included the planning commission and I will forward your email on to the Planning Department so they are aware.

Have a nice day.

Kim Gepper
Executive Assistant, City Manager's Office
(740) 203-1011

From: Stacy B. Chaney <sbchaney@gmail.com>
Sent: Wednesday, October 6, 2021 1:44 PM
To: Sara Anderson <saradanderson@gmail.com>; tbakare@ctconsultants.com; stroud_g@yahoo.com; stacy_simpson1976@yahoo.com; avolenik@gmail.com; Corey Staver <cstaver@ymail.com>; Carolyn Riggle <criggle@delawareohio.net>; Elaine McCloskey <EMcCloskey@delawareohio.net>; Kim Gepper <kgepper@delawareohio.net>
Subject: Public comment for Planning Commission 2021-3531, -3532, -3533, and -3535

Caution! This message was sent from outside your organization.

Dear Planning Commission,

As you consider the requests in regards to Glen Cannich Village, you must also consider the impact this development will have on the long-term future of our city and our natural resources.

The removal of trees from this property will result in a decrease in the tree canopy; this is not in keeping with Delaware's designation as a Tree City USA nor the Shade Tree Commission recommendation of establishing 30-40% tree canopy coverage for Delaware. Ward 3, where this parcel is located, currently has only 26% tree canopy coverage. (1) What can be done to preserve more trees?

Additionally, will the Planning Commission please address the following questions with the developer and City staff:

- How much parkland and open concept space is on the parcel in the presented plan?
- There appears to be a ravine/stream on the property. If there is open space in or across a ravine/stream, how will the developer provide access per Code 1134.11(a)(3)?

It probably goes without saying, but access to parkland and natural spaces is important to the physical and mental health of our residents. Please verify that the

amount of parkland and open space is adequate for our future residents.

Finally, please verify that the plan meets the criteria for stream buffers found in Code 1150.07.

The preservation of our natural resources, including the tree canopy and streams, is the cost of doing business in our modern world. We need you to hold developers to a standard that protects our natural resources even as it allows for responsible building. Thank you for your time and attention to these matters.

Regards,
Stacy Chaney-Blankenship,
943 Executive Blvd, Delaware, Ohio 43015

(1) Tree canopy information received via email from Ted Miller, Parks and Natural Resources Director, on Sept. 17, 2021.

From:	CMO
To:	Laurie Cox
Cc:	David M. Efland; Lance Schultz; Jordan Selmek; Sara Anderson; Tajudeen Bakare; George Stroud; stacy_simpson1976@yahoo.com; Andy Volenik; Corey Staver; Carolyn Riggle; Elaine McCloskey; R Thomas Homan
Subject:	RE: Cheshire Crossing Development - Planning Commission Meeting tonight
Date:	Wednesday, October 6, 2021 5:17:13 PM

Ms. Cox:

Thank you for your email. I've included the Planning Commission and representatives from our Planning Department so that they are aware.

Have a nice evening.

Kim Gepper
Executive Assistant, City Manager's Office
(740) 203-1011

-----Original Message-----
From: Laurie Cox <lauriecox@columbus.rr.com>
Sent: Wednesday, October 6, 2021 3:28 PM
To: CMO <CMO@delawareohio.net>
Subject: Cheshire Crossing Development - Planning Commission Meeting tonight

Please share this with all of the members of the planning commission at tonight's meeting…

We are residents of the Cheshire Crossing Development and have lived here for over 16 years. We love our neighborhood and are extremely against the proposed development at 23 that would be invading our development. This proposed development will devalue our neighborhood, put our children in danger due to the traffic patterns and also destroy beautiful trees and wildlife!

This proposal is unacceptable and so sad that this development is even being considered.

Thank you for your time on this pressing matter!

Jeremy and Laurie Cox

Sent from my iPhone

From:	CMO
To:	Jennifer Dibling
Cc:	David M. Efland; Lance Schultz; Jordan Selmek; Sara Anderson; Tajudeen Bakare; George Stroud; stacy_simpson1976@yahoo.com; Andy Volenik; Corey Staver; Carolyn Riggle; Elaine McCloskey; R Thomas Homan
Subject:	RE: In regards to tonight's rezoning meeting Winding Valley Drive
Date:	Wednesday, October 6, 2021 2:28:42 PM

Ms. Dibling:

Thank you for your email. I have forwarded your comments on to the Planning Commission and Planning Department staff.

Have a nice day.

Kim Gepper
Executive Assistant, City Manager's Office
(740) 203-1011

From: Jennifer Dibling <jdibling@hotmail.com>
Sent: Wednesday, October 6, 2021 10:00 AM
To: CMO <CMO@delawareohio.net>
Subject: In regards to tonight's rezoning meeting Winding Valley Drive

Caution! This message was sent from outside your organization.

Hi!
I am unfortunately unable to attend the meeting tonight. I was really hoping to attend this meeting, as I am strongly against this happening to our neighborhood! I was hoping my concern would be able be shared at the meeting. Please let me know if I need to forward this email to a another address.

I feel it is a huge safety concern to add an increased amount of traffic in and out of our neighborhood. We have a huge amount of children running around all the time, and going through with this access would be horrible. The neighborhood park is on the corner of Winding Valley Drive and this would definitely add an increased concern as well. If the city approves added housing, fine. But disrupting our safe neighborhood with an access through our neighborhood is just not right! This was originally a nature preserve running along Winding Valley so I am confused how this can change?? Could you please clarify? I realize things are always changing and sometimes money plays a huge part, but I feel like the big picture is not being looked at here. Bottom line... it is a huge safety concern and I don't know how that CAN'T be the number one priority.
Respectfully
Jen Leppla

From:	Kim Gepper
To:	David M. Efland; Lance Schultz; Jordan Selmek; Sara Anderson; Tajudeen Bakare; George Stroud; stacy_simpson1976@yahoo.com; Andy Volenik; Corey Staver; Carolyn Riggle; Elaine McCloskey; R Thomas Homan
Subject:	FW: Planning Commission public comment
Date:	Wednesday, October 6, 2021 3:26:17 PM

All:

Please see the email below received in reference to tonight's Planning Commission Meeting.

Kim Gepper
Executive Assistant, City Manager's Office
(740) 203-1011

From: Jennifer Jenkins <jlphillips83@hotmail.com>
Sent: Wednesday, October 6, 2021 3:16 PM
To: Kim Gepper <kgepper@delawareohio.net>
Subject: Fwd: Planning Commission public comment

Caution! This message was sent from outside your organization.

Kim,

Please send to PC.

Thanks,

Jennifer

---------- Forwarded message ----------
From: Jennifer Jenkins <jlphillips83@hotmail.com>
Date: Oct 6, 2021 3:11 PM
Subject: Planning Commission public comment
To: emccloskey@delawareohio.net
Cc:

> Elaine,
>
> Please share with PC.
>
> Thanks,
> Jennifer
>
> Dear Planning Commission,

The tree removal, replacement, and Preservation plan does not follow the spirit of 1168. There needs to be significantly more trees saved with this plan. The city needs to evaluate how to accurately assess the destruction of forested areas prior to destroying large areas of the tree canopy.

Also, the density shown is not appropriate for an agriculture zone with a planned mixed use overlay.

Respectfully,

Jennifer Jenkins
544 Rutherford Ave.

From:	Rebecca Jordan
To:	CMO
Cc:	David M. Efland; Lance Schultz; Jordan Selmek; Sara Anderson; Tajudeen Bakare; George Stroud; stacy_simpson1976@yahoo.com; Andy Volenik; Corey Staver; Carolyn Riggle; Elaine McCloskey; R Thomas Homan
Subject:	Re: Urgent RE: Rezone Hearing at Delaware City Hall This Evening
Date:	Wednesday, October 6, 2021 3:12:26 PM

Caution! This message was sent from outside your organization.

Thank you!

Rebecca Jordan

On Oct 6, 2021, at 2:30 PM, CMO <CMO@delawareohio.net> wrote:

Ms. Jordan:

Thank you for your email. I have forwarded it on to the Planning Commission as well as the Planning Department.

Have a nice day.

Kim Gepper
Executive Assistant, City Manager's Office
(740) 203-1011

From: Rebecca Jordan <rajordan29@gmail.com>
Sent: Wednesday, October 6, 2021 10:48 AM
To: CMO <CMO@delawareohio.net>
Subject: Urgent RE: Rezone Hearing at Delaware City Hall This Evening

Caution! This message was sent from outside your organization.

Hello,

I am sending this prior to the rezone meeting tonight regarding the land behind Cheshire Crossing/along 23 and up against the Delaware golf club- in hopes it could be shared with all of the members of the planning committee.

One thing you don't see very often anymore among our children's generation are overactive imaginations. When we were children - all we had was our neighborhood and our friends - and a street light to tell us when it was time to go home. My husband and I spent several weeks driving around neighborhoods to find a sense of community and togetherness - and we found it with Winding Valley in Cheshire Crossing. At any given time, the streets are crawling with children playing together, adults sitting in lawn

chairs together, supporting one another at all times.

When we decided to buy a home during a pandemic - I was desperate to find something like what we have now. I am so bold as to say - that Winding Valley saved some of our children during a pandemic that ripped so much away from them. It saved their parents, us, as well. We were able to come together and help one another, cry with one another, sit in our driveways together (6 feet apart when necessary) and feel a little less alone in a world that was completely isolated.

If John Burke and Jiangelo builders succeed in this rezone for building these units, it will no longer be safe for our children to play in the streets. We will no longer be able to have safe/outdoor gatherings when it is too dangerous to travel and see our families. Coming together will no longer be the same. The traffic for this will lead through our street on Winding Valley - where all of these children are constantly running around. We have a playground on this very street. We will be in constant fear for the safety of our children - and they will be forced back indoors - because the safety pocket of their lives could be destroyed. There have been fatalities on 23 right outside the neighborhood - it is already too much as it is. We have families who are too afraid to let their children walk to the bus stop along Crystal Petal because the exit from Cheshire Crossing (where all of this traffic will funnel too and from) is already dangerous as it is.

We also have the schools to consider. Alone, the children on our street have already been redistricted twice. If more and more families are crammed into this small pocket of land - what will happen to our schools that are already bursting at the seams?

Lastly, those woods back there are amazing. I implore you, before agreeing to allow multi-family home units to destroy the agriculture back there - to come explore the beauty that is behind Cheshire Crossing/Winding Valley. My husband calls it a "mini hocking hills."

When John Burke sent his men to bulldoze portions of that land for surveying, it broke us. The amount of deer, coyotes, owls, etc - were desperate within the streets of our neighborhood. There's good reason for it to remain agricultural. After the surveying, we could see how so many (maybe most?) trees are marked- for what we can only assume could possibly be in preparation for them to tear them down. It is honestly sick to think that such a small pocket of agriculture could even be considered torn down for giant multi-level condos when there are so many parts of Delaware exploding - and have the room to explode. The amount of work that will need to be put into making that land even possible to build on seems....IMpossible to me - but I'm no expert on these things.

That being said, I know that Delaware is rapidly changing and we love that. We are not so naive as to think nothing will ever go back there. But multi-family units? Funneling all that traffic through a street of young families with children? It isn't right. Nothing about this plan is right. Please, PLEASE consider our families in your decision.

Thank you so much for taking the time to read what I have to say,
Rebecca Jordan

From:	CMO
To:	Craig McKenna
Cc:	David M. Efland; Lance Schultz; Jordan Selmek; Sara Anderson; Tajudeen Bakare; George Stroud; stacy_simpson1976@yahoo.com; Andy Volenik; Corey Staver; Carolyn Riggle; Elaine McCloskey; R Thomas Homan
Subject:	RE: Rezoning for Winding Valley
Date:	Wednesday, October 6, 2021 5:17:59 PM

Mr. McKenna:

Thank you for your email. I've included the Planning Commission and representatives from our Planning Department so that they are aware.

Have a nice evening.

Kim Gepper
Executive Assistant, City Manager's Office
(740) 203-1011

From: Craig McKenna <mckenna092@gmail.com>
Sent: Wednesday, October 6, 2021 3:32 PM
To: CMO <CMO@delawareohio.net>
Subject: Rezoning for Winding Valley

To whom it may concern I vote no for this it will be way too much traffic in the area and dangerous when kids are out playing

Rezoning Access for New Development Will Increase Traffic on Winding Valley Drive and Adjoining Streets in Cheshire Crossing Neighborhood

October 6 Rezoning Meeting Regarding Access Road for New Development
https://www.delawareohio.net/Home/Components/Calendar/Event/162/16

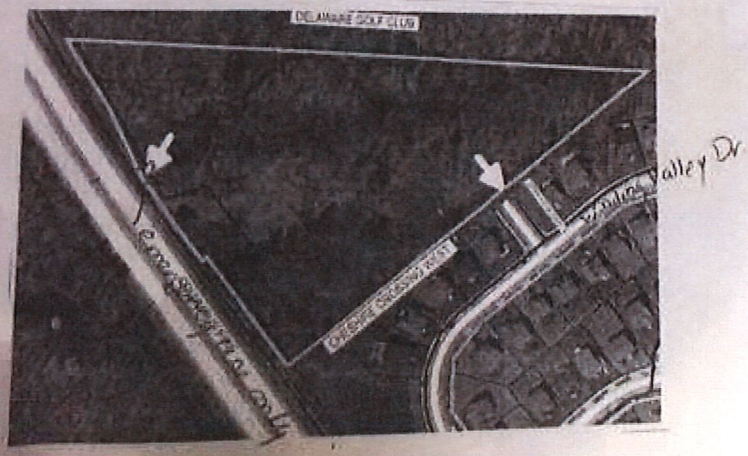
Time: 6:30 PM - 8:30 PM

Location: Council Chambers, 1 S. Sandusky Street, Delaware, Ohio 43015

Rezoning for proposed Glen Cannich Village: "A request by JiAngelo Builders LLC for approval of a Preliminary Development Plan for Glen Cannich Village." There are optional plans: option 1) 33 single-family detached units; option 2) 16 single-family dwellings and 24 attached units, a mixture of 2 and 3 dwelling units.

Access: (from the agenda packet) "The site's street layout shall provide full access connection to Winding Valley Drive in Cheshire Crossing West Subdivision via an existing public street stub named Stoneybank Drive."

Winding Valley would be the only non-emergency access from the new development. The playground is on Winding Valley.



Sent from my iPhone

From:	CMO
To:	Danielle Pesantes
Cc:	David M. Efland; Lance Schultz; Jordan Selmek; Sara Anderson; Tajudeen Bakare; George Stroud; stacy_simpson1976@yahoo.com; Andy Volenik; Corey Staver; Carolyn Riggle; Elaine McCloskey; R Thomas Homan
Subject:	RE: Delaware rezoning
Date:	Wednesday, October 6, 2021 5:16:30 PM

Ms. Pesantes:

Thank you for your email. I have included the Planning Commission as well as representatives from our Planning Department so they are aware.

Have a nice evening.

Kim Gepper
Executive Assistant, City Manager's Office
(740) 203-1011

From: Danielle Pesantes <dapesantes@yahoo.com>
Sent: Wednesday, October 6, 2021 3:27 PM
To: CMO <CMO@delawareohio.net>
Subject: Delaware rezoning

Caution! This message was sent from outside your organization.

To Whom It May Concern,

My name is Danielle Pesantes, and my family and I live in Cheshire Crossing West, off of Winding Valley and the dead end that is currently being considered as a main entrance for a possible new community behind us. We have lived at our house for 8 years, and always knew it was a possibility of development. What we didn't think would happen would be that the main entrance for the development would be through a residential Community with dozens of kids on winding Valley alone, this is so dangerous for our children.

We kindly ask that you deny the request to build on this small
Parcel of land, and take away what makes Delaware such a great place to live and raise a family in. Peace of mind!! We don't want Delaware to become just an overcrowded area, that people want to get away from.

Please consider this request, and thank you for your time!

Danielle Pesantes
85 Winding Valley Dr

Sent from Yahoo Mail for iPhone

From:	CMO
To:	Tamara
Cc:	David M. Efland; Lance Schultz; Jordan Selmek; Sara Anderson; Tajudeen Bakare; George Stroud; stacy_simpson1976@yahoo.com; Andy Volenik; Corey Staver; Carolyn Riggle; Elaine McCloskey; R Thomas Homan
Subject:	RE: Zoning meeting tonight
Date:	Wednesday, October 6, 2021 5:23:06 PM

Ms. Trubee:

Thank you for your email. I've included the Planning Commission and representatives from our Planning Department so that they are aware.

Have a great evening.

Kim Gepper
Executive Assistant, City Manager's Office
(740) 203-1011

From: Tamara <tmrabde@aol.com>
Sent: Wednesday, October 6, 2021 4:15 PM
To: CMO <CMO@delawareohio.net>
Subject: Zoning meeting tonight

Caution! This message was sent from outside your organization.

To whom it may concern:

I am writing this letter in great concern for the new multi family community that is being discussed for rezoning tonight behind Cheshire Crossing.

I am greatly opposed to the new amount of traffic it would bring through the streets in our neighborhood and how it would effect the children (including mine) who live and enjoy playing here. I am really worried about what it might bring by our home. People already drive through here quickly sometimes and the turn from Cheshire to the little road by 23 is already a very dangerous and hard to see place .

It also saddens me to know that the trees in the nature preserve behind our little community will all be cut down.

I also worry about what this might do to our property value.

I have already voiced my concern in the survey, but wanted to let my voice be known again.

Thank you!

Sincerely,

Tamara Trubee